

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):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

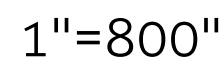
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer Yes No	Wetlands Yes No
Is this a flood hazard area? Yes No	
If yes, please provide the following:	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

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, _____ 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:
Printed Name:	
Signature:	Date:
Printed Name:	

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

PRELIMINARY SUBDIVISION
FOR: JOHNSON LEXUS OF RALEIGH
WR PROJECT NO:09190161

4TH SUBMITTAL: MARCH 21, 2022



INDEX OF SHEETS

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C0.2	RECORDED PLAT (2 OF 2)
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C1.1	DEMOLITION PLAN
C2.0	OVERALL SUBDIVISION PLAN
C2.1	SUBDIVISION PLAN - NORTH SITE
C2.2	SUBDIVISION PLAN - SOUTH SITE
C2.3	LOT AND EASEMENT PLAN
C2.4	TCA EXHIBIT
C3.0	GRADING AND STORM DRAINAGE PLAN
C4.0	UTILITY PLAN - NORTH SITE
C4.1	UTILITY PLAN - SOUTH SITE
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF OR PARTIAL CLOSURE OF PUBLIC ROW OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED TO BE APPROVED BY THE PUBLIC WORKS DEPARTMENT OR ANY OTHER PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. ALL MODIFICATIONS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED TO WITHERSPAWN, RALEIGH, NORTH CAROLINA OFFICE BY CARLY, NORTH CAROLINA OFFICE IN DIGITAL, FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM THE CITY OF RALEIGH RECORDS.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BE IN CUB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET ABOVE THE FINISHED GRADE TO 6 FEET ABOVE THE FINISHED GRADE SHALL BE PLACED. OTHER OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BURN, FOLIAGE, FENCE, SIGNAGE OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT TO THE CITY OF RALEIGH. THE CITY OF RALEIGH PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
12. HANDICAPPED PARKING (SPACE)S AND HEIC ACCESS (AISLE)S SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION)S AS PER ADA STANDARDS.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENGINEERING.
15. THE MINIMUM CURB CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE COMMERCIAL AREAS ONLY. NO DRIVEWAYS SHALL ENCHARGE ON THIS MINIMUM CURB CLEARANCE.
16. WC ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT ACCESS RAMP STANDARDS AND ADOPTED SPECIFICATIONS.
17. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
18. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDSTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE (HOBX) ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
19. SIDEWALKS SHALL BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE CITY OF RALEIGH RIGHT-OF-WAY MANUAL AND THE CITY OF RALEIGH STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
20. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
21. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATIONS. THE MEETING SHALL BE SCHEDULED WITHIN 14 DAYS OF CONTACT ENGINEERING INSPECTIONS AT 919.996.4209 TO SET UP THE MEETING.
22. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INTERFERENCE TO TRAFFIC.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
24. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO START OF WORK TO THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT FOR REVIEW, COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHT-OF-WAYSERVICES@RALEIGH-NC.GOV.
25. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

1. NO CHANGES TO EXISTING SOLID WASTE SERVICES ARE PROPOSED.

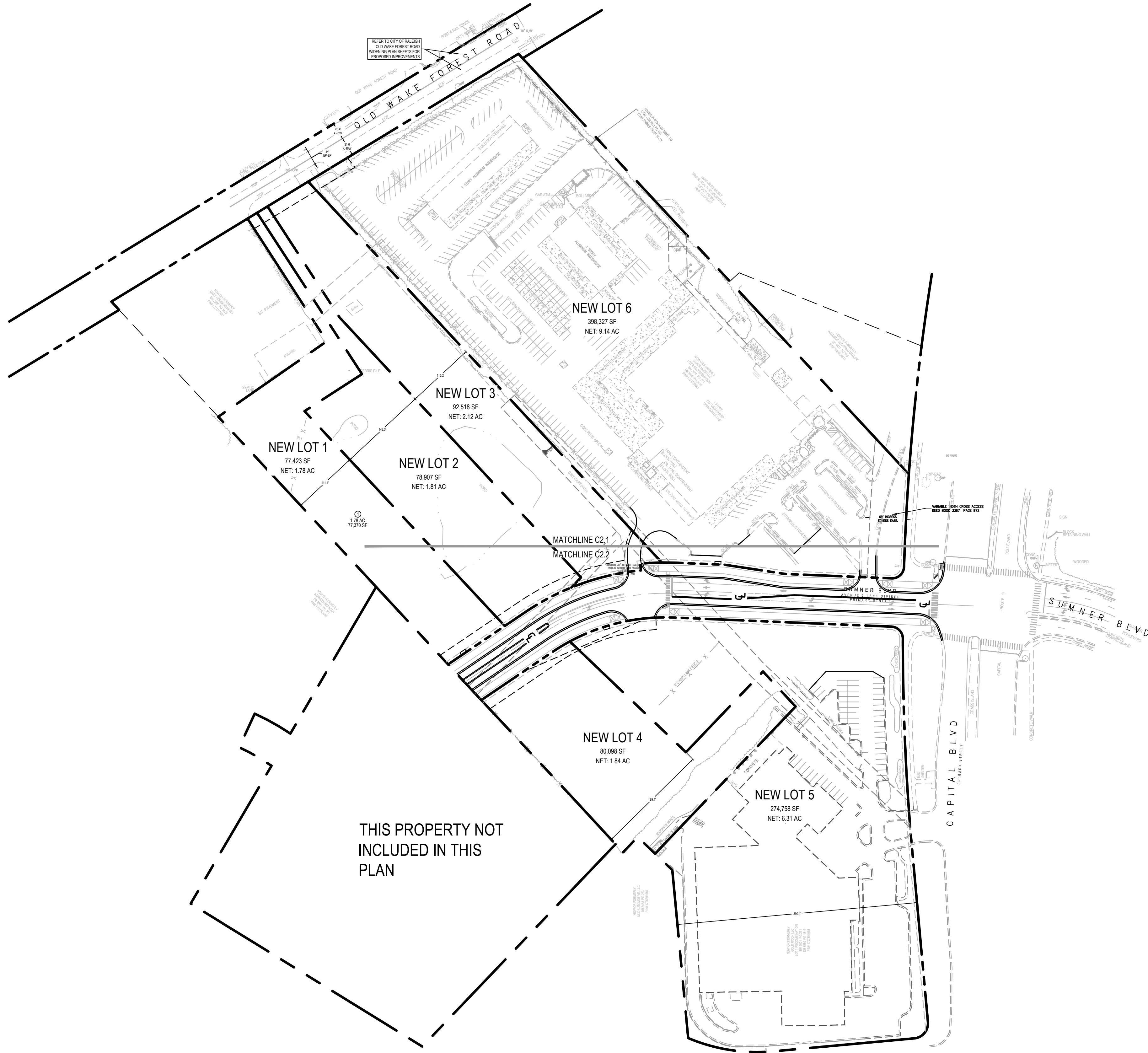
1. NO CHANGES TO EXISTING FIRE PROTECTION ARE PROPOSED.

1. 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 APPLY FOR A PERMIT WITH RIGHT OF WAY SERVICES.

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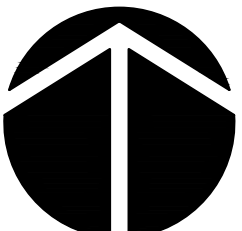
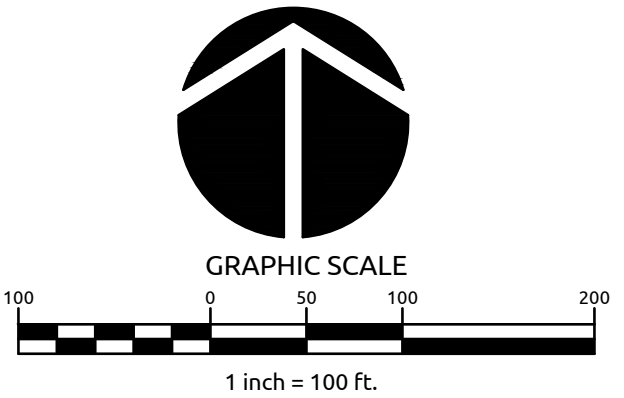
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137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com



GROSS AREA		
Lot Number	Area (SF)	Area (AC)
Lot 1	80,259	1.84
Lot 2	81,350	1.87
Lot 3	160,604	3.69
Lot 4	63,717	1.46
Lot 5	233,871	5.37
Lot 6	442,981	10.17
Total	1,062,782	24.40

NET AREA		
Lot Number	Area (SF)	Area (AC)
Lot 1	77,423	1.78
Lot 2	78,907	1.81
Lot 3	92,518	2.12
Lot 4	80,098	1.84
Lot 5	274,758	6.31
Lot 6	398,327	9.14
ROW DEDICATION	60,751	1.39
Total	1,062,782	24.40



**JOHNSON LEXUS
PRELIMINARY SUBDIVISION**

Raleigh, NC

**OVERALL
SUBDIVISION PLAN**

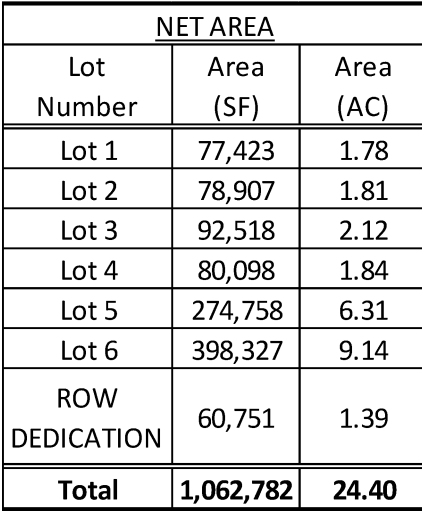
Job No.	09190161	Drawn By	WR
Date	2/26/2021	Designer	WR

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

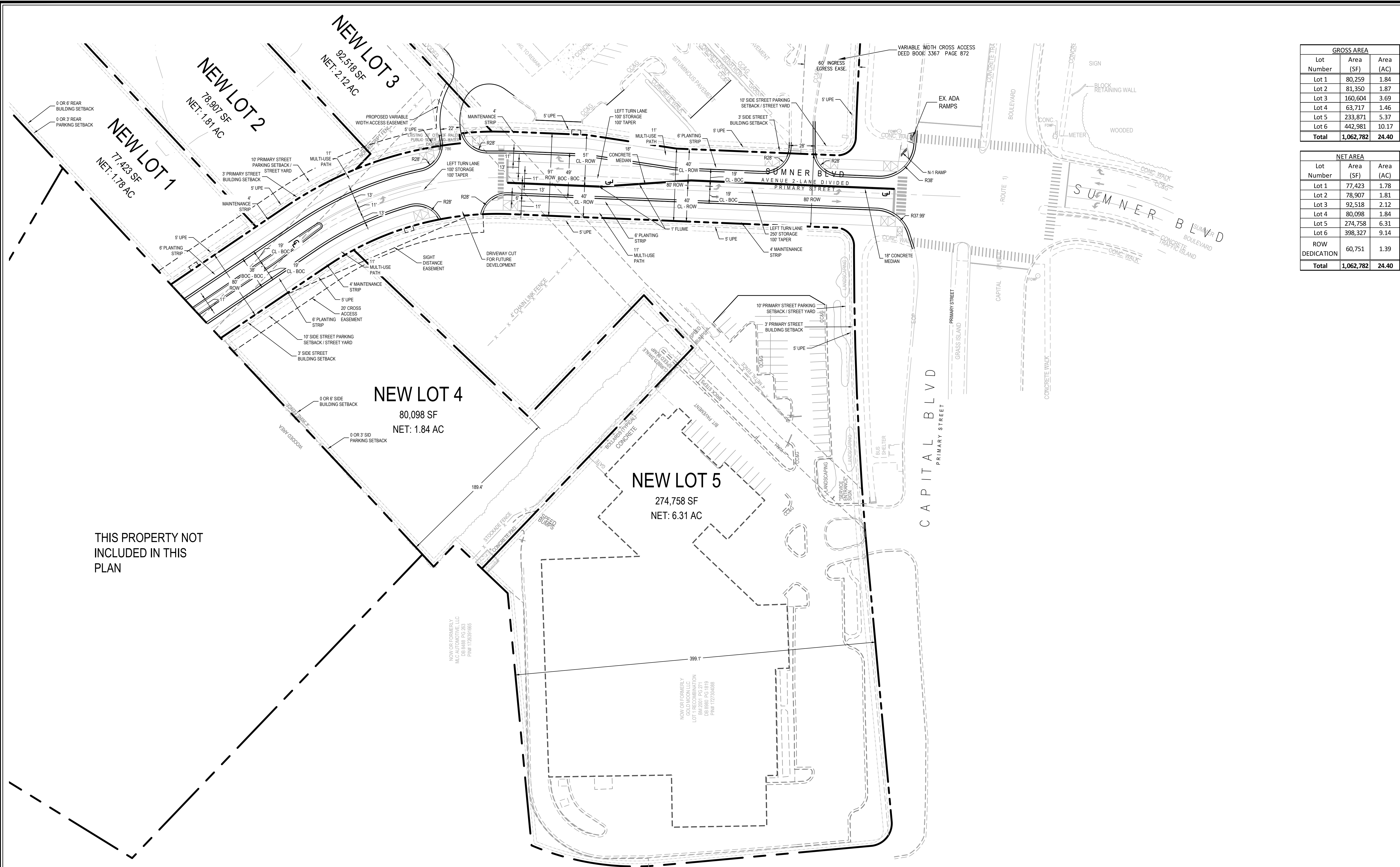
Revisions		
1	COR COMMENTS	05/21/21
2	COR COMMENTS	06/17/21
3	COR COMMENTS	01/22/22
4	COR COMMENTS	03/21/22

Sheet No.

C2.0

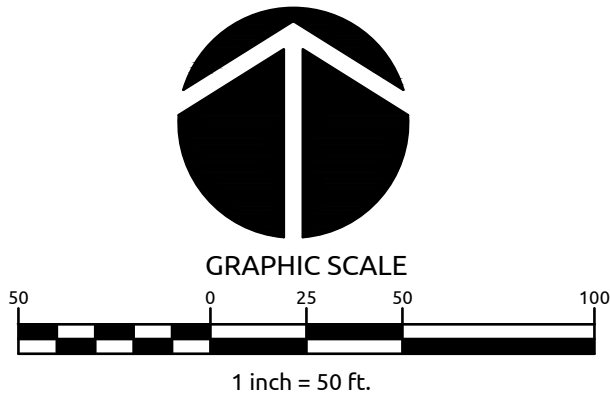


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WithersRavenel

Engineers | Planners

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www.withersravenel.com

JOHNSON LEXUS
PRELIMINARY SUBDIVISION

SUBDIVISION PLAN -
SOUTH SITE

Job No.	09190161	Drawn By	WR
Date	2/26/2021	Designer	WR

PRELIMINARY
NOT APPROVED FOR
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Revisions		
1	COR COMMENTS	05/21/21
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Sheet No.
C2.2