

# DILLION SUPPLY WAREHOUSE REDEVELOPMENT SP-32-2012



Zoning: **IND-2 DOD**  
 CAC: **CENTRAL**  
 Drainage Basin: **ROCKY BRANCH**  
 Acreage: **2.35**

Number of Lots: **0**  
 Planner: **ERIC HODGE**  
 Phone: **(919) 516-2639**  
 Applicant Contact: **KIMLEY-HORN & ASSOC.**  
 Phone: **(919) 653-2940**

**0**  
**ERIC HODGE**  
**(919) 516-2639**  
**KIMLEY-HORN & ASSOC.**  
**(919) 653-2940**



# Planning & Development

**Customer Service Center**  
 One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-516-2495  
 Fax 919-516-2685

SP-32-2012

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  <div style="font-size: 2em; font-family: cursive;">339171</div>
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name Dillion Supply Warehouse Redevelopment

Proposed Use Office, Retail and Parking Deck

Property Address(es) 120 S. West Street, Raleigh, NC 27603

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1703489817	P.I.N. 1703487885	P.I.N. 1703488736	P.I.N. 1703488631
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What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe: Parking Deck

**PRELIMINARY ADMINISTRATIVE REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.

**PLANNING COMMISSION OR CITY COUNCIL REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Project parking deck. Site plan within DOD for changes of use greater than 10,000 SF

**CLIENT (Owner or Developer)**

Company The Crown Companies, LLC

Name (s) Daniel Barnes

Address 121 N Crutchfield St., PO Box 341, Dobson, NC 27017

Phone (336) 386-9790      Email danielb@crown-companies.com      Fax (336) 386-9785

**CONSULTANT (Contact Person for Plans)**

Company Kimley-Horn and Associates Inc.

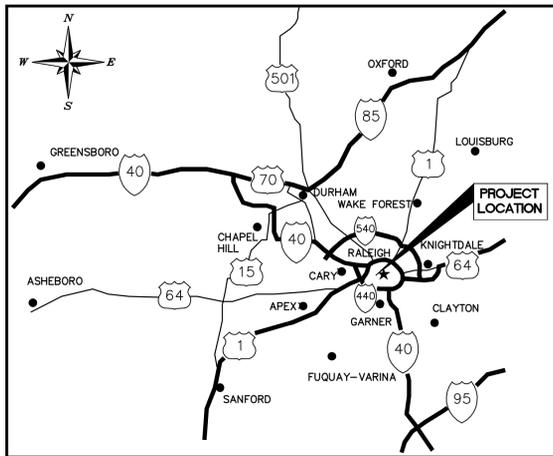
Name (s) Sal Musarra

Address 333 Fayetteville St., Suite 600, Raleigh, NC 27601

Phone (919) 653-2940      Email sal.musarra@kimley-horn.com      Fax (919) 653-5847

#### DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Section B					
TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>



PROJECT LOCATION (NTS)

# PRELIMINARY SITE PLAN SUBMITTAL FOR DILLON SUPPLY WAREHOUSE REDEVELOPMENT

120 S. WEST STREET  
RALEIGH, NORTH CAROLINA

A DEVELOPMENT BY: WAREHOUSE DISTRICT PARTNERS, LLC

121 N CRUTCHFIELD STREET PO BOX 341  
DOBSON, NC 27017  
Ph: (336) 386-9790  
Fx: (336) 386-9785



VICINITY MAP

1"=500'

## CONTACTS

### OWNER:

WAREHOUSE DISTRICT PARTNERS, LLC  
121 N CRUTCHFIELD STREET  
PO BOX 341  
DOBSON, NC 27017  
PHONE: (336) 386-9790  
FAX: (336) 386-9785  
ATTN.: DANIEL BARNES  
DANIELB@CROWN-COMPANIES.COM

### ARCHITECT:

ALLIANCE ARCHITECTURE  
79 WEST ST.  
ANNAPOLIS, MD 21401  
PHONE: (410) 626-8595  
FAX: (410) 626-8596  
ATTN.: PHIL OLSON  
PHILOLSON@ALLIANCEARCHITECTURE.COM

LITTLE  
410 BLACKWELL ST. SUITE 10  
DURHAM, NC 27701  
PHONE: (919) 474-2507  
FAX: (919) 474-2502  
ATTN.: TIM BRIXEY  
TBRIXEY@LITTLEONLINE.COM

### LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.  
333 FAYETTEVILLE STREET, SUITE 600  
RALEIGH, NORTH CAROLINA 27601  
PHONE: (919) 653-2940  
FAX: (919) 653-5874  
ATTN.: SAL MUSARRA, RLA  
SAL.MUSARRA@KIMLEY-HORN.COM

### CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.  
333 FAYETTEVILLE STREET, SUITE 600  
RALEIGH, NORTH CAROLINA 27601  
PHONE: (919) 653-2976  
FAX: (919) 653-5847  
ATTN.: CHRIS BOSTIC, PE  
CHRIS.BOSTIC@KIMLEY-HORN.COM

### TRAFFIC ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.  
3001 WESTON PARKWAY  
CARY, NC 27513  
PHONE: (919) 677-2131  
FAX: (919) 677-2050  
ATTN.: RICHARD ADAMS, PE  
RICHARD.ADAMS@KIMLEY-HORN.COM

### SURVEYOR:

RILEY SURVEYING, PA  
3326 DURHAM CHAPEL HILL BLVD.  
STE B-100  
DURHAM, NC 27707  
PHONE: (919) 667-0742  
FAX: (919) 402-0234  
ATTN.: PHILLIP RILEY

## PROJECT DATA

**Planning & Development**

**Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-516-2495  
Fax 919-516-2685

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**CLIENT (Owner or Developer)**  
Company: The Crown Companies, LLC  
Name (s): Daniel Barnes  
Address: 121 N Crutchfield St., PO Box 341, Dobson, NC 27017  
Phone (336) 386-9790 | Email: danielb@crown-companies.com | Fax (336) 386-9785

**CONSULTANT (Contact Person for Plans)**  
Company: Kimley-Horn and Associates Inc.  
Name (s): Sal Musarra  
Address: 333 Fayetteville St., Suite 600, Raleigh, NC 27601  
Phone (919) 653-2940 | Email: sal.musarra@kimley-horn.com | Fax (919) 653-5847

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

PRELIMINARY DEVELOPMENT PLAN APPLICATION | 03.21.12 | 1

WITHIN THE RIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) Business with DOD overlay	Proposed building use(s) Office, Retail and Parking
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 55,000 SF
Overlay District Downtown Overlay District	Proposed Building(s) sq. ft. gross 75,000 SF
Total Site Acres 2.35 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 130,000 SF
Off street parking Required 325 Provided 224	Proposed height of building(s) 74' (Parking Deck) / 54' (Renovated Building)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 2.38
BOA (Board of Adjustment) case # A-NA	Building Lot Coverage percentage 90% (site plans only)
CUD (Conditional Use District) case # Z-N/A	

**Stormwater Information**

Existing Impervious Surface 2,206,196.098 acres/square feet  
 Proposed Impervious Surface 2,200,958,854 acres/square feet  
 Neuse River Buffer  Yes  No Wetlands  Yes  No Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

The project falls within the Downtown West gateway Area Plan and the Station Area Core. The project will meet mixed use objectives by introducing office and retail uses in close proximity to proposed transit facilities and within walking distance to existing downtown housing, retail, and entertainment. The office component of the project will re-purpose an existing building. Keeping the character of the warehouse district. Existing street frontages will be improved to accommodate pedestrian traffic including new street trees, paving, lighting and street furnishings. Plans for future transit facilities along Hargett and Morgan can be accommodated with this development as the main roadway corridors are preserved for those uses. Building heights will be consistent with the Area Plan goals for higher building heights in the core area, away from residential uses. New, structured parking facilities will be constructed to serve office workers and retail patrons and nine existing driveway cuts will be removed from the public realm.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # of Single Family Lots	12. Total number of all lots
3. Total # of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Units/Acre Densities Per Zoning District(s)	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Kimley-Horn and Assoc. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application. I/we have read, understood and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed: [Signature] Date: 8-1-12  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_

2 | PRELIMINARY DEVELOPMENT PLAN APPLICATION | 02.28.11

PRELIMINARY  
NOT FOR CONSTRUCTION

## Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	EXISTING CONDITIONS
C-200	DEMOLITION PLAN
C-300	SITE PLAN
C-400	GRADING AND DRAINAGE PLAN
C-500	UTILITY PLAN
L-100	LANDSCAPE HARDSCAPE PLAN
S-101	PARKING DECK LEVEL P1
S-102	PARKING DECK LEVEL P2
S-103	PARKING DECK LEVEL P3
S-104	PARKING DECK LEVEL P4
S-105	PARKING DECK LEVEL P5
S-106	PARKING DECK LEVEL P6
S-107	PARKING DECK LEVEL P7
S-108	PARKING DECK LEVEL P8
EL-1	PARKING DECK NORTH ELEVATION
EL-2	PARKING DECK EAST ELEVATION
EL-3	WAREHOUSE REDEVELOPMENT ELEVATIONS

## REVISIONS

NO.	DATE	DESCRIPTION	BY

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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DRAWING: \_\_\_\_\_ SEAL: \_\_\_\_\_

DATE: **AUGUST 2, 2012** JOB NUMBER: **012884002**



PREPARED IN THE OFFICE OF:

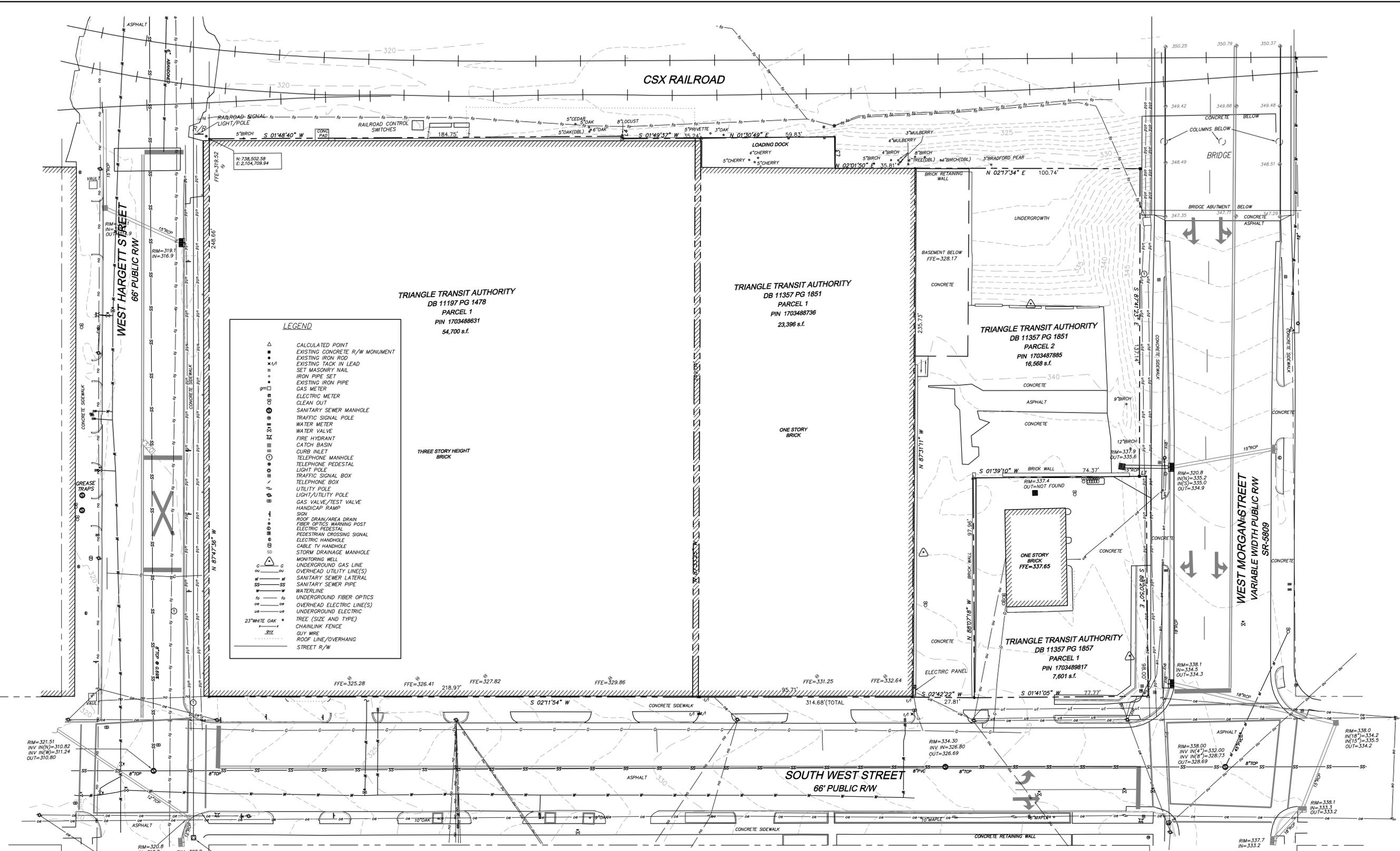


**Kimley-Horn  
and Associates, Inc.**

333 FAYETTEVILLE ST. SUITE 600, RALEIGH, NC 27601  
PHONE: (919) 835-1494 FAX: (919) 653-5847 WWW.KIMLEY-HORN.COM  
NC LICENSE #F-0102



Plotted By: Meadows, Jason Sheet Set: EXISTING CONDITIONS FOR DILLON STEEL WAREHOUSE REDEVELOPMENT WAREHOUSE DISTRICT PARTNERS, LLC  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

△	CALCULATED POINT
●	EXISTING CONCRETE R/W MONUMENT
○	EXISTING IRON ROD
✕	EXISTING TACK IN LEAD
■	SET MASONRY NAIL
—	IRON PIPE SET
—	EXISTING IRON PIPE
—	GAS METER
—	ELECTRIC METER
—	CLEAN OUT
—	SANITARY SEWER MANHOLE
—	TRAFFIC SIGNAL POLE
—	WATER METER
—	WATER VALVE
—	FIRE HYDRANT
—	CATCH BASIN
—	CURB INLET
—	TELEPHONE MANHOLE
—	TELEPHONE PEDESTAL
—	LIGHT POLE
—	TRAFFIC SIGNAL BOX
—	TELEPHONE BOX
—	UTILITY POLE
—	LIGHT/UTILITY POLE
—	GAS VALVE/TEST VALVE
—	HANDICAP RAMP
—	SIGN
—	ROOF DRAIN/AREA DRAIN
—	FIBER OPTICS WARNING POST
—	ELECTRIC PEDESTAL
—	PEDESTRIAN CROSSING SIGNAL
—	ELECTRIC HANDHOLE
—	CABLE TV HANDHOLE
—	STORM DRAINAGE MANHOLE
—	MONITORING WELL
—	UNDERGROUND GAS LINE
—	OVERHEAD UTILITY LINE(S)
—	SANITARY SEWER LATERAL
—	SANITARY SEWER PIPE
—	WATERLINE
—	UNDERGROUND FIBER OPTICS
—	OVERHEAD ELECTRIC LINE(S)
—	UNDERGROUND ELECTRIC
—	TREE (SIZE AND TYPE)
—	CHAINLINK FENCE
—	GUY WIRE
—	ROOF LINE/OVERHANG
—	STREET R/W

**TRIANGLE TRANSIT AUTHORITY**  
 DB 11197 PG 1478  
 PARCEL 1  
 PIN 1703488631  
 54,700 s.f.

**TRIANGLE TRANSIT AUTHORITY**  
 DB 11357 PG 1851  
 PARCEL 1  
 PIN 1703488736  
 23,396 s.f.

**TRIANGLE TRANSIT AUTHORITY**  
 DB 11357 PG 1851  
 PARCEL 2  
 PIN 1703487885  
 16,568 s.f.

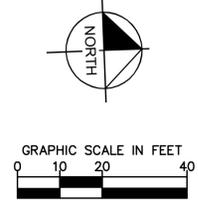
**TRIANGLE TRANSIT AUTHORITY**  
 DB 11357 PG 1857  
 PARCEL 1  
 PIN 1703489817  
 7,601 s.f.

- NOTES**
- 1) AREAS BY COORDINATES.
  - 2) HORIZONTAL GROUND DISTANCES SHOWN.
  - 3) UNDERGROUND UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTORS ARE ADVISED TO HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION. UNDERGROUND UTILITIES ARE BASED ON FIELD MARKINGS BY OTHERS. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES BEYOND THOSE SHOWN HEREON.
  - 4) RATIO OF PRECISION= 1:20,000.
  - 5) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE, THERE MAY BE ENCUMBRANCES AFFECTING TITLE ON THESE PROPERTIES NOT SHOWN HEREON.
  - 6) VERTICAL DATUM BASED ON NC-VRS GEODETIC DATUM NAVD '88.

I, PHILIP W. RILEY, CERTIFY THAT THIS MAP WAS PREPARED FOR KIMLEY HORN AND ASSOCIATES, INC. UNDER MY SUPERVISION FROM INFORMATION OBTAINED BY A FIELD SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS CORRECT IN ITS REPRESENTATION OF THE EXISTING SITE CONDITIONS AND:  
 THIS SURVEY CONFORMS WITH STANDARDS PER FDC(PART 3); FURTHERMORE, THE SURVEY CONTROL POINTS NOTED WERE DERIVED FROM GPS OBSERVATIONS BASED ON THE FOLLOWING:  
 1) CLASS OF SURVEY: CLASS AA  
 2) POSITIONAL ACCURACY: MAXIMUM RESIDUAL 0.034 FT  
 3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC VRS  
 4) DATE OF SURVEY: JUNE 12, 2012  
 5) DATUM/EPOCH: NAD 1983/NAV08  
 6) PUBLISHED/FIXED CONTROL USE: SOUTHERN K-20 N=737906.6508 E=2104251.2573  
 7) GEOID MODEL: GEOID 09(COADS)  
 8) COMBINED GRID FACTOR: 0.99990463  
 9) UNITS: US SURVEY FOOT  
 10) GPS INSTRUMENTATION: LEICA VIVA GPS

LINE	BEARING	DISTANCE
L1	N 01°39'10" E	3.01
L3	S 88°29'11" E	14.13
L4	N 88°12'37" W	1.10

EXISTING CONDITIONS BASED ON SURVEY PROVIDED BY RILEY SURVEYING, P.A., 3326 DURHAM CHAPEL HILL BLVD STE B-100, DURHAM, NC 27707, DATED JUNE 12, 2012.



<p><b>Kimley-Horn and Associates, Inc.</b>                  © 2012 KIMLEY-HORN AND ASSOCIATES, INC.                  333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601                  PHONE: 919-835-1494 FAX: 919-653-5847                  WWW.KIMLEY-HORN.COM</p>	KHA PROJECT 012884002	DATE 8/2/2012	SCALE AS SHOWN	DESIGNED BY SUM	DRAWN BY BNR	CHECKED BY SUM
	DILLON STEEL WAREHOUSE REDEVELOPMENT WAREHOUSE DISTRICT PARTNERS, LLC	EXISTING CONDITIONS	SHEET NUMBER C-100	REVISIONS	No.	DATE











