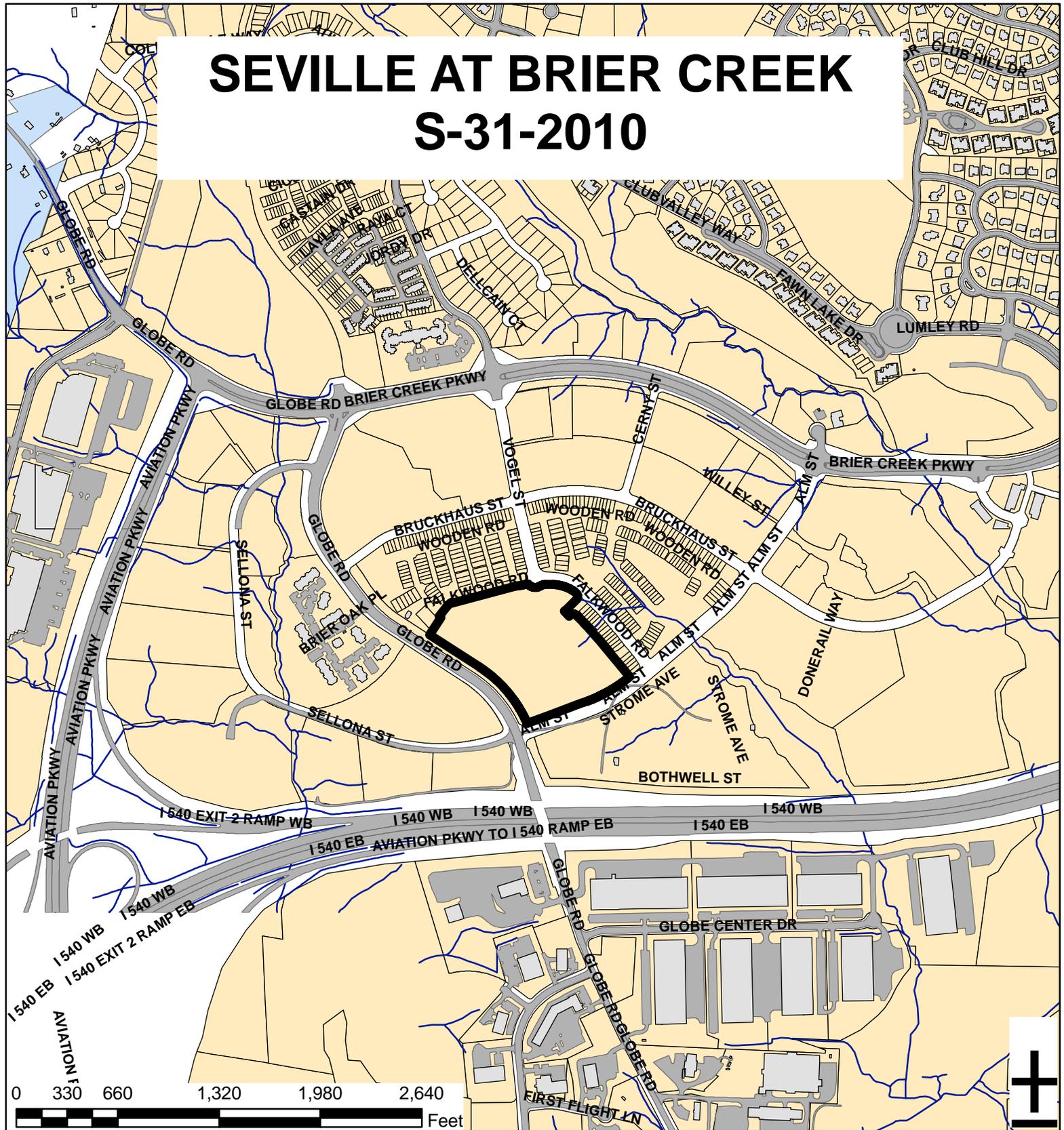


# SEVILLE AT BRIER CREEK

## S-31-2010



Zoning: **TD CUD PDD**  
 CAC: **Northwest**  
 Drainage: **Little Briar**  
 Basin: **Creek**  
 Acreage: **15.29**

Number of Lots: **152**  
 Planner: **Jacque Baker**  
 Phone: **(919) 516-2630**  
 Applicant Contact: **The John R. McAdams Co.**  
 Phone: **(919) 361-5000**

**PROJECT SITE DATA**

OWNER	STANDARD PACIFIC HOMES OF THE CAROLINAS LLC 1529 GARNEL COMMONS BLVD, SUITE 301 CHARLOTTE, NORTH CAROLINA 28226			
PARCEL	PIN 0758012132			
ZONING	TD-GD, FDD OVERLAY WITH SHOD-2			
PREV CASES	MP-2-04 (2-55-04), 5-43-04, 5-20-06, 5-88-06			
RIVER BASIN	NEUSE			
EXISTING USE	CLUB HOUSE/VACANT OTHERWISE			
SITE AREA	15.24 AC.			
BUILDING HEIGHT	MAXIMUM	75'		
PROPOSED	(TYPICAL HEIGHT 28 FT. MEASURED FROM GROUND LEVEL)			
BUILDING SETBACKS	SEE MASTER PLAN TABLE OF SETBACKS ON OVERALL SITE PLAN SHEET C-1			
PARKING REQUIRED	3 BEDROOM: 25 SPACES/UNIT			
UNIT SUMMARY	TOYHOME-ATTACHED DESIGNER: 3 BED COURTYARD: 3 BED	PHASE 1 13 UNITS 60 UNITS	PHASE 2 54 UNITS 20 UNITS	TOTAL 12 UNITS 80 UNITS
PARKING PROVIDED	TOYHOME-ATTACHED DESIGNER: COURTYARD:	34 SP 180 SP	156 SP 60 SP	190 SP 240 SP
PARKING (ON STREET)	STREET	# SPACES		
	LENOX LAUREL CIRCLE	16 SPACES		
	RAVEN TREE DRIVE	26 SPACES		
	LENOX HAVEN PLACE	0 SPACES		
	STREET A	8 SPACES		
	STREET B	16 SPACES		
	STREET C	0 SPACES		
	TOTAL	66 SPACES		
PARKING (POOL)	REQUIRED	1 SPACE/100 SF OF POOL AREA 336.3 SF/100 SF = 34 SPACES		
	PROVIDED	34 SPACES		
ACCESSIBLE PARKING (POOL)	REQUIRED	2		
	PROVIDED	2 (VAN ACCESSIBLE)		
IMPERVIOUS SURFACE	EXISTING	2.73 AC.		
	PROPOSED	15.24 AC.		
DENSITY	152 UNITS / 15.24 AC = 9.94 ~ 10 UNITS / ACRE			
TREE CONSERVATION	REQUIRED	RECORDED WITH THE MASTER PLAN (PLAT BOOK 2005 PG.1918-24)		
	PROVIDED	-		
OPEN SPACE	REQUIRED	MASTER PLAN	TRACT B	
	PROVIDED	XXX AC. (10.9)	XXX AC. (10.9)	
	PROVIDED	XXX AC. (30.5%)	XXX AC. (24.2%)	
		PHASE 1	PHASE 2	
		XXX AC.	XXX AC.	
		TOTAL	XXX AC.	
LOTS	157 (5 ARE OPEN SPACE LOTS)			

**Preliminary Nitrogen Export Summary**

Total Nitrogen Analysis Area	44.5 ac.
Total TN Load Before Treatment	639.3 lbs/yr
Total TN Load After Treatment	444.9 lbs/yr
Maximum TN Load Without Offset Payment	178.2 lbs/yr
Total TN-Export Requiring Offset Payment	316.7 lbs/yr
Total TN-Export Previously Paid	301.9 lbs/yr
Remaining TN-Export Requiring Offset Payment	14.8 lbs/yr
Remaining Offset Payment	\$8,204.56

\*Approximate TN buydown rate based on NCDENR changes to Nutrient Offset Option effective 9/1/10. The actual TN buydown rate will be based on rates provided by mitigation banks for Nitrogen buydown payments in the Neuse River drainage basin.

**STORMWATER MANAGEMENT SUMMARY**

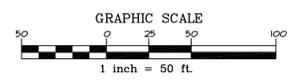
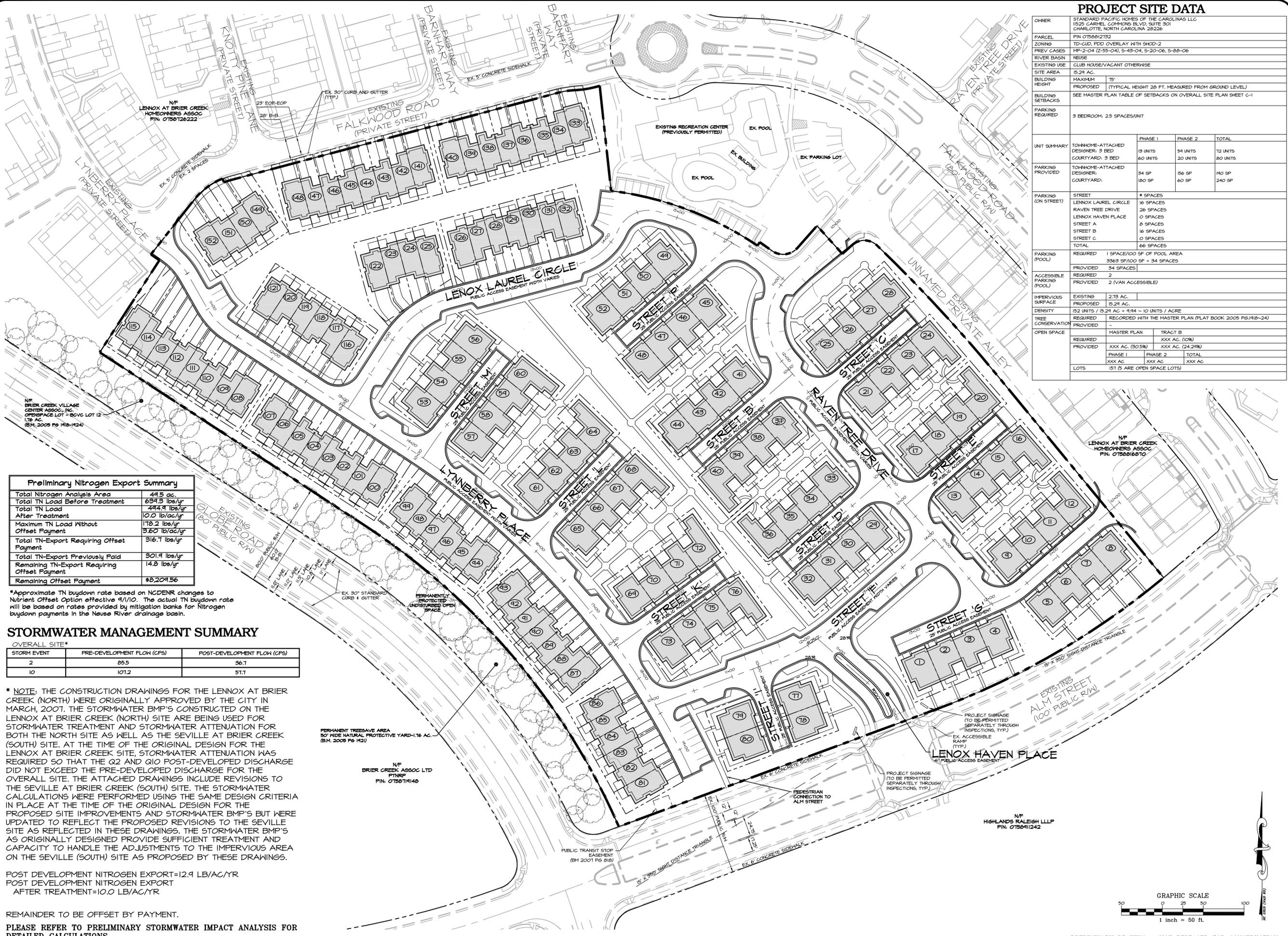
OVERALL SITE\*

STORM EVENT	PRE-DEVELOPMENT FLOW (CFS)	POST-DEVELOPMENT FLOW (CFS)
2	85.5	36.7
10	107.2	57.7

\* NOTE: THE CONSTRUCTION DRAWINGS FOR THE LENOX AT BRIER CREEK (NORTH) WERE ORIGINALLY APPROVED BY THE CITY IN MARCH, 2007. THE STORMWATER BMP'S CONSTRUCTED ON THE LENOX AT BRIER CREEK (NORTH) SITE ARE BEING USED FOR STORMWATER TREATMENT AND STORMWATER ATTENUATION FOR BOTH THE NORTH SITE AS WELL AS THE SEVILLE AT BRIER CREEK (SOUTH) SITE. AT THE TIME OF THE ORIGINAL DESIGN FOR THE LENOX AT BRIER CREEK SITE, STORMWATER ATTENUATION WAS REQUIRED SO THAT THE Q2 AND Q10 POST-DEVELOPED DISCHARGE DID NOT EXCEED THE PRE-DEVELOPED DISCHARGE FOR THE OVERALL SITE. THE ATTACHED DRAWINGS INCLUDE REVISIONS TO THE SEVILLE AT BRIER CREEK (SOUTH) SITE. THE STORMWATER CALCULATIONS WERE PERFORMED USING THE SAME DESIGN CRITERIA IN PLACE AT THE TIME OF THE ORIGINAL DESIGN FOR THE PROPOSED SITE IMPROVEMENTS AND STORMWATER BMP'S BUT WERE UPDATED TO REFLECT THE PROPOSED REVISIONS TO THE SEVILLE SITE AS REFLECTED IN THESE DRAWINGS. THE STORMWATER BMP'S AS ORIGINALLY DESIGNED PROVIDE SUFFICIENT TREATMENT AND CAPACITY TO HANDLE THE ADJUSTMENTS TO THE IMPERVIOUS AREA ON THE SEVILLE (SOUTH) SITE AS PROPOSED BY THESE DRAWINGS.

POST DEVELOPMENT NITROGEN EXPORT=12.9 LB/AC/YR  
POST DEVELOPMENT NITROGEN EXPORT AFTER TREATMENT=10.0 LB/AC/YR

REMAINDER TO BE OFFSET BY PAYMENT.  
PLEASE REFER TO PRELIMINARY STORMWATER IMPACT ANALYSIS FOR DETAILED CALCULATIONS.



**THE JOHN R. McADAMS COMPANY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL  
2805 Meridian Parkway, Durham NC 27713  
919-733-5616 • www.johnr-mcadams.com • License No.: C-0293



REVISIONS:

DEVELOPER/CONTRACT PURCHASER:  
STANDARD PACIFIC HOMES  
1600 PERIMETER PARK DR, SUITE 125  
MORRISVILLE, NORTH CAROLINA 27560

**SEVILLE AT BRIER CREEK  
PRELIMINARY SUBDIVISION PLAN**  
RALEIGH, NORTH CAROLINA  
OVERALL SITE PLAN

PROJECT NO.	SDP-10000
FILENAME	SDP10000-0AS1
DESIGNED BY	RCZ/RCA
DRAWN BY	MDS
SCALE	1"=50'
DATE	11-11-2010
SHEET NO.	C-3





# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

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

## 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 checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <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"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  287805
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name Seville at Brier Creek

Proposed Use Multi-family -- Townhouses

Property Address(es) 10700 Globe Road / 9210 Lennox Laurel Circle

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

P.I.N. 0758-81-2732

P.I.N.

P.I.N.

P.I.N.

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.

**PLANNING COMMISSION OR CITY COUNCIL REVIEW**

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. The developer is seeking a variance from the private street standards in the Developer's Hand Book -- Design for private streets. Particurlry for no sidewalk adjacent to the alleys near the courtyard product.

**CLIENT (Owner or Developer)**

Company Standard Pacific Homes of the Carolinas LLC

Name (s) Mr Gray Methven

Address 1600 Perimeter Park Drive, Suite 125 Morrisville, NC 27560

Phone 919.465.5930

Email gmethven@stanpac.com

Fax

**CONSULTANT (Contact Person for Plans)**

Company The John R McAdams Company

Name (s) Ryan Akers, PE LEED AP

Address 2905 Meridian Parkway, Durham NC 27713

Phone 919.361.5000

Email akers@johnrmcadams.com

Fax 919.361.2269

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 270701

Zoning Information	Building Information
Zoning District(s) TD-CUD -- PDD Overlay	Proposed building use(s) Townhouses
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District PDD	Proposed Building(s) sq. ft. gross
Total Site Acres 15.29 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required YES Provided YES	Proposed height of building(s) 28'
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-55-04	

**Stormwater Information**

Existing Impervious Surface 2.73acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 15.29 acres/square feet	<b>If Yes, please provide</b>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils 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 2030 comp plan calls for the southern portion of the Brier Creek PDD area to be Medium Density Residential. At 10 DU/AC this project is slightly below the desired threshold, however, with environmental and physical constraints this is the maximum density that can realistically be obtained.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots 152 Detached Attached <input checked="" type="checkbox"/>	9. Total number of commercial lots?
2. Total # Of Apartment Or Condominium Units	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units	<b>If Yes, please answer the questions below:</b>
4. Total # Of Mobile Home Lots	a) Minimum Lot Size
5. Overall Total # Of Dwelling Units (1-5 Above) 152	b) Total # Of Open Space Lots
6. Bedroom Units 1br 2br 3br 152 4br or more	c) Total # Of Phases
7. Overall Unit(s)/Acre Densities Per Zoning District(s) 10 DU/AC	d) Perimeter Protective Yards Provided
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	e) 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 Ryan Akers, PE LEED AP \_\_\_\_\_ 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 11.9.10

Signed \_\_\_\_\_

Date

Section B		TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
		YES	N/A	YES	NO	N/A
<b>General Requirements</b>						
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh	<input checked="" type="checkbox"/>					
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>					
3. Client must print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet	<input checked="" type="checkbox"/>					
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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"/>					
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"/>					
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>					
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>					
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input 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"/>					
7. Plan size 18"x24" or 24"x36"	<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"/>					
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"/>					
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. 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"/>					
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>				