



Administrative Approval Action

Case File / Name: SUB-0050-2020
DSLCL - 4241 LOUISBURG ROAD

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** This site is located east of Capital Boulevard, north of Louisburg Road at 4241 Louisburg Rd.
- REQUEST:** Development of a 2.23 acre (97,087 sf) tract zone CX-3 into a proposed 2 lot subdivision with .03 ac (1,366 sf) of right-of-way dedication and a net area of 2.2 ac (95,721 sf). Proposed new lot 1 being 1.1 ac (48,012 sf) and new lot 2 being 1.1 ac (47,709 sf).
- DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** SPR-0043-2021: DSLCL - Site Permitting Review/Major [Signature Set]
RCMP-0090-2021: DSLCL - Recorded Maps/Subdivision
- FINDINGS:** **City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 9, 2020 by Kimley-Horn and Associates.**

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. The parking standard & change of use note shown on sheet C2, pertaining to Lot 1 redevelopment, is placed on all plat recordings.



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2. The proposed subdivision plan removes required parking for the previously approved use on proposed lot 1 (previously a retail grocery, currently vacant). The developer shall provide proof of compliance with UDO Section 7.1.2 parking requirements for proposed lot 1 prior to subdivision map recordation. Required parking may be provided remotely. The developer may comply with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking for lot 1 shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

Engineering

3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A cross access agreement among the lots identified as Lot 1, Lot 2, and PIN #1726510578 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
7. A public infrastructure surety 28 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
8. A fee-in-lieu for public improvements is not required prior to recording a map.
9. A fee-in-lieu for road widening is not required prior to a recorded map.
10. A fee-in-lieu for sidewalk is not required prior to a recorded map.

Public Utilities

11. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.



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12. A plat must be recorded at the Wake County Register of Deeds office for all public sanitary sewer and utility easement dedications.

Stormwater

13. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
14. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
15. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. The subdivision plat is recorded with Wake Co Register of Deeds for Lots 1 and 2.

Engineering

2. A fee-in-lieu for 1' width of sidewalk (388 LF) on Calvary Drive and (233 LF) on Louisburg Road and fee-in-lieu for 3.5' width widening (380 LF) on Calvary Drive shall be paid to the City of Raleigh (UDO 8.1.10).

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees in front of Lot 1 on Calvary Dr., 7 street trees in front of Lot 2 along Calvary Dr. and 12 street trees along Louisburg Rd. along Lot 2.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: June 16, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: June 16, 2026
Record entire subdivision.



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currentplanning@raleighnc.gov
www.raleighnc.gov

I hereby certify this administrative decision.

Signed: *Alysis Bailey Taylor* Date: 02/17/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

PRELIMINARY SUBDIVISION PLAN FOR 4241 LOUISBURG ROAD

SUB-0050-2020

SKETCH TRANS.#0053-2020

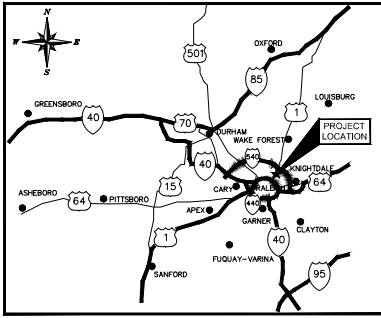
4241 LOUISBURG ROAD

RALEIGH, NORTH CAROLINA 27604

A DEVELOPMENT BY: C4 INVESTMENTS LLC

121 W TRADE ST, STE. 2550

CHARLOTTE, NC 28202



PROJECT LOCATION
N.T.S



VICINITY MAP SCALE: 1" = 500'

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 RIGHT-OF-WAY SERVICES.
A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV 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 NC DOT ROAD WITHIN RALEIGH'S JURISDICTION.
ALL TRAFFIC CONTROL SIGNS AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NC DOT ROADWAY STANDARD DRAWING MANUAL, AND THE NC DOT SUPPLEMENT TO THE MUTCD.
ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2005

This form is used when submitting a Preliminary Subdivision (UDO Section 19.2.5.) 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)
 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-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 SCGC-Capital Commons, LLC (PIN#1726-61-0076).

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: C4 Investments LLC
 Address: 421 Fayetteville St., Suite 600, Raleigh, NC 27601
 Phone #: 919-677-2197
 Email: c4investments@kimley-horn.com

APPLICANT INFORMATION

Company: Kimley-Horn and Associates
 Contact Name and Title: Tim Carter, PE
 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
 Conditional Use District (CUD) Case # Z- _____
 Inside City limits? Yes No
 Board of Adjustment (BOA) Case # A- _____

STORMWATER INFORMATION

Existing Impervious Surface:
 Acres: 1.79 Square Feet: 74,779
 Proposed Impervious Surface:
 Acres: 1.69 Square Feet: 71,146
 Neuse River Buffer 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: 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 respond 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 Isaac* Date: 07/02/2020
 Printed Name: Michael Isaac
 b) Signature: *John F. Morgan, Jr.* 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.

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 HILLOREST 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 NC DOT STANDARDS AND SPECIFICATIONS.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: C4 INVESTMENTS LLC
 121 W TRADE ST, STE. 2550
 CHARLOTTE, NC 28202
 PHONE: (919) 610-7675
 ATTN: MICHAEL ISAAC, P.E.
 misaac@c4invest.com

DRIVEWAY IMPROVEMENTS OWNER: SCGC-CAPITAL COMMONS LLC
 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

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

PREPARED IN THE OFFICE OF: NC CERTIFICATE OF AUTHORIZATION: F-1012



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 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	NC DOT 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

KHA PROJECT NO.	07/02/2020
DATE	10/09/2020
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	TRC

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

Copyright Kimley-Horn and Associates, Inc., 2020
 SEAL: _____
 JOB NUMBER: **015245026**
JULY 2, 2020

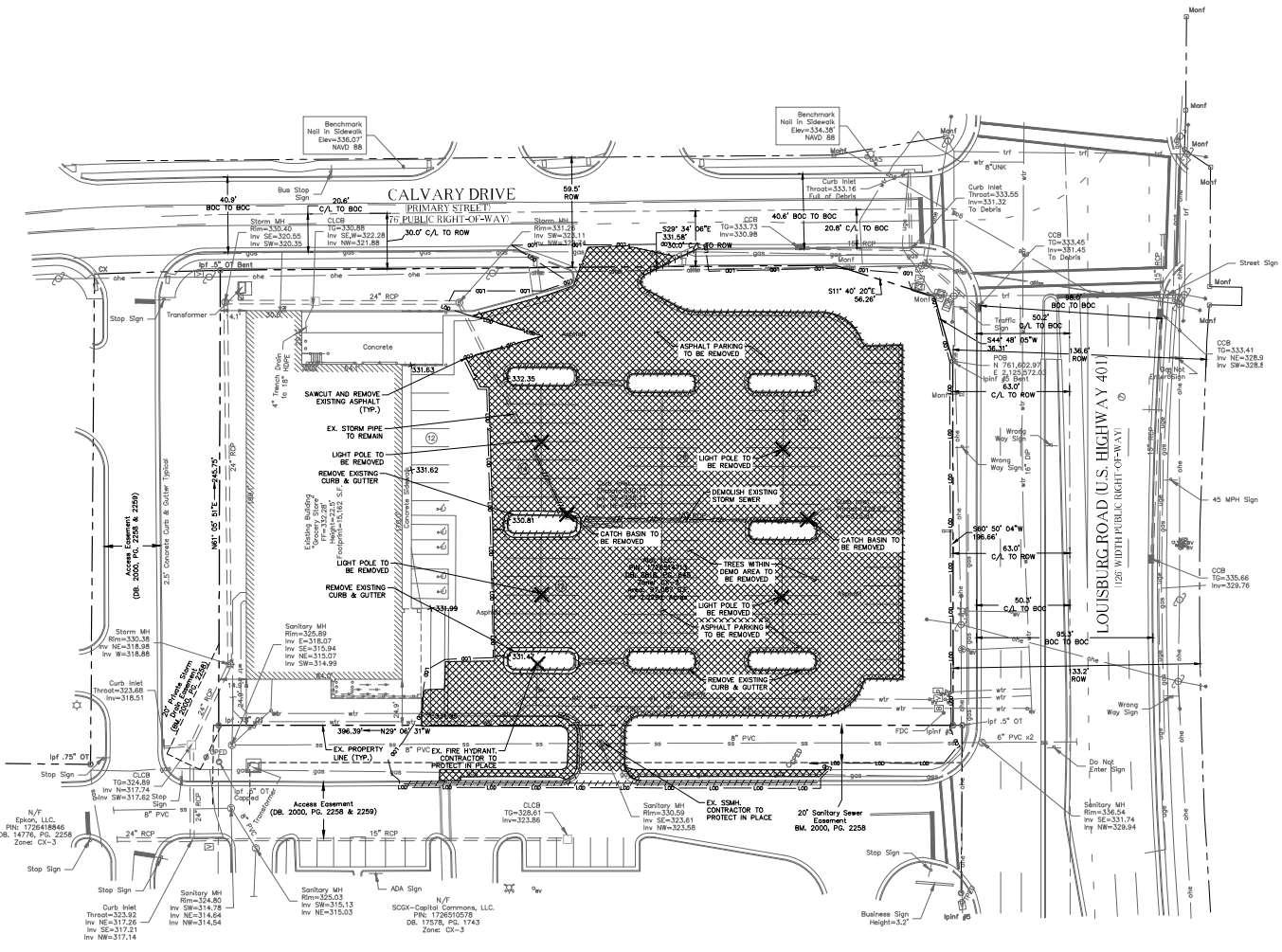
Kimley-Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: (919) 677-2000
 WWW.KIMLEY-HORN.COM
 F-1012

COVER SHEET

4241 LOUISBURG ROAD
 PREPARED FOR
C4 INVESTMENTS LLC
 RALEIGH, NORTH CAROLINA

SHEET NUMBER	C0.0
--------------	------

4241 LOUISBURG ROAD, RALEIGH, NC 27601
 PREPARED FOR: C4 INVESTMENTS LLC
 PROJECT NO.: 2020-07-02
 DATE: 07/02/2020
 SCALE: AS SHOWN
 DESIGNED BY: JCB
 DRAWN BY: JCB
 CHECKED BY: TRC
 CITY COMMENTS: 10-02-20 TRC
 REVISIONS: 1
 DATE: 10-02-20 TRC
 BY:



LEGEND	
---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	STORM DRAINAGE PIPE
---	SANITARY SEWER LINE
---	WATER LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	OVERHEAD TRAFFIC WIRES
---	HAND RAIL
---	OVERHANG
---	GUIDE WIRE
---	SPEED BUMP
---	TELEPHONE MANHOLE
---	WATER MANHOLE
---	DRAINAGE MANHOLE
---	CATCH BASIN W/GRATE
---	SANITARY SEWER MANHOLE
---	WATER VALVE
---	HYDRANT
---	CLEANOUT
---	GAS VALVE
---	GAS METER
---	ELECTRIC METER
---	LIGHT POLE
---	CRAPE MYRTLE
---	DOWNSPOUT
---	UNDERGROUND UTILITY BOX
---	UTILITY BOX
---	SIGN
---	GAS MARKER
---	CABLE PEDESTAL
---	TELEPHONE PEDESTAL
---	TRAFFIC SIGNAL BOX
---	IRON PIN-REBAR FOUND
---	IRON PIPE FOUND
---	CONCRETE MONUMENT FOUND
---	CHISELED X

- DEMOLITION NOTES**
1. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TO OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF ANY DEMOLITION WORK.
 2. SAW CUT AND REMOVE CONCRETE CURB TO LIMITS REQUIRED FOR NEW WORK.
 3. REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.
 4. SAW CUT AND REMOVE ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.
 5. DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER STATE REGULATIONS.
 6. ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE PROJECT SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
 7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY UNPRESERVED OR ADVISED CONDITIONS, INCLUDING UNCHARTERED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.
 8. SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.

DEMOLITION LEGEND	
---	PROPERTY LINE
---	CLEARING LIMITS
---	DEMOLISH SITE ITEM
---	DEMOLISH UNDERGROUND UTILITY
---	ABANDON UTILITY IN PLACE
---	SAWCUT
---	DEMOLISH SITE ITEM / TREE TO BE REMOVED
---	BUILDINGS TO BE REMOVED
---	SIDEWALK/PAVEMENT TO BE REMOVED

- EXISTING CONDITION NOTES:**
1. EXISTING INFORMATION TAKEN FROM AN ALTA/ASPS LAND TITLE SURVEY PROVIDED BY SURVEY MATTERS, 107 HILLOREST AVE, SIMPSONVILLE, S.C. 29681. PHONE: 864-495-0176 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 372012600N DATED MAY 2, 2006.

PRELIMINARY
NOT FOR CONSTRUCTION

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
 PHONE: 919-770-0000 FAX: 919-770-0000
 WWW.KIMLEY-HORN.COM
 #F-002

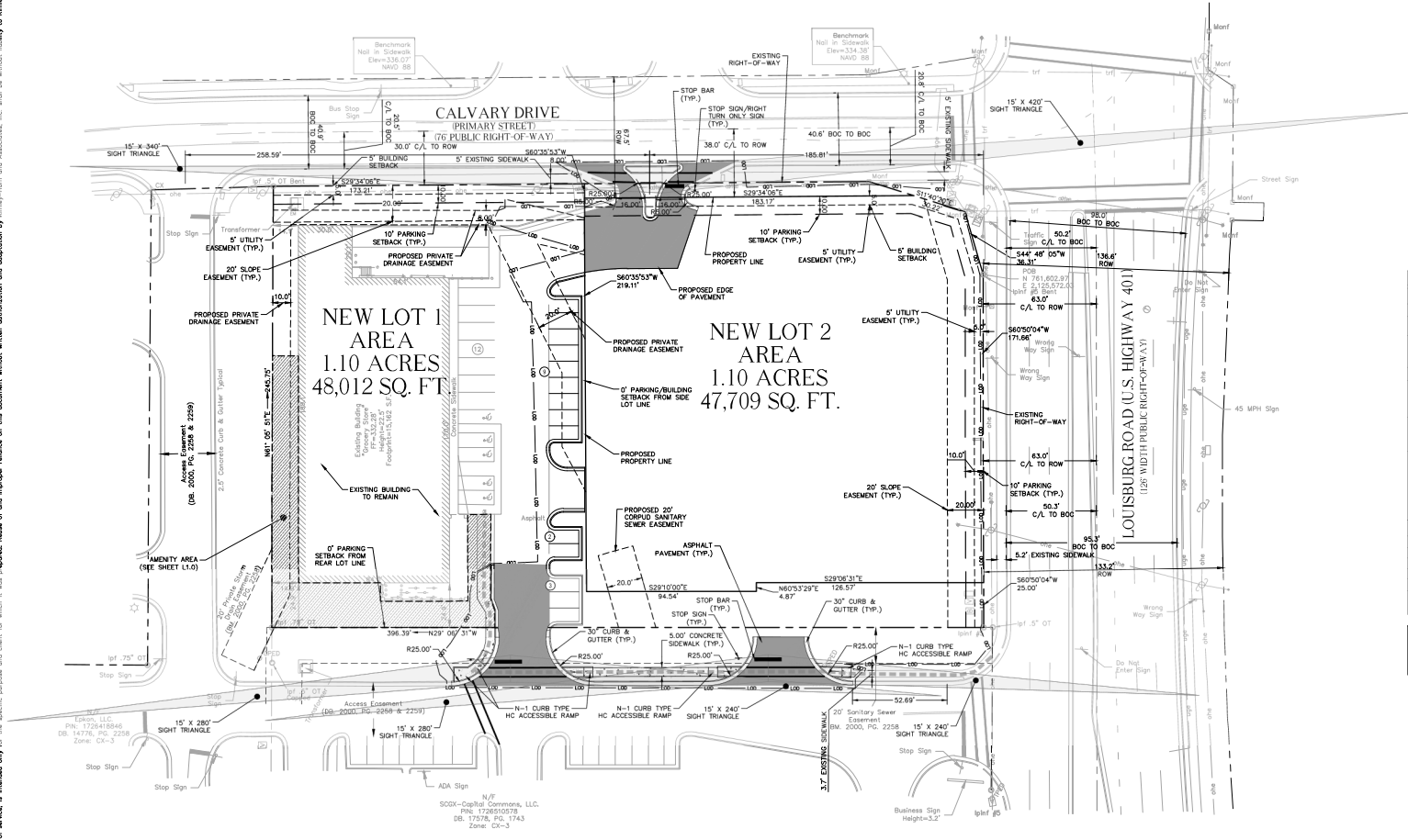
EXISTING CONDITIONS AND DEMOLITION PLAN

4241 LOUISBURG ROAD
 PREPARED FOR:
 C4 INVESTMENTS LLC
 RALEIGH, NORTH CAROLINA

SHEET NUMBER
C1.0

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

- 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.

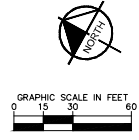


SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	AMENITY AREA
	ACCESSIBLE PATH

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CU-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 = 10' 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 400 SF OF GROSS FLOOR AREA PLUS 1 SPACE FOR EVERY 400 SQUARE FEET OF OUTDOOR DISPLAY AREA. 15,162SF / 300 + 0 SF / 600 = 01 SPACES
PROJECT DATA	
PNV:	1728514713
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 (96,721 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 TOUDO SEC.7.1.2 PARKING STANDARDS.

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



- EXISTING CONDITION NOTES:
1. EXISTING INFORMATION TAKEN FROM AN ALTA/ASPS LAND TITLE SURVEY PROVIDED BY SURVEY MATTERS, 107 HILLOREST AVE, SIMPSONVILLE, S.C. 29681. PHONE: 864-491-0176 AND DATED APRIL 24, 2020.
 2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 372012600N DATED MAY 2, 2006.

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

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

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
PHONE: 919-876-6000 FAX: 919-877-2050
WWW.KIMLEY-HORN.COM
PROJECT NO. 17-002

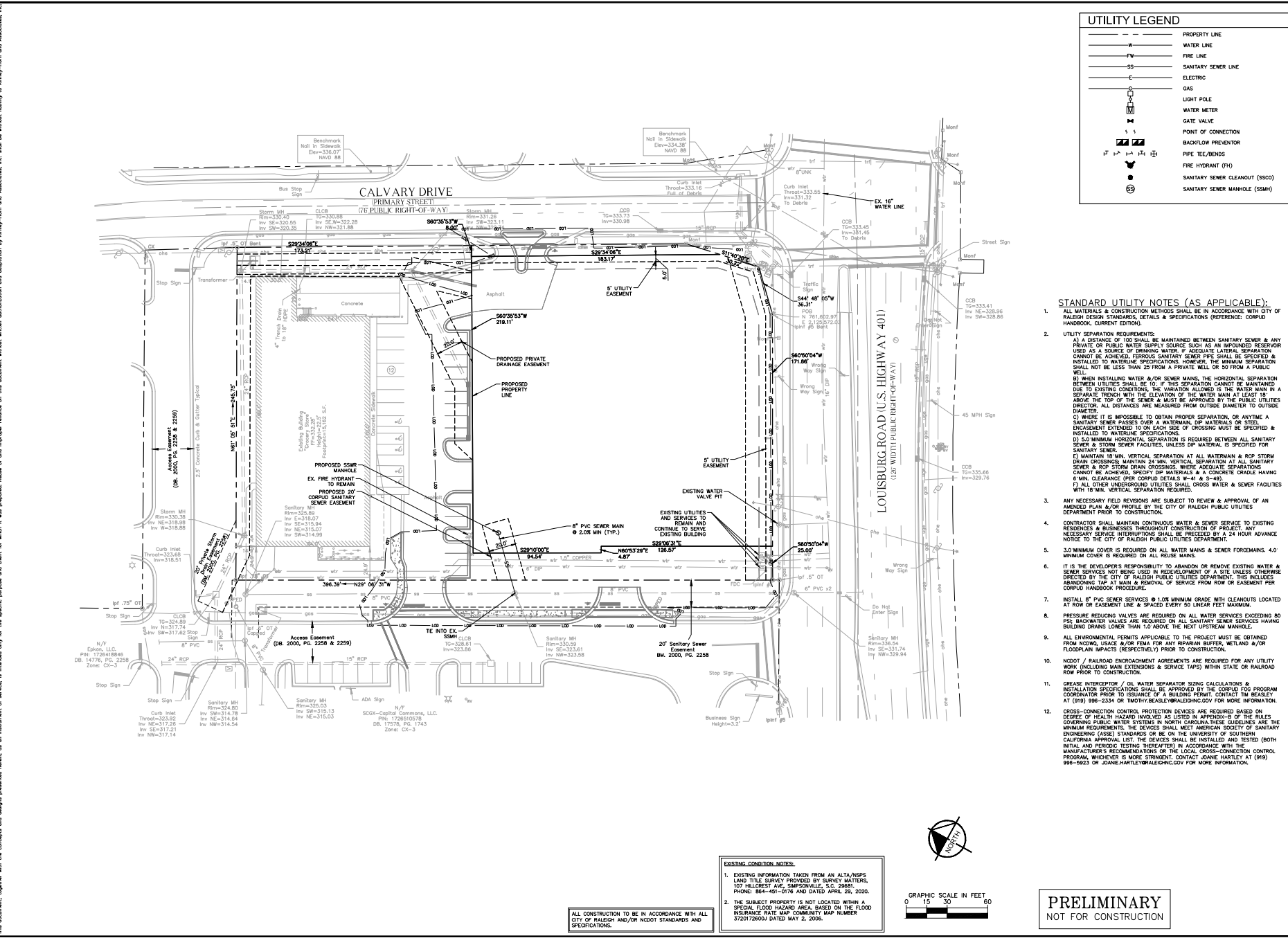
KHA PROJECT NO.	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
17-002	10/09/2020	AS SHOWN	JCB	JCB	TRC

PRELIMINARY
SUBDIVISION PLAN

4241 LOUISBURG ROAD
PREPARED FOR
C4 INVESTMENTS LLC
NORTH CAROLINA
RALEIGH

SHEET NUMBER
C2.0

4241 LOUISBURG ROAD, RALEIGH, NC 27603. LAYOUT OF SANITARY SEWER AND WATER LINES, INCLUDING ALL UTILITIES, TO BE INSTALLED IN CONNECTION WITH THE PROPOSED CONSTRUCTION AND IMPROVEMENTS TO THE EXISTING SANITARY SEWER AND WATER LINES. THE WORK IS SUBJECT TO THE CITY OF RALEIGH'S STANDARDS AND SPECIFICATIONS FOR UTILITIES, WHICH ARE AVAILABLE TO THE PUBLIC AT THE CITY ENGINEERING DEPARTMENT, 107 HILLOREST AVE., SIMPSONVILLE, NC 27681. PHONE: 844-495-0176 AND DATED APRIL 24, 2020. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 372012600N DATED MAY 2, 2006.



UTILITY LEGEND	
---	PROPERTY LINE
— W —	WATER LINE
— FW —	FIRE LINE
— SS —	SANITARY SEWER LINE
— E —	ELECTRIC
— G —	GAS
⊕	LIGHT POLE
⊕	WATER METER
⊕	GATE VALVE
⊕	POINT OF CONNECTION
⊕	BACKFLOW PREVENTOR
⊕	PIPE TEE/BENDS
⊕	FIRE HYDRANT (FH)
⊕	SANITARY SEWER CLEANOUT (SSCO)
⊕	SANITARY SEWER MANHOLE (SSM)

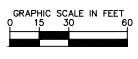
STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 20 FROM A PRIVATE WELL OR 50 FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE MAXIMUM ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DP MATERIALS OR STEEL INDICACEMENT EXTENDED 10 ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18 MIN. VERTICAL SEPARATION AT ALL WATERMAIN & ROP STORM DRAIN CROSSINGS, MAINTAIN 24 MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & ROP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DP MATERIALS & A CONCRETE CRADLE HAVING 6 MIN. CLEARANCE (PER CORPUD DETAILS W-41 & W-42).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18 MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FOREMANS. 4.0 MINIMUM COVER IS REQUIRED ON ALL SEWER MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN DEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MANHOLE & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 50 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0 ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NORTH CAROLINA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES FLOORPLAN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.
- NCOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / DR. WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FGD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGH.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SUPPLY. IN NORTH CAROLINA THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC) ACCORDANCE WITH THE STANDARDS OF THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-5923 OR JOANNE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

EXISTING CONDITION NOTES:

- EXISTING INFORMATION TAKEN FROM AN ALTA/ASPS LAND TITLE SURVEY PROVIDED BY SURVEY MATTERS, 107 HILLOREST AVE., SIMPSONVILLE, NC 27681. PHONE: 844-495-0176 AND DATED APRIL 24, 2020.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 372012600N DATED MAY 2, 2006.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH (M&O/ NCOT) STANDARDS AND SPECIFICATIONS.



PRELIMINARY
NOT FOR CONSTRUCTION

4241 LOUISBURG ROAD
PREPARED FOR
C4 INVESTMENTS LLC
RALEIGH

PRELIMINARY
UTILITY PLAN

NORTH CAROLINA

KIMLEY-HORN
PROJECT NO. 2020-015
DATE: 10/09/2020
SCALE: AS SHOWN
DESIGNED BY: JCB
DRAWN BY: JCB
CHECKED BY: TRC

11/13/20 TRC
CITY COMMENTS
10/02/20 TRC
2
CITY COMMENTS
1
REVISIONS
DATE

SHEET NUMBER
C4.0

Kimley-Horn
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421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
PHONE: 919-877-2000
WWW.KIMLEY-HORN.COM

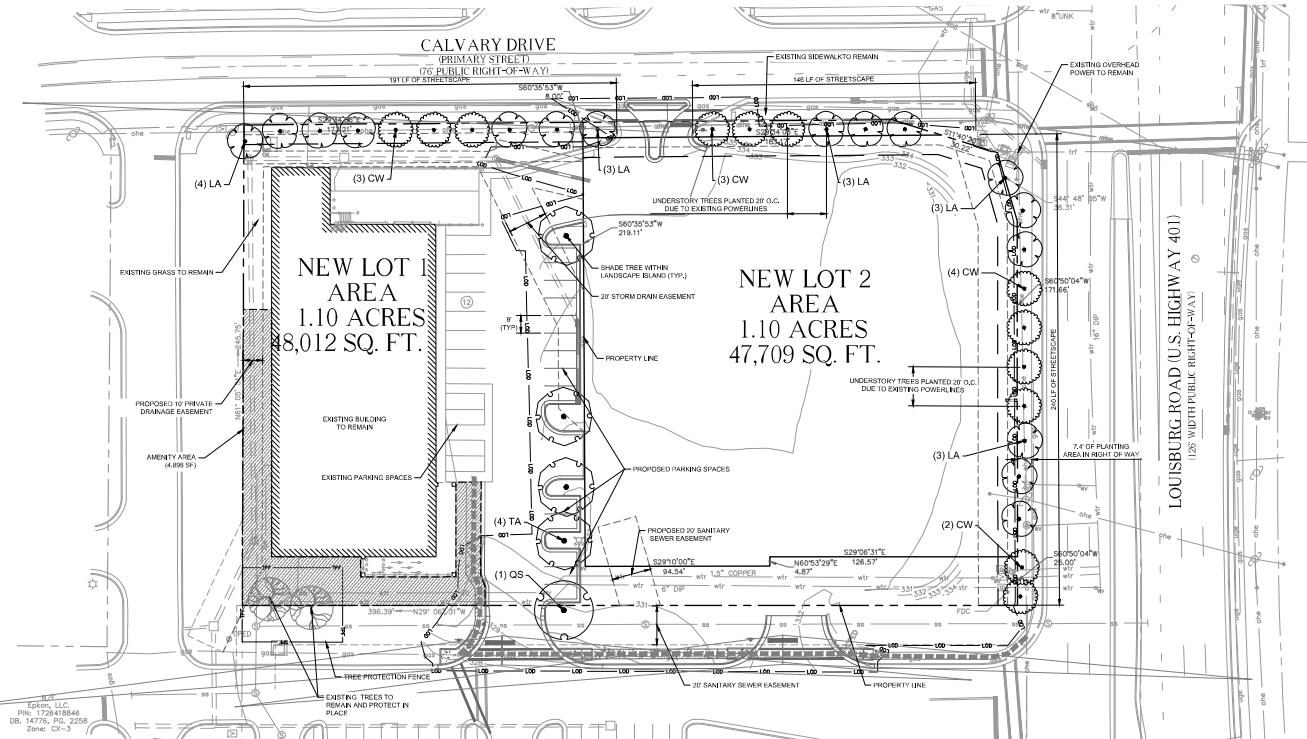
LANDSCAPE REQUIREMENTS & CALCULATIONS

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
OUTDOOR AMENITY AREA	10% OF SITE AREA	NEW LOT 1	48,012	48,012 * 0.10 = 4,801 SF	4,898 SF	15.3.B 6.3.2.4
STREET TREES	1 UNDERSTORY TREE PER 20 LF (EXSTNG OVERHEAD POWER TO REMAIN)	LOUISBURG ROAD - U.S HWY 401	240 LF	240 / 20 = 12 TREES	12 PROPOSED TREES	8.5.2.B
STREET TREES	1 UNDERSTORY TREE PER 20 LF (EXSTNG OVERHEAD POWER TO REMAIN)	CALVARY DRIVE	337 LF	337 / 20 = 16 TREES	16 PROPOSED TREES	8.5.2.B

PLANT SCHEDULE

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL	PLANTING HEIGHT
	QS	1	QUERCUS SHUMARDII SHUMARD RED OAK	B&B	3" CAL	12'-14" MIN.
	TA	4	TAXODIUM DISTICHUM 'AUTUMN GOLD' AUTUMN GOLD BALD CYPRESS	B&B	3" CAL	12'-14" MIN.
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL	PLANTING HEIGHT
	CW	12	CERCIS CANADENSIS 'NCCCI' CAROLINA SWEETHEART REDBUD	B&B	2" MIN.	6'-8" MIN.
	LA	16	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO' ARAPAHO GRAPE MYRTLE	B&B	2" MIN.	6'-8" MIN.

LEGEND



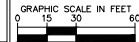
ALL TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED TO PROVIDE CLEAR SIGHT LINES FROM FINISHED GRADE.

SEE SHEET L2.0 FOR ALL PLANTING DETAILS, NOTES, AND ANY ADDITIONAL INFORMATION REGARDING THIS PLANTING PLAN.

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

EXISTING CONDITION NOTES:

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PRELIMINARY
NOT FOR CONSTRUCTION

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 Plot Date: 10/10/2020 10:00 AM
 Plot Scale: 1/8" = 1'-0"
 Plot Size: 11.00 x 17.00
 Plot Title: 4241 LOUISBURG RD LANDSCAPE PLAN
 Plot Path: M:\Projects\2020\4241 LOUISBURG RD\LANDSCAPE PLAN\4241 LOUISBURG RD LANDSCAPE PLAN.dwg
 Plot Device: HP DesignJet T1100e
 Plot Driver: HP DesignJet T1100e PCL6
 Plot Status: Success
 Plot Time: 00:00:00
 Plot User: jh...

No.	DATE	BY
1	11/13/20	JRC
2	10/02/20	JRC

Kimley»Horn
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 421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
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 WWW.KIMLEY-HORN.COM
 #P-002

KHA PROJECT	07/15/2020
DATE	10/09/2020
SCALE AS SHOWN	DESIGNED BY AWP
DRAWN BY	AWP
CHECKED BY	MRC

LANDSCAPE PLAN

4241 LOUISBURG ROAD
 PREPARED FOR
 C4 INVESTMENTS LLC
 NORTH CAROLINA
 RALEIGH

SHEET NUMBER
L1.0