

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 ([UDO Section 10.2.5.](#))
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):

DEVELOPMENT TYPE (UDO Section 2.1.2)

<input 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): **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 project type?	<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> 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>

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):

CX-3

Overlay district: N/A

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 1.72 Square Feet: 74,772

Proposed Impervious Surface:

Acres: 1.63 Square Feet: 71,140

Neuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ NoIs 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: 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

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.

Signature: Michael Isaac

Date: 07/02/2020

Printed Name: Michael Isaac

Signature:

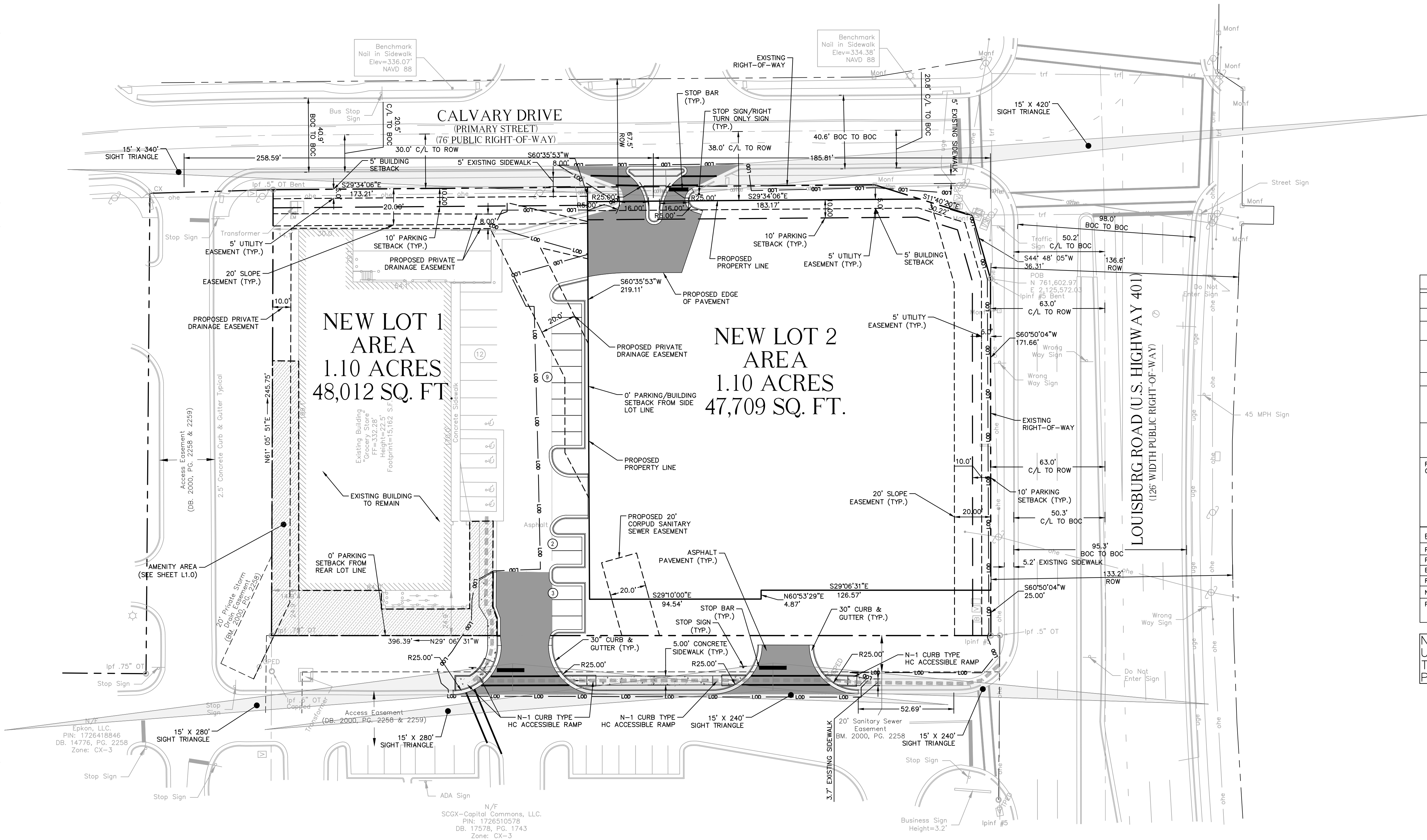
Date:

Printed Name:

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

Plotted By: Carter, Tim Sheet Set: 4241 LOUISBURG ROAD L01.dwg C2.0 PRELIMINARY SUBDIVISION PLAN January 20, 2021 12:56:14pm K:\EAL\LEVA\015245026-louisburg_road_planning_phase\p15_cad_files\plan\sheet\c2.0 PRELIMINARY SUBDIVISION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, 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.

- NOTE:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
 3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



NOTE: A CROSS ACCESS AGREEMENT FOR BOTH SITES WILL BE PROVIDED.

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

EXISTING CONDITION NOTES:

1. EXISTING INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY SURVEY MATTERS, 107 HILLCREST AVE, SIMPSONVILLE, S.C. 29681. PHONE: 864-451-0176 AND DATED APRIL 29, 2020.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720172600J DATED MAY 2, 2006.

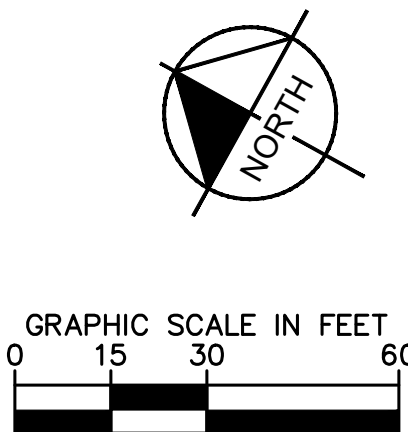
SITE LEGEND

	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	AMENITY AREA
	ACCESSIBLE PATH

SITE DATA

PROPERTY INFORMATION	
EXISTING ZONING:	CX-3
EXISTING USE:	PARKING, VACANT RETAIL (GROCERY STORE)
PROPOSED USE:	2 LOT SUBDIVISION, NEW OPEN LOT (NEW LOT 2) WITH EXISTING (RETAIL) BUILDING (VACANT)
TOTAL SITE AREA:	2.23 (97,087 SF)
GENERAL BUILDING SETBACKS:	PRIMARY STREET = 5' SIDE STREET = 5' REAR/SIDE LOT LINE = 0' OR 6'
PARKING SETBACKS:	PRIMARY STREET = 10' SIDE STREET = 10' REAR/SIDE LOT LINE = 0' OR 3'
REQUIRED PARKING FOR NEW LOT 1 ONCE OCCUPIED BY TENANT:	VACANT RETAIL: 1 SPACE PER 300 SF OF GROSS FLOOR AREA PLUS 1 SPACE FOR EVERY 600 SQUARE FEET OF OUTDOOR DISPLAY AREA. 15,162SF / 300 + 0 SF / 600 = 51 SPACES
PROJECT DATA	
PIN#	1726514713
PROPOSED # OF LOTS	2
EX. BUILDING FLOOR AREA:	15,162 SF
RIGHT-OF-WAY DEDICATION AREA:	0.03 AC (1,366 SF)
NET SITE AREA:	2.20 AC (95,721 SF)
PROPOSED LOT AREAS:	LOT 1: 1.10 AC (48,012 SF) LOT 2: 1.10 AC (47,709 SF)

NOTE: ANY CHANGE OF USE ON LOT 1 IS SUBJECT TO UDO SEC.7.1.2 PARKING STANDARDS.



PRELIMINARY
NOT FOR CONSTRUCTION

Kimley»Horn

© 2020 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

PRELIMINARY
SUBDIVISION PLAN

4241 LOUISBURG ROAD
PREPARED FOR
C4 INVESTMENTS LLC

NORTH CAROLINA

RALEIGH

SHEET NUMBER
C2.0

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