This form is used when submitting a Preliminary Subdivision (UDO Section 112.12).
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 #: SUB-0070-2019  Planner (print): Justin Biegler
Pre-application Conference Date: 02/20/19  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):
N/A

Development name (subject to approval): 3900 Jones Sausage

Property Address(es):
3900 Jones Sausage

Recorded Deed PIN(s):
1721498933

What is your project type?
- Single family
- Apartment
- Townhouse
- Non-residential
- Attached houses
- Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: Grasp Investments LLC  Owner/Developer Name and Title:
Address: PO Box 14029 Raleigh, NC 27620
Phone #: 919-523-4604  Email: sraper@grasinc.com

APPLICANT INFORMATION

Company: McAdams  Contact Name and Title: Stan Wingo, Division Manager
Address: 2605 Meridian Parkway, Durham, NC 27713
Phone #: 919-381-5000  Email: wingo@mcadamsco.com

Continue to the next page>
DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 3.026 AC
Zoning districts (if more than one, provide acreage of each):
IX-5-CU
Overlay district: N/A
Conditional Use District (CUD) Case # Z-
Board of Adjustment (BOA) Case # A-

Inside City limits? ☑ Yes ☐ No

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 0.2 Square Feet: 820

Neuse River Buffer ☐ Yes ☒ No
Is this a flood hazard area? ☐ Yes ☒ No
Alluvial soils: __________________________
Flood study: __________________________
FEMA Map Panel #: 3720172100J
Wetlands ☐ Yes ☒ No

Proposed Impervious Surface:
Acres: 0.58 Square Feet: 75,823

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: 3

NUMBER OF LOTS AND DENSITY

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 ________________________________ 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: ________________________________ Date: Nov 1, 2019
Printed Name: STEVE RAPER
Signature: ________________________________ Date: ____________
Printed Name: ________________________________

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

Legal Name
Grasp Investments, LLC

Information

Sosl: 0734900
Status: Current-Active
Annual Report Status: Current
Citizenship: Domestic
Date Formed: 7/19/2004
Registered Agent: Raper, Steve

Addresses

Principal Office
3807 Junction Blvd
Raleigh, NC 27603

Reg Office
3807 Junction Blvd
Raleigh, NC 27603

Reg Mailing
PO Box 14029
Raleigh, NC 27620

Mailing
PO Box 14029
Raleigh, NC 27620

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
George Raper
PO Box 14029
Raleigh NC 27620

Managing Member
Steve Raper
PO Box 14029
Raleigh NC 27620
JONES SAUSAGE ROAD RETAIL

3900 JONES SAUSAGE ROAD
GARNER, NORTH CAROLINA 27529

SUBDIVISION PLAN REVIEW

PROJECT NUMBER: CGB-19010
CASE NUMBER SUB-0070-2019

(ASSOCIATED SITE PLAN ASR-0090-2019)

DATE: DECEMBER 19, 2019
REVISED: FEBRUARY 23, 2021

SHEET INDEX

C0.01 PROJECT NOTES
C0.01 ALTA/NSPS LAND TITLE SURVEY (FROM OTHERS)
C0.01 PROJECT NOTES
C0.01 DEMOLITION PLAN
C0.00 SUBDIVISION PLAN
C0.00 GRADING AND STORM DRAINAGE PLAN
C4.00 UTILITY PLAN
C9.00 STORMWATER CONTROL MEASURE DETAIL
C9.01 LOT IMPERVIOUS ALLOCATION
L5.00 LANDSCAPE PLAN
L5.01 LANDSCAPE DETAILS

PROJECT DIRECTORY

ATTENTION CONTRACTORS

The Contractor responsible for the installation, water line installation (Section 1206.2.1), electrical system and plumbing system shall be bonded. Failure to comply with any of these conditions will result in the contractor being held liable for any damage or loss incurred by the City of Garner. Waiver of responsibility for the contractor is not accepted. Contract documents shall be returned to the City of Garner if no work is performed.

REVISIONS

No
No
No

SUBDIVISION PLAN REVIEW FOR:

JONES SAUSAGE ROAD RETAIL

PROJECT NUMBER: CGB-19010

INFORMATION SHEET

DATE

REVISED BY

SIGNATURE BLOCK

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NR315009C

Page 1 of 2

NR315009C

www.mcadamsco.com

2027 South Rail Rd.
Durham, NC 27713
Phone (919) 503-3209
Fax (919) 503-3253
Contact: Adam Vargo
adamv@mcadamsco.com
www.mcadamsco.com

VINCI MAP

1"=500'