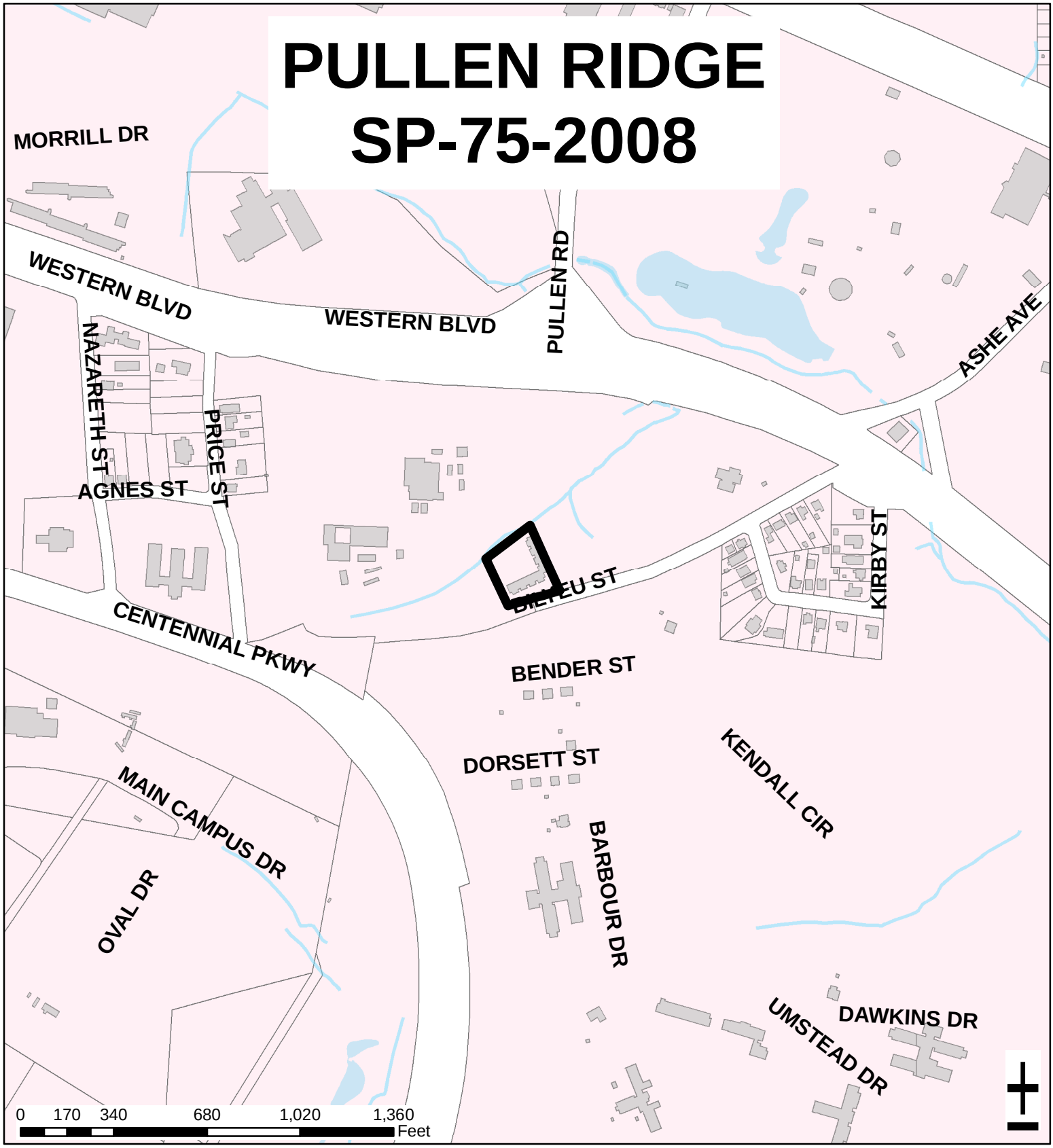
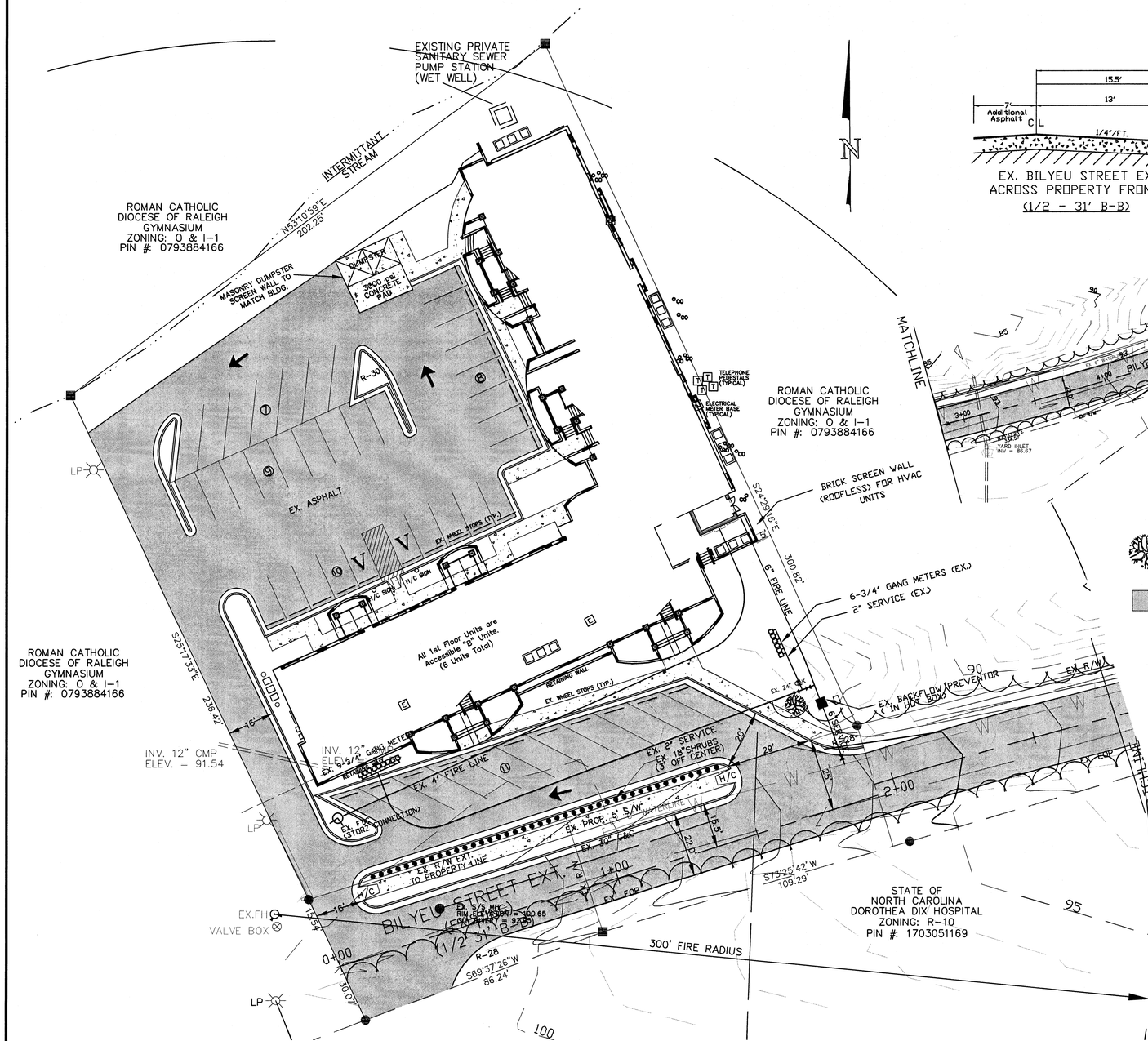
PULLEN RIDGE
SP-75-2008

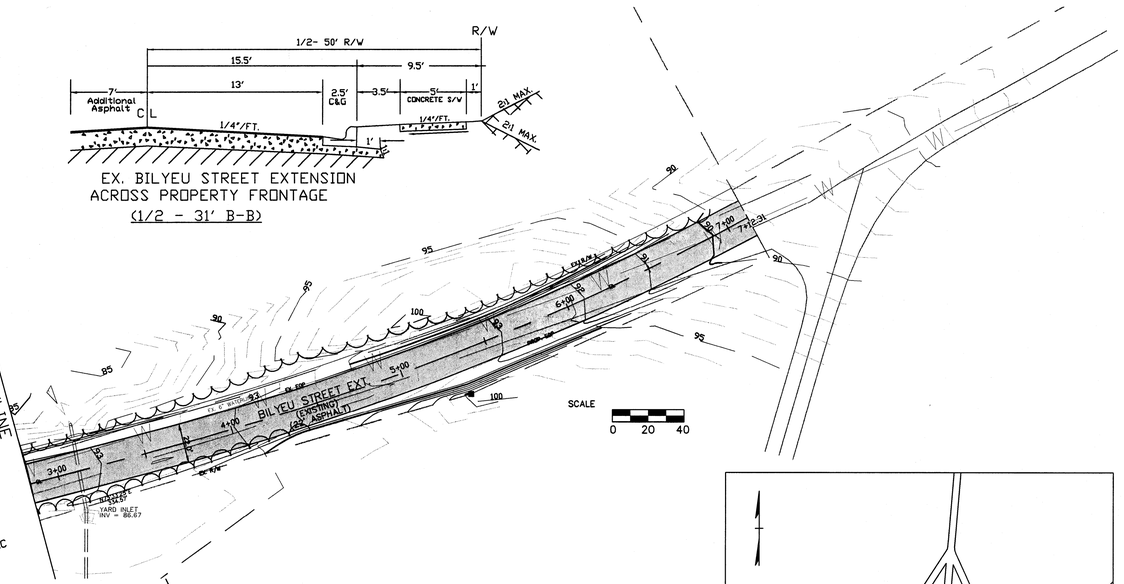


Zoning:	**O&I-1**	Acres:	**1.2**
Planning District:	**Southwest**	Proposed Sq. Ft.:	**8,088**
CAC:	**Southwest**	Planner:	**Jacque Baker**
Drainage Basin:	**Rocky Branch**	Phone:	**(919) 516-2630**
		Applicant Contact:	**Sepi Engineering Group**
		Phone:	**(919) 573-9935**



EX. BILYEU STREET EXTENSION ACROSS PROPERTY FRONTAGE

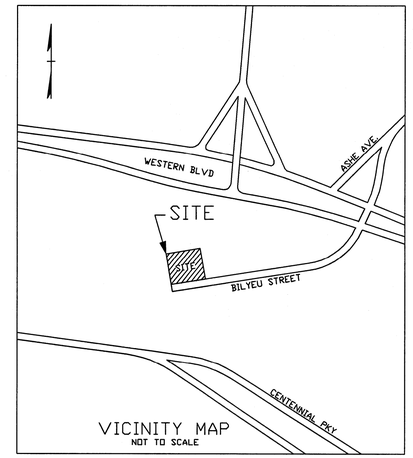
(1/2 - 31' B-B)



LEGEND

18" SHRUBS - 3' O/C

EX. 6" CABC - 2 1/2" I-2 ASPHALT



VICINITY MAP
NOT TO SCALE

City of Raleigh Site Data Sheet for Permit Review

DEVELOPMENT NAME: Pullen Ridge
STREET ADDRESS: 720 Bilyeu Street
WAKE CO. PROPERTY IDENTIFICATION # (PIN): 0793-87-5952

ZONING DISTRICT(S): O & I1 **TOTAL SITE ACRES:** 1.0214 **INSIDE CITY LIMITS?:** Yes

NOTE: IF IN A CONDITIONAL USE ZONING DISTRICT, PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.

ALL PLANS:
PROPOSED BUILDING USE: Condominiums
PROPOSED TOTAL BUILDING AREA OR EXISTING AREA IF EXPANSION (sq. ft. gross): 32,352
PROPOSED BUILDING FOOTPRINT AREA, PROPOSED OR EXISTING IF EXPANSION (sq. ft.): 8,088
MAX. BUILDING HEIGHT: 32
IF GROUP HOUSING (Apts. / Condo) , LIST HEIGHTS OF EACH BUILDING TYPE:: ____
OFF STREET PARKING: REQ'D: 40 PROVIDED: 45
STANDARD APPLIED: (*1 space per 300 s.f. building area*) 12-3 bdrm units*2.5+5-2 bdrm units*2spaces/unit = 40 spaces

HOTELS: # ROOMS: N/A (If extended stay units, may not require preliminary approval. Call 890-3642 if you have questions.)

APT. / CONDO: # 1BR Units: N/A 2BR: 5 3BR: 12 4BR N/A

SHOPPING CENTER: # BUILDINGS N/A # LOTS N/A

CLIENT (Owner or Developer):

Name(s) Engineered Construction
Address: 3227 Wellington Court
Raleigh, NC ZIP 27615
Telephone 919-954-9090 FAX: 919-954-9670
E-Mail Address:

CONSULTANT / PROJECT MANAGER (Person to contact regarding questions or revisions to the plan):

Name(s) Bill Piyer, P.E.
Address: SEPI Engineering Group
1025 Wade Avenue, Raleigh, NC ZIP 27605
Telephone: 919-573-9935 FAX: 919-789-9591
E-Mail Address: bpiyer@sepiengineering.com

PREVIOUS APPROVALS: This site is subject to conditions of approval from a Board of Adjustment, rezoning, subdivision, or prior preliminary site plan action: **YES** ____ **NO** X If yes, list file number (SP-xx-00, Z-xx-00, A-xx-00, etc.) and affix a list of conditions to the site plan itself.

OWNER'S SIGNATURE:

In filing this plan either by myself as the property owner(s) or through my duly authorized agents, 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 the site plan as approved by the City.

Date: 8-19-08 Signed: ____

NOTE:

- EX. IMPERVIOUS SURFACE = 0.805 AC (35,076 s.f.)
- CUMULATIVE IMPERVIOUS SURFACE REDUCTION OF 0.071 AC (3,075 s.f.)
- CUMULATIVE BUILDING EXPANSION OF 8,088 s.f.
- DENSITY CALCS : 17 units / (1.2014 - 0.1914 (dedicated r/w)) = 16.83 = 17 units/AC
- OPEN SPACE CALCS : 17 units * 0.01 AC/unit = 0.17 AC
  - EXISTING GRANDFATHERED OPEN SPACE = 0.13 AC

811 Know what's below. Call before you dig.

3 WORKING DAYS BEFORE YOU DIG FOR THE LOCATION OF UNDERGROUND FACILITIES

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ALL CONSTRUCTION TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

CAD FILE

REVISIONS

DATE AUGUST 18, 2008

720 BILYEU STREET
RALEIGH
WAKE COUNTY, NORTH CAROLINA

CLIENT ENGINEERED CONSTRUCTION

PULLEN RIDGE
PRELIMINARY SITE PLAN

NORTH CAROLINA PROFESSIONAL SEAL 7490 ENGINEER WILLIAM C. PIYER, III

SEPI ENGINEERING GROUP
1025 WADE AVENUE
RALEIGH, NORTH CAROLINA
ph: (919)789-9977
fax: (919)789-9591
info@sepiengineering.com
TRANSPORTATION•TRAFFIC•SURVEYING•ENVIRONMENTAL•SITE CIVIL•INSPECTIONS

SCALE 0 10 20

DR. ES/DW CH. WCP
P.M. WCP
JOB SC.06.027.00

SP-01

8/18/2008 1:06:21 PM, dwhittington