

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)			
<input checked="" type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development	<input type="radio"/> Conservation Development	<input type="radio"/> 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?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> 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:

Continue to page 2 >>

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

Gross site acreage: 1.54 AC

Zoning districts (if more than one, provide acreage of each): R-6

Overlay district: None

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0

Square Feet: 0

Proposed Impervious Surface:

Acres: 0.71

Square Feet: 30,928

Neuse River Buffer ☒ Yes ☐ NoWetlands ☐ Yes ☒ NoIs this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: 3720172400J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots:

Detached

Attached

Total # of single-family lots: 5

Proposed density for each zoning district (UDO 1.5.2.F): **3.6 Lots / Acre**

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

Total # of requested lots: 5

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, Mike Davidson 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: **02-17-2022**

Printed Name:

MIKE DAVIDSON

Signature:

Date:

Printed Name:

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



CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title: Jorge Canario, Catherine E Canario
Address: 1116 Castleton Lane, Knightdale, NC 27455	
Phone #: 919-369-2745	Email: seaspayth@aol.com
APPLICANT INFORMATION	
Company: Timmons Group	Contact Name and Title: Mike Davidson
Address: 5410 Trinity Road, Suite 102, Raleigh, NC 27607	
Phone #: (984) 222-1610	Email: mike.davidson@timmons.com

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

STORMWATER INFORMATION			
Existing Impervious Surface:		Proposed Impervious Surface:	
Acres: <input style="width: 50px;" type="text" value="0"/>	Square Feet: <input style="width: 100px;" type="text" value="0"/>	Acres: <input style="width: 50px;" type="text" value="0.71"/>	Square Feet: <input style="width: 100px;" type="text" value="30,503"/>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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: <input style="width: 80%; border-bottom: 1px solid black;" type="text"/>			
Flood study: <input style="width: 80%; border-bottom: 1px solid black;" type="text"/>			
FEMA Map Panel #: <input style="width: 80%; border-bottom: 1px solid black;" type="text" value="3725172400J"/>			

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Signature: _____ Date: 02-17-2022

Printed Name: MIKE DAVIDSON

Signature: _____ Date: _____

Printed Name: _____

Page 2 of 2

REVISION 02.19.21

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ANNING:
A RECOMBINATION PLAT WILL BE CONDITIONED AS PART OF THE SUBDIVISION APPROVAL
OR PRIOR TO PLAT RECORDING OF THE LOTS.
INFILL REQUIREMENTS WILL BE REQUIRED AT PERMIT REVIEW, THE APPLICANT/OWNER
SHOULD NOTE THAT AT BUILDING PERMIT REVIEW.



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

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SUBDIVISION AND LANDSCAPING PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C5.0	PRELIMINARY UTILITY PLAN
C5.1	LIGHTING PLAN
C7.0	SCM DETAILS
C7.1	SCM DETAILS

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.

DATE	02/17/2022
DRAWN BY	332
DESIGNED BY	M. DAVIDSON
CHECKED BY	M. DAVIDSON
SCALE	AS SHOWN

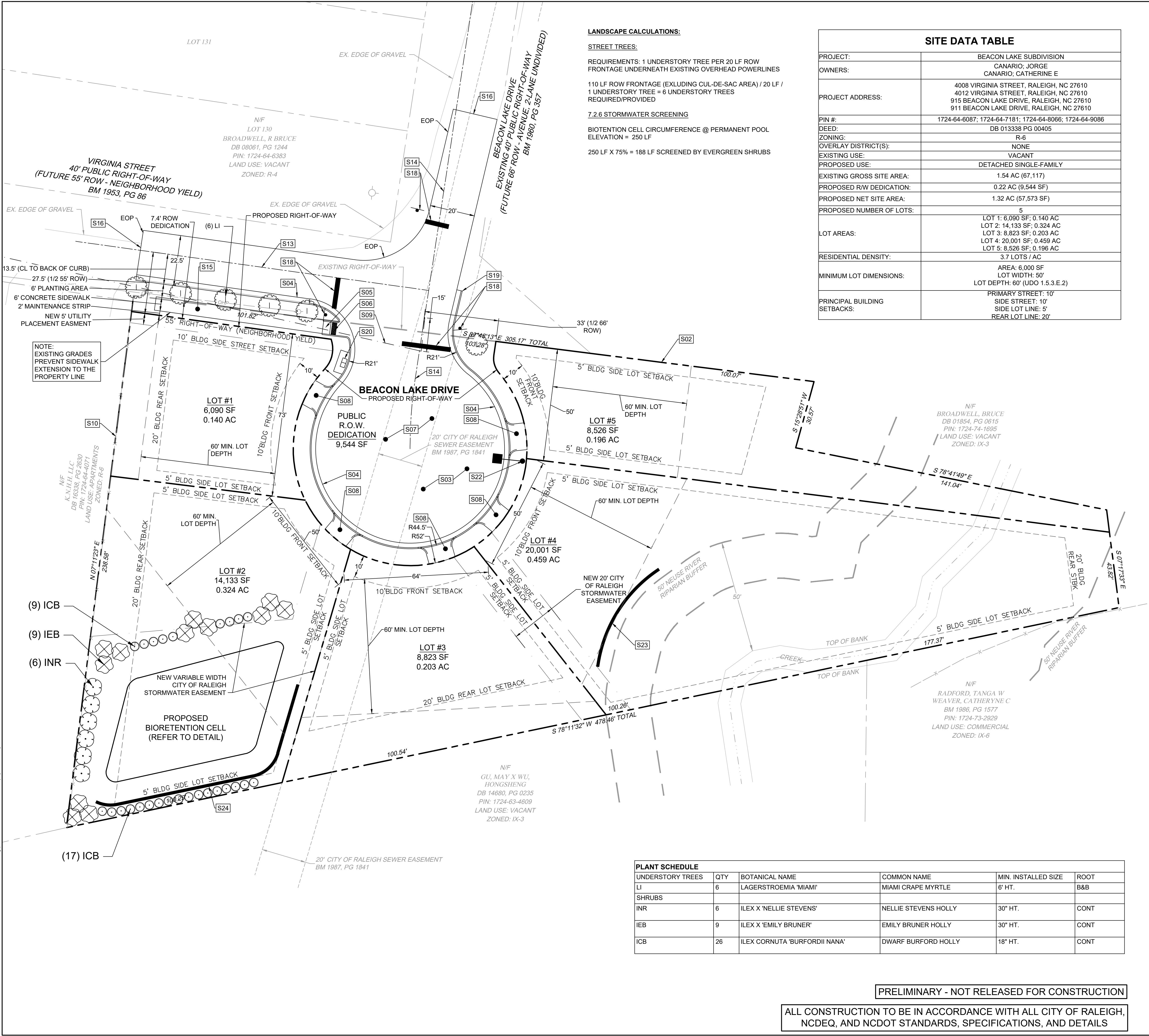
BEACON LAKE SUBDIVISION
RALEIGH - WAKE COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO.
49809

SHEET NO.
C0.0

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S:\33248809-Beacon Lake Subdivision\DWG\Sheet\CD\46809-332-02 SITE.dwg | Printed on 6/12/2022 3:35 PM | by Jeff Yockey



LANDSCAPE CALCULATIONS:

STREET TREES:

REQUIREMENTS: 1 UNDERSTORY TREE PER 20 LF ROW FRONTAGE UNDERNEATH EXISTING OVERHEAD POWERLINES

110 LF ROW FRONTAGE (EXCLUDING CUL-DE-SAC AREA) / 20 LF / 1 UNDERSTORY TREE = 6 UNDERSTORY TREES REQUIRED/PROVIDED

7.2.6 STORMWATER SCREENING

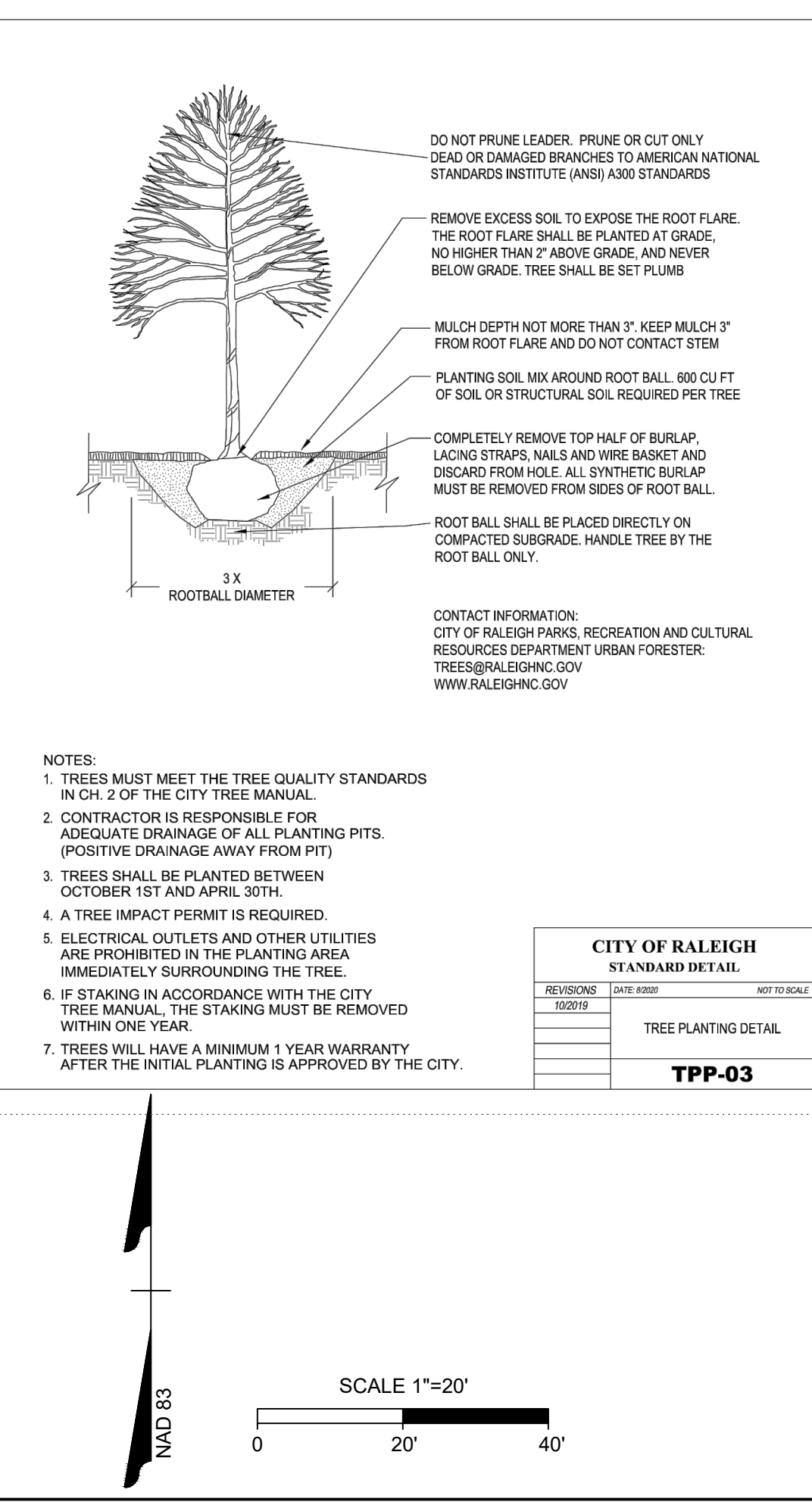
BIOTENTION CELL CIRCUMFERENCE @ PERMANENT POOL ELEVATION = 250 LF

250 LF X 75% = 188 LF SCREENED BY EVERGREEN SHRUBS

SITE DATA TABLE	
PROJECT:	BEACON LAKE SUBDIVISION
OWNERS:	CANARIO, JORGE CANARIO, CATHERINE E
PROJECT ADDRESS:	4008 VIRGINIA STREET, RALEIGH, NC 27610 4012 VIRGINIA STREET, RALEIGH, NC 27610 915 BEACON LAKE DRIVE, RALEIGH, NC 27610 911 BEACON LAKE DRIVE, RALEIGH, NC 27610
PIN #:	1724-64-6087; 1724-64-7181; 1724-64-8066; 1724-64-9086
DEED:	DB 013338 PG 00405
ZONING:	R-6
OVERLAY DISTRICT(S):	NONE
EXISTING USE:	VACANT
PROPOSED USE:	DETACHED SINGLE-FAMILY
EXISTING GROSS SITE AREA:	1.54 AC (67,117)
PROPOSED R/W DEDICATION:	0.22 AC (9,544 SF)
PROPOSED NET SITE AREA:	1.32 AC (57,573 SF)
PROPOSED NUMBER OF LOTS:	5
LOT AREAS:	LOT 1: 6,090 SF; 0.140 AC LOT 2: 14,133 SF; 0.324 AC LOT 3: 8,823 SF; 0.203 AC LOT 4: 20,001 SF; 0.459 AC LOT 5: 8,526 SF; 0.196 AC
RESIDENTIAL DENSITY:	3.7 LOTS / AC
MINIMUM LOT DIMENSIONS:	AREA: 6,000 SF LOT WIDTH: 50' LOT DEPTH: 60' (UDO 1.5.3.E.2)
PRINCIPAL BUILDING SETBACKS:	PRIMARY STREET: 10' SIDE STREET: 10' SIDE LOT LINE: 5' REAR LOT LINE: 20'

- 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 (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
 - 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.
 - ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.

SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S03	RIGHT-OF-WAY DEDICATION, VARIABLE WIDTH
S04	30" CONCRETE CURB & GUTTER; REFER TO NCDOT 846.01
S05	SIDEWALK RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S06	DETECTABLE WARNINGS PER ADA REQUIREMENTS
S07	RESIDENTIAL CUL-DE-SAC (REFER TO COR DETAIL T-10.06)
S08	DRIVEWAY APRON (REFER TO COR DETAIL T-10.04). LOCATION SUBJECT TO CHANGE.
S09	280' SIGHT DISTANCE TRIANGLE PER CITY OF RALEIGH STREET DESIGN MANUAL
S10	EXISTING FENCE TO REMAIN
S13	VIRGINIA STREET CENTERLINE
S14	BEACON LAKE DRIVE CENTERLINE
S15	6" WIDE 4" THICK CONCRETE SIDEWALK
S16	MATCH EXISTING PAVEMENT ELEVATION
S18	2" WIDE STOP BAR AND "STOP" SIGN; R1-1 (MUTCD)
S19	END 30" CURB AND GUTTER
S20	MAIL KIOSK (REFER TO ATTACHED USPS APPROVAL LETTER)
S22	LIGHT POLE BASE (TYPICAL - REFER TO LIGHTING PLAN)
S23	SPLIT-FACE BLOCK SEGMENTAL RETAINING WALL #1 WITH 42" BLACK ALUMINUM FENCE (DESIGN BY OTHERS)
S24	SPLIT-FACE BLOCK SEGMENTAL RETAINING WALL #2 WITH 42" BLACK ALUMINUM FENCE (DESIGN BY OTHERS)



PLANT SCHEDULE					
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT
LI	6	LAGERSTROEMIA 'MIAMI'	MIAMI CRAPE MYRTLE	6' HT.	B&B
SHRUBS					
INR	6	ILEX X 'NELLIE STEVENS'	NELLIE STEVENS HOLLY	30" HT.	CONT
IEB	9	ILEX X 'EMILY BRUNER'	EMILY BRUNER HOLLY	30" HT.	CONT
ICB	26	ILEX CORNUATA 'BURFORDII NANA'	DWARF BURFORD HOLLY	18" HT.	CONT

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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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

REVISIONS PER CITY OF RALEIGH COMMENTS

DATE

06/01/22

DATE

02/17/2022

DRAWN BY

332

DESIGNED BY

M. DAVIDSON

CHECKED BY

M. DAVIDSON

SCALE

AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

BEACON LAKE SUBDIVISION
RALEIGH - WAKE COUNTY - NORTH CAROLINA

PRELIMINARY SUBDIVISION AND LANDSCAPING PLAN

JOB NO.
49809

SHEET NO.
C2.0

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