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
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 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,
Transaction# 520247, AA# 3774

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
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

THE SITE IS ZONED IX-3-PL
THEREFORE TREE CONSERVATION
WILL NOT BE REQUIRED PER UI-1-18
City of Raleigh Planting Requirements:

1. STREET TREES

BRAMER DRIVE:

Provided: (1) 1" Caliper tree per 40 ft and (1) 1.5" Caliper tree per 20 ft under overhead power lines. Trees placed at 40' O.C.

6 total trees provided.

A tree planting plan will be prepared for reviewing construction documents.

Provided: (3) 3" Caliper Black Gum and (4) 1" Caliper American Elm at 40' O.C.

10 overall required and provided - 388.54 / 40 LF = 9.7 trees

14 total trees provided.

1) STREET TREES:

PLANTING NOTES:

Provided: (6) 3" Caliper Black Gum and (4) 3" Caliper American Elm at 40' O.C.

Black Gum and Carolina Silverbell (under overhead power lines)

Provided: (1) 3" Caliper tree per 40 lf and (1) 1.5" Caliper tree per 20 lf under overhead power lines.

City of Raleigh Planting Requirements:

Trees placed in 6' tree lawn.

8. Landscape Contractor to maintain plant materials for a one year period following substantial completion.

7. Landscape Contractor to maintain plant materials for a one year period following substantial completion.

6. ELECTRICAL OUTLETS AND OTHER UTILITIES

5. PLANT LOCATIONS TO BE APPROVED IN FIELD PRIOR TO INSTALLATION WITH A 5' MINIMUM DISTANCE TO POWER LINES.

4. PLANTING SEASON OCTOBER - APRIL.

3. STREET TREES MUST BE 3" CALIPER AT BRANCH HEIGHT.

2. CONTRACTOR IS RESPONSIBLE FOR PLACING, BONDED WIRE BASKET AND DISCARD FROM PLANTING.

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL PLANTS ARE PLACED IN A HOLLOW TREE STUMP.

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>Key</th>
<th>Botanical/ Common Name</th>
<th>Size (Dia.)</th>
<th>Age</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ulmus parvifolia 'Emer II'</td>
<td>3&quot; Cal. /10' HT.</td>
<td>40' O.C.B &amp; B</td>
<td>RBC, KJW</td>
</tr>
<tr>
<td>2</td>
<td>Nyssa sylvatica / Black Gum</td>
<td>3&quot; Cal. /10' HT.</td>
<td>40' O.C.B &amp; B</td>
<td>RBC, KJW</td>
</tr>
<tr>
<td>3</td>
<td>Halesia carolina / Carolina Silverbell</td>
<td>3&quot; Cal. /10' HT.</td>
<td>40' O.C.B &amp; B</td>
<td>RBC, KJW</td>
</tr>
</tbody>
</table>

NOTES:

1. All plant materials to comply with American Standard for Nursery Stock ANSI/AASG 206.

2. Plant locations to be approved in field plan for installation.

3. Substitutions of plant materials specified may only occur with prior approval by Landscape Architect.

4. Establishment plant material will be approved by Landscape Architect.

5. Plant materials to be maintained as part of warranties.

6. Tree planting plan will be reviewed and approved by the City of Raleigh.

7. Landscape Contractor to maintain plant materials for a one year period following substantial completion.

8. A Tree Impact Permit will be submitted with the construction documents.

9. A Tree Impact Permit will be submitted with the construction documents.

LANDSCAPE PLAN

Scale: 1/2" = 1'-0"

Drawn by: RBS, KJW

Checked by: RBS, KJW

Date Issued: 6.27.17

WWW.RALEIGHNC.GOV

Contact: LANDSCAPE ARCHITECT

3 X