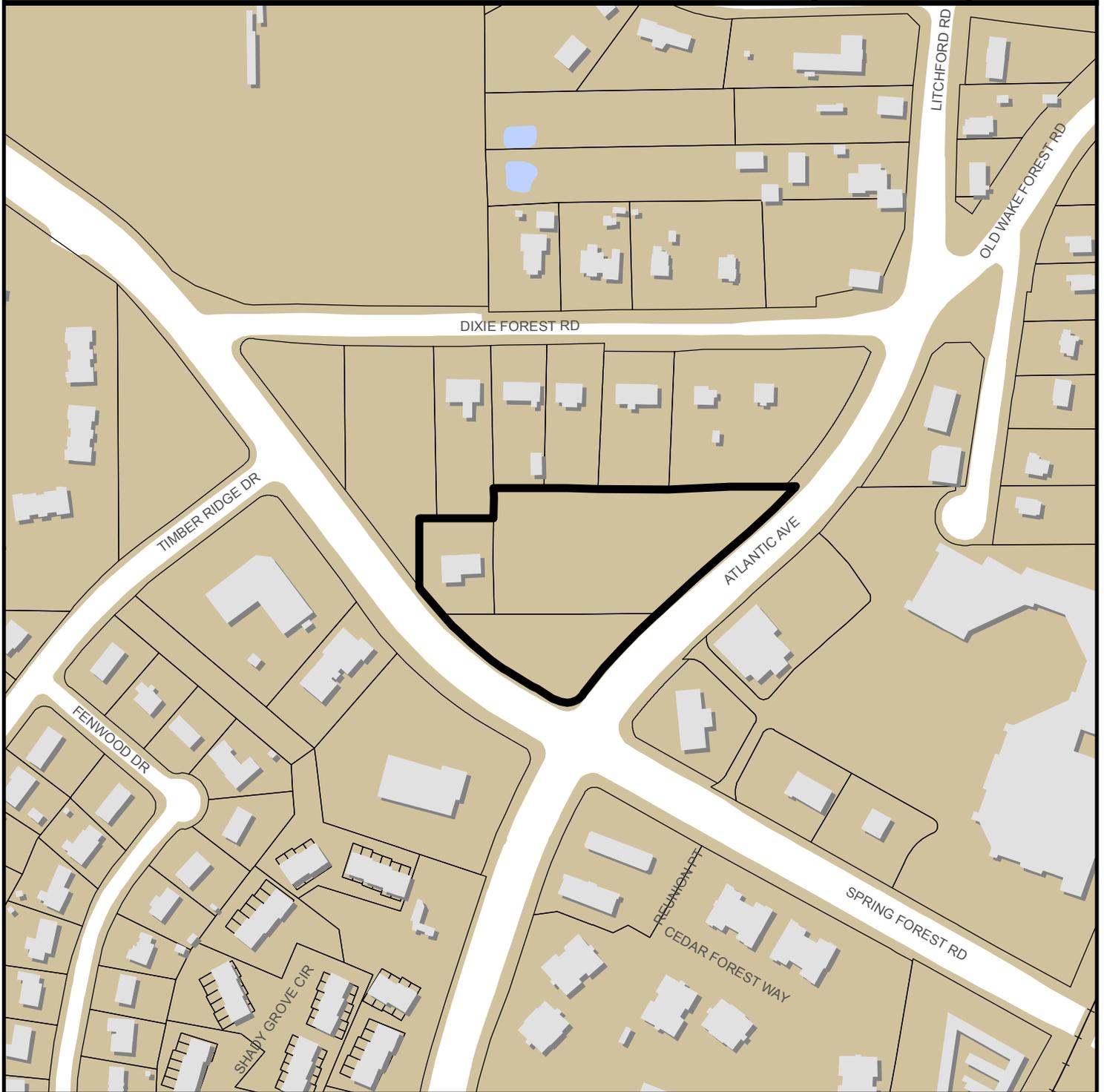


ATLANTIC PLACE SR-29-2016



Zoning: **CX-3-CU**

CAC: **North**

Drainage Basin: **Marsh Creek**

Acreage: **3.24**

Lots sq. ft.: **11,110**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **MPHK Capital, LLC**

Phone: **919-612-6629**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 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 <i>SR-29-16</i>	Transaction Number <i>471418</i> Assigned Project Coordinator <i>Walters</i> Assigned Team Leader

Has your project previously been through the Due Diligence process? If yes, provide the transaction # 464003

GENERAL INFORMATION

Development Name **Atlantic Plaza**

Zoning District **CX-3-CU**

Proposed Use **Commercial Retail**

Property Address(es) **5621 Atlantic Avenue, 2339 & 2309 Spring Forest Road**

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

P.I.N. Recorded Deed 1716-88-4957 <i>2.03</i>	P.I.N. Recorded Deed 1716-88-3767 <i>12</i>	P.I.N. Recorded Deed 1716-88-1975 <i>49</i>	P.I.N. Recorded Deed
---	---	---	----------------------

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"/> Townhouse
<input type="checkbox"/> Single Family	<input type="checkbox"/> Telecommunication Tower	<input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Residential Condo	<input type="checkbox"/> Banks
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Industrial Building	<input type="checkbox"/> Other: If other, please describe: _____		

WORK SCOPE
Per City Code Section 10.2.8.D.1, summarize the project work scope.
3 proposed commercial retail buildings with associated parking and infrastructure

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

CLIENT/DEVELOPER/ OWNER	Company MPHK Capital, LLC	Name (s) Mark Pantlin
	Address 8615 Macedonia Lake Drive, Cary, NC 27518	
	Phone (919) 612-6626	Email pgadevelopment@yahoo.com Fax

CONSULTANT (Contact Person for Plans)	Company Kimley-Horn and Associates, Inc.	Name (s) Chris Bostic, P.E.
	Address 333 Fayetteville St, Suite 600, Raleigh, NC 27601	

3.24 acres North CAC

Phone (919) 653-2927	Email chris.bostic@kimley-horn.com	Fax
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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) CX-3-CU	Proposed building use(s) Retail, Restaurant, Vehicle Repair
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 2,260
Overlay District N/A	Proposed Building(s) sq. ft. gross 11,110
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 11,110
Off street parking: Required 50 Provided 92	Proposed height of building(s) 23 ft Stories
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 0.081
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only) 8.1%
CUD (Conditional Use District) case # Z- 15-15	Height of 1 st Floor 23 ft

Stormwater Information	
Existing Impervious Surface 0.635 <u>acres</u> /square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.651 <u>acres</u> /square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils NO Flood Study N/A FEMA Map Panel # 3720171600J

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 cluster unit development? <input type="checkbox"/> Yes <input 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 Kimley-Horn & Associates, Inc. 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.

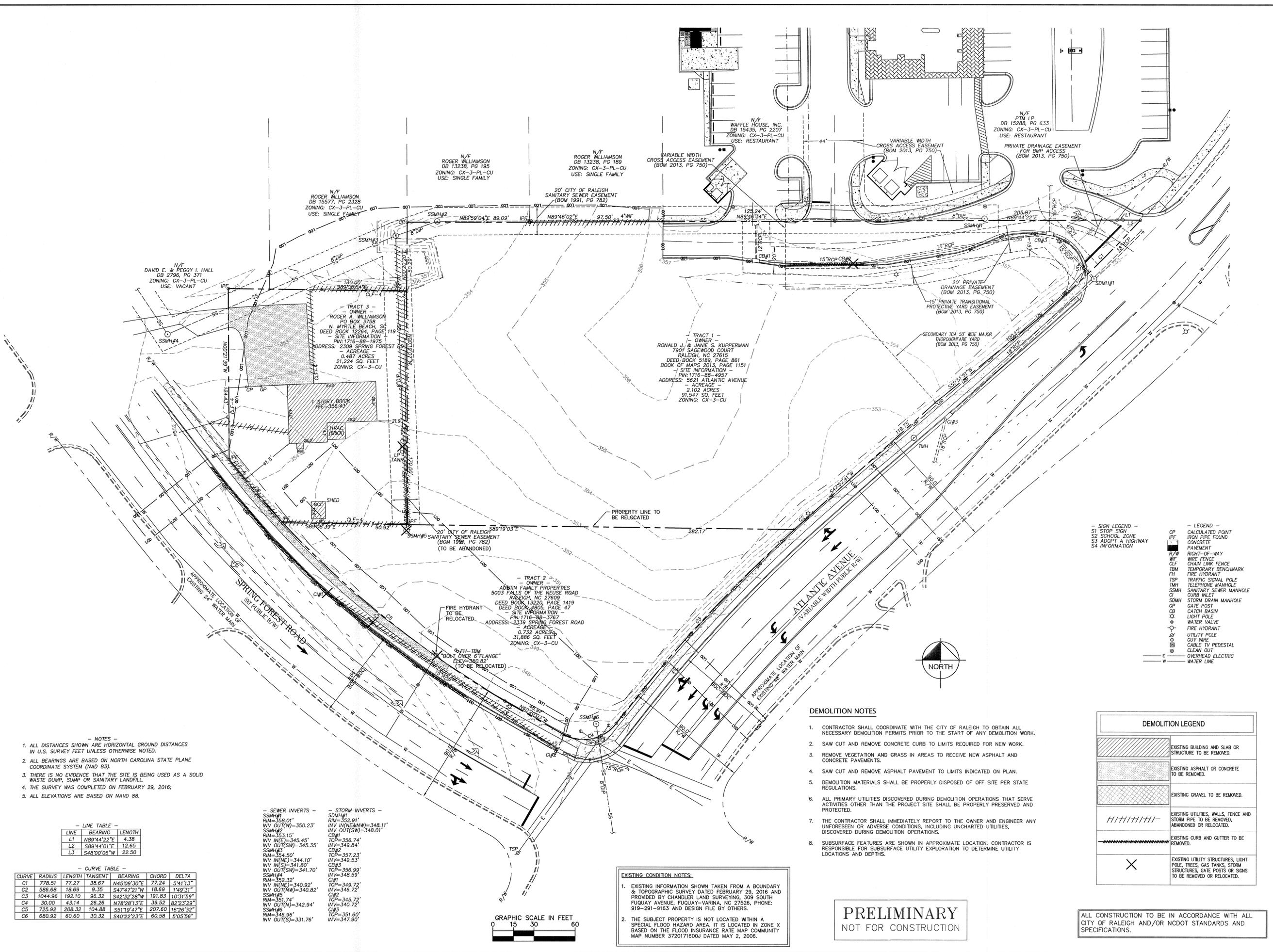
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Mark Pantler Date 4/28/16

Signed _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. Site Review completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Site Review to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the Site Review and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

Plotted By: Corp. Rivers, Sheet: SAT-ATLANTIC PLAZA, Location: C1.0, EXISTING CONDITIONS & DEMOLITION PLAN, May 03, 2016, 05:41:40pm, K:\BCTI\DEVA\012307002_rpt\sheet\C1.0_EXISTING CONDITIONS & DEMOLITION PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and approval of this document without written authorization and signature of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- NOTES**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 - ALL BEARINGS ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
 - THERE IS NO EVIDENCE THAT THE SITE IS BEING USED AS A LAND WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THE SURVEY WAS COMPLETED ON FEBRUARY 29, 2016;
 - ALL ELEVATIONS ARE BASED ON NAVD 88.

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°44'22"E	4.38
L2	S89°44'01"E	12.65
L3	S48°00'06"W	22.50

CURVE TABLE

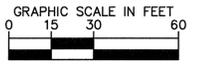
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	778.51	77.27	38.67	N45°09'30"E	77.24	5°41'13"
C2	586.68	18.69	9.35	S47°47'21"W	18.69	1°49'31"
C3	1044.96	192.10	96.32	S42°32'28"W	191.83	10°31'59"
C4	30.00	4.314	26.26	N78°28'13"E	39.52	82°23'29"
C5	725.92	208.32	104.88	S51°19'47"E	207.60	18°28'32"
C6	680.92	60.60	30.32	S40°22'23"E	60.58	5°05'56"

SEWER INVERTS

SSMH#	RIM	INV. IN(E)	INV. OUT(W)
SSMH#1	358.01'	352.91'	350.23'
SSMH#2	353.15'	345.45'	348.01'
SSMH#3	354.50'	344.10'	341.80'
SSMH#4	354.32'	340.92'	340.82'
SSMH#5	351.74'	342.94'	342.94'
SSMH#6	346.96'	331.76'	331.76'

STORM INVERTS

SDMH#	RIM	INV. IN(E)	INV. OUT(W)
SDMH#1	352.91'	348.11'	348.01'
SDMH#2	356.74'	349.84'	349.84'
SDMH#3	357.23'	349.53'	349.53'
SDMH#4	356.99'	346.72'	346.72'
SDMH#5	345.72'	345.72'	345.72'
SDMH#6	351.60'	347.90'	347.90'



EXISTING CONDITION NOTES:

- EXISTING INFORMATION SHOWN TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY DATED FEBRUARY 29, 2016 AND PROVIDED BY CHANDLER LAND SURVEYING, 309 SOUTH FUGUAY AVENUE, FUGUAY-VARINA, NC 27526, PHONE: 919-291-9163 AND DESIGN FILE BY OTHERS.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720171600J DATED MAY 2, 2006.

- DEMOLITION NOTES**
- CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TO OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF ANY DEMOLITION WORK.
 - SAW CUT AND REMOVE CONCRETE CURB TO LIMITS REQUIRED FOR NEW WORK.
 - REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.
 - SAW CUT AND REMOVE ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.
 - DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER STATE REGULATIONS.
 - ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE PROJECT SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY UNFORSEEN OR ADVERSE CONDITIONS, INCLUDING UNCHARTED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.
 - SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.

**PRELIMINARY
NOT FOR CONSTRUCTION**

- SIGN LEGEND**
- S1 STOP SIGN
 - S2 SCHOOL ZONE
 - S3 ADOPT A HIGHWAY
 - S4 INFORMATION
- LEGEND**
- CP CALCULATED POINT
 - IPF IRON PIPE FOUND
 - CONCRETE CONCRETE
 - PAVEMENT PAVEMENT
 - R/W RIGHT-OF-WAY
 - WF WIRE FENCE
 - CLF CHAIN LINK FENCE
 - TBM TEMPORARY BENCHMARK
 - FH FIRE HYDRANT
 - TSP TRAFFIC SIGNAL POLE
 - TMH TELEPHONE MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - CI CURB INLET
 - SDMH STORM DRAIN MANHOLE
 - GP GATE POST
 - CB CATCH BASIN
 - LP LIGHT POLE
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - UP UTILITY POLE
 - GW GUY WIRE
 - CB CABLE TV PEDESTAL
 - CO CLEAN OUT
 - OE OVERHEAD ELECTRIC
 - W WATER LINE

DEMOLITION LEGEND

	EXISTING BUILDING AND SLAB OR STRUCTURE TO BE REMOVED.
	EXISTING ASPHALT OR CONCRETE TO BE REMOVED.
	EXISTING GRAVEL TO BE REMOVED.
	EXISTING UTILITIES, WALLS, FENCE AND STORM PIPE TO BE REMOVED, ABANDONED OR RELOCATED.
	EXISTING CURB AND GUTTER TO BE REMOVED.
	EXISTING UTILITY STRUCTURES, LIGHT POLE, TREES, GAS TANKS, STORM STRUCTURES, GATE POSTS OR SIGNS TO BE REMOVED OR RELOCATED.

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

Kimley»Horn

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 421 FAUETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-858-1494
 WWW.KIMLEY-HORN.COM

NO. _____

REVISIONS _____

DATE _____

BY _____

KHA-PROJECT: 012307002

DATE: 05/03/2016

SCALE: AS SHOWN

DESIGNED BY: JCB

DRAWN BY: JCB

CHECKED BY: COB

EXISTING CONDITIONS & DEMOLITION PLAN

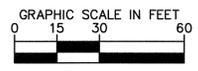
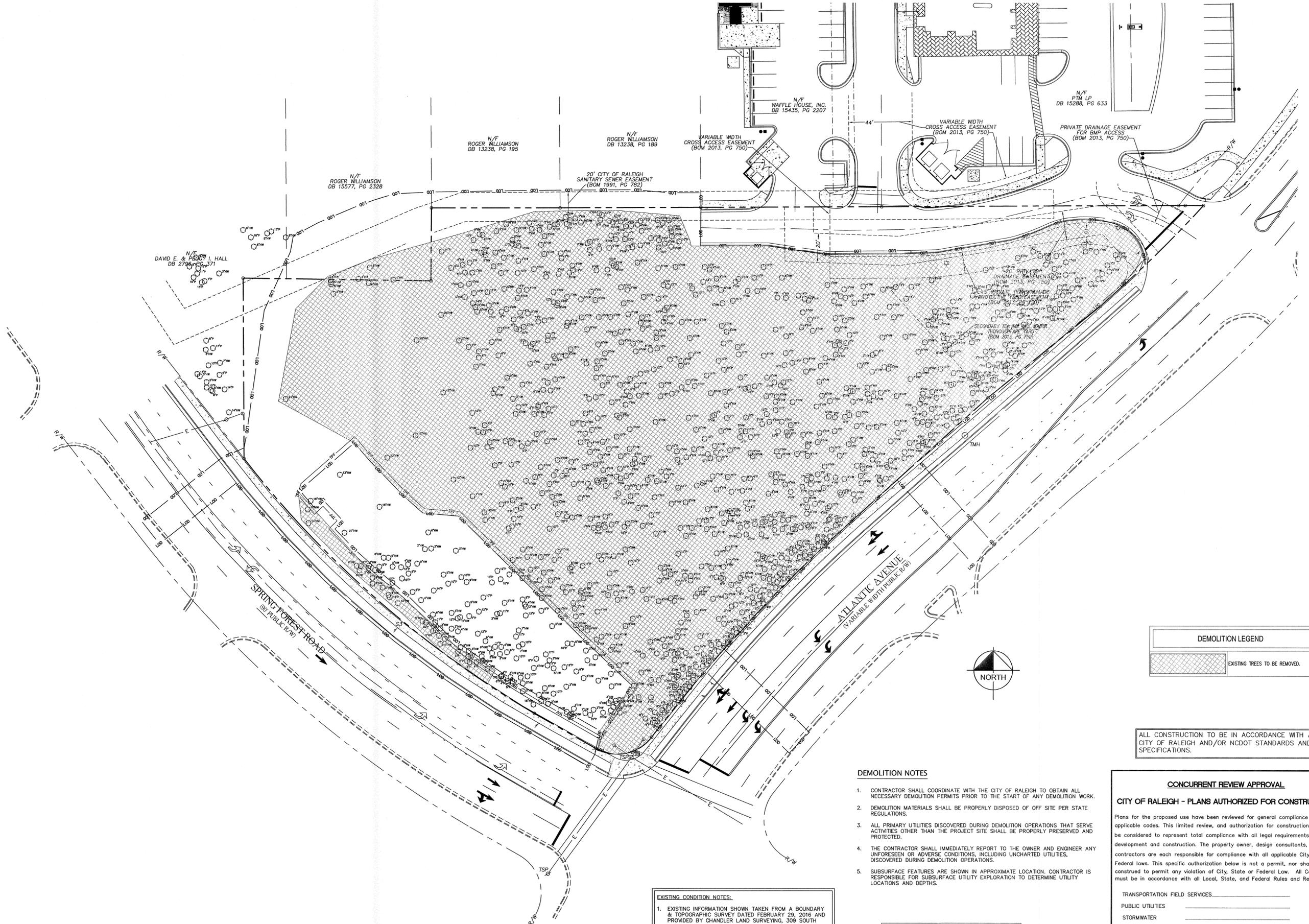
ATLANTIC PLAZA
 PREPARED FOR
 MPHK CAPITAL, LLC

CITY OF RALEIGH

SHEET NUMBER
C1.0

NC

Plotted By: Cape Rivers - Sheet: SE-ATLANTIC PLAZA - Layout: C-11 TREE REMOVAL PLAN - May 03, 2016 05:42:09pm - c:\nri_lde\012107002_springforest\15_cad_files\plan_sheets\C-11_TREE_REMOVAL_PLANS.dwg
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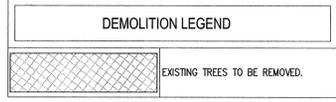


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PRELIMINARY
 NOT FOR CONSTRUCTION



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

CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES	_____
PUBLIC UTILITIES	_____
STORMWATER	_____
PLANNING/ZONING	_____
FIRE	_____
URBAN FORESTRY	_____
SITE ACCESSIBILITY	_____

No.	REVISIONS	DATE	BY

Kimley»Horn

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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-835-1494
 WWW.KIMLEY-HORN.COM

KHA PROJECT 012307002	DATE 05/03/2016
SCALE AS SHOWN	DESIGNED BY JCB
DRAWN BY JCB	CHECKED BY COB

TREE REMOVAL PLAN

ATLANTIC PLAZA

PREPARED FOR
MPHK CAPITAL, LLC

CITY OF RALEIGH

SHEET NUMBER
C1.1

