Preliminary Subdivision Plan Application



Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is used when submitting a Preliminary Subdivision (<u>UDO Section 10.2.5.</u>) Please check the appropriate review type and include the plan checklist document.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #:	Planner (print):			
Pre-application Conference Date:	Planner (signature):			
DEVEL	OPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision Compact Development Conservation Development Cottage Cour				
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-0053-2020				
Development name (subject to approval): 4241 Louisburg Road				
Property Address(es): 4241 Louisburg Rd. Raleigh, NC 27604				
Recorded Deed PIN(s): 1726514713				
What is your Single family project type? Apartment	☐ Townhouse ☐ Attached houses ✓ Non-residential ☐ Other:			
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION				
NOTE: Please attach purchase agreement when submitting this form				
Company: C4 Investments LLC	Owner/Developer Name and Title: Michael Isaac, PE, Project Manager			
Address: 121 W Trade St, Ste. 2550, Charlotte, NC 28202				
Phone #: 919-610-7875	Email: misaac@csere.com			
APPLICANT INFORMATION				
Company: Kimley-Horn and Associates	Contact Name and Title: Tim Carter, EI			
	Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601			
Phone #: 919-677-2197 Email: tim.carter@kimley-horn.com				

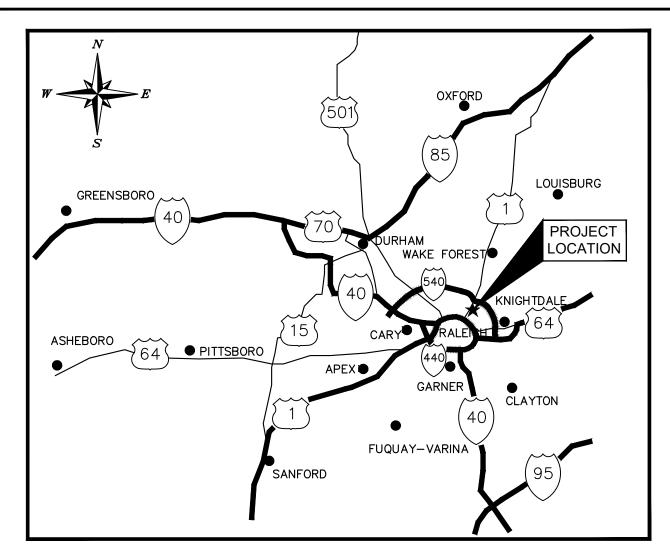
Continue to the next page>

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)				
ZONING INFORMATION				
Gross site acreage: 2.23				
Zoning districts (if more than one, provide acreage of eac	h):			
CX-3				
Overlay district: N/A	Inside City limits? X Yes No			
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-			
STORMWATER	INFORMATION			
Existing Impervious Surface:	Proposed Impervious Surface:			
Acres: 1.72 Square Feet: 74,772	Acres: 1.63 Square Feet: 71,140			
Neuse River Buffer Yes X No	Wetlands Yes X No			
Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #:				
NUMBER OF LOT	TS AND DENSITY			
Total # of townhouse lots: 0 Detached 0	Attached			
Total # of single-family lots: 0				
Proposed density for each zoning district (UDO 1.5.2.F):				
Total # of open space and/or common area lots:0				
Total # of requested lots: 2				
SIGNATUR				
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.				
I hereby designate Kimley-Horn and Associates, Inc. to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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: Michael Asaac	Date: 07/02/2020			
Printed Name: Michael Isaac				
Signature:	Date:			
Printed Name:				

Please email your completed application to DS.intake@raleighnc.gov.

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PROJECT LOCATION

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

A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GO 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 THI 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

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 ACCESSIBL DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

CALVARY DRIVE IS THE PRIMARY STREET DESIGNATION PER TC-5A-18 AND CITY OF RALEIGH DEVELOPMENT SERVICES.

SOLID WASTE SERVICES NOTE:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENT SET FORTH IN THE SOLID WASTE DESIGN MANUAL

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY SURVEY MATTERS, 107 HILLCREST AVE., SIMPSONVILLE, SC 29681. PHONE: 864-451-0176 AND DATED MAY 22, 2020.

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

PROJECT OWNER AND CONSULTANT

C4 INVESTMENTS LLC 121 W TRADE ST, STE. 2550 CHARLOTTE, NC 28202 PHONE: (919) 610-7875 ATTN.: MICHAEL ISAAC, P.E. misaac@csere.com

SCGX-CAPITAL COMMONS LLC

DRIVEWAY IMPROVEMENTS (PIN#1726-51-0578. NO SUBDIVISION THIS LOT. DRIVEWAY

IMPROVEMENTS ONLY.)

3715 NORTHSIDE PARKWAY NW, STE. 650 ATLANTA, GA 30327 PHONE: (864) 303-6012 ATTN.: TYLER LUSK

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 677-2197 ATTN.: TIM CARTER 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, PLA matt.gross@kimley-horn.com

SURVEY MATTERS 107 HILLCREST AVENUE SIMPSONVILLE, SC 29681 PHONE: (864) 451-0176 ATTN.: NICHOLAS MANSFIELD, PLS nick@survey-matters.com

PRELIMINARY SUBDIVISION PLAN FOR

4241 LOUISBURG ROAD

SUB-0050-2020

SKETCH TRANS.#0053-2020

4241 LOUISBURG ROAD RALEIGH, NORTH CAROLINA 27604 A DEVELOPMENT BY: C4 INVESTMENTS LLC 121 W TRADE ST, STE. 2550 CHARLOTTE, NC 28202



EXEMPT FROM BLOCK PERIMETER PER UDO 8.3.2.A.2 (BLOCK STANDARDS)

DEVELOPMENT SERVICES

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This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.)

Office Use Only: Case #: Plan	nner (print):		
Pre-application Conference Date: Plan	nner (signature):		
DEVELOPMENT TYPE (UDO Section 2.1.2)			
x Conventional Subdivision Compact Developmen	t Conservation Development Cottage C		
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-0053-2020

Development name (subject to approval): 4241 Louisburg Road

Property Address(es): 4241 Louisburg Rd. Raleigh, NC 27604 Recorded Deed PIN(s): 1726514713

Project Description: Subdivision of 1 existing lot into 2 lots. Project includes demolition of an existing parking area and construction of a private driveway with associated infrastructure for the 2nd lot. Project also includes the demolition of one (1) driveway and construction of two (2) driveways on the property owned by SCGX-Capital Commons, LLC (PIN#1726-51-0578). What is your ___ Attached houses Single family Townhouse project type? ✓ Non-residential Other: Apartment

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form Owner/Developer Name and Title: a) Michael Isaac, PE, Project Manager b) Tyler Lusk Address: a) 121 W Trade St, Ste. 2550, Charlotte, NC 28202 b) 3715 Northside Parkway NW, Suite 650, Atlanta, GA 30327 Phone #: a) 919-610-7875 b) 864-303-6012 Email: a) misaac@csere.com b) tlusk@southcoastcenters.com **APPLICANT INFORMATION**

Phone #: 919-677-2197 Email: tim.carter@kimley-horn.com

Continue to the next page>

Company: Kimley-Horn and Associates | Contact Name and Title: Tim Carter, El

Page **1** of **2 REVISION 08.01.19** raleighnc.gov

Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments **ZONING INFORMATION** Gross site acreage: 2.23 Zoning districts (if more than one, provide acreage of each): Inside City limits? X Yes No Overlay district: N/A Conditional Use District (CUD) Case # Z-Board of Adjustment (BOA) Case # A-STORMWATER INFORMATION Existing Impervious Surface: Proposed Impervious Surface: Square Feet: 74,772 Acres: 1.72 Acres: 1.63 Square Feet: 71,140 Neuse River Buffer Yes Yes Is this a flood hazard area? Yes X No If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #: NUMBER OF LOTS AND DENSITY Total # of townhouse lots: 0 Total # of single-family lots: 0 Proposed density for each zoning district (UDO 1.5.2.F): Total # of open space and/or common area lots: 0 Total # of requested lots: 2 SIGNATURE BLOCK In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate Kimley-Horn and Associates, Inc. to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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. a) Signature: Michael Asaac Date: 07/02/2020 Printed Name: Michael Isaac b) Signature: John Morran (Jam 15, 2021 file-22 FERT Date: 1/15/2021 Printed Name: John F. Morgan, Jr., as Member of South Coast Commercial, LLC, Manager Please email your completed application to DS.intake@raleighnc.gov. Page **2** of **2**

REVISION 08.01.19

NC CERTIFICATE OF AUTHORIZATION: F-0102

Kimley» Horn

421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 677-2000

PRELIMINARY NOT FOR CONSTRUCTION

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	NCDOT TREE PERMIT
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SUBDIVISION PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.1	FUTURE ROAD WIDENING CROSS SECTIONS
C4.0	PRELIMINARY UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
T1.0	EXISTING TREE SURVEY

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—Horr

and Associates, Inc. shall be without liability to Kimley-Horn

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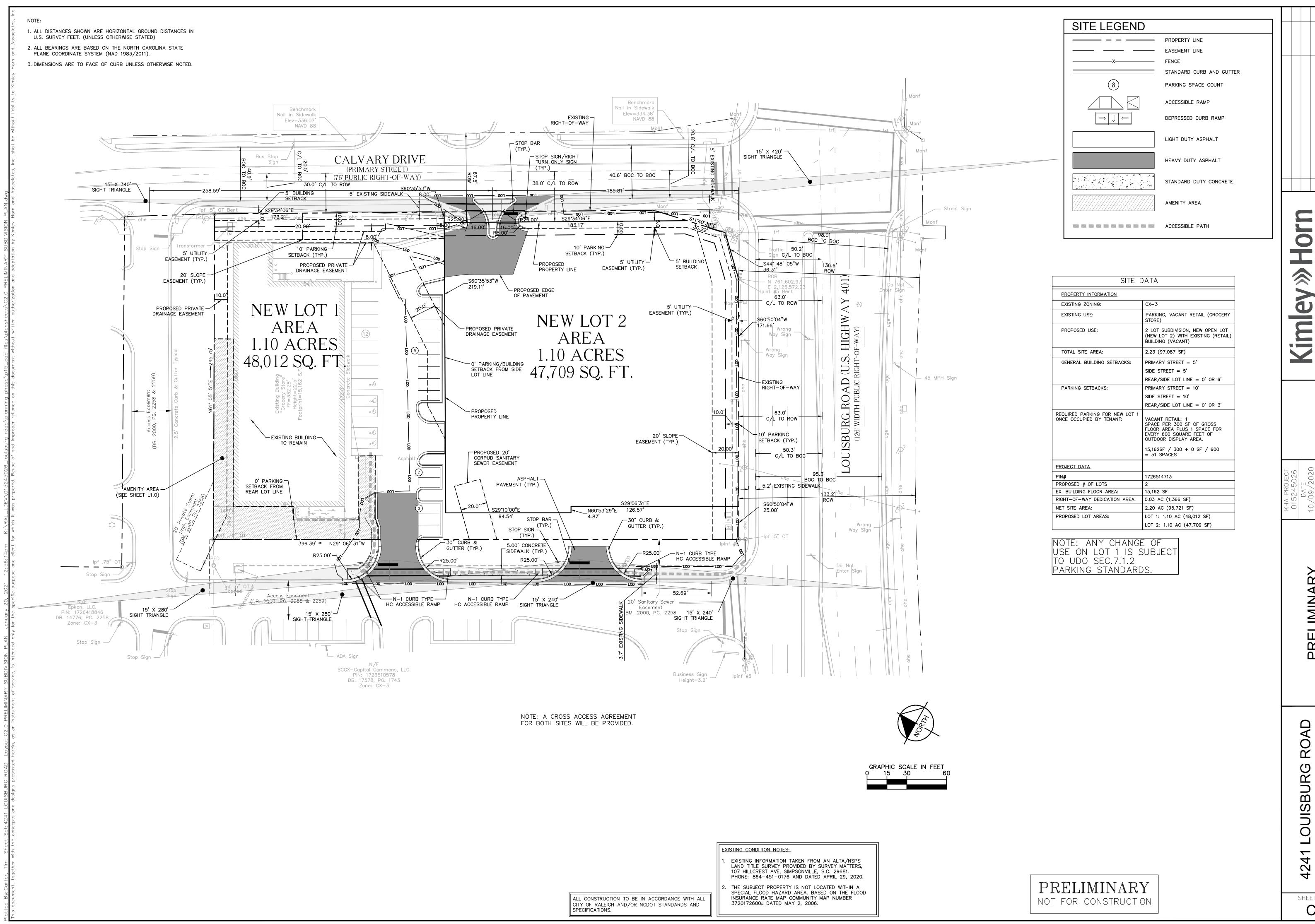
JULY 2, 2020

SHE OVER

0

JOB NUMBER: 015245026

SHEET NUMBER C0.0



3 CITY COMMENTS 01/20/21
2 CITY COMMENTS 11/13/20
1 CITY COMMENTS 10/02/20
No. REVISIONS DATE

EY-HORN AND ASSOCIATES, INC.
STREET, SUITE 600, RALEIGH, NC 27601
-677-2000 FAX: 919-677-2050
WW.KIMLEY-HORN.COM

© 2020 KIMLEY-HORN 421 FAYETTEVILLE STREET, 9 PHONE: 919-677-200 WWW.KIMLE

10/09/2020
CALE AS SHOWN
ESIGNED BY JCB
RAWN BY JCB

PRELIMINARY SUBDIVISION PLAN

> PREPARED FOR 4 INVESTMENTS LLC

SHEET NUMBER