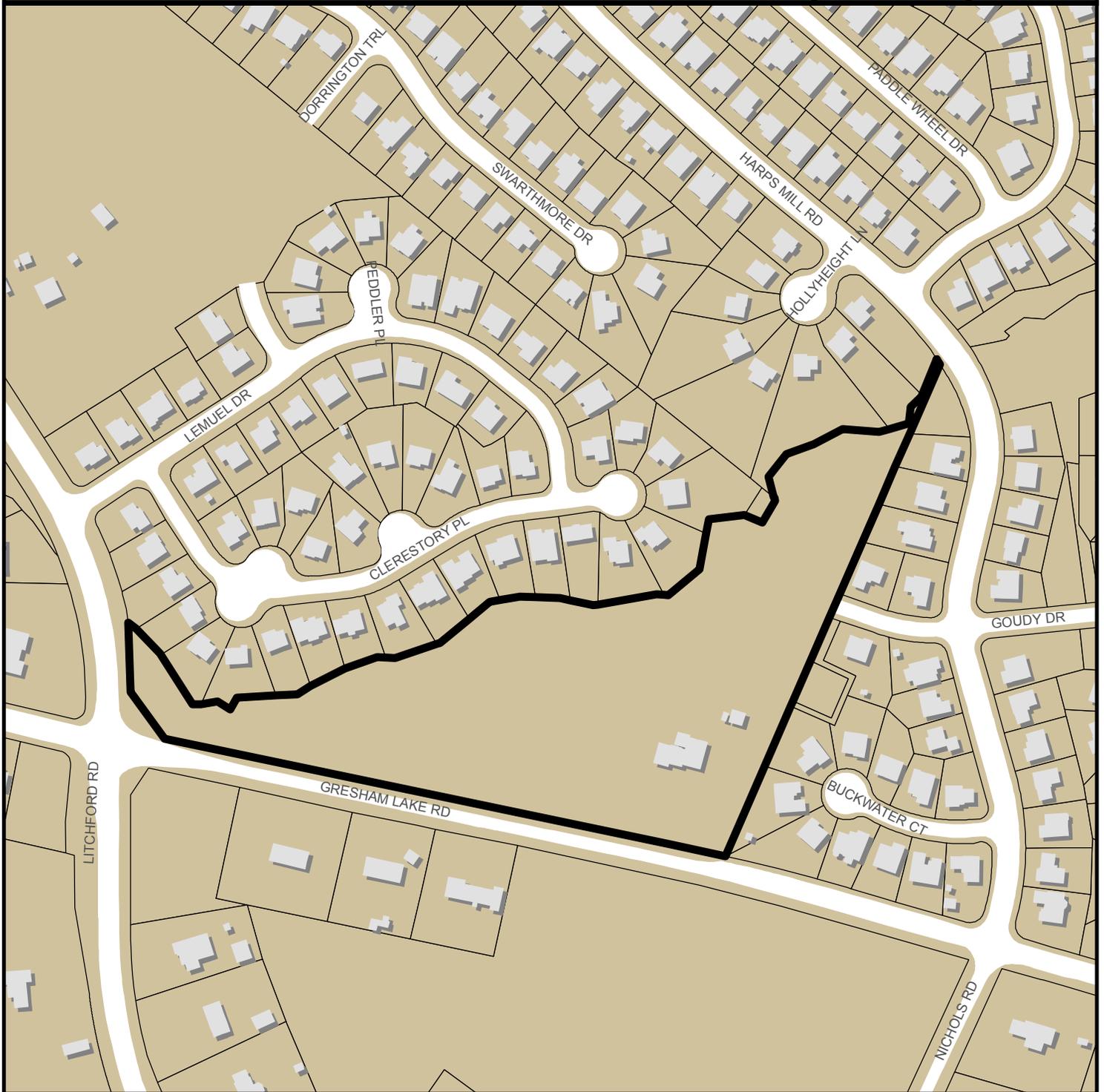


GRESHAM PLACE S-33-2014



0 300 600 Feet

Zoning: **R-6**
CAC: **North**
Drainage Basin: **Perry**
Acreage: **9.1**
Number of Lots: **25**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Jones & Clossen**
Engineering, PLLC
Phone: **(919) 387-1174**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

5-33-2014

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 406172 Assigned Project Coordinator Hodges Assigned Team Leader BRANSHAW Team Lead
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: Gresham Place

Proposed Use: Residential Subdivision

Property Address(es): 2409 GRESHAM LAKE RD

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1717971766			

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. It's a standard R-6 subdivision with no exceptions or variances.

PLANNING COMMISSION
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)	Company : Green Olive Investments, LLC	Name (s) : Andrew Sandman	
	Address : 7101 CREEDMOOR RD STE 142 RALEIGH, NC 27613		
	Phone : 919-845-6688	Email : Andy Sandman [asandlaw@bellsouth.net]	Fax

CONSULTANT (Contact Person for Plans)	Company : Jones & Clossen Engineering, PLLC	Name (s) : Stuart Jones	
	Address : PO Box 1062 Apex, NC 27502		
	Phone : 919-387-1174	Email : stuart@jonesclossen.com	Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s)
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 9.1 Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface : 7040 square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface : 2.9 acres	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils YES Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. The Comprehensive Plan 2030 calls for this area to remain residential and this property was already zoned R-6 so this zoning and subdivision are consistent with the Plan.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots : 25
2. Total # Of Single Family Lots : 22	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) : 22	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br-22 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) : 2.5	f) Total Number of Phases
10. Total number of Open Space (only) lots: 3	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Jones & Clossen Engineering to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me 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.

Signed _____ Date 8/13/14
 Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	



Development Services
Customer Service Center
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Raleigh, North Carolina 27603
Phone: 919-996-2495
Fax: 919-996-2495

Preliminary Development Plan Application
When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals	FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (info)**	Transaction Number: Assigned Project Coordinator: Assigned Team Leader:
<input checked="" type="checkbox"/> Subdivision* <input checked="" type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	

* May require Planning Commission or City Council Approval ** Legacy Districts Only

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: Gresham Place
 Proposed Use: Residential Subdivision
 Property Address(es): 2409 GRESHAM LAKE RD
 Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
 P.I.N. Recorded Deed: 171791766
 P.I.N. Recorded Deed: [blank]
 P.I.N. Recorded Deed: [blank]
 P.I.N. Recorded Deed: [blank]
 What is your project type? Apartment Hotel Empty facilities Hospital Industrial/warehouse Medium density building Mixed use/retail Non-Residential Core Office Religious institution Residential Core Retail School Shopping Center Single Family Telecommunication Tower Townhouse Other: if other, please describe:
 PERMISSIBILITY ADMINISTRATIVE REVIEW: Per City Code Section 18-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. It's a standard R-6 subdivision with no exceptions or variances.
 PLANNING COMMISSION: Per City Code Section 18-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
 CLIENT (Owner or Developer):
 Company: Green Olive Investments, LLC Name: Andrew Sandman
 Address: 7101 CREDMOOR RD STE 142 RALEIGH, NC 27613
 Phone: 919-945-6688 Email: Andy.Sandman@sandman@treehouse.net Fax:
 CONSULTANT (Contact Person for Plans):
 Company: Jones & Cossen Engineering, PLLC Name: Stuart Jones
 Address: PO Box 1962 Apex, NC 27502
 Phone: 919-387-1174 Email: stuart@jonescossen.com Fax:

PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.05.13 1

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning District(s) # 6	Proposed building use(s)
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross
Overlay District: N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 0.1 Inside City Limits: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required: N/A Provided	Proposed height of building(s)
CDA (Certificate of Appropriateness) case #	FAR (Floor area ratio percentage)
BOA (Board of Adjustment) case # A:	Building Lot Coverage percentage (Site plans only)
CUD (Conditional Use District) case # Z:	
Existing Impervious Surface: 7040 square feet	Flood Hazard Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface: 2.9 acres	# Yes, please provide
House River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils YES Flood Study FEMA Map Panel #

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. The Comprehensive Plan 2030 calls for this area to remain residential and this property was already zoned R-6 so this zoning and is in conformance with the Plan.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

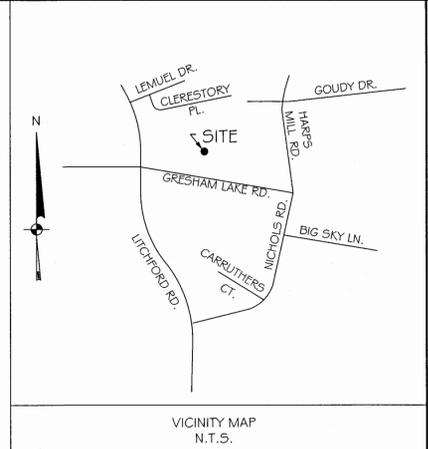
1. Total # of Townhouse Lots: Detached Attached	11. Total number of all lots: 25
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3. Total # of Apartment Or Condominium Units	If Yes, please answer the questions below:
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7. Overall Total # of Dwelling Units (1 & Above): 22	d) Total number of Open Space Lots
8. Bedroom Units: 1br 2br 3br 22 4br or more	e) Minimum Lot Size
9. Overall Units/Acre Density Per Zoning District: 2.5	f) Total Number of Phases
10. Total number of Open Space (total) lots: 3	g) Perimeter Protective Yard Provided: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071.05

SIGNATURE BLOCK (Applicable to all developments)
 In filing this plan as the property owner(s), I/We do hereby agree and certify to the contents, my/our best, execution, administration, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City. I/We hereby designate Jones & Cossen Engineering to serve as my agent regarding this application. To receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application. (Use have read, acknowledged and affirm that this project is conforming to all applicable codes and ordinances applicable to the proposed development use.)
 Signed: [Signature] Date: 8/15/14

2 PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.05.13

GRESHAM PLACE

PRELIMINARY SUBDIVISION PLAN



SITE DATA	
PROJECT NAME	GRESHAM PLACE
PREPARER'S CONTACT INFORMATION	JONES & COSSON ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - STUART M. JONES
OWNER / DEVELOPER CONTACT INFORMATION	GREEN OLIVE INVESTMENTS, LLC 7101 CREDMOOR ROAD, SUITE 122 RALEIGH, NC 27613 PHONE - (919) 845-6688 FAX - (919) 845-6639 CONTACT PERSON - ANDREW SANDMAN
CURRENT PROPERTY ZONING	R-6
WAKE COUNTY PIN	1717-97-1766
TOTAL AREA	9.13 ACRES
RAW DEDICATION - GRESHAM LAKE ROAD	0.22 ACRES
NET SUBDIVISION AREA	8.91 ACRES
DEVELOPMENT TYPE	R-6 CONVENTIONAL
MAXIMUM DENSITY ALLOWED	6 UNITS PER ACRE
PROPOSED RESIDENTIAL LOTS	22
PROPOSED RESIDENTIAL DENSITY	2.47 UNITS PER ACRE
OPEN SPACE AREA REQUIRED	0.89 ACRES (1.0% TREE CONSERVATION)
OPEN SPACE AREA PROVIDED	3.37 ACRES (37.8%)
MINIMUM LOT AREA ALLOWED	6,000 SF
MINIMUM LOT AREA PROVIDED	6,800 SF
NEW PUBLIC STREETS	960 LF (1.30 AC)

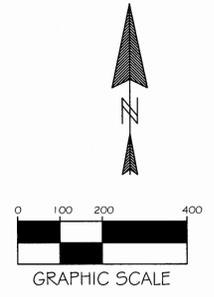
MINIMUM BUILDING SETBACKS	
SINGLE FAMILY RESIDENTIAL	
FRONT	10'
REAR	20'
SIDE	5' MIN/15' TOTAL
SIDE (CORNER)	10'

PRELIMINARY SUBDIVISION PLAN SHEET INDEX	
1	COVER SHEET
2	PRELIMINARY LOT LAYOUT PLAN
3	EXISTING CONDITIONS PLAN
4	PRELIMINARY STORMWATER PLAN
5	PRELIMINARY UTILITY PLAN
LA-1	TREE CONSERVATION PLAN
LA-2	TCP - PLANT DESCRIPTIONS
LA-3	TCP - METES AND BOUNDS

ATTENTION CONTRACTORS
 THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.
 FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.
 FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSIDE PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

SOLID WASTE INSPECTIONS STATEMENT
 THE DEVELOPMENT PROPOSES USE OF CITY OF RALEIGH SOLID WASTE SERVICES (SWS) FOR TRASH PICK-UP. STANDARD 96-GALLON ROLL-OUT REFUSE CARTS SHALL BE STORED IN GARAGES. ACCESS TO CURB PICK-UP IS AVAILABLE VIA PUBLIC STREET FRONTAGE, AS SHOWN ON SHEET 2.

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



Jones & Cossen ENGINEERING, PLLC
 Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST
SUITE 200
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescossen.com

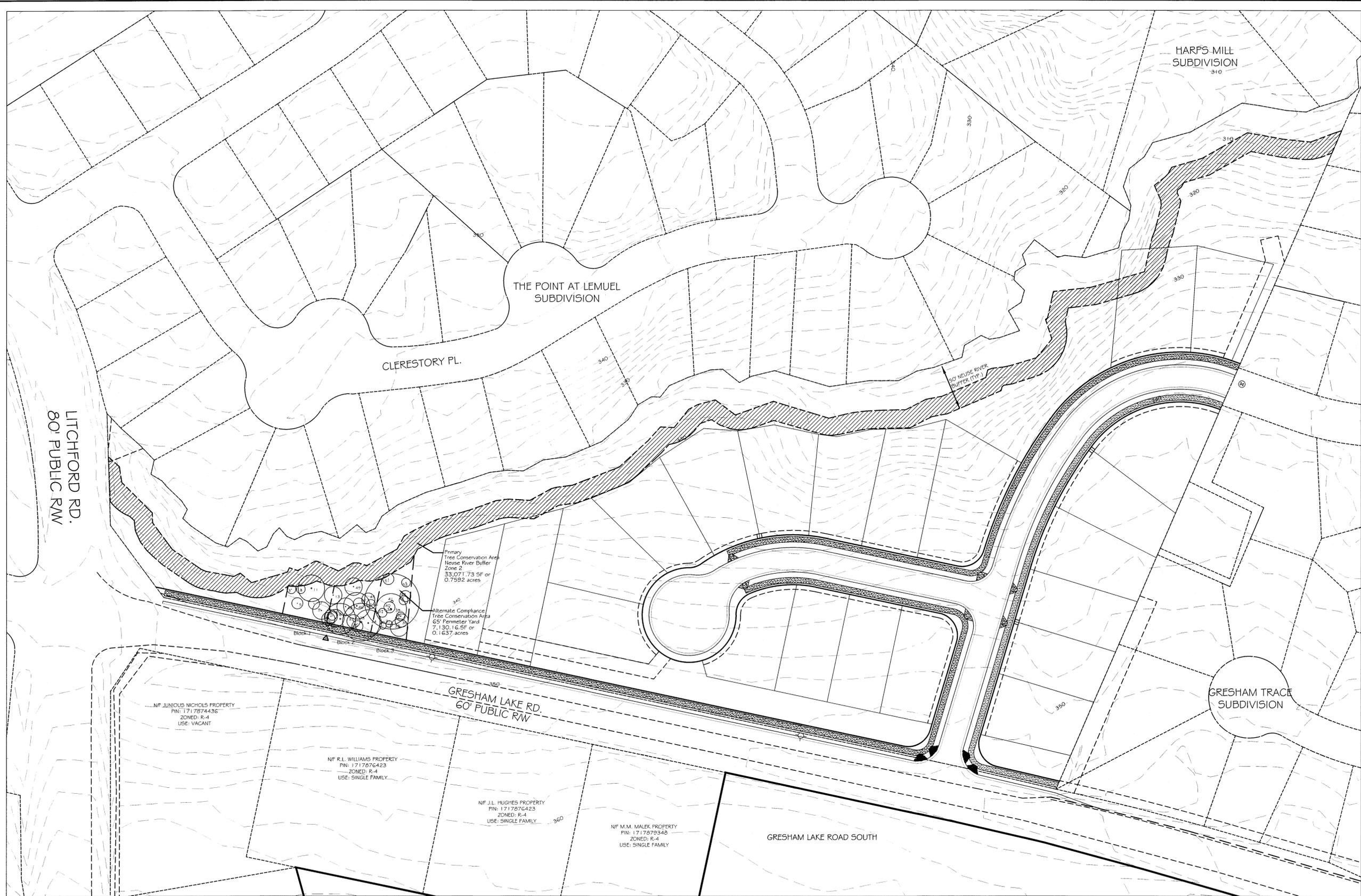
WAKE COUNTY, NORTH CAROLINA

GRESHAM PLACE
PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH

COVER SHEET

SCALE: 1" = 200'
DRAWN: SMJ
DATE: AUGUST 18, 2014
REVISION:
SHEET: 1
PROJECT: 1358-N



Alternate Compliance
Tree Conservation Area
65' perimeter yard
7,130.16 sf or 0.1637 acres

Primary
Tree Conservation Area
Neuse River Buffer - Zone 2
33,071.73 sf or 0.7592 acres

Total Site Acres: 563,077 SF or 9.13 Acres
x 10% = 39,779 SF of required Tree Conservation Area
TOTAL Tree Conservation Area provided: 40,201.89 sf or
1.0147 acres

TREE CONSERVATION PLAN



COALY DESIGN
LANDSCAPE ARCHITECTURE
300/200 Parkham Street Suite G
Raleigh, NC 27601
919.539.0012

GRESHAM PLACE

RALEIGH, NC

TREE CONSERVATION PLAN

Consultants

Professional Seals



Date Issued: 7.18.14

Scale: 1"=50'

Drawn by: RAP

Checked by: KJS



Revisions

No.	Description	Date

LA-1