

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 DSintake@raleighnc.gov.

LEV 2

Office Use Only: Case #: SUB-0070-2019	Planner (print): Justin Bigler
Pre-application Conference Date: 12/20/19	Planner (signature): <i>[Signature]</i>

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 ☐ Townhouse ☐ Attached houses
☐ Apartment ☒ Non-residential ☐ 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: srafer@grasinc.com

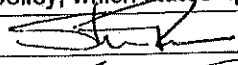
APPLICANT INFORMATION

Company: McAdams Contact Name and Title: Stan Wingo, Division Manager
Address: 2905 Meridian Parkway, Durham, NC 27713
Phone #: 919-361-5000 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	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.2 Square Feet: 820	Proposed Impervious Surface: Acres: 0.58 Square Feet: 75,823
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720172100J	
NUMBER OF LOTS AND DENSITY	
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	

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 <u>Stan Wingo - McAdams</u> 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.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name

Grasp Investments, LLC

Information

SosId: 0734900

Status: Current-Active

Annual Report Status: Current

Citizenship: Domestic

Date Formed: 7/19/2004

Registered Agent: Raper, Steve

Addresses

Principal Office	Reg Office	Reg Mailing	Mailing
3807 Junction Blvd Raleigh, NC 27603	3807 Junction Blvd Raleigh, NC 27603	PO Box 14029 Raleigh, NC 27620	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	Managing Member
George Raper PO Box 14029 Raleigh NC 27620	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

Ordinance (2000) 809 ZC 481
Effective 6/6/00

Z44-00 Jones Sausage Road, and I-440, northeast intersection, both sides of Integrity Drive, being several Wake County Tax maps (on file in the Planning Department). Approximately 21.44 acres rezoned to Industrial-1 Conditional Use and Special Highway Overlay District-2.

Conditions: (03/29/00)

- Application will not be made to the Board of Adjustment in accordance with Section 10-2046 (b)(1) for a storage yard for unlicensed, uninspected, wrecked, dismantled or partially dismantled vehicles.
- The storm drainage systems should be designed such that the post-development discharge is released at a rate (cfs) equal to or less than the rate expected if the site were zoned Residential-4 (1/2 acre lots). This guideline should be met for two and ten year frequency storms.
- The maximum building height will be 5 stories.
- The 50' SHOD yard and all the landscaping requirements will stay the same as in SHOD-1.
- The reimbursement value of the additional right-of-way for the future widening of Jones Sausage Road shall remain at values prior to rezoning from R-4.

SITE DATA

PHYSICAL ADDRESS:	3900 JONES SAUSAGE ROAD GARNER, NORTH CAROLINA 27529
DEVELOPER/APPLICANT	CAPITAL GROWTH BUCHALTER 361 SUMMIT BLVD, SUITE 110 BIRMINGHAM, AL 35243
OWNER	GARNER ARD CGP LLC 361 SUMMIT BLVD, STE 110 VESTAVIA, AL 35243
PIN	1721498933
ZONING	ZONING - IX-5-CU (INDUSTRIAL MIXED)
FRONTAGE TYPE:	NONE
# OF PROPOSED LOTS	3
PROPOSED LOT AREAS	LOT 1: 1.81 AC (78,798 SF) LOT 2: 0.94 AC (41,018 SF) LOT 3: 0.24 AC (10,381 SF)
CURRENT USE	VACANT
PROPOSED USE	COMMERCIAL LOT 1: RESTAURANT WITH DRIVE THRU; RETAIL LOT 2: RESTAURANT WITH DRIVE THRU LOT 3: RESTAURANT
OVERLAY DISTRICT	SHOD-2 (SPECIAL HIGHWAY OVERLAY DISTRICT 2)
WATERSHED	NEUSE
SITE AREA	GROSS AREA: 131,830 SF / 3.03 AC R/W DEDICATION: 1,633 SF / 0.04 AC NET AREA: 130,197 SF / 2.99AC
DISTURBED AREA	131,830 SF / 3.03 AC
AREA IN FLOODWAY/FLOODPLAIN	NONE
EXISTING IMPERVIOUS	820 SF (0.6%)
IMPERVIOUS ALLOCATION	LOT 1: 1.04 AC LOT 2: 0.70 AC LOT 3: 0.24 AC
BUILDING TYPE	LOT 1: GENERAL LOT 2: GENERAL LOT 3: GENERAL

DocuSign Envelope ID: A9E573D5-1173-47FC-AA1F-A59DF6538B4C

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-966-2495



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

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Garner ARD CGP LLC	Owner/Developer Name and Title: Steven E. Camp
Address: 361 Summit Blvd, Suite 110, Vestavia, AL 35243	
Phone #: 205-263-4589	Email: kfarrelly@cgpre.com
APPLICANT INFORMATION	
Company: McAdams	Contact Name and Title: Stan Wingo - Director - Multi-Site
Address: 2905 Meridian Parkway, Durham, NC 27713	
Phone #: 919-361-5000	Email: wingo@mcadamsco.com

Continue to the next page>

DocuSign Envelope ID: A9E573D5-1173-47FC-AA1F-A59DF6538B4C

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 3.026	
Zoning districts (if more than one, provide acreage of each): IX-5-CU	
Overlay district: SHOD-2	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.2 Square Feet: 820	Proposed Impervious Surface: Acres: 1.89 Square Feet: 82,328
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720172100J	

NUMBER OF LOTS AND DENSITY	
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	

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 Stan Wingo - McAdams 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: 12/30/20
Printed Name: Steven E. Camp	
Signature:	Date:
Printed Name:	

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

SHEET INDEX

C0.01	PROJECT NOTES
C0.01	ALTA/NSPS LAND TITLE SURVEY (FROM OTHERS)
C1.01	PROJECT NOTES
C2.00	DEMOLITION PLAN
C3.00	SUBDIVISION PLAN
C4.00	GRADING AND STORM DRAINAGE PLAN
C9.00	UTILITY PLAN
C9.01	STORMWATER CONTROL MEASURE DETAIL
L5.00	LOT IMPERVIOUS ALLOCATION
L5.01	LANDSCAPE PLAN
L5.01	LANDSCAPE DETAILS

PROJECT NOTES:

- PER CITY OF RALEIGH UDO SEC. 9.1.4., SITE DOES NOT CONTAIN ANY QUALIFYING TREE CONSERVATION AREAS. ALL 3" TREES AND GREATER DBH ARE SHOWN ON DEMOLITION PLAN SHEET C1.01. NO QUALIFYING BASAL AREA ON SITE.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Utilities Department** at (919) 996-4540 at least **twenty-four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstatement of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

STAN WINGO
wingo@mcadamsco.com
PHONE: 919.361.5000

CLIENT

Capital Growth Buchalter
361 Summit Blvd, Suite 110
Birmingham, AL 35243
Phone: 205.263.4589



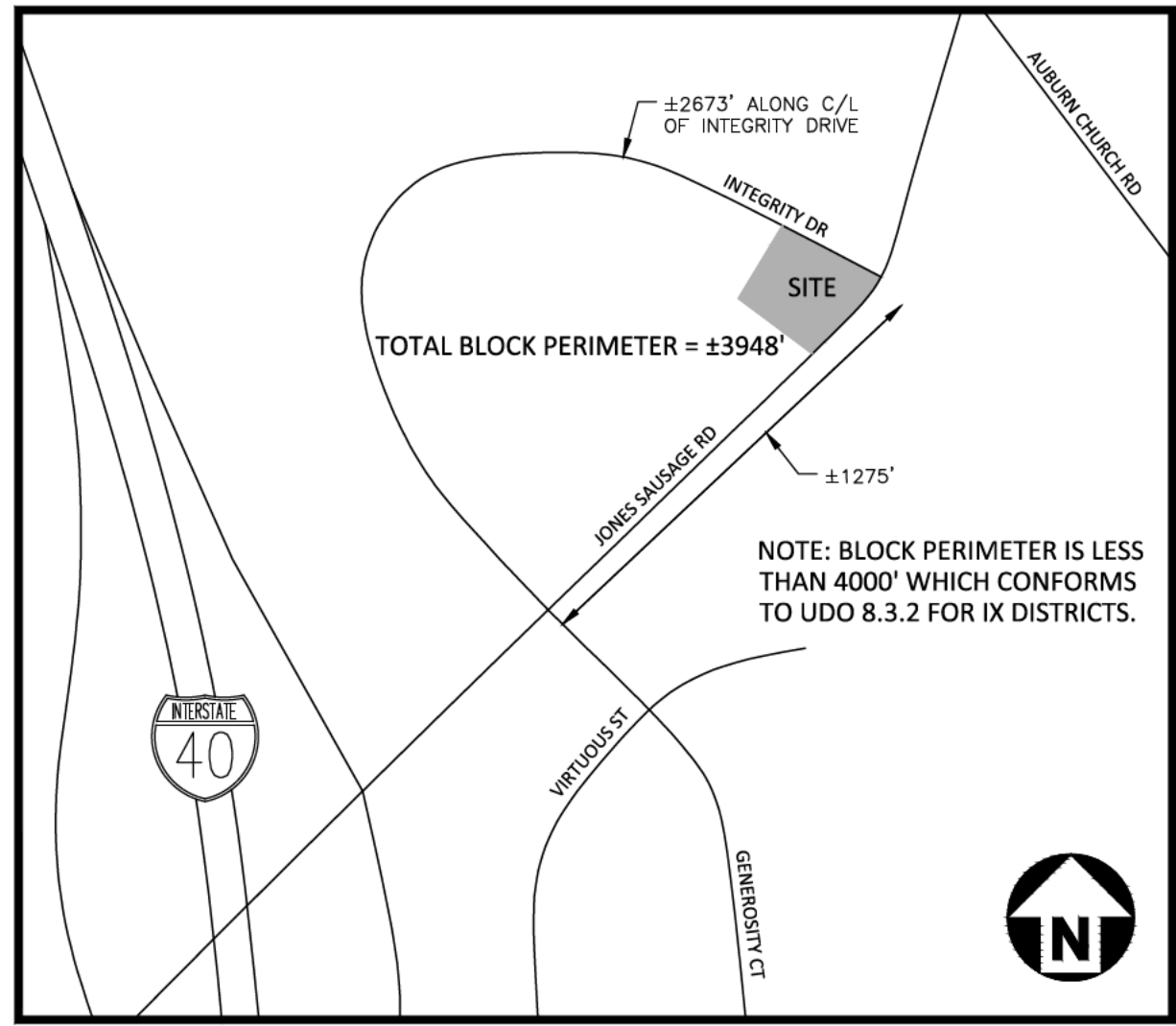
PROJECT DIRECTORY

REVISIONS

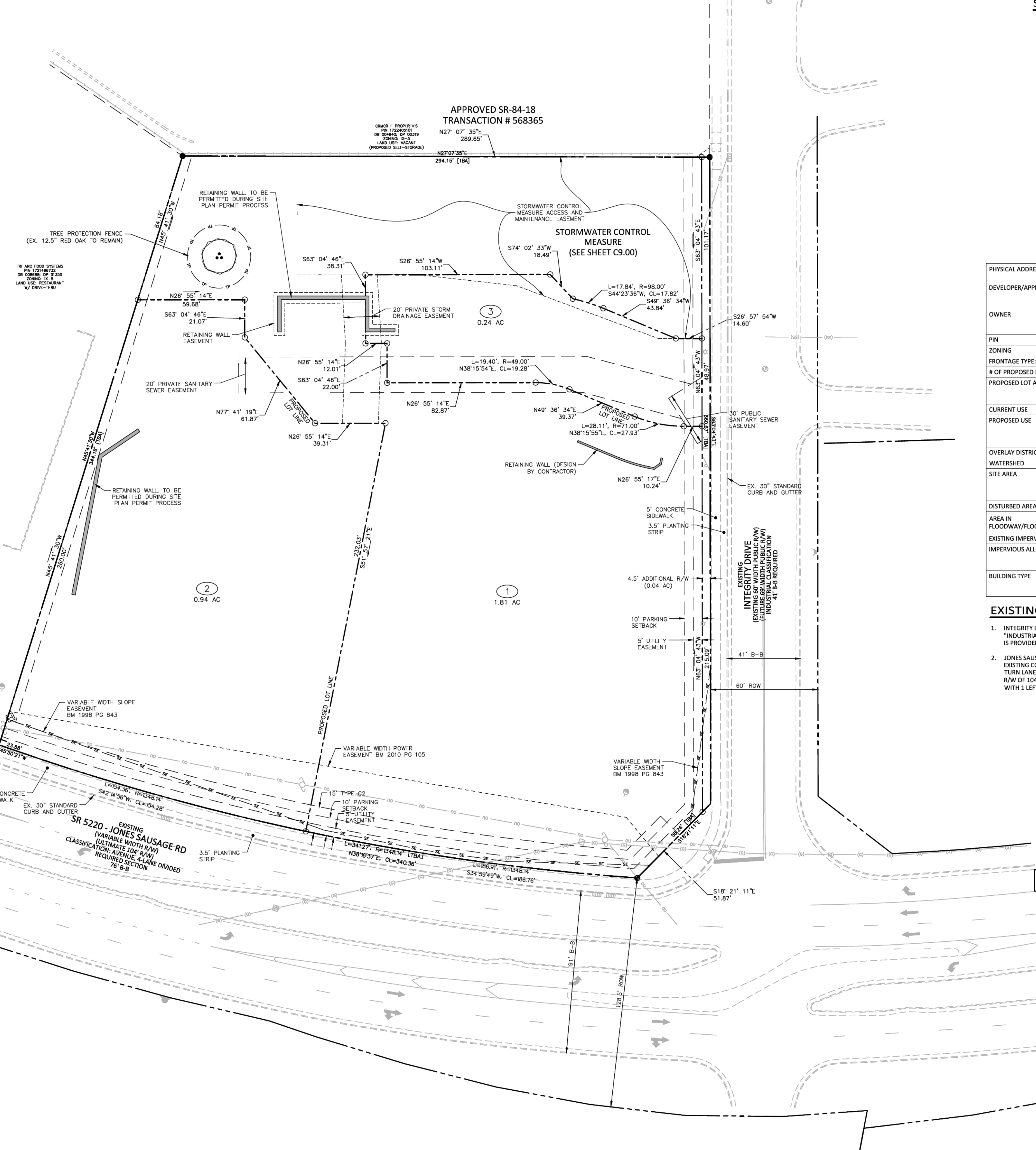
NO.	DATE	
1	02. 26. 2020	RESPONSE TO 1ST ROUND COMMENTS
2	12.30.2020	RESPONSE TO 2ND ROUND COMMENTS
3	02. 23. 2021	RESPONSE TO 3RD ROUND COMMENTS

SUBDIVISION PLAN REVIEW FOR:

JONES SAUSAGE ROAD RETAIL
GARNER, NORTH CAROLINA
PROJECT NUMBER: CGB-19010



BLOCK PERIMETER EXHIBIT
1"=500'



SITE LEGEND

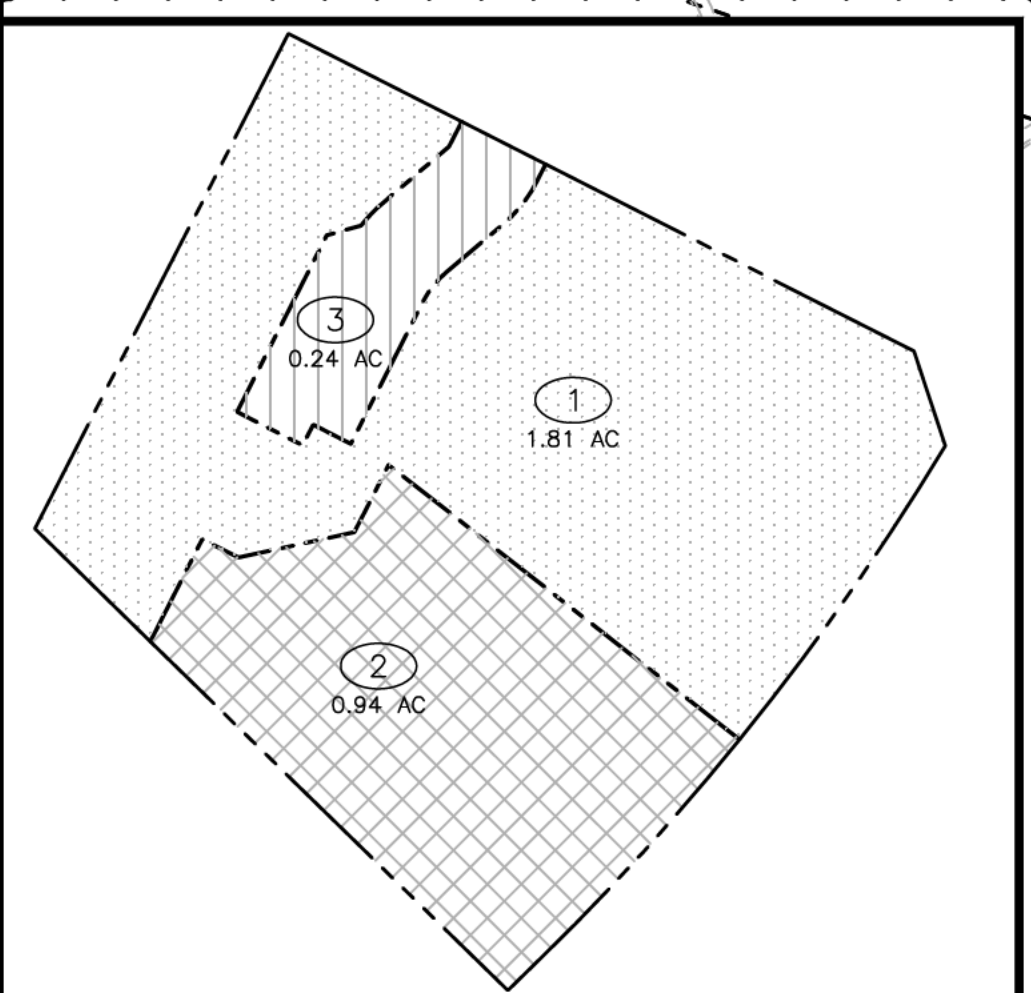
---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	SLOPE EASEMENT
[TBA]	PROPERTY LINE BEARING & DISTANCE TO BE ABANDONED

SITE DATA

PHYSICAL ADDRESS:	3900 JONES SAUSAGE ROAD GARNER, NORTH CAROLINA 27529
DEVELOPER/APPLICANT	CAPITAL GROWTH BUCHALTER 361 SUMMIT BLVD, SUITE 110 BIRMINGHAM, AL 35243
OWNER	GARNER ARD CGP LLC 361 SUMMIT BLVD, STE 110 VESTAVIA, AL 35243
PIN	1721498933
ZONING	ZONING - IX-5-CU (INDUSTRIAL MIXED)
FRONTAGE TYPE:	NONE
# OF PROPOSED LOTS	3
PROPOSED LOT AREAS	LOT 1: 1.81 AC (78,798 SF) LOT 2: 0.94 AC (41,018 SF) LOT 3: 0.24 AC (10,381 SF)
CURRENT USE	VACANT
PROPOSED USE	COMMERCIAL LOT 1: RESTAURANT WITH DRIVE THRU; RETAIL LOT 2: RESTAURANT WITH DRIVE THRU LOT 3: RESTAURANT
OVERLAY DISTRICT	SHOD-2 (SPECIAL HIGHWAY OVERLAY DISTRICT 2)
WATERSHED	NEUSE
SITE AREA	GROSS AREA: 131,830 SF / 3.03 AC R/W DEDICATION: 1,633 SF / 0.04 AC NET AREA: 130,197 SF / 2.99 AC
DISTURBED AREA	131,830 SF / 3.03 AC
AREA IN FLOODWAY/FLOODPLAIN	NONE
EXISTING IMPERVIOUS	820 SF (0.6%)
IMPERVIOUS ALLOCATION	LOT 1: 1.04 AC LOT 2: 0.70 AC LOT 3: 0.24 AC
BUILDING TYPE	LOT 1: GENERAL LOT 2: GENERAL LOT 3: GENERAL

EXISTING ROAD NOTES:

- INTEGRITY DRIVE IS 2 LANE, 41' B-B IN A 60' PUBLIC R/W. STREET CLASSIFICATION IS "INDUSTRIAL STREET" WHICH REQUIRES 41' B-B IN 60' PUBLIC R/W. A 4.5' R/W DEDICATION IS PROVIDED.
- JONES SAUSAGE RD (SR-5220) IS 4 LANE DIVIDED IN A VARIABLE WIDTH PUBLIC R/W. EXISTING CONFIGURATION IS 2 LANES WESTBOUND, 2 LANES EASTBOUND WITH 1 LEFT TURN LANE AND CONCRETE ISLAND. STREET CLASSIFICATION IS AVENUE WITH A FUTURE R/W OF 104'. EXISTING CONFIGURATION IS 2 LANES WESTBOUND, 2 LANES EASTBOUND WITH 1 LEFT TURN LANE. NO R/W DEDICATION REQUIRED.



SUBDIVISION EXHIBIT
1"=100'

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293
www.mcadamsco.com

CLIENT
Capital Growth Buchalter
361 Summit Blvd, Suite 110
Birmingham, AL 35243
Phone: 205.263.4589

CAPITAL GROWTH BUCHALTER

**JONES SAUSAGE ROAD
RETAIL
SUBDIVISION PLAN
3900 JONES SAUSAGE ROAD
GARNER, NORTH CAROLINA**

REV

NO.	DATE	DESCRIPTION
1	02.26.2020	RESPONSE TO 1ST ROUND COMMENTS
2	12.30.2020	RESPONSE TO 2ND ROUND COMMENTS
3	02.23.2021	RESPONSE TO 3RD ROUND COMMENTS

PLAN INFORMATION

PROJECT NO.	CGB-19010
FILENAME	CGB19010-SUB-S1
CHECKED BY	RW
DRAWN BY	MG/CR
SCALE	1"=30'
DATE	12.19.2019

SHEET
SUBDIVISION PLAN
C2.00

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION