

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)			
Conventional Subdivision	Compact Development	Conservation Development	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-0151-2021			
Development name (subject to approval): Laurel Hills - Townhomes			
Property Address(es): 4008 Laurel Hills Road			
Recorded Deed PIN(s): 0785782682			
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"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: The Trustee of Beryl Shaw Living Trust	Owner/Developer Name and Title: Susan Holler, Trustee
Address: 7001 Weston Parkway #150, Cary, NC 27513	
Phone #: 7602016169	Email: scsholler63@gmail.com
APPLICANT INFORMATION	
Company: Baker Residential	Contact Name and Title: Mark Bowles/Director of Land Acquisition and Development
Address: 7001 Weston Parkway #150, Cary, NC 27513	
Phone #: 984-275-2223	Email: mbowles@bakerresidential.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 10.46 (includes proposed ROW) 8.79 acres (excludes proposed ROW)	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.07 Square Feet: 3205	Proposed Impervious Surface: Acres: 3.86 Square Feet: 168,055
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input 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: N/A Flood study: N/A FEMA Map Panel #: 3720078500J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 63
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 6.02 units/acre	
Total # of open space and/or common area lots: 2	
Total # of requested lots: 65	

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>Mark Bowles</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: 	Date: 7/11/2022
Printed Name: Mark Bowles	
Signature:	Date:
Printed Name:	

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

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)	
Conventional Subdivision	<input checked="" type="checkbox"/> Compact Development
Conservation Development	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-0151-2021
Development name (subject to approval):	Laurel Hills - Townhomes
Property Address(es):	4008 Laurel Hills Road
Recorded Deed PIN(s):	0785782682

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	
Company: The Trustee of Beryl Shaw Living Trust	Owner/Developer Name and Title: Susan Holler, Trustee
Address: 7001 Weston Parkway #150, Cary, NC 27513	
Phone #: 7602016169	Email: scsholler63@gmail.com

APPLICANT INFORMATION	
Company: Baker Residential	Contact Name and Title: Mark Bowles/Director of Land Acquisition and Development
Phone #: 984-275-2223	Address: 7001 Weston Parkway #150, Cary, NC 27513
	Email: mbowles@bakerresidential.com

Continue to page 2 >>

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	10.46 (includes proposed ROW) 8.79 acres (excludes proposed ROW)
Zoning districts (if more than one, provide acreage of each):	R-4
Overlay district:	N/A
Inside City limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface:	Proposed Impervious Surface:
Acreage: 0.07 Square Feet: 3205	Acreage: 3.86 Square Feet: 168,055
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input 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: N/A	
Flood study: N/A	
FEMA Map Panel #: 37200785001	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 63
Total # of single-family lots:	0
Proposed density for each zoning district (UDO 1.5.2.F):	6.02 units/acre
Total # of open space and/or common area lots:	2
Total # of requested lots:	65

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>Mark Bowles</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 submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>[Signature]</u>	Date: <u>7/11/2022</u>
Printed Name: <u>Mark Bowles</u>	Date:
Signature:	Date:
Printed Name:	

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

Page 2 of 2

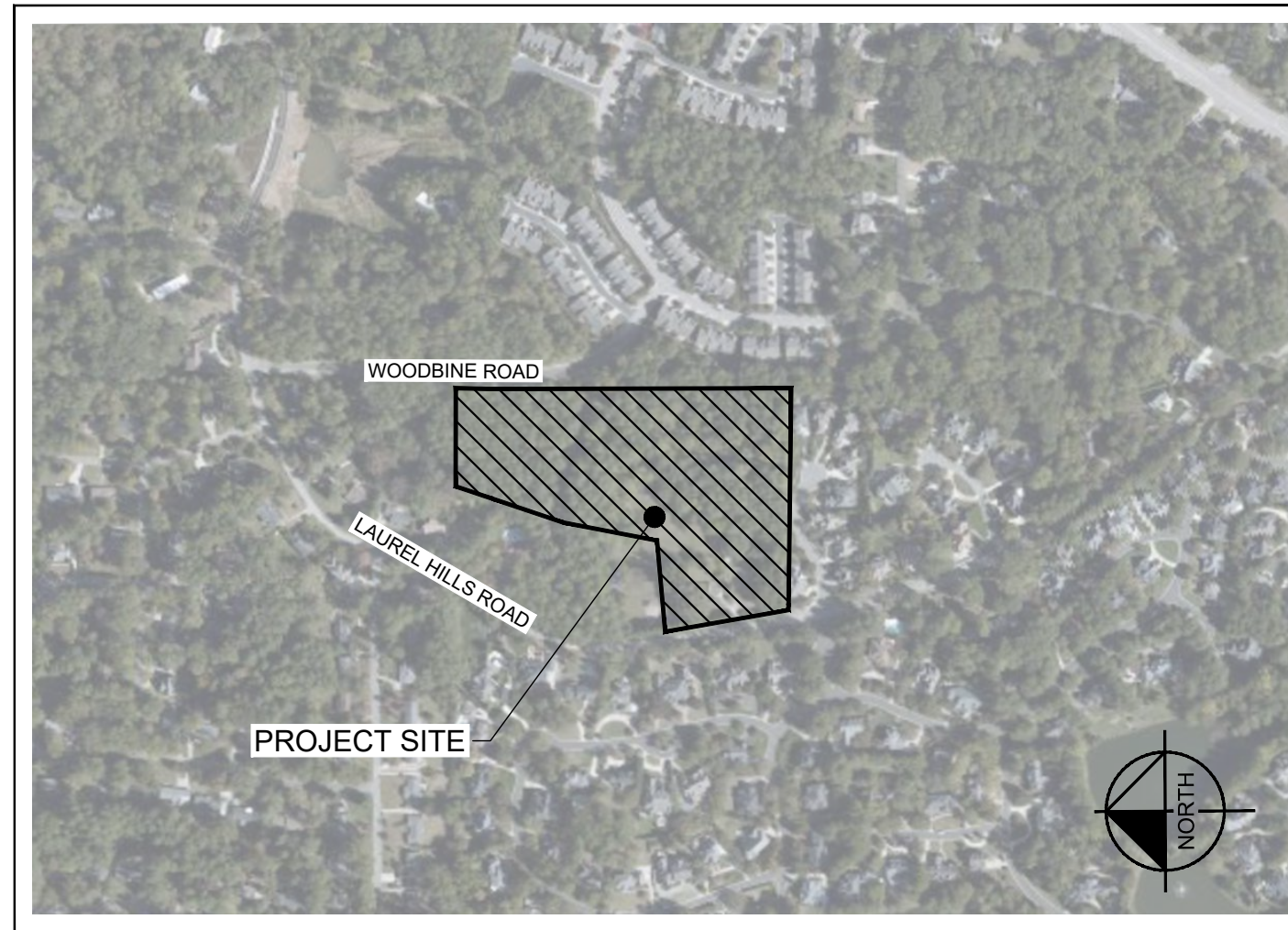
REVISION 02.19.21

raleighnc.gov

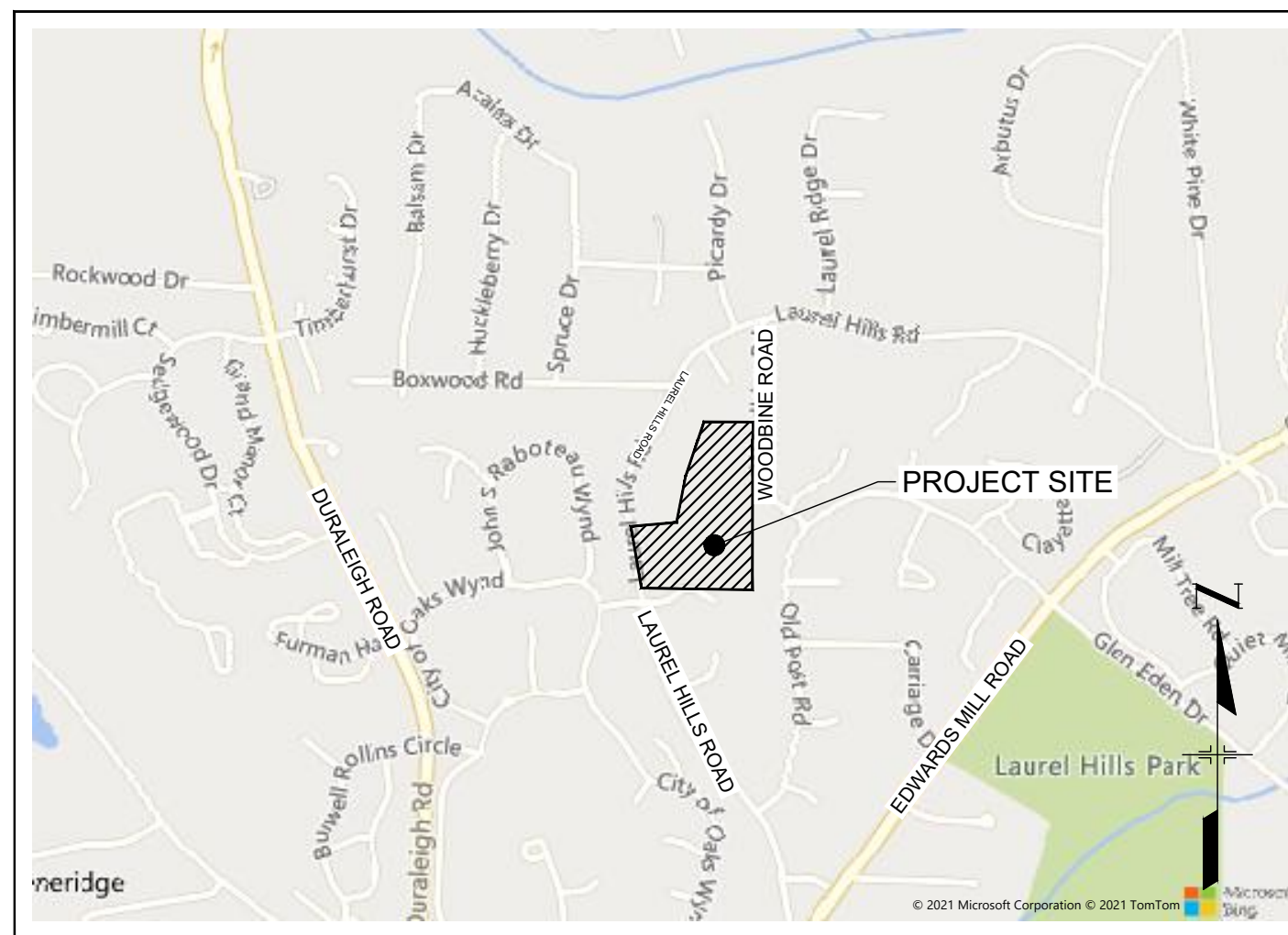
PRELIMINARY SUBDIVISION PLANS FOR LAUREL HILLS - TOWNHOMES

4008 LAUREL HILLS ROAD RALEIGH, NC 27612 SUB-0012-2022

REVISED: JULY 12, 2022



SITE LOCATION MAP
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 1000'

NOTES:

- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT THE TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

SOLID WASTE APPROVAL

This plan is approved to move forward in the Planning Process and is approved for collection by City of Raleigh Solid Waste Services for garbage and recycling. Containers can be stored in the garage or behind units. Yard waste collection will NOT be performed by the City of Raleigh in light of the information you have provided.

Please let me know if you have any questions. Transpose this email message to the plans so other reviewers can see it.

Kind Regards,
 Marion
 Marion O. Staley
 Code Compliance Supervisor
 Code Compliance Division
 City of Raleigh - Solid Waste Services
 919-996-6940 - Office
 919-219-5437 - Cell
 919-212-4290 - Fax
 Code Compliance Division - Our Mission is Simple - "Care for our People resources to increase Service excellence to our Customers with an eye toward our Future"

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	SUBDIVISION PLAN
C3.2	SIGHT DISTANCE TRIANGLES
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
L1.0	TREE SURVEY
L2.0	TREE CONSERVATION AREA PLAN
L3.0	LANDSCAPE PLAN
L3.1	OPEN SPACE PLAN
L4.0	LANDSCAPE DETAILS

SITE DATA	
PROJECT INFORMATION	
PROJECT NAME:	LAUREL HILLS - TOWNHOMES
ADDRESS:	4008 LAUREL HILLS ROAD RALEIGH, NC 27612
PROPERTY OWNER:	GUENN SHAW
DEVELOPER:	BAKER RESIDENTIAL
GROSS AREA:	10.46 ACRES (455,637 SF)
NET AREA (EXCLUDES PROPOSED ROW):	8.45 ACRES (368,101 SF)
PIN#:	0785782682
SETBACKS (SEE SUBDIVISION PLAN FOR A MORE DETAILED BREAKDOWN)	
PRIMARY STREET:	20' MINIMUM
SIDE STREET:	20' MINIMUM
INTERNAL BUILDING SEPARATION:	10' MINIMUM
SIDE SITE BOUNDARY: (LAUREL HILLS CT, NORTHERN PARCELS)	10' MINIMUM
REAR SITE BOUNDARY:	20' MINIMUM
ZONING:	EXISTING: RESIDENTIAL - 4 (R-4) PROPOSED: RESIDENTIAL - 4 (R-4)
PROPOSED LOTS:	65 (63 TOWNHOME LOTS AND 2 COMMON LOTS)
PROPOSED DEVELOPMENT TYPE:	COMPACT DEVELOPMENT
OVERLAY:	NONE
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PRIMARY USE:	TOWNHOMES 1) 18' BY 65.5' - 42 TOWNHOME UNITS 2) 26' BY 60' - 21 TOWNHOME UNITS
PROPOSED BUILDINGS SF:	74,718 SF
PARKING	
REQUIRED VEHICLE PARKING (PER TC-11-21):	RESIDENTIAL, SINGLE-UNIT: NO MAX
PROPOSED VEHICLE PARKING:	GARAGE: 84 SPACES DRIVEWAY: 84 SPACES PARKING LOT: 9 SPACES TOTAL PARKING: 177 SPACES
PROPOSED ADA SPACES:	2 ADA SPACES (LOCATED IN ELK CREEK PARKING LOT)
REQUIRED BICYCLE PARKING:	0 SPACES
PROVIDED BICYCLE PARKING:	0 SPACES
LOT COVERAGE	
EXISTING IMPERVIOUS:	0.07 ACRES
PROPOSED IMPERVIOUS:	3.84 ACRES
REQUIRED OPEN SPACE:	20% OF 8.79 AC - 1.76 ACRES
PROVIDED OPEN SPACE:	3.14 ACRES
RIGHT OF WAY WIDTH STREET TYPE - NEIGHBORHOOD LOCAL (150 MAX UNITS)	59 FEET
MINIMUM LOT WIDTH:	REQUIRED - 16 FEET PROVIDED - 18 FEET
MIN. NET SITE AREA PER UNIT	6,000 SF
PROVIDED SITE AREA PER UNIT	8.79 AC * 43560 SF / 63 UNITS = 6,078 SF
SITE DIMENSIONS WIDTH (MIN.)	70 FEET
DISTURBED AREA:	8.45 ACRES
RESIDENTIAL DENSITY (GROSS ACREAGE):	63 UNITS / 10.46 ACRES = 6.03 UNITS PER ACRE
REQUIRED OUTDOOR AMENITY AREA:	5% OF NET SITE AREA = 19,145 SF 50% USABLE = 9,573 SF
PROVIDED OUTDOOR AMENITY AREA:	19,327 SF 50% USABLE = 9,664 SF
DEDICATED RIGHT OF WAY:	711 SF / 0.02 AC

SURVEY NOTE:
 ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, DATED 12/21/2021 LOCATED AT 7008 HARPS MILL ROAD STE. 105, RALEIGH, NC 27615 PHONE: 919-947-1800.

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
 # - 0102

KHA PROJECT 18810001
 DATE 08/30/2022
 SCALE AS SHOWN
 DESIGNED BY EMB
 DRAWN BY ASA
 CHECKED BY AMK

COVER SHEET

LAUREL HILLS - TOWNHOMES
 PREPARED FOR
 BAKER RESIDENTIAL

NO. 3 SUBDIVISION PLAN REVIEW, 3RD ROUND 08/30/22 ASA
 2 SUBDIVISION PLAN REVIEW, 2ND ROUND 07/12/22 ASA
 1 SUBDIVISION PLAN REVIEW, 1ST ROUND 05/02/22 ASA

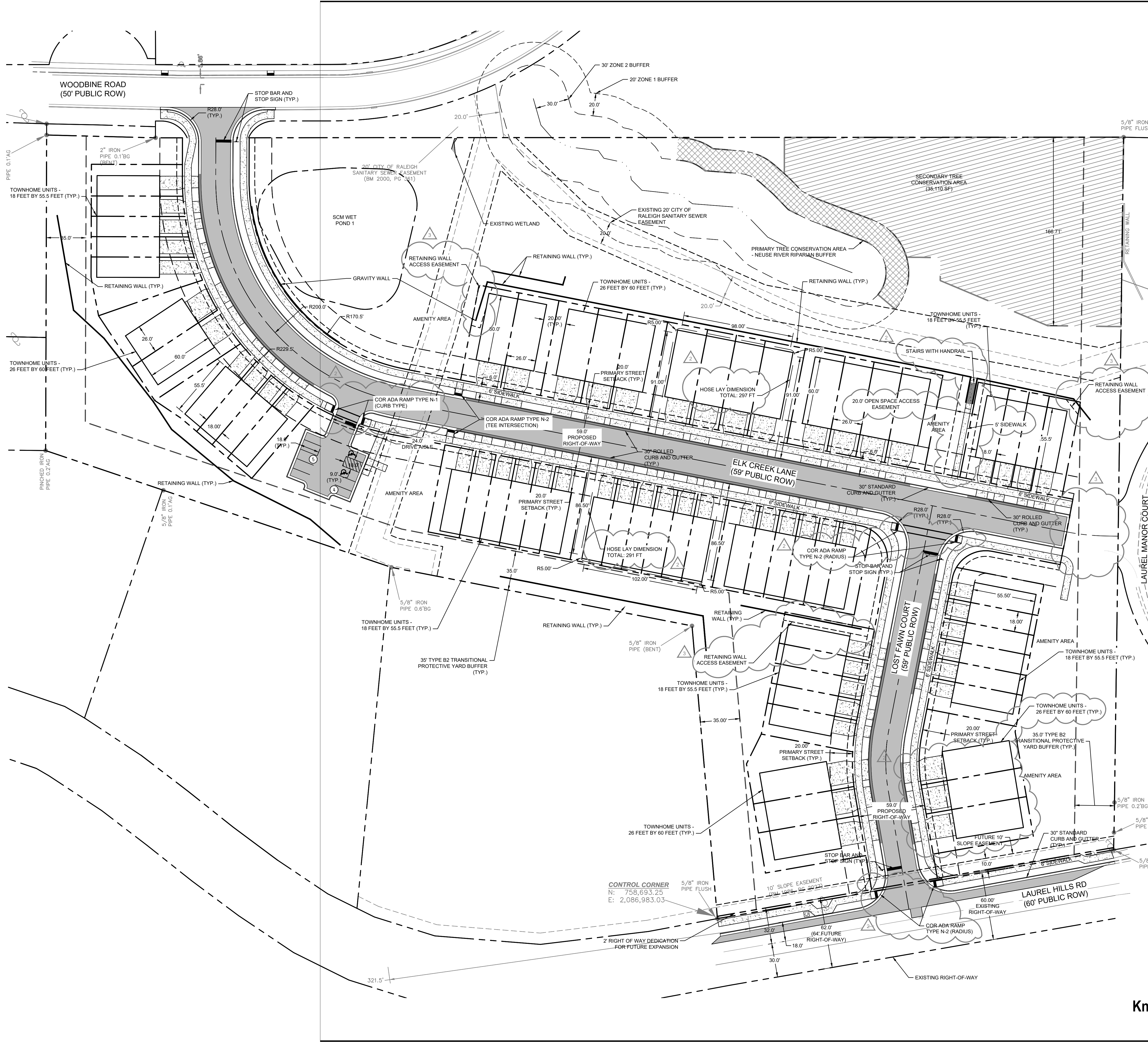
REVISIONS

DATE

BY

NO. SHEET NUMBER
 CO.0

RALEIGH



SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	HOSE LAY
	FENCE
	STANDARD CURB AND GUTTER
	ROLLED CURB AND GUTTER
	PARKING SPACE COUNT/PARCEL NUMBER
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	ASPHALT
	STANDARD DUTY CONCRETE

SITE DATA	
PROJECT INFORMATION	
PROJECT NAME:	LAUREL HILLS - TOWNHOMES
ADDRESS:	4008 LAUREL HILLS ROAD RALEIGH, NC 27612
PROPERTY OWNER:	GUENN SHAW
DEVELOPER:	BAKER RESIDENTIAL
GROSS AREA:	10.46 ACRES (455,637 SF)
NET AREA (EXCLUDES PROPOSED ROW):	8.45 ACRES (368,101 SF)
PI/N:	0785782882
SETBACKS (SEE SUBDIVISION PLAN FOR A MORE DETAILED BREAKDOWN)	
PRIMARY STREET:	20' MINIMUM
SIDE STREET:	20' MINIMUM
INTERNAL BUILDING SEPARATION:	10' MINIMUM
SIDE SITE BOUNDARY: (LAUREL HILLS CT, NORTHERN PARCELS)	10' MINIMUM
REAR SITE BOUNDARY:	20' MINIMUM
ZONING:	EXISTING: RESIDENTIAL - 4 (R-4) PROPOSED: RESIDENTIAL - 4 (R-4)
PROPOSED LOTS:	65 (63 TOWNHOME LOTS AND 2 COMMON LOTS)
PROPOSED DEVELOPMENT TYPE:	COMPACT DEVELOPMENT
OVERLAY:	NONE
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PRIMARY USE:	TOWNHOMES 1) 18' BY 55.5' - 42 TOWNHOME UNITS 2) 26' BY 60' - 21 TOWNHOME UNITS
PROPOSED BUILDINGS SF:	74,718 SF
PARKING	
REQUIRED VEHICLE PARKING (PER TC-11-21):	RESIDENTIAL, SINGLE-UNIT: NO MAX
PROPOSED VEHICLE PARKING:	GARAGE: 84 SPACES DRIVEWAY: 84 SPACES PARKING LOT: 9 SPACES TOTAL PARKING: 177 SPACES
PROPOSED ADA SPACES:	2 ADA SPACES (LOCATED IN ELK CREEK PARKING LOT)
REQUIRED BICYCLE PARKING:	0 SPACES
PROVIDED BICYCLE PARKING:	0 SPACES
LOT COVERAGE	
EXISTING IMPERVIOUS:	0.07 ACRES
PROPOSED IMPERVIOUS:	3.64 ACRES
REQUIRED OPEN SPACE:	20% OF 8.79 AC - 1.76 ACRES
PROVIDED OPEN SPACE:	3.14 ACRES
RIGHT OF WAY WIDTH STREET TYPE - NEIGHBORHOOD LOCAL (150 MAX UNITS)	59 FEET
MINIMUM LOT WIDTH:	REQUIRED - 16 FEET PROVIDED - 18 FEET
MIN. NET SITE AREA PER UNIT	6,000 SF
PROVIDED SITE AREA PER UNIT	8.79 AC * 43560 SF / 63 UNITS = 6,078 SF
SITE DIMENSIONS WIDTH (MIN.)	70 FEET
DISTURBED AREA:	8.45 ACRES
RESIDENTIAL DENSITY (GROSS ACREAGE):	63 UNITS / 10.46 ACRES = 6.03 UNITS PER ACRE
REQUIRED OUTDOOR AMENITY AREA:	5% OF NET SITE AREA = 19,145 SF 50% USABLE = 9,573 SF
PROVIDED OUTDOOR AMENITY AREA:	19,327 SF 80% USABLE = 9,664 SF
DEDICATED RIGHT OF WAY:	711 SF / 0.02 AC

**Know what's below.
Call before you dig.**

SCALE: 1" = 40'

SURVEY NOTE:
ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, DATED 12/21/2021 LOCATED AT 7008 HARPS MILL ROAD STE. 105, RALEIGH, NC 27615. PHONE: 919-947-1800.

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 #F-0102

SITE PLAN

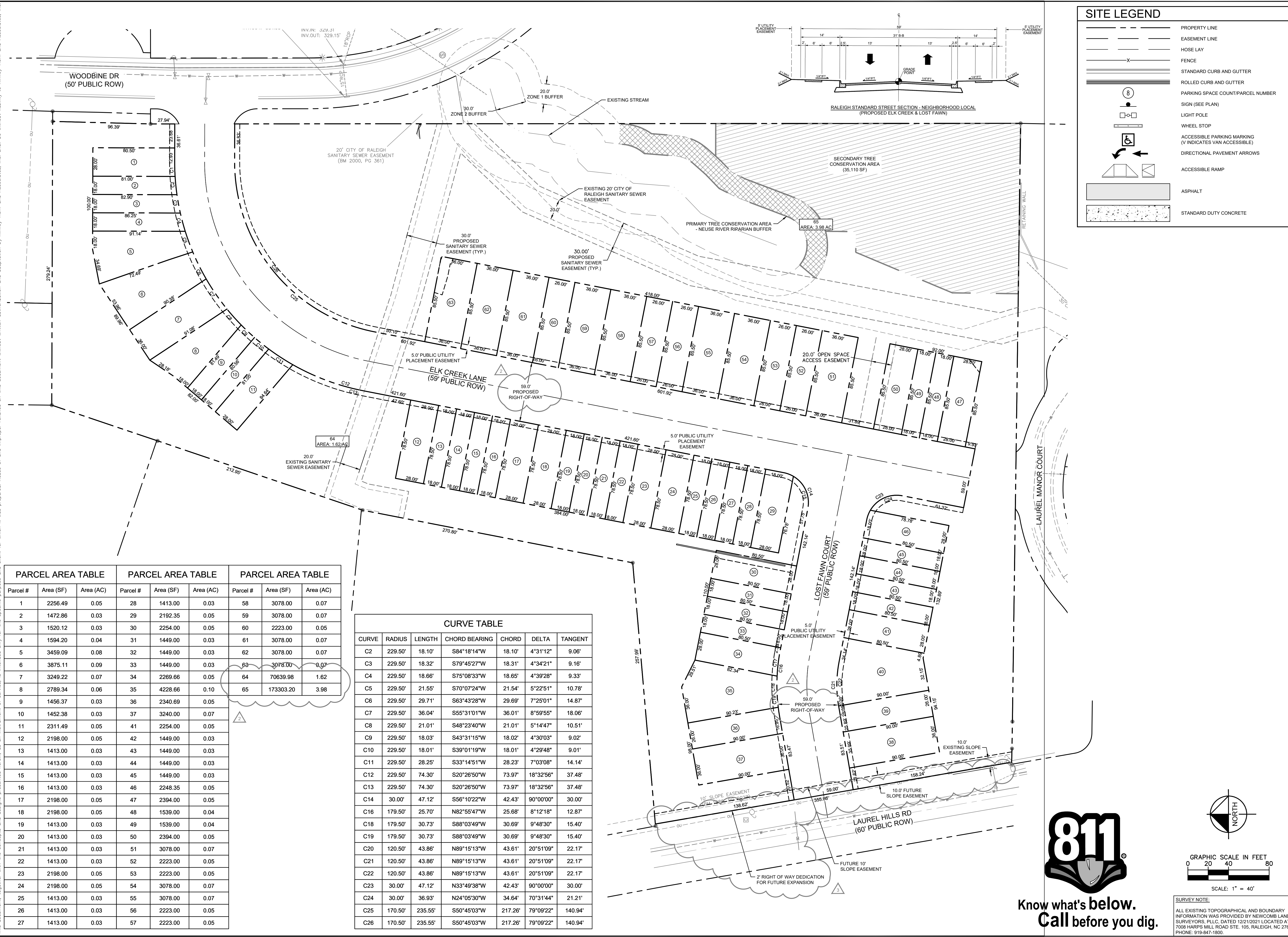
LAUREL HILLS - TOWNHOMES
PREPARED FOR
BAKER RESIDENTIAL
RALEIGH, NC

KHA PROJECT: 18810001
DATE: 08/30/2022
SCALE: AS SHOWN
DESIGNED BY: EMB
DRAWN BY: ASA
CHECKED BY: AMK

SHEET NUMBER
C3.0

No.	REVISIONS	DATE
3	SUBDIVISION PLAN REVIEW, 3RD ROUND 08/30/22 ASA	
2	SUBDIVISION PLAN REVIEW, 2ND ROUND 07/12/22 ASA	
1	SUBDIVISION PLAN REVIEW, 1ST ROUND 05/02/22 ASA	

Plotted By: heintz, william. Sheet: S11-LAUREL HILLS - TOWNHOMES - Layout: C3.1. SUBDIVISION PLAN - August 30, 2022. 09:44:10am. K:\REAL\DEVA\18810001-LAUREL HILLS_08_cad_files\08\08\08\C3.1 SUBDIVISION 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. 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.



SITE LEGEND

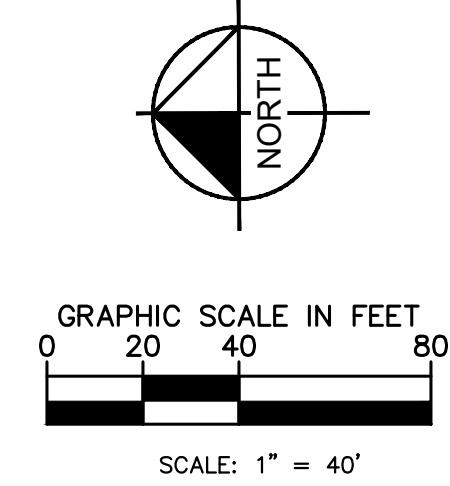
- PROPERTY LINE
- EASEMENT LINE
- HOSE LAY
- FENCE
- STANDARD CURB AND GUTTER
- ROLLED CURB AND GUTTER
- PARKING SPACE PLAN/PARCEL NUMBER
- SIGN (SEE PLAN)
- LIGHT POLE
- WHEEL STOP
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- ASPHALT
- STANDARD DUTY CONCRETE

PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE		
Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)
1	2256.49	0.05	28	1413.00	0.03	58	3078.00	0.07
2	1472.86	0.03	29	2192.35	0.05	59	3078.00	0.07
3	1520.12	0.03	30	2254.00	0.05	60	2223.00	0.05
4	1594.20	0.04	31	1449.00	0.03	61	3078.00	0.07
5	3459.09	0.08	32	1449.00	0.03	62	3078.00	0.07
6	3875.11	0.09	33	1449.00	0.03	63	3078.00	0.07
7	3249.22	0.07	34	2269.66	0.05	64	70639.98	1.62
8	2789.34	0.06	35	4228.66	0.10	65	173303.20	3.98
9	1456.37	0.03	36	2340.69	0.05			
10	1452.38	0.03	37	3240.00	0.07			
11	2311.49	0.05	41	2254.00	0.05			
12	2198.00	0.05	42	1449.00	0.03			
13	1413.00	0.03	43	1449.00	0.03			
14	1413.00	0.03	44	1449.00	0.03			
15	1413.00	0.03	45	1449.00	0.03			
16	1413.00	0.03	46	2248.35	0.05			
17	2198.00	0.05	47	2394.00	0.05			
18	2198.00	0.05	48	1539.00	0.04			
19	1413.00	0.03	49	1539.00	0.04			
20	1413.00	0.03	50	2394.00	0.05			
21	1413.00	0.03	51	3078.00	0.07			
22	1413.00	0.03	52	2223.00	0.05			
23	2198.00	0.05	53	2223.00	0.05			
24	2198.00	0.05	54	3078.00	0.07			
25	1413.00	0.03	55	3078.00	0.07			
26	1413.00	0.03	56	2223.00	0.05			
27	1413.00	0.03	57	2223.00	0.05			

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	229.50'	18.10'	S84°18'14"W	18.10'	4°31'12"	9.06'
C3	229.50'	18.32'	S79°45'27"W	18.31'	4°34'21"	9.16'
C4	229.50'	18.66'	S75°08'33"W	18.65'	4°39'28"	9.33'
C5	229.50'	21.55'	S70°07'24"W	21.54'	5°22'51"	10.78'
C6	229.50'	29.71'	S63°43'28"W	29.69'	7°25'01"	14.87'
C7	229.50'	36.04'	S55°31'01"W	36.01'	8°59'55"	18.06'
C8	229.50'	21.01'	S48°23'40"W	21.01'	5°14'47"	10.51'
C9	229.50'	18.03'	S43°31'15"W	18.02'	4°30'03"	9.02'
C10	229.50'	18.01'	S39°01'19"W	18.01'	4°29'48"	9.01'
C11	229.50'	28.25'	S33°14'51"W	28.23'	7°03'08"	14.14'
C12	229.50'	74.30'	S20°26'50"W	73.97'	18°32'56"	37.48'
C13	229.50'	74.30'	S20°26'50"W	73.97'	18°32'56"	37.48'
C14	30.00'	47.12'	S56°10'22"W	42.43'	90°00'00"	30.00'
C16	179.50'	25.70'	N82°55'47"W	25.68'	8°12'18"	12.87'
C18	179.50'	30.73'	S88°03'49"W	30.69'	9°48'30"	15.40'
C19	179.50'	30.73'	S88°03'49"W	30.69'	9°48'30"	15.40'
C20	120.50'	43.86'	N89°15'13"W	43.61'	20°51'09"	22.17'
C21	120.50'	43.86'	N89°15'13"W	43.61'	20°51'09"	22.17'
C22	120.50'	43.86'	N89°15'13"W	43.61'	20°51'09"	22.17'
C23	30.00'	47.12'	N33°49'38"W	42.43'	90°00'00"	30.00'
C24	30.00'	36.93'	N24°05'30"W	34.64'	70°31'44"	21.21'
C25	170.50'	235.55'	S50°45'03"W	217.26'	79°09'22"	140.94'
C26	170.50'	235.55'	S50°45'03"W	217.26'	79°09'22"	140.94'



Know what's below.
Call before you dig.



SURVEY NOTE:
ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, DATED 12/21/2021 LOCATED AT 7008 HARPS MILL ROAD STE. 105, RALEIGH, NC 27615 PHONE: 919-947-1800.

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

KHA PROJECT
18810001

DATE
08/30/2022

SCALE AS SHOWN

DESIGNED BY
EMB

DRAWN BY
ASA

CHECKED BY
AMK

LAUREL HILLS - TOWNHOMES
PREPARED FOR
BAKER RESIDENTIAL

RALEIGH, NC

3 SUBDIVISION PLAN REVIEW, 3RD ROUND 08/30/22 ASA

2 SUBDIVISION PLAN REVIEW, 2ND ROUND 07/12/22 ASA

1 SUBDIVISION PLAN REVIEW, 1ST ROUND 05/02/22 ASA

NO. OF REVISIONS

DATE

SHEET NUMBER
C3.1