

Preliminary Subdivision Application

Planning and Development

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



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): SCOPE-0069-2021			
Development name (subject to approval): Perry Farms Commercial			
Property Address(es): 8601 and 8625 Louisburg Rd			
Recorded Deed PIN(s): 1748612519 & 1748624040			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Cambridge-Forestville, LLC	Owner/Developer Name and Title: Cambridge Properties, Inc.
Address: 831 E. Morehead Street, Suite 245, Charlotte, NC 28202	
Phone #: 704-333-2393	Email: nkb@cambridgeprop.com
APPLICANT INFORMATION	
Company: Kimley-Horn and Associates, Inc	Contact Name and Title: Tim Carter, PE
Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601	
Phone #: (919) 677-2197	Email: tim.carter@kimley-horn.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 10.70 ac	
Zoning districts (if more than one, provide acreage of each): CX-3-CU (10.70 ac)	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 34-20	Board of Adjustment (BOA) Case # A-

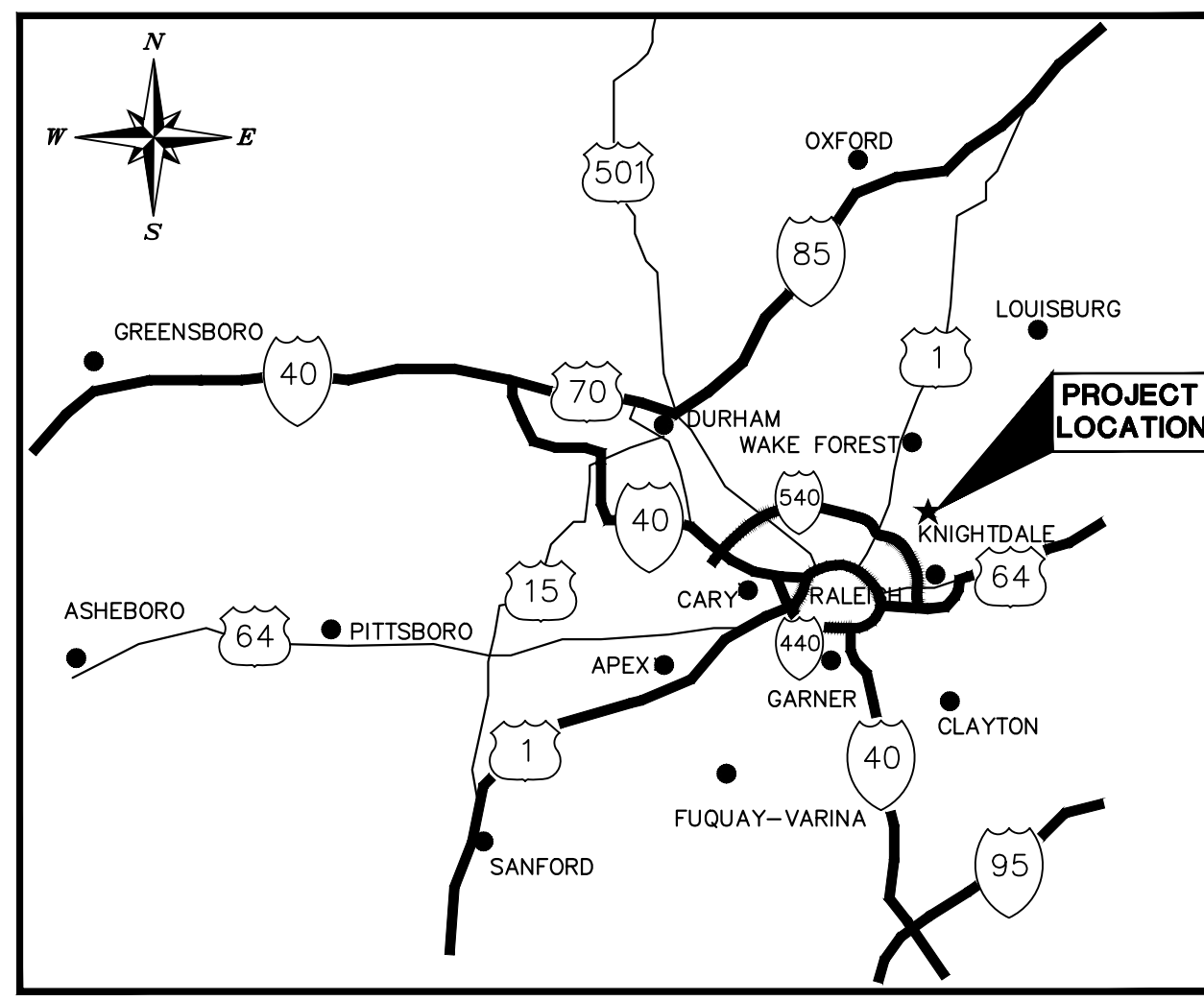
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.04</u> Square Feet: <u>1,742</u>	Proposed Impervious Surface: Acres: <u>1.06</u> Square Feet: <u>46,174</u>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 0
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>Kimley-Horn and Associates, Inc.</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: <u>Nate Buhler</u>	Date: <u>1/7/2022</u>
Printed Name: Nate Buhler, Cambridge Properties	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to SiteReview@raleighnc.gov.

Plotted By: Stodir, Ashlyn - Sheet: PERRY FARMS COMMERCIAL - LOU-UT-CO-0 COVER SHEET - August 26, 2022, 08:37:52am
 Kimley-Horn and Associates, Inc. - 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
 This document, together with the concepts and designs presented herein, is an instrument of service 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.



PROJECT LOCATION
NTS

PRELIMINARY SUBDIVISION PLAN FOR PERRY FARMS COMMERCIAL SUB-0002-2022

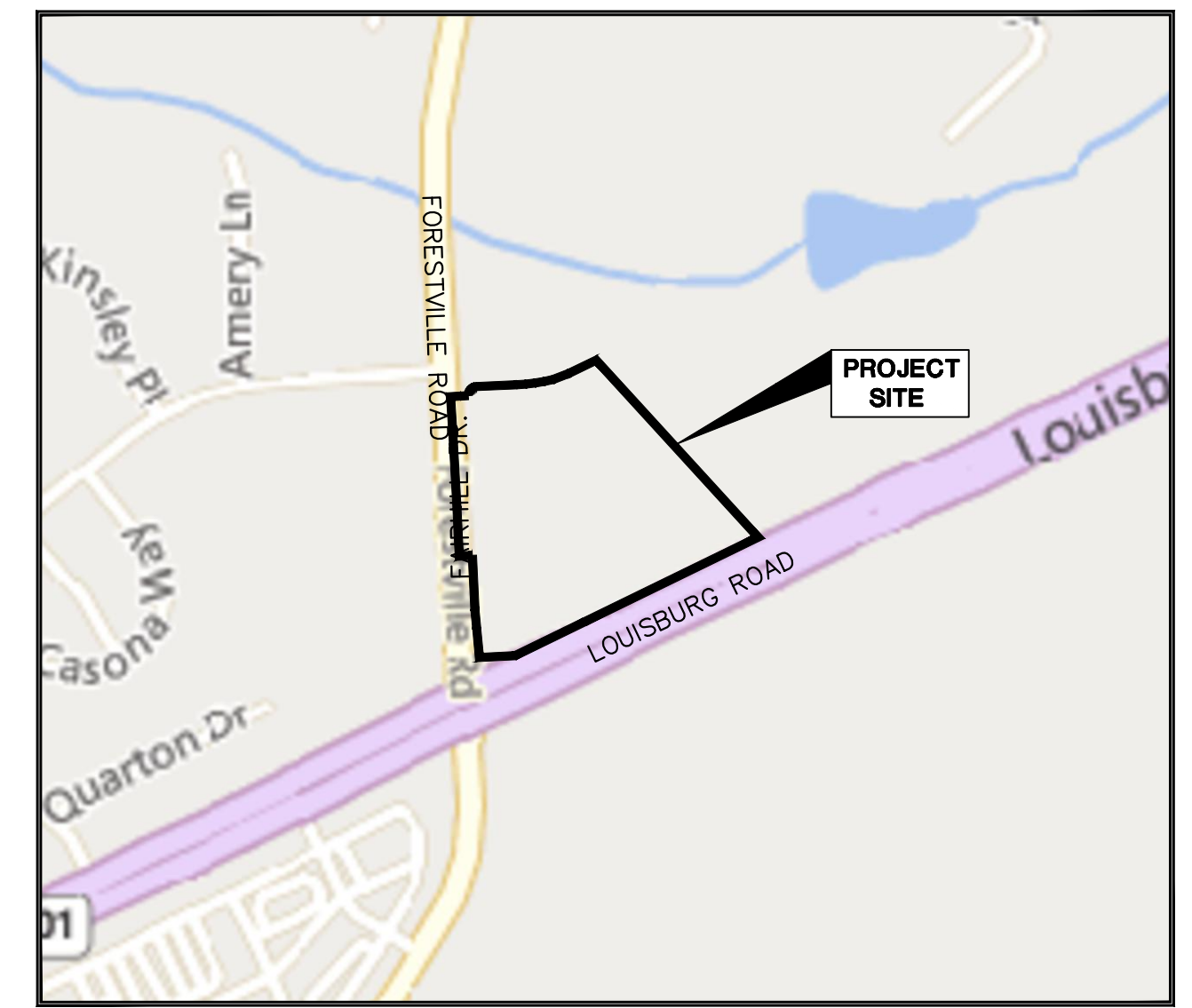
Z-34-20

SCOPE-0069-2021

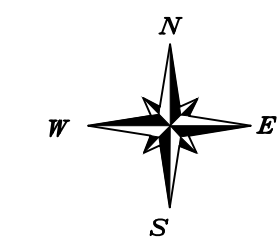
**NE CORNER OF LOUISBURG RD AND FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA 27587**

A DEVELOPMENT BY: CAMBRIDGE PROPERTIES, INC.

**831 E. MOREHEAD STREET, SUITE 245
CHARLOTTE, NORTH CAROLINA 28202**



VICINITY MAP



SCALE: 1" = 500'

PERRY FARMS COMMERCIAL - CX-3-CU ZONING CONDITIONS

- THE FOLLOWING PRINCIPAL USES SHALL BE PROHIBITED: (i) ADULT ESTABLISHMENT; (ii) BAR, NIGHTCLUB, TAVERN, LOUNGE; (iii) VEHICLE SALES/RENTAL; (iv) DETENTION CENTER, JAIL, PRISON; (v) LIGHT MANUFACTURING; (vi) RESEARCH AND DEVELOPMENT; (vii) VEHICLE REPAIR (MINOR); (viii) VEHICLE REPAIR (MAJOR); (ix) OVERNIGHT LODGING; (x) SELF-SERVICE STORAGE. NONE OF THESE USES ARE PROPOSED WITH THIS SUBDIVISION.
- THE MAXIMUM GROSS FLOOR AREA SHALL BE 50,000 SQUARE FEET. THERE ARE NO PROPOSED BUILDINGS ASSOCIATED WITH THIS SUBDIVISION.

EXEMPT FROM BLOCK PERIMETER PER UDO 8.3.2.A.2 (BLOCK STANDARDS).

THIS SITE CONTAINS 25% SLOPES WITHIN 10' OF THE PROPERTY LINE, SO THE CROSS-ACCESS REQUIREMENTS DESCRIBED IN UDO ARTICLE 8.3 SHALL NOT APPLY.

PER UDO TC-5A-18 & UDO SEC.1.5.4.C, THE PRIMARY STREET FOR LOT 1 SHALL BE LOUISBURG RD.
PER UDO TC-5A-18 & UDO SEC.1.5.4.C, THE PRIMARY STREET FOR LOT 3 SHALL BE FORESTVILLE RD.

LOUISBURG ROAD IS THE PRIMARY STREET DESIGNATION PER TC-5A-18 AND CITY OF RALEIGH DEVELOPMENT SERVICES.

RIGHT-OF-WAY OBSTRUCTION NOTES:

- STREET, LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY BOHLER, 4130 PARKLAKE AVENUE, SUITE 130, RALEIGH, NC 27612. PHONE: 919-578-9000 AND DATED OCTOBER 15, 2021.

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

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: CAMBRIDGE PROPERTIES, INC.
831 E. MOREHEAD STREET, SUITE 245
CHARLOTTE, NC 28202
PHONE: (704) 333-2393
ATTN: NATE BUHLER
nkb@cambridgeprop.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2197
ATTN: TIM CARTER, P.E.
tim.carter@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 678-4170
ATTN: MATT GROSS
matt.gross@kimley-horn.com

SURVEYOR: BOHLER
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NORTH CAROLINA 27612
PHONE: (919) 578-9000
ATTN: THOMAS E. TEABO, PLS

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Planning and Development

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DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/>	Conventional Subdivision	<input type="checkbox"/>	Compact Development
<input type="checkbox"/>	Conservation Development	<input type="checkbox"/>	Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s): **SCOPE-0069-2021**

Development name (subject to approval): Perry Farms Commercial

Property Address(es): **8601 and 8625 Louisburg Rd**

Recorded Deed PIN(s): 1748612519 & 1748624040

What is your project type? Single family Apartment Townhouse Non-residential Other: _____ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

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Address: 831 E. Morehead Street, Suite 245, Charlotte, NC 28202
Phone #: 704-333-2393 | Email: nkb@cambridgeprop.com

APPLICANT INFORMATION

Company: Kimley-Horn and Associates, Inc. | Contact Name and Title: Tim Carter, PE
Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Phone #: (919) 677-2197 | Email: tim.carter@kimley-horn.com

Continue to page 2 >>

Page 1 of 2

REVISION 02.19.21
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 10.70 ac
Zoning districts (if more than one, provide acreage of each): CX-3-CU (10.70 ac)

Overlay district: N/A | Inside City limits? Yes No
Conditional Use District (CUD) Case #: 34-20 | Board of Adjustment (BOA) Case #: A-

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 0.04 | Square Feet: 1,742
Neuse River Buffer Yes No

Proposed Impervious Surface:
Acres: 1.06 | Square Feet: 46,174
Wetlands Yes No

Is this a flood hazard area?
If yes, please provide the following:
Alluvial soils: _____
Flood study: _____
FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached 0 Attached 0
Total # of single-family lots: 0
Proposed density for each zoning district (UDO 1.5.2.F): _____
Total # of open space and/or common area lots: 0
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I, Kimley-Horn and Associates, Inc. will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Nate Buhler | Date: 1/7/2022
Printed Name: Nate Buhler, Cambridge Properties
Signature: _____ | Date: _____
Printed Name: _____

Please email your completed application to SiteReview@raleighnc.gov.

Page 2 of 2

REVISION 02.19.21
raleighnc.gov

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	NCDOT TREE PERMIT
C0.2	SWS LETTER
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION PLAN
C2.0	PRELIMINARY SUBDIVISION PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY SEWER PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
TC1.0	TREE CONSERVATION PLAN
R2.0-R2.8	OFFSITE ROADWAY DESIGN
	OFFSITE SEWER LAYOUT

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-677-2000 FAX: 919-677-2050
 WWW.KIMLEY-HORN.COM

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT: 018356006
 DATE: 01/07/2022
 SCALE: AS SHOWN
 DESIGNED BY: KEU
 DRAWN BY: KEU
 CHECKED BY: COB

COVER SHEET

PERRY FARMS COMMERCIAL
 PREPARED FOR
CAMBRIDGE PROPERTIES, INC.
 RALEIGH NORTH CAROLINA

PREPARED IN THE OFFICE OF:

Kimley»Horn

© 2021 Kimley-Horn and Associates, Inc.
421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

NC CERTIFICATE OF AUTHORIZATION: F-0102

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.

Copyright Kimley-Horn and Associates, Inc., 2022

SEAL:

JANUARY 7, 2022

**JOB NUMBER:
018356006**

SHEET NUMBER
C0.0

No.	REVISIONS	DATE	BY
3	CITY COMMENTS	08/22/22	AMS
2	CITY COMMENTS	06/14/22	ZDS
1	CITY COMMENTS	04/15/22	ZDS

Plotted By: S. O'Neil, ASHYN, Street: SHELLEY FARM COMMERCIAL, LOU1: C2.0 PRELIMINARY SUBDIVISION PLAN, August 25, 2022, 08:38:18am, \\kimley-horn.com\SE\RAL\REAL\DEVA\018356006 - Perry Farms 2 - Eleven Planning Phase\PI15_CAD_Files\PlanSheets\C2.0 PRELIMINARY SUBDIVISION PLAN.dwg
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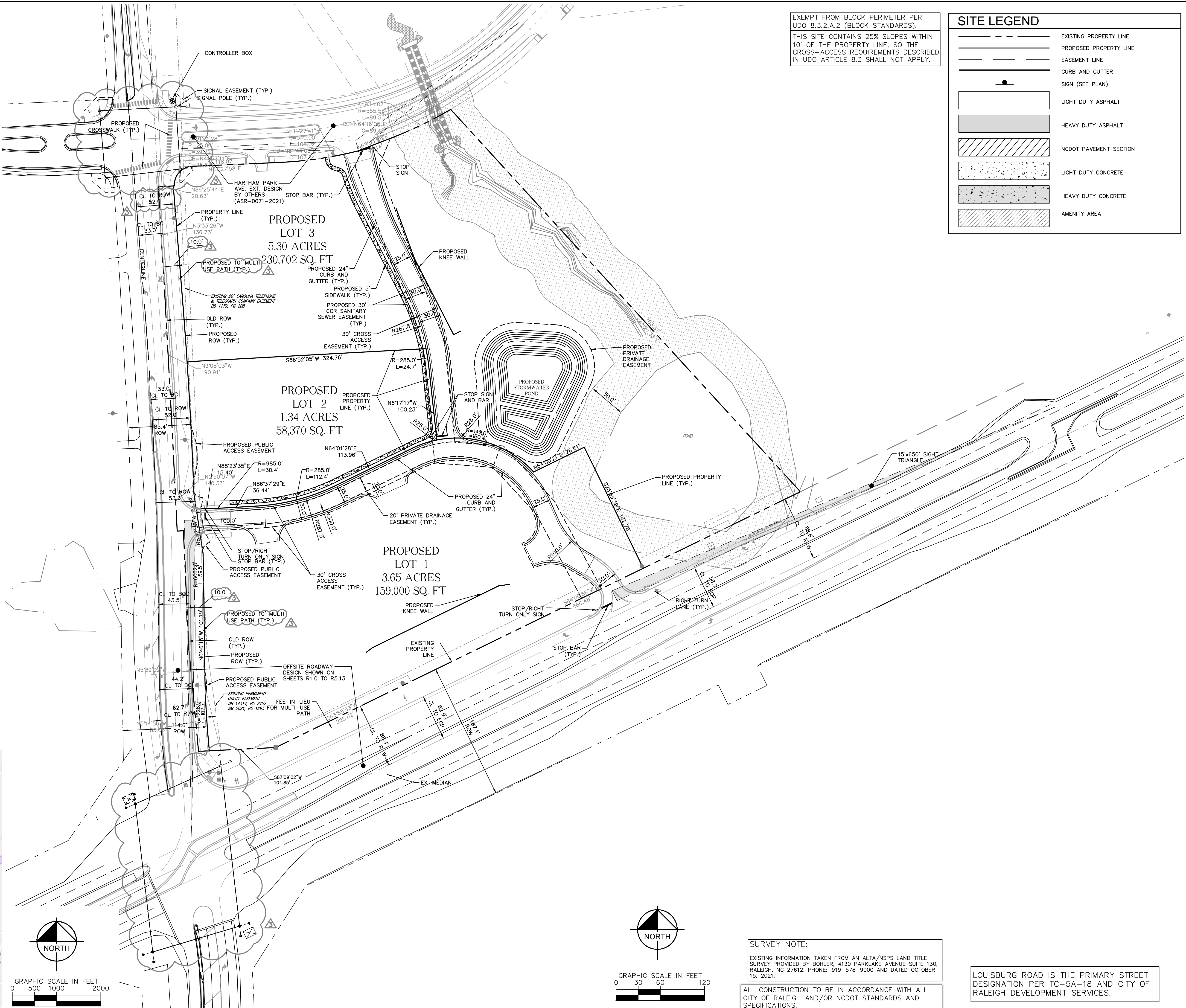
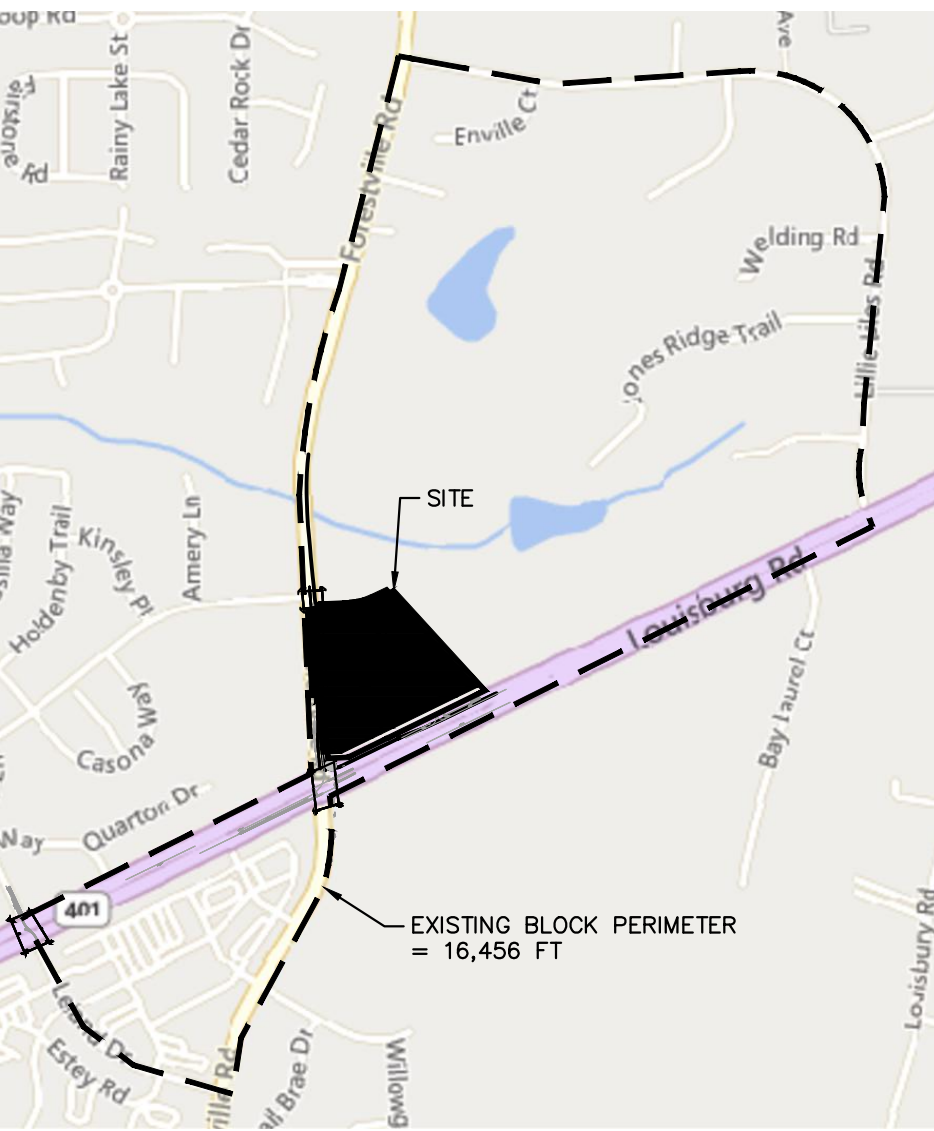
SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CX-3-CU
EXISTING USE:	VACANT
PROPOSED USE:	3 LOT SUBDIVISION, OPEN LOTS
TOTAL SITE AREA:	10.69 AC (465,686 SF)
OPEN LOT SETBACKS:	PRIMARY STREET = 10' SIDE STREET = 10' READ/SIDE LOT LINE = 10'
PROJECT DATA	
PI#	1748624040, 1748612519
PROPOSED # OF LOTS	3
GROSS SITE AREA:	10.69 AC (465,686 SF)
R/W DEDICATION:	0.40 AC (17,614 SF)
NET SITE AREA:	10.29 AC (448,072 SF)
PROPOSED LOT AREAS:	LOT 1: 3.65 AC (159,000 SF) LOT 2: 1.34 AC (58,370 SF) LOT 3: 5.30 AC (230,702 SF)

NOTE: COMMERCIAL DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF THE HARTHAM PARK SIGNAL PRIOR TO THE FINAL CO OF THE MULTIFAMILY COMPONENT.

PER TC-06-19, THE SECTION BELOW PROVIDES THE SITE RELIEF FROM BLOCK PERIMETER REQUIREMENTS:

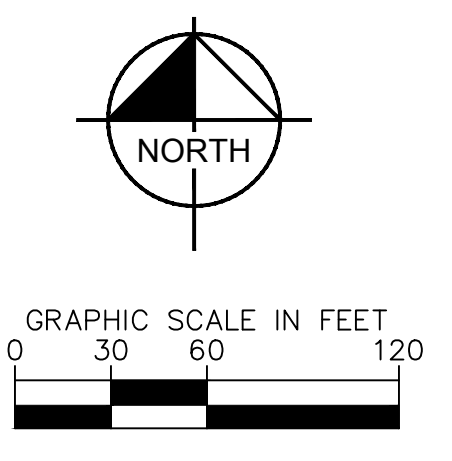
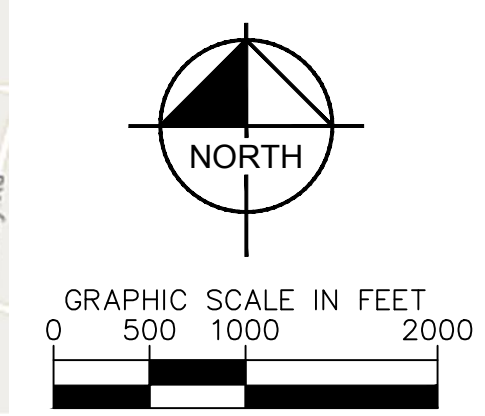
SECTION 8.3.2.A.1.II - THE RESULTING STREET CONNECTION, IF COMPLETED, WOULD NEITHER REDUCE THE PERIMETER OF THE OVERSIZED BLOCK BY AT LEAST 20 PERCENT NOR RESULT IN CONFORMING BLOCK PERIMETERS.

THE EXISTING SITE BLOCK PERIMETER IS 16,456 FT. A 20% REDUCTION IN BLOCK PERIMETER IS 13,165 FT. THE SITE CANNOT PROVIDE THE 20% REDUCTION.



EXEMPT FROM BLOCK PERIMETER PER UDO 8.3.2.A.2 (BLOCK STANDARDS). THIS SITE CONTAINS 25% SLOPES WITHIN 10' OF THE PROPERTY LINE, SO THE CROSS-ACCESS REQUIREMENTS DESCRIBED IN UDO ARTICLE 8.3 SHALL NOT APPLY.

SITE LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EASEMENT LINE
	CURB AND GUTTER
	SIGN (SEE PLAN)
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	NCDOT PAVEMENT SECTION
	LIGHT DUTY CONCRETE
	HEAVY DUTY CONCRETE
	AMENITY AREA



SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY BOHLER, 4130 PARKLAKE AVENUE SUITE 130, RALEIGH, NC 27612. PHONE: 919-578-9000 AND DATED OCTOBER 15, 2021.

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LOUISBURG ROAD IS THE PRIMARY STREET DESIGNATION PER TC-5A-18 AND CITY OF RALEIGH DEVELOPMENT SERVICES.

NO.	REVISIONS	DATE
3	CITY COMMENTS	08/22/2022 AMS
2	CITY COMMENTS	06/14/22 ZDS
1	CITY COMMENTS	04/15/22 ZDS
No.		

Kimley-Horn
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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-677-2000 FAX: 919-677-2050
 WWW.KIMLEY-HORN.COM
 #P-0102

PRELIMINARY
 NOT FOR CONSTRUCTION

KHA PROJECT	018356006
DATE	01/07/2022
SCALE	AS SHOWN
DESIGNED BY	KEJ
DRAWN BY	KEJ
CHECKED BY	COB

PRELIMINARY SUBDIVISION PLAN

PERRY FARMS COMMERCIAL
 PREPARED FOR
CAMBRIDGE PROPERTIES, INC.
 NORTH CAROLINA
 RALEIGH

SHEET NUMBER
C2.0