

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): The Preserve at Gresham Lake			
Property Address(es): 3095 Gresham Lake Rd			
Recorded Deed PIN(s): 1727276820			
What is your project type?	<input type="checkbox"/> Single family <input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: LDG Development LLC	Owner/Developer Name and Title: Landon Cox (Project Manager)
Address: 1469 S 4th St, Louisville KY 40208	
Phone #:	Email: lcox@ldgdevelopment.com
APPLICANT INFORMATION	
Company: Timmons Group	Contact Name and Title: Robert Wingate (Project Engineer)
	Address: 5410 Trinity Rd, Ste 102, Raleigh NC 27607
Phone #: 919-866-4951	Email: publiclandpermits@timmons.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 10.51

Zoning districts (if more than one, provide acreage of each): CX-3-CU

Overlay district: N/A

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- 2-2021

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.22 Square Feet: _____

Proposed Impervious Surface:

Acres: 1.28 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 0 Attached 0

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F): **N/A**

Total # of open space and/or common area lots: N/A

Total # of requested lots: 2

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, Timmons Group 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/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: 01/21/2022

Printed Name: Robert Wingate, Timmons Group

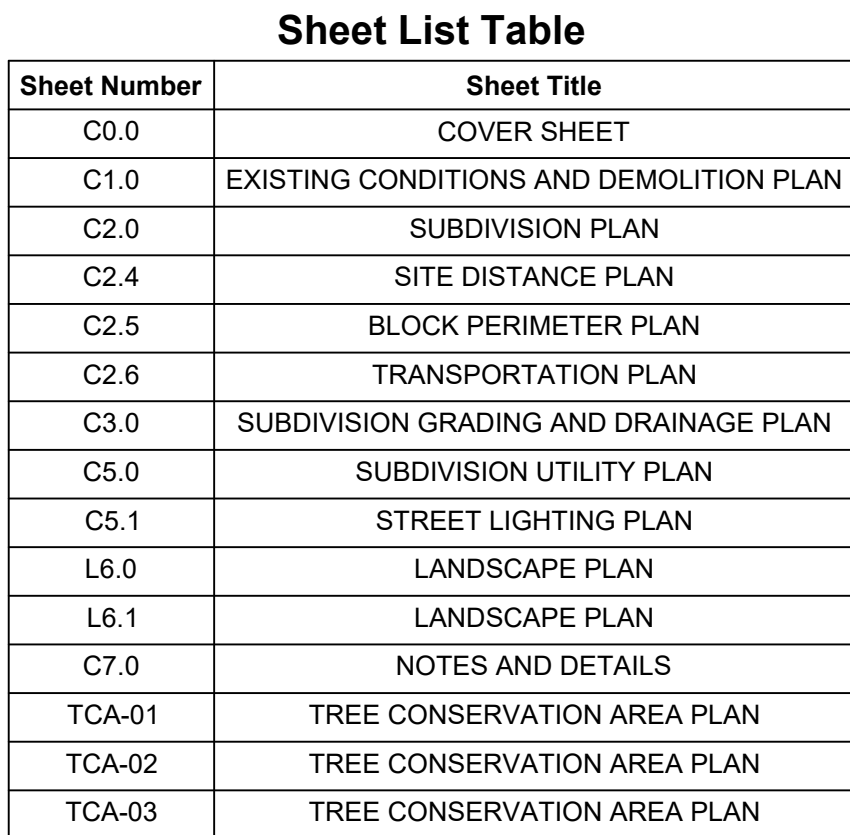
Signature: _____ Date: _____

Printed Name: _____

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

SUB CASE No. SUB-0003-2022
RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN: 1727276820

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
ZONING INFORMATION			
Gross site acreage: 10.51			
Zoning districts (If more than one, provide acreage of each): CX-3-CU			
Overlay district: NA		Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conditional Use District (CUD) Case # Z- 20221		Board of Adjustment (BOA) Case # A-	
STORMWATER INFORMATION			
Existing Impervious Surface: Acres: ^{0.22}		Proposed Impervious Surface: Acres: ^{1.28}	
Square Foot:		Square Foot:	
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: Detached 0		Attached 0	
Total # of single-family lots: 0			
Proposed density for each zoning district (UDO 1.5.2.F): N/A			
Total # of open space and/or common area lots: NA			
Total # of requested lots: 3			
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>			
I, <u>Timmons Group</u> , _____, 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/we have read, acknowledge, and affirm that this project is conforming to all subject requirements applicable with the proposed development use. I acknowledge that this application is application to the filing calendar and submittal policy, which states applications will expire after 180 days of readiness.			
Signature: _____		Date: 04/13/2022	
Printed Name: Robert Wrigale, Timmons Group			
Signature: _____		Date: _____	
Printed Name: _____			
Please email your completed application to SiteReview@raleighnc.gov .			



PRELIMINARY
NOT FOR
CONSTRUCTION

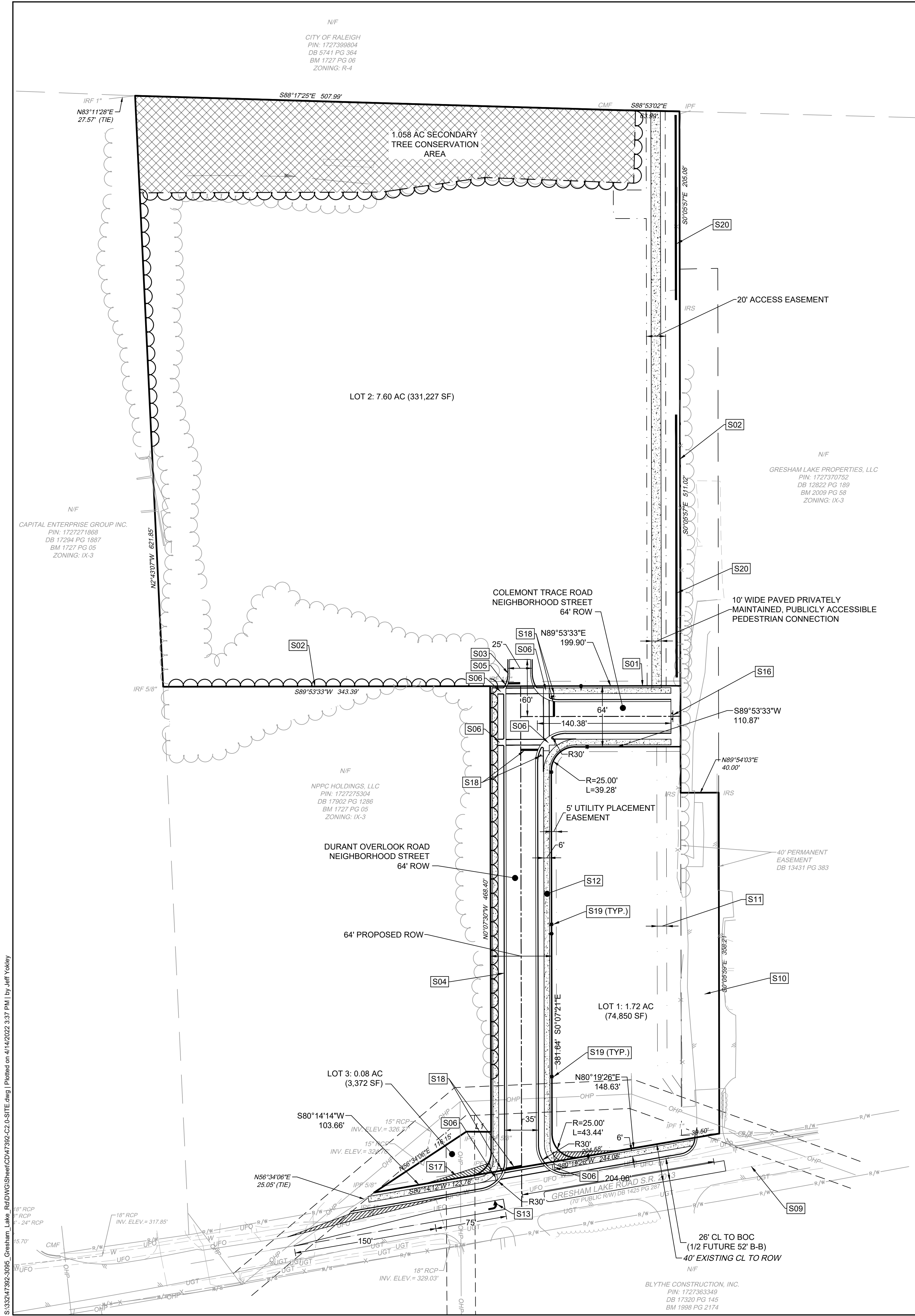
--	--	--

SHEET NO.
C0.0

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, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



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



SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S03	24" CONCRETE CURB & GUTTER; REFER TO DETAIL
S04	30" CONCRETE CURB & GUTTER; REFER TO RALEIGH T-10.26.1
S05	TAPER 30" CURB TO 24" CURB; REFER TO RALEIGH T-10.26.2
S06	SIDEWALK RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S07	DETECTABLE WARNINGS PER ADA REQUIREMENTS
S08	STRIPING PER NCDOT STANDARDS (TYP.)
S09	EXISTING ROAD CENTERLINE
S10	EXISTING DRIVEWAY TO REMAIN
S11	10' PRIVATE UTILITY EASEMENT
S12	4" THICK CONCRETE SIDEWALK; REFER TO PLANS FOR WIDTH DIMENSIONS
S13	TURN LANE STRIPING PER NCDOT SPECS
S14	PEDESTRIAN CROSSWALK STRIPING; REFER TO CITY OF RALEIGH DETAIL
S16	TEMPORARY BARRICADE FOR DEAD END ROAD
S17	10' X 70' NCDOT SIGHT DISTANCE TRIANGLE (TYP.)
S18	"STOP" SIGN; R1-1 (MUTCD) AND 24" WIDE "STOP" BAR.
S19	STREET LIGHT (REFER TO LIGHTING PLAN)
S20	RETAINING WALL. DESIGN BY OTHERS.

SITE DATA TABLE	
PROJECT NAME:	THE PRESERVE AT GRESHAM LAKE
PROPERTY OWNER:	GRESHAM LAKE PARTNERS LLC
PIN:	1727-27-6820
DEED REFERENCE:	DB 17306 PG 2335
PROPERTY ADDRESS:	3095 GRESHAM LAKE RD, RALEIGH, NC 27615
JURISDICTION:	CITY OF RALEIGH
PROPERTY ZONING:	CX-3-CU
EXISTING USE:	VACANT
PROPOSED USE:	VACANT
SITE AREA:	457,814 SF (10.51 AC)
ADJACENT PROPERTY ZONING:	EAST & WEST: IX-3; NORTH: R-4; SOUTH: IH
PROPOSED LOTS:	LOT #1: 1.72 AC (74,850 SF) LOT #2: 7.06 AC (331,227 SF) LOT #3: 0.08 AC (3,372 SF)
FLOOD ZONE:	NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #3720172700J (EFFECTIVE 5/2/2006)
BLOCK PERIMETER:	MAXIMUM: 3,000 LF PROVIDED: GRESHAM LAKE / WELBORN ST / COLEMONT DR = 2514 LF PEDESTRIAN ACCESS POINT PROVIDED TO DURANT NATURE PARK PER UDO 8.3.2.B.6.
CROSS ACCESS:	PIN 1727275304: PROVIDED PIN 1727370752: PROVIDED PIN 1727271868: EXEMPT PER Z-7-2021 COND. 3 PIN 1727399804: EXEMPT PER 8.3.5.b.v
TREE CONSERVATION SUMMARY	
REQUIRED:	457,814 SF X 10% = 45,782 SF
TCA PROVIDED:	46,086 SF (1.058 AC) OR 11.25% NET SITE AREA SECONDARY TCA
MAXIMUM IMPERVIOUS SURFACE AREA BEFORE ONSITE ACTIVE STORMWATER CONTROLS REQUIRED:	LOT 1: 9,718 SF LOT 2: 6,787 SF LOT 3: 3,372 SF

SITE LAYOUT NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 3-12 BUSINESS DAYS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-432-4949) TO HAVE EXISTING UTILITIES LOCATED.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY OR AS DIRECTED IN THE PLAN.
- ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN 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, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
REVISED PER CITY OF RALEIGH COMMENTS
REVISED PER CITY OF RALEIGH COMMENTS

DATE	DATE
01/28/2022	01/21/2022
04/15/2022	
	332
	DRAWN BY
	R. WINGATE
	CHECKED BY
	R. BAKER
	SCALE
	AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

3095 GRESHAM LAKE ROAD
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

SUBDIVISION PLAN

JOB NO.
47392
SHEET NO.
C.2.0

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

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, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.