



Administrative Approval Action

AA #3945 / SR-5-19, 301 N. West Street
Transaction# 583336

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the west side of N. West Street, south of the intersection of W. North Street and N. West Street, at 301 N. West Street .

REQUEST: Change of Use of a 13,691 square foot existing building (Industrial Use) to a multiple use (office, restaurant, or bar, and retail, all on a 0.4 acre tract zoned DX-12-SH.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

One Design Adjustment has been approved for this project, noted below.

1. Design Adjustment related to public right-of-way dedication relief due to location within the William Christmas Plan, not fully constructing the required 16' -SH frontage where the existing building that is not being moved restricts full streetscape build out, and relief from block perimeter standards.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 3/01/19 by Crumpler Consulting Services, Inc.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input checked="" type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement



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		<input type="checkbox"/>	Other:
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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).
2. The applicant shall provide proof of compliance with the encroachments into both Railroad Right of Ways (Norfolk-Southern, and CSX) by submitting a signed agreement or lease indicating that the existing and/or proposed encroachments are acceptable with each.
3. Provide fire flow analysis.

Engineering

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).



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5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
6. The public sidewalk along the property frontage shall be constructed with a 2' paver band to match the surrounding streetscape and the pavement scoring shall be in accordance with the 2'x2' Capital Grid pattern.

Stormwater

19. Any impervious added for right-of-way improvements must be subtracted from the maximum impervious allowed on the lot. The impervious restriction must be recorded on a plat prior to building permit.

Urban Forestry

20. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree in a tree grate along N. West Street.

The following are required prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all right of way street trees by Urban Forestry Staff.



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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 4-24-2022

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)



Date: 4/24/19

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	301 N West St		
	Development Case Number	SR-5-19		
	Transaction Number	583336		
	Design Adjustment Number	DA - 21 - 2019		
Staff recommendation based upon the findings in the applicable code(s):				
<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input checked="" type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>		
<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>		<input type="checkbox"/> <u>Raleigh Street Design Manual</u>		
Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.				
DEPARTMENTS				
STAFF RESPONSE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering		<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities			
	CONDITIONS:			
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY				


Daniel G. Kubby, PE
4/24/19
Enrollment Review Manager
Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for relief pertaining to block perimeter standards. The existing building is remaining and is in the path of any future road extension. Also, railroad right-of-way exists where access to cross at this time has been denied.

Staff Response

Article 8.4 New Streets



**DEVELOPMENT
SERVICES
DEPARTMENT**

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
YES NO
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
YES NO

STAFF FINDINGS

Empty box for staff findings.

Staff Response

Article 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

Staff supports the request for relief from right-of-way dedication or curb movement and relief from full build out of the streetscape. The proposed development exists within the original William Christmas Plan for Raleigh. Not requiring dedications or moving curb lines or requiring additional public right-of-way dedications is consistent with all other development in this area.

Staff supports the request for relief from full streetscape build out due to the existing building facade not being changed with this proposed development. The streetscape is being fully constructed where existing conditions allow and are being built as close to the standard as possible where the existing building is remaining.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name 301 N. West Street	
	Case Number SR-5-19	
	Transaction Number 583336	
OWNER	Name 303 N. WEST, LLC Attn: Gabe Guillois	
	Address PO BOX 6309	City RALEIGH
	State NC	Zip Code 27628 Phone 919-656-4937
CONTACT	Name Josh Crumpler	Firm Crumpler Consulting Services, PLLC
	Address 2308 Ridge Road	City Raleigh
	State NC	Zip Code Phone
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):	
A design adjustment is being requested to seek relief of the requirement for block perimeter requirement due to existing development surrounding parcels due to the the site not being conducive to a stub street and to seek relief for the required sidewalk section in front of the existing structure.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

[Signature]
Owner/Owner's Representative Signature

8/13/17
Date

CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -	-
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Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The design adjustment meets the intent of the article as the site meets all other portions of the article with the exception of block perimeter which can not be met due to the existing site layout of developed properties and the requested pedestrian access is not allowed by the adjoining railroad right of way. Additionally the existing building onsite is to remain which restricts the design.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The design adjustment meets the intent of the comprehensive plan as this site would not impact any future City throughfare plans.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment does not increase congestion as traffic flows and patterns are not being altered.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment does not create any lots without direct street frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

The requested design adjustment is deemed reasonable due to the presence of existing buildings and the adjoining uses are incompatible due to the site being adjacent to the railroad right of way that will not grant access.

Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18* approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

The existing streets currently provides adequate travel ways and meets the minimum width required for the section. The design constructs the sidewalk section where it can meet the require width due to the existing structure and the portions that does not meet the required width are the portions in front of the existing structure that is to remain. The site is located within the William Christmas plan which would require no additional right of way dedication and additional roadway widening.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The design adjustments meets the intent of the comprehensive plan as the streetscape section is being met as all components are being installed, just the width of the sidewalk in front of the existing structure that is to remain. The site is located within the William Christmas plan which would require no additional right of way dedication and additional roadway widening.

- C. The requested design adjustment does not increase congestion or compromise safety;

The requested design adjustment does not increase congestion as traffic flows and patterns are not being altered.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

Additional maintenance is not being created as the streetscape section components are not changing just the planting location.

-
- E. The requested design adjustment has been designed and certified by a Professional Engineer.

The requested design adjustment has been designed and certified by a Professional Engineer.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

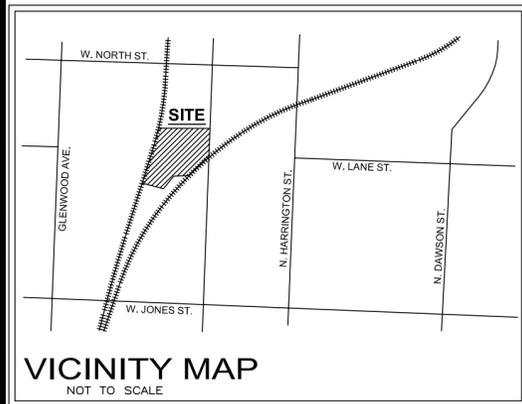
I, Catherine Ellis Easter, a Notary Public do hereby certify that
Gabriel Guillois personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 13 day of March, 2019.

CATHERINE ELLIS EASTER
(SEAL) Notary Public
North Carolina
Wake County

Notary Public Catherine Ellis Easter

My Commission Expires: December 12, 2022



VICINITY MAP
NOT TO SCALE

I, JUSTIN L. LUTHER A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO 303 N West, LLC & Investors Title Insurance Company THAT THIS PLAT OF SURVEY REPRESENTS A TRUE AND CORRECT SURVEY MADE BY ME ON DECEMBER 4, 2018 OF THE FOLLOWING DESCRIBED PROPERTY:

NORTH CAROLINA WAKE COUNTY

Beginning at a point, said point being an existing iron pipe at the northwest corner of the Top Shop Properties, LLC tract as recorded in Book 13465, Page 446 in the Wake County Registry and at the southwest corner of the Marble Empire Properties, LLC tract as recorded in Book 11074, Page 2620 in said registry, said point also being on the eastern right of way margin of Norfolk and Southern Railroad and having North Carolina State Plane coordinates of N=740,585.99 feet and E=2,104,931.39 feet; Thence, leaving said right of way of Norfolk and Southern Railroad along the northern line of said Top Shop Properties, LLC tract S87°43'59" E, 108.30 feet to a point, said point being an iron pipe set at the northeast corner of said Top Shop Properties, LLC tract, said point also being at the southeast corner of said Marble Empire Properties, LLC tract and the western 66 foot right of way margin of N. West Street; Thence, along said right of way of N. West Street S02°14'18" W, 92.21 feet to point, said point being an existing mag nail where said western right of way margin of N. West Street meets and intersects the northwestern right of way margin of CSX Railroad; Thence, leaving said right of way of N. West Street along said right of way of CSX Railroad along a curve to the left having a radius of 967.92 feet, an arc length of 103.66 feet, and a chord of S45°57'39" W, 103.61 feet to a point; Thence, N88°00'40" W, 7.89 feet to an existing mag nail; Thence, along a curve to the left having a radius of 973.92 feet, an arc length of 37.22 feet, and a chord of S41°30'23" W, 37.22 feet to a point, said point being an existing iron pipe at the southernmost corner of said Top Shop Properties, LLC tract; Thence, N74°20'05" W, 44.58 feet to a point, said point being the existing corner of a brick warehouse building where said right of way margin of CSX Railroad meets and intersects with said right of way margin of Norfolk and Southern Railroad; Thence, leaving said right of way of CSX Railroad along said right of way of Norfolk and Southern Railroad and the rear of said brick warehouse building the following courses and distances: Thence, N16°17'30" E, 60.58 feet to a point; Thence, N13°19'59" E, 115.04 feet to an existing building corner of said brick warehouse building; Thence, leaving said building N07°26'26" E, 14.04 feet to the Place and Point of Beginning, containing an area of 19,189 square feet or 0.44 acres, more or less.

This survey does not constitute a title search by Newcomb Land Surveyors, PLLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record Newcomb relied upon a commitment for title insurance prepared by Investors Title Insurance Company, Number 201801008CA2, with an effective date of November 21, 2018 @ 5:00 pm.

Responses/comments to those survey related Schedule B-Section II exceptions are noted below:

- TAXES, NOT A MATTER OF SURVEY.
- NOT A MATTER OF SURVEY.
- RIGHT OF WAY AND RIGHT OF INGRESS/EGRESS AS RESERVED IN THE DEED FROM NORFOLK AND SOUTHERN RAILWAY COMPANY TO GARLAND C. NORRIS COMPANY DATED SEPTEMBER 30, 1947 AND RECORDED IN BOOK 981, PAGE 181 IN THE WAKE COUNTY REGISTRY AFFECTS SUBJECT PARCEL. TO THE BEST OF THE SURVEYORS KNOWLEDGE ALL CURRENT RAILROAD AND PUBLIC RIGHT(S) OF WAY SHOWN HEREON.
- TELECOMMUNICATIONS EASEMENT TO SPRINT COMMUNICATIONS COMPANY, L.P.; QWEST COMMUNICATIONS COMPANY, LLC AND LEVEL 3 COMMUNICATIONS, LLC PER EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN BOOK 15487, PAGE 578, WAKE COUNTY REGISTRY AFFECTS SUBJECT PARCEL BUT NOT PLOTTABLE. SURVEYOR DOES NOT KNOW THE LOCATION OF EXISTING UNDERGROUND LINES/UTILITIES LYING WITHIN THE RAILROAD R/W AS SHOWN HEREON. (SEE NOTE #5 BELOW)
- CURRENT AND ACCURATE SURVEY SHOWING SQUARE FOOTAGE / ACREAGE SHOWN HEREON.
- SEE NOTE #8 BELOW.

NOTES:

- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.
 - This survey does not include nor depict any environmental evaluations.
 - Field survey performed November 14 & December 4, 2018.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
 - Per Table A item #11 below the locations of underground utilities as shown hereon are based on aboveground structures and aboveground visual evidence. Locations of underground utilities/structures may vary from location shown hereon and any easements associated therewith may not be shown on this survey. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Underground lines as shown hereon based on existing paint markings in the field at the time of survey and no additional utility locate tickets were requested in the preparation of this survey.
 - Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720170400J, effective date May 2, 2006.
 - The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.
- Horizontal Datum = NAD 83/2011
Vertical Datum = NAVD 88
- There are visible encroachments upon adjacent property or on adjacent property, streets or right(s)-of-way by improvements on the surveyed property. Deck at rear of warehouse as shown hereon falls within the r/w of Norfolk-Southern railroad. The edge of pavement at the front parking area of warehouse as shown hereon falls within the r/w of CSX Railroad.
 - The surveyed property is the same properties as described in Investors Title Insurance Company commitment #201801008CA2, with an effective date of November 21, 2018 @ 5:00 pm and that all easements, covenants and restrictions referenced in said title commitment or visible from a physical inspection of the surveyed property or otherwise known have been plotted hereon or otherwise noted as to their effect on the surveyed property.
 - No observed evidence of site being used as solid waste dump, sump or sanitary landfill at time of survey.
 - No evidence of recent earth moving work, building construction, or building additions observed in the process of conduction the fieldwork.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

TO: 303 N West, LLC & Investors Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17 & 20 of Table A thereof. The field work was completed on December 4, 2018.

PRELIMINARY
THIS PLAT NOT TO BE USED FOR
RECORDATION
CONVEYANCE
SALES
CONSTRUCTION

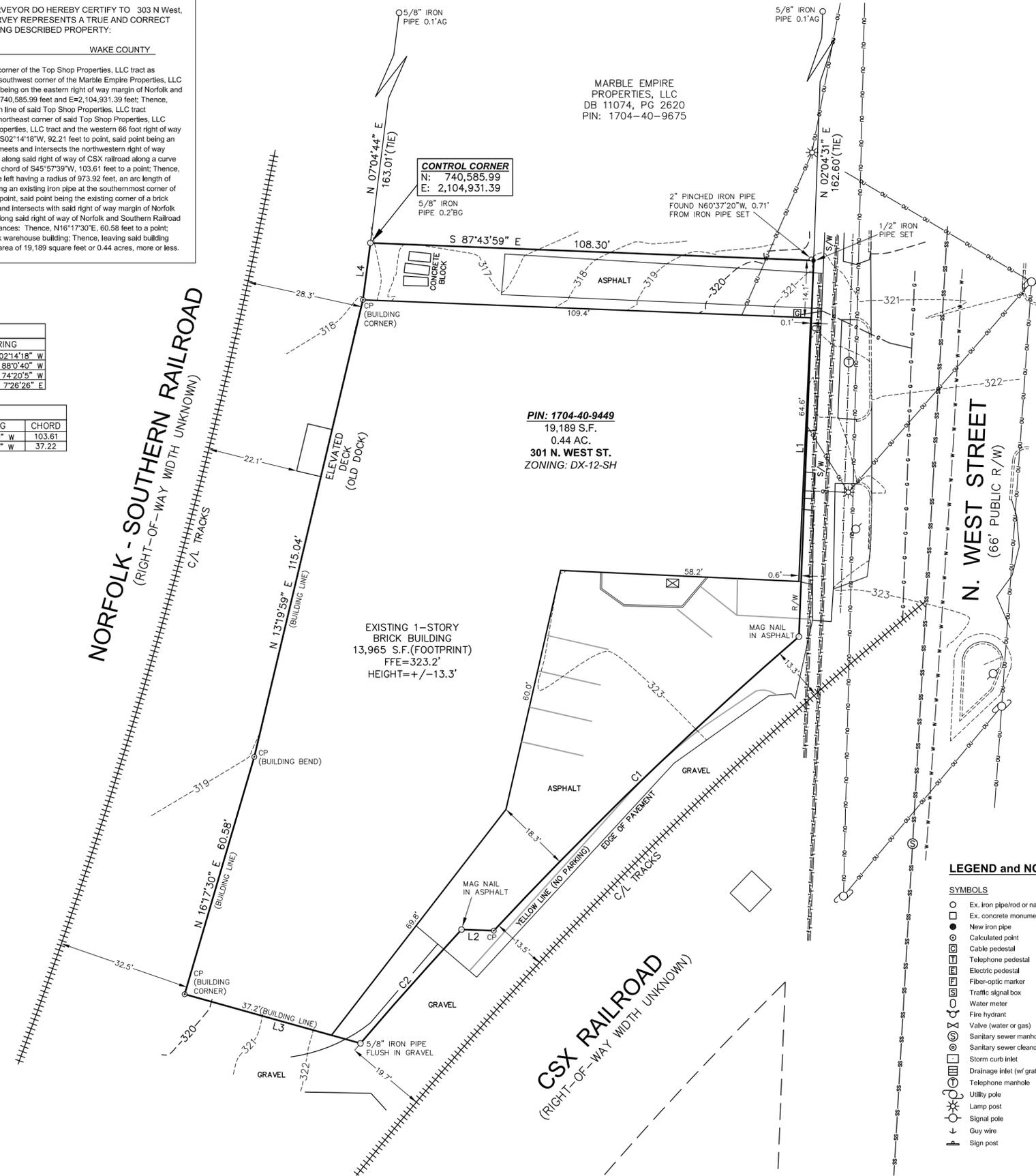
North Carolina Professional Land Surveyor (L-5107)

December 4, 2018

NEWCOMB land surveyors, Llc, 7008 Harps Mill Road Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203, justin@nls-nc.com

REFERENCES:

DEED BOOK 11074, PAGE 2620
DEED BOOK 13465, PAGE 446
UN-RECORDED SURVEY BY GLEN D. HICKS 2/17/09
*OTHERS SHOWN HEREON



MARBLE EMPIRE PROPERTIES, LLC
DB 11074, PG 2620
PIN: 1704-40-9675

CONTROL CORNER
N: 740,585.99
E: 2,104,931.39

PIN: 1704-40-9449
19,189 S.F.
0.44 AC.
301 N. WEST ST.
ZONING: DX-12-SH

LEGEND and NOMENCLATURE

SYMBOLS	LINETYPES
○ Ex. Iron pipe/rod or nail	— X — Fence
● Ex. concrete monument	— OU — Overhead utility
○ New iron pipe	— W — Waterline (blue paint)
○ Calculated point	— SS — Sanitary sewerline (green paint)
○ Cable pedestal	— T — UG Communications (white/orange/pink paint)
○ Telephone pedestal	— G — Gasline (yellow paint)
○ Electric pedestal	
○ Fiber-optic marker	ABBREVIATIONS
○ Traffic signal box	DB Deed Book
○ Water meter	PB or BM Plat Book / Book of Maps
○ Fire hydrant	CL Centerline
○ Valve (water or gas)	Pg. Page
○ Sanitary sewer manhole	SF Square feet
○ Sanitary sewer cleanout	Ac. Acres
○ Storm curb inlet	R/W Right-of-way
○ Drainage inlet (w/ grate)	FFE Finished floor elevation
○ Telephone manhole	T/B Top of bank
○ Utility pole	SD Storm drain
○ Lamp post	RCP Reinforced concrete pipe
○ Signal pole	CP Calculated point
○ Guy wire	MAG Magnetic
○ Sign post	AG Above ground
	BG Below ground

ALTA / NSPS LAND TITLE SURVEY

PROPERTY OF
TOP SHOP PROPERTIES, LLC

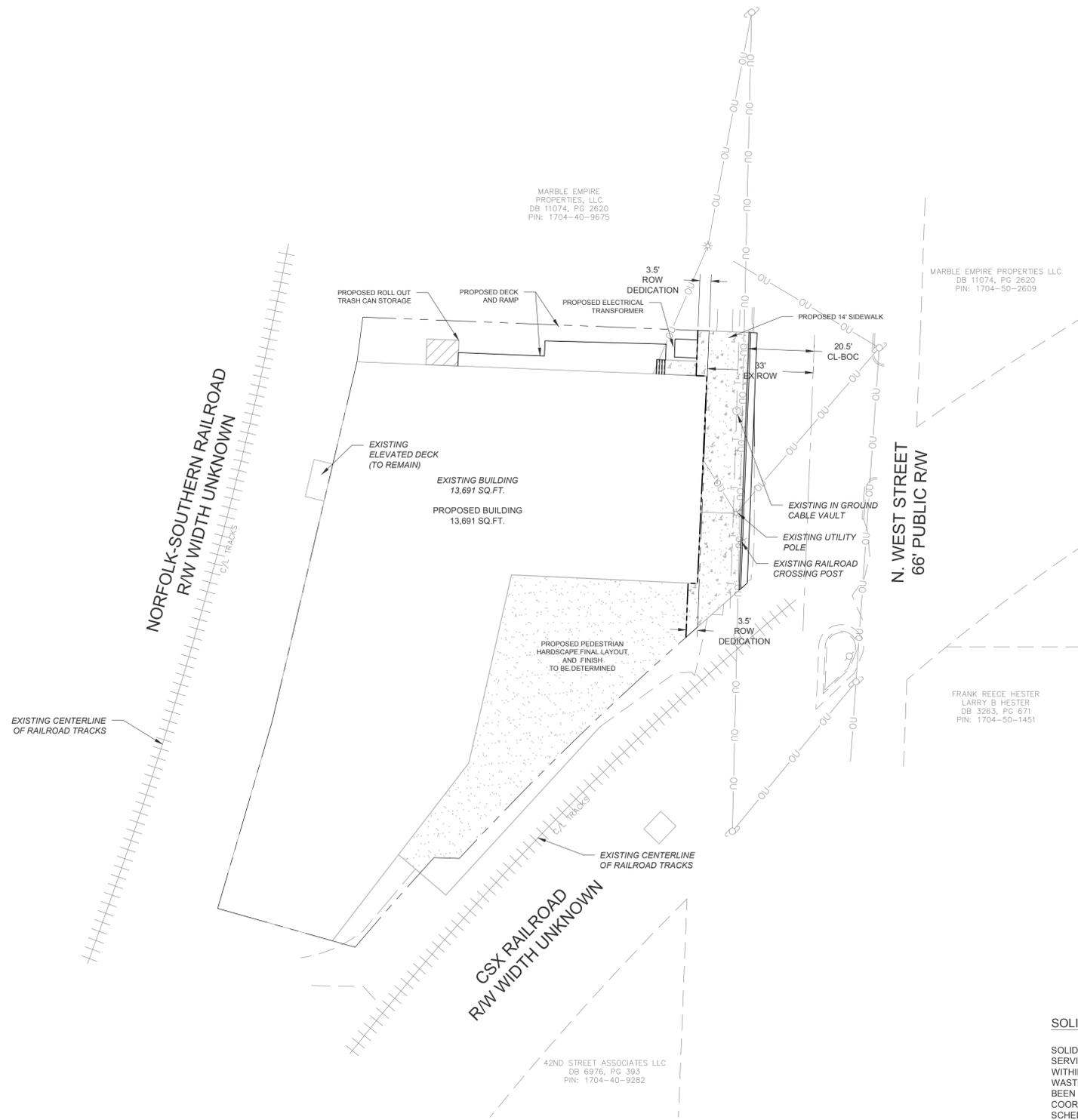
RALEIGH TOWNSHIP WAKE COUNTY NORTH CAROLINA



SCALE: 1"=20'

NC GRID NORTH
NAD 83/2011

JOB NO.: 187087
FILE NAME: ALTA
PLOT DATE: 12/4/18



ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- OHW --- OHW --- OHW --- OHW --- OHW --- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- SS --- SS --- SS --- SS --- SS --- EXISTING SANITARY SEWER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HARDSCAPING

SUMMARY INFORMATION

DEVELOPMENT NAME: 301 N. WEST STREET
SITE ADDRESS: 301 N. WEST STREET
 RALEIGH, NORTH CAROLINA
PIN NUMBER: 1704-40-9449
TOTAL ACREAGE: 0.44 ACRES (19,189 SF)
JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: DX-12-SH
EXISTING USE: INDUSTRIAL
PROPOSED USE: MIXED USE=14,000SF TOTAL
 RESTAURANT/BAR=4,000SF
 OFFICE SPACE=10,000SF
EXISTING BUILDING SQUARE FOOTAGE: 14,000SF
PROPOSED BUILDING SQUARE FOOTAGE: 14,000SF
BUILDING SETBACKS:
 FRONT: 3'
 SIDE STREET: 3'
 SIDE: 0' OR 6'
 REAR: 0' OR 6'
PARKING SETBACKS:
 FRONT: 10'
 SIDE STREET: 10'
 SIDE: 0' OR 3'
 REAR: 0' OR 3'
PRE DEVELOPMENT IMPERVIOUS AREA (AC): 0.418 AC
POST DEVELOPMENT IMPERVIOUS AREA (AC): 0.418 AC
OUTDOOR AMENITY AREA REQUIRED (10%): 1,918.9 SF
OUTDOOR AMENITY AREA PROVIDED (10%): 1,925.0 SF
PARKING CALCULATIONS:
 RESTAURANT/BAR: 1 PER 150SF GROSS FLOOR AREA
 OFFICE SPACE: 1 PER 400SF GROSS FLOOR AREA
 10,000 SF EXEMPT FOR NONRESIDENTIAL USE
EXISTING PARKING:
 N/A
REQUIRED PARKING:
 -1 PARKING SPACE PER 150SF OF GROSS FLOOR AREA
 4,000SF/150SF=0 SPACES REQUIRED
 EXEMPT PER UDO SECTION 7.1.3.A.1.D
 -1 PARKING SPACE PER 400SF OF GROSS FLOOR AREA
 4,000SF/400SF=10 SPACES REQUIRED
 6,000SF EXEMPT PER UDO SECTION 7.1.3.A.1.D
 TOTAL REQUIRED=10 SPACES REQUIRED
PROPOSED PARKING:
 10 PARKING SPACES PROVIDED OFFSITE
BIKE PARKING REQUIRED: 4 SHORT TERM, 4 LONG TERM
BIKE PARKING PROVIDED: 4 SHORT TERM, 4 LONG TERM
OWNER/DEVELOPER:
 303 N. WEST, LLC
 BOX 6309
 RALEIGH, NC 27628
 (919) 656-4937
ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NORTH CAROLINA 27612
 (919) 413-1704

ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.

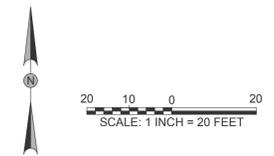
SITE PLAN
301 N. WEST STREET
 301 N. WEST STREET
 RALEIGH, NORTH CAROLINA

SOLID WASTE SERVICES NOTES:

SOLID WASTE TO BE SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES FOR CURBSIDE COLLECTION DUE TO SITE BEING LOCATED WITHIN THE DOWNTOWN CENTRAL BUSINESS DISTRICT. SOLID WASTE TO BE COLLECTED ON 7 DAY SERVICE AND ONCE SITE HAS BEEN OPERATIONAL FOR TWO WEEKS. A SITE VISIT WILL BE COORDINATED WITH SOLID WASTE SERVICES TO DETERMINE THE SCHEDULE FOR COLLECTION.

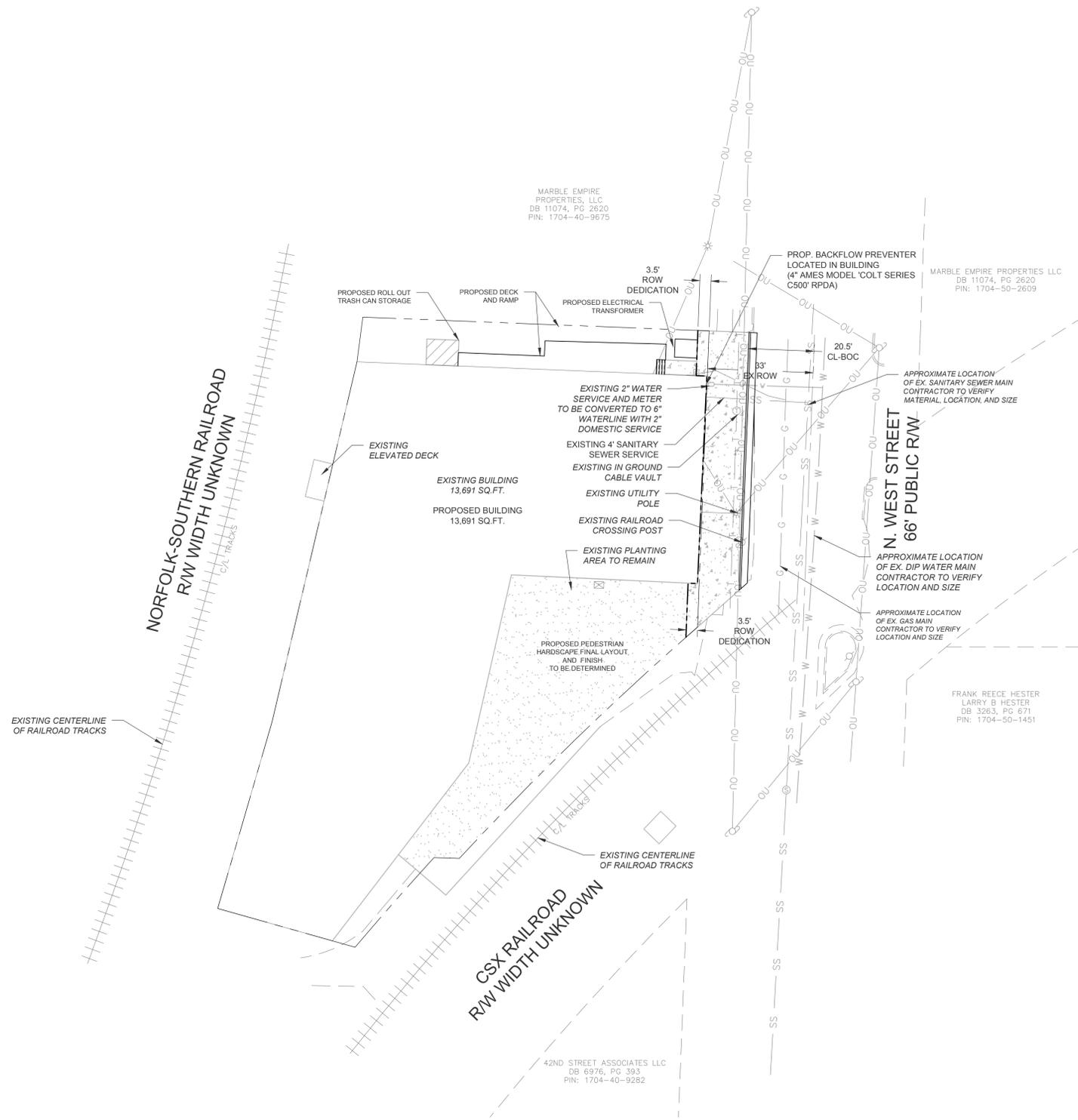
NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, LLC, DATED 12/04/18.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.



PROJECT NO.: 18035
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 12/28/18
 SCALE: 1" = 20'

C-3



LEGEND

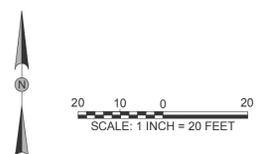
---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
--- OWH --- OWH --- OWH --- OWH --- OWH	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
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---	EXISTING SANITARY SEWER
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED HARDSCAPING

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & RCP STORM DRAIN CROSSINGS, MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE ACCORDING TO CORPUD STANDARDS. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEVEN.CALVERLEY@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION

NOTES

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ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.

UTILITY PLAN
301 N. WEST STREET
301 N. WEST STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	18035
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	12/28/18
SCALE:	1" = 20'

C-5

FOR REFERENCE
ONLY FOR SITE
SUBMISSION-
NOT FOR
CONSTRUCTION

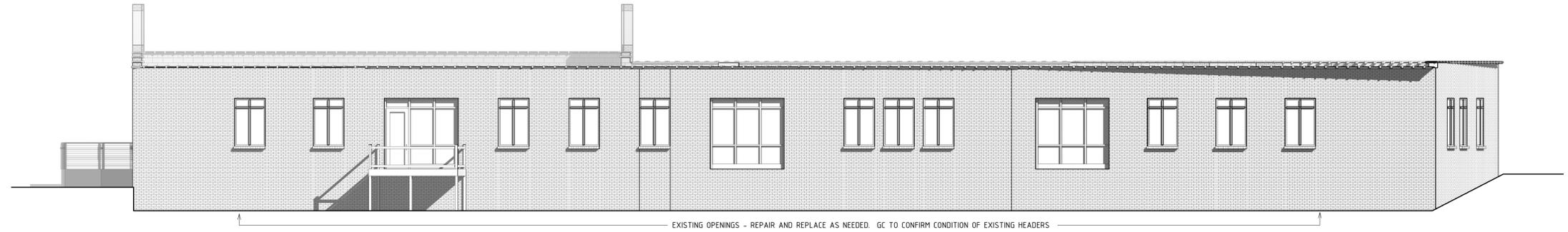
1/10/18

PROJECT TYPE: 303 N. West St.
303 N. WEST ST.
303 N. WEST ST. RALEIGH, NC

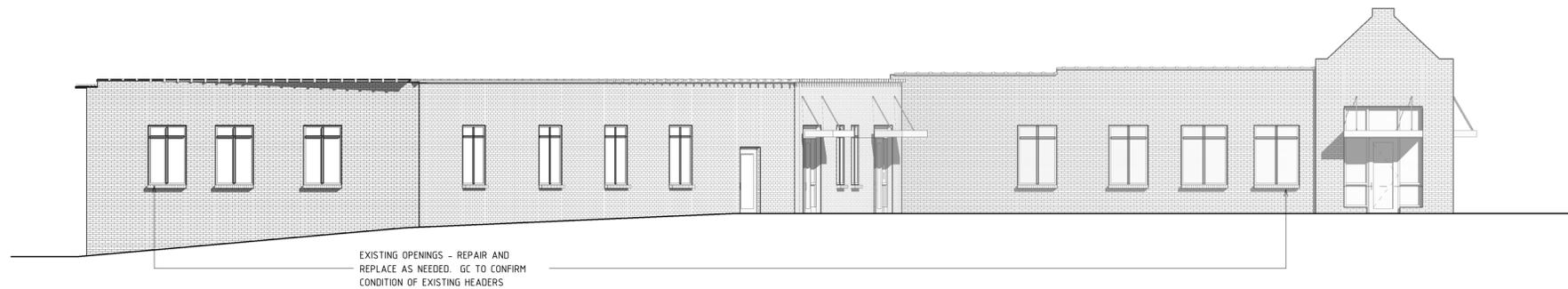
DATE	1/10/18
DR.	EBP
CH.	RES
PROJ. #	18158
REVISIONS	DATE

PROPOSED
ELEVATIONS

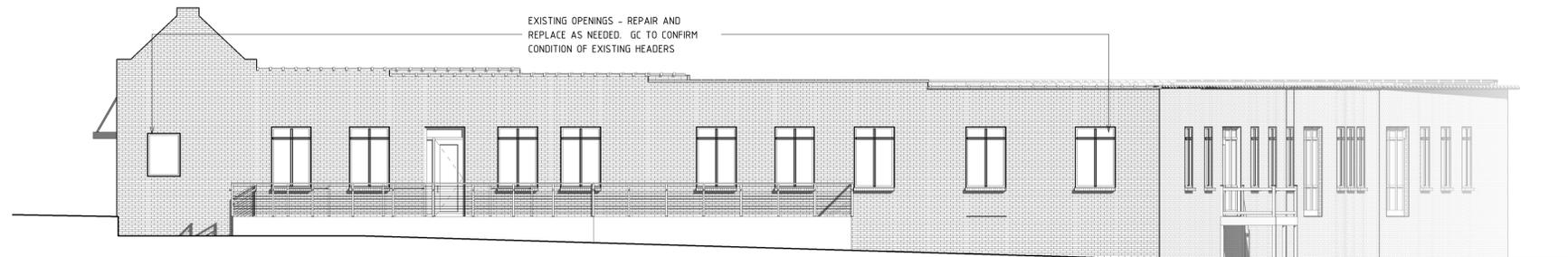
A.2



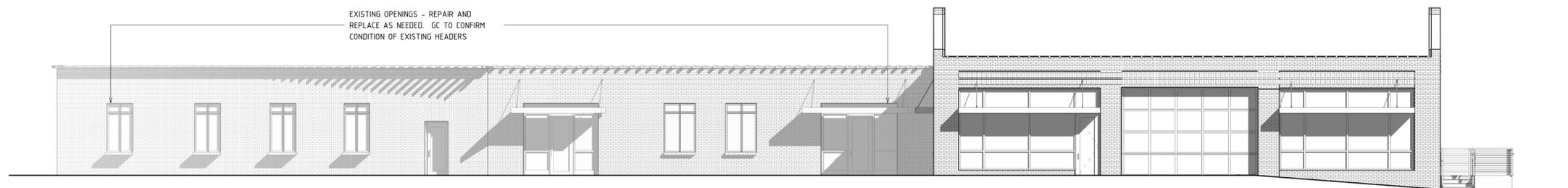
4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"