



Administrative Approval Action

SR-40-18, North Raleigh Radiator & Automotive
Transaction# 553498, AA#3865

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 southeast side of Atlantic Springs Road at 5312 Atlantic Springs Road.

REQUEST: Development of a 1.29 acre tract zoned CX-3-PL into a 6,000 square foot single story major vehicle repair structure.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

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 Engineering & Environmental Science 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. 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.
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. *(used with new streets and infrastructure)*

PRIOR TO AUTHORIZATION TO RECORD LOTS:

STORMWATER

5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.



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PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

6. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, right-of-way and/or Easement Dedications.
7. On the elevation sheets and illustration renderings, the label: "50% area of transparency within 3'0" to 5'-0" height" shall be revised showing the correct height distance requirements per UDO Sec.1.5.9.B.1, of "3'ft to 8'ft". This note should be revised on final architectural plans at submittal.
8. The transparency calculations table shall be revised, as a result and if necessary, to reflect the revised area/sq.ft between 3'ft to 8'ft per condition number 7 above. NOTE, since the table labels list 3'ft to 8'ft on the transparency table on the proposed preliminary plan but not on the elevation renderings revised calculations might not be required. If the data in the transparency table is correct and reflects the area between 3' to 8'ft, then no revision to the transparency calculations will be required on the final architectural plans for permitting. If not, then the entire table, including calculations, need to be revised to reflect the area between 3'-8'ft per UDO Sec.1.5.9.B.

ENGINEERING

9. The required ½-69' right of way for Atlantic Springs Road shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
10. 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.
11. In accordance with Part 10A Section 8.1.3, an infrastructure surety for incomplete public improvements based on 125% of construction costs is provided to the City of Raleigh Development Services – Development Engineering program.
12. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

STORMWATER

13. The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
14. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on a plat for recording as private drainage easements.



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15. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY

16. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

17. 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.
18. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
19. Next Step: All street lights and street signs required as part of the development approval are installed.
20. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

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: 9-27-2021

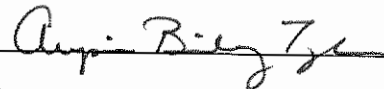
Obtain a valid building permit for the total area of the project, or a phase of the project.

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:(Planning Dir./Designee)



Date: 9/27/2018

Staff Coordinator: Jermont Purifoy


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	North Raleigh Radiator and Automotive	
	Development Case Number	SR-40-2018	
	Transaction Number	553498	
	Design Adjustment Number	DA - 61 - 2018	
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 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			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering <i>KC Beard</i>		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


 Authorized Signature KENNETH W. RITCHIE, PE, MPA Date 9/27/2018
ENGINEERING AND INFRASTRUCTURE MANAGER

*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 is in support of this design adjustment for a waiver from a public street requirement to reduce the block perimeter. This site has a CX-3 zoning which restricts a maximum block perimeter to 3,000 linear feet. The constraints of a railroad line (easement) through this project and existing development surrounding this site limit the establishment of a reduced block perimeter.

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 North Raleigh Radiator & Automotive		
	Case Number SR-40-18		
	Transaction Number 553498		
OWNER	Name MRH Investment Group, LLC (Contact: Neal Stewart, Member-Manager)		
	Address 102 Frontier Ct.		City Cary
	State NC	Zip Code 27513	Phone 919 834 7300
CONTACT	Name Robert W. Brantly		Firm Engineering & Environmental Science Co.
	Address 3008 Anderson Dr. Ste. 102		City Raleigh
	State NC	Zip Code 27609	Phone 919-781-7798
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 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):		
<p>The proposed project is a 6,000 sf Vehicle Repair shop. The site is located at 5312 Atlantic Springs Rd. The site is currently vacant. One (1) driveway is proposed for access to the site from Atlantic Springs Rd. No new public or private streets are proposed for this project.</p> <p>The Design Adjustment request is based on the Block Perimeter (UDO 8.3.2.A). The existing block perimeter exceeds the maximum of 3,000 ft. for the CX-3 zoning. The construction of a new road to meet the requirements of UDO 8.3.2.A is impracticable due to the presence of existing buildings, the site layout of nearby developed properties, and the presence of railroad lines in the vicinity of the project.</p>			

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.

Owner's Representative Signature

7/2/2018
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 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 surrounding area is well developed and presently provides a well-connected street network. Atlantic Springs Rd. Intersects with both Atlantic Avenue and Spring Forest Rd. No dead ends are associated with the project area.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
No new streets are proposed for this project. Since only one (1) driveway is proposed on the existing Atlantic Springs Rd., the request conforms with the Comprehensive Plan and the adopted City Plans.
- C. The requested design adjustment does not increase congestion or compromise Safety;
Since no changes to any street are proposed, the design adjustment does not increase congestion or compromise safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;
No subdivision is proposed for this project. No new streets are proposed. No new lot will be created, and all lots in the vicinity currently have 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 area is well developed and several buildings are located in the vicinity that would make construction of a new road to meet UDO 8.3.2.A impracticable.
-The existing railroad lines in the vicinity of the project would make construction of a new road to meet UDO 8.3.2.A impracticable.

Individual Acknowledgement

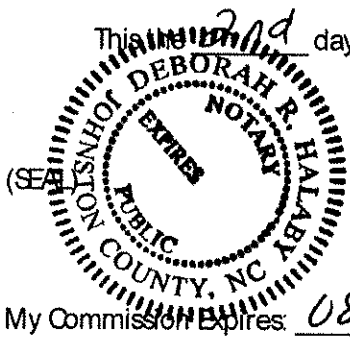


DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF WAJCE

INDIVIDUAL

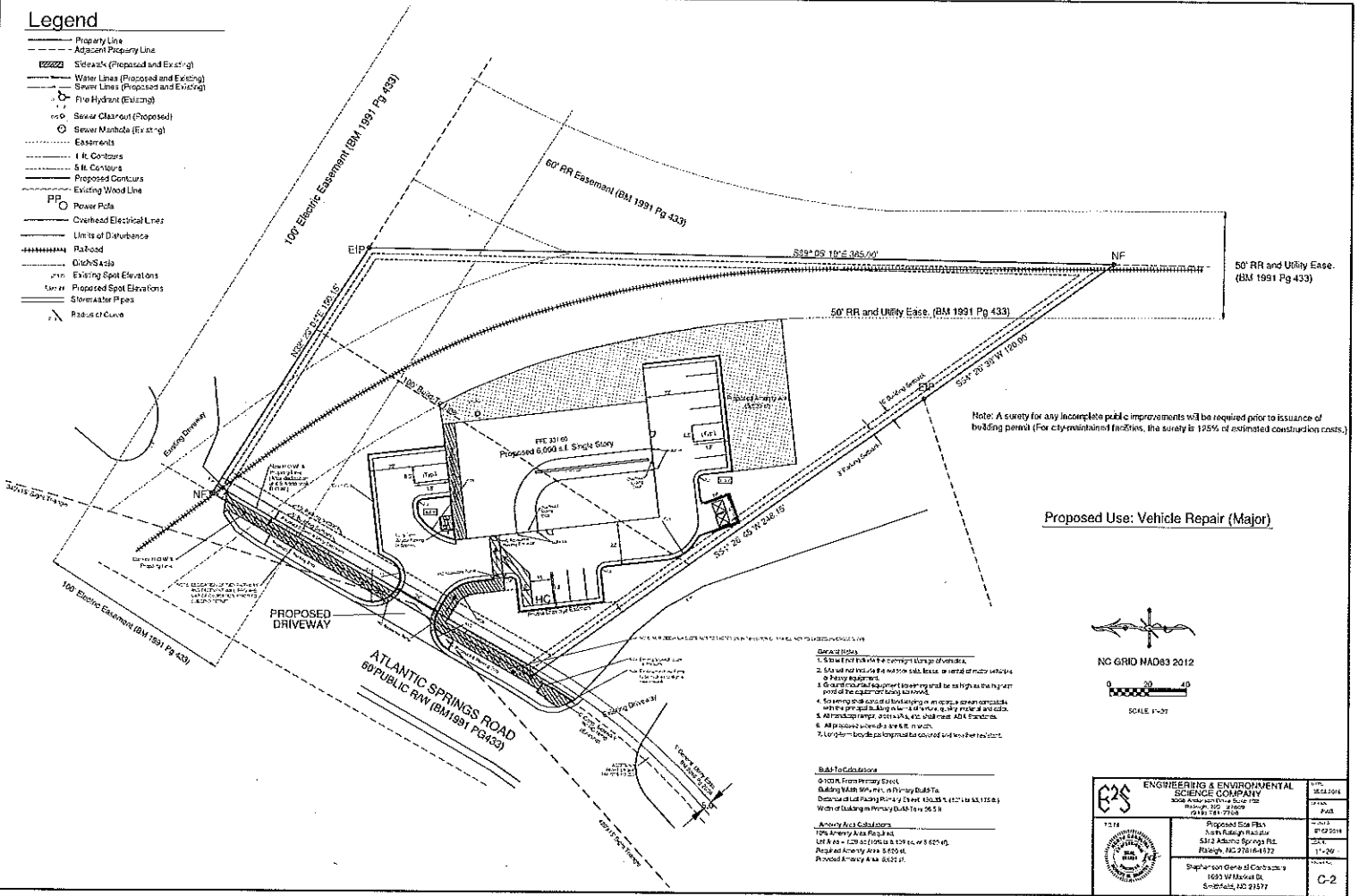
I, Deborah R. Halaby, a Notary Public do hereby certify that
NEAL STEWART personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This 17th day of July, 2018
A circular notary seal for Deborah R. Halaby, Notary Public, in Johnston County, NC. The seal includes the text "NOTARY PUBLIC", "DEBORAH R. HALABY", "JOHNSTON COUNTY, NC", and "EXPIRES".
My Commission Expires: 08/04/2020

Notary Public Deborah R. Halaby

Legend

- Property Line
- - - - - Adjacent Property Line
- ▨ Sidewalk (Proposed and Existing)
- Water Lines (Proposed and Existing)
- Sewer Lines (Proposed and Existing)
- ⊕ Fire Hydrant (Existing)
- Sewer Manhole (Proposed)
- Sewer Manhole (Existing)
- ⊙ Easements
- ⋯ 1 ft. Contours
- ⋯ 5 ft. Contours
- ⋯ Proposed Contours
- Existing Wood Line
- PP Power Pole
- Overhead Electrical Lines
- Limits of Disturbance
- ▬ Roadway
- ▬ Ditch/Sidewalk
- ⊕ Existing Spot Elevations
- ⊕ Proposed Spot Elevations
- ⊕ Stormwater Poles
- ⤵ Radius of Curve



- General Notes**
1. Site will not be used for the storage of hazardous materials.
 2. Site will not be used for the storage of hazardous materials or waste of motor vehicles.
 3. Fire hydrant location is shown for reference only.
 4. Fire hydrant location is shown for reference only.
 5. All proposed work shall be in accordance with the applicable codes and ordinances of the City of Raleigh, NC.
 6. All proposed work shall be in accordance with the applicable codes and ordinances of the City of Raleigh, NC.
 7. All proposed work shall be in accordance with the applicable codes and ordinances of the City of Raleigh, NC.

Additional Information

0100 A From Primary Eject
 Building 6000 s.f. Single Story
 Distance of Ejecting Primary Eject 100.00 ft. (12" dia. 60.115 ft.)
 Width of Building in Primary Eject 36.5 ft.

Agency Area Calculations

10% Agency Area Required
 LRA Area = 120.00 sq. ft. (100.00 sq. ft. + 20.00 sq. ft.)
 Proposed Agency Area 12.00 sq. ft.

Proposed Use: Vehicle Repair (Major)



	ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY 3008 Ardrey Road, Suite 100 Raleigh, NC 27616-4172 Phone: 919-871-7100	12/18 12/18 12/18
	Proposed Site Plan 50' RR and Utility Easement 5313 Atlantic Springs Rd. Raleigh, NC 27616-4172	12/18 12/18 12/18
	Stephen J. Gera, P.E. 1685 W. Market Dr. Cary, NC 27513	C-2

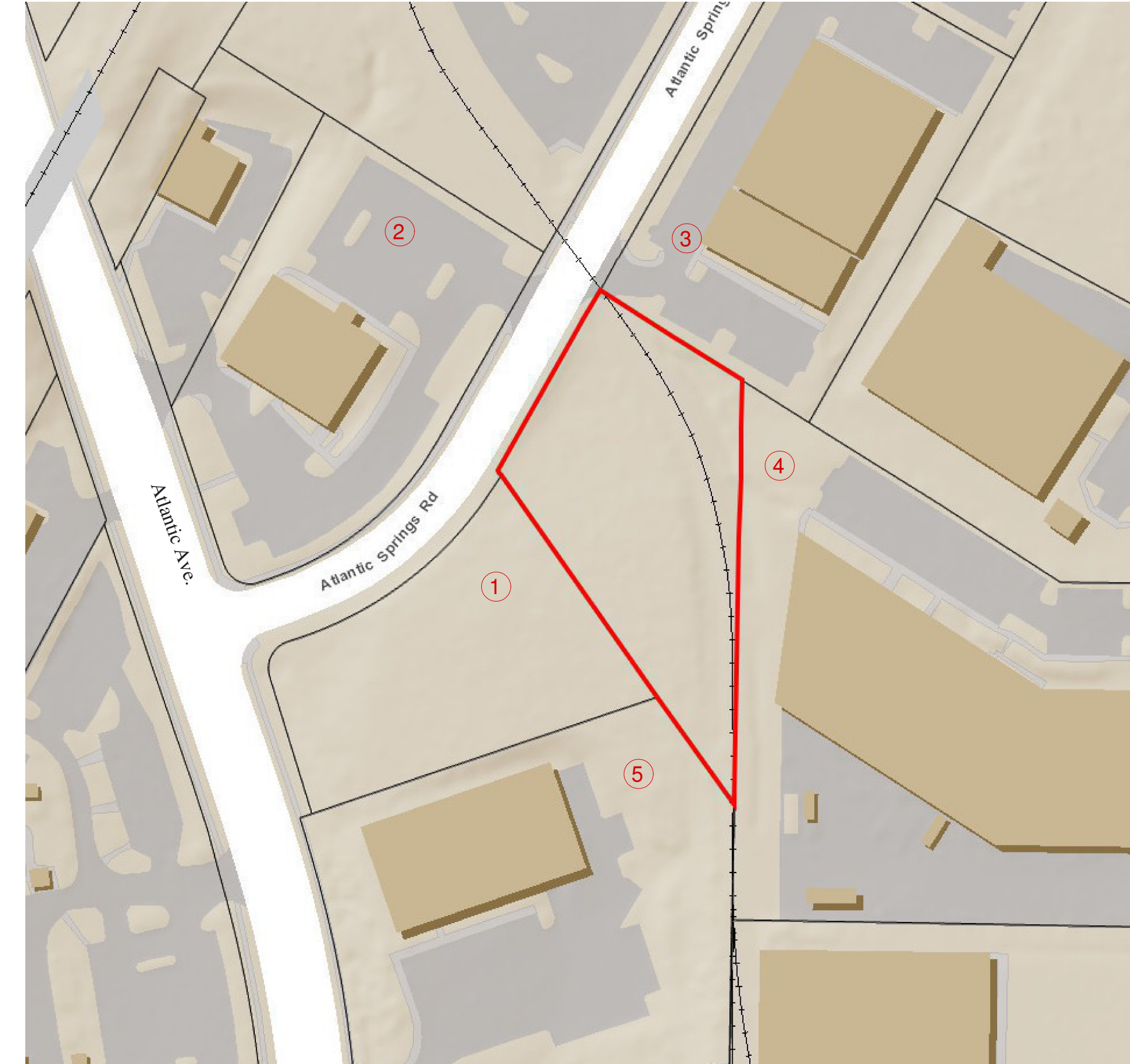
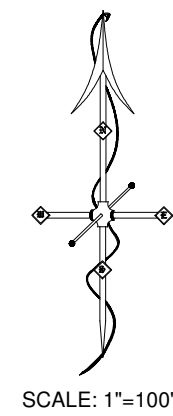
NORTH RALEIGH RADIATOR & AUTOMOTIVE 5312 ATLANTIC SPRINGS RD. SR-40-18 - TRANSACTION #553498

Page Index

- C-0 Cover Sheet
- C-1 Existing Conditions
- C-2 Proposed Site Plan
- C-3 Proposed Utility Plan
- C-4 Proposed Grading Plan
- C-5 Proposed Stormwater Plan
- L-1 Proposed Landscaping Plan
- A-3 Proposed Building Elevations
- D-1 Dumpster Drawings

Notes:

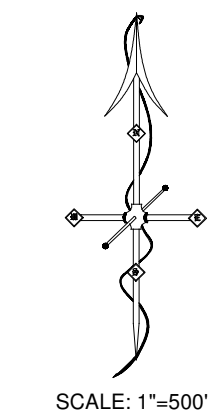
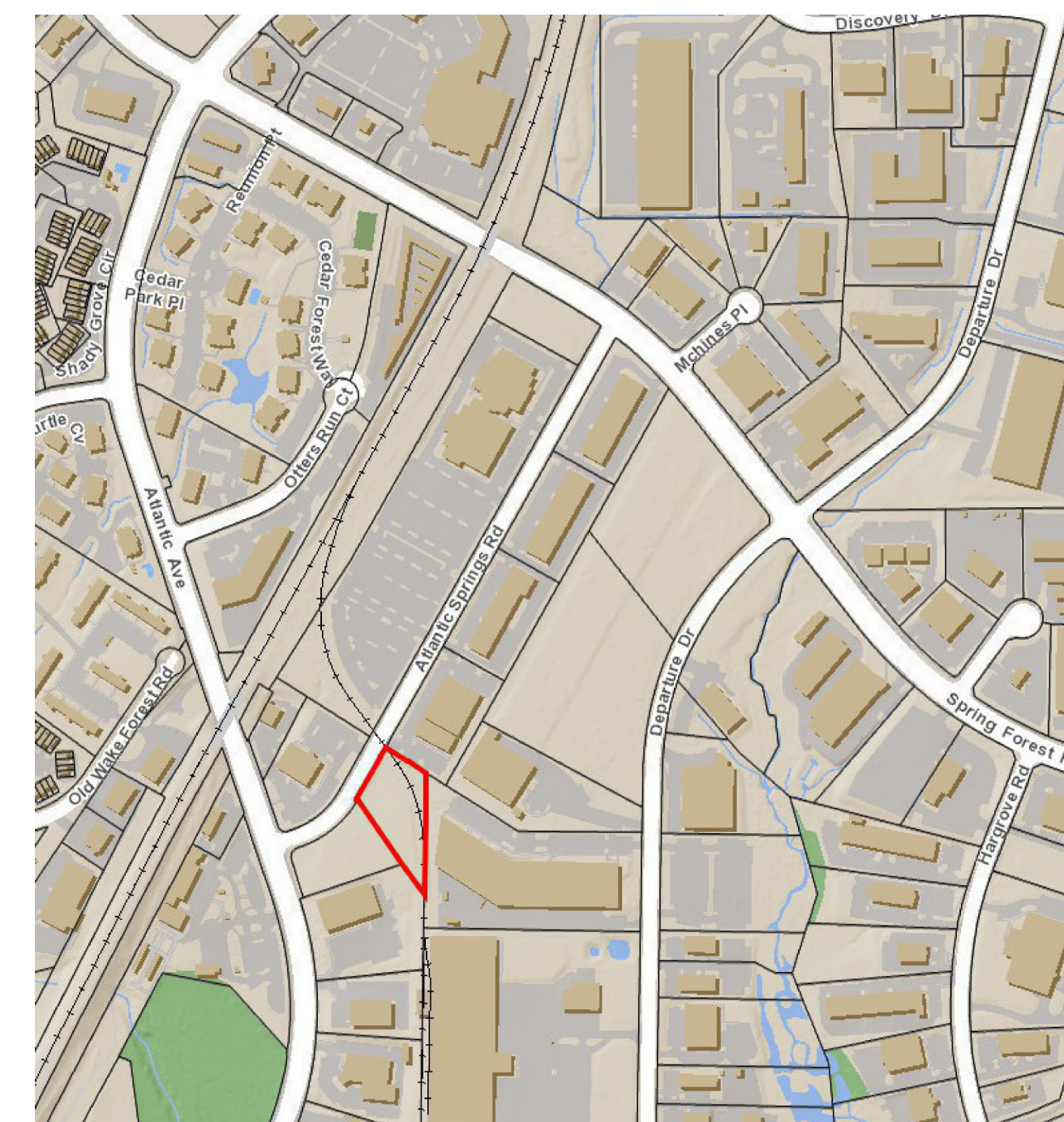
1. Site will not include the overnight storage of vehicles.
2. Site will not include the outdoor sale, lease, or rental of motor vehicles or heavy equipment.



PROJECT INFORMATION TABLE

Current Landowner Information	
MRH Investment Group LLC 102 Frontier Ct. Cary, NC 27513 919-834-7300 (e-mail Neal@northraleighautomotive.com)	
Architect Information	
Ron Webb P.O. Box 8273 Greenville, NC 27835 252-531-2711 (e-mail wgarryowen@cs.com)	
Civil/Site Engineer Information	
Robert W. Brantly, P.E. Engineering & Environmental Science Company 3008 Anderson Dr. Suite 102 Raleigh, NC 27609 919-781-7798 (e-mail e2s@bellsouth.net)	
Project Name: North Raleigh Radiator & Automotive Location: 5312 Atlantic Springs Rd. Raleigh, NC 27609 Pin Number: 1716960308 Current Deed Book/Page: 17140/777 Zoning: CX-3-PL Overlay District: None Existing Use: Vacant Proposed Use: Vehicle Repair (Major) Existing Total Lot Area= 1.29 acres Proposed Total Lot Area (After Dedication of 4.5' of R.O.W.)= 1.27 acres Existing Building Area= 0 sf Existing Impervious Surface = 0.07 ac (Railroad/Gravel) Impervious Surface After Construction= 0.45 ac. Proposed Building Area= 6,000 sf (single story) Allowable Building Height: 50 ft. Proposed Building Height: 17' - 2" (From Finished Grade) Right Side Facing Street Building Height (Per UDO 1.5.7.A): 18' - 2" Front Side Facing Street Building Height (Per UDO 1.5.7.A): 17' - 9" Required Vehicle Parking Spaces= 10 ¹ Proposed Vehicle Parking Spaces= 13 Note: 1 Parking Space is for Handicap Parking Required Longterm Bicycle Parking Spaces= 4 ² Provided Longterm Bicycle Parking Spaces= 4 Project is not located within 100 yr. Floodplain.	
Setbacks	
Building	Parking
Primary Street 5'	10'
Side/Rear Lot Line 0' or 6'	0' or 3'

Adjacent Property Information	
Owner	Zoning
1 MELKE, LLC MELKIT, LLC	CX-3-PL
2 FAIRWAY MEDIA GROUP LLC	IX-3-PL
3 DAVIS, DONALD A DAVIS, KENNETH S	CX-3
4 LEVEL 3 COMMUNICATIONS LLC	IX-3-PL
5 AMERIGLIDE INC	CX-3-PL



Administrative Site Review Application (for UDO Districts only)



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot Transaction Number Assigned Project Coordinator Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name **North Raleigh Radiator & Automotive**

Zoning District **CX-3-PL** Overlay District (if applicable) **None** Inside City Limits? Yes No

Proposed Use **Vehicle Repair (Major)**

Property Address(es) **5312 Atlantic Springs Rd.** Major Street Locator: (-200' northeast of intersection w/ Atlantic Ave.)

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

P.I.N. 1716960308	P.I.N.	P.I.N.	P.I.N.
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What is your project type?

<input type="checkbox"/> Apartment	<input type="checkbox"/> Elderly Facilities	<input type="checkbox"/> Hospitals	<input type="checkbox"/> Hotels/Motels	<input type="checkbox"/> Office
<input type="checkbox"/> Mixed Residential	<input type="checkbox"/> Non-Residential Condo	<input type="checkbox"/> School	<input type="checkbox"/> Shopping Center	<input type="checkbox"/> Banks
<input type="checkbox"/> Duplex	<input type="checkbox"/> Telecommunication Tower	<input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Residential Condo	<input type="checkbox"/> Retail
<input checked="" type="checkbox"/> Other: if other, please describe: Vehicle Repair (Major)				

WORK SCOPE

Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
New construction of 6,000 sf single story slab-on-grade building and associated parking (10 spots required). City sewer/water connection proposed.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
Design Adjustment for Block Perimeter (UDO 8.3.2.A)

CLIENT/DEVELOPER/OWNER

Company **MRH Investment Group, LLC** Name (s) **Neal Stewart & David Daniels (Member-Managers)**
 Address **102 Frontier Ct. Cary, NC 27513**
 Phone **919-834-7300** Email **Neal@northraleighautomotive.com** Fax

CONSULTANT (Contact Person for Plans)

Company **Engineering & Environmental Science Co.** Name (s) **Robert W. Brantly**
 Address **3008 Anderson Dr. Suite 102 Raleigh, NC 27609**
 Phone **919-781-7798** Email **e2s@bellsouth.net** Fax **919-781-7796**

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) CX-3-PL	Proposed building use(s) Vehicle Repair (Major)
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 0
Overlay District None	Proposed Building(s) sq. ft. gross 6,000
Total Site Acres <input checked="" type="checkbox"/> Inside City Limits <input type="checkbox"/> No 1.29	Total sq. ft. gross (existing & proposed) 6,000
Off street parking: Required 10 Provided 44-13	Proposed height of building(s) 16'-7 1/2"
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor 8'
CUD (Conditional Use District) case # Z-	

Stormwater Information	
Existing Impervious Surface 0.07 ac. (railroad) acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.38 ac. acres/square feet	If Yes, please provide: Alluvial Soils FEMA Map Panel # Flood Study
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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 development plan as approved by the City.

I hereby designate **Robert W. Brantly** 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.

Signed *Neal Stewart* Date **7/3/18**

Printed Name **NEAL STEWART**

Signed *David Daniel* Date **7/3/18**

Printed Name **DAVID DANIEL**

¹ 1 per 600 SF floor area

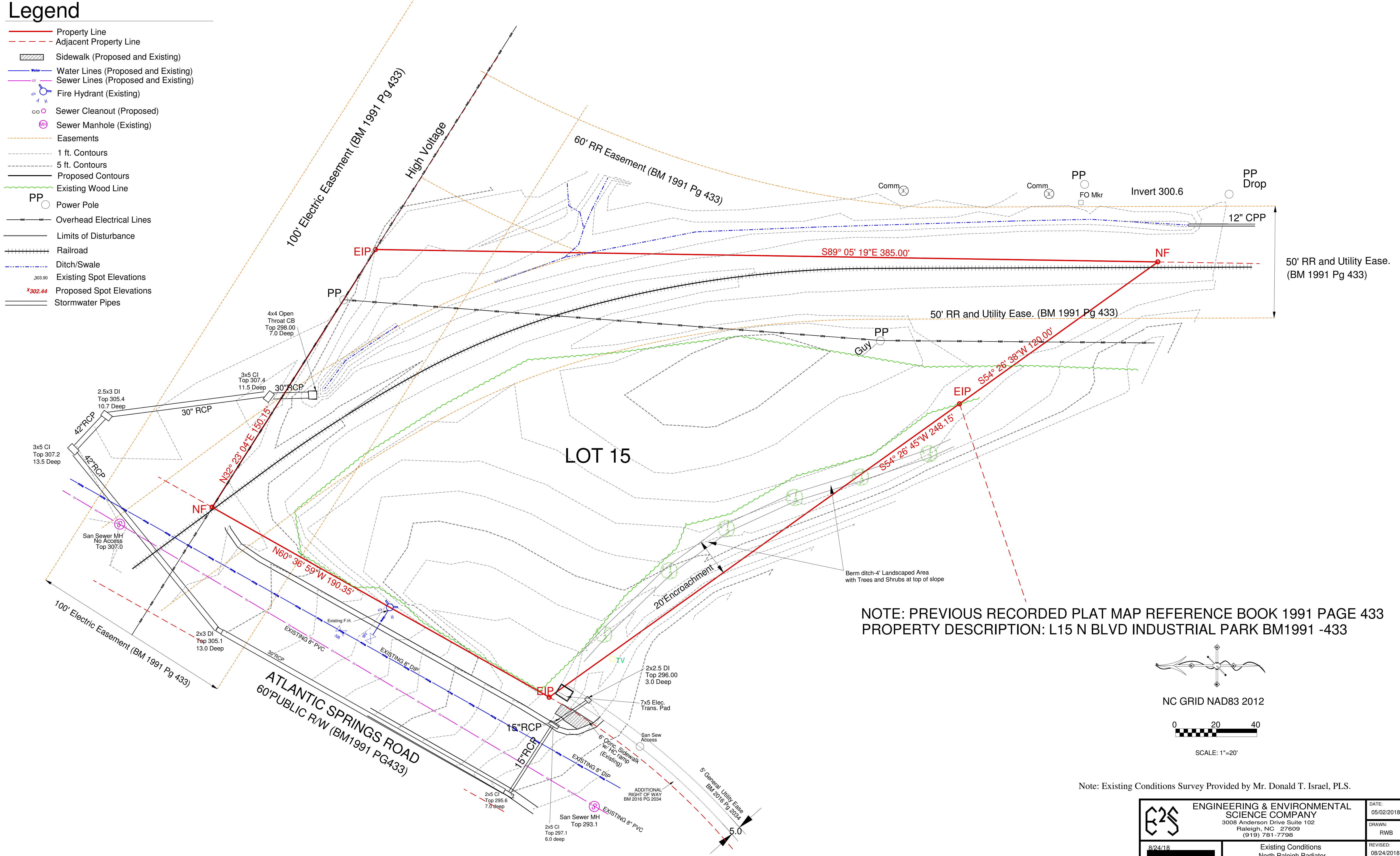
6,000 sf Vehicle Repair = 10 Spaces
600 sf

² Long-term bicycle parking must be covered and weather resistant, and must be located no more than 300 feet from building entrance.

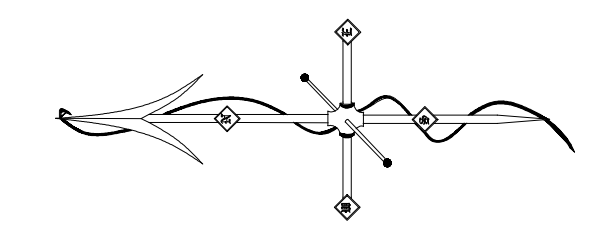
	ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY 3008 Anderson Drive Suite 102 Raleigh, NC 27609 (919) 781-7798	DATE: 05/02/2018 DRAWN: RWB
	Cover Sheet North Raleigh Radiator 5312 Atlantic Springs Rd. Raleigh, NC 27616-1872	REVISED: 08/24/2018 SCALE: SEE DRAWING
Stephenson General Contractors 1090 W Market St. Smithfield, NC 27577		Sheet No. C-0

Legend

- Property Line
- - - Adjacent Property Line
- Sidewalk (Proposed and Existing)
- Water Lines (Proposed and Existing)
- Sewer Lines (Proposed and Existing)
- Fire Hydrant (Existing)
- Sewer Cleanout (Proposed)
- Sewer Manhole (Existing)
- - - Easements
- - - 1 ft. Contours
- - - 5 ft. Contours
- Proposed Contours
- Existing Wood Line
- PP Power Pole
- Overhead Electrical Lines
- Limits of Disturbance
- Railroad
- - - Ditch/Swale
- Existing Spot Elevations
- *302.44 Proposed Spot Elevations
- Stormwater Pipes



NOTE: PREVIOUS RECORDED PLAT MAP REFERENCE BOOK 1991 PAGE 433
 PROPERTY DESCRIPTION: L15 N BLVD INDUSTRIAL PARK BM1991 -433



NC GRID NAD83 2012



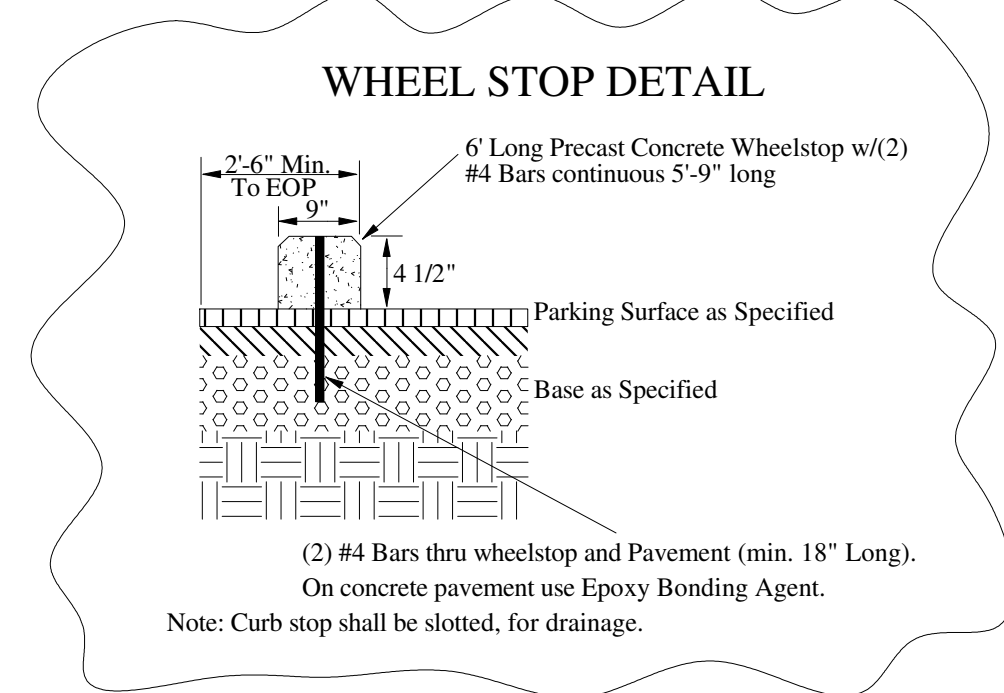
SCALE: 1"=20'

Note: Existing Conditions Survey Provided by Mr. Donald T. Israel, PLS.

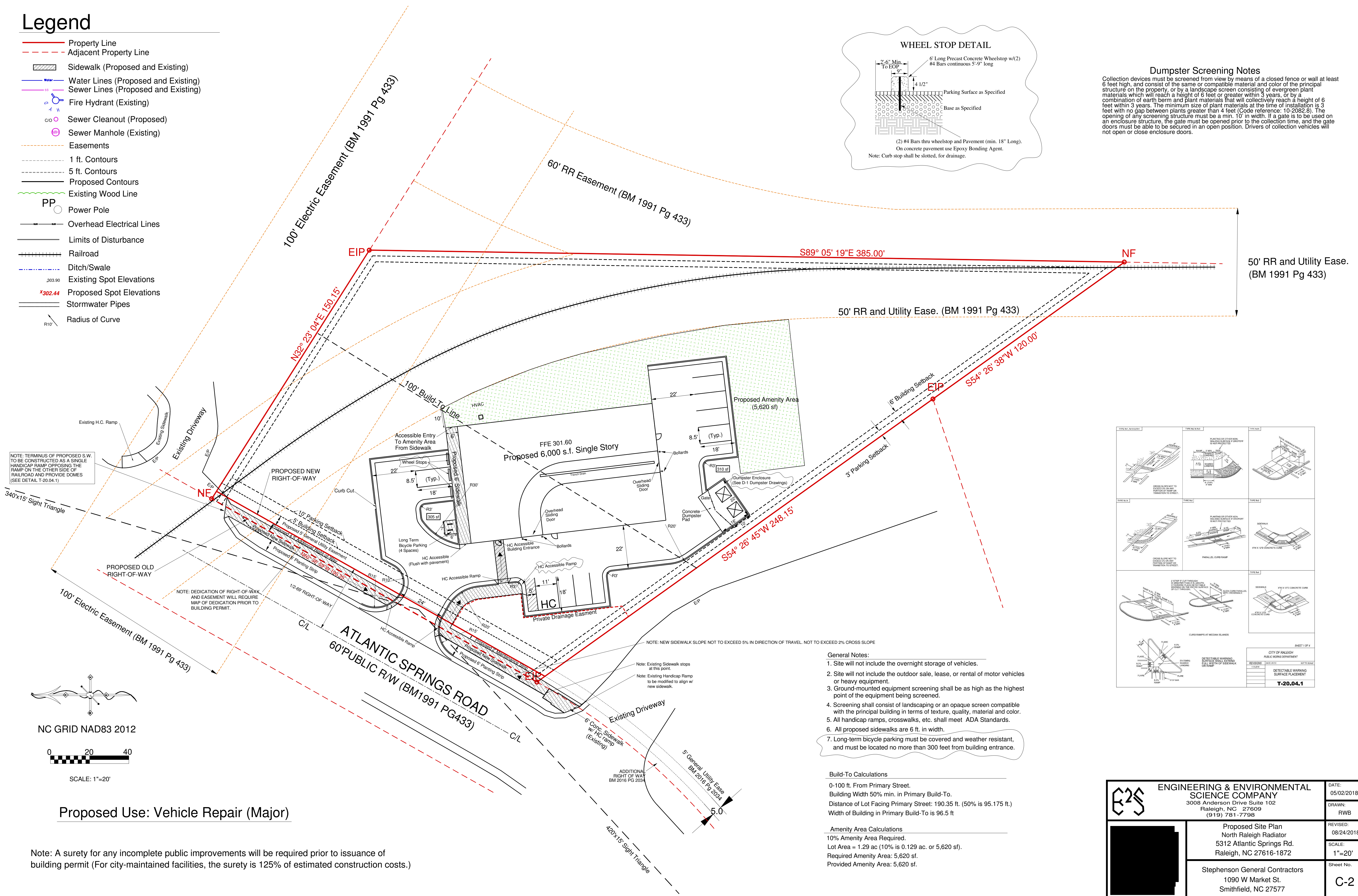
	ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY <small>3008 Anderson Drive Suite 102 Raleigh, NC 27609 (919) 781-7798</small>	<small>DATE:</small> 05/02/2018
	<small>8/24/18</small> 	<small>DRAWN:</small> RWB
Existing Conditions North Raleigh Radiator 5312 Atlantic Springs Rd. Raleigh, NC 27616-1872		<small>SCALE:</small> 1"=20'
Stephenson General Contractors 1090 W Market St. Smithfield, NC 27577		<small>Sheet No.</small> C-1

Legend

- Property Line
- - - Adjacent Property Line
- Sidewalk (Proposed and Existing)
- Water Lines (Proposed and Existing)
- Sewer Lines (Proposed and Existing)
- Fire Hydrant (Existing)
- Sewer Cleanout (Proposed)
- Sewer Manhole (Existing)
- - - Easements
- - - 1 ft. Contours
- - - 5 ft. Contours
- - - Proposed Contours
- Existing Wood Line
- Power Pole
- Overhead Electrical Lines
- Limits of Disturbance
- Railroad
- - - Ditch/Swale
- Existing Spot Elevations
- Proposed Spot Elevations
- Stormwater Pipes
- Radius of Curve



Dumpster Screening Notes
Collection devices must be screened from view by means of a closed fence or wall at least 6 feet high, and consist of the same or compatible material and color of the principal structure on the property, or by a landscape screen consisting of evergreen plant materials which will reach a height of 6 feet or greater within 3 years, or by a combination of earth berm and plant materials that will collectively reach a height of 6 feet within 3 years. The minimum size of plant materials at the time of installation is 3 feet with no gap between plants greater than 4 feet (Code reference: 10-2082.8). The opening of any screening structure must be a min. 10' in width. If a gate is to be used on an enclosure structure, the gate must be opened prior to the collection time, and the gate doors must be able to be secured in an open position. Drivers of collection vehicles will not open or close enclosure doors.



NOTE: TERMINUS OF PROPOSED S.W. TO BE CONSTRUCTED AS A SINGLE HANDICAP RAMP OPPOSING THE RAMP ON THE OTHER SIDE OF RAILROAD AND PROVIDE DOMES (SEE DETAIL T-20.04.1)

NOTE: DEDICATION OF RIGHT-OF-WAY AND EASEMENT WILL REQUIRE MAP OF DEDICATION PRIOR TO BUILDING PERMIT.

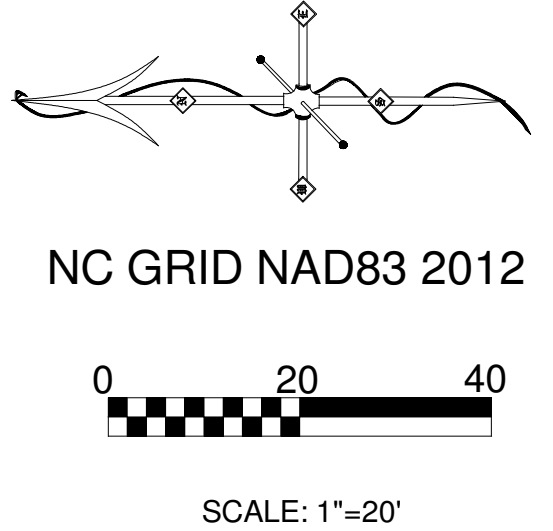
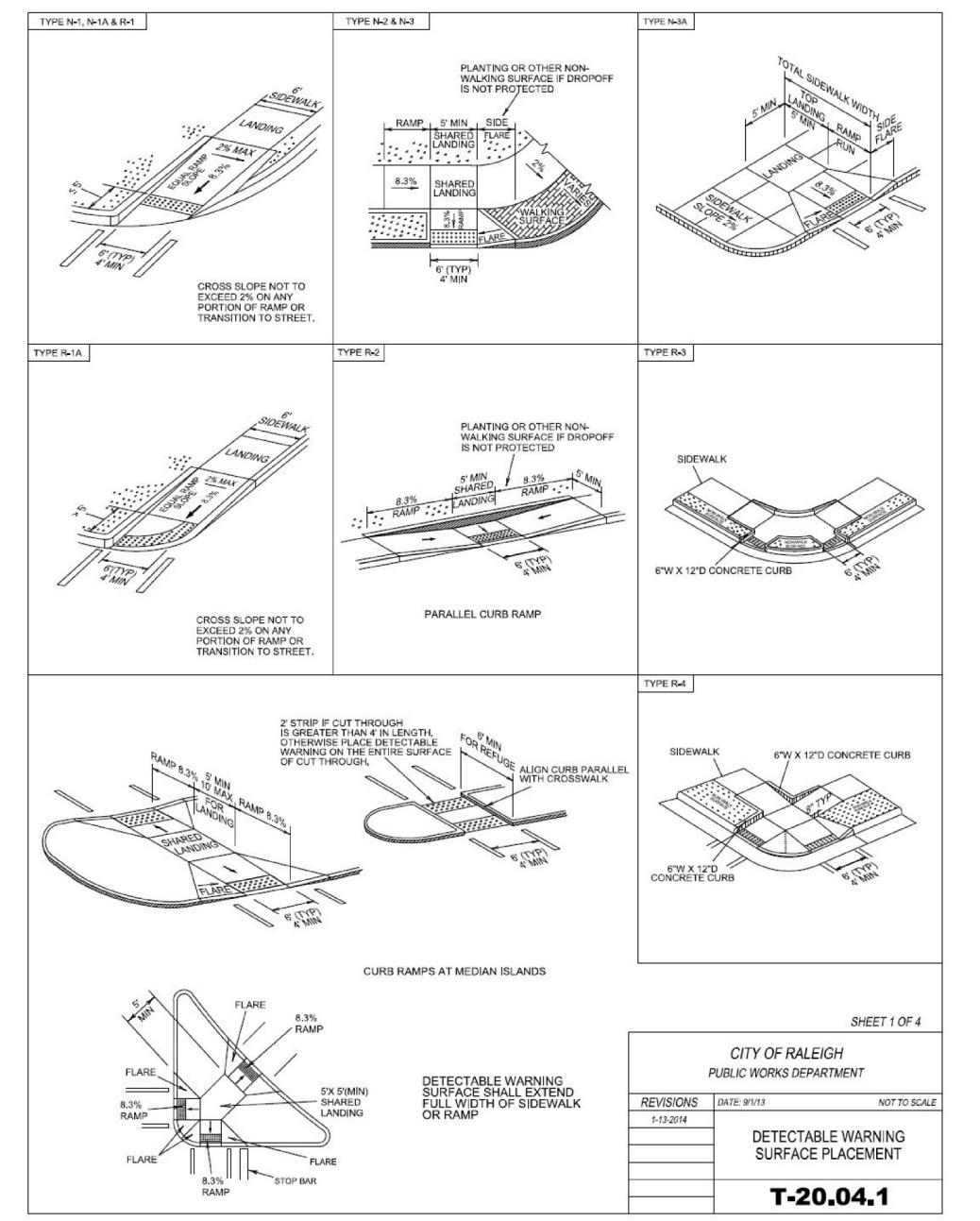
NOTE: NEW SIDEWALK SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. NOT TO EXCEED 2% CROSS SLOPE

Note: Existing Sidewalk stops at this point.
Note: Existing Handicap Ramp to be modified to align w/ new sidewalk.

- General Notes:**
1. Site will not include the overnight storage of vehicles.
 2. Site will not include the outdoor sale, lease, or rental of motor vehicles or heavy equipment.
 3. Ground-mounted equipment screening shall be as high as the highest point of the equipment being screened.
 4. Screening shall consist of landscaping or an opaque screen compatible with the principal building in terms of texture, quality, material and color.
 5. All handicap ramps, crosswalks, etc. shall meet ADA Standards.
 6. All proposed sidewalks are 6 ft. in width.
 7. Long-term bicycle parking must be covered and weather resistant, and must be located no more than 300 feet from building entrance.

Build-To Calculations
0-100 ft. From Primary Street.
Building Width 50% min. in Primary Build-To.
Distance of Lot Facing Primary Street: 190.35 ft. (50% is 95.175 ft.)
Width of Building in Primary Build-To is 96.5 ft

Amenity Area Calculations
10% Amenity Area Required.
Lot Area = 1.29 ac (10% is 0.129 ac. or 5,620 sf).
Required Amenity Area: 5,620 sf.
Provided Amenity Area: 5,620 sf.



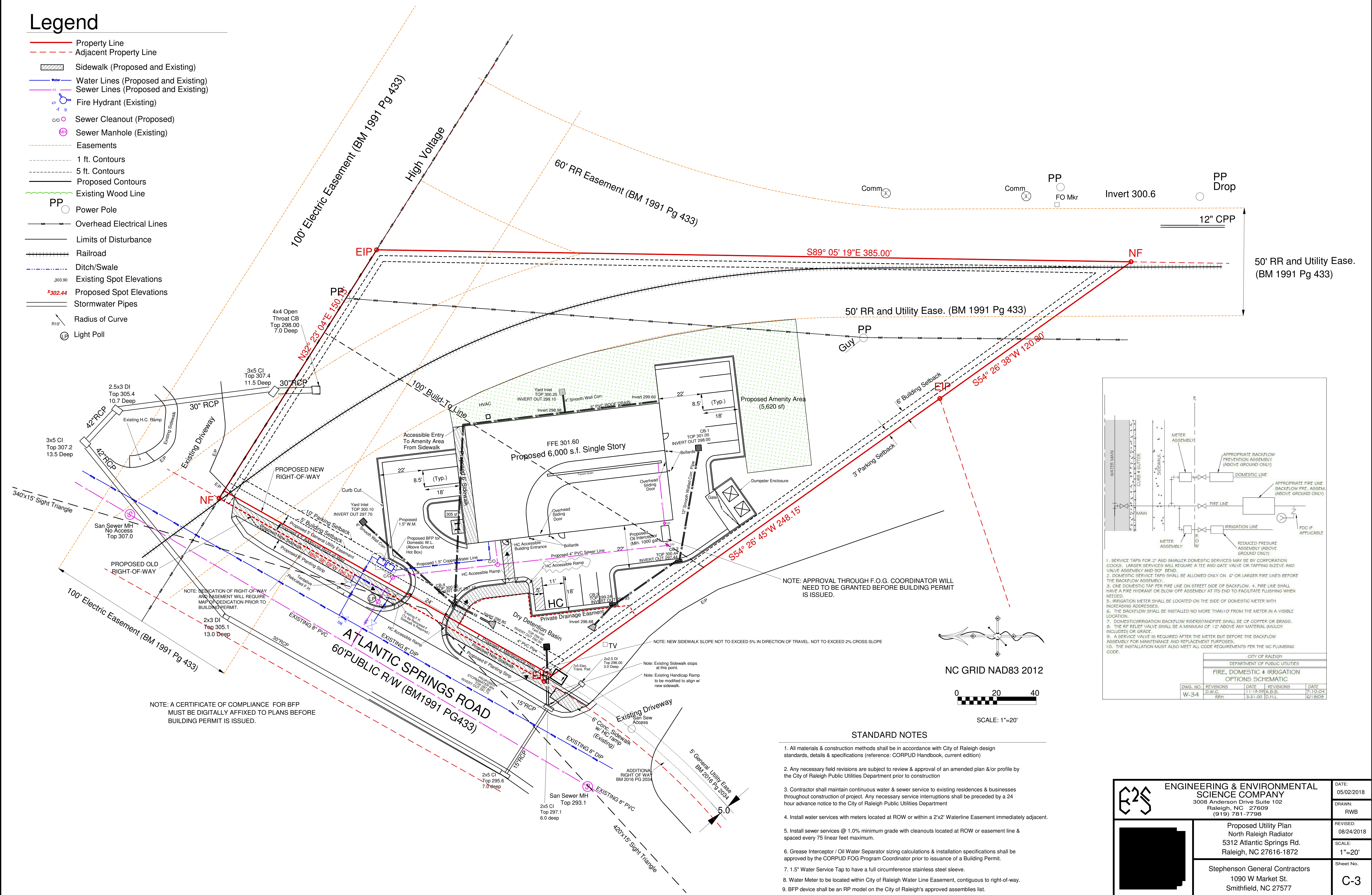
Proposed Use: Vehicle Repair (Major)

Note: A surety for any incomplete public improvements will be required prior to issuance of building permit (For city-maintained facilities, the surety is 125% of estimated construction costs.)

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	Stephenson General Contractors 1090 W Market St. Smithfield, NC 27577	SCALE: 1"=20' SHEET NO. C-2

Legend

- Property Line
- - - Adjacent Property Line
- Sidewalk (Proposed and Existing)
- Water Lines (Proposed and Existing)
- Sewer Lines (Proposed and Existing)
- Fire Hydrant (Existing)
- Sewer Cleanout (Proposed)
- Sewer Manhole (Existing)
- - - Easements
- - - 1 ft. Contours
- - - 5 ft. Contours
- - - Proposed Contours
- Existing Wood Line
- Power Pole
- Overhead Electrical Lines
- - - Limits of Disturbance
- Railroad
- Ditch/Swale
- Existing Spot Elevations
- * Proposed Spot Elevations
- Stormwater Pipes
- Radius of Curve
- Light Pole



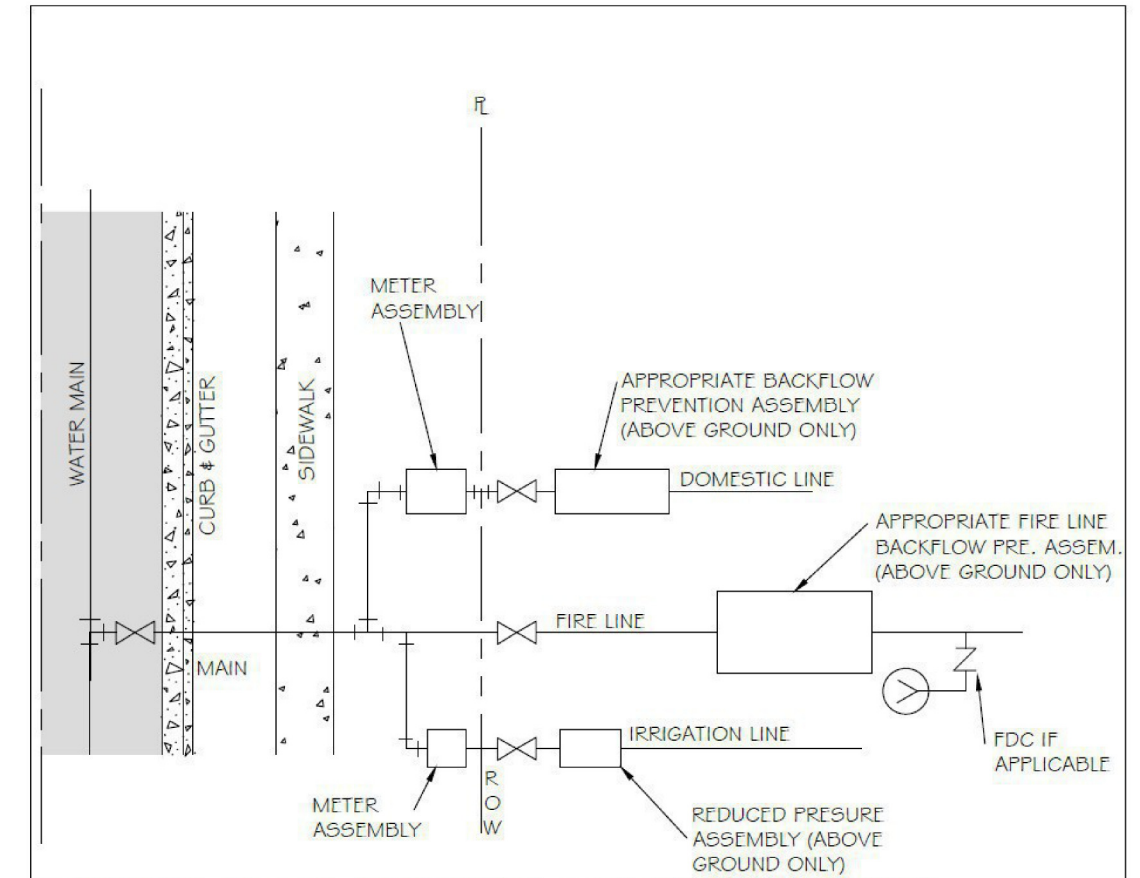
NOTE: A CERTIFICATE OF COMPLIANCE FOR BFP MUST BE DIGITALLY AFFIXED TO PLANS BEFORE BUILDING PERMIT IS ISSUED.

NOTE: APPROVAL THROUGH F.O.G. COORDINATOR WILL NEED TO BE GRANTED BEFORE BUILDING PERMIT IS ISSUED.

NOTE: NEW SIDEWALK SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. NOT TO EXCEED 2% CROSS SLOPE

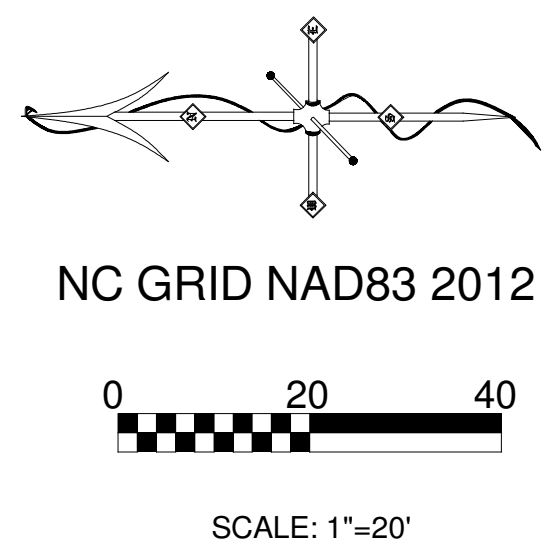
Note: Existing Sidewalk stops at this point.

Note: Existing Handicap Ramp to be modified to align w/ new sidewalk.



1. SERVICE TAPS FOR 2" AND SMALLER DOMESTIC SERVICES MAY BE BY CORPORATION COCKS. LARGER SERVICES WILL REQUIRE A TEE AND GATE VALVE OR TAPPING SLEEVE AND VALVE ASSEMBLY AND 90° BEND.
2. DOMESTIC SERVICE TAPS SHALL BE ALLOWED ONLY ON 6" OR LARGER FIRE LINES BEFORE THE BACKFLOW ASSEMBLY.
3. ONE DOMESTIC TAP PER FIRE LINE ON STREET SIDE OF BACKFLOW. 4. FIRE LINE SHALL HAVE A FIRE HYDRANT OR BLOW OFF ASSEMBLY AT ITS END TO FACILITATE FLUSHING WHEN NEEDED.
5. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
6. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN 1' FROM THE METER IN A VISIBLE LOCATION.
7. DOMESTIC/IRRIGATION BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
8. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH) INCLUDED OR GRADE.
9. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
10. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
FIRE, DOMESTIC & IRRIGATION				
OPTIONS SCHEMATIC				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-34	D.W.C.	11/18/2016	A.B.B.	7-10-2014
	RPT	8-31-2010	D.H.L.	6/16/2009



STANDARD NOTES

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. 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
3. 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
4. Install water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent.
5. Install sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
6. 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.
7. 1.5" Water Service Tap to have a full circumference stainless steel sleeve.
8. Water Meter to be located within City of Raleigh Water Line Easement, contiguous to right-of-way.
9. BFP device shall be an RP model on the City of Raleigh's approved assemblies list.

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	Stephenson General Contractors 1090 W Market St. Smithfield, NC 27577	SCALE: 1"=20' Sheet No. C-3

NORTH RALEIGH RADIATOR AND AUTO REPAIR

5312 ATLANTIC SPRINGS RD.
RALEIGH, NC

STEPHENSON
GENERAL CONTRACTORS
SINCE 1973

Project Consultants



STRUCTURAL

NEVILLE ENGINEERING

AUGUSTUS NEVILLE, PE
100-B CULBRETH RD.
CHAPEL HILL, NC 27516
TEL: (919) 740-3427

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Issue Date: 06/22/2018

Plot Date:

Revisions

Mark	Date	Description
1	07/03/18	ADDED GRADE ELEV. & HEIGHTS
2	08/19/18	CLARIFIED TRANSPARENCY REQMTS
3	08/21/18	FINAL TRANSPARENCY REVISIONS

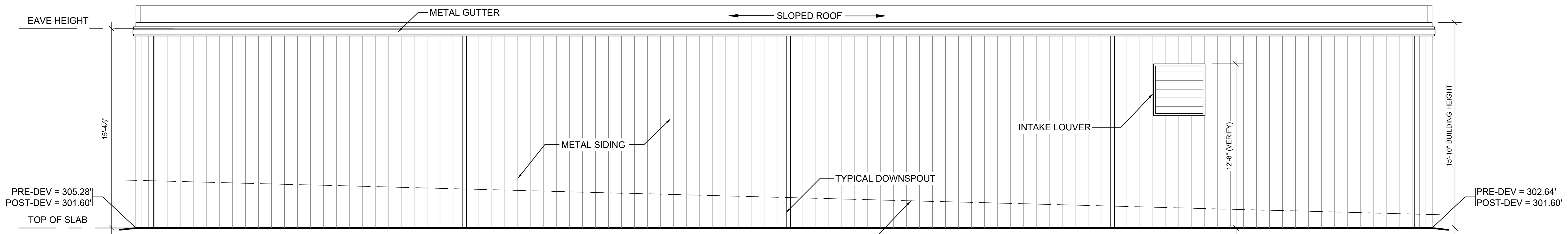
Drawing No.

ELEVATIONS **A-3**

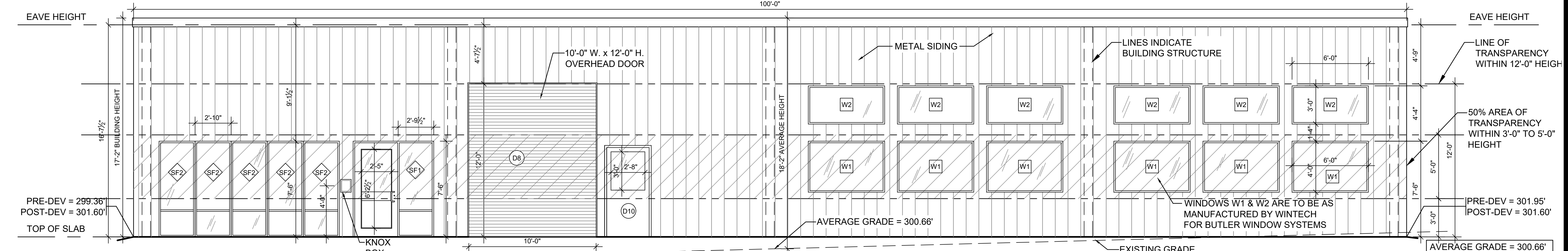
of

ARCHITECT

RON W. WEBB
P.O. BOX 8273
GREENVILLE, NC 27835
TEL: (252) 531-2711



LEFT SIDE ELEVATION

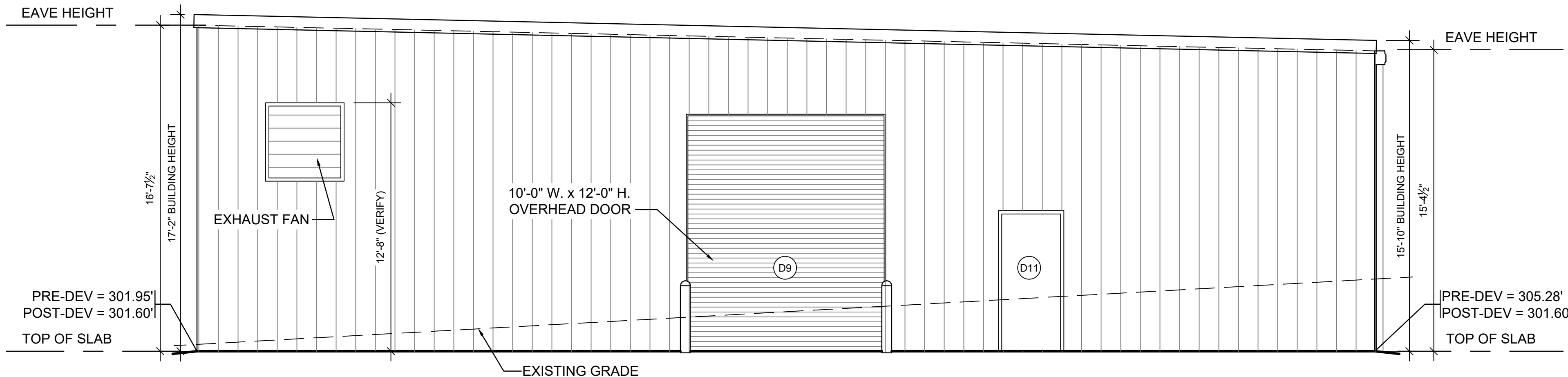


RIGHT SIDE ELEVATION STREET FACING SIDE

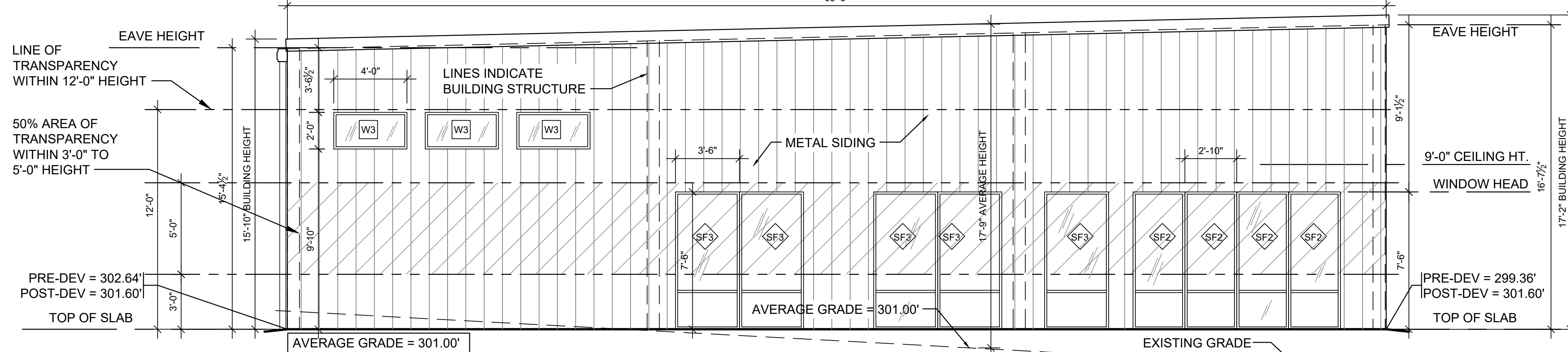
TRANSPARENCY CALCULATIONS
AS OUTLINED IN CITY OF RALEIGH UDO SECTION 1.5.9

RIGHT SIDE ELEVATION - STREET FACING SIDE	
OVERALL WALL AREA = 12'-0" (HT.) x 100' (BUILDING LENGTH) =	1,200 SF. TOTAL
REQUIRED TRANSPARENCY AREA (U.D.O. SEC. 1.5.9.B.1) (1,200 SF x 0.33) =	396 SF. REQUIRED
REQUIRED TRANSPARENCY AREA WITHIN 3' - 8' HT. RANGE (U.D.O. SEC. 1.5.9.B.1) (396 SF x 0.50) =	198 SF. REQUIRED
TRANSPARENCY AREA PROVIDED:	
SF-1 (INCL. DOOR GLASS) (38.0 SF x 1 UNIT = 38 SF)	
SF-2 (21.2 SF x 5 UNITS = 106 SF)	
W1 (24.0 SF x 6 UNITS = 144 SF)	
W2 (18.0 SF x 6 UNITS = 108 SF)	
D10 (8.0 SF x 1 UNIT = 8 SF)	
	403 SF. PROVIDED
TRANSPARENCY AREA PROVIDED WITHIN 3' - 8' RANGE	
SF-1 (INCL. DOOR GLASS) (22 SF x 1 UNIT = 22 SF)	
SF-2 (12.8 SF x 5 UNITS = 64 SF)	
W1 (24 SF x 6 UNITS = 144 SF)	
D10 (8 SF x 1 UNITS = 8 SF)	
	238 SF. PROVIDED
FRONT ELEVATION - STREET FACING SIDE	
OVERALL WALL AREA = 12'-0" (HT.) x 60' (BUILDING LENGTH) =	720 SF. TOTAL
REQUIRED TRANSPARENCY AREA (U.D.O. SEC. 1.5.9.B.1) (720 SF x 0.33) =	238 SF. REQUIRED
REQUIRED TRANSPARENCY AREA WITHIN 3' - 8' HT. RANGE (U.D.O. SEC. 1.5.9.B.1) (238 SF x 0.50) =	119 SF. REQUIRED
TRANSPARENCY AREA PROVIDED:	
SF-2 (21.2 SF x 4 UNITS = 85 SF)	
SF-3 (26.0 SF x 5 UNITS = 130 SF)	
W3 (8.0 SF x 3 UNITS = 24 SF)	
	239 SF. PROVIDED
TRANSPARENCY AREA PROVIDED WITHIN 3' - 8' RANGE	
SF-2 (12.8 SF x 4 UNITS = 51 SF)	
SF-3 (15.5 SF x 5 UNITS = 77 SF)	
	128 SF. PROVIDED

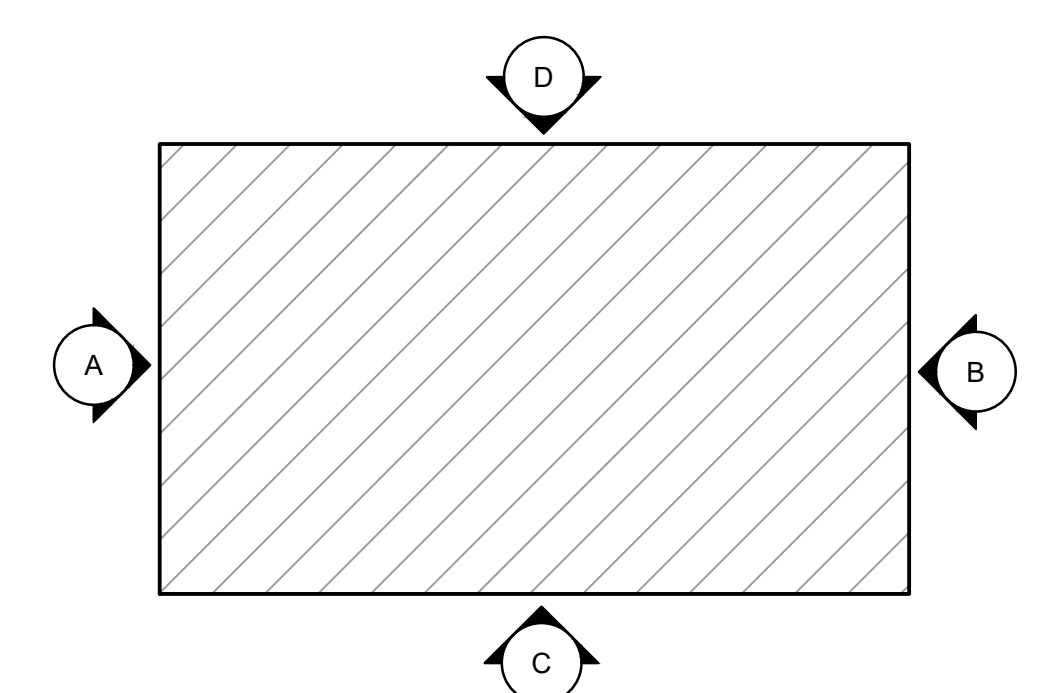
NOTE: STREET FACING ELEVATIONS HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE INTENT OF UDO SECTION 1.5.10 "BLANK WALL AREA" SUCH THAT NO BLANK WALL IS MORE THAN 30'-0" IN VERTICAL OR HORIZONTAL DIRECTION.



REAR ELEVATION



FRONT ELEVATION STREET FACING SIDE



ELEVATION KEY PLAN