# Administrative Site Review Application

**Planning and Development Customer Service Center** • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the Permit and Development Portal. (Note: There is a fee for this verification service.)

**Site Plan Tier:** Tier Two Site Plan ☐ Tier Three Site Plan ☑

| Building Type | | Site Transaction History |
|---|---|---|
| ☐ Detached | ☐ Cottage Court | Subdivision case #: _____ |
| ☐ Attached | ☑ General | Scoping/sketch plan case #: SCOPE-0141-2022 |
| ☐ Apartment | ☐ Mixed use | Certificate of Appropriateness #: _____ |
| ☐ Townhouse | ☐ Open lot | Board of Adjustment #: _____ |
| ☐ Tiny house | ☐ Civic | Zoning Case #: Z-2-889 |
| | | Design Alternate #: _____ |

**GENERAL INFORMATION**

Development name: Project Ocean

Inside City limits? ◯ Yes ◉ No

Property address(es):
4320 Auburn Church Road, Garner, NC 27529

Site P.I.N.(s): 1721-45-8914

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
625,500 sf Light Industrial Building, 288 sf guardshack and 8,208 sf vehicle service / wash building.

**Current Property Owner(s):**

| | |
|---|---|
| Company: Sound Timber Management, LLC | Title: |
| Address: 333 Sherwee Drive, Raleigh, NC 27603 | |
| Phone #: | Email: hgbjr@bellsouth.net |

**Applicant Name (If different from owner. See "who can apply" in instructions):** Michael J. Kane, PE

Relationship to owner: ☐ Lessee or contract purchaser ☑ Owner's authorized agent ☐ Easement holder

| | |
|---|---|
| Company: Capital Civil Engineering, PLLC | Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502 |

| | |
|---|---|
| Phone #: 919 249-8587 | Email: mkane@capitalcivil.com |
| **NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.** | |
| **Developer Contact:** David Parker, PE | |
| Company: Development and Construction Insight | Title: Vice President |
| Address: 2054 Kildaire Farm Rd, #167 Cary, NC 27518 | |
| Phone #: 919 868-3099 | Email: David@dcinsightllc.com |
| Applicant Name: Michael J. Kane, PE | |
| Company: Capital Civil Engineering, PLLC | Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502 |
| Phone #: 919 249-8587 | Email: mkane@capitalcivil.com |

| **DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)** | |
|---|---|
| **SITE DATA** | **BUILDING DATA** |
| Zoning district(s) (please provide the acreage of each): IH-CU - 63.99 ac | Existing gross floor area (not to be demolished): 0 |
| Gross site acreage: 63.99 ac | Existing gross floor area to be demolished: 0 |
| # of parking spaces proposed: 442 | New gross floor area: 633,996 sf |
| Max # parking permitted (7.1.2.C): no max | Total sf gross (to remain and new): 633,996 sf |
| Overlay District (if applicable): SHOD-1 | Proposed # of buildings: 3 |
| Existing use (UDO 6.1.4): Vacant | Proposed # of stories for each: 1 |
| Proposed use (UDO 6.1.4): Light Industrial | Proposed # of basement levels (UDO 1.5.7.A.6) 0 |

| **STORMWATER INFORMATION** | |
|---|---|
| Imperious Area on Parcel(s):<br>Existing (sf) 0 Proposed total (sf) 1,476,766 | Impervious Area for Compliance (includes ROW):<br>Existing (sf) 0 Proposed total (sf) 1476766 |

| **RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS** | |
|---|---|
| Total # of dwelling units: 0 | Total # of hotel bedrooms: 0 |
| # of bedroom units: 1br ☐ 2br ☐ 3br ☐ | 4br or more ☐ |
| # of lots: | Is your project a cottage court? ◯ Yes ◯ No |
| | A frequent transit development? ◯ Yes ◯ No |

Continue to Applicant Signature Block on Page Three.

## APPLICANT SIGNATURE BLOCK

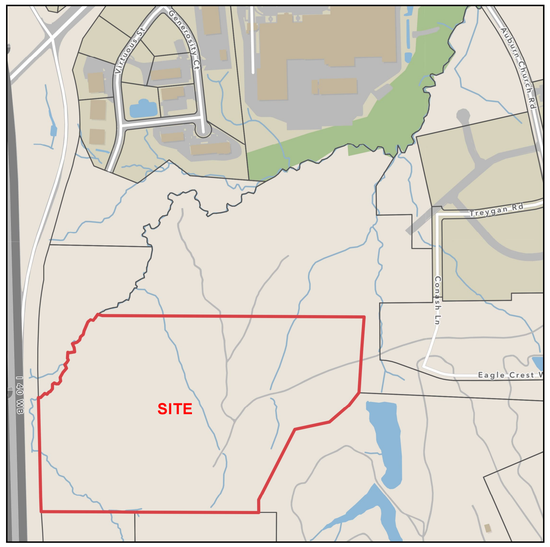
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

| Signature: | Date: 11/17/2022 |
|---|---|
| Printed Name: Michael J. Kane | |




Vicinity Map

N

0 250 500 1000 ft

1 inch equals 500 feet

Property

***Disclaimer***
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

**BLOCK PERIMETER EXEMPTION**

BLOCK PERIMETER REQUIREMENTS ARE NOT APPLICABLE FOR IH ZONING PWE UDO SECTION 8.3.2.A.2.b

**STUB STREET EXEMPTION**

CREATION OF STUB STREET OBSTRUCTED BY WATERCOURSE THAT HAS ONE (1) SQUARE MILE OF DISCHARGE AREA OR MORE PER UDO SECTION 8.3.2.A.1.b.vi.c.

**CROSS ACCESS EXEMPTION**

CREATION OF CROSS ACCESS OBSTRUCTED BY STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE PER UDO SECTION 8.3.5.D.5.b.iii

## SOLID WASTE SERVICES STATEMENT

– DEVELOPER/OWNER HAS REVIEWED THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL AND SHALL COMPLY WITH IT'S REQUIREMENTS.
– ONSITE COMPACTORS TO BE PLACED IN LOADING DOCK AREAS TO BE SERVICED BY PRIVATE SOLID WASTER SERVICES PICK UP.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-4540, at least twenty-four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

## AFFILIATED PLANS

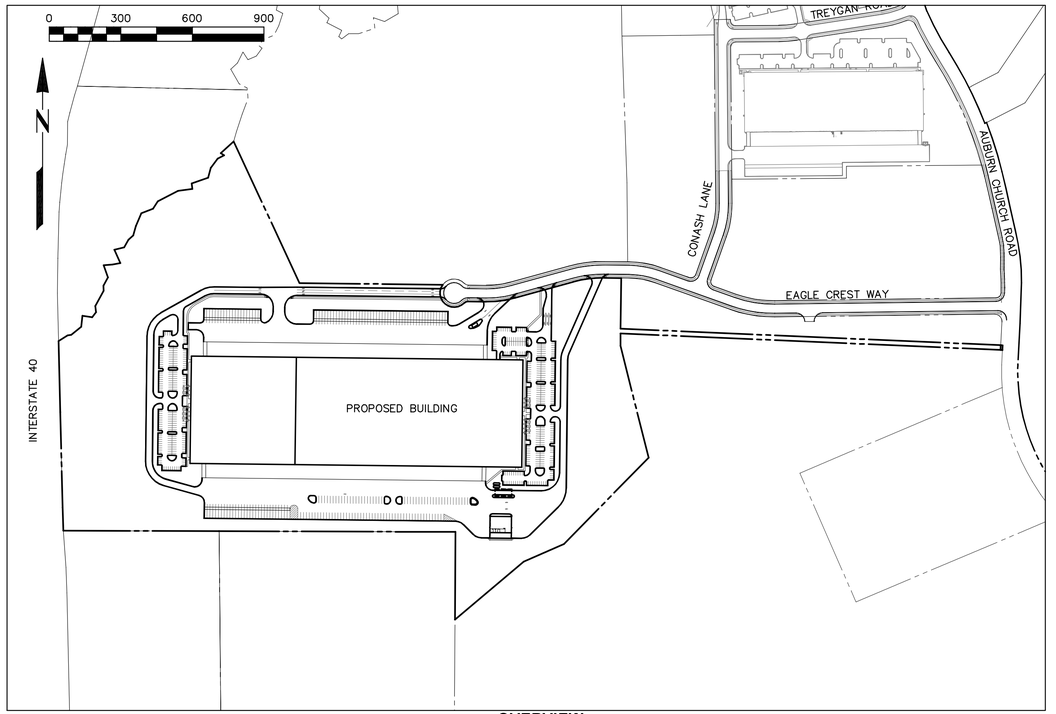
| | |
|---|---|
| REZONING | Z-2-889 |
| SKETCH PLAN | SCOPE-0141-2022 |
| RECOMBINATION | RCMP-0299-2022 |
| SUBDIVISION (PROPOSED EAGLE CREST WAY FRONTAGE) | SUB-0074-2022 |

**OWNER**
SOUND TIMBER MANAGEMENT, LLC
333 SHERWEE DR
RALEIGH, NC 27603

**PROJECT MANAGER**
DEVELOPMENT AND CONSTRUCTION INSIGHT
2054 KILDAIRE FARM ROAD, #167
CARY, NORTH CAROLINA 27518
DAVID PARKER
David@DCInsightllc.com
919-868-3099

**ENGINEER / APPLICANT**
CAPITAL CIVIL ENGINEERING, PLLC
1011 PEMBERTON HILL RD, STE 203
APEX, NC 27502
PH: 919 249-8587
MICHAEL J. KANE, PE
mkane@capitalcivil.com
919-249-8587

# PROJECT OCEAN
## ADMINISTRATIVE SITE PLAN
## ASR-____-2022




**OVERVIEW**
SCALE: 1" = 300'

## SHEET INDEX


| | |
|---|---|
| COVER SHEET | C100 |
| ZONING CONDITIONS | C101 |
| EXISTING CONDITIONS | C102-C103 |
| RECOMBINATION PLAT (BY OTHERS) | C104 |
| SITE PLAN | C200-C204 |
| GRADING PLAN | C300-C303 |
| SCM PLAN | C304-C306 |
| UTILITY PLAN | C400-C403 |
| TREE CONSERVATION PLAN | C500-C504 |
| LANDSCAPE PLAN | C600-C604 |
| LIGHTING PLAN | C700 |
| DETAILS | C800-C801 |
| ELEVATIONS | A100 TBD |


## SITE DATA

| | |
|---|---|
| PARCEL ID NO | 1721-45-8914 |
| ZONING | IH-CU |
| OVERLAY | SHOD-1 |
| FRONTAGE TYPE | NONE |
| EXISTING USE | VACANT |
| PROPOSED USE | LIGHT INDUSTRIAL |
| EXISTING BUILDING | 0 SF |
| PROPOSED BUILDINGS | 633,996 SF |
| RESIDENTIAL DENSITY | NONE |
| PARKING REQUIRED | NO MAXIMUM |
| PARKING PROPOSED | 442 |
| PRIMARY STREET | EAGLE CREST WAY (PROPOSED) |
| AREA GROSS EXISTING | 63.99 ACRES |
| AREA NET AFTER R/W | 63.98 ACRES |
| EXISTING IMPERVIOUS | 0 ACRES |
| PROPOSED IMPERVIOUS | 33.90 ACRES |
| 100YR FLOOD PLAIN | YES, PANEL 3720172100K, JULY 19, 2022 |
| HEIGHT, STORIES ALLOWABLE | 50' / 3 STORIES |
| HEIGHT, STORIES PROPOSED | 48' / 1 STORY |
| LAND DISTURBANCE | 49.23 ACRES |

DCI Development & Construction Insight, LLC
2054 KILDAIRE FARM RD, #167 CARY, NC 27518
www.dcinsightllc.com

**PROJECT OCEAN - ASR-____-2022**
4320 AUBURN CHURCH ROAD, GARNER, NC 27529
RALEIGH JURISDICTION, ZONING: IH-CU OVERLAY: SHOD-1
**COVER SHEET**

REVISIONS:
11/17/2022 - ASR 1st REVIEW

CCE - CAPITAL CIVIL ENGINEERING -
1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502
PH 919 590-1687 FX 919 590-1687
COPYRIGHT 2021 CAPITAL CIVIL ENGINEERING, PLLC P-0809

SEAL

DATE
NOVEMBER 17, 2022

ISSUED FOR
ASR REVIEW

SHEET NO.
**C100**

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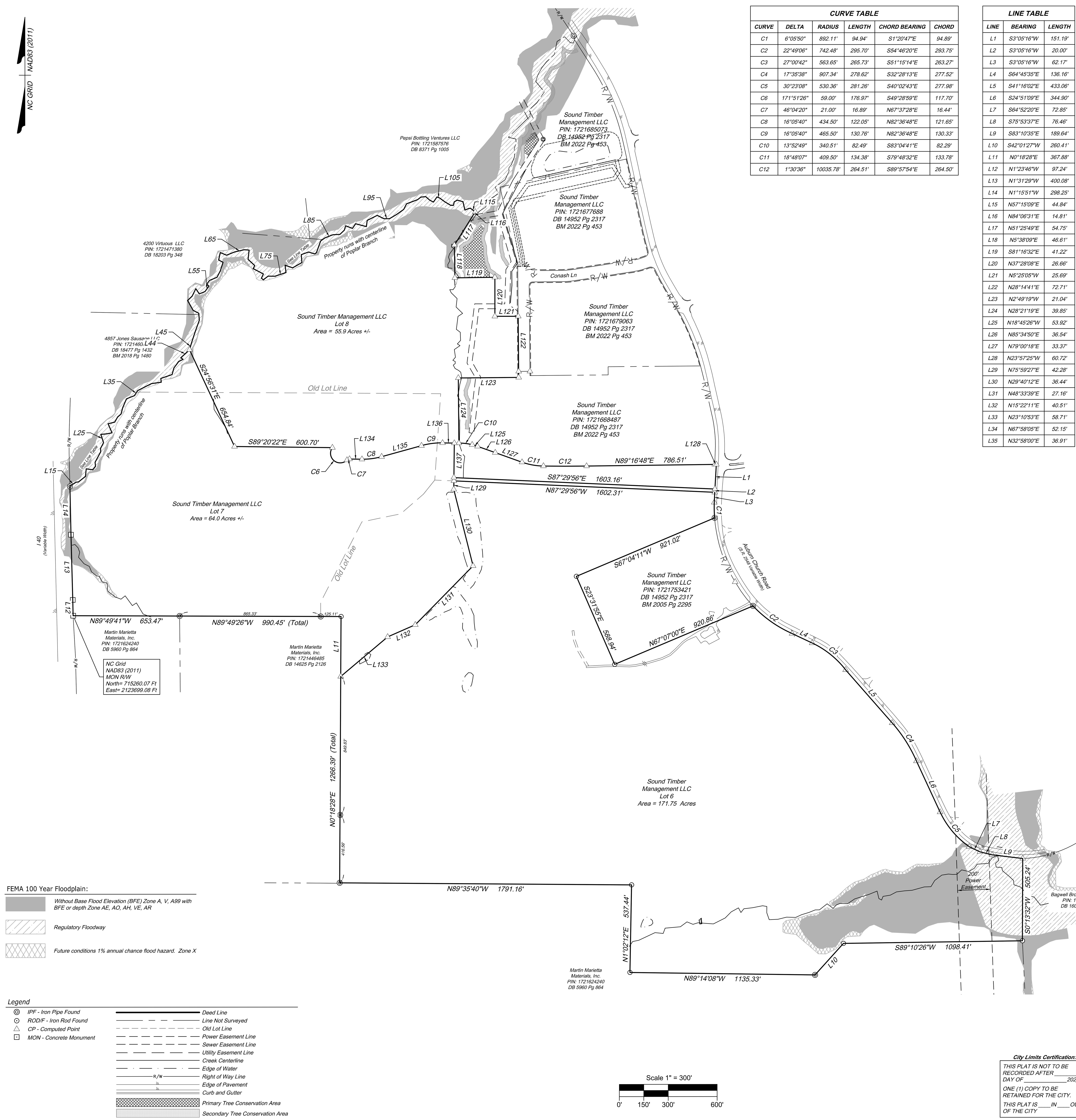
Signature: _____ Date: 11/17/2022

Printed Name: Michael J. Kane

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**CURVE TABLE**

| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 6°05'50" | 892.11' | 94.94' | S1°20'47"E | 94.89' |
| C2 | 22°49'06" | 742.48' | 295.70' | S54°46'20"E | 293.75' |
| C3 | 27°00'42" | 563.65' | 265.73' | S51°15'14"E | 263.27' |
| C4 | 17°35'38" | 907.34' | 278.62' | S32°28'13"E | 277.52' |
| C5 | 30°23'08" | 530.36' | 281.26' | S40°02'43"E | 277.98' |
| C6 | 171°51'26" | 59.00' | 176.97' | S49°28'59"E | 117.70' |
| C7 | 46°04'20" | 21.00' | 16.89' | N67°37'28"E | 16.44' |
| C8 | 16°05'40" | 434.50' | 122.05' | N82°36'48"E | 121.65' |
| C9 | 16°05'40" | 465.50' | 130.76' | N82°36'48"E | 130.33' |
| C10 | 13°52'49" | 340.51' | 82.49' | S83°04'41"E | 82.29' |
| C11 | 18°48'07" | 409.50' | 134.38' | S79°48'32"E | 133.78' |
| C12 | 1°30'36" | 10035.78' | 264.51' | S89°57'54"E | 264.50' |

**LINE TABLE**

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | S3°05'16"W | 151.19' |
| L2 | S3°05'16"W | 20.00' |
| L3 | S3°05'16"W | 62.17' |
| L4 | S64°45'35"E | 136.16' |
| L5 | S41°16'02"E | 433.06' |
| L6 | S24°51'09"E | 344.90' |
| L7 | S64°52'20"E | 72.85' |
| L8 | S75°53'37"E | 76.46' |
| L9 | S83°10'35"E | 189.64' |
| L10 | S42°01'27"W | 260.41' |
| L11 | N0°18'28"E | 367.88' |
| L12 | N1°23'46"W | 97.24' |
| L13 | N1°31'29"W | 400.08' |
| L14 | N1°15'51"W | 298.25' |
| L15 | N57°15'09"E | 44.84' |
| L16 | N84°06'31"E | 14.81' |
| L17 | N51°25'49"E | 54.75' |
| L18 | N5°38'09"E | 46.61' |
| L19 | S81°16'32"E | 41.22' |
| L20 | N37°28'08"E | 26.66' |
| L21 | N5°25'05"W | 25.69' |
| L22 | N28°14'41"E | 72.71' |
| L23 | N2°49'19"W | 21.04' |
| L24 | N28°21'19"E | 39.85' |
| L25 | N18°45'26"W | 53.92' |
| L26 | N85°34'50"E | 36.54' |
| L27 | N79°00'18"E | 33.37' |
| L28 | N23°57'25"W | 60.72' |
| L29 | N75°59'27"E | 42.28' |
| L30 | N29°40'12"E | 36.44' |
| L31 | N48°33'39"E | 27.16' |
| L32 | N15°22'11"E | 40.51' |
| L33 | N23°10'53"E | 58.71' |
| L34 | N67°58'05"E | 52.15' |
| L35 | N32°58'00"E | 36.91' |

**LINE TABLE**

| LINE | BEARING | LENGTH |
|---|---|---|
| L36 | N62°59'56"E | 95.24' |
| L37 | N81°54'13"E | 60.71' |
| L38 | N7°01'38"W | 23.25' |
| L39 | N70°54'12"E | 73.51' |
| L40 | N14°53'59"E | 41.91' |
| L41 | N36°48'44"E | 48.89' |
| L42 | N63°09'38"E | 30.40' |
| L43 | N55°50'23"W | 17.07' |
| L44 | N47°31'03"E | 72.63' |
| L45 | N16°00'23"E | 43.54' |
| L46 | N18°18'47"E | 76.83' |
| L47 | N20°13'14"E | 70.20' |
| L48 | N5°09'21"W | 43.86' |
| L49 | N63°12'03"W | 37.77' |
| L50 | N29°33'21"W | 70.06' |
| L51 | N46°28'56"E | 37.91' |
| L52 | N26°13'23"E | 51.77' |
| L53 | S33°45'00"E | 38.49' |
| L54 | N67°28'19"E | 37.94' |
| L55 | N35°31'44"E | 41.41' |
| L56 | N50°56'39"W | 17.67' |
| L57 | N37°09'28"E | 29.68' |
| L58 | N67°18'45"E | 48.98' |
| L59 | N27°18'14"E | 45.11' |
| L60 | N17°43'21"E | 54.64' |
| L61 | N62°45'57"W | 30.28' |
| L62 | N11°48'15"E | 47.05' |
| L63 | S66°39'37"E | 42.09' |
| L64 | N67°56'26"E | 53.39' |
| L65 | N77°04'30"E | 60.23' |
| L66 | S86°39'40"E | 30.44' |
| L67 | S6°42'35"W | 57.60' |
| L68 | S47°14'51"E | 56.02' |
| L69 | S26°36'32"W | 20.95' |
| L70 | S62°28'49"E | 70.46' |

**LINE TABLE**

| LINE | BEARING | LENGTH |
|---|---|---|
| L71 | S24°29'47"W | 28.75' |
| L72 | S49°13'24"E | 15.06' |
| L73 | N53°04'51"E | 36.90' |
| L74 | S89°33'46"E | 41.91' |
| L75 | N71°33'53"E | 71.87' |
| L76 | N7°46'33"W | 45.07' |
| L77 | S71°14'14"E | 49.30' |
| L78 | N60°16'36"E | 65.58' |
| L79 | N4°46'28"W | 48.73' |
| L80 | N69°58'01"E | 46.73' |
| L81 | S73°35'30"E | 40.35' |
| L82 | N54°44'10"E | 12.67' |
| L83 | N19°40'35"E | 76.70' |
| L84 | N54°32'36"E | 32.85' |
| L85 | N69°00'00"E | 51.92' |
| L86 | N86°49'15"E | 43.43' |
| L87 | N45°23'12"E | 37.69' |
| L88 | N16°26'03"E | 27.26' |
| L89 | S69°18'11"E | 45.04' |
| L90 | N33°55'18"E | 34.40' |
| L91 | S75°02'24"E | 68.70' |
| L92 | N7°15'42"E | 38.61' |
| L93 | N63°11'27"E | 68.71' |
| L94 | S63°12'09"E | 45.79' |
| L95 | N89°48'21"E | 34.20' |
| L96 | N59°37'58"E | 50.96' |
| L97 | N54°27'35"E | 53.64' |
| L98 | N27°08'03"E | 38.58' |
| L99 | N69°12'29"E | 72.49' |
| L100 | N51°24'05"E | 24.75' |
| L101 | N83°57'53"E | 30.32' |
| L102 | S48°37'14"E | 32.68' |
| L103 | S62°11'22"E | 25.78' |
| L104 | N34°57'36"E | 38.31' |
| L105 | S68°32'31"E | 17.44' |

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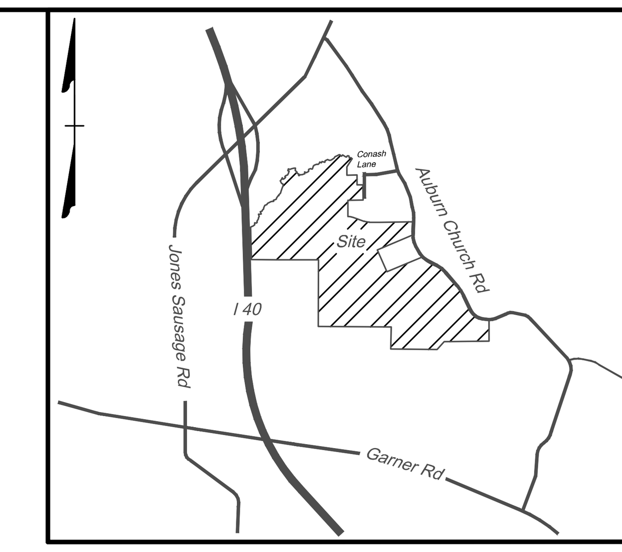
| LINE | BEARING | LENGTH |
|---|---|---|
| L106 | S53°22'49"E | 39.89' |
| L107 | S59°42'38"E | 41.78' |
| L108 | S89°44'40"E | 16.97' |
| L109 | N11°48'19"E | 21.72' |
| L110 | N60°17'27"E | 21.91' |
| L111 | S73°57'09"E | 35.70' |
| L112 | S13°15'34"E | 52.79' |
| L113 | N67°49'04"E | 27.54' |
| L114 | S87°26'22"E | 9.84' |
| L115 | S52°50'44"E | 35.27' |
| L116 | S36°30'38"W | 9.35' |
| L117 | S31°59'41"W | 231.00' |
| L118 | S0°50'43"E | 201.23' |
| L119 | N89°09'17"E | 245.55' |
| L120 | S0°00'13"W | 239.50' |
| L121 | S89°58'13"E | 142.95' |
| L122 | S0°30'34"E | 375.09' |
| L123 | S89°29'26"W | 370.72' |
| L124 | S0°30'34"E | 400.04' |
| L125 | S73°16'23"E | 34.04' |
| L126 | S70°24'29"E | 115.46' |
| L127 | S70°24'29"E | 174.57' |
| L128 | N89°16'48"E | 9.16' |
| L129 | S0°39'38"W | 52.07' |
| L130 | S14°10'01"E | 483.88' |
| L131 | S44°25'37"W | 506.49' |
| L132 | S66°16'07"W | 185.08' |
| L133 | S49°51'29"W | 376.82' |
| L134 | S89°20'22"E | 76.66' |
| L135 | N74°33'59"E | 253.53' |
| L136 | S89°20'22"E | 72.24' |
| L137 | S0°39'38"W | 212.11' |




Vicinity Map - Not to Scale

***Survey Notes:***

1. This site was under active construction at time of survey fieldwork.
2. This survey was completed without benefit of a title search, all encumbrances may not be shown.
3. Prepared for Sound Timber Management.
4. This property lies in Zone AE and X flood hazard areas per FIRM 372017200K, Panel1721, effective date July 19, 2022. Floodplain shown is approximate.
5. This survey was completed without benefit of a title search, all encumbrances may not be shown.
6. Horizontal control is based on NC State Grid, NAD'83 (2011) as determined by GPS.
7. Not all improvements to this property have been shown.
8. Area computation is by the coordinate method. Lands where boundary is to centerline of creek area is approximate.
9. Names of adjoining owners shown, based on public record, tax records and/or deeds, as of the original date of this plat.
10. Right-of-way information is based on NC DOT map entitled "Proposed Improvemnts S.R. 2546" dated Feb. 78, July 89, Ja.n, 90 and 4/12/9, and "Proposed Improvemnts S.R. 2546-A" WO No. 6.402347 dated Aug. 89 and is approximate.
11. Property boundary information is based on Deed Book 14952 Page 2317, Book of Maps 2002 Page 1068, Book of Maps 2005 Page 952, Book of Maps 2005 Page 2295, Book of Maps 2007 Page 409, Book of Maps 2018 Page 1480, Book of Maps 2021 Pages 1183 through 1185 and Book of Maps 2022 Pages 453 through 456.
12. Tree conservation easements shown are approximate and are based on Book of Maps 2022 Pages 453 through 456.
13. Property shown hereon is subject to all rights-of-way, easements and restrictions of record.
14. Boundary information is based in part, on deeds and maps of record, and in part, by an actual field survey by this firm
15. Wetlands were not investigated nor noted on this site.

This drawing prepared at the **Raleigh Office**

5410 Trinity Road, Suite 102 | Raleigh, NC 27607
Tel 919.866.4951 Fax 919.859.5663 www.timmons.com
North Carolina License Number C-1652

YOUR VISION ACHIEVED THROUGH OURS

***Property Owners Certificate:***

This certifies and warrants that the undersigned is(are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the Wake County Register of Deeds Office where the property is located and as such has (have) the right to convey the property in fee simple.
Book No.: 14952, Page No.:2317

Property owner(s):

Signature(s):______________________________

Name:______________________________

Title:______________________________

Date:______________________________

***Plat of Acquisition:***

This plat is for descriptive and reference purposes only. It does not constitute a dedication or conveyance of rights-of-way or other easements. Dedication or conveyance of such rights-of-way or other easements may be disclosed by a search of the public land records for dedication plats, instruments of conveyance, or record of judicial proceedings.

***Notary Statement:***

State of:____________________, County of____________________

I______________________________
(print name)
Notary Public, do hereby certify that ______________________________

______________________________

personally appeared before me this day and acknowledged voluntarily signed to foregoing document for the purpose stated therein and in the capacity indicated;______________________________.

Witness my hand and seal this ____ day of ________________ 2022.

______________________________
Notary Public My commission expires

***Recombination Certificate:***

State of North Carolina

"This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording."

______________________________
Planning and Development Officer/Wake County Review Officer Date

***Surveyor Certification:***

I, Alicia M. Tabachnick, PLS, hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision, as described in deeds and maps of record or other referenced sources; that the positional accuracy is calculated to be greater than 0.10' 2-sigma (class a), that the boundaries not surveyed are shown as broken lines plotted from information of record; that this map was prepared in accordance with G.S. 47-30 as amended.

That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exemption to the definition of subdivision.

Witness my original signature, license number and seal this 25th day of October, A.D., 2022.

______________________________
Alicia M. Tabachnick, NC PLS NO. L-5452

# RCMP-0299-2022
# IN REVIEW

PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES

***Heavy Industrial (IH):***

Lot Dimensions
Area/Width (min) - n/a

Building/Structure Setbacks
From primary street(min) -50'
From side street (min) - 50'
From side lot line (min) - 0'
Sum of side interior setbacks (min) - 40'
From rear lot line (min) - 0'
Sum of rear and primary street setbacks (min) - 70'

Parking Setbacks
From primary street (min) - 10'
From side street (min) - 10'
From side lot line (min) - 10'
From rear lot line (min) - 10'

Height
All structures (max) - 50' / 3 stories

Allowed Building Elements
Balcony, Gallery, Awning

Protective Yards
A Type B1 or B2 transitional protective yard (see Sec. 7.2.4.A.) must be established where an IH District abuts any other district other than another IH District.
A Type C1 or C2 street protective yard (see Sec. 7.2.4.B.) must be established along all property lines abutting a public right-of-way.

***City Limits Certification:***

THIS PLAT IS NOT TO BE RECORDED AFTER ________ DAY OF ____________202__.

ONE (1) COPY TO BE RETAINED FOR THE CITY.

THIS PLAT IS ____IN ____OUT OF THE CITY

Recombination Plat
Prepared for
Sound Timber Management
PIN: 1721741405, PIN: 1721458914 &
PIN : 1721565995
Auburn Church Road, North Carolina

| | |
|---|---|
| St. Mary's Township | Wake County |
| Date: October 25, 2022 | Scale: 1"= 300' |
| Sheet 1 of 1 | J.No.: 55689 |
| Drawn By: AMT | Check By: AMT |
| Issued for City of Raleigh Review 10/25/2022 | |

TIMMONS GROUP

C104

0 100 200 300

N

| | |
|---|---|
| PROJECT NAME: | PROJECT OCEAN |
| PROJECT ADDRESS: | 4320 AUBURN CHURCH ROAD |
| PIN: | 1721-45-8914 |
| PROPERTY OWNER: | SOUND TIMBER MANAGEMENT LLC<br>333 SHERWEE DRIVE<br>RALEIGH, NC 27603 |
| ZONING: | IH-CU |
| OVERLAY DISTRICT: | SHOD-1 |
| GROSS SITE AREA: | 63.99 ACRES<br>(PER RECOMBINATION IN REVIEW) |
| NET SITE AREA: | 63.98 ACRES |
| WATERSHED: | N/A |
| RIVER BASIN: | NEUSE |
| JURISDICTION: | CITY OF RALEIGH |
| CURRENT LAND USE: | VACANT |
| PROPOSED USE: | LIGHT INDUSTRIAL |
| NUMBER OF PROPOSED LOTS: | 1 |

| | |
|---|---|
| PARKING REQUIRED | NO MAXIMUM |
| PARKING PROPOSED | 442 SPACES |
| BICYCLE PARKING | NONE REQUIRED |
| PRIMARY STREET | EAGLE CREST WAY |
| EXISTING IMPERVIOUS | 0 SF - 0 ACRES |
| PROPOSED IMPERVIOUS | 1,476,766 SF - 33.9 ACRES |
| 100 YEAR FLOODPLAIN | MAP 3720172100K |
| HEIGHT ALLOWABLE | 50' / THREE STORIES |
| HEIGHT PROPOSED | 48' / ONE STORY |
| LAND DISTRUBANCE | 49.23 ACRES |
| AMENITY AREA | NOT REQUIRED |
| TREE CONSERVATION REQUIRED | 6.4 ACRES |
| TREE CONSERVATION REQUIRED | 10% OF SITE |
| TREE CONSERVATION PROVIDED | 6.45 ACRES (REFER TO SHEET C500) |
| TREE CONSERVATION PROVIDED | 10.08% OF SITE (REFER TO SHEET C500) |

SETBACKS:

| BUILDING | |
|---|---|
| PRIMARY STREET | 50' |
| SIDE STREET | 50' |
| SIDE LOT | 0' |
| SIDE SUM INTERIOR | 40' |
| REAR LOT | 0' |
| REAR/STREET SUM | 70' |

| PARKING | |
|---|---|
| PRIMARY STREET | 10' |
| SIDE STREET | 10' |
| SIDE LOT | 10' |
| REAR LOT | 10' |

LANDSCAPE YARDS:

B2 TRANSITIONAL PROTECTIVE YARD TO SOUTH

NO STREET PROTECTIVE YARDS APPLICABLE

4857 JONES SAUSAGE ROAD
PIN: 1721-46-0804
10.13 ACRES
ZONED: IH
LAND USE: VACANT

SOUND TIMBER MANAGEMENT LLC
PIN: 1721-56-5995
47.6 ACRES
ZONED: IH-CU

EXISTING PROPERTY LINE TO BE REMOVED PER RCMP-0299-2022 IN REVIEW

SHOD-1 OVERLAY

STORMWATER WETPOND

TREE CONSERVATION AREAS, SEE SHEET C500-C504

NEW PROPERTY LINE PER RCMP-0299-2022 IN REVIEW

R559.00' R/W

R444.50' F/C

EAGLE CREST R/W PER EAGLE CREST WEST PRELIMINARY SUBDIVISION, SUB-0074-2022 IN REVIEW

EAGLE CREST WAY
69' PUBLIC R/W

205.16'

211.90'

41'B/C
69'R/W

SOUND TIMBER MANAGEMENT LLC
PIN: 1721-66-8487
19.56 ACRES
ZONED: IH-CU
PHASE 2 LOTS D AND E AND R/W
SUB-0011-2021

DOVASH LANE
69' PUBLIC R/W

NEW PROPERTY LINES - 20' STRIP TO EXISTING R/W FRONTAGE PER RCMP-0299-2022 IN REVIEW
8'x20', 160 SF R/W TO BE DEDICATED AT AUBURN CHURCH RD

EX POND

NEW PROPERTY LINE PER RCMP-0299-2022 IN REVIEW

30' HEAVY DUTY DRIVE AISLE

36' HEAVY DUTY DRIVE AISLE

20 12'x60' TRAILER SPACES

47 12'x60' TRAILER SPACES

80' HEAVY DUTY ASPHALT

80' HEAVY DUTY ASPHALT

60' CONCRETE DOCK

60' CONCRETE DOCK

440.00'

950.00'

450 x 440
198,000 SF

LEASE SPACE
LIGHT INDUSTRIAL USES

450 x 950
427,500 SF

LIGHT INDUSTRIAL
WHOLESALE TRADE USE

30' HEAVY DUTY DRIVE AISLE

184 PARKING SPACES (9x18)

24' DRIVE AISLES

450.00'

258 PARKING SPACES (9x18)

24' DRIVE AISLES

30' HEAVY DUTY DRIVE AISLE

STORMWATER WETPOND

EXISTING PROPERTY LINE TO BE REMOVED PER RCMP-0299-2022 IN REVIEW

NEW PROPERTY LINE PER RCMP-0299-2022 IN REVIEW

60' CONCRETE DOCK

60' CONCRETE DOCK

110' HEAVY DUTY ASPHALT

70' HEAVY DUTY ASPHALT

24 12'x30' DELIVERY VEHICLE STORAGE

24 12'x30' DELIVERY VEHICLE STORAGE

40' HEAVY DUTY ASPHALT

30 12'x60' TRAILER SPACES

51 12'x30' DELIVERY VEHICLE STORAGE

35' TYPE B2 TRANSITIONAL BUFFER

SOUND TIMBER MANAGEMENT LLC
PIN: 1721-74-1405
185.01 ACRES
ZONED: IH-CU
LAND USE: VACANT

EX POND

WETLAND

EX POND

EX POND

QUARRY MASTERPLAN - 50' UNDISTURBED BUFFER

QUARRY MASTERPLAN - 60' MIN UPSLOPE

QUARRY MASTERPLAN - 10' MIN TOP OF BERM

QUARRY MASTERPLAN - 60' MIN DOWNSLOPE

FUTURE QUARRY
MARTIN MARIETTA MATERIALS INC
PIN: 1721-62-4240
37.00 ACRES
ZONED: R-2 / HI
LAND USE: QUARRY
TOWN OF GARNER

50' STREAM BUFFER

50' STREAM BUFFER

QUARRY MASTERPLAN - 50' UNDISTURBED BUFFER

QUARRY MASTERPLAN - 60' MIN UPSLOPE

QUARRY MASTERPLAN - 10' MIN TOP OF BERM

QUARRY MASTERPLAN - 60' MIN DOWNSLOPE

FUTURE QUARRY
MARTIN MARIETTA MATERIALS INC
PIN: 1721-44-6485
37.00 ACRES
ZONED: R-2
LAND USE: VACANT
FUTURE LAND USE: QUARRY
TOWN OF GARNER

I-40

DCI Development & Construction Insight, LLC
2054 KILDAIRE FARM RD, #167 CARY, NC 27518
www.dcinsightllc.com

**PROJECT OCEAN - ASR-____-2022**

4320 AUBURN CHURCH ROAD, GARNER, NC 27529

RALEIGH JURISDICTION, ZONING: IH-CU OVERLAY: SHOD-1

# SITE PLAN OVERVIEW

REVISIONS:
11/17/2022 - ASR 1st REVIEW

CCE - CAPITAL CIVIL ENGINEERING -
1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502
PH 919 590-1687 FX 919 249-8587
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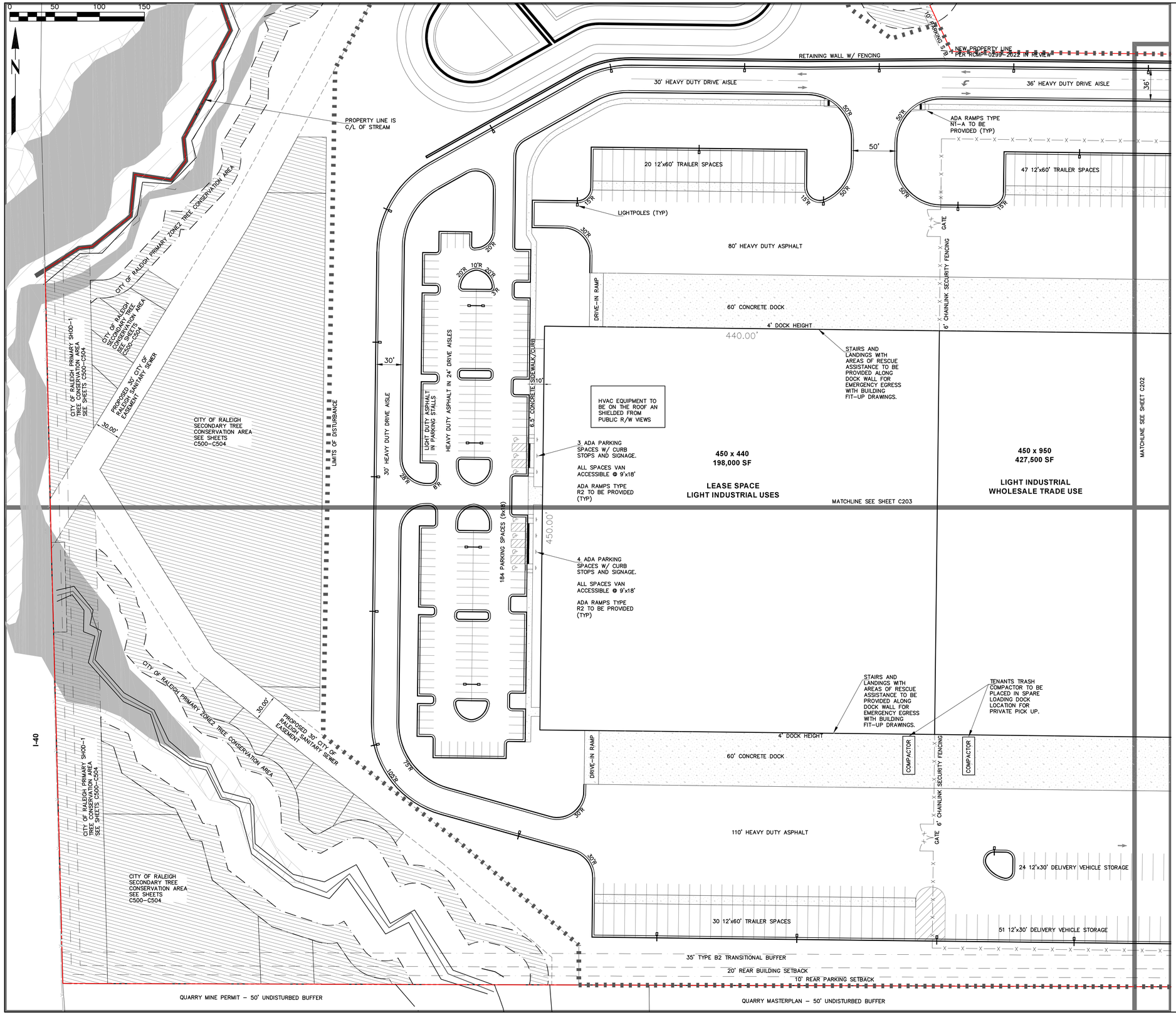
DATE
NOVEMBER 17, 2022

ISSUED FOR
ASR REVIEW

SHEET NO.
**C200**




## SITE PLAN NOTES:

1. BOUNDARY SURVEY PROVIDED BY TIMMONS GROUP AND TOPOGRAPHIC SURVEY PROVIDED BY GPI.
2. NO FREE STANDING SIGNS ARE PROPOSED AS PART OF THE DESIGN. IF NEW FREE STANDING SIGNS ARE REQUIRED IN THE FUTURE, IT WILL BE PERMITTED SEPARATELY.
3. ALL DENUDED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SEEDED.
4. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
5. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE, CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
8. CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
9. FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE: 1)REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY; 2) NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS; 3) ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY. 4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.
10. INSTALL DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
11. HVAC UNITS THAT ARE ROOF MOUNTED AND SCREENED FROM OFFSITE VIEW
12. ALL CONSTRUCTION TO BE PERFORMED TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
13. RETAINING WALL SHALL BE CONSTRUCTED OF HIGH QUALITY MATERIALS INCLUDING ONE OR A COMBINATION OF THE FOLLOWING: DECORATIVE BLOCK, BRICK, STONE, CAST-STONE, ARCHITECTURAL BLOCK, SPLIT-FACED BLOCK, STUCCO OVER STANDARD CONCRETE MASONRY BLOCK, GLASS BLOCK, WOOD, WROUGHT IRON, COMPOSITE FENCING, WIRE, PVC VINYL, ALUMINUM OR METAL. UDO SECTION 7.2.8.B.1.

## LEGEND

- PROPERTY LINE
- FEMA FLOODWAY
- 1% ANNUAL FLOOD
- WETLANDS
- PROPOSED TCA


DCI Development & Construction Insight, LLC
2054 KILDAIRE FARM RD, #167 CARY, NC 27518
www.dcinsightllc.com


**PROJECT OCEAN - ASR-____-2022**

4320 AUBURN CHURCH ROAD, GARNER, NC 27529

RALEIGH JURISDICTION, ZONING: IH-CU OVERLAY: SHOD-1

**SITE PLAN**

REVISIONS:
11/17/2022 – ASR 1st REVIEW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11/17/2022

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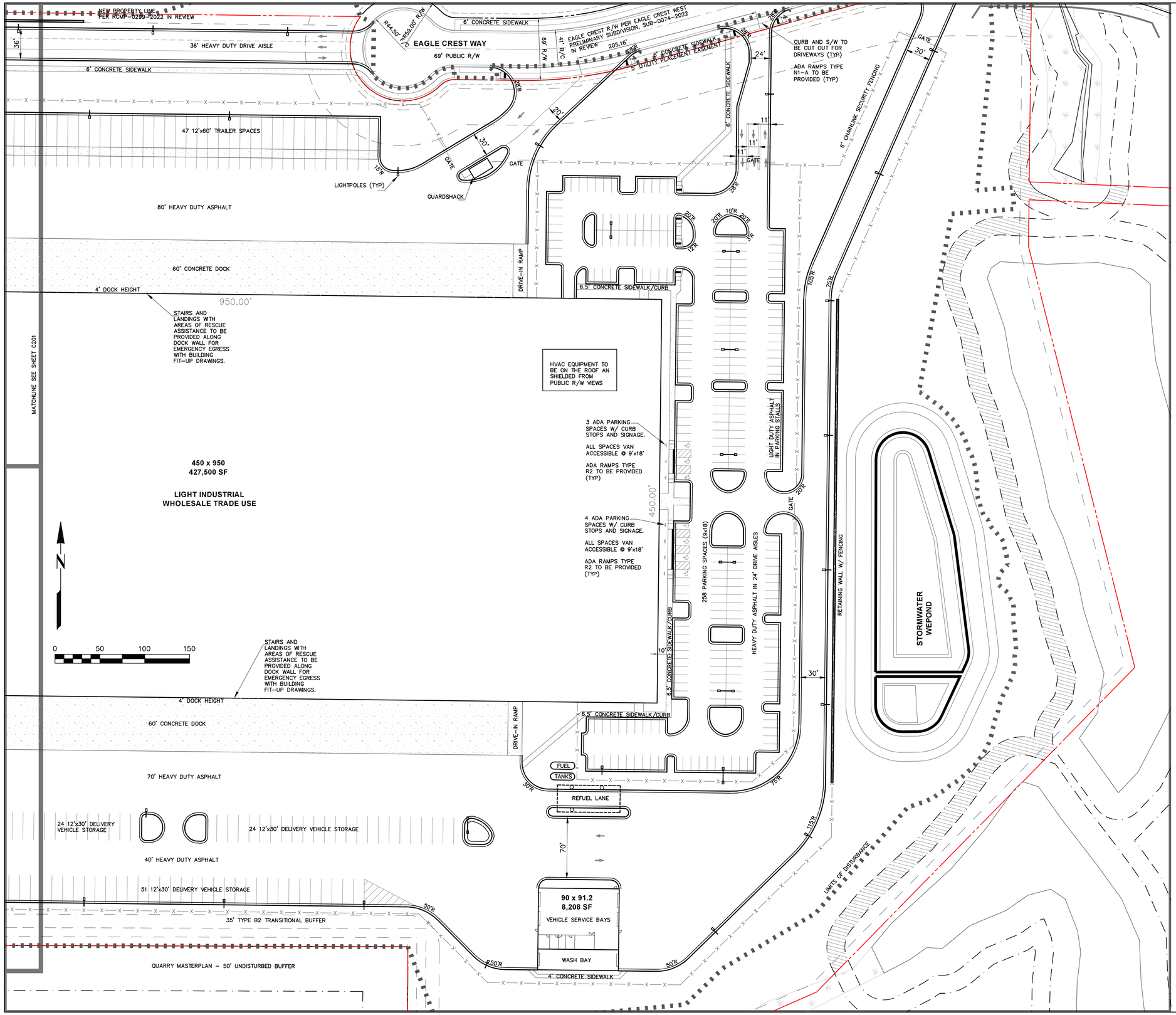
**C201**




**LEGEND**

- PROPERTY LINE
- FEMA FLOODWAY
- 1% ANNUAL FLOOD
- WETLANDS
- PROPOSED TCA

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# PROJECT OCEAN - ASR-____-2022

4320 AUBURN CHURCH ROAD, GARNER, NC 27529

RALEIGH JURISDICTION, ZONING: IH-CU OVERLAY: SHOD-1

## SITE PLAN

REVISIONS:
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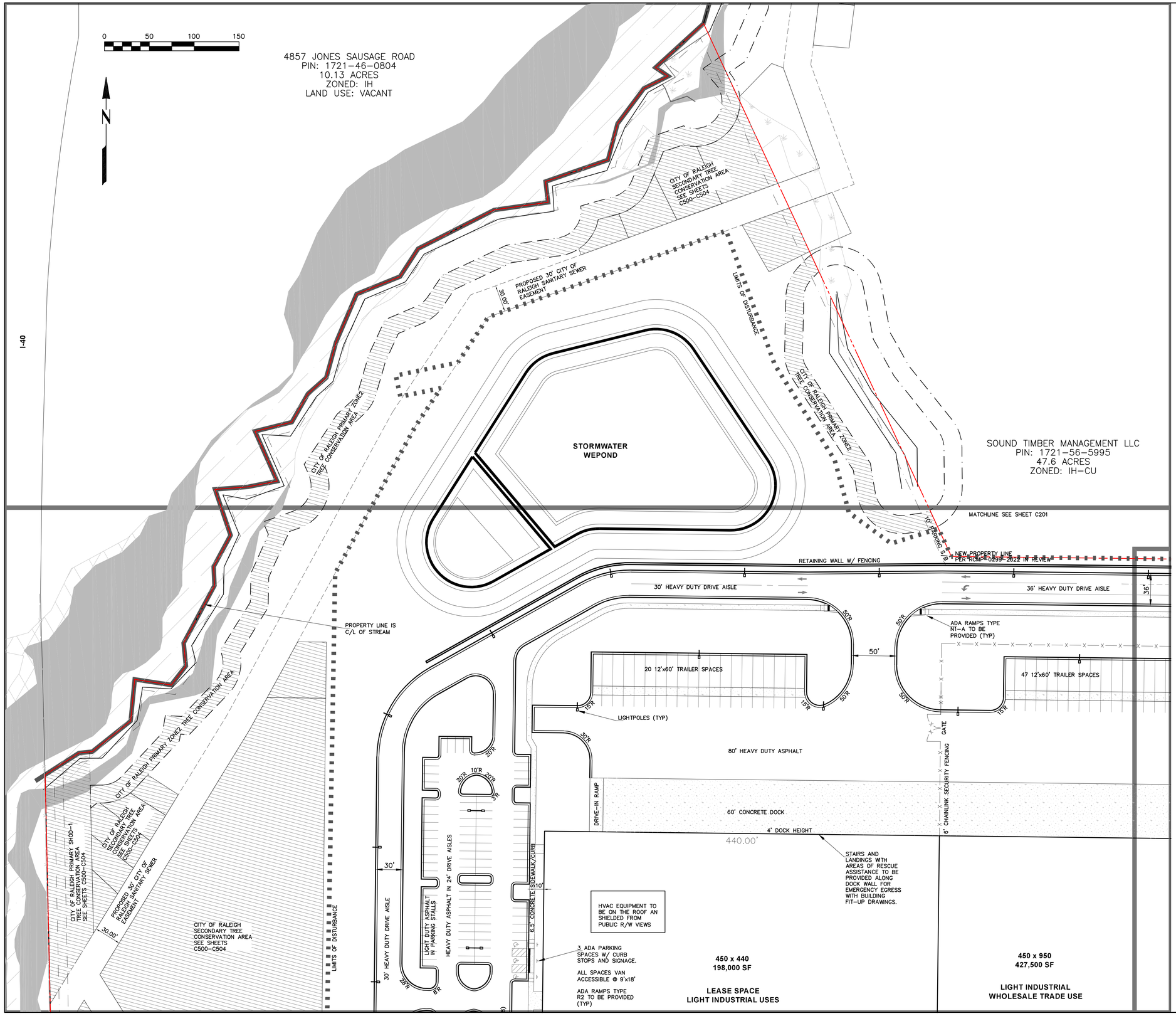
**C202**




**LEGEND**

- PROPERTY LINE
- FEMA FLOODWAY
- 1% ANNUAL FLOOD
- WETLANDS
- PROPOSED TCA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**PROJECT OCEAN - ASR-____-2022**

4320 AUBURN CHURCH ROAD, GARNER, NC 27529

RALEIGH JURISDICTION, ZONING: IH-CU OVERLAY: SHOD-1

**SITE PLAN**

REVISIONS:
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11/17/2022

DATE
NOVEMBER 17, 2022

ISSUED FOR
ASR REVIEW

SHEET NO.

**C203**