

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



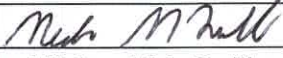
INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 113.8			
Zoning districts (if more than one, provide acreage of each): IH-CU			
Overlay district(s): SHOD-1	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>
Conditional Use District (CUD) Case # Z- 002-89 & 003-89	Board of Adjustment Case # BOA- NA	Design Alternate Case # DA-	

STORMWATER INFORMATION			
Imperious Area on Parcel(s): Existing (sf) <u>888624</u> Proposed total (sf) <u>888624</u>		Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>888624</u> Proposed total (sf) <u>1042348</u>	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: 0	# of Attached House Lots: 0	# of Townhouse Lots: 0	
# of Tiny House Lots: 0	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic): 7	
Total # of Lots: 7	Total # Dwelling Units: 0		
Proposed density for each zoning district (UDO 1.5.2.F): N/A			

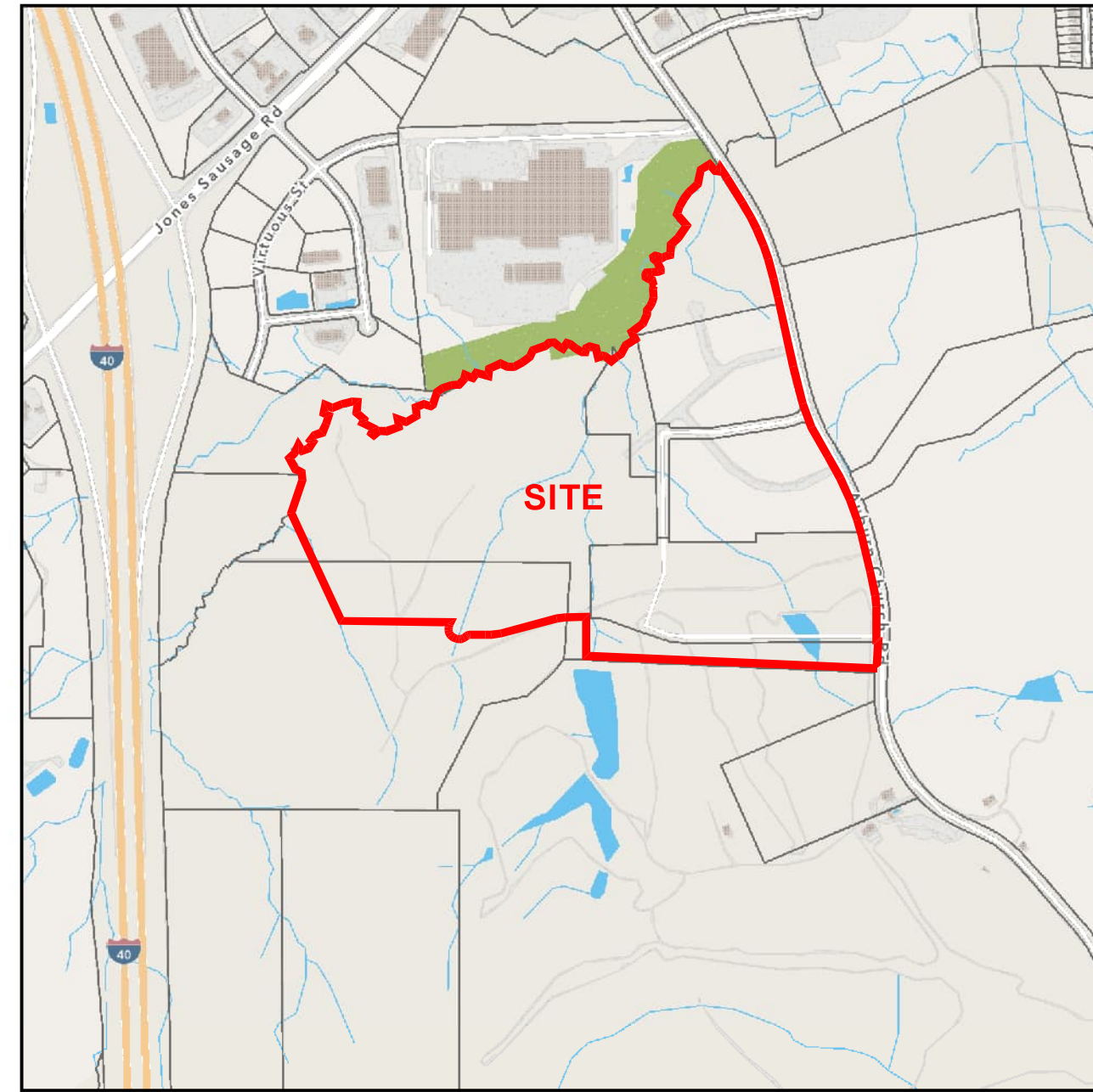
SIGNATURE BLOCK	
<p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.</p> <p>By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.</p>	
Signature: 	Date: 11/8/2022
Printed Name: Michael McQuillen	
Signature:	Date:
Printed Name:	

EAGLE CREST WEST INDUSTRIAL PARK

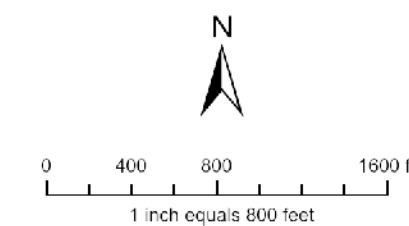
PRELIMINARY SUBDIVISION PLANS

IH-CU ZONING

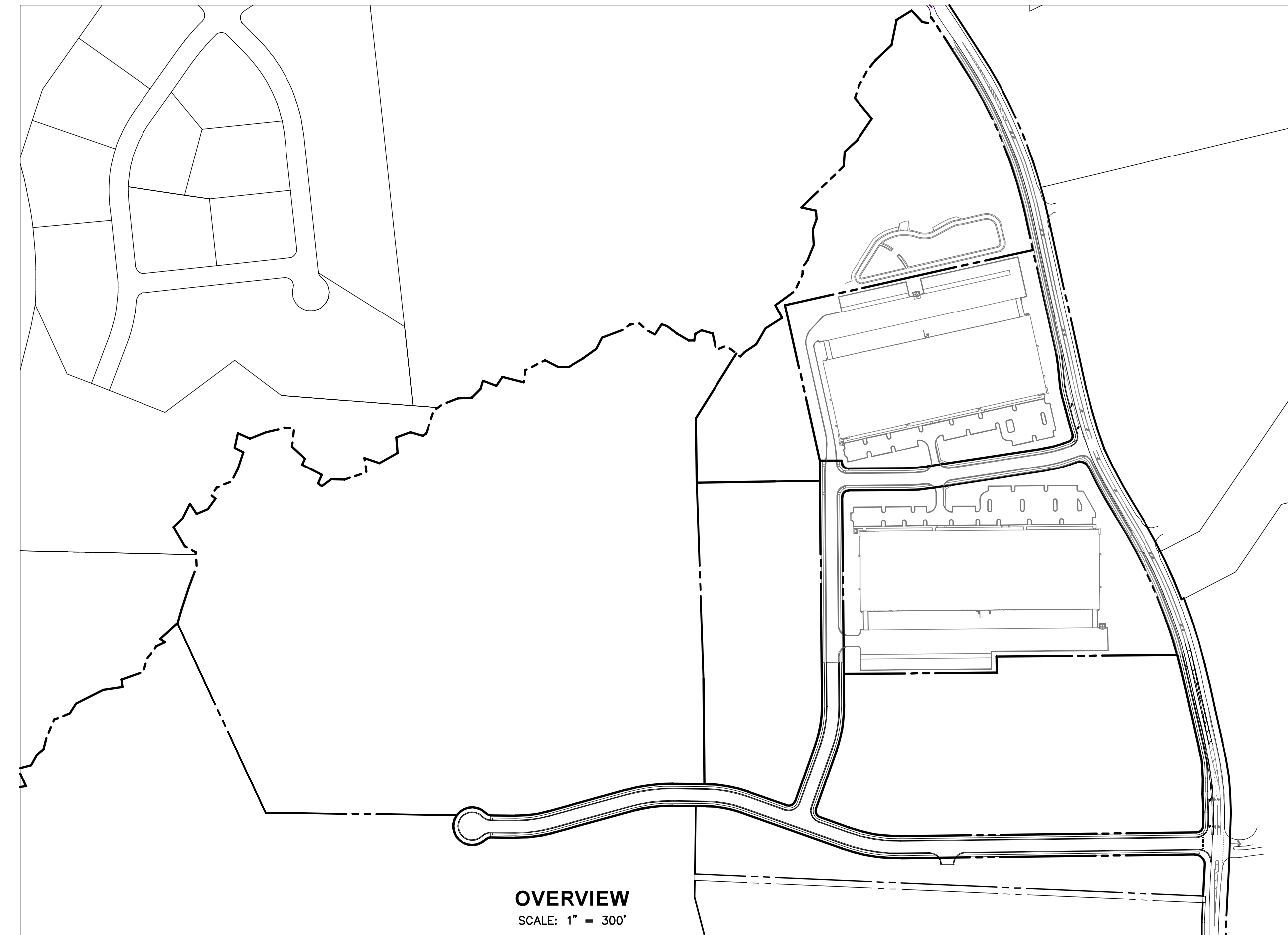
SUB-XXXX-2022



VICINITY MAP



Disclaimer:
 While every effort is made to provide the most current and accurate information possible, the maps are prepared for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the use of the information.



OVERVIEW
 SCALE: 1" = 300'

Preliminary Subdivision Application

Site Review
 Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: 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 all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Frequent Transit Development Option
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):	
Development name (subject to approval): Eagle Crest West Industrial Park	
Property Address(es): 4100, 4105, 4200, 4250 and 4300 Auburn Church Road	
Recorded Deed PIN(s): 1721-68-5073, 1721-67-7688, 1721-67-9063, 1721-66-8487 and 1721-56-5995	
Building type(s): <input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment	
<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input checked="" type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House	
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Glen Bagwell	
Company: Sound Timber Management LLC	Title: Manager
Address: PO Box 1700, Garner NC 27529	
Phone #: 919-249-8587	Email: hgbr@bellsouth.net
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Capital Civil Engineering	Address: PO Box 1006, Apex NC 27502
Phone #: 919-249-8587	Email: mmcquillen@capitalcivil.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION			
Gross site acreage: 113.8			
Zoning districts (if more than one, provide acreage of each): IH-CU			
Overlay district(s): SHOD-1	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z- 002-89 & 003-89	Board of Adjustment Case # BOA- NA		Design Alternate Case # DA-
STORMWATER INFORMATION			
Impervious Area on Parcel(s): Existing (sf) 888624 Proposed total (sf) 888624		Impervious Area for Compliance (includes right-of-way): Existing (sf) 888624 Proposed total (sf) 1042348	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: 0	# of Attached House Lots: 0	# of Townhouse Lots: 0	
# of Tiny House Lots: 0	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic): 7	
Total # of Lots: 7	Total # Dwelling Units: 0		
Proposed density for each zoning district (UDO 1.5.2.F): N/A			

SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.	
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b.1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.	
Signature: <i>Michael McQuillen</i>	Date: 11/8/2022
Printed Name: Michael McQuillen	
Signature:	Date:
Printed Name:	

SITE DATA TABLE

PROJECT NAME:	EAGLE CREST WEST INDUSTRIAL PARK
PROJECT ADDRESS:	4100, 4150, 4200, 4250 AND 4300 AUBURN CHURCH ROAD
PIN:	1721-68-5073, 1721-67-7688, 1721-67-9063, 1721-66-8487 AND 1721-56-5995
PROPERTY OWNER:	SOUND TIMBER MANAGEMENT LLC 333 SHERWEE DRIVE RALEIGH, NC 27603
ZONING:	IH-CU
OVERLAY DISTRICT:	N/A
GROSS SITE AREA:	113.8 ACRES
NET SITE AREA:	113.8 ACRES
WATERSHED:	N/A
RIVER BASIN:	NEUSE
JURISDICTION:	CITY OF RALEIGH
CURRENT LAND USE:	VACANT / WAREHOUSE
PROPOSED USE:	WAREHOUSE
NUMBER OF PROPOSED LOTS:	7

BLOCK PERIMETER EXEMPTION
 BLOCK PERIMETER REQUIREMENTS ARE NOT APPLICABLE FOR IH ZONING PWE UDO SECTION 8.3.2.A.2.b

STUB STREET EXEMPTION
 CREATION OF STUB STREET OBSTRUCTED BY WATERCOURSE THAT HAS ONE (1) SQUARE MILE OF DISCHARGE AREA OR MORE PER UDO SECTION 8.3.2.A.1.b.vi.c.

CROSS ACCESS EXEMPTION
 CREATION OF CROSS ACCESS OBSTRUCTED BY STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE PER UDO SECTION 8.3.5.D.5.b.iii

SHEET INDEX

COVER SHEET	C100
ZONING CONDITIONS	C101
EXISTING CONDITIONS	C200
RECOMBINATION PLAT (BY OTHERS)	C201
SUBDIVISION PHASING PLAN	C202
AUBURN CHURCH ROAD WIDENING PLAN	C203
EAGLE CREST ROAD PLAN	C204
CONASH ROAD PLAN	C205
GRADING PLAN	C206
UTILITY PLAN	C207
LANDSCAPE PLAN	C208
LANDSCAPE PLAN	L100
TREE CONSERVATION PLAN	L101
TREE CONSERVATION BLOWUP PLANS	T100
	T101-T103

PROJECT MANAGER

DEVELOPMENT AND CONSTRUCTION INSIGHT
 2054 KILDAIRE FARM ROAD, #167
 CARY, NORTH CAROLINA 27518
 DAVID PARKER
 David@Cinight.com
 919-868-3099

ENGINEER

CAPITAL CIVIL ENGINEERING, PLLC
 1011 PEMBERTON HILL RD, STE 203
 APEX, NC 27502
 PH: 919 249-8587
 MICHAEL McQuillen, PE
 mmcquillen@capitalcivil.com
 919-249-8587

EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

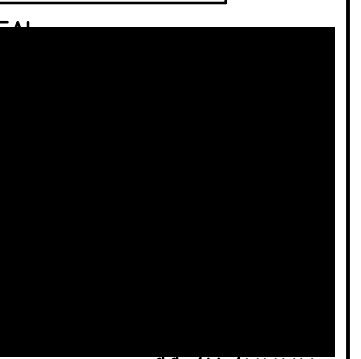
ZONING: IH-CU

COVER SHEET

REVISIONS:



1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502
 PH 919 249-8587 FX 919 590-1687
 COPYRIGHT 2021 CAPITAL CIVIL ENGINEERING, PLLC P-0809

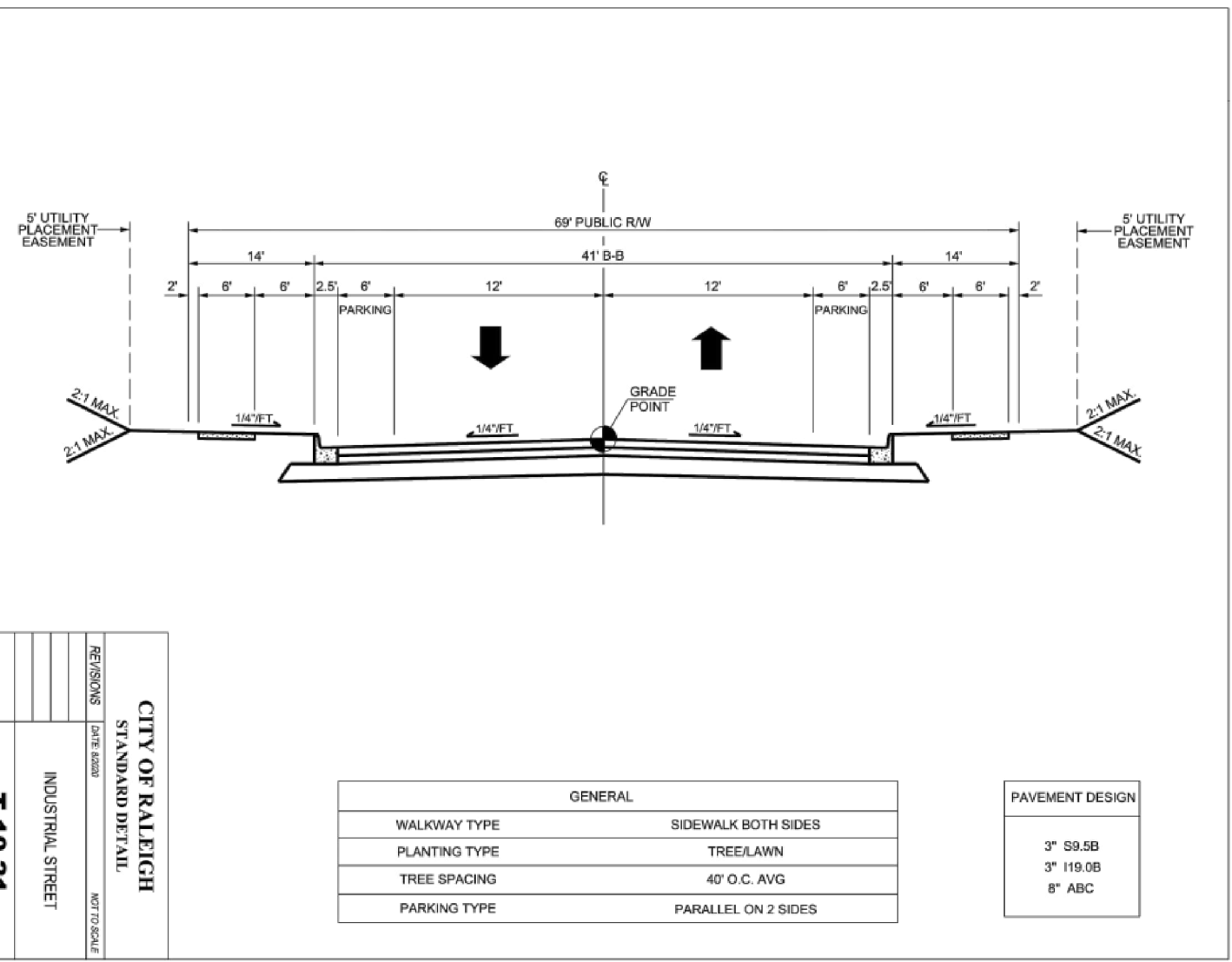


DATE
 NOVEMBER 9, 2022

ISSUED FOR
 SUBDIVISION REVIEW

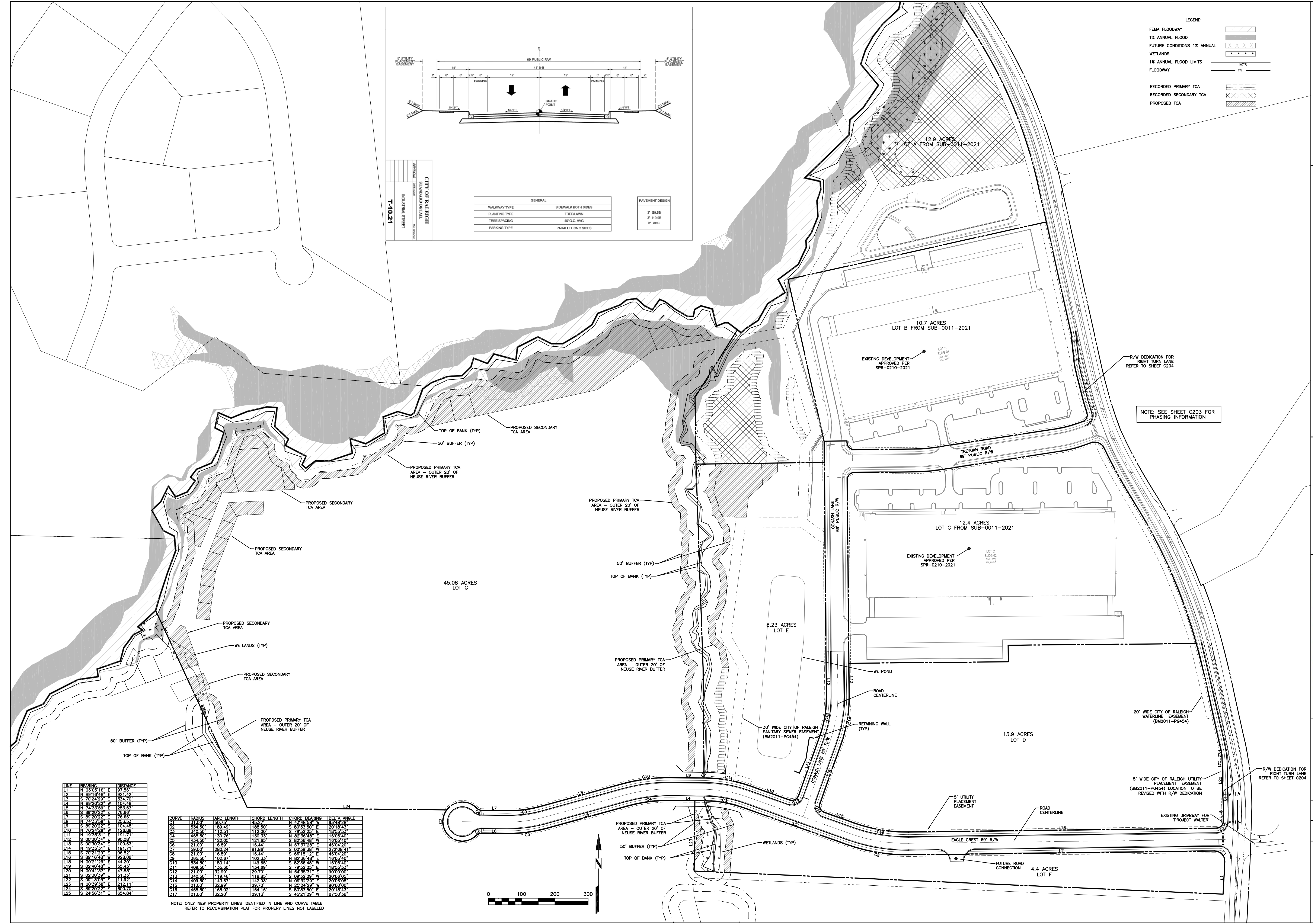
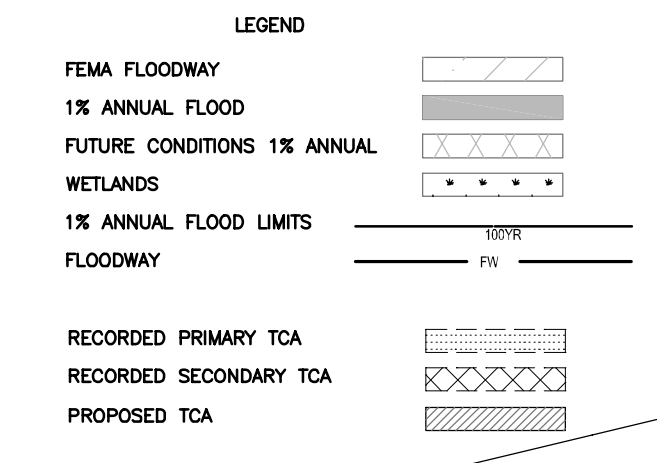
SHEET NO.

C100



CITY OF RALEIGH
STANDARD DETAIL
INDUSTRIAL STREET
T-10.21

GENERAL		PAVEMENT DESIGN	
WALKWAY TYPE	SIDEWALK BOTH SIDES	1" CONC.	4" CONC.
PLANTING TYPE	TREELAWN	2" CONC.	4" CONC.
TREE SPACING	40' O.C. AVG.	2" CONC.	4" CONC.
PARKING TYPE	PARALLEL ON 2 SIDES	2" CONC.	4" CONC.



LINK	BEARING	LENGTH
L1	N 89°16'48" E	105.74
L2	N 89°16'48" E	321.52
L3	N 70°24'29" W	134.10
L4	N 89°20'22" W	104.48
L5	N 70°24'29" W	95.63
L6	N 89°20'22" W	76.63
L7	N 89°20'22" W	76.63
L8	N 89°20'22" W	76.63
L9	N 89°20'22" W	104.48
L10	N 89°20'22" W	104.48
L11	N 19°38'31" E	191.71
L12	N 06°35'24" E	160.05
L13	N 06°35'24" E	150.83
L14	N 19°38'31" E	191.71
L15	N 70°24'29" W	95.63
L16	N 89°16'48" W	928.39
L17	N 05°21'28" E	45.23
L18	N 05°21'28" E	45.23
L19	N 05°21'28" E	47.83
L20	N 05°21'28" E	47.83
L21	S 02°29'38" W	213.11
L22	S 09°13'05" W	111.93
L23	S 02°29'38" W	213.11
L24	S 89°20'22" E	600.10
L25	S 24°56'31" E	654.84

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	N 89°16'48" E	105.74	105.74	S 89°16'48" W	90.00
C2	N 89°20'22" W	104.48	104.48	S 89°20'22" W	90.00
C3	N 70°24'29" W	134.10	134.10	S 70°24'29" W	90.00
C4	N 89°20'22" W	104.48	104.48	S 89°20'22" W	90.00
C5	N 70°24'29" W	95.63	95.63	S 70°24'29" W	90.00
C6	N 89°20'22" W	76.63	76.63	S 89°20'22" W	90.00
C7	N 89°20'22" W	76.63	76.63	S 89°20'22" W	90.00
C8	N 89°20'22" W	76.63	76.63	S 89°20'22" W	90.00
C9	N 89°20'22" W	104.48	104.48	S 89°20'22" W	90.00
C10	N 89°20'22" W	104.48	104.48	S 89°20'22" W	90.00
C11	N 19°38'31" E	191.71	191.71	S 19°38'31" W	90.00
C12	N 06°35'24" E	160.05	160.05	S 06°35'24" W	90.00
C13	N 06°35'24" E	150.83	150.83	S 06°35'24" W	90.00
C14	N 19°38'31" E	191.71	191.71	S 19°38'31" W	90.00
C15	N 70°24'29" W	95.63	95.63	S 70°24'29" W	90.00
C16	N 89°16'48" W	928.39	928.39	S 89°16'48" W	90.00
C17	N 05°21'28" E	45.23	45.23	S 05°21'28" W	90.00
C18	N 05°21'28" E	45.23	45.23	S 05°21'28" W	90.00
C19	N 05°21'28" E	47.83	47.83	S 05°21'28" W	90.00
C20	N 05°21'28" E	47.83	47.83	S 05°21'28" W	90.00
C21	S 02°29'38" W	213.11	213.11	N 02°29'38" E	90.00
C22	S 09°13'05" W	111.93	111.93	N 09°13'05" E	90.00
C23	S 02°29'38" W	213.11	213.11	N 02°29'38" E	90.00
C24	S 89°20'22" E	600.10	600.10	N 89°20'22" W	90.00
C25	S 24°56'31" E	654.84	654.84	N 24°56'31" W	90.00

NOTE: ONLY NEW PROPERTY LINES IDENTIFIED IN LINE AND CURVE TABLE REFER TO RECOMBINATION PLAT FOR PROPERTY LINES NOT LABELED

EAGLE CREST WEST INDUSTRIAL PARK
AUBURN CHURCH ROAD RALEIGH NC
ZONING: IH-CU
SUBDIVISION PLAN

REVISIONS:

CAPITAL CIVIL ENGINEERING, INC.
1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502
PH 919 249-8387 FX 919 590-6887
COPYRIGHT 2021 CAPITAL CIVIL ENGINEERING, PLLC P-0809

DATE: NOVEMBER 9, 2022
ISSUED FOR: SUBDIVISION REVIEW
SHEET NO.

C202



LEGEND

FEMA FLOODWAY	
1% ANNUAL FLOOD	
FUTURE CONDITIONS 1% ANNUAL	
WETLANDS	
1% ANNUAL FLOOD LIMITS	
FLOODWAY	
RECORDED PRIMARY TCA	
RECORDED SECONDARY TCA	
PHASE 2 IMPROVEMENTS	
PHASE 3 IMPROVEMENTS	
PHASE 4 IMPROVEMENTS	

EAGLE CREST WEST INDUSTRIAL PARK
 AUBURN CHURCH ROAD RALEIGH NC
 ZONING: IH-CU
SUBDIVISION PHASING PLAN

REVISIONS:

GCE
 CAPITAL CIVIL ENGINEERING -
 1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502
 PH 919 249-8387 FX 919 590-6887
 COPYRIGHT 2021 CAPITAL CIVIL ENGINEERING, PLLC P-0809

DATE
 NOVEMBER 9, 2022

ISSUED FOR
 SUBDIVISION REVIEW

SHEET NO.
C203