# **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 <a href="mailto:siteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

		DEVELOPMENT TYPE (U	JDO Section 2.1.2)		
Conver	ntional Subdivision	Compact Development	Conservation Development	Cottage Court	
NOTE: Subdiv	isions may require (	City Council approval if in a N	Metro Park Overlay or Historic Ove	rlay District	
		GENERAL INFO	RMATION		
Scoping/sketcl	h plan case number	(s):			
Development i	name (subject to app	oroval): The Preserve at Gres	ham Lake		
Property Addre	ess(es): 3095 G	Bresham Lake R	d		
Recorded Dee	d PIN(s): 1727276	820			
What is your project type?	☐ Single ✓ Aparti	e family Townhoment Non-res	<u>-</u>	Attached houses	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION  NOTE: Please attach purchase agreement when submitting this form					
Company: LDG	G Development LLC		r Name and Title: Landon Cox (Proj	ect Manager)	
Address: 1469	S 4th St, Louisville K	Y 40208			
Phone #:		Email: lcox@ldgd	evelopment.com		
APPLICANT INFORMATION					
Company:	Timmons Group	Contact Name ar	nd Title: Robert Wingate (Project En	gineer)	
		Address: 5410 Tri	inity Rd, Ste 102, Raleigh NC 27607		
Phone #: 919-866-4951		Email: publicland	Email: publiclandpermits@timmons.com		

Continue to page 2 >>

Page 1 of 2 REVISION 02.19.21

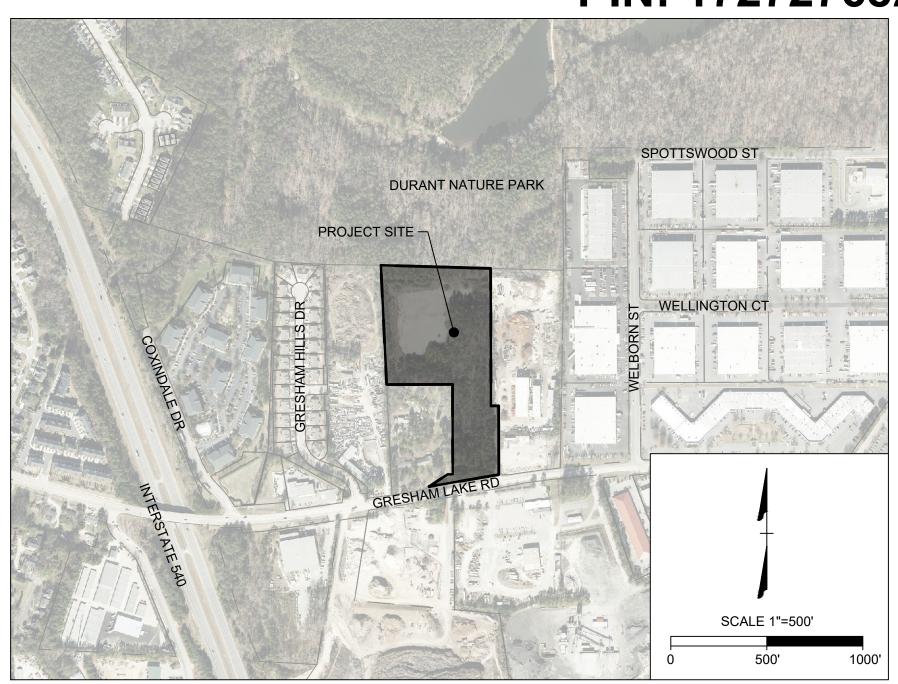
	PE + SITE DATE TABLE
	all developments)
	NFORMATION
Gross site acreage: 10.51	
Zoning districts (if more than one, provide acreage of e	ach): CX-3-CU
Overlay district: N/A	Inside City limits?  Yes  No
Conditional Use District (CUD) Case # Z- 2-2021	Board of Adjustment (BOA) Case # A-
STORMWATE	ER INFORMATION
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0.22 Square Feet:	Acres: 1.28 Square Feet:
Neuse River Buffer Yes ✓ No	Wetlands   Yes
Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #:	
·	OTS 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	
SIGNATU	JRE BLOCK
herewith, and in accordance with the provisions and regu	ects in accordance with the plans and specifications submitted lations of the City of Raleigh Unified Development Ordinance.
	serve as the agent regarding this application, and will receive and applicable documentation, and will represent the property
	is conforming to all application requirements applicable with pplication is subject to the filing calendar and submittal policy, ctivity.
Signature:	Date: 01/21/2022
Printed Name: Robert Wingate, Timmons Group	
Signature:	Date:
Printed Name:	

Please email your completed application to <a href="mailto:SiteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

Page **2** of **2** REVISION 02.19.21

# 3095 GRESHAM LAKE ROAD THE PRESERVE AT GRESHAM LAKE PRELIMINARY SUBDIVISION REVIEW

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



Sheet List Table			
Sheet Number	Sheet Title		
C0.0	COVER SHEET		
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN		
C2.0	SUBDIVISION PLAN		
C2.4	SITE DISTANCE PLAN		
C2.5	BLOCK PERIMETER PLAN		
C2.6	TRANSPORTATION PLAN		
C3.0	SUBDIVISION GRADING AND DRAINAGE PLAN		
C5.0	SUBDIVISION UTILITY PLAN		
C5.1	STREET LIGHTING PLAN		
L6.0	LANDSCAPE PLAN		
L6.1	LANDSCAPE PLAN		
C7.0	NOTES AND DETAILS		
TCA-01	TREE CONSERVATION AREA PLAN		
TCA-02	TREE CONSERVATION AREA PLAN		
TCA-03	TREE CONSERVATION AREA PLAN		

PROPERTY ZONING **EXISTING USE:** VACANT PROPOSED USE: VACANT 457,814 SF (10.51 AC) SITE AREA: ADJACENT PROPERTY EAST & WEST: IX-3; NORTH: R-4; SOUTH: IF ZONING: LOT #1: 1.72 AC (74,850 SF) LOT #2: 7.06 AC (331,227 SF) PROPOSED LOTS: LOT #3: 0.08 AC (3,372 SF) NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #3720172700J (EFFECTIVE 5/2/2006 MAXIMUM: 3,000 LF GRESHAM LAKE / WELBORN ST / COLEMONT DI **BLOCK PERIMETER:** PEDESTRIAN ACCESS POINT PROVIDED TO DURANT NATURE PARK PER UDO 8.3.2.B.6. PIN 1727275304: PROVIDED PIN 1727370752: PROVIDED CROSS ACCESS: 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 46,086 SF (1.058 AC) OR 11.25% NET SITE AREA TCA PROVIDED: SECONDARY TCA MAXIMUM IMPERVIOUS SURFACE AREA LOT 1: 9,718 SF BEFORE ONSITE LOT 2: 6,787 SF ACTIVE STORMWATER LOT 3: 3,372 SF CONTROLS REQUIRED:

SITE DATA TABLE

THE PRESERVE AT GRESHAM LAKE

GRESHAM LAKE PARTNERS LLC

1727-27-6820

DB 17306 PG 2335

3095 GRESHAM LAKE RD, RALEIGH, NC 27615

CITY OF RALEIGH

PROJECT NAME

PROPERTY OWNER:

PIN: DEED REFERENCE:

PROPERTY ADDRESS:

JURISDICTION:

**DEVELOPER:** LDG DEVELOPMENT, LLC **1469 S. 4TH STREET LOUISVILLE, KY 40208** (502) 649-0601

**CIVIL ENGINEER: TIMMONS GROUP** 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 **ROBERT WINGATE. PE** (919) 866-4951 ROBERT.WINGATE@TIMMONS.COM

**ARCHITECT:** STUDIO A ARCHITECTURE, INC 2330 FRANKFORT AVE **LOUISVILLE, KY 40206** WARREN GROVE, AIA (502) 496-0601 WARREN@STUDIOARCH.COM

PARCELS.

## GENERAL NOTES:

 SITE HAS BEEN DEVELOPED TO COMPLY WITH CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS PER UDO SEC. 9.1.

 THIS SUBDIVISION DOES NOT REQUIRE ACTIVE STORMWATER CONTROLS SINCE THE INCREASE IN PEAK STORMWATER RUNOFF BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS FOR THE SITE FOR THE 2-, 10-, AND 25-YEAR STORMS IS TEN PERCENT (10%) OR LESS PER CITY OF RALEIGH UDO 9.2.2.E.2.b.

INDIVIDUAL LOTS WILL PROVIDE SOLID WASTE MANAGEMENT PLAN AT TIME OF DEVELOPMENT.

 PROPOSED DEVELOPMENT IS NOT PROJECTED TO EXCEED THRESHOLDS FOR A TRAFFIC STUDY PER RALEIGH STREET DESIGN MANUAL ARTICLE 7.1.3.

## **Z-7-21 - 3095 GRESHAM LAKE ROAD:**

CONDITIONS DATED: APRIL 28, 2021

1. THE FOLLOWING USES SHALL NOT BE PERMITTED AS PRINCIPAL USES ON THE PROPERTY: SINGLE-UNIT LIVING; TWO-UNIT LIVING; AND COTTAGE COURT. NOT MORE THAN 200 DWELLING UNITS SHALL BE PERMITTED ON THE PROPERTY. NO DWELLING UNITS ARE PROPOSED WITH SUBDIVISION.

**SURVEYOR:** 

**TIMMONS GROUP** 

5410 TRINITY ROAD, STE. 102

RALEIGH, NC 27607

(919) 866-4951

- RENTAL FEES FOR DWELLING UNITS ON THE PROPERTY SHALL BE AFFORDABLE FOR HOUSEHOLDS EARNING AN AVERAGE OF 60% OF THE AREA MEDIAN INCOME OR LESS FOR A PERIOD OF NO LESS THAN 25 YEARS FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON THE PROPERTY. THE RENT AND INCOME LIMITS WILL FOLLOW THE AFFORDABLE HOUSING STANDARDS DETERMINED ANNUALLY BY THE CITY OF RALEIGH HOUSING & NEIGHBORHOODS DEPARTMENT. AN AFFORDABLE HOUSING DEED RESTRICTION IN A FORM APPROVED BY THE CITY SHALL BE FILED AND RECORDED IN THE PROPERTY'S CHAIN OF TITLE BY THE PROPERTY OWNER IN THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO THE PROJECT RECEIVING A CERTIFICATE OF OCCUPANCY.
- NO DWELLING UNITS ARE PROPOSED WITH SUBDIVISION. THE AREA WITHIN 35 FEET OF THE ADJOINING PARCELS LISTED BELOW (THE "ADJOINING PARCELS"), WHERE NOT COMPRISING PART OF ANY TREE CONSERVATION AREA ON THE PROPERTY, SHALL CONTAIN (1) AN OPAQUE FENCE A MINIMUM OF 6 FEET IN HEIGHT DISPLAYING INFORMATION SIGNS AVERAGING NO MORE THAN 300 FEET APART ALONG ANY INDIVIDUAL FENCE, CONTAINING TEXT IN LETTERS NOT LESS

THAN 5 INCHES IN HEIGHT STATING "NO TRESPASSING," (2) A BERM WITH A MINIMUM HEIGHT OF 2.5 FEET, MEASURED PERPENDICULAR TO THE CENTER OF THE CROWN, (3) 4 SHADE TREES PER 100 LINEAL FEET, (4) 3 UNDERSTORY TREES PER 100 LINEAL FEET, AND (5) 40 SHRUBS PER 100 LINEAL FEET. ADDITIONALLY, NO RESIDENTIAL BUILDING SHALL BE LOCATED WITHIN 10 FEET OF THE ADJOINING

PIN	ADDRESS	BOOK	PAGE
1727271868	2917 GRESHAM LAKE ROAD	17294	1887
1727275304	3011 GRESHAM LAKE ROAD	17902	1286
4707070750	OAGO ODEGLIANALAKE DOAD	4000	400

- 1727370752 3109 GRESHAM LAKE ROAD 1822 189 NO DEVELOPMENT AT THIS TIME. FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.
- 4. A PUBLIC PEDESTRIAN ACCESS EASEMENT NO LESS THAN 20 FEET IN WIDTH AND HAVING A PAVED SURFACE NO LESS THAN 10 FEET IN WIDTH SHALL BE PROVIDED ON THE PROPERTY AND SHALL CONNECT FROM GRESHAM LAKE ROAD, OR ANY PUBLIC RIGHT OF WAY DIRECTLY OR INDIRECTLY CONNECTING TO GRESHAM LAKE ROAD. TO THE NORTHERN PROPERTY LINE ADJACENT TO THE DURANT NATURE PRESERVE LOCATED ON THE PARCEL HAVING PIN 1727399804 AND CONVEYED BY DEED RECORDED IN BOOK 5741 PAGE 364 OF THE WAKE COUNTY
- PUBLIC PEDESTRIAN ACCESS EASEMENT AND PAVED SURFACE PROVIDED.

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.

**Preliminary Subdivision Application** 

Development name (subject to approval): The Preserve at Gresham Lake

Property Address(es): 3095 Gresham Lake Rd

appropriate review type and include the plan checklist document. Please email all documents and your preliminary

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

Non-residential

APPLICANT INFORMATION

**DEVELOPMENT TYPE + SITE DATE TABLE** 

(Applicable to all developments)

ZONING INFORMATION

STORMWATER INFORMATION

SIGNATURE BLOCK

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.

and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property

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,

Please email your completed application to SiteReview@raleighnc.gov

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project

Wetlands

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

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

Neuse River Buffer ☐ Yes ✓ No

If yes, please provide the following:

Is this a flood hazard area? Yes Vo

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

owner(s) in any public meeting regarding this application.

Printed Name: Robert Wingate, Timmons Group

which states applications will expire after 180 days of inactivity.

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

Owner/Developer Name and Title: Landon Cox (Project Manage

Contact Name and Title: Robert Wingate (Project Engineer)

Inside City limits? ✓ Yes No

Board of Adjustment (BOA) Case # A-

Proposed Impervious Surface:

Square Feet:

Yes

will serve as the agent regarding this application, and will receive

Date: 04/13/2022

**REVISION 02.19.21** 

raleighnc.gov

Date:

Address: 5410 Trinity Rd, Ste 102, Raleigh NC 27607

Email: publiclandpermits@timmons.com

Attached houses

Planning and Development

Scoping/sketch plan case number(s):

Recorded Deed PIN(s): 1727276820

Company: LDG Development LLC

Address: 1469 S 4th St, Louisville KY 40208

project type?

Company:

Page 1 of 2

Phone #: 919-866-4951

Continue to page 2 >>

Gross site acreage: 10.51

Existing Impervious Surface:

Alluvial soils:

Flood study: \_

Signature:

Signature:

Page **2** of **2** 

Printed Name:

FEMA Map Panel #:

Total # of townhouse lots:

Total # of single-family lots:0

Total # of requested lots: 3

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

DESIGNED BY R. WINGATE

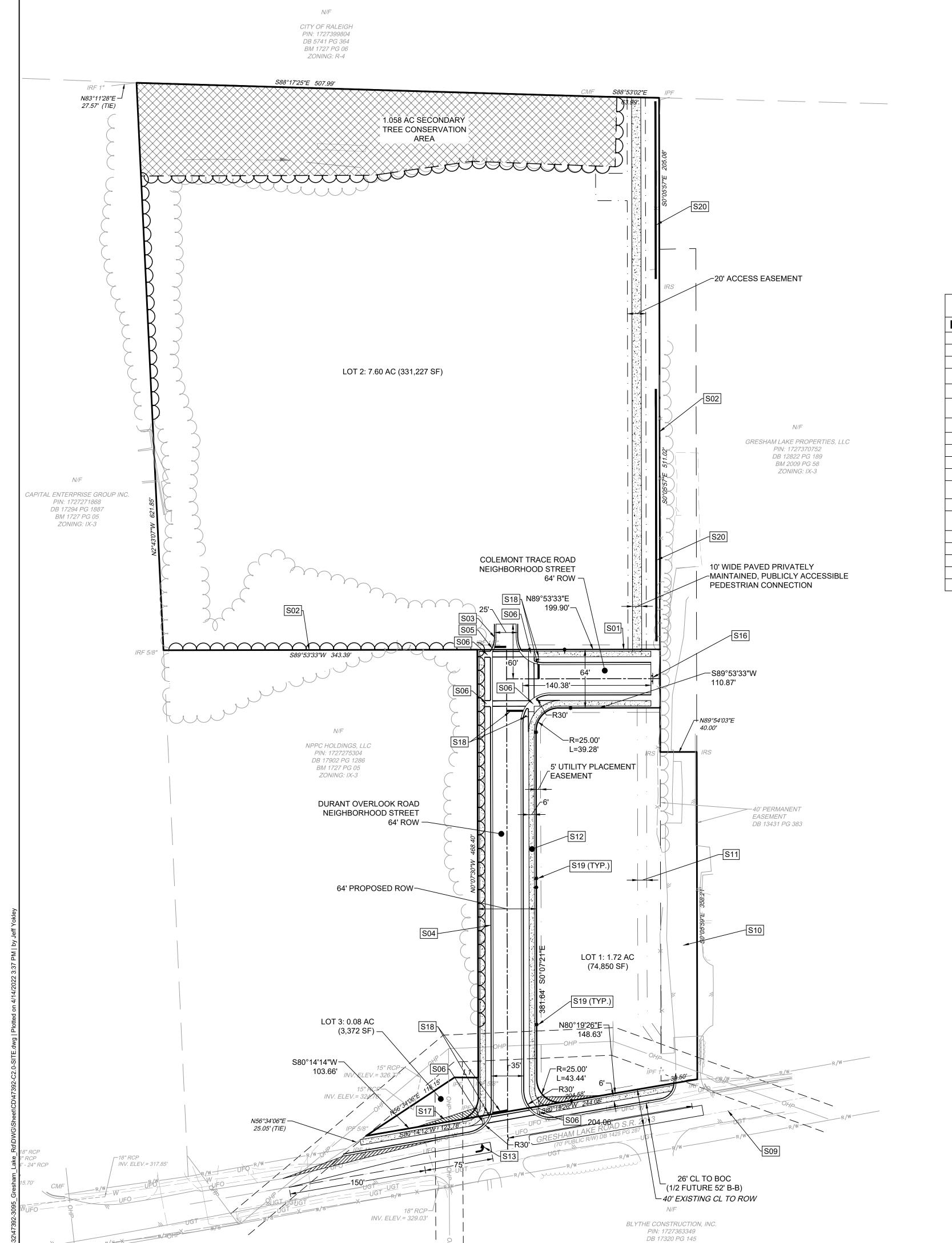
01/21/2022

CHECKED BY R. BAKER

AS SHOWN

JOB NO.

SHEET NO. C0.0



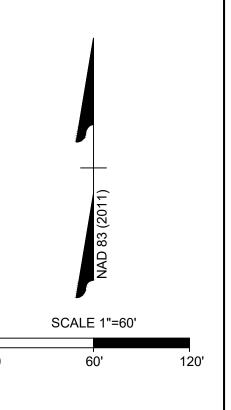
BM 1998 PG 2174

## SITE LAYOUT NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- 2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE
- 3. 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. 4. AT LEAST 3-12 BUSINESS DAYS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH
- CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
- 5. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF
- 6. ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE. 7. 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. 8. ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND
- 9. ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH. DRIVEWAYS SHALL BE PERMITTED
- 10. 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.

	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.

5	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)
	MAXIMUM: 3,000 LF
BLOCK PERIMETER:	PROVIDED: GRESHAM LAKE / WELBORN ST / COLEMONT DR = 2514 LF PEDESTRIAN ACCESS POINT PROVIDED TO DURANT NATURE PARK PER UDO 8.3.2.B.6.
	PIN 1727275304: PROVIDED
00000 100000	PIN 1727370752: PROVIDED
CROSS ACCESS:	PIN 1727271868: EXEMPT PER Z-7-2021 COND. 3
	PIN 1727399804: EXEMPT PER 8.3.5.b.v
TREE CONSERVATION S	UMMARY
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



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

RALEIGH OFFICE
y Road, Suite 102   Raleigh, NC 27607
951 FAX 919.833.8124 www.timmons.com
ON DESCRIPTION
Y OF RALEIGH COMMENTS
Y OF RALEIGH COMMENTS

DATE

01/21/2022 DRAWN BY DESIGNED BY

R. WINGATE CHECKED BY R. BAKER

SCALE AS SHOWN

JOB NO. 47392

SHEET NO. C2.0