

Preliminary Subdivision Application

Site Review

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 OPTIONS (UDO Chapter 2)		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval): 8601 Barefoot Industrial Road	
Property Address(es): 8601 Barefoot Industrial Rd, Raleigh, NC	
Recorded Deed PIN(s): 0777692719	
Building type(s):	<input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment
<input checked="" type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input checked="" type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House	

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Tim Tailon / Dan Lagaly	
Company: PHOENIX CONCRETE LLC	Title: Managing Members
Address: 213 LINTON BANKS PL, CARY NC 27513-2053	
Phone #: 919-625-1881	Email: tailontd@gmail.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Pipeline Holdings, LLC	Address: 1150 Falls Road, Rock Hill, SC 29730
Phone #: 7043014368	Email: alan.smith@pipelinenc.net
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Alan Smith	
Company: Pipeline Irrigation, LLC	Title: General Manager
Address: 1150 Falls Road, Rock Hill, SC 29730	
Phone #: 704-301-4368	Email: alan.smith@pipelinenc.net

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 3.16 <u>acres</u>			
Zoning districts (if more than one, provide acreage of each): Raleigh Industrial Mixed Use IX-3			
Overlay district(s): NA	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>16,665</u> Proposed total (sf) <u>N/A</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>17,285</u> Proposed total (sf) <u>N/A</u>
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 0	# of Attached House Lots: <u>0</u>	# of Townhouse Lots: 0
# of Tiny House Lots: 0	# of Open Lots: 0	# of Other Lots (Apartment, General, Mixed Use, Civic): <u>2</u>
Total # of Lots: 2	Total # Dwelling Units: 0	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____ <u>N/A</u>		
Proposed density for each zoning district (UDO 1.5.2.F): n/a		

SIGNATURE BLOCK

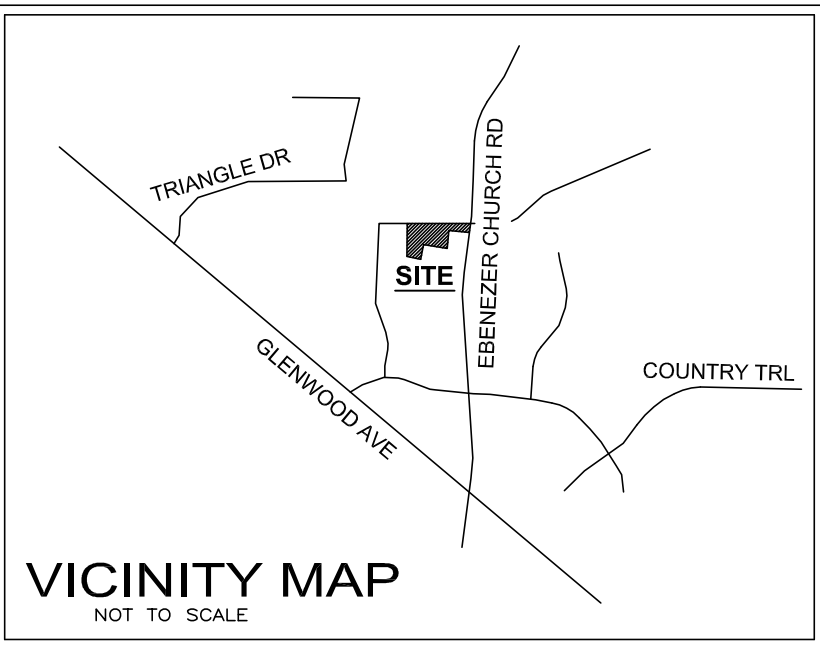
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: <u>J. Alan Smith</u>	Date: <u>12/12/23</u>
Printed Name: <u>J. Alan Smith</u>	
Signature: _____	Date: _____
Printed Name: _____	



REFERENCES:

DEED BOOK 15384, PAGE 898
BOOK OF MAPS 1985, PAGE 1955
*OTHERS SHOWN HEREON

NOTES:

- 1) All distances are horizontal ground distances in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
 - 2) This survey does not include nor depict any environmental evaluations. No investigation into the existence of wetlands or riparian buffers performed in the preparation of this survey. Riparian buffer shown hereon measured from existing top of bank of creek and no official determination has been made regarding classification of said feature.
 - 3) Field survey performed October 18 thru November 9, 2023.
 - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose and that may or may not be shown hereon.
 - 5) The locations of underground utilities as shown hereon (if any) are based on aboveground structures and aboveground visual evidence only. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
 - 6) Subject property is NOT located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720077700K, effective date July 19, 2022.
 - 7) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is $\pm 0.07'$.
- HORIZONTAL DATUM = NAD 83/2011

BAREFOOT INDUSTRIAL ROAD
(EX. 60' PUBLIC R/W)

LOT 4
EBW PROPERTIES, LLC
DB 13030, PG 70
BM 1985, PG 1955
PIN: 0777-59-8862

CONTROL CORNER
N: 779,911.37
E: 2,076,046.13
1" IRON PIPE
0.2' BG

LOT 3
HINTON BAREFOOT, LLC
DB 18043, PG 845
BM 1985, PG 1955
PIN: 0777-59-8661

LOT 1
ASH GREY PROPERTIES, LLC
DB 14109, PG 858
BM 2015, PG 530
PIN: 0777-69-2440

NEW LOT
52,700 S.F.
1.21 AC.

LOT 7
ASH GREY PROPERTIES, LLC
DB 14744, PG 1699
BM 2013, PG 1575
PIN: 0777-69-6704

TRACT 1
IVAN S. &
JOAN H. WASHBURN
DB 12816, PG 2093
BM 1997, PG 417
PIN: 0777-69-4529

LEGEND and NOMENCLATURE

- SYMBOLS**
- Ex. iron pipe/rod or nail
 - Ex. concrete monument
 - New iron pipe
 - Calculated point
 - Cable pedestal
 - Telephone pedestal
 - Electric pedestal
 - Fiber-optic marker
 - Traffic signal box
 - Water meter
 - Fire hydrant
 - Valve (water or gas)
 - Sanitary sewer manhole
 - Sanitary sewer cleanout
 - Storm curb inlet
 - Drainage inlet (w/ grate)
 - Storm drain manhole
 - Utility pole
 - Lamp post
 - Signal pole
 - Guy wire
 - Sign post
- LINETYPES**
- Fence
 - Overhead utility
 - Water
 - Sanitary sewer
 - Storm drain
- ABBREVIATIONS**
- DB Deed Book
 - PB or BM Plat Book / Book of Maps
 - P/L Property line
 - PG Page
 - S.F. Square feet
 - AC. Acres
 - R/W Right-of-way
 - NCSR North Carolina State Route
 - NC DOT North Carolina Dept. of Transportation
 - C/L Centerline
 - EX. Existing
 - RCPC Reinforced concrete pipe
 - PVC Polyvinyl chloride pipe
 - (M) Measured
 - AG Above ground
 - BG Below ground

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.42	S 06°13'47" W

THIS PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PROPOSED SUBDIVISION BEING APPLIED FOR

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; that this plat was prepared in accordance with NCGS 47-30 as amended.

Witness my original signature, license number and seal this day of _____, 2023.

Professional Land Surveyor (L-5107)

PRELIMINARY
THIS PLAT NOT TO BE USED FOR
RECORDATION
CONVEYANCE
SALES
CONSTRUCTION

PRELIMINARY SUBDIVISION PLAN

PHOENIX CONCRETE, LLC

LEESVILLE TOWNSHIP WAKE COUNTY NORTH CAROLINA

40 20 0 40 80

SCALE: 1"=40'

NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203

JOB NO.: 239672
FILE NAME: SD-EXH
PLOT DATE: 11/29/23