

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): Triangle Town Center Lot 1				
Property Address(es): 5959 Triangle Town Blvd, Raleigh, NC 27616				
Recorded Deed PIN(s): 1727506318				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input checked="" type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names:	
Company: Triangle Town Center Realty Holding, LLC	Title:
Address: 1010 Northern Blvd, Suite 212, Great Neck, NY 11021	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names:	
Company: Triangle Town Center Realty Holding, LLC	Title:
Address: 1350 Avenue of the Americas, Ste 1925 New York, NY 10019	
Phone #: (212) 576-1350	Email: denis@summit-us.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 35.36			
Zoning districts (if more than one, provide acreage of each): CX-3-UL			
Overlay district(s): N/A	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) ^{N/A} _____ Proposed total (sf) ^{N/A} _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) ^{N/A} _____ Proposed total (sf) ^{N/A} _____
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NUMBER OF LOTS AND DENSITY

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

APPLICANT 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.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

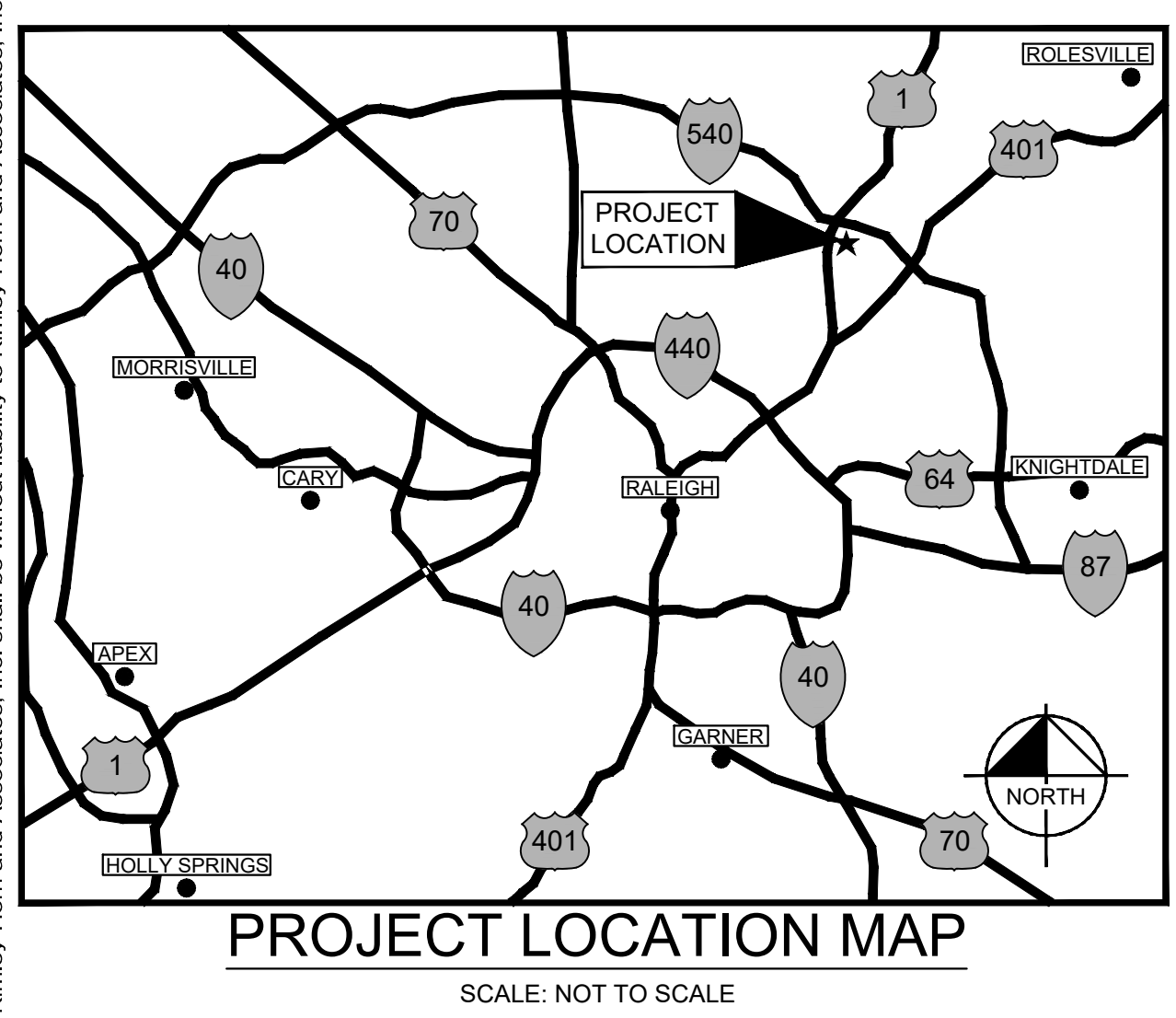
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements 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: <i>Denis Nezaj</i>	Date: 09/12/2024
Printed Name: DENIS NEZAJ	
Signature:	Date:
Printed Name:	

This document, together with the concepts and designs presented herein, is an instrument of service, as 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.

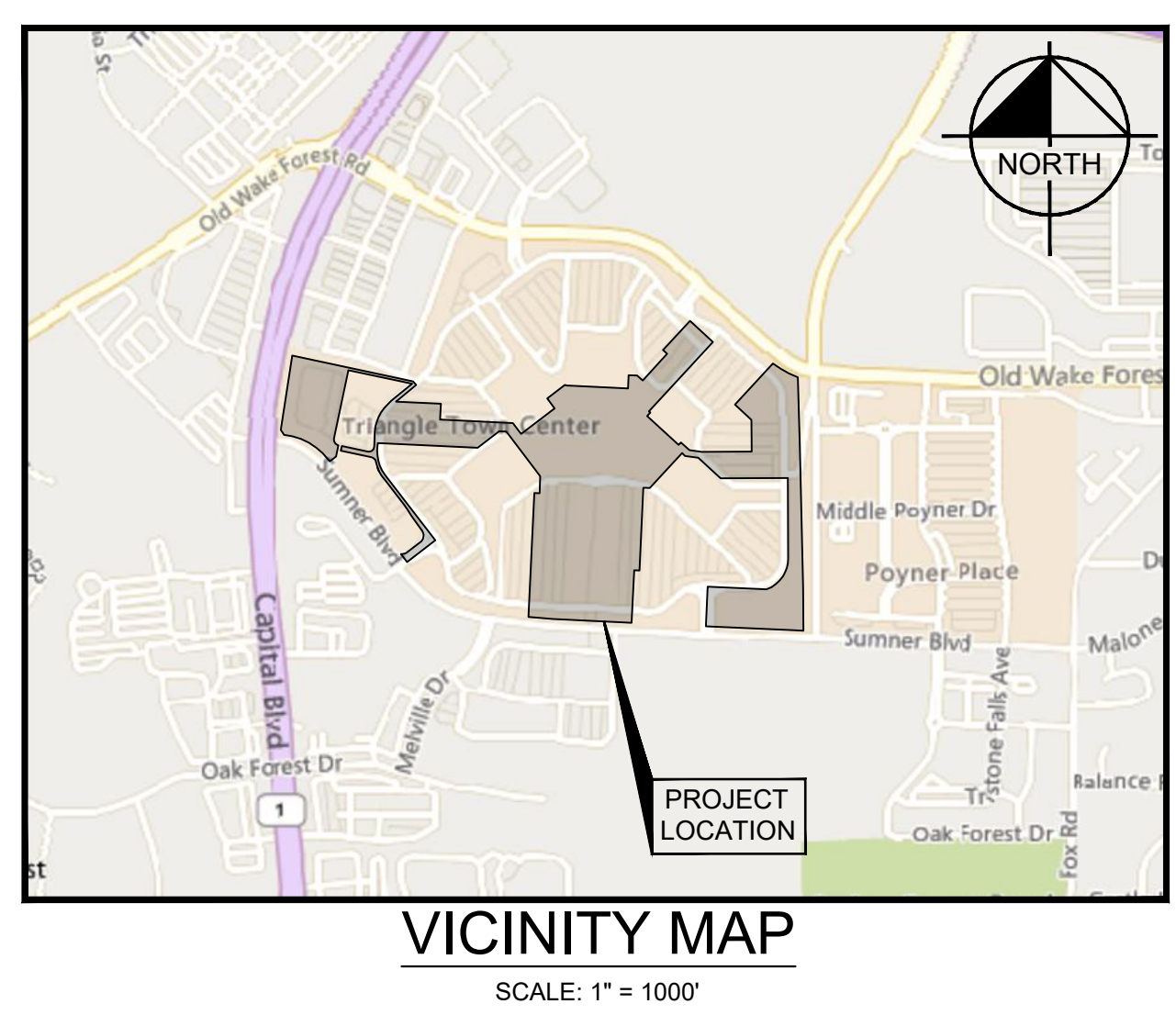


PRELIMINARY SUBDIVISION FOR: TRIANGLE TOWN CENTER LOT 1

S-XXXX-2024

A DEVELOPMENT BY: TRIANGLE TOWN CENTER REALTY HOLDING, LLC

5959 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616



PUBLIC IMPROVEMENTS	
PHASE NUMBER	N/A
NUMBER OF LOTS	3
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	N/A
LIVABLE BUILDINGS	0
OPEN SPACE	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	88
PUBLIC SEWER (LF)	230
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	0

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Revision 05.07.24
raleighnc.gov

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Case # Z-	BOA-		

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NUMBER OF LOTS AND DENSITY			
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Signature: <i>Denis Neza</i>	Date: 09/12/2024
Printed Name: DENIS NEZA	
Signature:	Date:
Printed Name:	

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CX-3-UL
EXISTING USE:	RESTAURANT, SHOPPING CENTER
EXISTING LOTS:	1 LOT
EXISTING RIPARIAN BUFFER:	N/A
PROPOSED USE:	3 LOT SUBDIVISION, 2 EXISTING RESTAURANT LOTS (NEW LOT 1B & 1C, RESTAURANT) AND EXISTING LOT (NEW LOT 1A) WITH EXISTING (COMMERCIAL) BUILDINGS AND ASSOCIATED PARKING
TOTAL SITE AREA:	35.36 AC (1,540,420 SF)
GENERAL BUILDING SETBACKS:	PRIMARY STREET = 5' SIDE STREET = 5' REAR/SIDE LOT LINE = 0' OR 6'
PROJECT DATA	
PIN#	1727506318
EX. BUILDING FLOOR AREA:	429,626 SF
RIGHT-OF-WAY DEDICATION AREA:	0.19 AC (8,221 SF)
PROPOSED # OF LOTS	3
PROPOSED LOT AREAS:	LOT 1A: 31.71 AC (1,381,307 SF) LOT 1B: 1.87 (81,464 SF) LOT 1C: 1.59 AC (69,381 SF)
SITE DESIGN STANDARDS	
LOT DIMENSIONS	
AREA (MIN.)	NONE
WIDTH (MIN.)	NONE
BUILDING COVERAGE (MAX)	NONE
BUILDING/PARKING SETBACKS	
FROM PRIMARY STREET (MIN.)	5' / 10'
FROM SIDE STREET (MIN.)	5' / 10'
FROM SIDE LOT LINE (MIN.)	0' OR 6' / 0' OR 3'
FROM REAR LOT LINE (MIN.)	0' OR 6' / 0' OR 3'
FROM ALLEY (MIN.)	5' / 5'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	ALTA SURVEY
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	OVERALL SUBDIVISION PLAN
C3.0	UTILITY PLAN

PROJECT OWNERS & CONSULTANTS

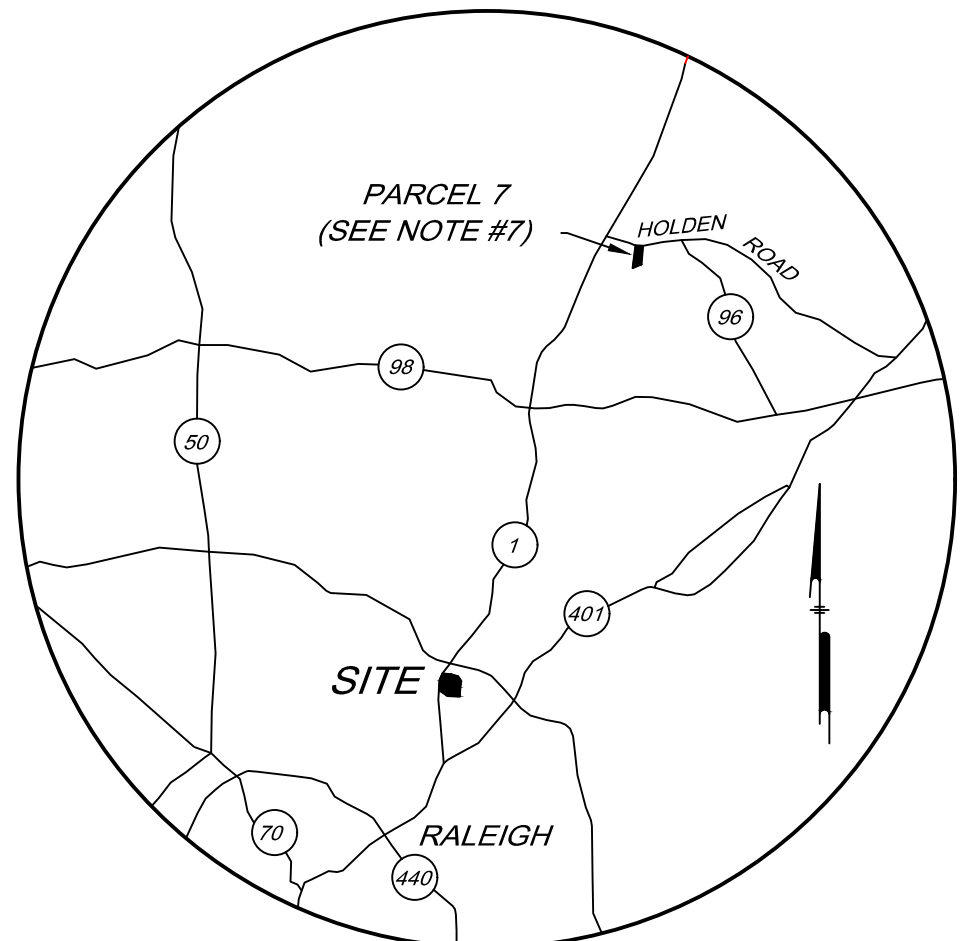
OWNER/DEVELOPER OWNER: TRIANGLE TOWN CENTER REALTY HOLDING, LLC ADDRESS: 1010 NORTHERN BOULEVARD, SUITE 212, GREAT NECK, NY 11021 CONTACT: SALLY A. KRAUSS PHONE: (914) 222-3511 EMAIL: sally.krauss@cretag.com	SURVEYOR OWNER: PENNONI ASSOCIATES INC. ADDRESS: 5430 WADE PARK BLVD., SUITE 106, RALEIGH, NC 27607 CONTACT: STEVE COATS, PLS PHONE: (919) 256-5469 EMAIL: scoats@pennoni.com
CIVIL ENGINEER OWNER: KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 421 FAYETTEVILLE ST., SUITE 600, RALEIGH, NC 27601 CONTACT: CHRIS BOSTIC, P.E. PHONE: (919) 653-2927 EMAIL: chris.bostic@kimley-horn.com	



Know what's below.
Call before you dig.

SURVEY NOTE:
EXISTING TOPOGRAPHICAL INFORMATION IS BASED ON TWO ALTANSIPS LAND TITLE SURVEY OBTAINED ON 10/22/2021 AND 08/06/2024 BY PENNONI ASSOCIATES INC., 5430 WADE PARK BOULEVARD, SUITE 106, RALEIGH, NC 27607. PHONE: (919) 929-1173. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

KHA PROJECT 016503000	DATE	08/30/2024	SCALE	AS SHOWN	DESIGNED BY	COB	DRAWN BY	MDB	CHECKED BY	COB
	PRELIMINARY NOT FOR CONSTRUCTION									
COVER SHEET										
TRIANGLE TOWN CENTER LOT 1 PREPARED FOR TRIANGLE TOWN CENTER REALTY HOLDING, LLC RALEIGH, NC										
SHEET NUMBER C0.0										



VICINITY MAP
NO SCALE

LEGEND

- AC ACRE
- BM BOOK OF MAPS
- BOLLARD
- CL CENTER LINE
- DB DEED BOOK
- DHF DRILL HOLE FOUND
- ESMT EASEMENT
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- EX EXISTING
- GAS METER
- GAS VALVE
- IPF IRON PIN FOUND
- IRS IRON PIN SET
- IRF IRON REBAR FOUND
- IRS IRON REBAR SET
- ★ LIGHTPOLE
- MONF MONUMENT FOUND
- NF NOW OR FORMERLY
- NS NAIL SET
- OH OVERHEAD UTILITY LINE
- PG PAGE
- POB POINT OF BEGINNING
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- SANITARY MANHOLE
- SIGN
- SF SQUARE FEET
- STORM MANHOLE
- TELEPHONE PEDASTAL
- TELEPHONE PULL BOX
- UTILITY POLE
- UTILITY HAND HOLE
- UTILITY WITNESS POST
- WATER MANHOLE
- WATER METER
- WATER VALVE

NOTES

- TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 43740NC-508-AP8-JKO, DATED OCTOBER 16, 2021, AT 7:30 AM. AMENDMENT NO. 2, DATED NOVEMBER 1, 2021.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY PENNONI ASSOCIATES.
- BEARINGS SHOWN HEREON ARE REFERENCED TO NORTH CAROLINA STATE PLANE NAD83 (NSRS 2011) DATUM.
- THE PROPERTY DELINEATED HEREON IS LOCATED IN UNSHADED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY REFERENCE TO FIRM COMMUNITY PANELS NO. 3720172600J AND 3720172600K, DATED MAY 2, 2006, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED ON THE SUBJECT PROPERTY.
- ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM ZONING REPORT #21-1265, PREPARED BY COMPREHENSIVE ZONING SERVICES, LLC, DATED 11/2/2021.
- LEGAL DESCRIPTIONS PROVIDED IN TITLE COMMITMENT FILE NUMBER 43740NC-508-AP8-JKO, ARE NOTED AS FOLLOWS:

PARCEL 7 PROVIDES ACCESS TO A PROPERTY IN FRANKLIN COUNTY FOR WETLAND MITIGATION. THE PREVIOUS EASEMENT FOR CONSTRUCTION ACCESS EXPIRED IN 2004. THE CURRENT EASEMENT IS A PEDESTRIAN EASEMENT FOR OBSERVATION OF THE MITIGATION AREA. THE EASEMENT IS LOCATED AT THE SOUTH END OF PORTER HILL DRIVE WHICH IS ACCESSED FROM HOLDEN ROAD (N.C.S.R. 1147). SEE VICINITY MAP DEPICTED ON SHEET 2 OF THIS SURVEY. THE EASEMENT PROPERTY AND THE WETLAND MITIGATION PROPERTY HAVE BEEN DIVIDED. SEE FRANKLIN COUNTY DEED 2238, PG 1046 AND PLATS 2020, PG 381 AND 2020, PG 434.

PARCEL 8 PERTAINS TO DEVELOPMENT RIGHTS ON THE SUBJECT PARCEL 11 (LOT 11) AND TWO PARCELS OUTSIDE OF THIS SURVEY (LOT 10 AND LOT 12). THE DEED PROVIDES FOR WHAT TYPE OF BUILDING CONSTRUCTION IS PERMITTED ON PARCEL 11. CURRENTLY PARCEL 11 HAS A PARKING LOT.

PARCEL 9 IS IDENTIFIED AS ACCESS EASEMENTS ON AND OFF OF THE SUBJECT PROPERTIES. THESE EASEMENTS ARE PROVIDED IN THE SURVEY AND NOTED IN THE SCHEDULE B PART-TWO EXCEPTIONS.

ZONING INFORMATION
(SEE NOTE #6)

CURRENT ZONING CLASSIFICATION: CX-3-UL COMMERCIAL MIXED USE URBAN LIMITED FRONTAGE.
CX-3-CU COMMERCIAL MIXED USE CONDITIONAL USE
IX-3-PL INDUSTRIAL MIXED USE PARKWAY FRONTAGE

BUILDING REQUIREMENTS: MIN. / MAX. STREET / ALLEY SETBACK = 5' - 20'
MIN. / MAX. INTERIOR LOT LINE SETBACK = 5' - 20'
MAX. BUILDING HEIGHT = 3 STORIES / 50'

LOT / DENSITY REQUIREMENTS: N/A

PARKING COUNT REQUIREMENTS: 1,718 SPACES (1 SPACE PER 250 SF OF GROSS FLOOR AREA)

SITE PARKING TABULATION

LOT 1 (PIN: 1727-50-6318)
REGULAR PARKING SPACES: 1623
ADA SPACES: 51

LOT 11 (PIN: 1727-40-4271)
REGULAR PARKING SPACES: 111
ADA SPACES: 0

LOT 3 (PIN: 1727-61-6510)
LOT 6 (PIN: 1726-49-7625)
PARCEL 4 (PIN: 1726-69-0059)
REGULAR PARKING SPACES: 0
ADA SPACES: 0

PROPERTY REFERENCES

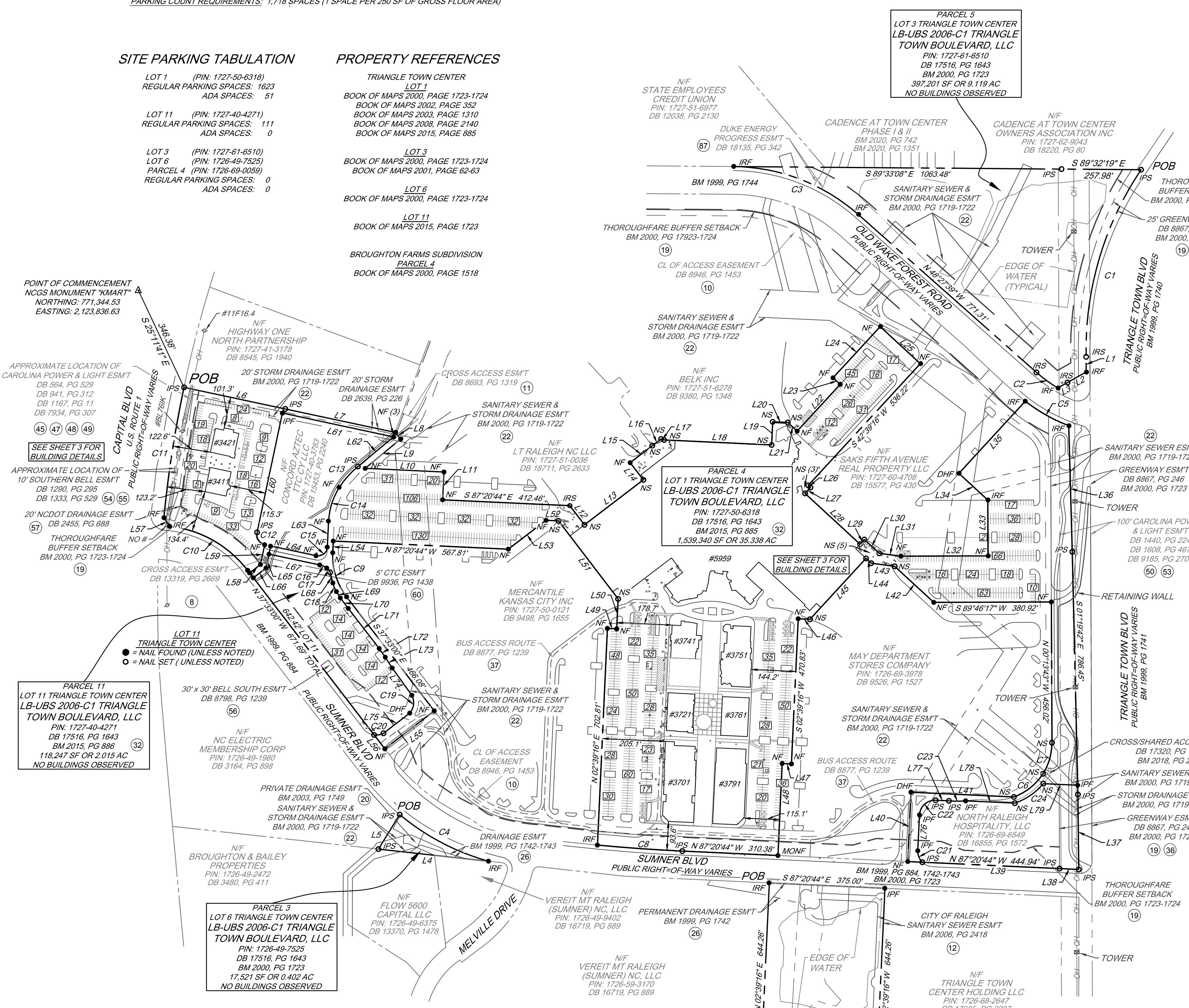
TRIANGLE TOWN CENTER
LOT 1
BOOK OF MAPS 2000, PAGE 1723-1724
BOOK OF MAPS 2002, PAGE 352
BOOK OF MAPS 2003, PAGE 1310
BOOK OF MAPS 2008, PAGE 2140
BOOK OF MAPS 2015, PAGE 885

LOT 3
BOOK OF MAPS 2000, PAGE 1723-1724
BOOK OF MAPS 2001, PAGE 62-63

LOT 6
BOOK OF MAPS 2000, PAGE 1723-1724

LOT 11
BOOK OF MAPS 2015, PAGE 1723

BROUGHTON FARMS SUBDIVISION
PARCEL 4
BOOK OF MAPS 2000, PAGE 1518



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

TO: KOHAN RETAIL INVESTMENT GROUP;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
TRIANGLE TOWN CENTER REALTY HOLDING LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY;
GADELANDER STR. 77 PROJEKT GMBH AND ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 6(A), 7(A), 7(B)(1), 7(C), 8-10, 11(A), 13, 14 AND 16-18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 2, 2021.

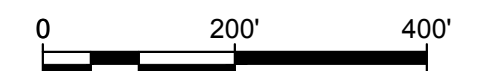
DATE OF PLAT: NOVEMBER 4, 2021
BRUCE J. FREDERICK, L-4246

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°00'03"E	49.24'
L2	S 60°35'31"W	69.40'
L3	S 60°35'31"W	35.97'
L4	N 83°42'03"W	358.86'
L5	N 31°39'12"E	131.26'
L6	S 77°58'51"E	335.44'
L7	S 77°57'15"E	364.21'
L8	S 40°08'59"E	27.93'
L9	S 50°21'40"W	149.33'
L10	S 87°20'44"E	255.52'
L11	S 02°39'16"W	90.00'
L12	S 37°20'44"E	78.04'
L13	N 52°39'16"E	240.00'
L14	N 37°20'44"W	70.27'
L15	N 52°39'16"E	90.00'
L16	N 52°39'16"E	36.09'
L17	S 72°20'52"E	10.00'
L18	S 87°20'44"E	348.93'
L19	N 02°39'16"E	75.00'
L20	S 87°20'44"E	49.09'
L21	S 47°20'44"E	41.14'
L22	N 42°39'16"E	205.87'
L23	N 47°20'44"W	31.50'
L24	N 42°39'16"E	225.35'
L25	S 47°20'44"E	177.00'
L26	S 47°20'44"E	10.00'
L27	S 42°39'16"W	25.95'
L28	S 47°20'29"E	242.50'
L29	N 42°39'16"E	20.14'
L30	S 47°20'44"E	66.07'
L31	S 82°20'44"E	70.24'
L32	N 89°46'17"E	282.68'
L33	N 00°13'43"W	181.11'
L34	N 47°20'44"W	127.49'
L35	N 42°39'16"E	317.70'
L36	S 01°37'08"E	408.60'
L37	S 00°36'55"E	243.05'
L38	N 87°20'44"W	492.26'
L39	N 87°20'44"E	225.00'
L40	N 02°39'16"E	225.00'
L41	S 87°20'44"E	333.80'
L42	N 47°20'44"W	172.37'
L43	N 82°20'44"W	76.71'
L44	N 47°20'44"W	23.00'
L45	S 42°39'16"W	268.28'
L46	N 87°20'44"W	38.04'
L47	N 87°20'44"W	30.00'
L48	S 02°39'16"E	298.57'
L49	S 87°20'44"E	30.00'
L50	N 02°39'16"E	96.99'
L51	N 37°20'44"W	317.97'
L52	N 87°20'44"W	40.51'
L53	S 52°39'16"W	153.98'
L54	S 02°39'16"W	37.68'
L55	S 52°27'00"W	202.00'
L56	N 37°33'00"W	57.40'
L57	N 33°27'11"W	33.10'
L58	N 52°27'00"E	44.42'
L59	N 12°02'55"E	65.66'
L60	N 11°57'56"E	395.00'
L61	S 77°55'31"E	368.63'
L62	S 50°20'51"W	150.41'
L63	S 02°48'04"W	84.55'
L64	N 77°58'01"W	150.57'
L65	S 12°02'55"W	72.98'
L66	S 52°27'00"W	51.78'
L67	S 78°02'28"E	168.10'
L68	N 14°44'35"E	35.51'
L69	S 31°28'41"E	24.22'
L70	S 37°09'48"E	42.62'
L71	S 37°39'00"E	164.24'
L72	S 34°49'34"E	34.40'
L73	S 32°35'03"E	41.65'
L74	S 35°46'40"E	108.41'
L75	S 52°30'04"W	107.12'
L76	N 02°46'30"E	115.91'
L77	S 87°19'35"E	43.07'
L78	S 87°20'44"E	159.43'
L79	S 87°20'44"E	111.43'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC TANGENT	BEARING	CHORD
C1	1041.45'	35°18'39"	641.83'	331.48'	S 16°21'52"W 631.72'
C2	455.00'	10°49'45"	86.00'	43.13'	N 53°52'33"W 85.87'
C3	617.96'	41°05'28"	443.19'	231.61'	N 69°00'23"W 433.75'
C4	771.20'	24°19'58"	327.52'	186.27'	S 62°17'58"E 325.06'
C5	550.00'	16°53'52"	162.21'	81.70'	S 60°33'19"E 161.62'
C6	186.00'	37°41'36"	122.36'	63.49'	N 51°26'09"E 120.17'
C7	186.00'	32°49'08"	106.54'	54.78'	N 16°10'49"E 105.09'
C8	5684.58'	2°46'45"	275.73'	137.89'	N 85°57'21"W 275.70'
C9	218.00'	40°12'14"	152.97'	79.79'	S 17°26'52"E 149.85'
C10	373.31'	45°51'49"	298.82'	157.94'	N 60°28'56"W 290.91'
C11	3744.71'	6°32'19"	427.35'	213.91'	N 8°44'17"E 427.12'
C12	34.00'	87°04'27"	51.67'	32.31'	N 31°34'26"W 46.84'
C13	295.93'	17°29'35"	90.35'	45.53'	S 41°36'05"W 90.00'
C14	221.23'	30°03'16"	116.05'	59.39'	S 17°49'42"W 114.72'
C15	30.00'	89°13'22"	51.95'	35.26'	S 52°25'01"W 45.70'
C16	55.39'	25°51'43"	25.00'	12.72'	S 66°20'29"E 24.79'
C17	22.83'	45°59'52"	18.33'	9.69'	S 37°44'20"E 17.84'
C18	95.10'	18°10'50"	30.18'	15.22'	S 22°23'20"E 30.05'
C19	51.14'	69°36'36"	62.13'	35.55'	S 6°35'05"W 58.38'
C20	50.68'	35°13'37"	31.16'	16.09'	S 79°31'41"W 30.67'
C21	48.50'	49°03'29"	41.53'	22.13'	N 21°37'19"W 40.27'
C22	50.00'	89°57'01"	78.50'	49.96'	N 47°42'00"E 70.68'
C23	398.52'	7°47'44"	54.22'	27.15'	S 89°56'29"E 54.18'
C24	206.00'	31°33'14"	113.45'	58.20'	N 55°37'56"E 112.02'



ALTA / NSPS LAND TITLE SURVEY

LOT 1, LOT 3, LOT 6 AND LOT 11
TRIANGLE TOWN CENTER SUBDIVISION

PARCEL 4
&
BROUGHTON FARMS SUBDIVISION

NEUSE TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

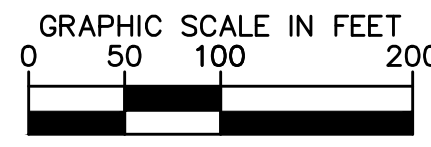
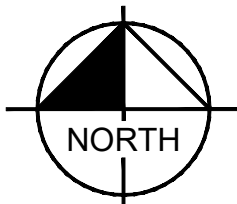
NO.	DATE	REVISIONS	BY
1	11-4-2021	UPDATED TITLE COMMITMENT, ZONING REPORT	GSE

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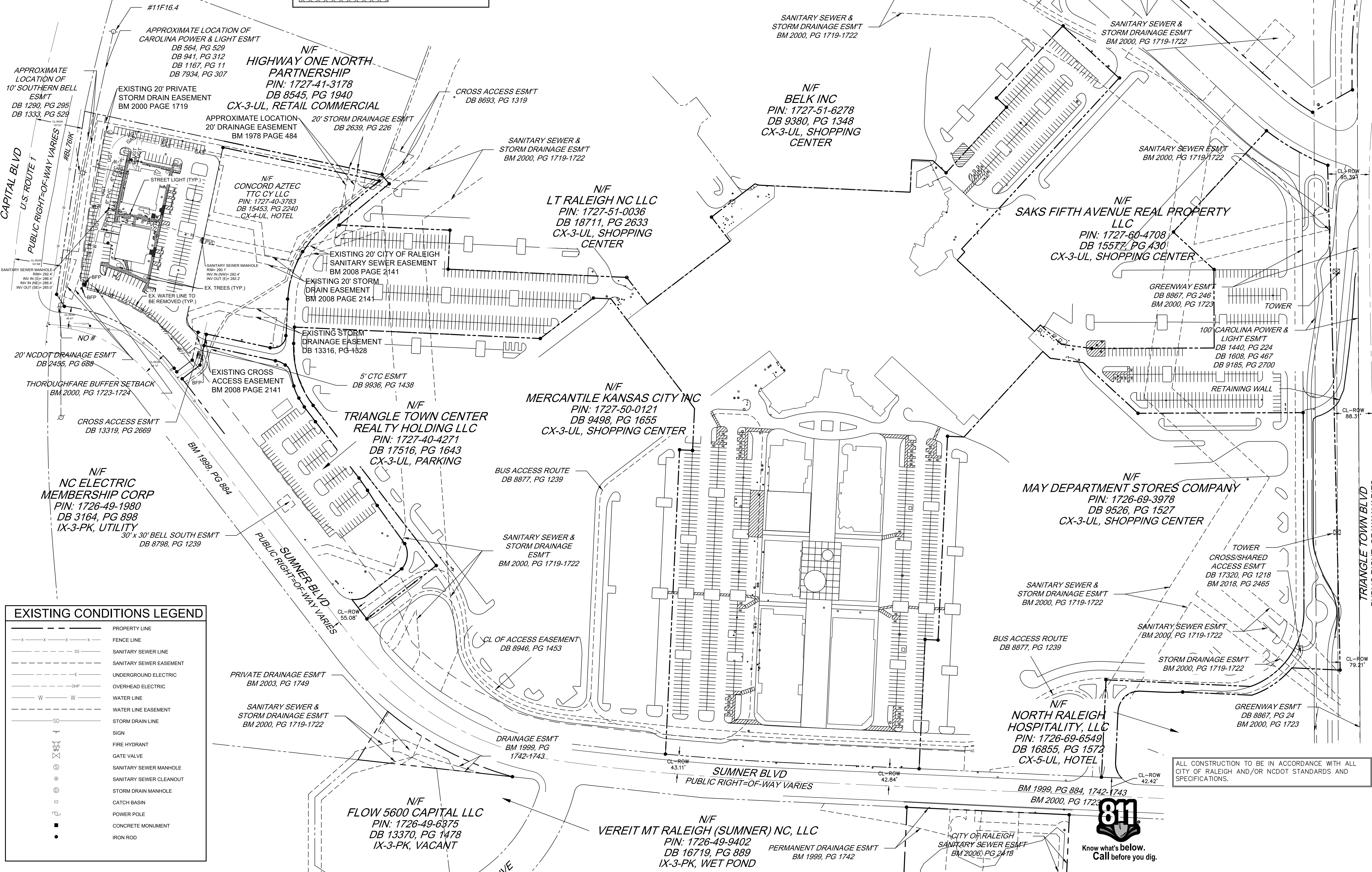
PROJECT: KOHAN21001
DATE: OCTOBER 22, 2021
DRAWING SCALE: 1" = 200'
DRAWN BY: GSE
APPROVED BY: BJF

Pennon
Firm License F-287
PENNONI ASSOCIATES INC.
5430 Wade Park Boulevard
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Raleigh, NC 27607
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DEMOLITION LEGEND	
	PROPERTY LINE
	CLEARING LIMITS
	DEMOLISH SITE ITEM
	DEMOLISH UNDERGROUND UTILITY
	ABANDON UTILITY IN PLACE
	SAWCUT
	DEMOLISH SITE ITEM/ TREE TO BE REMOVED
	SIDEWALK/PAVEMENT TO BE REMOVED



Kimley»Horn

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

**PRELIMINARY
NOT FOR CONSTRUCTION**

KHA PROJECT 016503000	DATE 08/30/2024	SCALE AS SHOWN	DESIGNED BY COB	DRAWN BY MDB	CHECKED BY COB
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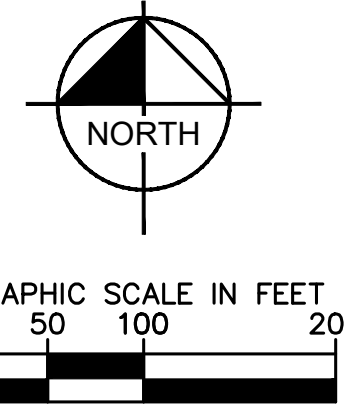
EXISTING CONDITIONS AND DEMOLITION PLAN

TRIANGLE TOWN CENTER
LOT 1
PREPARED FOR
TRIANGLE TOWN CENTER
REALTY HOLDING, LLC

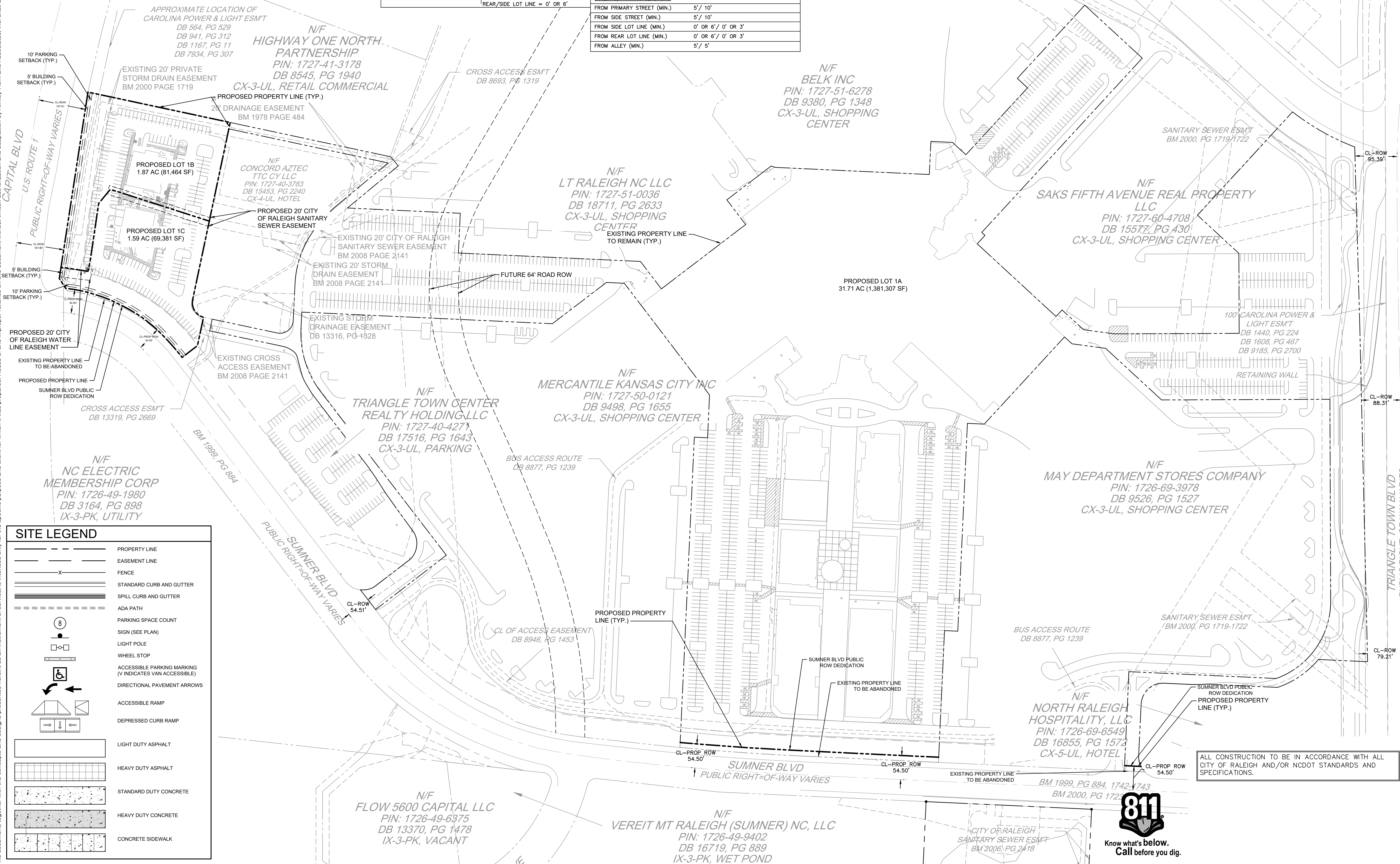
RALEIGH NC

SHEET NUMBER
C1.0

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SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CX-3-UL
EXISTING USE:	RESTAURANT, SHOPPING CENTER
EXISTING LOTS:	1 LOT
EXISTING RIPARIAN BUFFER:	N/A
PROPOSED USE:	3 LOT SUBDIVISION, 2 EXISTING RESTAURANT LOTS (NEW LOT 1B & 1C, RESTAURANT) AND EXISTING LOT (NEW LOT 1A) WITH EXISTING (COMMERCIAL) BUILDINGS AND ASSOCIATED PARKING
TOTAL SITE AREA:	35.36 AC (1,540,420 SF)
GENERAL BUILDING SETBACKS:	PRIMARY STREET = 5' SIDE STREET = 5' REAR/SIDE LOT LINE = 0' OR 6'
PROJECT DATA	
PIN#	1727506318
EX. BUILDING FLOOR AREA:	429,626 SF
RIGHT-OF-WAY DEDICATION AREA:	0.19 AC (8,221 SF)
PROPOSED # OF LOTS:	3
PROPOSED LOT AREAS:	LOT 1A: 31.71 AC (1,381,307 SF) LOT 1B: 1.87 (81,464 SF) LOT 1C: 1.59 AC (69,381 SF)
SITE DESIGN STANDARDS	
LOT DIMENSIONS	
AREA (MIN.)	NONE
WIDTH (MIN.)	NONE
BUILDING COVERAGE (MAX)	NONE
BUILDING/PARKING SETBACKS	
FROM PRIMARY STREET (MIN.)	5' / 10'
FROM SIDE STREET (MIN.)	5' / 10'
FROM SIDE LOT LINE (MIN.)	0' OR 6' / 0' OR 3'
FROM REAR LOT LINE (MIN.)	0' OR 6' / 0' OR 3'
FROM ALLEY (MIN.)	5' / 5'



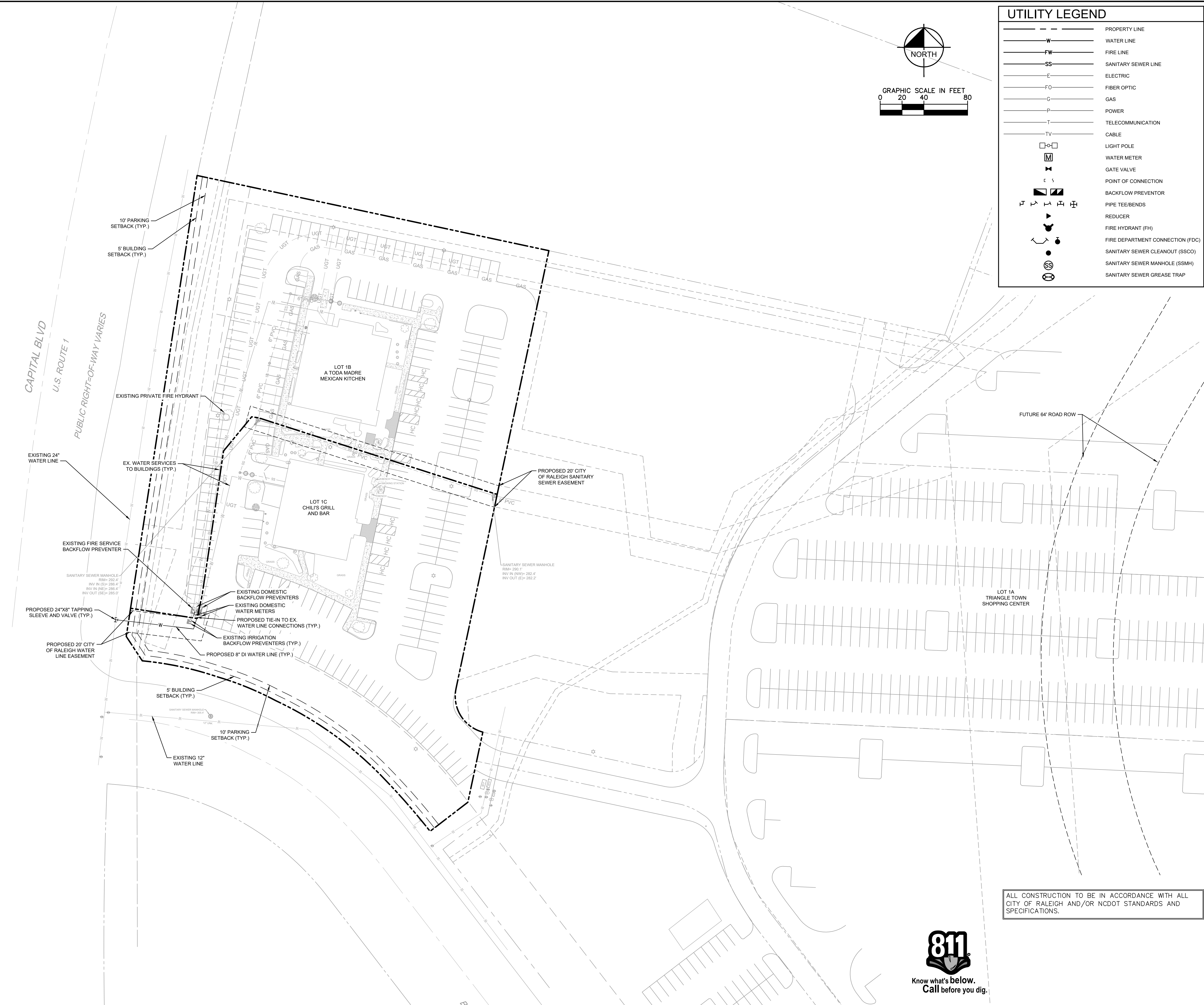
SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	ADA PATH
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK

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

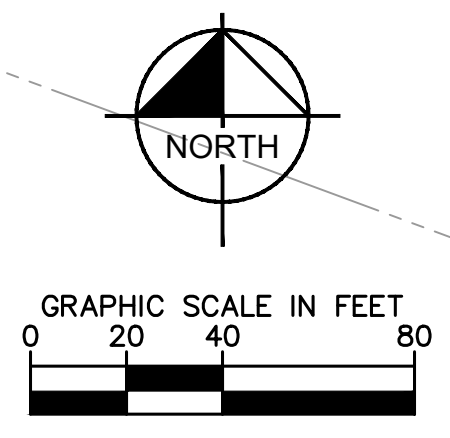


		KHA PROJECT 016503000	
		DATE	08/30/2024
PRELIMINARY NOT FOR CONSTRUCTION		SCALE	AS SHOWN
		DESIGNED BY	COB
OVERALL SUBDIVISION PLAN		DRAWN BY	MDB
		CHECKED BY	COB
TRIANGLE TOWN CENTER LOT 1	PREPARED FOR TRIANGLE TOWN CENTER REALTY HOLDING, LLC	SHEET NUMBER C2.0	
RALEIGH		REVISIONS DATE BY	

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UTILITY LEGEND	
---	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
P	POWER
T	TELECOMMUNICATION
TV	CABLE
□	LIGHT POLE
M	WATER METER
X	GATE VALVE
C S	POINT OF CONNECTION
▬	BACKFLOW PREVENTOR
T	PIPE TEE/BENDS
▬	REDUCER
⊕	FIRE HYDRANT (FH)
⊕	FIRE DEPARTMENT CONNECTION (FDC)
⊕	SANITARY SEWER CLEANOUT (SSCO)
⊕	SANITARY SEWER MANHOLE (SSMH)
⊕	SANITARY SEWER GREASE TRAP



No.	REVISIONS	DATE	BY

Kimley»Horn

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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
016503000	08/30/2024	AS SHOWN	COB	MDB	COB

UTILITY PLAN

TRIANGLE TOWN CENTER
 LOT 1
 PREPARED FOR
 TRIANGLE TOWN CENTER
 REALTY HOLDING, LLC
 RALEIGH, NC

SHEET NUMBER
C3.0

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

