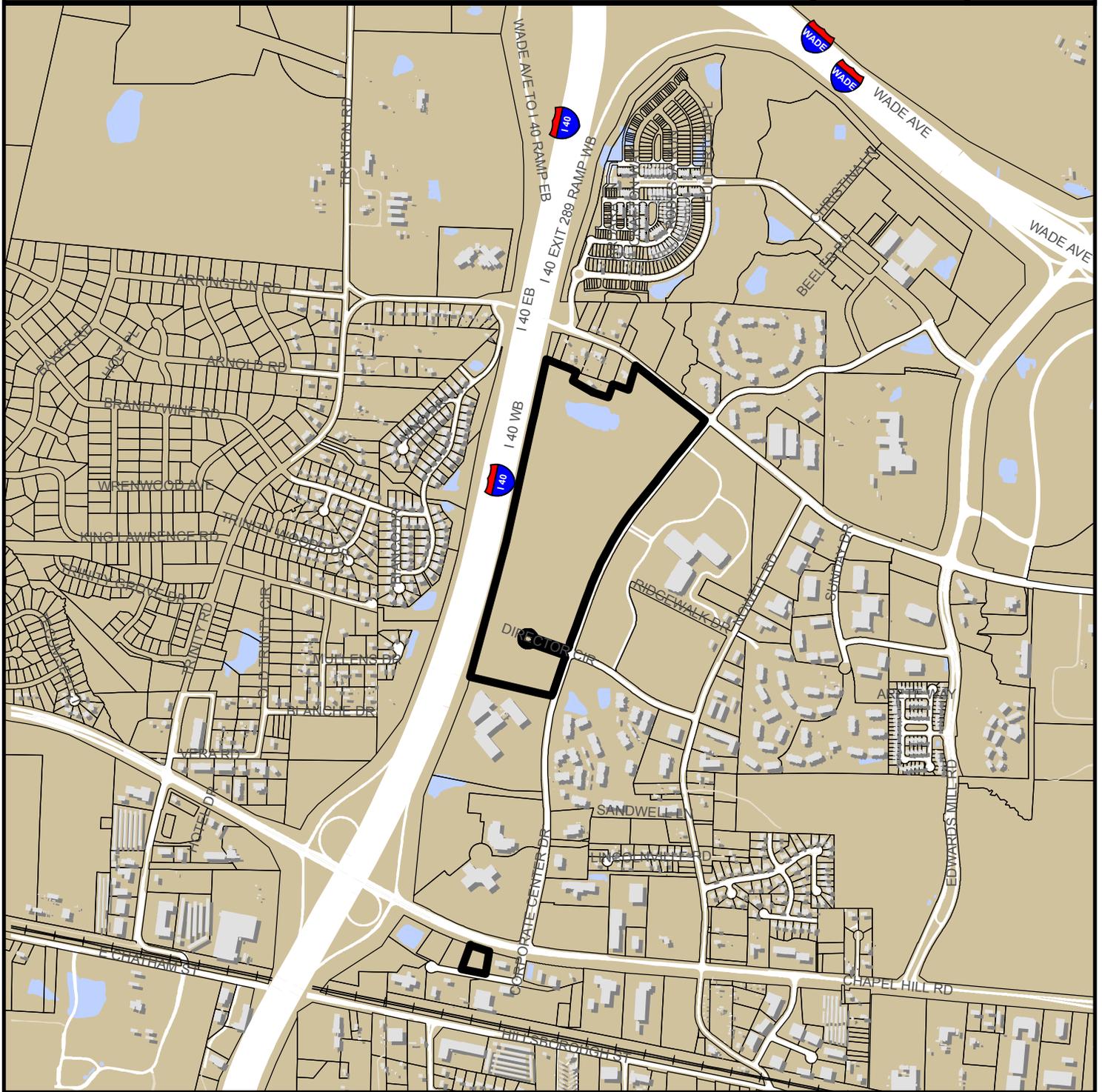


1021 CORPORATE CENTER DRIVE S-31-2017



0 300 600 1,200 1,800 2,400 3,000 3,600 Feet

Zoning: **OP-4-PK wSHOD-1**
CAC: **West**

Drainage Basin: **Richard Creek**
Acreage: **54.37**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Drive Shack Raleigh LLC**
Phone: **(423) 423-7648**





Administrative Approval Action

S-31-17 / 1021 Corporate Center Drive
Subdivision
Transaction# 517137, AA# 3681

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

REQUEST: Subdivision of a 21.234 acre site (Lot 11 of BM 2017 PG 1092) zoned OP-4-PK and within a SHOD-1 Overlay District into a total of (2) lots. New lot (Parcel A) will be 18.08 acres and the remainder (Parcel B) will be 3.12 acres. Recordation of this subdivision is a condition of approval of preliminary site plan case SR-53-17.

LOCATION: This site is located on the east side Interstate 40, south of the Trinity Road overpass. Access to the site is gained off of Corporate Center Drive, south of the intersection of Corporate Center Drive and Trinity Road. This property is currently located outside of the City limits.

**DESIGN
ADJUSTMENTS/
ALTERNATES,
ETC:**

One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Due to topographic and environmental conditions as well as the presence of a controlled access highway adjacent to the project, a Design Adjustment has been approved waiving the block perimeter requirement (8.3).

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 Kimley-Horn and Associated, Inc, dated 8/4/17.

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 issuance of a land disturbing permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
2. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas.

Prior to the issuance of any site permits or approval of concurrent review process, whichever is applicable:

3. That the tree protection fence must be located in the field and inspected by Urban Forestry Staff.
4. That the existing sewer main material in the proposed right of way must be field verified by the applicant during the concurrent review. Replacement of that main may be required due to fill placement increasing depth of cover on pipe;



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5. That a right-of-way obstruction permit is obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way;
6. That 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, including the designation of buffer areas and open space areas for stormwater purposes;
7. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

8. That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and in compliance with Article 9.1 of the Unified Development Ordinance;
9. That Tree Impact Permits are obtained from Urban Forestry staff;
10. That if the proposed public improvements are not installed and inspected by the City to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the 6' sidewalk and streetscape trees installed on the proposed road is to be paid to the Development Services Department in accordance with code section 8.1.3 of the UDO;
11. That street names for this development be approved by the Raleigh City Planning Department and by Wake County;
12. That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;
13. That Infrastructure Construction Plans or Concurrent Review Plans are approved by the City of Raleigh;
14. That any required right of way for proposed and/or existing streets is dedicated to the City of Raleigh and is shown on the map approved for recordation;
15. That flood prone areas, as approved by the City Stormwater Engineer, are shown on all maps for recording;
16. That the maximum impervious surface allowed for each lot be shown on all maps for recording;
17. That 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;
18. That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;



**Administrative
Approval Action**
S-31-17 / 1021 Corporate Center Drive
Subdivision
Transaction# 517137, AA# 3681

City of Raleigh
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19. That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
20. That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association;
21. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
22. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;

Prior to issuance of building occupancy permits:

23. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;
24. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate.



**Administrative
Approval Action**
S-31-17 / 1021 Corporate Center Drive
Subdivision
Transaction# 517137, AA# 3681

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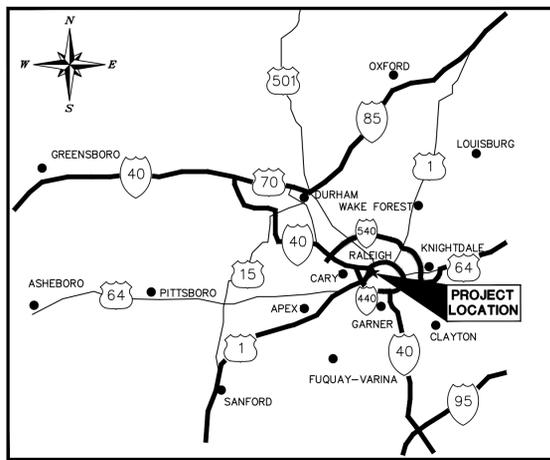
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:
The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this subdivision plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Sunset Date: 9-20-2020
Record entire subdivision

I hereby certify this administrative decision.

Signed: (Planning Director) Kenneth Bonner Date: 9/20/2017
(RB)

Staff Coordinator: Michael Walters

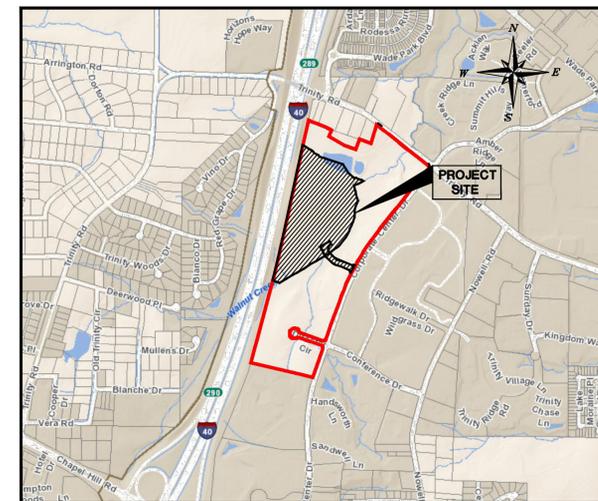


PROJECT LOCATION
NTS

PRELIMINARY SUBDIVISION PLAN FOR 1021 CORPORATE CENTER DRIVE

S-31-17
TRANS.# 517137

1021 CORPORATE CENTER DRIVE
RALEIGH, NORTH CAROLINA 27607
A DEVELOPMENT BY: DRIVE SHACK RALEIGH, LLC.
1345 AVENUE OF THE AMERICAS, 45th FLOOR
NEW YORK, NEW YORK 10105
PHONE: (423) 400-7648



VICINITY MAP

SCALE: 1" = 500'

CONDITIONS OF APPROVAL:

- PUBLIC UTILITIES:**
- OFFSITE RIGHT OF WAY DEDICATION WILL BE REQUIRED FOR THE PORTION OF THE PROPOSED RIGHT OF WAY THAT IS OUTSIDE THE LIMITS OF THE CURRENT PARCEL.
 - EXISTING SEWER MAIN MATERIAL IN PROPOSED RIGHT OF WAY MUST BE FIELD VERIFIED BY THE APPLICANT DURING THE CONCURRENT REVIEW. REPLACEMENT OF THAT MAIN MAY BE REQUIRED DUE TO FILL PLACEMENT INCREASING DEPTH OF COVER ON PIPE.
 - PLAT REQUIRED FOR RIGHT OF WAY DEDICATION. WATERLINE EASEMENT DEDICATION FOR METERS MAY COME AT THAT TIME AS WELL OR WILL BE REQUIRED WITH THE PLATS FOR THE INDIVIDUAL SITES.
- TRANSPORTATION:**
- A SURETY IS REQUIRED FOR CONSTRUCTION COSTS OF PUBLIC IMPROVEMENTS WHICH ARE NOT COMPLETE AT MAP RECORDATION FOR SUBDIVISIONS. FOR CITY-MAINTAINED FACILITIES, THE SURETY IS 125% OF ESTIMATED CONSTRUCTION COSTS AND 100% FOR NCDOT-MAINTAINED FACILITIES. RSDM SECTION 5.6.

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY CHANDLER LAND SURVEYING, 83 ADAMS POINT DRIVE, GARNER, N.C. 27529, PHONE: 919-291-9163 AND DATED APRIL 15, 2017.

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

MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST (20) FEET FROM THE POINT OF TANGENCY.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: DRIVE SHACK RALEIGH, LLC.
1345 AVENUE OF THE AMERICAS, 45th FLOOR
NEW YORK, NEW YORK 10105
PHONE: (423) 400-7648
ATTN.: MARK GOINS
mgoins@driveshack.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2927
ATTN.: CHRIS BOSTIC, P.E.
chris.bostic@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2927
ATTN.: RICHARD BROWN, PLA
richard.brown@kimley-horn.com

SURVEYOR: CHANDLER LAND SURVEYING,
83 ADAMS POINT DRIVE
GARNER, NC 27529
PHONE: (919) 291-9163
ATTN.: JOHN CHANDLER, PLS

Preliminary Subdivision
Plan Application



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

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
--------------------------------	---------------------	-------------

PRELIMINARY APPROVALS

- Subdivision * Conventional Subdivision Compact Development Conservative Subdivision
- *May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

GENERAL INFORMATION

Development Name **Drive Shack Raleigh**
Proposed Use **Golf Entertainment Facility & Restaurant**
Property Address(es) **1021 Corporate Center Drive, Raleigh, NC 27607**

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

PIN Recorded Deed 0774764890	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
---------------------------------	-------------------	-------------------	-------------------

What is your project type?

- Single family Townhouse Subdivision in a non-residential zoning district
 Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name **Drive Shack Raleigh, LLC** Owner/Developer Name **Mark Goins**
Address **1345 Avenue of the Americas, 45th Floor, New York, New York 10105**
Phone **423-423-7648** Email **mgoins@driveshack.com** Fax
Company Name **Kimley-Horn & Associates, Inc.** Contact Name **Chris Bostic**
Address **421 Fayetteville Street, Suite 600, Raleigh, NC 27601**
Phone **919-677-2000** Email **Chris.Bostic@kimley-horn.com** Fax **919-677-2050**

PAGE 1 OF 3

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) OP-4-PK			
If more than one district, provide the acreage of each:			
Overlay District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHOD-1	
Inside City Limits?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
CUD (Conditional Use District) Case # Z-			
COA (Certificate of Appropriateness) Case #			
BOA (Board of Adjustment) Case # A-			
STORMWATER INFORMATION			
Existing Impervious Surface	0 acres/sf	Flood Hazard Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface	0.59 acres/sf	Neuse River Buffer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		Wetlands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If in a Flood Hazard Area, provide the following:			
Aluvial Soils	B	Flood Study	N/A
		FEMA Map Panel #	0774
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots:	Detached	Attached	
Total # of Single Family Lots:	Total # of All Lots 2		
Overall Unit(s)/Acre Densities Per Zoning Districts			
Total # of Open Space and/or Common Area Lots			
SIGNATURE BLOCK (Applicable to all developments)			
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.			
I hereby designate 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.			
Signature	<i>Matthew Stephens</i>	Date	5/1/17
Signature		Date	

PAGE 2 OF 3

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REVISION 03.11.16

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	PRELIMINARY SUBDIVISION PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
TC1.0	OVERALL TREE CONSERVATION PLAN
TC1.1	TREE CONSERVATION PLAN
L1.0	LANDSCAPE PLAN
RP1.0	RECORDED PLAT
C2.0	SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	8-4-17	RESPONSE TO CITY COMMENTS	WWH
1	7-5-17	RESPONSE TO CITY COMMENTS	LEF

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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SEAL:

DATE:
MAY 5, 2017

JOB NUMBER:
018739000

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-653-1494
WWW.KIMLEY-HORN.COM

KHA PROJECT
018739000
DATE
06/07/2017
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

COVER SHEET

1021 CORPORATE
CENTER DRIVE
PREPARED FOR
DRIVE SHACK RALEIGH, LLC.
NORTH CAROLINA
SHEET NUMBER
C0.0

PREPARED IN THE OFFICE OF:

Kimley»Horn

© 2017 Kimley-Horn and Associates, Inc.
421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 853-1494

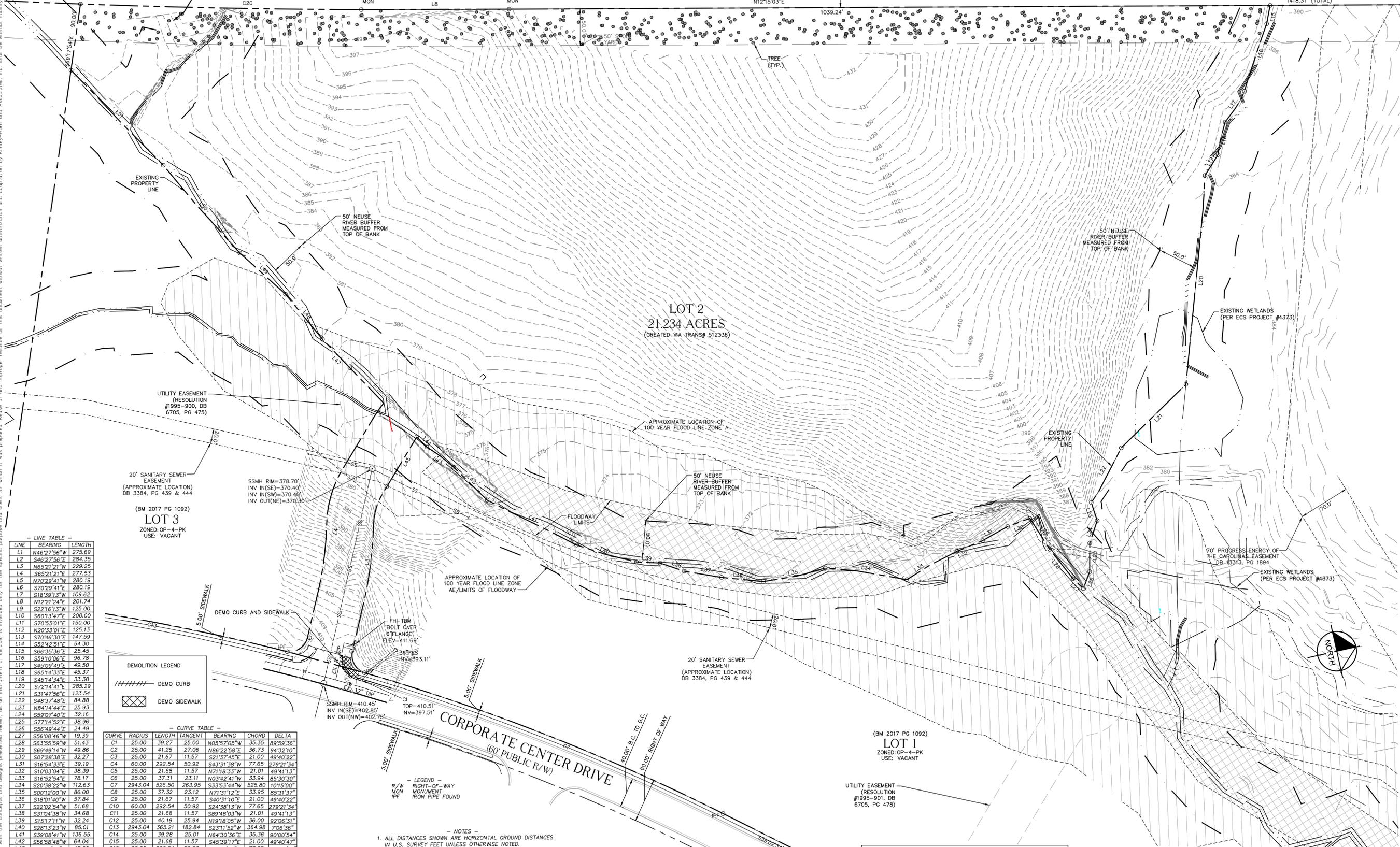
PRELIMINARY
NOT FOR CONSTRUCTION

NC CERTIFICATE OF AUTHORIZATION: F-0102

Plotled By: Hall, Web. Sheet Set: 1021 CORPORATE CENTER DRIVE - Layout: C0.0 COVER SHEET - August 04, 2017 11:38:41am. K:\RAL_LOEVA\018739000_drive_shack\15_cad_files\plan_sheets\C0.0 COVER SHEET.dwg
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Plotted By: holl. Web Sheet Set: 1021 CORPORATE CENTER DRIVE - Layout: C1.0 EXISTING CONDITIONS PLAN - August 04, 2017 11:39:04am K:\RAL_DEVA\018739000_drive_shack\15_cad_files\plansheets\C1.0_EXISTING CONDITIONS PLAN.dwg
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INTERSTATE 40
 (400' PUBLIC R/W)
 DB 2592, PG 641 & 644



LINE TABLE

LINE	BEARING	LENGTH
L1	N46°27'56"W	275.69
L2	S46°27'56"E	284.35
L3	N65°21'21"W	229.25
L4	S95°21'21"E	277.53
L5	N70°29'41"W	280.19
L6	S70°29'41"E	280.19
L7	S18°39'13"W	109.62
L8	N12°21'24"E	201.74
L9	S22°16'13"W	125.00
L10	S60°13'47"E	200.00
L11	S70°53'01"E	150.00
L12	N20°33'01"E	125.13
L13	S70°46'30"E	147.59
L14	S92°42'51"E	54.30
L15	S66°35'36"E	25.45
L16	S59°10'06"E	96.78
L17	S45°09'49"E	48.50
L18	S65°14'33"E	45.37
L19	S45°14'34"E	33.38
L20	S72°14'41"E	285.29
L21	S31°47'56"E	123.54
L22	S48°37'48"E	84.88
L23	N84°14'44"E	25.93
L24	S59°07'40"E	32.76
L25	S77°14'52"E	38.96
L26	S56°49'44"E	24.49
L27	S56°08'46"W	19.39
L28	S63°55'59"W	51.43
L29	S69°49'14"W	49.86
L30	S07°28'38"E	32.27
L31	S16°54'33"E	39.19
L32	S102°33'04"E	38.39
L33	S16°52'54"E	78.17
L34	S20°38'22"W	112.63
L35	S00°12'00"W	86.00
L36	S18°01'40"W	57.84
L37	S22°02'54"W	51.68
L38	S31°04'38"W	34.68
L39	S15°17'11"W	32.24
L40	S28°13'23"W	85.01
L41	S39°08'41"W	136.55
L42	S66°58'48"E	64.04
L43	S49°21'28"W	45.60
L44	S56°45'54"W	19.38
L45	S46°16'31"E	78.66
L46	N65°21'21"E	54.39
L47	S58°35'10"W	53.96
L48	S63°04'53"W	79.74
L49	S54°23'26"W	83.64
L50	S61°21'08"W	158.73
L51	S58°14'27"W	180.46

DEMOLITION LEGEND

// // // // DEMO CURB
 X X X X DEMO SIDEWALK

CURVE TABLE

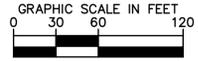
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	25.00	39.27	25.00	N05°57'05"W	35.35	89°59'36"
C2	25.00	41.25	27.06	N86°22'58"E	36.73	94°32'10"
C3	25.00	21.67	11.57	S21°37'45"E	21.00	49°40'22"
C4	60.00	292.54	50.92	S43°31'38"W	77.65	279°21'34"
C5	25.00	21.68	11.57	N71°18'33"W	21.01	49°41'37"
C6	25.00	37.31	23.11	N03°42'41"W	33.94	85°30'30"
C7	2943.04	526.50	263.95	S33°53'44"W	525.80	101°5'00"
C8	25.00	37.32	23.12	N71°31'12"E	33.95	85°31'37"
C9	25.00	21.67	11.57	S40°31'10"E	21.00	49°40'22"
C10	60.00	292.54	50.92	S24°38'13"W	77.65	279°21'34"
C11	25.00	21.68	11.57	S89°48'03"W	21.01	49°41'37"
C12	25.00	40.19	25.94	N19°18'05"W	36.00	92°06'31"
C13	2943.04	365.21	182.84	S23°11'52"W	364.98	706°36"
C14	25.00	39.28	25.01	N64°30'36"E	35.36	90°00'54"
C15	25.00	21.68	11.57	S45°39'17"E	21.00	49°40'47"
C16	60.00	292.54	50.93	S19°30'29"W	77.65	279°21'14"
C17	25.00	21.68	11.57	S84°40'15"W	21.00	49°40'44"
C18	25.01	39.28	25.00	N85°29'44"W	35.36	89°59'48"
C19	11659.16	340.00	170.01	N15°22'26"E	339.89	140°11'54"
C20	11659.16	383.58	191.81	N13°40'46"E	383.57	153°06"
C21	60.00	211.45	309.86	S63°21'28"W	117.81	201°55'05"
C22	60.00	81.10	48.10	S76°19'19"E	75.06	77°26'30"
C23	11659.16	74.81	37.40	N16°06'32"E	74.81	0°22'03"
C24	11659.16	265.20	132.60	N15°16'24"E	265.19	1°18'12"

- NOTES**
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 2. ALL BEARINGS ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
 3. THERE IS NO EVIDENCE THAT THE SITE IS BEING USED AS A LIQUID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 4. THE SURVEY WAS COMPLETED ON APRIL 15, 2017.

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

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY CHANDLER LAND SURVEYING, 83 ADAMS POINT DRIVE, GARNER, N.C. 27529, PHONE: 919-291-9163 AND DATED APRIL 15, 2017.

PRELIMINARY
 NOT FOR CONSTRUCTION



1021 CORPORATE CENTER DRIVE
 PREPARED FOR
 DRIVE SHACK RALEIGH, LLC.
 RALEIGH NORTH CAROLINA

EXISTING CONDITIONS PLAN

Kimley»Horn
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-835-1494
 WWW.KIMLEY-HORN.COM

KHA PROJECT
018739000

DATE
06/07/2017

SCALE AS SHOWN

DESIGNED BY JCB

DRAWN BY JCB

CHECKED BY COB

RESPONSE TO CITY COMMENTS
8/4/17
WHH

REVISIONS

DATE

SHEET NUMBER
C1.0

Plotted By: hll, Web: Sheet Set: 1021 CORPORATE CENTER DRIVE - LOUOUT: PRELIMINARY SUBDIVISION PLAN - August 04, 2017 12:35:41pm K:\RAL-DEVA\018739000_drive_shack\15_cad_files\plan\sheet\1021_PRELIMINARY SUBDIVISION PLAN.dwg
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INTERSTATE 40
 (400' PUBLIC R/W)
 DB 2592, PG 641 & 644

REFERENCE
 SITE PLAN
 SR-53-17

PARCEL A
 NEW AREA
 18.08 ACRES

PARCEL B
 3.12 ACRES

EXISTING
 LOT 3

EXISTING
 LOT 1

CORPORATE CENTER DRIVE
 (60' PUBLIC R/W)

— LINE TABLE —

LINE	BEARING	LENGTH
L1	N46°27'56"W	275.69
L2	S46°27'56"E	284.35
L3	N65°21'21"W	283.64
L4	S65°21'21"E	277.53
L5	N70°29'41"W	280.19
L6	S70°29'41"E	280.19
L7	S18°39'13"W	109.62
L8	N12°21'24"E	201.74
L9	S22°16'13"W	125.00
L10	S60°13'47"E	200.00
L11	S70°53'01"E	150.00
L12	N20°33'01"E	125.13
L13	S70°46'30"E	147.59
L14	S92°42'51"E	54.30

— CURVE TABLE —

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	25.00	39.27	25.00	N05°57'08"W	35.35	89°59'36"
C2	25.00	41.25	27.06	N62°22'58"E	36.73	94°32'10"
C3	25.00	21.67	11.57	S21°57'45"E	21.00	49°40'22"
C4	60.00	292.54	50.92	S43°31'38"W	77.65	279°21'34"
C5	25.00	21.68	11.57	N71°18'33"W	21.01	49°41'13"
C6	25.00	37.31	23.11	N03°42'41"W	33.94	85°30'30"
C7	2943.04	526.50	263.95	S33°53'44"W	525.80	101°15'00"
C8	25.00	37.32	23.12	N71°18'12"E	33.95	85°31'32"
C9	25.00	21.67	11.57	S40°31'10"E	21.00	49°40'22"
C10	60.00	292.54	50.92	S24°38'13"W	77.65	279°21'34"
C11	25.00	21.68	11.57	S89°48'03"W	21.01	49°41'13"
C12	25.00	40.19	25.94	N19°18'05"W	36.00	92°06'31"
C13	2943.04	365.21	182.84	S231°1'52"W	364.98	7°06'36"
C14	25.00	39.28	25.01	N64°30'36"E	35.36	90°00'54"
C15	25.00	21.68	11.57	S45°39'17"E	21.00	49°40'47"
C16	60.00	292.54	50.93	S19°30'29"W	77.65	279°21'14"
C17	25.00	21.68	11.57	S84°40'15"W	21.00	49°40'44"
C18	25.01	39.28	25.00	N25°29'44"W	35.36	89°59'48"
C19	11659.16	340.00	170.01	N15°27'26"E	339.99	1°40'15"
C20	11659.16	383.58	191.81	N13°40'46"E	383.57	1°53'06"

— LEGEND —
 R/W MON RIGHT-OF-WAY MONUMENT
 IPF IRON PIPE FOUND

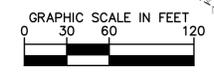
- NOTES —
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 - ALL BEARINGS ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
 - THERE IS NO EVIDENCE THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THE SURVEY WAS COMPLETED ON APRIL 15, 2017.

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

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY CHANDLER LAND SURVEYING, 83 ADAMS POINT DRIVE, GARNER, N.C. 27529, PHONE: 919-291-9163 AND DATED APRIL 15, 2017.



PRELIMINARY
 NOT FOR CONSTRUCTION



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KHA PROJECT 018739000	DATE 06/07/2017	SCALE AS SHOWN	JCB
PRELIMINARY SUBDIVISION PLAN		DRAWN BY JCB	CHECKED BY COB
1021 CORPORATE CENTER DRIVE PREPARED FOR DRIVE SHACK RALEIGH, LLC.		NORTH CAROLINA RALEIGH	
SHEET NUMBER C1.1		RESPONSE TO CITY COMMENTS 8/4/17	DATE 8/4/17
		REVISIONS 1	BY LEF
		NO.	DATE

Plotted By: Hall, Web. Sheet Set: 1021 CORPORATE CENTER DRIVE - 1021 PRELIMINARY UTILITY PLAN - August 04, 2017 11:39:36am K:\RAL-DEVA\018739000_drive_shack\15_cad_files\plansheets\C4.0 PRELIMINARY UTILITY PLAN.dwg
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INTERSTATE 40
 (400' PUBLIC R/W)
 DB 2592, PG 641 & 644

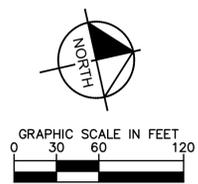
PARCEL A

PARCEL B

EXISTING LOT 3

EXISTING LOT 1

CORPORATE CENTER DRIVE
 (60' PUBLIC R/W)



UTILITY LEGEND

	PROPOSED BACKFLOW PREVENTER
	PROPOSED METER
	SANITARY SEWER CLEANOUT
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE

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No.	REVISIONS	DATE	BY
2	RESPONSE TO CITY COMMENTS	8/4/17	WHH
1	RESPONSE TO CITY COMMENTS	7/5/17	LEF

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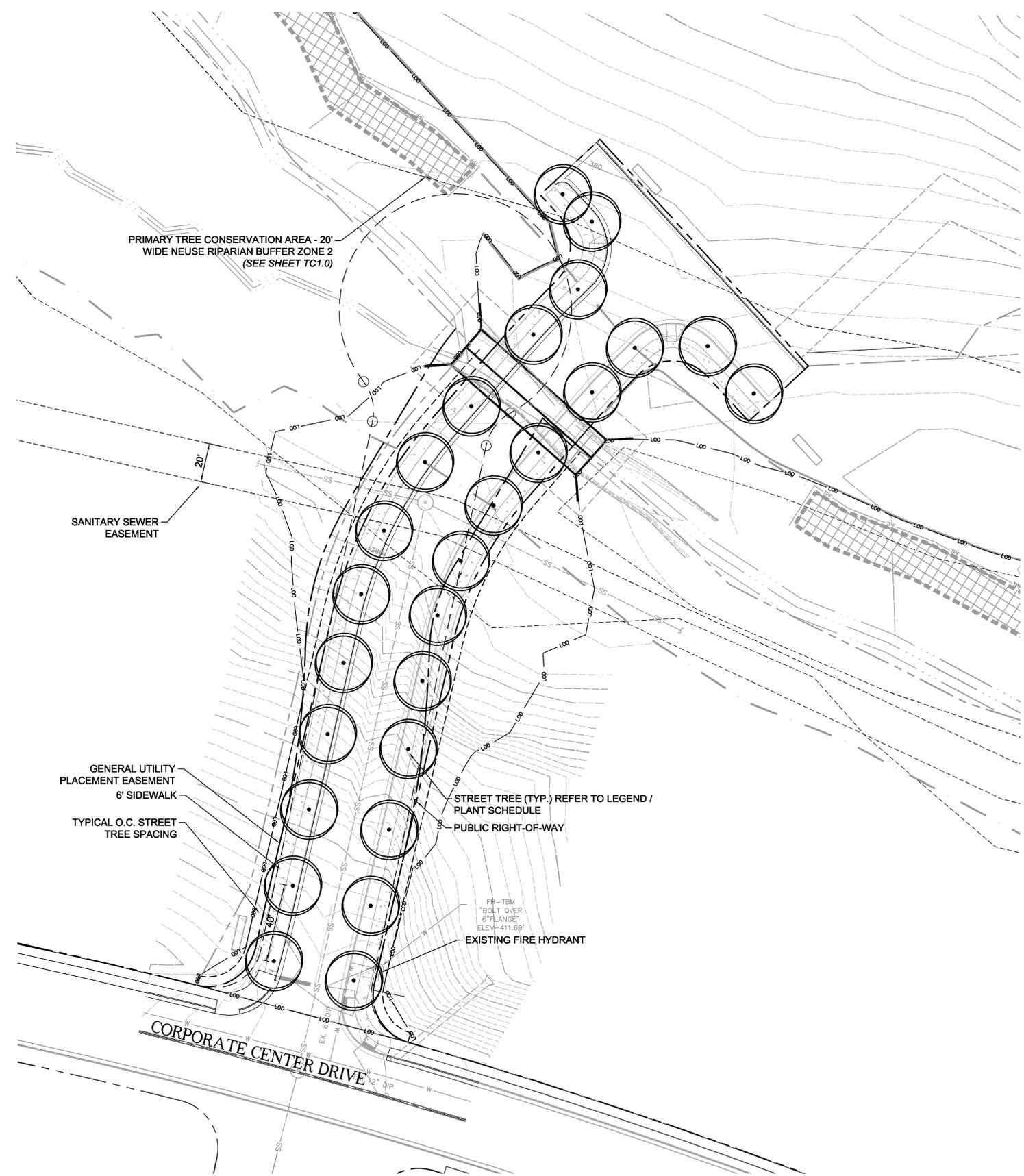
KHA PROJECT	018739000
DATE	06/07/2017
SCALE AS SHOWN	
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

PRELIMINARY UTILITY PLAN

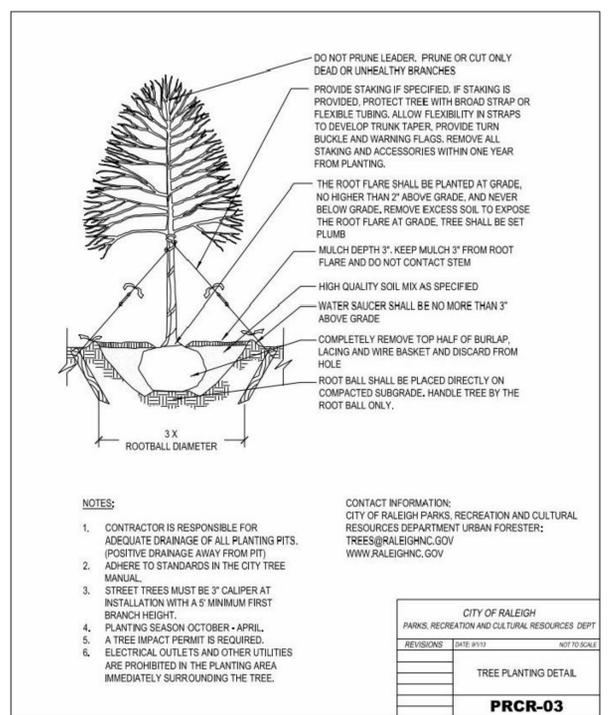
1021 CORPORATE CENTER DRIVE
 PREPARED FOR
DRIVE SHACK RALEIGH, LLC.
 RALEIGH NORTH CAROLINA

SHEET NUMBER
C4.0

Plotted By: Guy, Brandon Sheet: 1021 CORPORATE CENTER DRIVE Layout: L1.0 LANDSCAPE PLAN August 04, 2017 11:16:57am \\kimley-horn.com\SE_BAL\RAL_LDEV\018739000_Drive_Shack\15_CAD_Files\PlanSheets\L1.0 LANDSCAPE PLAN.dwg
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LEGEND
 TREE CONSERVATION AREA



1 TREE PLANTING DETAIL
 L1.0 SCALE: NTS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
	QUE COC	26	Quercus coccinea	Scarlet Oak	B&B	3"Cal	

LANDSCAPE REQUIREMENTS & CALCULATIONS

AREA TO BE LANDSCAPED	CODE REQUIREMENT	STREET	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 CANOPY TREE SPACED 40' O.C.	PROPOSED STREET 'A'	515'	(515 / 40) = 13 CANOPY TREES (PER SIDE)	13 CANOPY TREES PROVIDED (PER SIDE)	8.4.4.A

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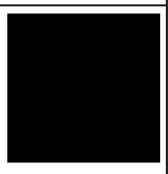
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LANDSCAPE PLAN

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 RALEIGH NORTH CAROLINA

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