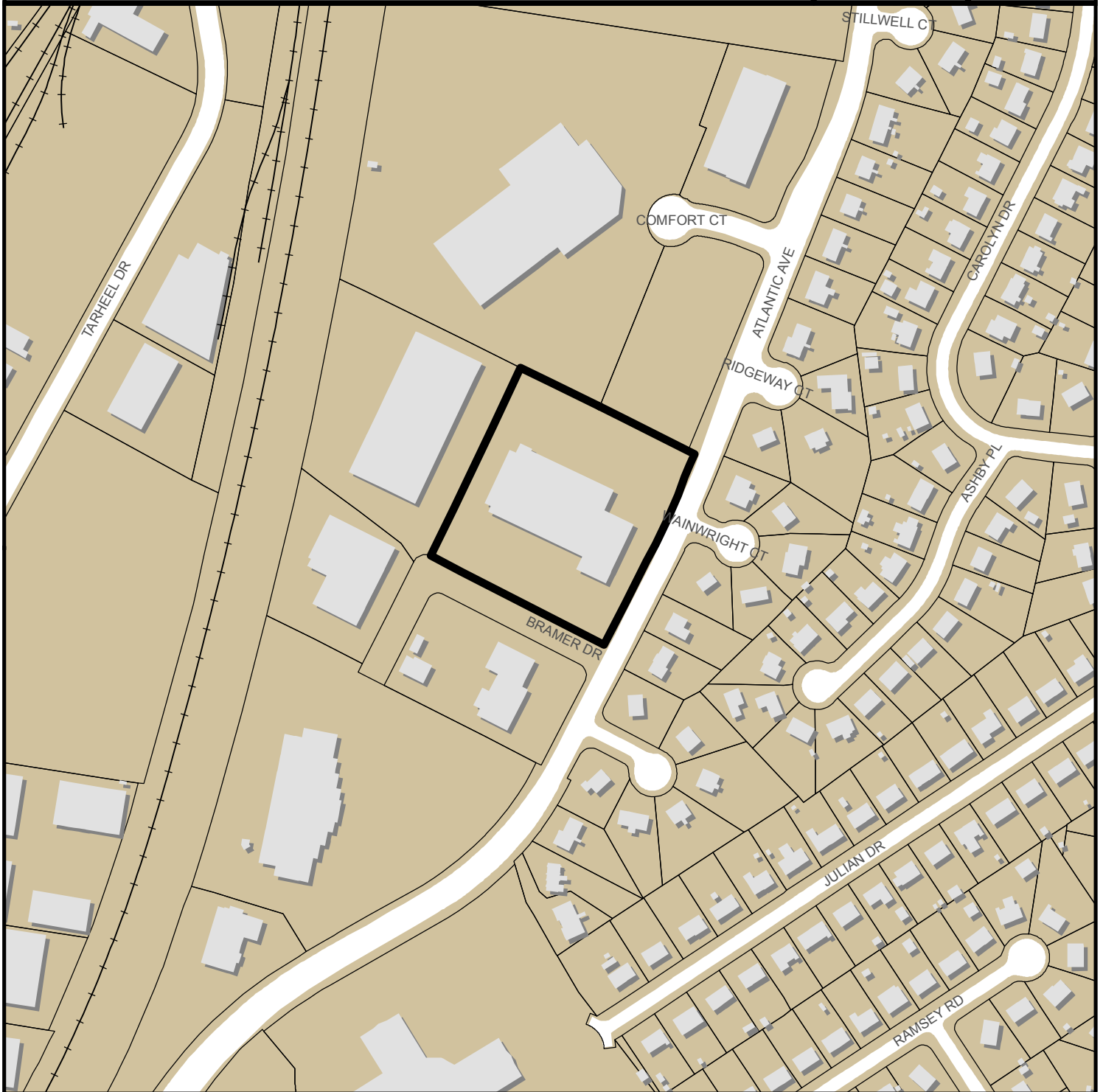


3315 ATLANTIC AVENUE S-37-2017



0 300 600 Feet

Zoning: **IX-3-PL**
CAC: **Atlantic**
Drainage Basin: **Marsh Creek**
Acreage: **4.00**
Number of Lots: **2**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **3315 Atlantic Ave,
LLC**
Phone: **(919) 781-3800**





Administrative Approval Action

3315 Atlantic Avenue Subdivision: S-37-17,
Transaction# 520247, AA# 3774

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 northwest corner of Bramer Drive and Atlantic Avenue. The pin number is 1715760369 and the address 3315 Atlantic Avenue.

REQUEST: Subdivide a 3.99 acre tract zoned Industrial Mixed Use with a Parking Limited Frontage (IX-3-PL) into two non-residential lots. Lot 1 is 2.73 acres and Lot 2 is 1.00 acres.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 submitted by Johnny A. Edwards of John A. Edwards & Company.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance. Each lot will address Stormwater compliance independently and Lot 2 will be responsible for all ROW improvements with regards to stormwater compliance.
3. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

4. Obtain required stub and tree impact permits from the City of Raleigh.
5. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
6. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.



Administrative Approval Action

3315 Atlantic Avenue Subdivision: S-37-17,
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PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

7. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
8. A 5' general utility easement and associated deed of easement shall be approved by the City 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
9. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

URBAN FORESTRY

Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

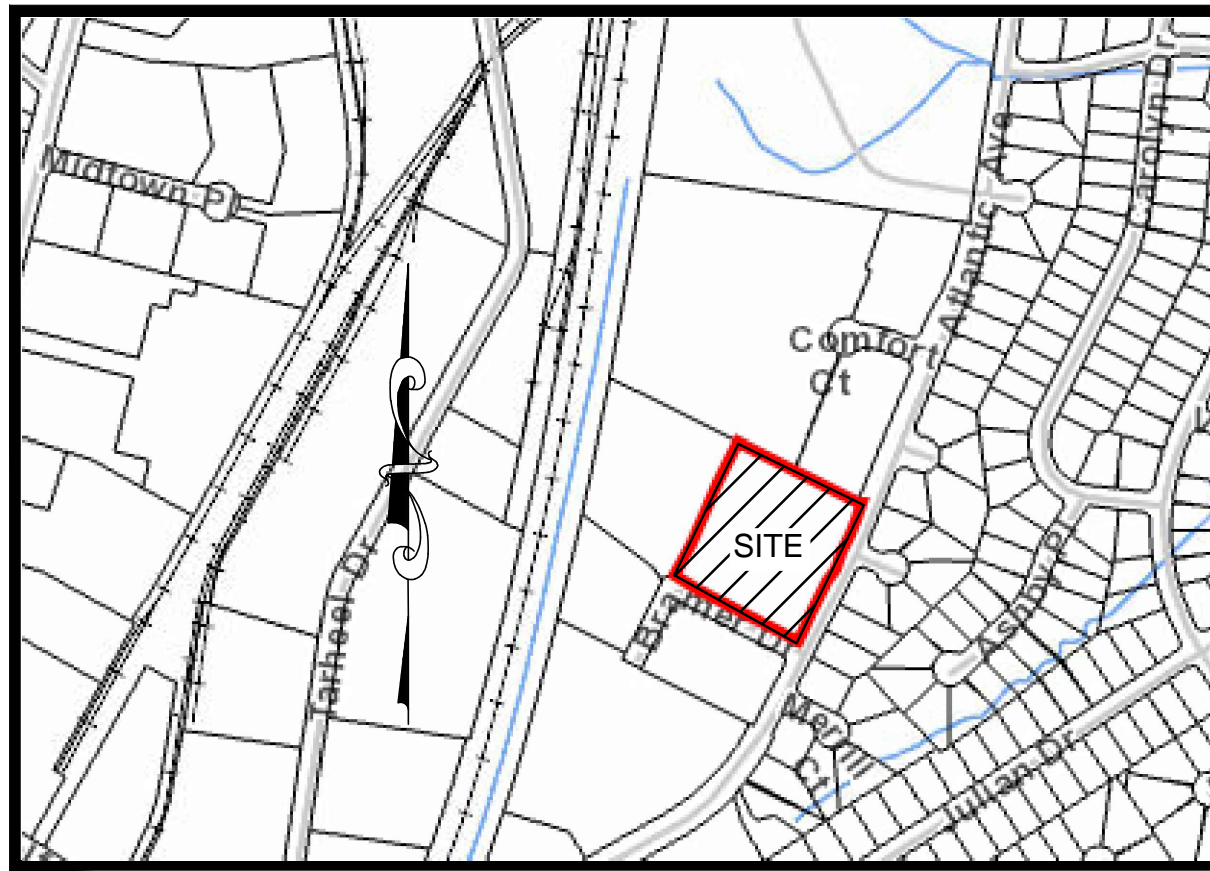
3-Year Sunset Date: 3-21-2021
Record the entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 3/21/2018

Staff Coordinator: Daniel L. Stegall



VICINITY MAP
(NOT TO SCALE)

3315 ATLANTIC AVENUE SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

SR-37-17

TRANS. #520247

RALEIGH, NORTH CAROLINA

JUNE 28, 2017

REVISED DECEMBER, 2017

REVISED FEBRUARY, 2018

OWNER/DEVELOPER:

3315 Atlantic Avenue LLC

PO BOX 19331

Raleigh, N.C. 27619

919-781-3800

ward@legacycustomhomes.com

CIVIL ENGINEER:

JOHN A. EDWARDS & COMPANY

Consulting Engineers

NC License F-0289

333 Wade Ave., Raleigh, N.C. 27605

Phone: (919) 828-4428

Fax: (919) 828-4711

E-mail: info@jaeco.com

LANDSCAPE ARCHITECT:

COALY DESIGN P.C.

300-200 Parham St. Suite G

Raleigh, N.C. 27601

Phone: (919) 539-0012

E-mail: kimberly@coalydesign.com

SITE DATA

OWNER: 3315 ATLANTIC AVENUE LLC
PO BOX 19331
RALEIGH, NC 27619-9331

ADDRESS: 3315 ATLANTIC AVENUE
RALEIGH, NC 27619

PIN: 1715760369

ZONING: IX-3-PL

CURRENT LAND USE: WAREHOUSE

REFERENCE: DB 16011, PG 357
BM 1967, PG 158
WAKE COUNTY REGISTRY

PROPERTY SIZE: 4.0 ACRES
AFTER ROW DEDICATION: 3.73 ACRES

INDEX

CE-1	EXISTING CONDITIONS
CE-2	SUBDIVISION PLAN
CE-3	UTILITY PLAN
CE-4	TRANSPORTATION / STORMWATER PLAN
LA-1	TREE CONSERVATION PLAN
LA-2	LANDSCAPE PLAN



SOLID WASTE INSPECTIONS STATEMENT
DEVELOPER IS IN COMPLIANCE WITH
THE REQUIREMENTS SET FORTH IN
THE SOLID WASTE DESIGN MANUAL.
PRIVATE SERVICE TO BE PROVIDED.

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
AND / OR NCDOT STANDARDS AND
SPECIFICATIONS.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | (919) 996-2495 | (fax) 919-996-1831
Litchford Satellite Office | 1820 - 181 Litchford Road | Raleigh, NC 27601 | (919) 996-4200

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

Office Use Only	Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision			
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #:			
GENERAL INFORMATION			
Development Name: 3315 Atlantic Avenue Subdivision			
Proposed Use: Light Industrial			
Property Address(es): 3315 Atlantic Avenue			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed #1578009	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name: 3315 Atlantic Avenue LLC		Owner/Developer Name: Ward Russell	
Address: 3315 Atlantic Avenue, Raleigh NC 27619			
Phone: (919) 781-3800		Email: ward@legacycustomhomes.com Fax:	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name: John A. Edwards & Company		Contact Name: Johnny A. Edwards	
Address: 333 Wade Ave. - Raleigh NC 27605			
Phone: (919) 828-4428		Email: info@jaeco.com Fax: (919) 828-4711	

PAGE 1 OF 3

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION			
Zoning District(s): IX-3-PL			
If more than one district, provide the acreage of each: 4.0			
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
CUD (Conditional Use District) Case #2: N/A			
COA (Certificate of Appropriateness) Case #: N/A			
BOA (Board of Adjustment) Case #: A: N/A			
STORMWATER INFORMATION			
Existing Impervious Surface	- 1.85 acres/ft 80,506	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	- 0.08 acres/ft 34,000	Reuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	Flood Study	FEMA Map Panel # -	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots:	Detached	Attached	
Total # of Single Family Lots	Total # of All Lots		
Overall Units/Acre Densities Per Zoning Districts			
Total # of Open Space and/or Common Area Lots			

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 **Johnny Edwards** 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, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature: Date: 6-21-17
Signature: Date: 6-21-17

PAGE 2 OF 3

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REVISION 03.11.16

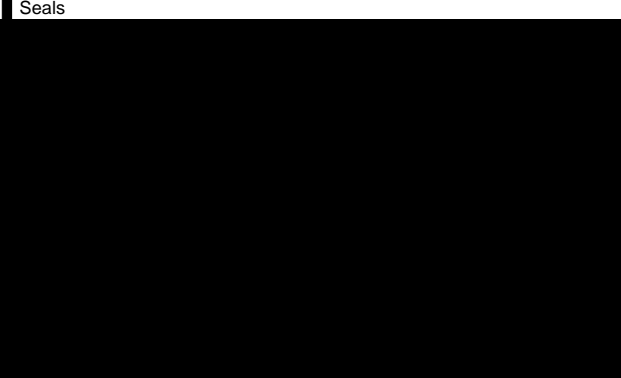
**THE SITE IS ZONED IX-3-PL
THEREFORE TREE CONSERVATION
WILL NOT BE REQUIRED PER UI-1-18**



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and Land Surveyors

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Project
3315 ATLANTIC AVENUE SUBDIVISION

Client
3315 ATLANTIC AVENUE LLC
PO BOX 19331
RALEIGH, NC 27619

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS.

Drawing Title
EXISTING CONDITIONS

Revisions		
Number	Description	Date
1	FIRE DEPARTMENT ACCESS EASEMENT	09/08/17
2	REVIEW COMMENTS	02/07/18

Drawing Scale 1" = 40'
Drawn By BF
Checked By JAE, JR.
Date Issued 02/07/18

CE-1

LEGEND

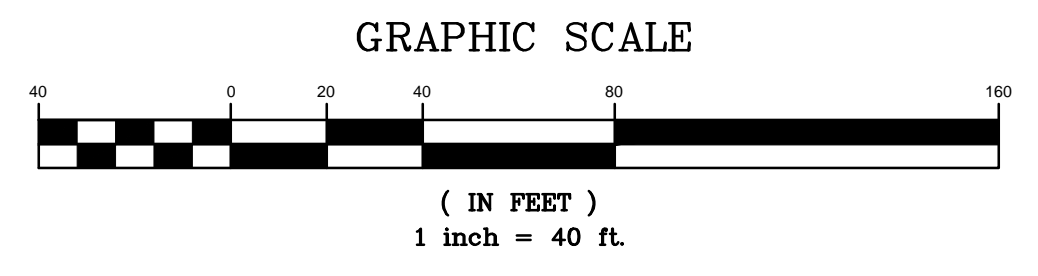
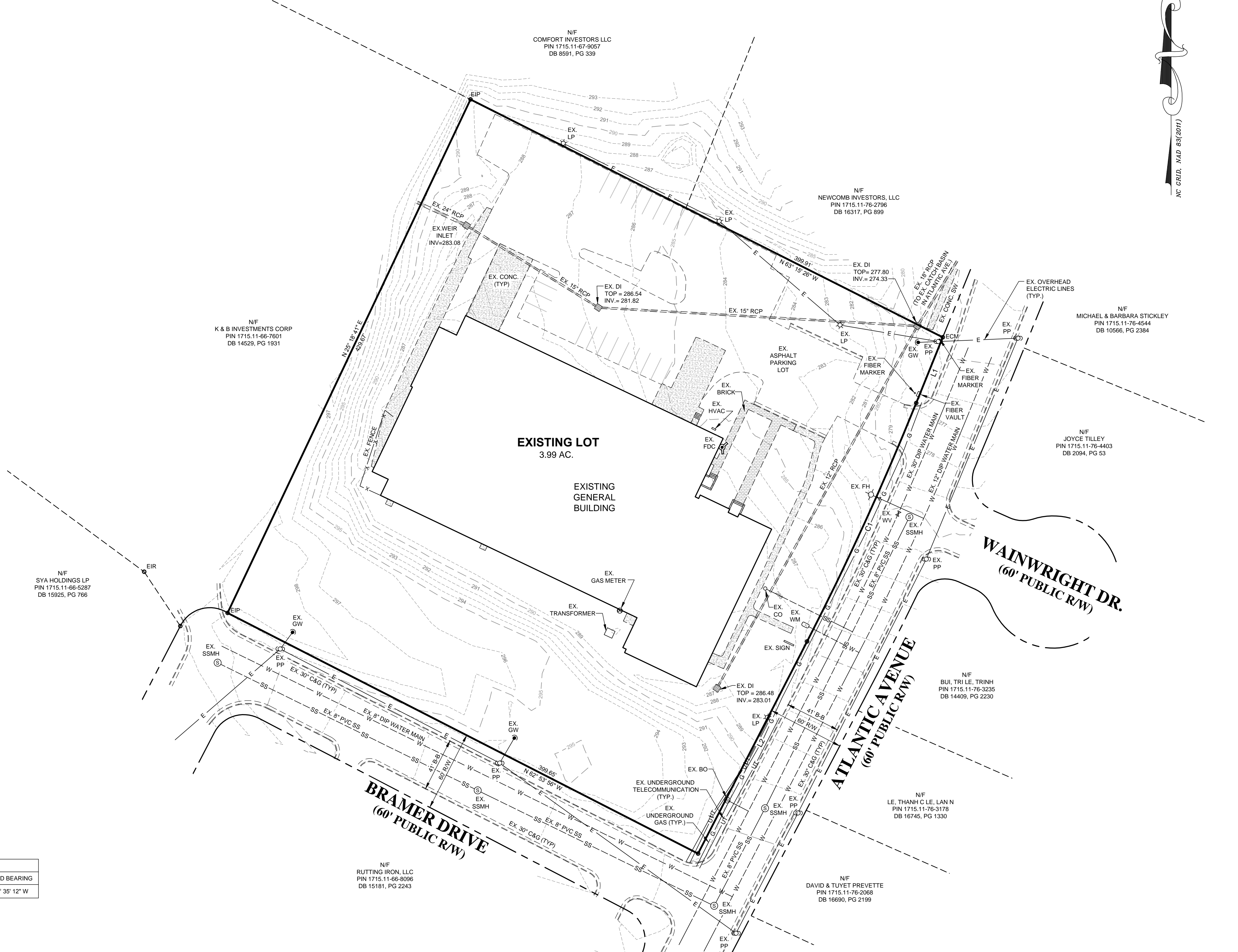
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| BM BOOK OF MAPS | MH MANHOLE |
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| AC ACREAGE | WS WATER SERVICE |
| S.F. SQUARE FEET | FH FIRE HYDRANT |
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| FW FLOODWAY | NRB NEUSE RIVER BUFFER |
| NRB CENTERLINE OF CREEK | DIVERSION DITCH |
| AMENITY AREA | |

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	53.59'	S 21° 58' 08" W
L2	180.42'	S 27° 12' 16" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	198.42'	2171.44'	005°14'08"	198.35'	S 24° 35' 12" W



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JOHN A. EDWARDS & COMPANY
Consulting Engineers
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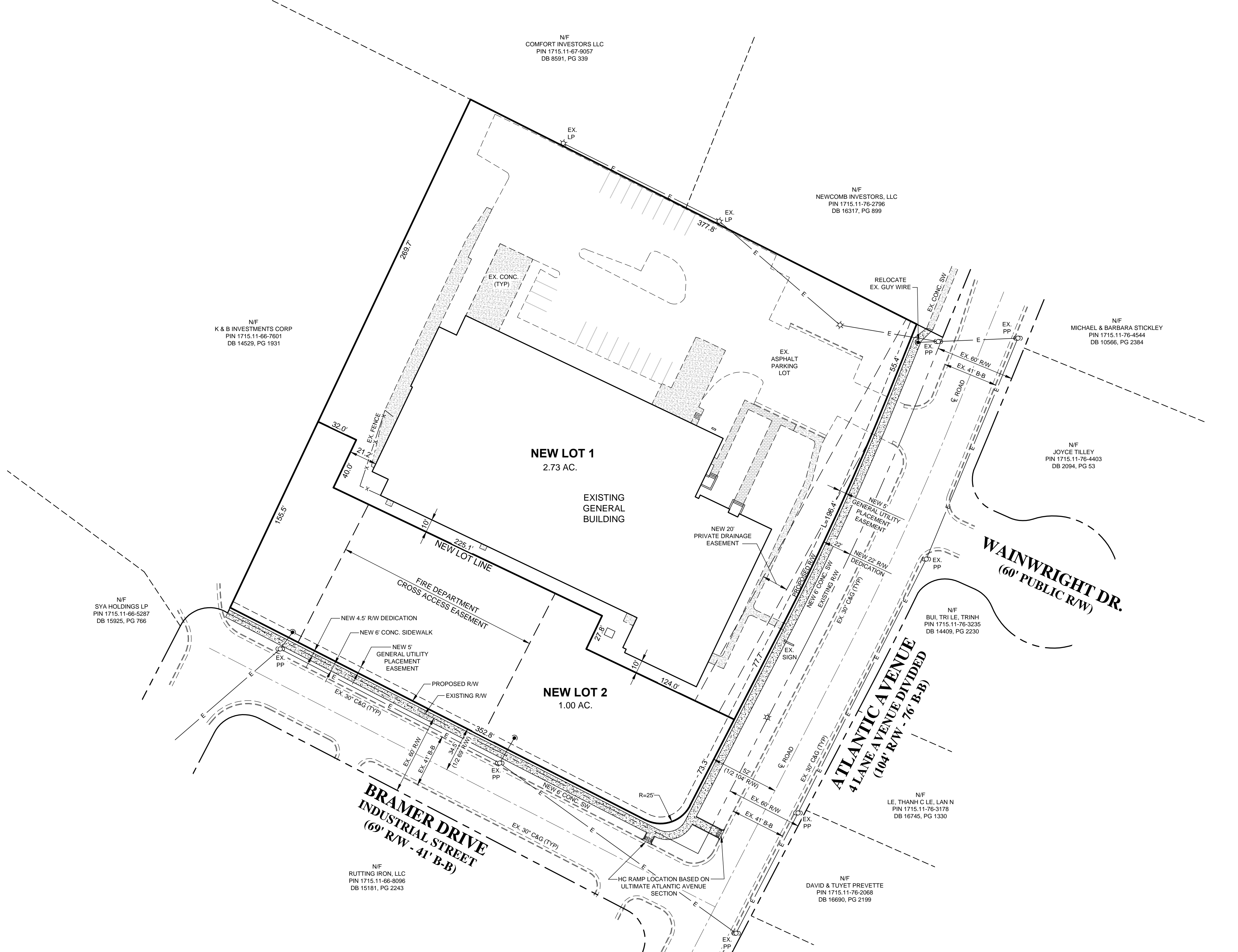
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3315 ATLANTIC AVENUE SUBDIVISION

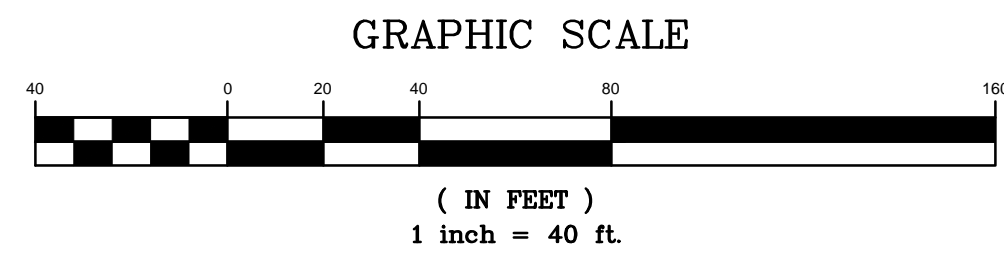
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PO BOX 19331
RALEIGH, NC 27619

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS.

SUBDIVISION PLAN

Number	Description	Date
1	FIRE DEPARTMENT ACCESS EASEMENT	09/08/17
2	REVIEW COMMENTS	02/07/18

Drawing Scale 1" = 40'
Drawn By BF
Checked By JAE, JR.
Date Issued 02/07/18



CE-2

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Seals

Project

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RALEIGH, NC 27619

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Drawing Title

UTILITY PLAN

Revisions

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2	REVIEW COMMENTS	02/07/18

Drawing Scale 1" = 40'

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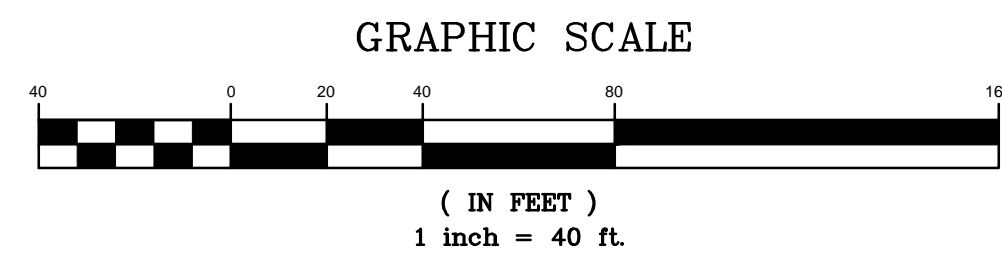
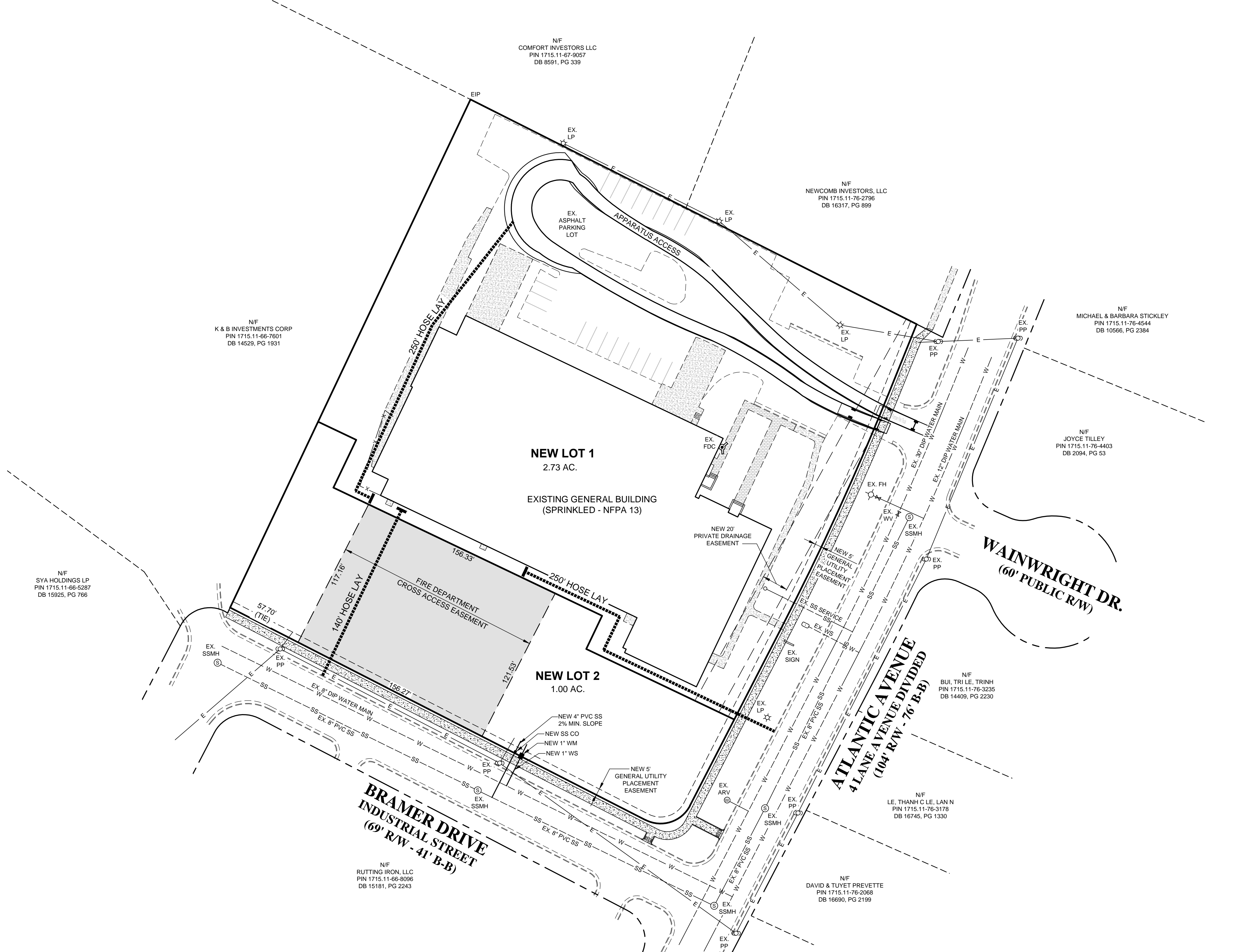
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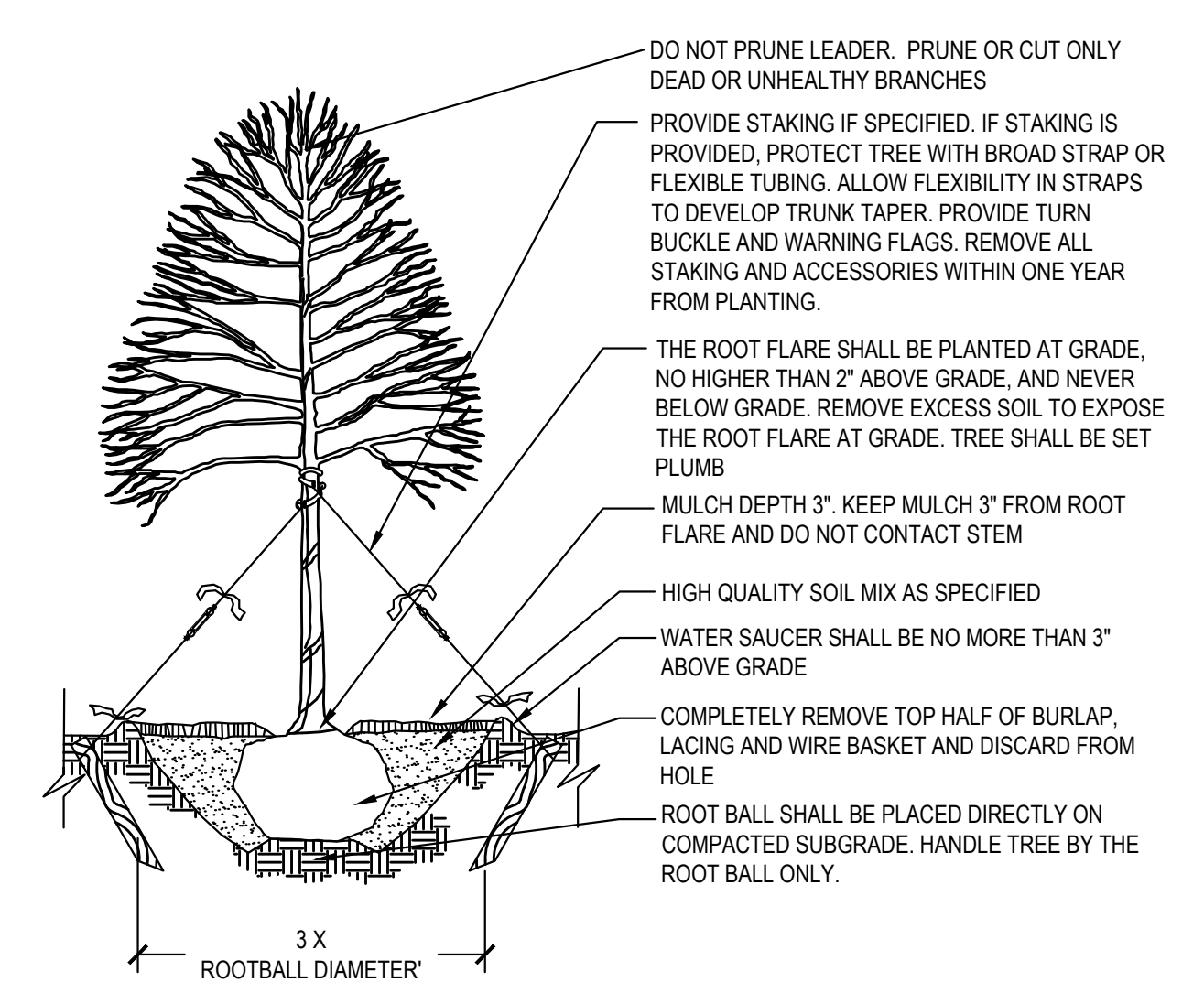
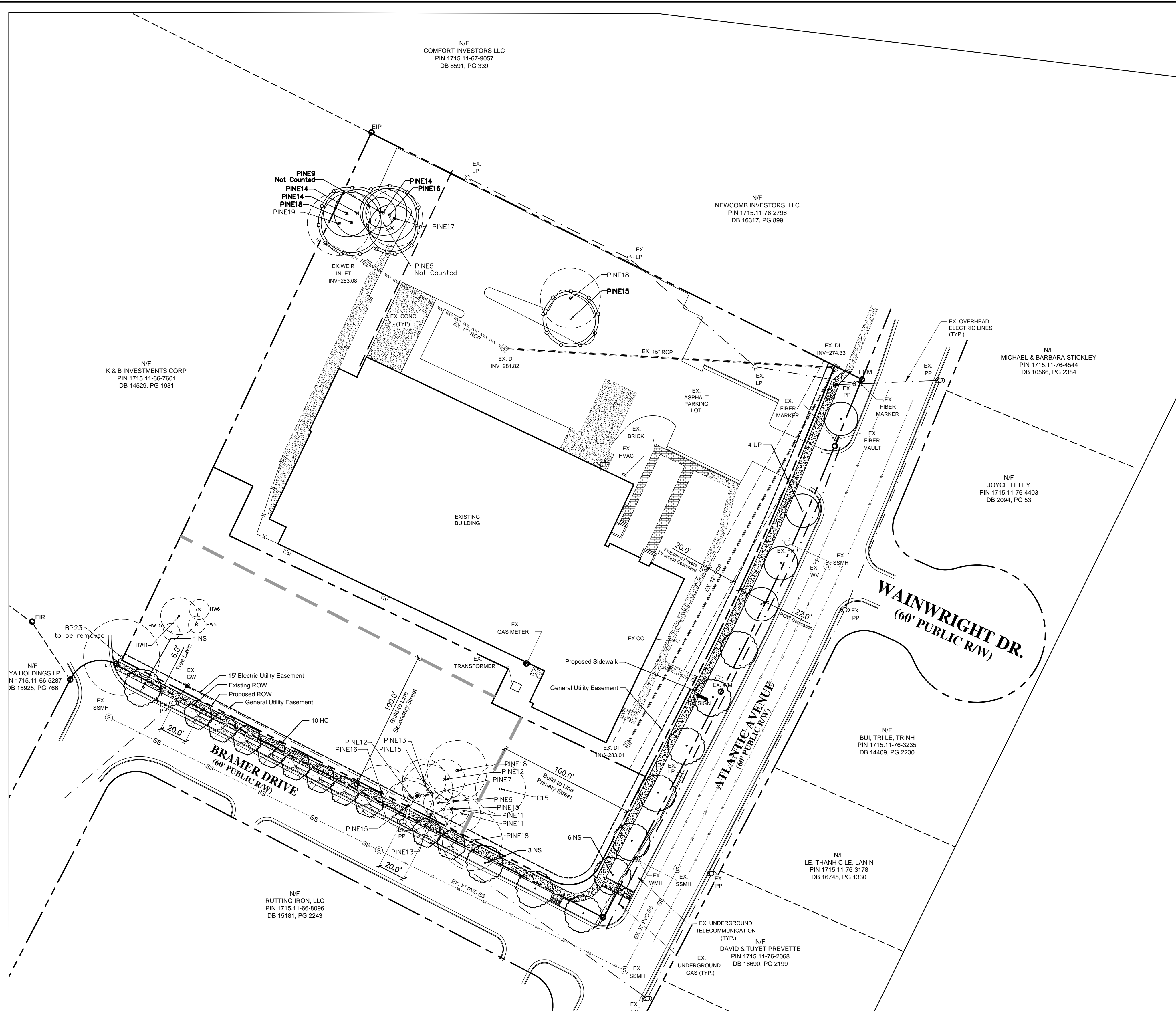
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| AMENITY AREA | |



X:\dws\2014\legco_Construction\3315 Atlantic Ave\1 PRELIMINARY\365-14 Subdivision - Civil Base.dwg, 2/7/2018 9:29:58 AM



- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT).
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 - PLANTING SEASON OCTOBER - APRIL.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

1 TREE PLANTING - PRCR-03
LA-2 NTS

City of Raleigh Planting Requirements:

- 1) STREET TREES:**
BRAMER DRIVE:
 Provided: (1) 3" Caliper tree per 40 lf and (1) 1.5" Caliper tree per 20 lf under overhead power lines.
 Trees placed in 6' tree lawn.
 Black Gum and Carolina Silverbell (under overhead power lines)
 14 total trees provided
 A tree impact permit will be applied for during construction documents.
ATLANTIC AVENUE:
 Provided: (6) 3" Caliper Black Gum and (4) 3" Caliper American Elm at 40' O.C.
 10 overall required and provided - 388.54 / 40 LF = 9.7 trees

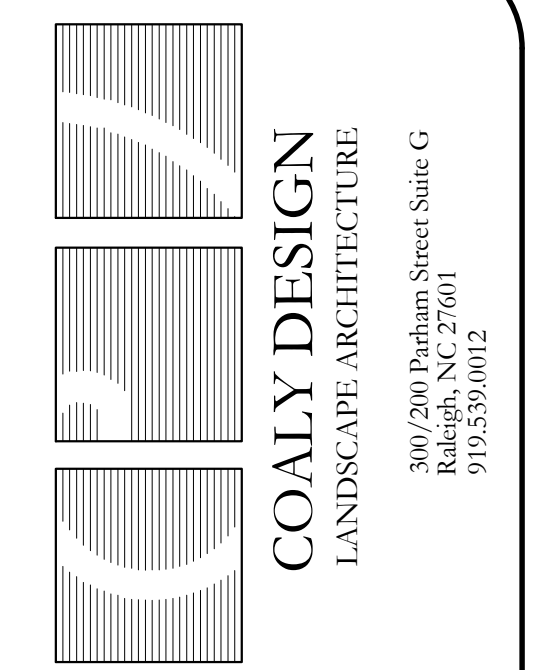
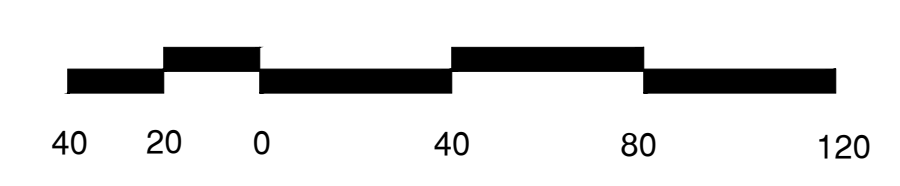
PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
HC	Halesia carolina / Carolina Silverbell	1.5" Cal. / 8' HT.	CONT / B & B	as indicated / 20' O.C.	SINGLE STEM
NS	Nyssa sylvatica / Black Gum	3" Cal. / 10' HT.	CONT / B & B	as indicated / 40' O.C.	
UP	Ulmus parvifolia 'Emer It' ALLEE / Chinese Elm	3" Cal. / 10' HT.	CONT / B & B	as indicated / 40' O.C.	

PLANTING NOTES:

- All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.
- Plant locations to be approved in field prior to installation.
- Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
- Establish plant bed configurations. Landscape Architect to approve bed layout in field.
- Install plants and mulch beds with 4" of pinestraw.
- Lawn areas to be seeded and strawed.
- Landscape Contractor to maintain plant materials for a one year period following substantial completion.
- Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
- A Tree Impact Permit will be submitted with the construction documents.

LANDSCAPE PLAN



COALY DESIGN
LANDSCAPE ARCHITECTURE
300/200 Parham Street Suite G
Raleigh, NC 27601
919.539.0012

3315 ATLANTIC AVENUE SUBDIVISION

LANDSCAPE PLAN

Consultants

Professional Seals

Date Issued:	6.27.17	
Scale	1"=40'	
Drawn by:	RES	
Checked by:	KJW	
No.	Date	By
1	8.24.17	KJW
2	12.8.17	KJW
3	1.10.18	KJW

LA-2