

Preliminary Subdivision Application

Planning and Development

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 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):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
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:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

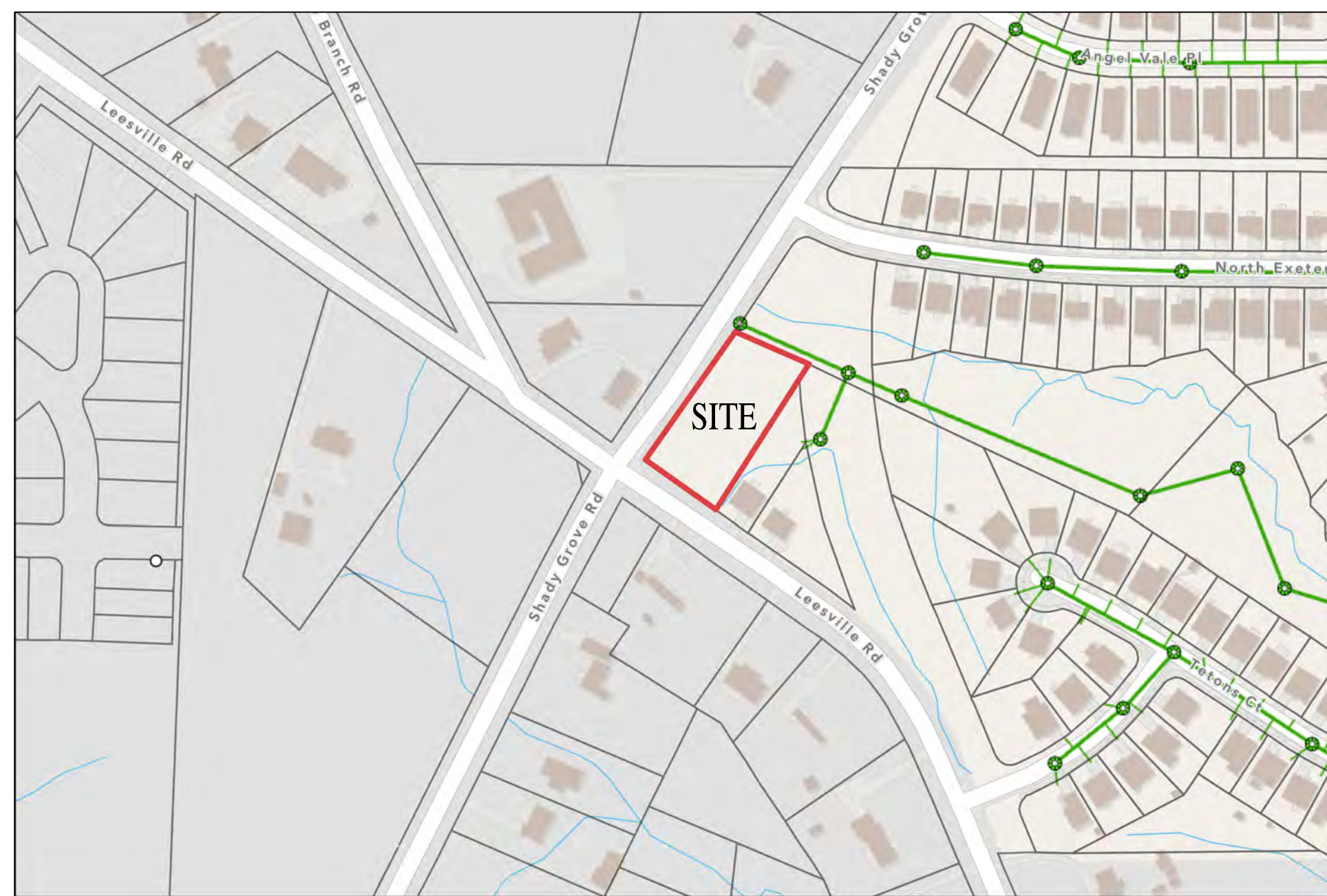
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer Yes No	Wetlands Yes No
Is this a flood hazard area? Yes No	
If yes, please provide the following:	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #:	
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:	

SIGNATURE BLOCK	
<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>I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>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.</p>	
Signature: <i>Chris Rurkowski</i>	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

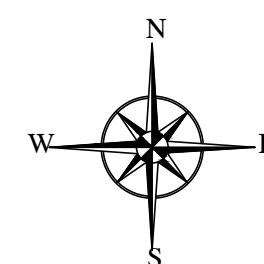
7403 LEESVILLE RD TOWNHOMES

DURHAM, NORTH CAROLINA PRELIMINARY SUBDIVISION PLAN SUB-0001-2022



VICINITY MAP

1"=200'



SITE DATA- 7403 LEESVILLE RD

PID (DURHAM)	194525
PIN (DURHAM)	0779-02-80-2807
ADDRESSES: 7403 LEESVILLE RD, DURHAM, NC 27703	
TOTAL TRACT AREA:	31,055 SF 0.713 AC
ZONING:	R-10-CU
PROPOSED USE:	MULTI-UNIT LIVING (TOWNHOUSE)
NUMBER OF UNITS:	8
OWNER:	MEJM PROPERTIES, INC

R-10-CU ZONING CONDITIONS

Z-47-20: 7403 LEESVILLE RD
CONDITIONS DATED: 4/15/2021

- ONLY THE FOLLOWING USES SHALL BE PERMITTED ON THE PROPERTY AS LISTED IN 6.1.4 OF THE RALEIGH UDO UNDER RESIDENTIAL: SINGLE UNIT LIVING, TWO-UNIT LIVING, MULTI-UNIT LIVING, COTTAGE COURT, AND COMPACT DEVELOPMENT. ALL OTHER USES SHALL BE PROHIBITED.
RESPONSE: THIS CONDITION IS BEING MET BY THIS PLAN AS MULTI-UNIT LIVING (TOWNHOMES) IS THE PROPOSED USE.
- PRIOR TO THE SALE OF THE REZONED PROPERTY OR ANY LOT WITHIN THE REZONED PROPERTY, WHICHEVER EVENT FIRST OCCURS, THE OWNER SHALL RECORD WITH THE LOCAL REGISTER OF DEEDS IN THE COUNTY WHERE THE PROPERTY IS LOCATED, AN AIRCRAFT NOISE NOTIFICATION STATEMENT READING AS FOLLOWS:
"THIS PROPERTY LIES WITHIN THE RALEIGH DURHAM INTERNATIONAL AIRPORT COMPOSITE 60 DNL NOISE CONTOUR PROJECTED IN THE LONG RANGE FACILITY PLANS OF THE AIRPORT. THIS STATEMENT SHALL NOT BE REMOVED WITHOUT PRIOR CONSENT OF THE RALEIGH PLANNING AND DEVELOPMENT DIRECTOR."
THIS STATEMENT SHALL BE INCLUDED IN RESTRICTIVE COVENANTS RUNNING WITH THE LAND THAT ARE RECORDED PRIOR TO THE SALE OF THE PROPERTY OR TO ANY LOT WITHIN THE PROPERTY, WHICHEVER EVEN OCCURS FIRST. WITHIN THREE DAYS FOLLOWING RECORDING OF THIS STATEMENT, A RECORDED COPY SHALL BE PROVIDED TO PLANNING AND DEVELOPMENT DEPARTMENT.
RESPONSE: THIS CONDITION SHALL BE MET PRIOR TO THE SALE OF THIS PROPERTY. IT SHALL BE RECORDED DURING SITE REVIEW.
- ANY NEW RESIDENTIAL DWELLING(S) ON SUBJECT PROPERTY SHALL BE CONSTRUCTED WITH MATERIAL AND IN A MANNER SUFFICIENT TO ASSURE A 25 dB REDUCTION OF A-WEIGHTED AIRCRAFT SOUND LEVELS REACHING THE INTERIOR OF THE DWELLING RESULTING IN INTERIOR SOUND LEVELS NOT EXCEEDING 42 dB. A SEALED LETTER FROM AN ARCHITECTURAL ACOUSTICIAN ACCREDITED BY THE ACOUSTICAL SOCIETY OF AMERICA, OR STATE LICENSED ENGINEER OR ARCHITECT TO THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL BE DEEMED TO SATISFY THIS CONDITION.
RESPONSE: THIS CONDITION SHALL BE MET DURING THE BUILDING PERMIT REVIEW FOR THE TOWNHOME UNITS THEMSELVES.

INDEX

EXISTING CONDITIONS	EX-1
SITE PLAN	L-1
SUBDIVISION PLAN	L-2
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UTILITY PLAN	C2
GRADING PLAN	C3
ENGINEERING DETAILS	D1-D2

Preliminary Subdivision Application Planning and Development

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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): Leesville Rd Townhomes			
Property Address(es): 7403 Leesville Rd			
Recorded Deed PIN(s): 0779-02-80-2807			
What is your project type?	<input type="checkbox"/> Single family Apartment	<input checked="" type="checkbox"/> Townhouse Non-residential	<input type="checkbox"/> Other: <input type="checkbox"/> Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: MEJM Properties, LLC	Owner/Developer Name and Title: Joe Mitchell
Address: PO Box 80667, Raleigh, NC	
Phone #: 919-484-2280	Email: jmt.rtp@gmail.com
APPLICANT INFORMATION	
Company: TMTLA Associates	Contact Name and Title: Chris Rurkowski
Phone #: 919-484-8880	Address: 5011 Southpark Dr, Ste 200, Durham, NC 27713
	Email: chris@tmtla.com

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REVISION 02.19.21

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.713 AC	
Zoning districts (if more than one, provide acreage of each): R-10-CU	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 47-20	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: Square Feet: 0	Proposed Impervious Surface: Acres: Square Feet: 20,654
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 #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 8	Detached Attached
Total # of single-family lots: _____	
Proposed density for each zoning district (UDO 15.2.F): 11.22	
Total # of open space and/or common area lots: 1	
Total # of requested lots: 9	

SIGNATURE BLOCK	
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.	
I, Chris Rurkowski, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I've 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: <u>Chris Rurkowski</u>	Date: 1/10/2022
Printed Name: Chris Rurkowski	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to SiteReview@raleighnc.gov.

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IMPERVIOUS ALLOCATION	
LOT 1	1,874 SF
LOT 2	1,756 SF
LOT 3	1,756 SF
LOT 4	1,800 SF
LOT 5	1,800 SF
LOT 6	1,756 SF
LOT 7	1,756 SF
LOT 8	1,874 SF
LOT 9 (HOA)	5,315 SF

SUBMITTALS

FIRST SUBMITTAL 1/14/2022

SECOND SUBMITTAL 5/17/2022

THIRD SUBMITTAL 8/1/2022

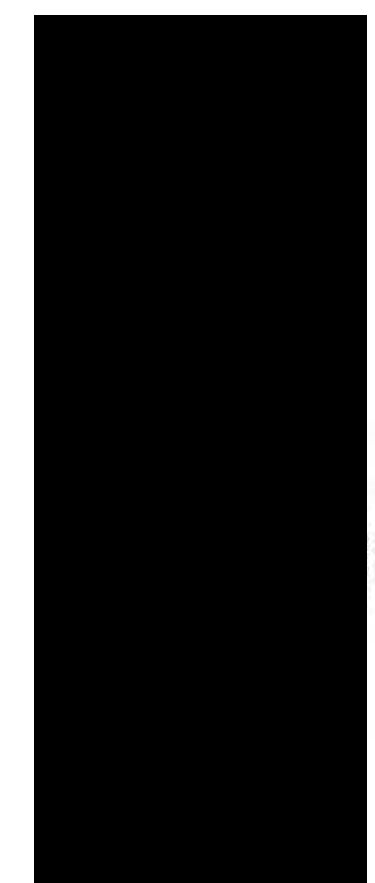
FOURTH SUBMITTAL 9/26/2022

DEVELOPER/OWNER
MEJM PROPERTIES, LLC
7403 LEESVILLE RD,
DURHAM, NC 27703

LANDSCAPE ARCHITECT
TMTLA ASSOCIATES
5011 SOUTHPARK DRIVE, STE 200
DURHAM, NC 27713
919-484-8880

CIVIL ENGINEER
ALLEN CONSULTING
10609 OLD PINE COURT,
RALEIGH, NC 27613

SURVEYOR
PUCKETT SURVEYORS, PLLC
105 W LAKE RD
CREEDMOOR, NC 27522



Know what's below.
Call before you dig.

REVISIONS:

5/17/2022- PER COR COMMENTS
8/1/2022- PER COR COMMENTS

Cover
Leesville Rd Townhomes
7403 Leesville Rd
Durham, NC

SCALE:
AS NOTED
DRAWN BY:
CDR
PROJECT #
21146
DATE:
11/9/2021

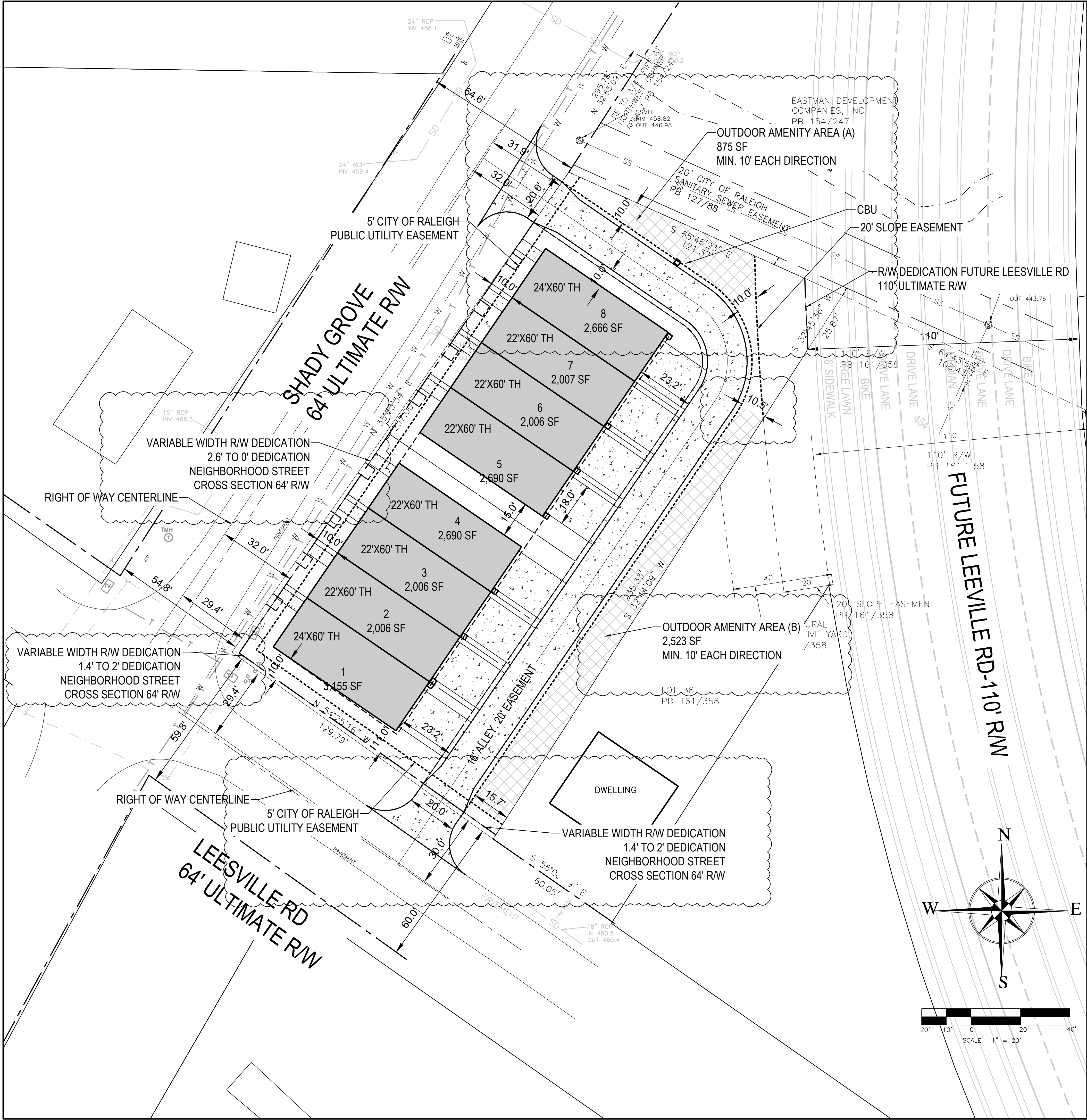
SHEET
COVER
OF

TMTLA ASSOCIATES

5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

PRELIMINARY
NOT FOR CONSTRUCTION

Z:\Projects\Joe Mitchell\7403 Leesville Road rezoning\Site Plan\Submittals (CAO)\7403 Leesville Rd SPA.dwg, 8/5/2022 1:08:52 PM, DWG To PDF.pc3



SITE DATA- 7403 LEESVILLE RD

PID (DURHAM)

194525

PIN (DURHAM)

0779-02-80-2807

ADDRESSES:

7403 LEESVILLE RD, DURHAM, NC 27703

TOTAL TRACT AREA:

31,055 SF
0.713 AC

SITE AREA AFTER R/W TAKING: 30,341 SF

NET SITE AREA PER UNIT: 30,341 / 8 UNITS = 3,792 SF PER UNIT

ZONING:

R-10-CU

PROPOSED USE:

MULTI-UNIT LIVING (TOWNHOMES)

NUMBER OF UNITS:

8 UNITS

NUMBER OF LOTS:

9 LOTS

OWNER:

MEJM PROPERTIES, INC

PARKING REQUIRED

MULTI-UNIT LIVING 4 BR: 2.5 SPACES PER UNIT

(TOWNHOMES) 20 SPACES REQUIRED

4 BICYCLE PARKING SPACES REQUIRED

PARKING PROVIDED:

32 VEHICLE SPACES (2 DRIVEWAY AND 2 GARAGE PER UNIT)

BICYCLE SPACES PROVIDED INTERNAL TO BUILDINGS

OUTDOOR AMENITY AREA:

30,341 SF X 10%= 3,034 SF REQUIRED

3,398 SF PROVIDED (11%)

EXISTING IMPERVIOUS:

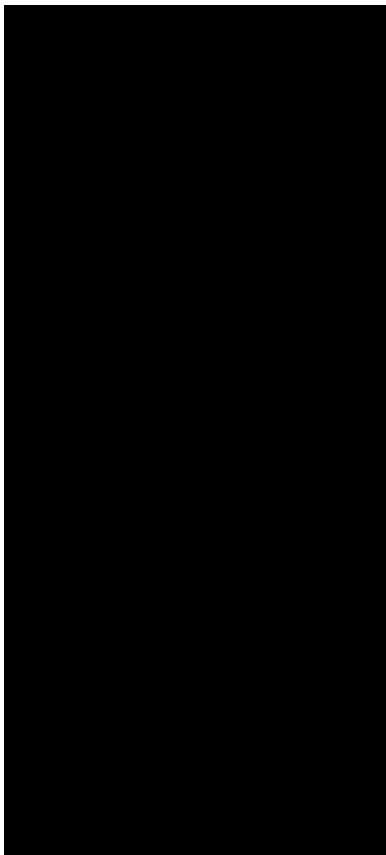
0 SF

PROPOSED IMPERVIOUS:

19,687 SF (64%)

- Notes:
- Boundary, field topographic, building, and utility information taken from a digital file provided by Puckett Surveyors, PLLC dated 11/02/2021.
 - The site is located within Zone X (MINIMAL FLOOD RISK) on FEMA flood map panel 3720077900J dated 05/02/06.
 - Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call Utility locator service at least 48 hours prior to digging.
 - All construction shall be in accordance with all City of Raleigh standards and specifications.
 - All construction shall conform to all state and local standards and specifications and code requirements. Notify designer of any discrepancies. If discrepancies are found the more stringent requirements will prevail.
 - All utilities shall be located underground.
 - No changes may be made to the approved drawings without written permission from the issuing authority.
 - Do not scale the drawings. Digital information is provided for construction drawings.
 - Contractor shall coordinate all work with all construction trades prior to start of construction.
 - All dimensions are references from back-of-curb to back-of-curb.
 - Erosion control plans shall be approved prior to any grading on this site.
 - Boundary information shall be field verified by Professional Surveyor before construction staking begins.
 - Prior to the issuance of the Certificate of Occupancy the Owner shall record the site easement as shown. There shall be no site obstruction or party obstruction wall, fence, sign, foliage, berming, or parked vehicles between the heights of twenty four (24) inches and eight (8) feet above the curb line elevation or the nearest traveled way if no curbing exists.
 - Within the sight triangles shown on this plan, no obstruction between two (2) feet and eight (8) feet in height above the curb line elevation or the nearest traveled way, if no curbing exists.
 - All necessary HVAC units will be located at the rear of the buildings.
 - A final plat indicating right of way dedication, cross access easements and any other public easements shall be recorded.
 - Tree conservation area not required per City of Raleigh UDO Section 9.1.2. Site area does not meet minimum requirement.
 - Site Lighting- none required per City of Raleigh UDO Section 7.4.
 - Site Landscaping- no landscaping required for transitional protective yard or screening otherwise.

BUILDING SETBACKS	
FROM PRIMARY ST (MIN)	10'
FROM SIDE ST (MIN)	10'
FROM SIDE LOT LINE (MIN)	6'
FROM REAR LOT LINE (MIN)	20'
FROM ALLEY	4' OR 20' MIN
PARKING SETBACKS	
FROM PRIMARY ST (MIN)	20'
FROM SIDE ST (MIN)	10'
FROM SIDE LOT LINE (MIN)	0'
FROM REAR LOT LINE (MIN)	3'
FROM ALLEY, GARAGE ONLY	4' MIN



REVISIONS:
5/17/2022- PER COR COMMENTS
8/1/2022- PER COR COMMENTS

SITE PLAN

Leesville Rd Townhomes

7403 Leesville Rd

Durham, NC

SCALE:

1"=20'

DRAWN BY:

CDR

PROJECT #

21146

DATE:

11/9/21

SHEET

L-1

OF 1

TMILA ASSOCIATES

5011 SOUTH PARK DRIVE STE. 200 - DURHAM, NC 27713

p: (919) 484-8880 e: info@tmila.com

PRELIMINARY
NOT FOR CONSTRUCTION