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 <u>SiteReview@raleighnc.gov</u>.

DEVELOPMENT OPTIONS (UDO Chapter 2)					
□ Convention	al Subdivision	Compact Development		🗆 Conserva	tion Development
□ Cottage	□ Cottage Court □ Flag lot □ Frequent Transit Development Option			sit Development Option	
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District					
	G	ENERAL INFORMATIC	N		
Scoping/sketch plan c	ase number(s):				
Development name (s	subject to approval):				
Property Address(es):					
Recorded Deed PIN(s	;) :				
Building type(s):	□ Detached House	□ Attached House	ΠT	ownhouse	□ Apartment
General Building	□ Mixed Use Building	Civic Building)pen Lot	□ Tiny House

Cl	JRRENT PROPERTY OWNER/AP	PLICANT/DEVELOPER INFORMATION
Current Property Owr	ner(s) Names:	
Company:		Title:
Address:		
Phone #:	Email:	
Applicant Name (If dif	ferent from owner. See "who car	apply" in instructions):
Relationship to owner:	Lessee or contract purchaser	□ Owner's authorized agent □ Easement holder
Company:	Address:	
Phone #:	Email:	
NOTE: please attach	ourchase agreement or contract,	lease or easement when submitting this form.
Developer Contact Na	imes:	
Company:		Title:
Address:		
Phone #:	Email:	

DEVELOP	MENT TYPE + SITE DA	TE TA	BLE	- ZO	NING INFORMATION
Gross site acreage: 113.8					
Zoning districts (if more than o IH-CU	ne, provide acreage of e	ach):			
Overlay district(s): SHOD-1	Inside City Limits?	VYe	es [No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z- 002-89 & 003-89	Board of Adjustmer BOA- NA	nt Case	e #		Design Alternate Case # DA-
	STORMWATE	RINFO	ORM	ATIO	N
Imperious Area on Parcel(s): Existing (sf) <u>888624</u> Propos	sed total (sf <u>)</u> 888624				ea for Compliance (includes right-of-way): 88624 Proposed total (sf) <u>1042348</u>
	NUMBER OF L	OTS A	ND D	ENS	ITY
# of Detached House Lots: 0	# of Attached Ho	ouse Lo	ots: 0)	# of Townhouse Lots: 0
# of Tiny House Lots: 0	# of Open Lots:				Lots (Apartment, General, 7
Total # of Lots: 7	Total # Dwelling Units	: 0			
Proposed density for each zon	ing district (UDO 1.5.2.F): N/A			

SIGNATURE BLOCK

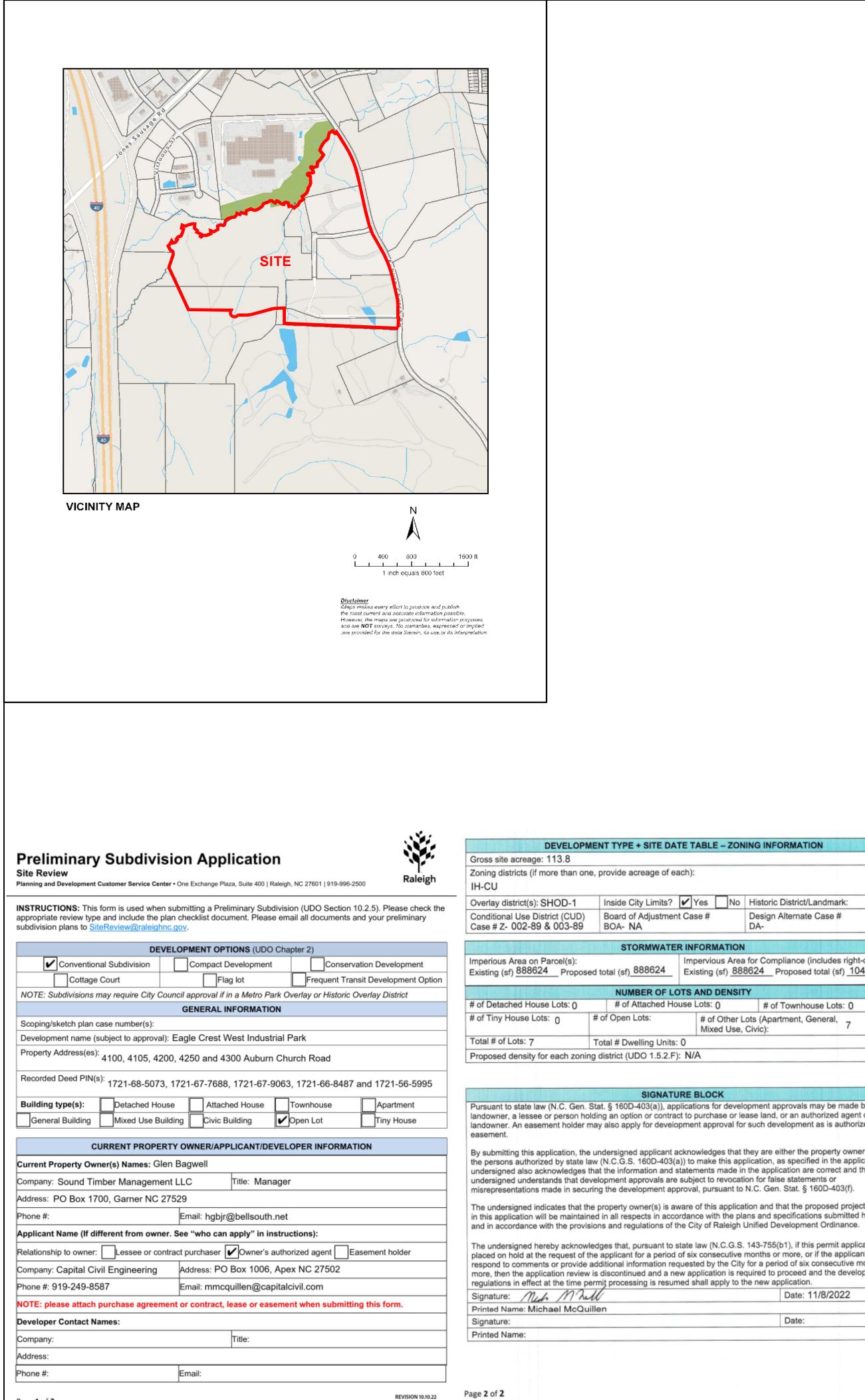
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for 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(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.

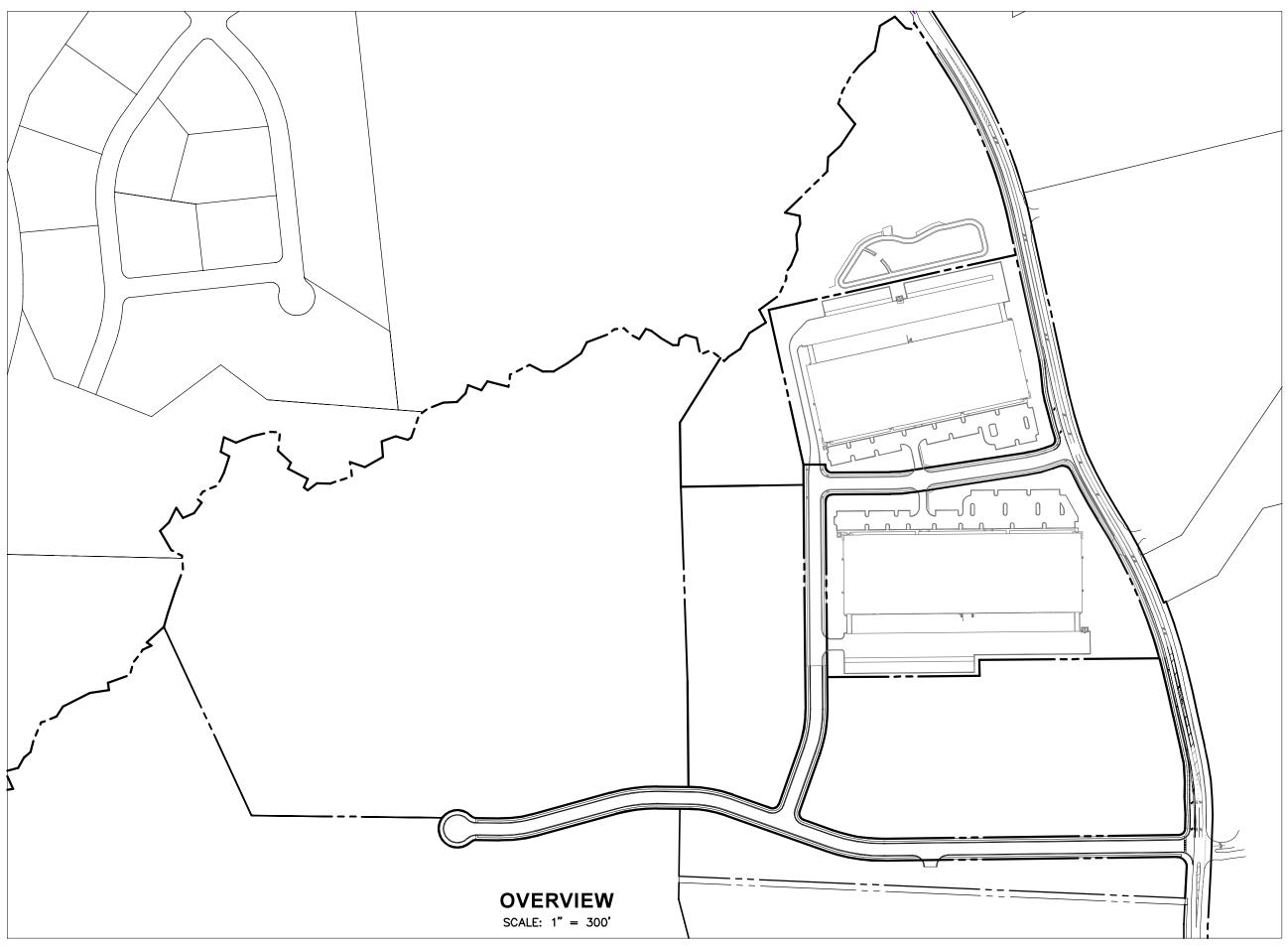
Signature: Much Marth	Date: 11/8/2022
Printed Name: Michael McQuillen	
Signature:	Date:
Printed Name:	



Page 1 of 2

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EAGLE CREST WEST INDUSTRIAL PARK PRELIMINARY SUBDIVISION PLANS **IH-CU ZONING** SUB-XXXX-2022



TE T	ABLE	- ZON	
each):			
~	Yes	No	Historic District/Landmark: N/A
nt Ca	se #		Design Alternate Case # DA-
ER IN	FORM/	ATION	
			for Compliance (includes right-of-way): 8624 Proposed total (sf) 1042348
OTS	AND D	ENSIT	Y
ouse	Lots: 0		# of Townhouse Lots: 0
		Other L d Use,	ots (Apartment, General, Civic): 7
s: 0			
): 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

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Date: 11/8/2022	
Date:	

REVISION 10.10.22 raleighnc.gov

SITE DATA TABLE

PROJECT NAME: PROJECT ADDRESS: PIN:

PROPERTY OWNER:

ZONING:

OVERLAY DISTRICT:

- GROSS SITE AREA:
- NET SITE AREA:
- WATERSHED:
- RIVER BASIN:
- JURISDICTION:
- CURRENT LAND USE:
- PROPOSED USE:

NUMBER OF PROPOSED LOTS:

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

EAGLE CREST WEST INDUSTRIAL PARK

4100, 4150, 4200, 4250 AND 4300 AUBURN CHURCH ROAD 1721-68-5073, 1721-67-7688, 1721-67-9063, 1721-66-8487 AND 1721-56-5995

SOUND TIMBER MANAGEMENT LLC 333 SHERWEE DRIVE RALEIGH, NC 27603

IH-CU N/A 113.8 ACRES 113.8 ACRES N/A NEUSE CITY OF RALEIGH

VACANT / WAREHOUSE WAREHOUSE

SHEET INDEX

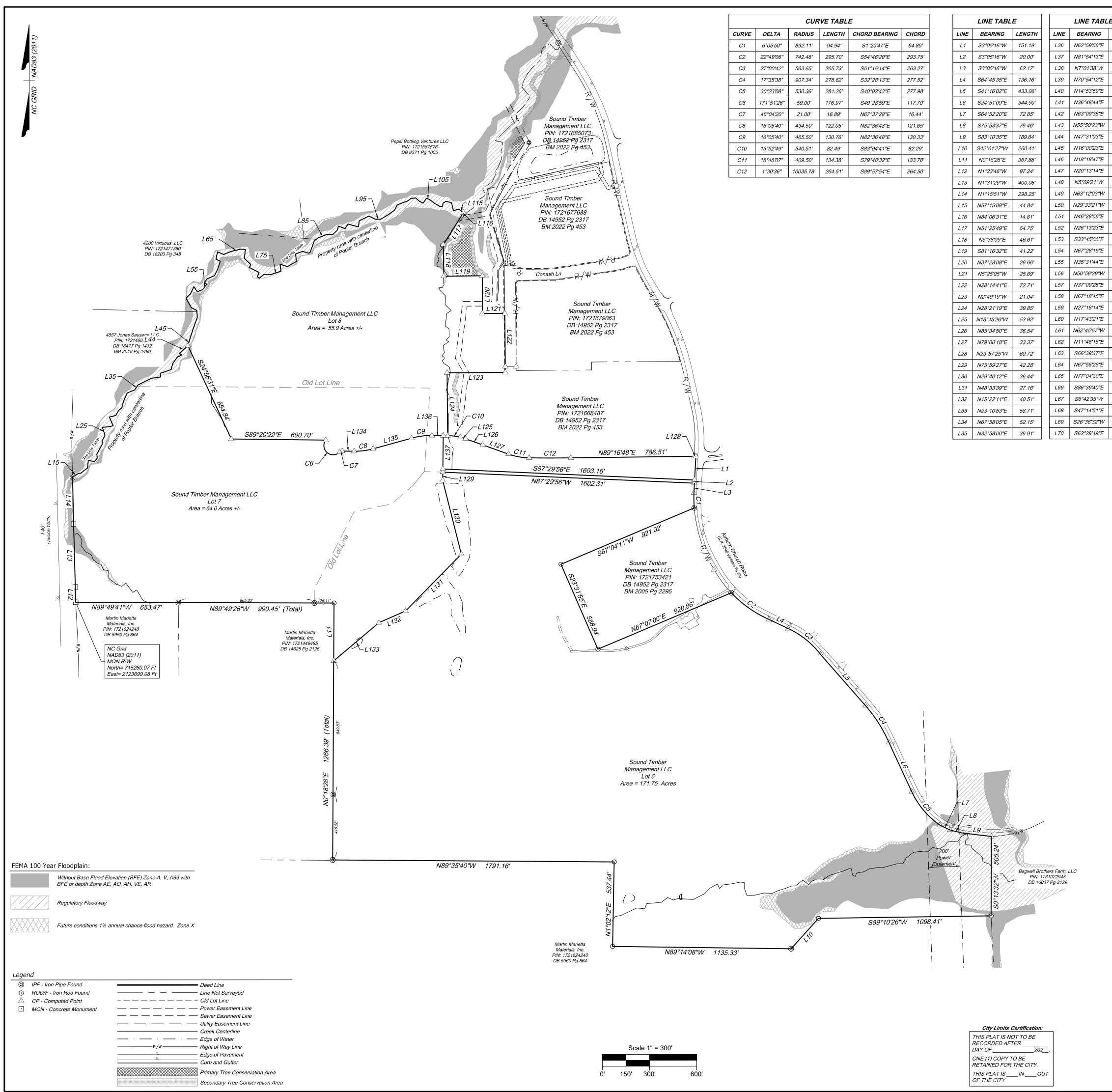
SUBDIVISION PLANC202SUBDIVISION PHASING PLANC203AUBURN CHURCH ROAD WIDENING PLANC204EAGLE CREST ROAD PLANC205CONASH ROAD PLANC206GRADING PLANC207UTILITY PLANC208LANDSCAPE PLANL100LANDSCAPE PLANL101TREE CONSERVATION PLANT100TREE CONSERVATION BLOWLP PLANST101-1
TREE CONSERVATION BLOWUP PLANS T101-

PROJECT MANAGER

DEVELOPMENT AND CONSTRUCTION INSIGHT 2054 KILDAIRE FARM ROAD, #167 CARY, NORTH CAROLINA 27518 DAVID PARKER David@DCInight.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

Image: Construct of the second state of the second stat	EAGLE CREST WEST INDUSTRIAL PARK	AUBURN CHURCH ROAD RALEIGH NC	ZONING: IH-CU	COVER SHEET
Ŏ	REVISIONS:		- CAPITAL CIVIL ENGINEERING -	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



E		LINE TABLE]		LINE TABL	E	
LENGTH	LIN	E	BEARING	LENGTH		LINE	BEARING	LENGTH
95.24'	L7	1	S24°29'47"W	28.75'		L106	S53°22'49"E	39.89'
60.71'	L72	2	S49°13'24"E	15.06'		L107	S59°42'38"E	41.78'
23.25'	L73	3	N53°04'51"E	36.90'		L108	S89°44'40"E	16.97'
73.51'	L74	1	S89°33'46"E	41.91'		L109	N11°48'19"E	21.72'
41.91'	L75	5	N71°33'53"E	71.87'		L110	N60°17'27"E	21.91'
48.89'	L76	3	N7°46'33"W	45.07'		L111	S73°57'09"E	35.70'
30.40'	L7;	7	S71°14'14"E	49.30'		L112	S13°15'34"E	52.79'
17.07'	L78	3	N60°16'36"E	65.58'		L113	N67°49'04"E	27.54'
72.63'	L79	9	N4°46'28"W	48.73'		L114	S87°26'22"E	9.84'
43.54'	L80)	N69°58'01"E	46.73'		L115	S52°50'44"E	35.27'
76.83'	L8	1	S73°35'30"E	40.35'		L116	S36°30'38"W	9.35'
70.20'	L82	2	N54°44'10"E	12.67'		L117	S31°59'41"W	231.00'
43.86'	L83	3	N19°40'35"E	76.70'		L118	S0°50'43"E	201.23'
37.77'	L84	1	N54°32'36"E	32.85'		L119	N89°09'17"E	245.55'
70.06'	L85	5	N69°00'00"E	51.92'		L120	S0°00'13"W	239.50'
37.91'	L86	5	N86°49'15"E	43.43'		L121	S89°58'13"E	142.95'
51.77'	L87	7	N45°23'12"E	37.69'		L122	S0°30'34"E	375.09'
38.49'	L88	3	N16°26'03"E	27.26'		L123	S89°29'26"W	370.72'
37.94'	L89	9	S69°18'11"E	45.04'		L124	S0°30'34"E	400.04'
41.41'	L90)	N33°55'18"E	34.40'		L125	S73°16'23"E	34.04'
17.67'	L9	1	S75°02'24"E	68.70'		L126	S70°24'29"E	115.46'
29.68'	L92	2	N7°15'42"E	38.61'		L127	S70°24'29"E	174.57'
48.98'	L93	3	N63°11'27"E	68.71'		L128	N89°16'48"E	9.16'
45.11'	L94	4	S63°12'09"E	45.79'		L129	S0°39'38"W	52.07'
54.64'	L95	5	N89°48'21"E	34.20'		L130	S14°10'01"E	483.88'
30.28'	L96	5	N59°37'58"E	50.96'		L131	S44°25'37"W	506.49'
47.05'	L9;	7	N54°27'35"E	53.64'		L132	S66°16'07"W	185.08'
42.09'	L98	3	N27°08'03"E	38.58'		L133	S49°51'29"W	376.82'
53.39'	L99	9	N69°12'29"E	72.49'		L134	S89°20'22"E	76.66'
60.23'	L10	0	N51°24'05"E	24.75'		L135	N74°33'59"E	253.53'
30.44'	L10	1	N83°57'53"E	30.32'		L136	S89°20'22"E	72.24'
57.60'	L10	2	S48°37'14"E	32.68'		L137	S0°39'38"W	212.11'
56.02'	L10	3	S62°11'22"E	25.78'			,	
20.95'	L10	4	N34°57'36"E	38.31'				
70.46'	L10	5	S68°32'31"E	17.44'				

Property Owners Certificate:

This certifies and warrants that the undersigned is(are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the Wake County Register of Deeds Office where the property is located and as such has (have) the right to convey the property in fee simple. Book No.: 14952, Page No.:2317

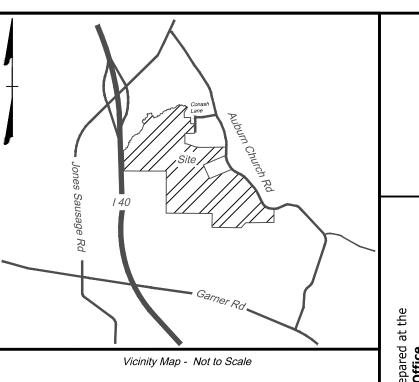
Property owner(s):	 	
Signature(s):		 	
Name:		 	
Title:		 	
Date:		 	

State of:	, County of	
nint name) Notary Public, do hereby certify th	hat	
personally appeared before me the pu o foregoing document for the pu ndicated;	rpose stated therein and in the	
Nitness my hand and seal this	day of	2022.

RCMP-0299-2022 IN REVIEW

Lot Dimensions	
Area/Width (min) - n/a	
Building/Structure Setbacks	
From primary street(min) -50'	
From side street (min) - 50'	
From side lot line (min) - 0'	
Sum of side interior setbacks (min) - 40'	
From rear lot line (min) - 0'	
Sum of rear and primary street setbacks	s (min) - 70'
Parking Setbacks	
From primary street (min) - 10'	
From side street (min) - 10'	
From side lot line (min) - 10'	
From rear lot line (min) - 10'	
Height	
All structures (max) - 50' / 3 stories	
Allowed Building Elements	
Balcony, Gallery, Awning	

Protective Yards A Type B1 or B2 transitional protective yard (see Sec. 7.2.4.A.) must be established where an IH District abuts any other district other than another IH District. A Type C1 or C2 street protective yard (see Sec. 7.2.4.B.) must be established along all property lines abutting a public right-of-way.



Survey Notes:

- This site was under active construction at time of survey fieldwork. This survey was completed without benefit of a title search, all encumbrances may not be shown. Prepared for Sound Timber Management.
- This property lies in Zone AE and X flood hazard areas per FIRM 372017200K, Panel1721, effective date July 19, 2022. Floodplain shown is approximate.
- 5. This survey was completed without benefit of a title search, all encumbrances may not be shown.
- 6. Horizontal control is based on NC State Grid, NAD'83 (2011) as determined by GPS.
- Not all improvements to this property have been shown. 8. Area computation is by the coordinate method. Lands where boundary
- is to centerline of creek area is approximate. 9. Names of adjoining owners shown, based on public record, tax
- records and/or deeds, as of the original date of this plat. 10. Right-of-way information is based on NC DOT map entitled "Proposed Improvemnts S.R. 2546" dated Feb. 78, July 89, Ja.n, 90 and 4/12/9, and "Proposed Improvemnts S.R. 2546-A" WO No. 6.402347 dated Aug. 89 and is approximate.
- 11. Property boundary information is based on Deed Book 14952 Page 2317, Book of Maps 2002 Page 1068, Book of Maps 2005 Page 952, Book of Maps 2005 Page 2295, Book of Maps 2007 Page 409, Book of Maps 2018 Page 1480, Book of Maps 2021 Pages 1183 through
- 1185 and Book of Maps 2022 Pages 453 through 456. *12. Tree conservation easements shown are approximate and are based* on Book of Maps 2022 Pages 453 through 456. 13. Property shown hereon is subject to all rights-of-way, easements and
- restrictions of record. 14. Boundary information is based in part, on deeds and maps of record, and in part, by an actual field survey by this firm
- 15. Wetlands were not investigated nor noted on this site.

Plat of Acquisition: This plat is for descriptive and reference purposes only. It does not constitute

a dedication or conveyance of rights-of-way or other easements. Dedication or conveyance of such rights-of-way or other easements may be disclosed by a search of the public land records for dedication plats, instruments of conveyance, or record of judicial proceedings.

Recombination Certificate. State of North Carolina

"This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording."

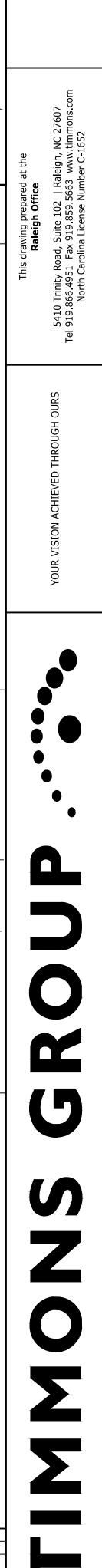
Planning and Development Officer/Wake County Review Officer Date

Surveyor Certification , Alicia M. Tabachnick, PLS, hereby certify thatithis plat was frawn under my supervision from an actual survey made under my superv described in deeds and maps of record or other referenced positional accuracy is calculated to be greater than 0.10' el sources; that the 2-signa (class a) that the boundaries not surveyed are shown a troken literation boundaries information of record; that this map was prepa prospece with G.S. 47-30 as amended. That the survey is of another category, such as the bination of existing parcels, a court-ordered survey, prother exemption or exemption t the definition of subdivision. Witness my original signature, licens is 25th day of seal October, A.D., 2022.

Alicia M. Tabachnick, NC PLS ND.

econ bination Plat Prepared for 🛪mber Management 721-41405, PIN: 1721458914 & **PIN** : 1721565995 \frown Church Road, North Carolina

. Mary's Township Wake County Date: October 2 Scale: 1"= 300 J.No.: 55689 Sheet 1 of 1 Check By: AMT Drawn By: AMT ssued for City of Raleigh Review 10/25/2022



C2

