



Administrative Approval Action

Case File / Name: SUB-0002-2022
DSLC - Perry Farm Commercial

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Louisburg Road, east of Forestville Road at 8601 & 8625 Louisburg Rd.

REQUEST: Development of two vacant tracts to be recombined into a proposed 3 lot, Open Lot Conventional Subdivision of 10.69 acres mostly zoned CX-3-CU with a small portion zoned RX-4-PK-CU. Additional 0.4 acre of right-of-way dedication leaving a net area of approximately 10.29 acres. Proposed New Lot 1 being 3.65 acres; Proposed New Lot 2 being 1.34 acres and Proposed New Lot 3 being 5.30 acres.

Z-34-20 - (CX-3-CU) and small portion zoned RX-4-PK-CU: 8601 & 8705 Louisburg Rd - Adopted April 6, 2021 and effective April 11, 2021.

**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 dated August 22, 2022 by Cambridge Properties, Inc..

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Signal plans need to be submitted for the signal at Hartham Park and Forestville Road for review. Approval to be tied to building permit issuance for commercial parcel.
2. A zoning boundary line boundary annotation is delineated for the site per Z-34-20.

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.



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Public Utilities

5. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
10. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

11. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
12. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Cross Access Agreements Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.



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2. Easements for the traffic signal be recorded as approved by NCDOT and COR.

Engineering

3. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A cross access agreement among the lots proposed and along the drive aisles shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
7. A fee-in-lieu for a 12' multiuse path along the Louisburg Road frontage in its entirety be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

9. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).



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10. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
13. 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 (UDO 9.2.2.G).
14. 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 (UDO 9.2).

Urban Forestry

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.04 acres of tree conservation area.
16. A public infrastructure surety for 20 street trees along Louisburg Road shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A demolition permit shall be issued and this building permit number and approved prior to building permit issuance.
2. Comply with all conditions of Z-34-20.

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry



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4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 40 understory street trees along Louisburg Road.
5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
5. Improvements in Louisburg Road and the traffic signal at Hartham Park will be evaluated for status prior to CO issuance and appropriate timing of completion of both requirements.

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:

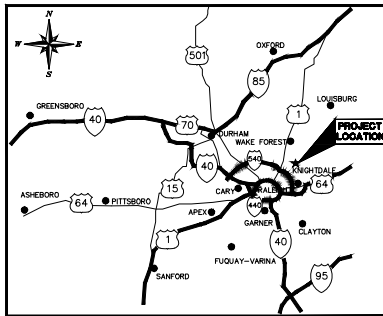
3-Year Sunset Date: October 4, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: October 4, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stogall* Date: 10/04/2022
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

Kimley-Horn and Associates, Inc. is not responsible for the accuracy of the information provided by the applicant or for the consequences of any action taken based on the information provided. Kimley-Horn and Associates, Inc. shall be without liability to the client for any and all damages, including attorney's fees, arising out of or from the use of the information provided by the applicant or for the consequences of any action taken based on the information provided.



PROJECT LOCATION

PERRY FARMS COMMERCIAL - CX-3-CU ZONING CONDITIONS

1.) 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.

2.) 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.

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 RIGHT-OF-WAY SERVICES@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) 333-2993
ATTN: NATE BUHLER
nb@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

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'

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.

Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-596-2500

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 checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <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 >>

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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	
Conditional Use District (CUD) Case # 2: 34-20	
Board of Adjustment (BOA) Case # A:	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 3.04	Proposed Impervious Surface: Acres: 1.06
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 15.2.F):	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

SIGNATURE BLOCK	
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.	
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.	
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 addendum policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Nate Buhler</u>	Date: 1/7/2022
Printed Name: Nate Buhler, Cambridge Properties	Date:
Signature:	Date:
Printed Name:	Date:

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

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raleighnc.gov

Sheet List Table	
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

COVER SHEET

PERRY FARMS COMMERCIAL

PREPARED FOR:
CAMBRIDGE PROPERTIES, INC.

RALEIGH, NORTH CAROLINA

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:

JANUARY 7, 2022

018356006

SHEET NUMBER
C0.0

DATE: 01/07/2022

SCALE: AS SHOWN

DESIGNED BY: KCU

DRAWN BY: KCU

CHECKED BY: COB

DATE: 01/07/2022

CITY COMMENTS: 01/14/22 JMS

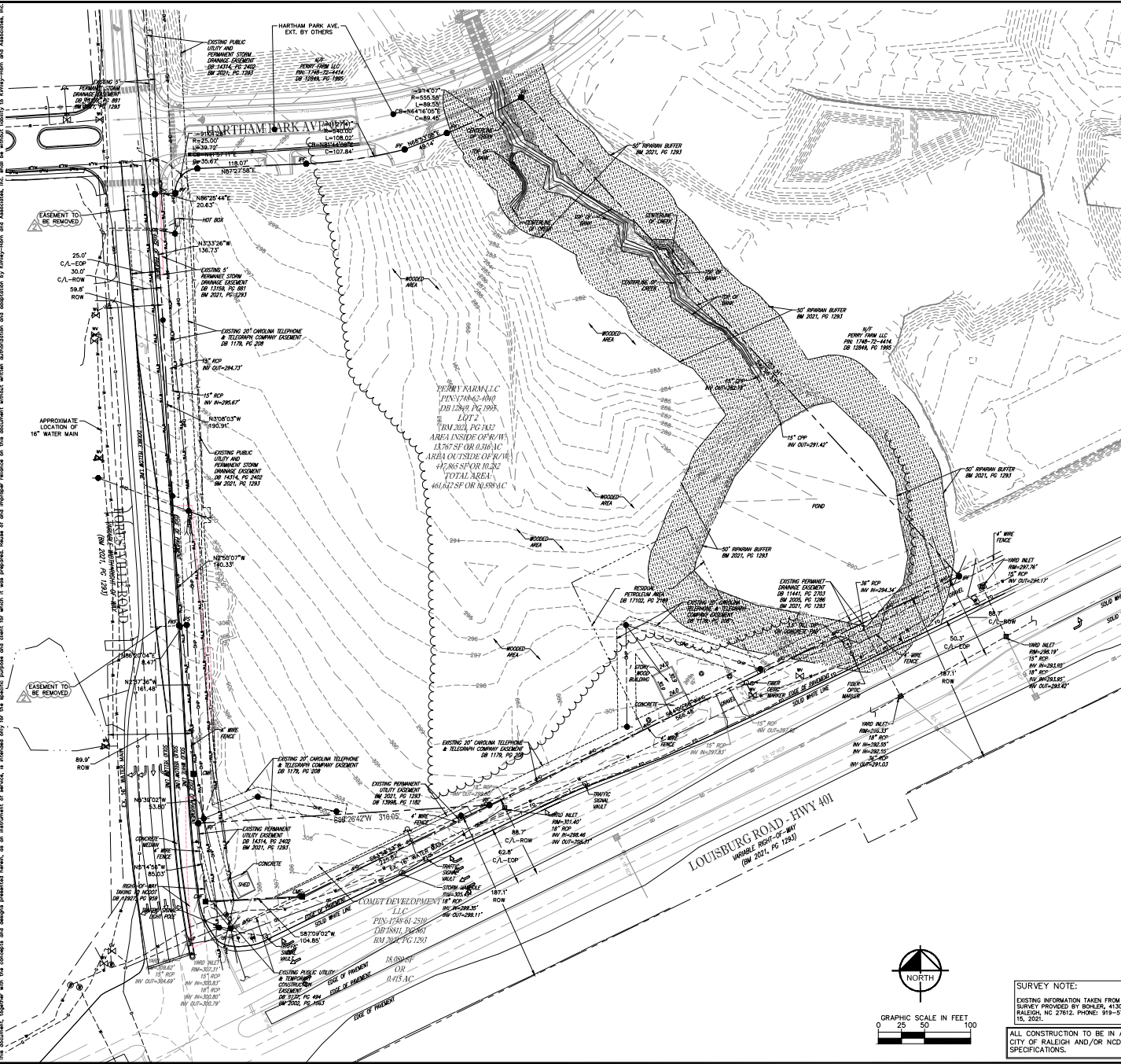
CITY COMMENTS: 01/14/22 JMS

REVISIONS: 01/15/22 JMS

DATE: 01/15/22 JMS

BY: JMS

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LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- - - 123-45 EXISTING SPOT ELEVATION
- - - OVERHEAD WIRE
- - - APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- - - APPROX. LOC. UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT
- - - APPROX. LOC. UNDERGROUND TELEPHONE LINE PER UTILITY MARKOUT
- - - APPROX. LOC. UNDERGROUND SANITARY SEWER LINE PER UTILITY MARKOUT
- UTILITY POLE
- WATER VALVE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- MONITORING WELL
- 90°R
- MAIL BOX
- HYDRANT
- GUY WIRE
- BUFFER
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON NAIL FOUND
- IRON REBAR FOUND
- IRON PIPE SET
- IRON NAIL SET
- COMPUTED POINT

NOTES

1. THE FIRM HAS RELIED UPON TITLE REPORT FURNISH BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT 2181800 DATED SEPTEMBER 17, 2021 AT 8:00 AM, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE DISCREPANCIES NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
2. AREAS COMPILED BY COGNATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHT-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHT-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NO CURB COORDINATES WERE OBTAINED BY USING GPS. PER THE NCORS NETWORK.
7. BASES OF BEARINGS SHOWN HEREON, B.N.C. GRID (NAD 83) IS NSRS 2011S.
8. VERTICAL DATA IS SHOWN HEREON AS MANDATORY.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X". AREA OF UNPAID FLOODING PREMIUM FLOOD INSURANCE RATE MAY 3707100000. THIS EFFECTIVE DATE MAY 2, 2025.
10. NO EVIDENCE OF RECENT EARTH-MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
11. NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE SURVEY.



GRAPHIC SCALE IN FEET
0 25 50 100

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY BOHLE, 4130 PARKLANE 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.

Kimley-Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
PHONE: 919-578-9000 FAX: 919-577-2050
WWW.KHINC.COM
#P-002

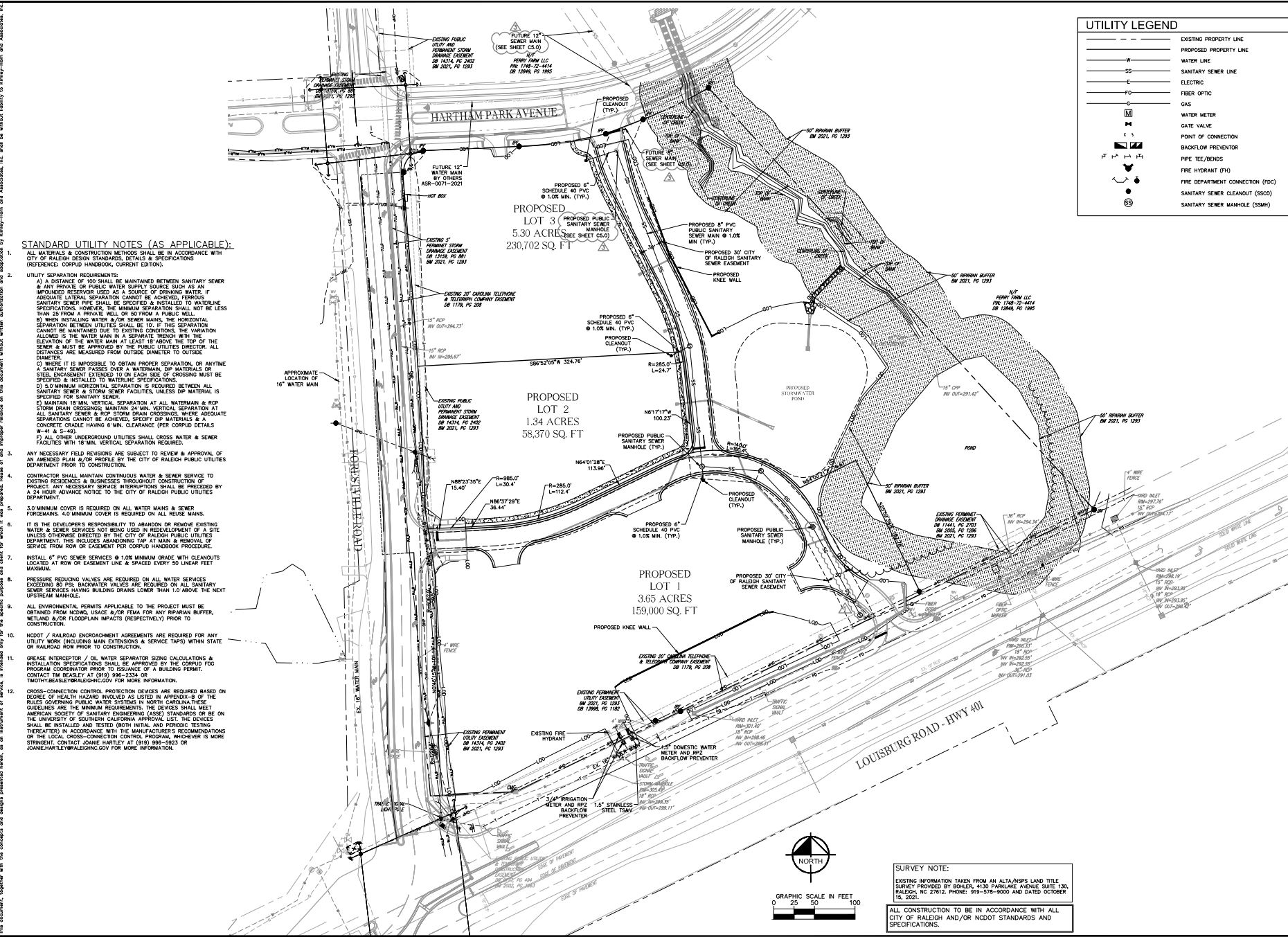
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY	COPIES
01/07/2022	01/07/2022	SCALE AS SHOWN	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY	COPIES

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

SHEET NUMBER
C1.0

Kimley-Horn and Associates, Inc. 10000 Old Highway 100, Suite 200, Raleigh, NC 27603-1000. Phone: 919-876-1000. Fax: 919-876-1001. Email: info@kimley-horn.com. Website: www.kimley-horn.com. This drawing is the property of Kimley-Horn and Associates, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.



Kimley-Horn

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421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
PHONE: 919-876-1000 FAX: 919-876-1001
WWW.KIMLEY-HORN.COM
#P-002

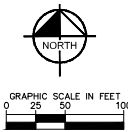
PRELIMINARY
NOT FOR CONSTRUCTION

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

PRELIMINARY
UTILITY PLAN

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

SHEET NUMBER
C4.0



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.




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

PLANT SCHEDULE

NOTES:

1. STREET TREES ALONG FORESTVILLE ROAD HAVE BEEN PLACED OUTSIDE OF THE RIGHT-OF-WAY DUE TO CONFLICTS WITH UTILITIES, EASEMENTS, AND NCCDOT PLANTING REQUIREMENTS.
2. STREET TREES ALONG HARTHAM PARK AVENUE EXTENSION TO BE DESIGNED BY OTHERS.
3. PLANTINGS LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE PRUNED TO MAINTAIN VISIBILITY BETWEEN 2'-FEET AND 8'-FEET ABOVE FINISHED GRADE.
4. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTORS MUST CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
5. THIS SHEET IS INTENDED FOR REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
6. SEE SHEET 12.0 FOR DIMENSIONS, UTILITIES AND DETAILS.
7. SEE SHEET 12.1 FOR WATERS CONSERVATION AREA CALCULATIONS.

LEGEND

	PRIMARY TCA-THOROUGHFARE & TERTIARY OPEN SPACE
	PRIMARY TCA-NEUSE BUFFER ZONE 2 & TERTIARY OPEN SPACE
	SECONDARY TCA & TERTIARY OPEN SPACE

—PF—

TREE PROTECTION FENCE

—LOD—

LIMITS OF DISTURBANCE

SHEET NUMBER
L1.0