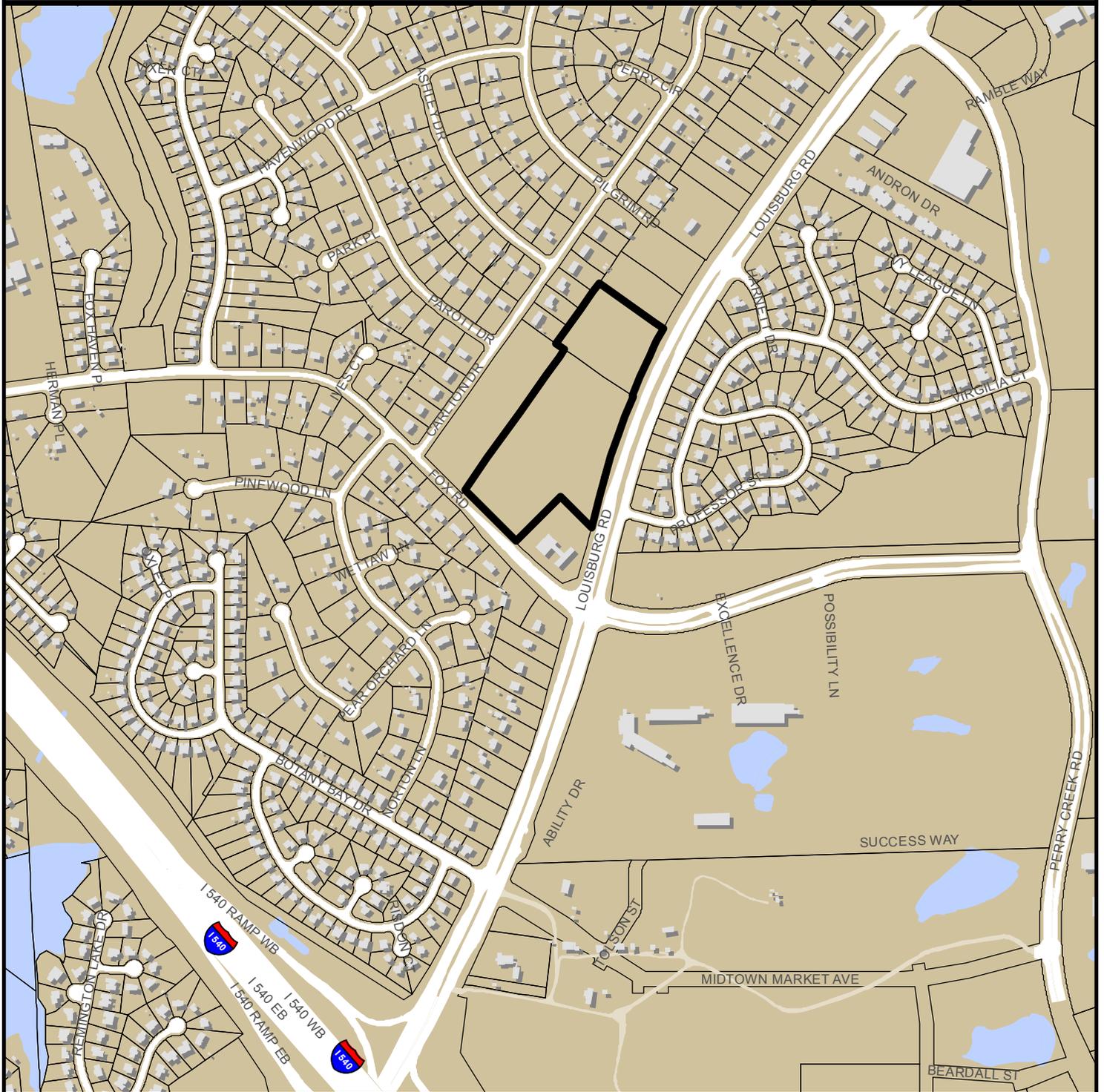


FOX COMMONS SUBDIVISION S-35-2015

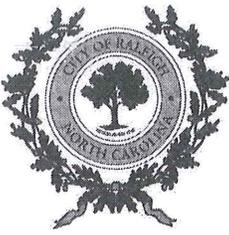


0 300 600 1,200 1,800 Feet

Zoning: **SC SHOD-4**
CAC: **Forestville**
Drainage Basin: **Perry Creek**
Acreage: **11.8**
Number of Lots: **7**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **WT 401 LLC**
Phone: **(919) 848-2941**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

0#361481

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	X Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 437189 Assigned Project Coordinator Assigned Team Leader XXXXXXXXXX RAMETTA
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # **Team #2**

GENERAL INFORMATION

Development Name **Fox Commons Subdivision**

Proposed Use **Retail, Restaurant, Motel**

Property Address(es) **7001 and 7101 Louisburg Road, Raleigh NC**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1737425072	1737427690		

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. Per 10-3013(b)(1) the project does not require Planning Commission or City Council approval

PLANNING COMMISSION
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. **N/A**

CLIENT (Owner or Developer)

Company WT 401 LLC	Name (s) Lyle Gardner
Address 7706 Six Forks Road; Suite 100, Raleigh NC 27615	
Phone 919-848-2041	Email lylegardner@aol.com
Fax	

CONSULTANT (Contact Person for Plans)

Company Timmons Group	Name (s) Rick Baker
Address 5410 Trinity Road; Suite 112, Raleigh NC 27607	
Phone 919-866-4503	Email rick.baker@timmons.com
Fax 919-859-5663	

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

1737.18

Zoning Information	Building Information
Zoning District(s) SC	Proposed building use(s) HOTEL, REST, RETAIL
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District SHOD-4	Proposed Building(s) sq. ft. gross 53540
Total Site Acres 11.8 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 53540
Off street parking Required 259 Provided 358	Proposed height of building(s) HOTEL 48', REST & RETAIL 24'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 0.15
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface acres/square feet 0	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 6.01AC/261,726	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

I hereby designate **RICK BAKER** 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.

Signed **[Signature]** Date **4/15/15**
 Signed **Member** Date

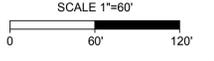
EXISTING CONDITIONS



LEGEND

	PROPERTY CORNER
	NAIL
	POWER POLE
	SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WELL
	CURB INLET
	OVERHEAD UTILITY
	SANITARY SEWER
	WATER LINE
	GAS LINE
	FENCE LINE

- **US HIGHWAY 401 LOUISBURG ROAD**
STREET TYPE - AVENUE, 6 LANE DIVIDED
ROW 126', BOC-BOC 104'
- **FOX ROAD**
STREET TYPE - AVENUE, 4 LANE DIVIDED
ROW 122', BOC-BOC 90'



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

PRELIMINARY- NOT RELEASED FOR CONSTRUCTION

FOX COMMONS PRELIMINARY SUBDIVISION
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

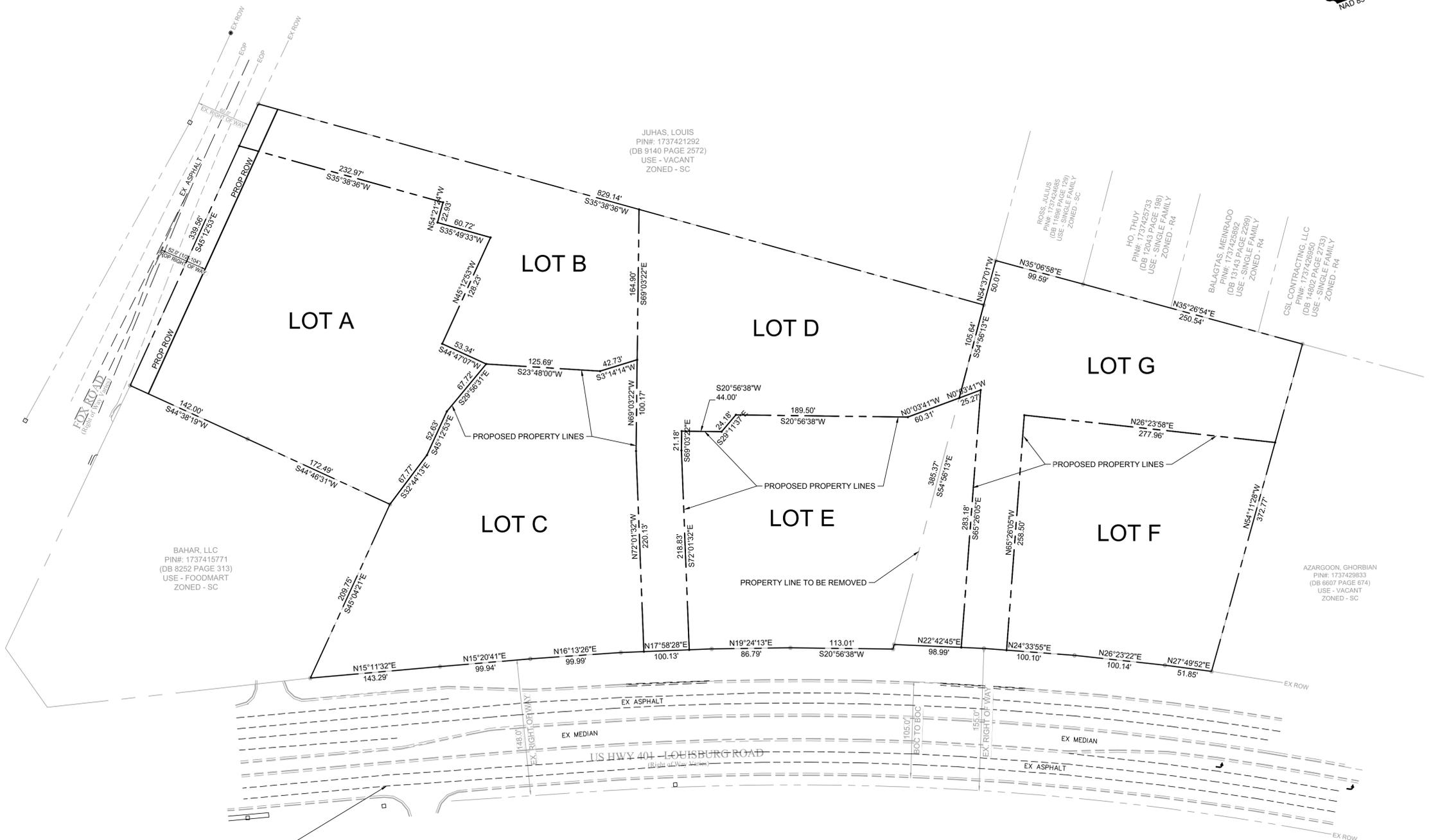
EXISTING CONDITIONS

DATE	REVISION DESCRIPTION
04/02/15 <td></td>	

YOUR VISION ACHIEVED THROUGH OURS.	THIS DRAWING PREPARED AT THE RALEIGH OFFICE 5410 Trinity Road, Suite 112 Raleigh, NC 27607 TEL 919.866.4951 FAX 919.833.8124 www.timmons.com
DRAWN BY M. GIBBONS	CHECKED BY R. BAKER
DESIGNED BY M. GIBBONS	SCALE PER PLAN
JOB NO. 36486	SHEET NO. C1.0

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PRELIMINARY SUBDIVISION PLAN



BAHAR, LLC
PIN#: 1737415771
(DB 8252 PAGE 313)
USE - FOODMART
ZONED - SC

JUHUS LOUIS
PIN#: 1737421292
(DB 9140 PAGE 2572)
USE - VACANT
ZONED - SC

ROSS, JULIUS
PIN#: 1737424886
(DB 1186 PAGE 129)
USE - SINGLE FAMILY
ZONED - SC

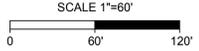
HO, THUY
PIN#: 1737422733
(DB 12043 PAGE 198)
USE - SINGLE FAMILY
ZONED - R4

BALAGTAS, MEINRADO
PIN#: 1737423892
(DB 13143 PAGE 2289)
USE - SINGLE FAMILY
ZONED - R4

CSL CONTRACTING, LLC
PIN#: 1737422850
(DB 14802 PAGE 2733)
USE - SINGLE FAMILY
ZONED - R4

AZARGOON, GHORBAN
PIN#: 1737429833
(DB 6807 PAGE 674)
USE - VACANT
ZONED - SC

SITE DATA TABLE	
OWNER:	WT 401 LLC
LOT 1:	1737425072 - 7001 LOUISBURG RD.
LOT 2:	1737427690 - 7101 LOUISBURG RD.
TOTAL SITE AREA:	11.95 AC
ROW DEDICATION:	0.172 AC - 7,509 SF
NET LOT AREA:	11.778 AC
PROPOSED LOT:	
A:	2.22 AC - 96,883 SF
B:	1.16 AC - 50,697 SF
C:	2.04 AC - 88,747 SF
D:	1.79 AC - 77,796 SF
E:	1.84 AC - 80,135 SF
F:	1.49 AC - 64,793 SF
G:	1.41 AC - 61,420 SF



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PRELIMINARY- NOT RELEASED FOR CONSTRUCTION



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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 04/02/15

DRAWN BY: M. GIBBONS

DESIGNED BY: M. GIBBONS

CHECKED BY: R. BAKER

SCALE: PER PLAN

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION

TIMMONS GROUP

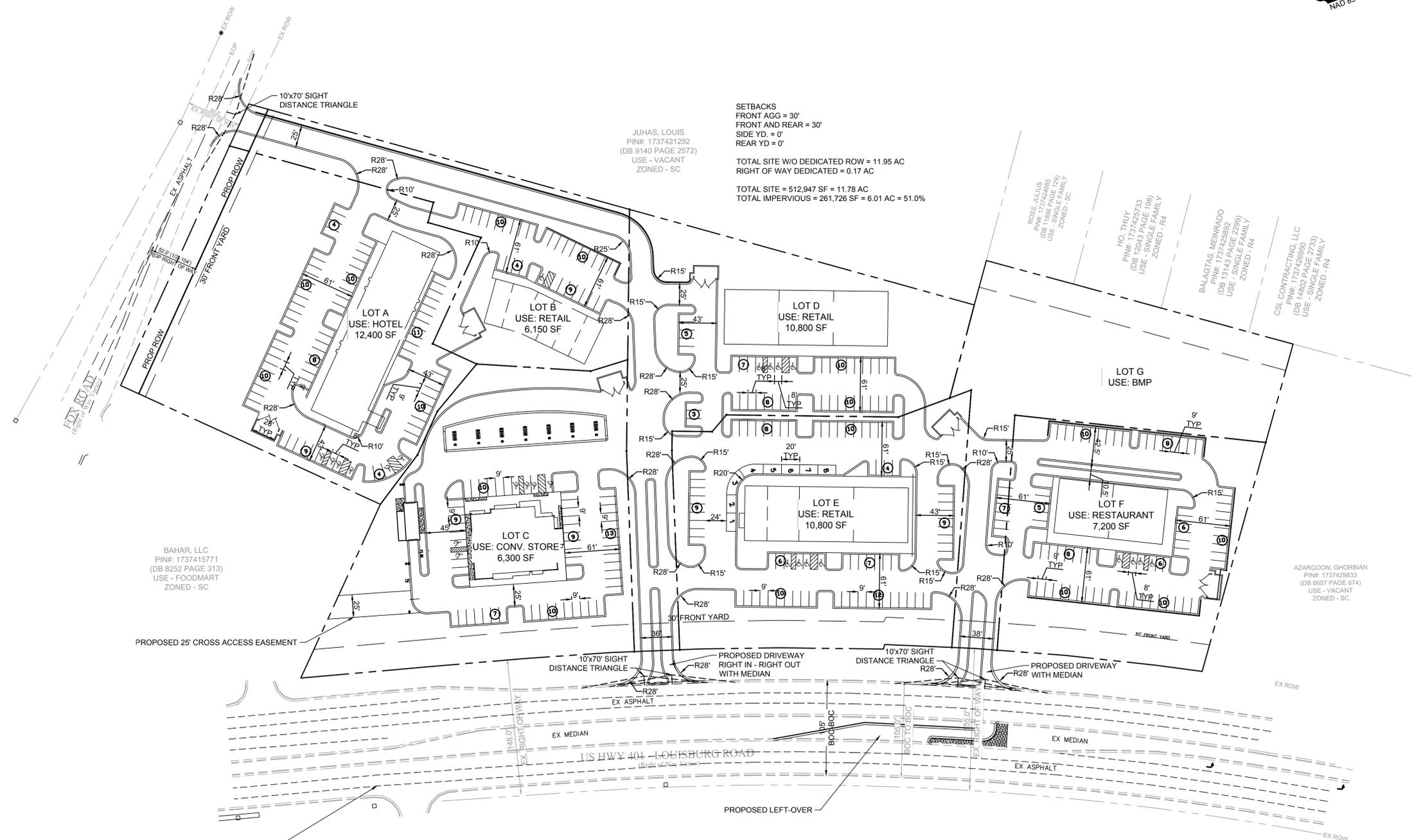
FOX COMMONS PRELIMINARY SUBDIVISION
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN

JOB NO.: 36486

SHEET NO.: C2.0

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PRELIMINARY SITE PLAN



SETBACKS
 FRONT AGG = 30'
 FRONT AND REAR = 30'
 SIDE YD. = 0'
 REAR YD = 0'

TOTAL SITE W/O DEDICATED ROW = 11.95 AC
 RIGHT OF WAY DEDICATED = 0.17 AC

TOTAL SITE = 512,947 SF = 11.78 AC
 TOTAL IMPERVIOUS = 261,726 SF = 6.01 AC = 51.0%

BAHAR, LLC
 PIN#: 1737415771
 (DB 8252 PAGE 313)
 USE - FOODMART
 ZONED - SC

ROSS, JULIUS
 PIN#: 1737425486
 (DB 1188 PAGE 129)
 USE - SINGLE FAMILY
 ZONED - SC

HO, THUY
 PIN#: 1737425733
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 USE - SINGLE FAMILY
 ZONED - R4

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 USE - SINGLE FAMILY
 ZONED - R4

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 PIN#: 1737425950
 (DB 14802 PAGE 2733)
 USE - SINGLE FAMILY
 ZONED - R4

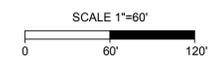
AZARGOON, GHORBAN
 PIN#: 1737429333
 (DB 6007 PAGE 574)
 USE - VACANT
 ZONED - SC

LOT INFORMATION

LOT A PROPOSED LOT AREA: 2.22 AC PROPOSED USE: HOTEL REQUIRED PARKING = 76 PARKING PROVIDED: 76	LOT B PROPOSED LOT AREA: 1.16 AC PROPOSED USE: RETAIL REQUIRED PARKING = 1 SPACE/300 SF GROSS FLOOR + 1 SPACE/600 SF OUTDOOR DISPLAY AREA: 21 PARKING PROVIDED: 32	LOT C PROPOSED LOT AREA: 2.04 AC PROPOSED USE: CONV. STORE REQUIRED PARKING = 1 SPACE/300 SF GROSS FLOOR + 1 SPACE/600 SF OUTDOOR DISPLAY AREA: 21 PARKING PROVIDED: 58	LOT D PROPOSED LOT AREA: 1.79 AC PROPOSED USE: RETAIL REQUIRED PARKING = 1 SPACE/300 SF GROSS FLOOR + 1 SPACE/600 SF OUTDOOR DISPLAY AREA: 36 PARKING PROVIDED: 43
LOT E PROPOSED LOT AREA: 1.84 AC PROPOSED USE: RETAIL REQUIRED PARKING = 1 SPACE/300 SF GROSS FLOOR + 1 SPACE/600 SF OUTDOOR DISPLAY AREA: 36 PARKING PROVIDED: 83	LOT F PROPOSED LOT AREA: 1.49 AC PROPOSED USE: RESTAURANT REQUIRED PARKING = 1 SPACE/150 SF GROSS FLOOR OR 1 SPACE/5 SEATS WHICHEVER IS GREATER: 48 PARKING PROVIDED: 80	LOT G PROPOSED LOT AREA: 1.41 AC PROPOSED USE: BMP	

SITE DATA TABLE

OWNER:	WT 401 LLC
PIN:	1737425072 - LOT 1 1737427690 - LOT 2
ADDRESS:	7001 LOUISBURG RD. 7101 LOUISBURG RD. RALEIGH, NC
DEED BOOK:	010513, 010513
DEED PAGE:	02305, 02308



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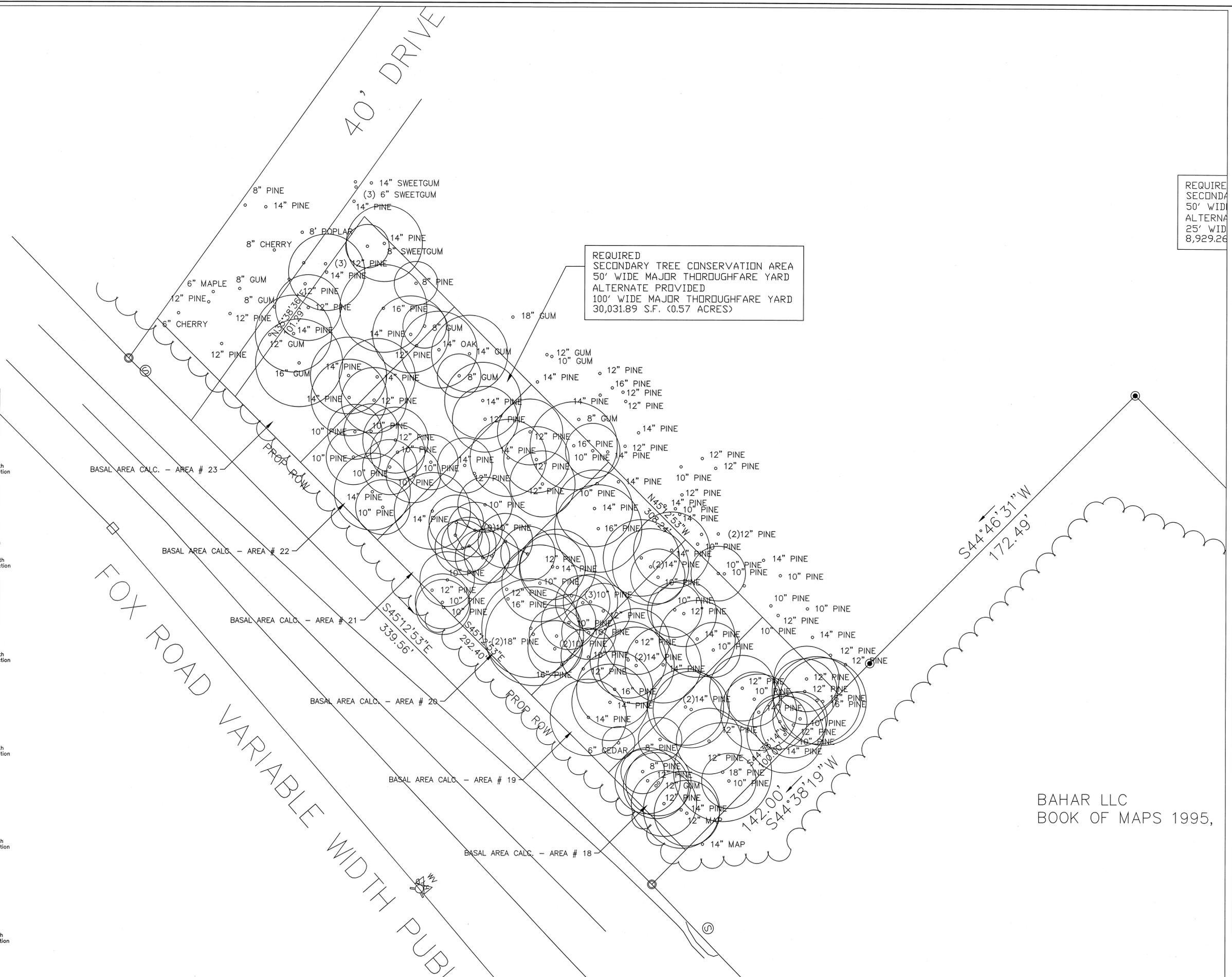
FOX COMMONS PRELIMINARY SUBDIVISION

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SITE PLAN

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REVISION DESCRIPTION	DATE
DRAWN BY M. GIBBONS	DATE 04/02/15
DESIGNED BY M. GIBBONS	CHECKED BY R. BAKER
SCALE PER PLAN	JOB NO. 36486
SHEET NO. C2.1	THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF TIMMONS GROUP AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART AND SHALL NOT BE USED FOR ANY PURPOSE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO CONSTRUCTION, BIDDING, AND/OR CONSTRUCTION STAKING WITHOUT THE EXPRESS WRITTEN CONSENT OF TIMMONS GROUP.

REQUIRED SECONDARY TREE CONSERVATION AREA 50' WIDE MAJOR THOROUGHFARE YARD ALTERNATE PROVIDED 100' WIDE MAJOR THOROUGHFARE YARD 30,031.89 S.F. (0.57 ACRES)



BASAL AREA CALC. - AREA # 18
3 - 8" @ .349 s.f.=1,047 s.f.
3 - 10" @ .545 s.f.=1,635 s.f.
9 - 12" @ .785 s.f.=7,065 s.f.
3 - 14" @ 1.07 s.f.=3,211 s.f.
2 - 16" @ 1.39 s.f.=2,788 s.f.
total = 15,731 s.f.
15,731 s.f./,115 ac.=137.02 basal area

TREE REPORT FOR AREA # 18
The trees in this stand are mostly pines
The largest tree is a 16" pine
The smallest is a 8" pine.
All of these trees are in good health with no damage. There has been no construction within 100' of this stand of trees.

BASAL AREA CALC. - AREA # 19
1 - 6" @ .196 s.f.=0,196 s.f.
4 - 10" @ .545 s.f.=2,180 s.f.
3 - 12" @ .785 s.f.=2,355 s.f.
6 - 14" @ 1.07 s.f.=6,420 s.f.
2 - 16" @ 1.39 s.f.=2,788 s.f.
total = 12,544 s.f.
12,544 s.f./,115 ac.=109.05 basal area

TREE REPORT FOR AREA # 19
The trees in this stand are mostly pines
The largest tree is a 16" pine
The smallest is a 6" cedar
All of these trees are in good health with no damage. There has been no construction within 100' of this stand of trees.

BASAL AREA CALC. - AREA # 20
9 - 10" @ .545 s.f.=4,905 s.f.
2 - 12" @ .785 s.f.=1,570 s.f.
5 - 14" @ 1.07 s.f.=5,350 s.f.
2 - 16" @ 1.39 s.f.=2,788 s.f.
2 - 18" @ 1.76 s.f.=3,552 s.f.
total = 18,130 s.f.
18,130 s.f./,115 ac.=157.60 basal area

TREE REPORT FOR AREA # 20
The trees in this stand are mostly pines
The largest tree is a 18" pine
The smallest is a 10" pine
All of these trees are in good health with no damage. There has been no construction within 100' of this stand of trees.

BASAL AREA CALC. - AREA # 21
11 - 10" @ .545 s.f.=5,995 s.f.
5 - 12" @ .785 s.f.=3,925 s.f.
2 - 14" @ 1.07 s.f.=2,140 s.f.
total = 12,060 s.f.
12,060 s.f./,115 ac.=104.86 basal area

TREE REPORT FOR AREA # 21
The trees in this stand are mostly pines
The largest tree is a 14" pine
The smallest is a 10" pine
All of these trees are in good health with no damage. There has been no construction within 100' of this stand of trees.

BASAL AREA CALC. - AREA # 22
1 - 8" @ .349 s.f.=0,349 s.f.
8 - 10" @ .545 s.f.=4,360 s.f.
4 - 12" @ .785 s.f.=3,140 s.f.
3 - 14" @ 1.07 s.f.=3,211 s.f.
total = 11,060 s.f.
11,060 s.f./,115 ac.=96.16 basal area

TREE REPORT FOR AREA # 22
The trees in this stand are mostly pines
The largest tree is a 14" pine
The smallest is a 8" gum
All of these trees are in good health with no damage. There has been no construction within 100' of this stand of trees.

BASAL AREA CALC. - AREA # 23
2 - 8" @ .349 s.f.=0,698 s.f.
2 - 12" @ .785 s.f.=1,570 s.f.
5 - 14" @ 1.07 s.f.=5,350 s.f.
2 - 16" @ 1.39 s.f.=2,788 s.f.
total = 10,398 s.f.
10,398 s.f./,116 ac.=89.63 basal area

TREE REPORT FOR AREA # 23
The trees in this stand are mostly pines
The largest tree is a 16" pine
The smallest is a 8" gum
All of these trees are in good health with no damage. There has been no construction within 100' of this stand of trees.

C:\Documents and Settings\taylor\My Documents\BICKY BAKER\PROJECTS\401 FOX ROAD\TREE CONSERVATION\401_TREE_CONSERVATION.dwg, FOX ROAD - TREE CONSERVATION, TC.2, 11/21/2014, 2:35:26 PM, 1:1