



Administrative Approval Action

Case File / Name: SUB-0003-2022
DSLC - The Preserve at Gresham Lake (SUB)

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located on the north side of Gresham Lake Road, east of the I-540 overpass, with common street address of 3095 Gresham Lake Road.

REQUEST: Conventional subdivision of approximately 10.5 acres zoned CX-3-CU (Z-7-2021) to create 2 apartment lots.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated May 26, 2023 by Timmons Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Public Utilities

1. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A stormwater control plan shall be approved (UDO 9.2).
4. If required, a nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
6. Submit a final tree conservation plan that includes metes and bounds descriptions of the tree conservation area and tree protection fencing as required (UDO 9.1.5).



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☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Pedestrian and Bicycle Access Deed of Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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4. A pedestrian and bicycle deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
6. A fee-in-lieu for sidewalk along western portion of Durant Overlook Road shall be paid to the City of Raleigh (UDO 8.1.10).
7. A fee-in-lieu for retaining wall placed/removed in new ROW shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
9. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for any unconstructed 8" DIP W/L in coleman trace R/W (across frontage of lot 2)

Urban Forestry

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.95 acres of tree conservation area.
11. A public infrastructure surety for 31 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion (3 street trees) and 125% of the improvement cost for the City of Raleigh infrastructure (28 street trees).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.



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Urban Forestry

2. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 4 street trees along Colemont Trace Road, 24 street trees along Durant Overlook Road, and 3 street trees along Gresham Lake Road for a total of 31 street trees.

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspections of the tree conservation area and rights-of-way street trees by Urban Forestry Staff.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: June 14, 2026

Record at least ½ of the land area approved.

5-Year Sunset Date: June 14, 2028

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 06/14/2023
Development Services Director/Designee
Staff Coordinator: Kasey Evans

3095 GRESHAM LAKE ROAD

THE PRESERVE AT GRESHAM LAKE - AFFORDABLE HOUSING PROJECT

PRELIMINARY SUBDIVISION REVIEW

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



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
RICK BAKER, PE
(919) 866-4939
RICK.BAKER@TIMMONS.COM

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

SURVEYOR:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
(919) 866-4951

GENERAL NOTES:

- TREE CONSERVATION:**
 - SITE HAS BEEN DEVELOPED TO COMPLY WITH CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS PER UDO SEC. 9.1.
- STORMWATER:**
 - 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.2.3.
- SOLID WASTE MANAGEMENT:**
 - INDIVIDUAL LOTS WILL PROVIDE SOLID WASTE MANAGEMENT PLAN AT TIME OF DEVELOPMENT.
- TRAFFIC STUDY:**
 - PROPOSED DEVELOPMENT IS NOT PROJECTED TO EXCEED THRESHOLDS FOR A TRAFFIC STUDY PER RALEIGH STREET DESIGN MANUAL ARTICLE 7.1.3.

27-21 - 3095 GRESHAM LAKE ROAD CONDITIONS DATED: APRIL 28, 2021

- 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.
 - 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 3 INCHES IN HEIGHT STATING "NO TRESPASSING"; (2) A BERM WITH A MINIMUM HEIGHT OF 2.0 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 PARCELS.

PIN	ADDRESS	BOOK	PAGE
1727271988	2917 GRESHAM LAKE ROAD	17294	1687
1727275304	3011 GRESHAM LAKE ROAD	17902	1286
1727370762	3109 GRESHAM LAKE ROAD	18222	89

 - NO DEVELOPMENT AT THIS TIME, FUTURE DEVELOPMENT WILL COMPLY WITH THIS CONDITION.**
- 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 1727398804 AND CONVEYED BY DEED RECORDED IN BOOK 5741 PAGE 364 OF THE WAKE COUNTY REGISTRY.
 - PUBLIC PEDESTRIAN ACCESS EASEMENT AND PAVED SURFACE PROVIDED.**

Kasey Evans

[PRELIMINARY - NOT RELEASED FOR CONSTRUCTION]

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

Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center - One Raleigh Plaza, Suite 102 | Raleigh, NC 27601 | (919) 966-2967



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 plan to UDO@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)	
(Conventional Subdivision)	Conservation Development
Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval for a Master Plan Overlay or Historic Overlay District.	
GENERAL INFORMATION	
Scoping/Watch 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 type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input type="checkbox"/> 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: LDG Development LLC	
Address: 1469 S 4th St, Louisville KY 40208	
Phone #: (502) 649-0601	
Email: ldg@ldgdevelopment.com	
APPLICANT INFORMATION	
Company: Timmons Group	
Contact Name and Title: Rick Baker (Group Leader)	
Address: 5410 Trinity Rd, Ste 102, Raleigh NC 27607	
Phone #: (919) 866-4939	
Email: rick.baker@timmons.com	

Continue to page 2 >>

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UDO@raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 10.11	
Zoning district of more than one, provide summary of each: CX-3-CU	
Overlay district: N/A	
Conditional Use District (CUD) Case # 22-20201	
Board of Adjustment (BOA) Case # 22-20201	
STORMWATER INFORMATION	
Existing Impervious Surface:	
Acre: 10.11	Square Feet: 4,114
House/Floor Buffer: Yes	No
Is this a flood hazard area? Yes	No
If yes, please provide the following:	
Flood study:	
FEMA Map Panel #: N/A	
NUMBER OF LOTS AND DENSITY	
Total # of lots: 10	Attached: 0
Total # of single-family lots: 10	Detached: 0
Proposed density for each zoning district (UDO 10.2.2.F): N/A	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 10	
SIGNATURE BLOCK	
The undersigned certifies that the property owner(s) is/are 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, the undersigned, certify that I am the owner of the property and that I am the owner of the property and that I am the owner of the property.	
I have read and understand, and agree that this project is conforming to all application requirements applicable to the proposed development (i.e., I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will not be reviewed after 180 days of receipt).	
Signature: [Signature]	Date: 06/04/2023
Printed Name: Rick Baker	Date:
Signature: [Signature]	Date:
Printed Name:	Date:

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

UDO@raleighnc.gov

Page 2 of 2



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

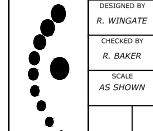
PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Raleigh, NC 27607
TEL: 919-866-4951 FAX: 919-833-4124 www.timmons.com

REVISION DESCRIPTION
DATE
17/27/2022
REVISED PER CITY OF RALEIGH COMMENTS
10/12/2023
REVISED PER CITY OF RALEIGH COMMENTS
05/04/2023
REVISED PER CITY OF RALEIGH COMMENTS
03/26/2023
REVISED PER CITY OF RALEIGH COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE
01/21/2022
DESIGNED 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
COVER SHEET

JOB NO.
47392
SHEET NO.
C0.0

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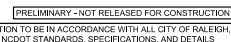
[illegible]

05-025070;

8. RECORDED PROPERTY DATA:
8.1. DB 17306 PG 2335
8.2. BM 2009 PG 670

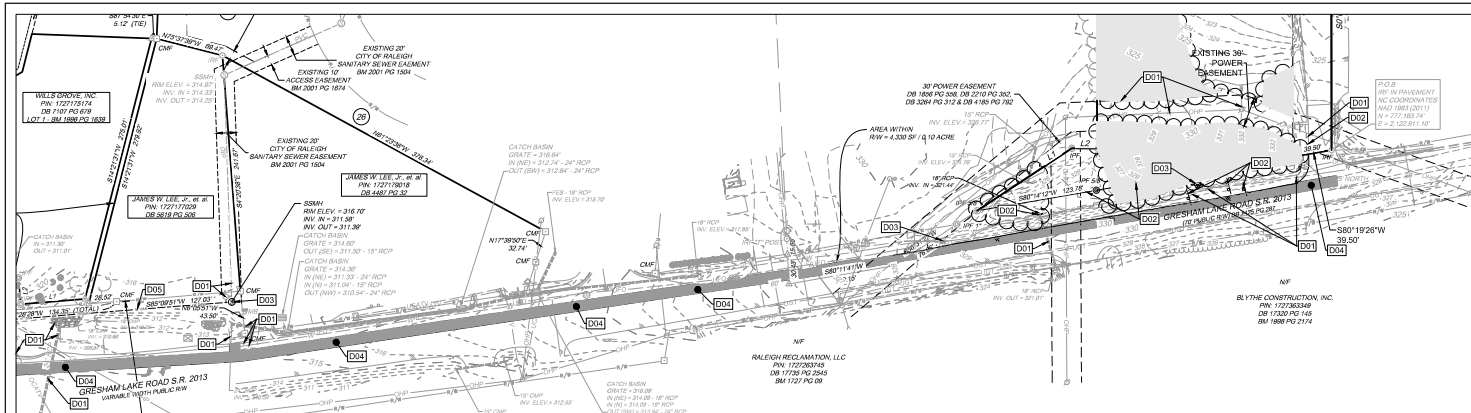
9. EXISTING IMPERVIOUS AREA = 0.22 ACRES

10. THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.

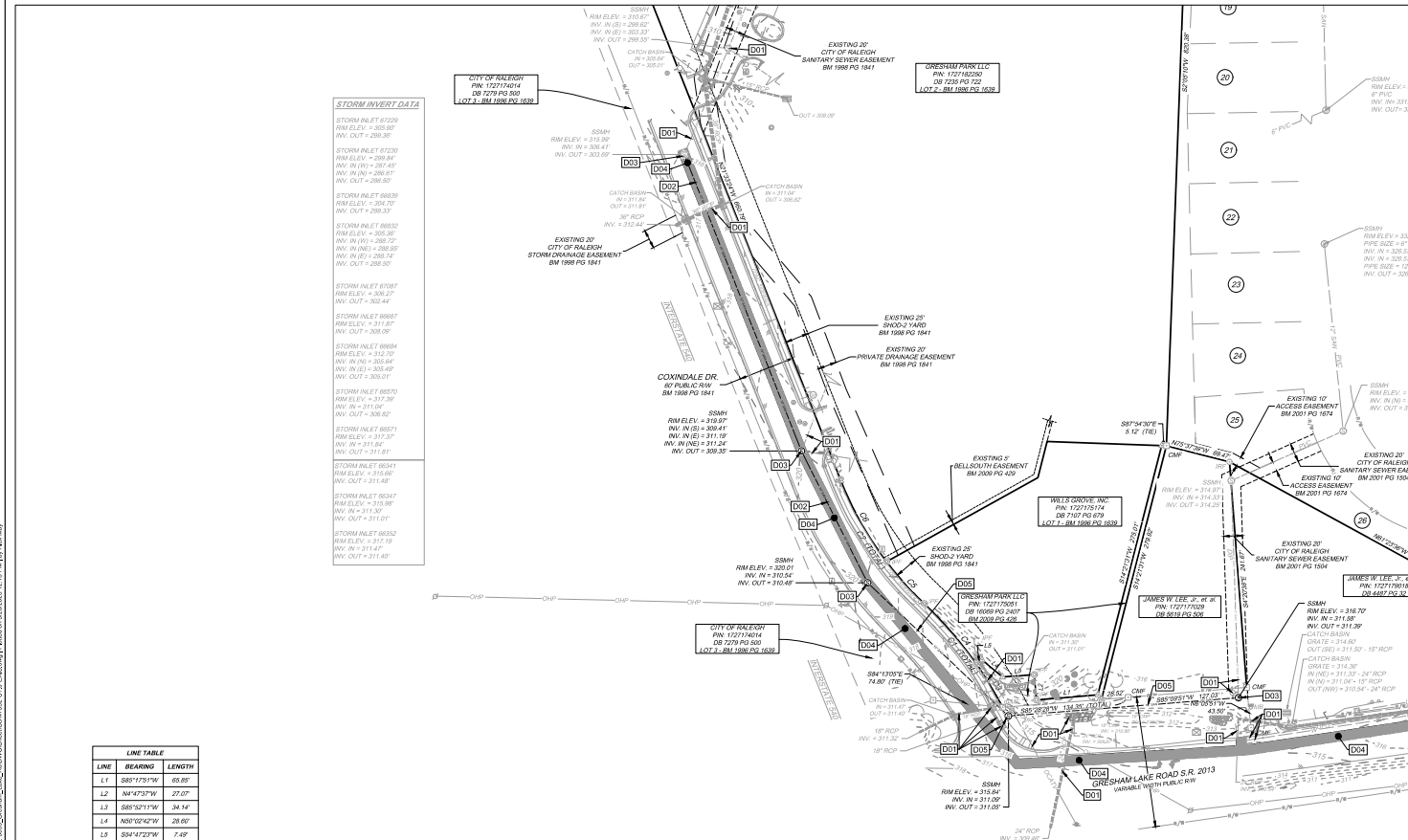
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JOB NO.	47392
SHEET NO.	C1.0

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INSET #1



INSET #2

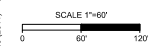
SURVEY NOTES

- ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP DATED APRIL 16, 2021. OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
- BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NRSR 2011).
- VERTICAL DATUM SHOWN HEREON IS NAVD83.
- OTHER SOURCES OF INFORMATION INCLUDE WAKE COUNTY GIS.
- AREA LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #573071Z700J (EFFECTIVE 05-02-2016).
- RECORDED PROPERTY DATA:
8.1. DB 17300 PG 2305
8.2. BM 2000 PG 670
- EXISTING IMPROVEMENT AREA = 0.22 ACRES
- THE UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL +800-632-4648.

DEMOLITION NOTES

- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL, OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
- CONTRACTOR TO OBTAIN REFERENCE, AND UTILITIES ALL AVAILABLE ENVIRONMENTAL REPORTS (PHASE 1 ESA, ASBESTOS, ETC.) FROM DEVELOPER.
- ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
- REMOVE/DEMOLISH ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AN APPROVAL OF THE INSPECTOR, REFER TO EROSION CONTROL PLAN.
- REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES. (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION. (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
- ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY ARCHITECT IMMEDIATELY.
- SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
- THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
- CONTRACTOR TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPAIR AND REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES REQUIRED TO COMPLETE SITE CONSTRUCTION. EITHER ON-SITE OR IN PUBLIC ROW, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- WATER AND SEWER ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS INCLUDING DISCONNECT FROM THE MAIN AND REMOVAL OF SERVICES FROM THE RIGHT-OF-WAY.
- ANY EXISTING UNIDENTIFIED SEPTIC SYSTEMS AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT NO CHARGE TO THE OWNER.
- VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY PERMITS AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
- EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
- GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING ETC. WITH THE DEVELOPER.
- CONTRACTOR SHALL NOTIFY APPROPRIATE DEPARTMENTS PRIOR TO BEGINNING ANY WORK WITH PUBLIC RIGHT-OF-WAY.

DEMOLITION KEYNOTES	
NUMBER	DESCRIPTION
D01	EXISTING FEATURE TO REMAIN.
D02	REMOVE EXISTING FEATURE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR TO COORDINATE AS NEEDED WITH LOCAL MUNICIPALITY, INSPECTORS, AND/OR UTILITY COMPANIES.
D03	RELOCATE AND MODIFY EXISTING FEATURE TO REMAIN IN SERVICE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR TO COORDINATE AS NEEDED WITH LOCAL MUNICIPALITY, INSPECTORS, AND/OR UTILITY COMPANIES.
D05	SAWCUT, REMOVE, AND REPLACE EXISTING PAVEMENT. REFER TO CITY OF RALEIGH DETAIL SS-3.
	THREE DEMOLITION AREA
	ABANDON IN PLACE WITH FLOWABLE FILL IN ACCORDANCE WITH COW UTILITY MANUAL.



[PRELIMINARY - NOT RELEASED FOR CONSTRUCTION]
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

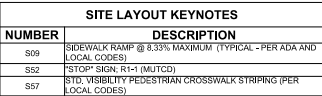
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RALEIGH OFFICE
3095 GRESHAM LAKE ROAD S.R. 2013
CITY OF RALEIGH, NORTH CAROLINA 27607
TEL: 919.866.4921 FAX: 919.833.4124 WWW.TIMMONSGROUP.COM

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REVISION DESCRIPTION	DATE
REVISED PER CITY OF RALEIGH COMMENTS	12/22/2022
REVISED PER CITY OF RALEIGH COMMENTS	04/12/2023
REVISED PER CITY OF RALEIGH COMMENTS	05/02/2023
REVISED PER CITY OF RALEIGH COMMENTS	05/02/2023
REVISED PER CITY OF RALEIGH COMMENTS	05/02/2023

DATE
01/21/2022
DRAWN BY
332
DESIGNED 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
EXISTING CONDITIONS AND DEMOLITION PLAN

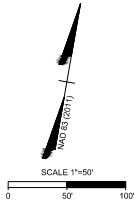
JOB NO.
47392
SHEET NO.
C1.1

[illegible]

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF DISRUPTION TO THE PUBLIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTORS AT 919-996-2400 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM THE CITY OF RALEIGH. PERMITS AT LEAST 14 DAYS PRIOR TO THE START OF WORK.
6. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV. COMPLETE AND SEND THE PERMIT APPLICATION TO THE CITY OF RALEIGH, 215 N. Hargett Street, Raleigh, NC 27601.
7. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT MUST SUBMIT A NOTIFICATION TO THE [PW CONSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK](mailto:pw.construction@raleighnc.gov) PRIOR TO THE START OF WORK.
8. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
9. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
11. THE CONTRACTOR SHALL BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY (ADA) (2010) AND THE ADA COMPLIANCE STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

1. LOCATION OF PAVEMENT MARKINGS SHALL CONFORM TO NC DOT PAVEMENT MARKING STANDARDS. APPLICATION OF PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH SECTION 205 OF THE N.C. DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROADS AND HIGHWAYS AND THE GEOMETRIC DESIGN MANUAL, CHAPTER 10, THEREOF.
2. ALL EXISTING PAVEMENT MARKINGS SHALL BE EVALUATED PER NC DOT SPECIFICATIONS PRIOR TO THE BEGINNING OF MARKING SHOWN HEREIN.
3. THE CONTRACTOR SHALL BE REQUIRED TO PRE-MARK THE PAVEMENT PRIOR TO THE BEGINNING OF THE PAVING OPERATION. PRIOR TO THE RIGHT OF WAY, THE CONTRACTOR SHALL SCHEDULE A PRE-PAVING INSPECTION REVIEW WITH THE NC DOT DISTRICT ENGINEER AT LEAST 10 BUSINESS DAYS PRIOR TO THE BEGINNING OF THE PAVING OPERATION. INSTALLED UNTIL AFTER FIELD REVIEW AND APPROVAL, BY THE NC DOT DISTRICT ENGINEER.
4. PAVEMENT MARKINGS SHALL MATCH TO AND ALIGN WITH EXISTING CONDITIONS AND MARKINGS. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING MARKINGS:
 5. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL THERMOPLASTIC MATERIALS AND INSTALL AND MAINTAIN ALL EXISTING AND NEWLY CONSTRUCTED TURN LINES TO NC DOT SPECIFICATIONS AND DIMENSIONAL STANDARDS. RAISED PAVEMENT MARKERS TO BE USED TO MARK ALL EXISTING AND NEWLY CONSTRUCTED TURN LINES.
 6. ALL PAVEMENT MARKINGS WITHIN NC DOT RIGHT-OF-WAY SHALL BE LAYED OUT IN ACCORDANCE WITH THE NC DOT SPECIFICATIONS.
 7. CONDOT NC DOT TRAFFIC SERVICES FOR PAVEMENT MARKING LAYOUT.

TRAFFIC CONTROL KEYNOTES			
SYMBOL	DESCRIPTION	MATERIAL	LINEAR LENGTH ADJUSTMENT
T2	WHITE STIPPLE (24" x 12" MIL); REFER TO NCODD STANDARD DETAIL 1205.01.	THERMO	
T3	WHITE COGGE LINE (8" x 10" MIL); REFER TO NCODD STANDARD DETAIL 1205.01.	THERMO	
T6	WHITE "T" SHAPED MARKING (12" x 120 MIL); REFER TO NCODD STANDARD DETAIL 1205.01.	THERMO	0.25
UB	UP TURN ARROW (80 MIL); REFER TO NCODD STANDARD DETAIL 1205.08.	THERMO	1
T5	WHITE "X" (8" x 12" MIL); REFER TO NCODD STANDARD DETAIL 1205.01.	THERMO	0.25
TE	WHITE SOLID LANE LINE (4" x 80 MIL); REFER TO NCODD STANDARD DETAIL 1205.01.	THERMO	1
TH	YELLOW SINGLE CENTER LINE (12" x 120 MIL); REFER TO NCODD STANDARD DETAIL 1205.01.	THERMO	1
T4	WHITE DIAGONAL (8" x 80 MIL); REFER TO NCODD STANDARD DETAIL 1205.01 AND 1205.09.	THERMO	1



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

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CONTRACTOR SHALL CALL "NORTH CAROLINA LOT CALL" (811) AT LEAST 3 DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY UNEXPECTED DRABINGS TO THE ENGINEER IMMEDIATELY.

CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITIES COMPANIES TO AVOID ANY RELATIVE DAMAGE TO ANYTHING (E.G. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).

EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION, ANY DISCREPANCIES WILL BE THE FIELD RESPONSIBILITY OF THE CONTRACTOR AND THE PLANS SHALL BE THE ENGINEER IMMEDIATELY.

THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE EXISTING DRAINAGE LINES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN FIELD ELEVATIONS TO THE ENGINEER IMMEDIATELY. IF DISCREPANCIES ARE FOUND, THE ENGINEER, THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE, OR OTHER PIPING TO THE ENGINEER IMMEDIATELY.

A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.

ALL EXISTING VULN. MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, ETC. UTILITIES, ETC. SHALL BE PROTECTED TO MATCH THE FINISHED GRADE.

CONTRACTOR, CONTRACTOR, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.

ALL SLOPE ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATIONS SHALL BE TO THE FINISHED GRADE.

A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.

CONTRACTOR SHALL MAINTAIN A MINIMUM 15% SLOPE TO THE DRAINAGE ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SLOPES TO HAVE TO MAINTAIN A MINIMUM 15% SLOPE TO THE DRAINAGE ARE TO HAVE A LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.

CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURE LOCATION NOTATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.

IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY WORK. DISCREPANCIES CAN BE FOUND.

CONTRACTOR'S ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPILL ELEVATIONS ARE SHOWN DUE TO SPACE LIMITATIONS. THERE MAY BE ADDITIONAL SPILL ELEVATIONS NOT SHOWN AND ALL CATCH BASINS AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED BY CONSTRUCTION OR REMOVED BY CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER APPLICATION OF ALL AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE ENGINEER, THE INSPECTOR OR THE ENGINEER.

CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR ALL OFF-SITE STORMS AND WASTE AREAS.

ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STORM DRAIN"

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

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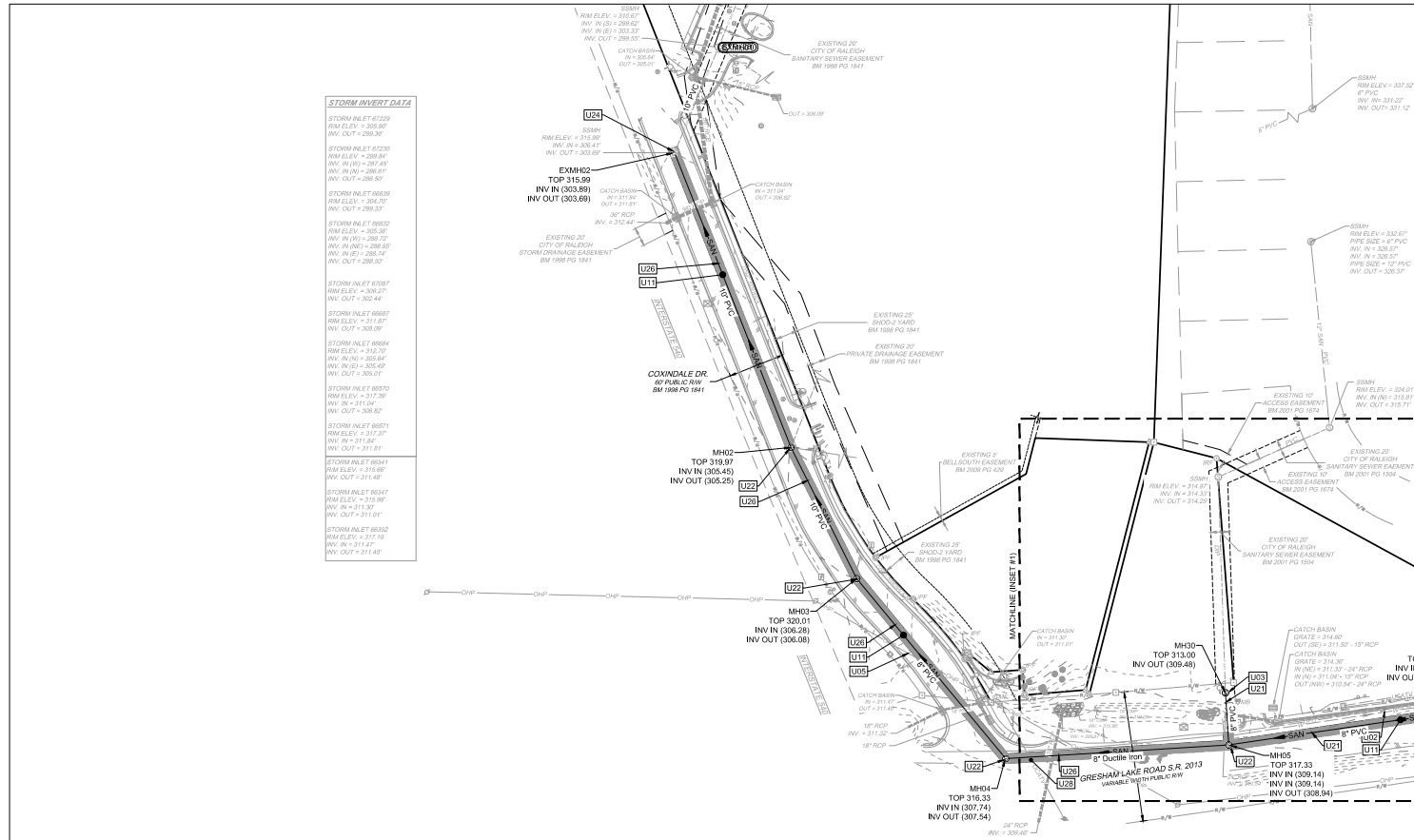
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3095 GRESHAM LAKE ROAD
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
SUBDIVISION GRADING AND DRAINAGE PLAN

JOB NO.
47392

SHEET NO.
C3.0

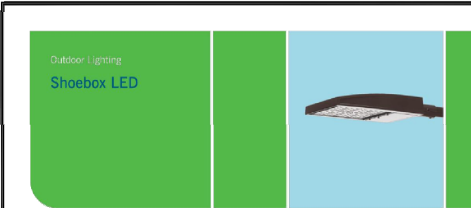
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TIMM		3)
		JOB NO. 47392
		SHEET NO. C5.1



Outdoor Lighting Shoebox LED

The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and simple lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark brown, gray or white with one to four fixtures per pole.

LED
Slight Beaming Dish

Mounting heights
25', 30', 35'

Colors
Black
Brown
Gray
White

Poles
Fluorogel® (2 or 3 fixtures per pole)
Decorative tapered metal
Decorative square metal

Also 30' pole available in black or bronze only.

For additional information, visit us at
dane-energy.com/outdoorlighting
or call us at 800-856-3551



Outdoor Lighting Shoebox LED

Light source: LED (wired)
Replacement for LED Wattage 150 - 250-watt CFL and metal halide.
LED Wattage 205 - up to 400-watt metal halide.
LED Wattage 535 - 1,000-watt metal halide.

Warm-up and cool-down time: Instant on (no warm-up or cool-down time)

Wattage	BUG Rating	Light Pattern	Lumens	Color Temp.
LED 150	83-103-103	IESNA Type V (beamwidth)	15900	
LED 205	83-103-103	IESNA Type V (beamwidth)	21500	
LED 250	83-103-103	IESNA Type V (beamwidth)	25800	
LED 270	83-103-103	IESNA Type V (beamwidth)	24300	4,000K
LED 420	83-103-103	IESNA Type V (beamwidth)	25134	
LED 420	83-103-103	IESNA Type V (beamwidth)	48514	
LED 420	83-103-103	IESNA Type V (beamwidth)	42365	
LED 535	83-103-103	IESNA Type V (beamwidth)	80095	
LED 535	83-103-103	IESNA Type V (beamwidth)	94305	

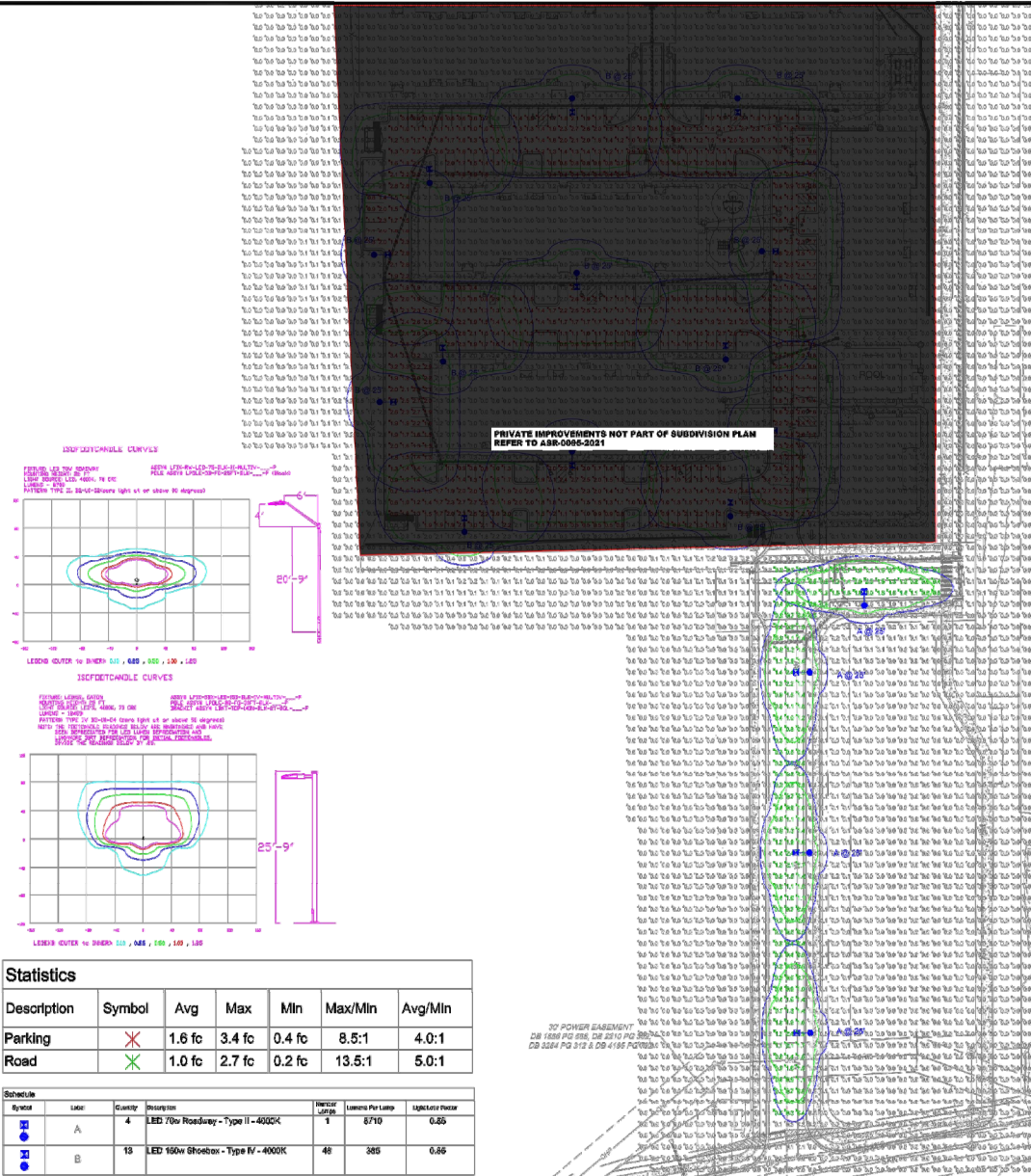
*These are approximate replacement suggestions; actual conditions could be different.

Poles available:	Mounting height	Color
Round tapered decorative metal*	30'	Black Bronze
Decorative square metal*	25' and 30'	Black White
Fluorogel®	30'	Black (1 or 2 fixtures per pole) Gray (1 or 3 fixtures per pole)

Features	Benefits
Little or no installation cost	Free up capital for other projects
Design created by lighting professionals included	Meets industry standards and lighting ordinances
No maintenance included	Eliminates sign and maintenance repair bills
Discreetly installed	Less expensive than standard service
Warranty included	Warranty
One low monthly cost on your electric bill	Convenience and savings for you
Warranty questions:	Free, no-cost, no-obligation, and service
Backed by over 40 years of experience	A name you can trust today ... and for tomorrow

*If other manufacturer products were required or made part of the project.

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Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	1.6 fc	3.4 fc	0.4 fc	8.5:1	4.0:1
Road	✕	1.0 fc	2.7 fc	0.2 fc	13.5:1	5.0:1

Schedule	Label	Quantity	Description	Mounting Height	Lumens Per Lamp	Lighting Power
A	A	4	LED 70w Roadway - Type II - 4000K	1	8710	0.85
B	B	13	LED 150w Shoebox - Type IV - 4000K	46	385	0.68

LIGHTING DESIGN TOLERANCE

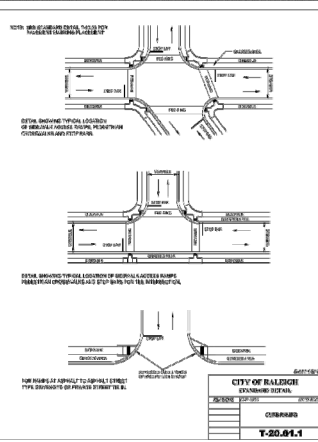
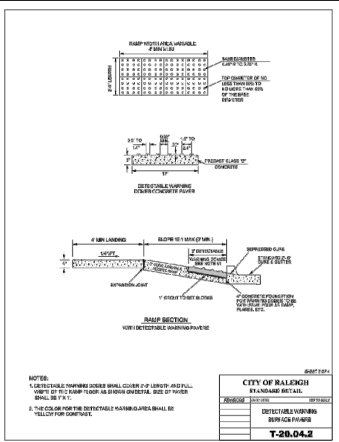
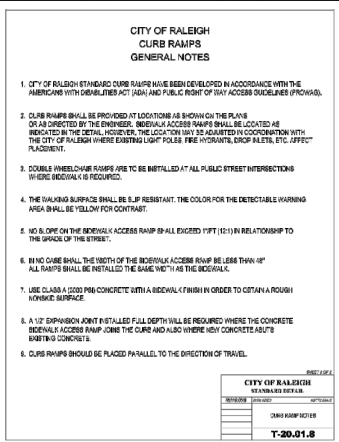
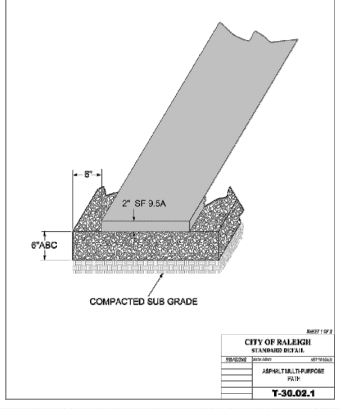
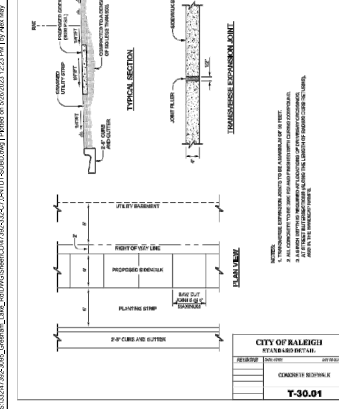
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PRESERVE @ GRESHAMS LAKE

Design by: I. Ferroukhi
Reviewed by: I. Ferroukhi
Date: 12/16/2021
Description: LED 70w Roadway & 150w Shoebox
Drawing No: 21-04104
Scale: 1" = 50'
Size: "Arch. D"
Sht. 1 OF 1



TIMMONS GROUP NORTH CAROLINA LICENSE NO. C-1652		YOUR VISION ACHIEVED THROUGH OURS.		THIS PROJECT WAS DESIGNED AT THE RAILGATE OFFICE 10000 RAILGATE BLVD., BALAHG, NC 27609 TEL. 919.866.7957 FAX 919.866.7333 info@timmons.com		PRELIMINARY NOT FOR CONSTRUCTION	
3095 GRESHAM LAKE ROAD CITY OF RALEIGH COUNTY, WEST VIRGINIA NOTES AND DETAILS		DATE 01/23/2022		REVISION DESCRIPTION 01/23/2022 REVISED PER CITY OF RALEIGH COMMENTS 01/26/2022 REVISED PER CITY OF RALEIGH COMMENTS 01/26/2022 REVISED PER CITY OF RALEIGH COMMENTS 01/26/2022 REVISED PER CITY OF RALEIGH COMMENTS 01/26/2022 REVISED PER CITY OF RALEIGH COMMENTS		PRELIMINARY NOT FOR CONSTRUCTION	
		DRAWN BY 332					
		DESIGNED BY R. WINGATE					
		CHECKED BY R. BAKER					
		SCALE AS SHOWN					
		JOB NO. 47392					
SHEET NO. C7.0							

A map of the study area showing the location of NAG 83 (2011). The map includes a scale bar indicating 0, 60', and 120' (feet). The text "SCALE 1"=60'" is present. The map shows a vertical line representing the study area, with a horizontal line intersecting it. The label "NAG 83 (2011)" is placed near the intersection.

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DATE	REVISION DESCRIPTION
12/22/2022	REVISED PER CITY OF RALEIGH COMMENTS
03/28/2023	REVISED PER CITY OF RALEIGH COMMENTS
04/12/2023	REVISED PER CITY OF RALEIGH COMMENTS
05/04/2023	REVISED PER CITY OF RALEIGH COMMENTS
05/26/2023	REVISED PER CITY OF RALEIGH COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE
01/21/2022
DRAWN BY

DESIGNED BY
J BLASCO

DESIGNED BY
J BLASCO

CHECKED BY
R. BAKER

SCALE
AS SHOWN

--	--

TREE TABLE	
Point #	DESCRIPTIONS
05029	4" PINE
05030	21" PINE
05039	18" PINE
05040	24" PINE
05050	8" SWEET GUM
05060	2" ELM
05061	8" SWEET GUM
05063	4" BIRCH
05064	12" PINE
05065	24" PINE
05066	14" PINE
05067	12" PINE
05068	8" PINE
05069	5" OAK
05070	2" OAK
05071	2" OAK
05072	3" PINE
05073	3" PINE
05074	5" PINE
05075	3" PINE
05076	4" HOLLY
05077	3" PINE
05078	3" HOLLY
05079	3" SWEET GUM
05080	3" SWEET GUM
05081	3" SWEET GUM
05082	8" PINE
05083	4" MAPLE
05084	4" SWEET GUM
05085	4" SWEET GUM
05086	4" SWEET GUM
05087	12" PINE
05088	15" PINE
05089	24" OAK
05090	8" SWEET GUM
05091	12" PINE
05092	12" OAK
05093	4" MAPLE
05094	15" PINE
05095	3" PINE
05096	3" SYCAMORE
05097	2" SWEET GUM
05098	4" SYCAMORE
05099	3" OAK
05100	3" OAK
05101	12" HICKORY
05102	18" OAK
05103	3" HICKORY
05104	12" PINE
05105	3" OAK
05106	3" SYCAMORE
05107	3" SYCAMORE
05108	3" OAK
05109	12" SYCAMORE
05110	24" OAK
05111	8" CEDAR
05112	3" SYCAMORE
05113	10" OAK
05114	4" OAK
05115	4" OAK
05116	4" SWEET GUM
05117	12" HICKORY
05118	8" SWEET GUM
05119	12" SYCAMORE
05120	3" PINE
05121	3" SYCAMORE
05122	3" SYCAMORE
05123	3" SYCAMORE
05124	3" SYCAMORE
05125	3" SYCAMORE
05126	3" SYCAMORE
05127	3" SYCAMORE
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05190	3" SYCAMORE
05191	3" SYCAMORE
05192	3" SYCAMORE
05193	3" SYCAMORE
05194	3" SYCAMORE
05195	3" SYCAMORE
05196	3" SYCAMORE
05197	3" SYCAMORE
05198	3" SYCAMORE
05199	3" SYCAMORE
05200	3" SYCAMORE

TREE TABLE	
Point #	DESCRIPTIONS
E0303	4' HOCKEY
E0304	4' OM
E0307	3' HOCKEY
E0308	4' HOCKEY
E0309	3' MAPLE
E0310	10' PINE
E0311	3' SYCAMORE
E0312	12' MAPLE
E0313	4' MAPLE
E0314	24' PINE
E0315	4' OM
E0316	12' PINE
E0317	4' MAPLE
E0318	6' SYCAMORE
E0319	4' HVEN BIRCH
E0320	11' SYCAMORE
E0321	4' HOLLY
E0322	14' MAPLE
E0323	6' OM
E0324	8' HOCKEY
E0325	8' SYCAMORE
E0326	4' PINE
E0327	5' PINE
E0328	4' PINE
E0329	4' PINE
E0330	3' PINE
E0331	4' PINE
E0332	4' PINE
E0333	4' PINE
E0334	3' PINE
E0335	4' PINE
E0336	4' PINE
E0337	4' PINE
E0338	3' PINE
E0339	3' PINE
E0340	3' PINE
E0341	4' PINE
E0342	4' PINE
E0343	4' PINE
E0344	3' PINE
E0345	3' PINE
E0346	3' PINE
E0347	3' PINE
E0348	3' PINE
E0349	3' PINE
E0350	3' PINE
E0351	3' PINE
E0352	3' PINE
E0353	3' SYCAMORE
E0354	3' SYCAMORE

TREE TABLE	
Point #	DESCRIPTIONS
00000	3" SWEET GUM
00003	4" PIN
00038	4" PIN
00039	4" PIN
00040	3" PIN
00041	4" PIN
00042	4" PIN
00043	4" SWEET GUM
00045	4" SWEET GUM
00047	3" SWEET GUM
00048	4" SWEET GUM
00049	4" SWEET GUM
00050	4" PIN
00051	3" SWEET GUM
00052	4" PIN
00056	3" SWEET GUM
00058	3" SWEET GUM
00059	3" SWEET GUM
00060	3" SWEET GUM
00061	4" SWEET GUM
00062	4" SWEET GUM
00063	4" PIN
00064	4" PIN
00065	4" PIN
00067	3" SWEET GUM
00068	3" SWEET GUM
00070	4" PIN
00071	4" PIN
00072	3" SWEET GUM
00078	3" SWEET GUM
00079	3" SWEET GUM
00080	3" SWEET GUM
00081	4" PIN
00082	4" PIN
00083	4" PIN
00089	10" PIN
00090	10" SWEET GUM
00091	6" PIN
00092	4" PIN
00093	4" PIN
00094	3" CEDAR
00095	3" SWEET GUM
00096	4" PIN
00002	4" SWEET GUM
00004	10" PIN
00005	3" SWEET GUM
00006	4" PIN
00007	3" PIN
00008	3" SWEET GUM
00009	4" PIN
00010	4" SWEET GUM
00011	4" PIN
00012	4" PIN
00013	3" SWEET GUM
00014	4" SWEET GUM
00015	4" PIN
00016	3" PIN
00017	4" PIN
00018	3" PIN
00019	3" PIN
00020	3" PIN
00021	4" PIN
00022	4" SWEET GUM
00023	3" PIN
00024	3" PIN
00025	3" PIN
00026	3" SWEET GUM
00027	4" PIN
00028	3" PIN
00029	4" PIN
00030	3" SWEET GUM
00031	3" SWEET GUM
00032	4" PIN
00033	5" PIN
00034	3" SWEET GUM

Point #	DESCRIPTIONS
62041	4" PIPE
62042	3" PIPE
62043	8" BURET GUM
62044	4" PIPE
62045	4" BURET GUM
62046	4" BURET GUM
62047	3" PIPE
62048	6" PIPE
62049	3" PIPE
62050	12" PIPE
62051	4" PIPE
62052	10" SWET GUM
62053	5" ELM
62054	3" BURET GUM
62055	3" BURET GUM
62056	3" BURET GUM
62057	3" PIPE
62058	3" PIPE
62059	3" PIPE
62060	3" PIPE
62061	3" PIPE
62062	12" OAK
62063	30" PIPE
62064	30" PIPE
62065	4" HOCKERY
62066	20" PIPE
62067	12" SWET GUM
62068	12" SWET GUM
62069	3" BURET GUM
62070	4" BURET GUM
62071	4" BURET GUM
62072	12" PIPE
62073	12" PIPE
62074	4" PIPE
62075	12" MAPLE
62076	24" OAK
62077	4" CEDAR
62078	12" ELM
62079	14" ELM
62080	20" PIPE
62081	12" PIPE
62082	24" PIPE
62083	14" ELM
62084	12" PIPE
62085	14" ELM
62086	12" ELM
62087	12" PIPE
62088	12" PIPE
62089	12" PIPE
62090	12" PIPE
62091	24" ELM
62092	12" PIPE
62093	4" MAPLE
62094	4" CEDAR
62095	3" HOCKERY
62096	12" ELM
62097	18" OAK
62098	18" MAPLE
62099	12" PIPE
62100	12" PIPE
62101	24" ELM
62102	8" PIPE
62103	4" MAPLE
62104	4" CEDAR
62105	3" HOCKERY
62106	12" ELM
62107	18" OAK
62108	18" MAPLE
62109	12" PIPE
62110	24" PIPE
62111	8" OAK
62112	4" OAK
62113	12" OAK
62114	12" PIPE
62115	18" PIPE
62116	18" PIPE
62117	8" ELM
62118	24" PIPE
62119	6" OAK
62120	12" ELM
62121	24" PIPE
62122	12" MAPLE
62123	12" PIPE
62124	12" SYCAMORE
62125	24" PIPE
62126	3" CEDAR
62127	12" PIPE
62128	12" PIPE
62129	12" PIPE
62130	12" PIPE
62131	15" ELM
62132	4" SYCAMORE

Point #	DESCRIPTIONS
60149	10" PIPE
60151	8" CYCLOMOR
60152	5" BARET GULCH
60153	20" SWET GULCH
60154	3" HOCKEY
60155	3" HOCKEY
60156	3" HOCKEY
60157	3" CYCLOMOR
60158	4" ELM
60159	8" PIPE
60160	4" ELM
60162	5" ELM
60163	18" PIPE
60164	10" ELM
60165	8" HOCKEY
60166	10" HOCKEY
60167	32" SWET GULCH
60168	16" HOCKEY
60170	3" HOCKEY
60171	18" SW
60172	12" CYCLOMOR
60173	3" PIPE
60174	3" HOCKEY
60175	3" HOCKEY
60176	32" SWET GULCH
60177	8" DAK
60178	12" CYCLOMOR
60179	3" PIPE
60180	3" HOCKEY
60181	3" HOCKEY
60182	12" CYCLOMOR
60183	3" PIPE
60184	3" HOCKEY
60185	3" PIPE
60186	3" PIPE
60187	3" PIPE
60188	3" HOCKEY
60189	4" PIPE
60190	3" HOCKEY
60191	8" CYCLOMOR
60192	12" CYCLOMOR
60193	3" HOCKEY
60194	3" HOCKEY
60195	8" DAK
60196	3" HOCKEY
60197	2" HOCKEY
60202	3" HOCKEY
60203	4" PIPE
60204	4" PIPE
60205	3" PIPE
60206	4" PIPE
60207	4" PIPE
60208	3" HOCKEY
60209	3" HOCKEY
60210	3" HOCKEY
60211	3" PIPE
60212	3" PIPE
60213	8" ELM
60214	12" ELM
60215	3" HOCKEY
60216	12" SWET GULCH
60217	8" BARET GULCH
60218	8" BARET GULCH
60219	12" SWET GULCH
60220	12" SWET GULCH
60221	8" DAK
60222	8" DAK
60223	18" SW
60224	8" ELM
60225	3" HOCKEY
60226	3" BARET GULCH
60227	4" CYCLOMOR
60228	4" CYCLOMOR
60229	12" CYCLOMOR
60230	4" DAK
60231	4" DAK
60232	12" SWET GULCH
60233	3" HOCKEY
60234	3" HOCKEY
60235	3" HOCKEY
60236	3" CYCLOMOR

TREE TABLE	
POINT	DESCRIPTIONS
63338	3" SWEET GUM
63339	12" HOLY
63426	3" PINE
63427	4" PINE
63428	3" MAPLE
63429	3" PINE
63430	4" SWEET GUM
63431	12" PINE
63432	5" PINE
63433	4" PINE
63434	4" PINE
63435	8" PINE
63436	4" PINE
63437	4" PINE
63438	8" PINE
63439	3" PINE
63440	8" PINE
63441	4" SWEET GUM
63442	4" SWEET GUM
63443	4" SWEET GUM
63444	4" SWEET GUM
63445	4" SWEET GUM
63446	5' ELM
63447	5" PINE
63448	8" PINE
63449	4" PINE
63450	4" PINE
63451	4" PINE
63452	4" PINE
63453	4" PINE
63454	3" PINE
63480	3" PINE
63481	3" PINE

TREE TABLE	
POINT	DESCRIPTIONS
63338	3" SWEET GUM
63339	12" HOLY
63426	3" PINE
63427	4" PINE
63428	3" MAPLE
63429	3" PINE
63430	4" SWEET GUM
63431	12" PINE
63432	5" PINE
63433	4" PINE
63434	4" PINE
63435	8" PINE
63436	4" PINE
63437	4" PINE
63438	8" PINE
63439	3" PINE
63440	8" PINE
63441	4" SWEET GUM
63442	4" SWEET GUM
63443	4" SWEET GUM
63444	4" SWEET GUM
63445	4" SWEET GUM
63446	5' ELM
63447	5" PINE
63448	8" PINE
63449	4" PINE
63450	4" PINE
63451	4" PINE
63452	4" PINE
63453	4" PINE
63454	3" PINE
63480	3" PINE
63481	3" PINE

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NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

TIMMONS GROUP
NORTH CAROLINA LICENSE NO.: C-1652

3095 GRESHAM LAKE ROAD

CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
TREE CONSERVATION AREA NOTES & DETAILS

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DATE	12/22/2022
DATE	01/21/2022
DRAWN BY	J BLASCO
DESIGNED BY	J BLASCO
CHECKED BY	R. BAKER
SCALE	AS SHOWN

THIS DRAWING PREPARED AT THE
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