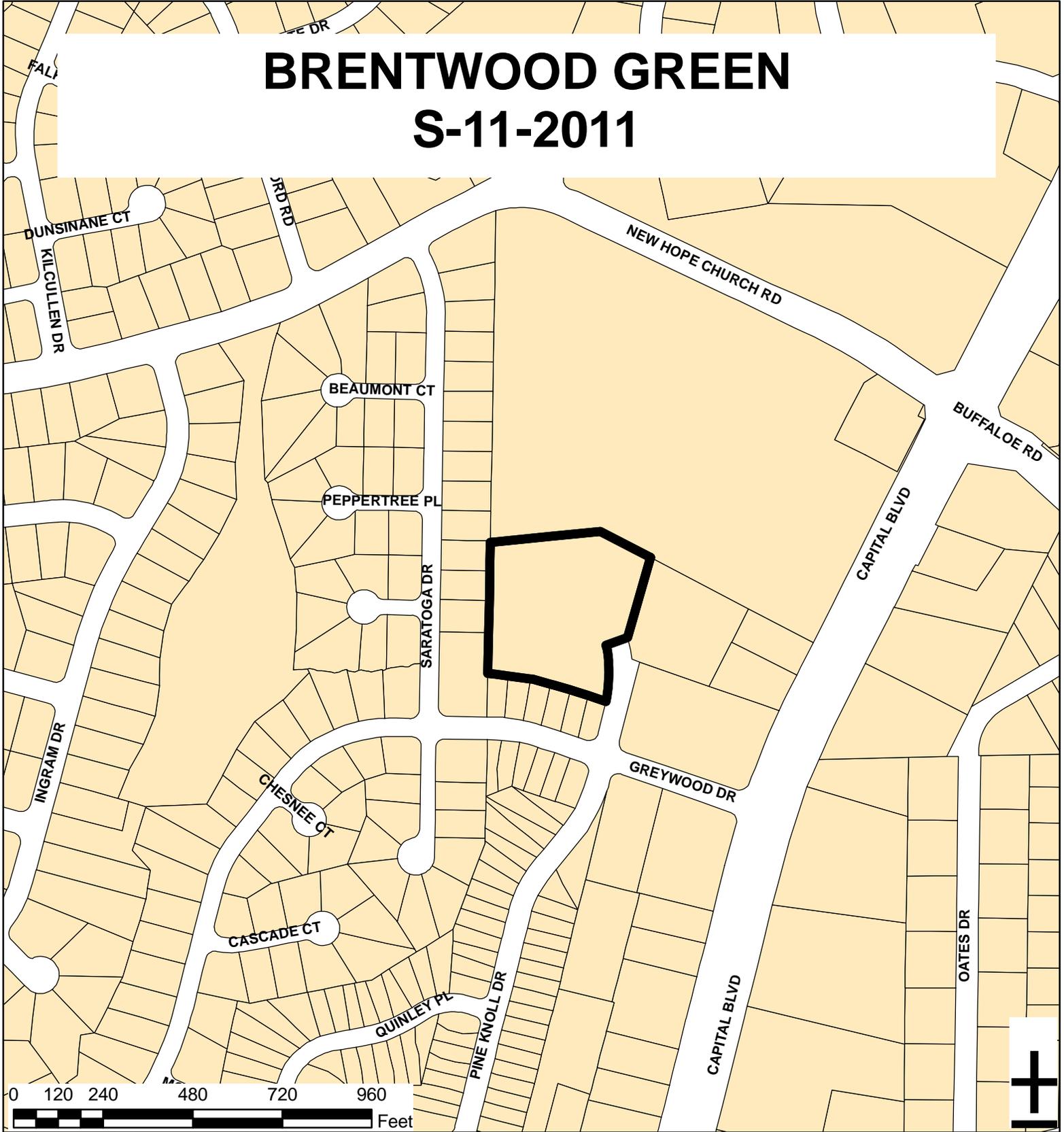


BRENTWOOD GREEN

S-11-2011



Zoning: **R-10**
CAC: **NORTHEAST**
Drainage: **MARSH CREEK**
Basin:
Acreage: **3.35**

Number of Lots: **5**
Planner: **MEADE BRADSHAW**
Phone: **(919) 516-2664**
Applicant Contact: **FOREVER HOME, LLC**
Phone: **(919) 870-9711**



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

S-11-2011

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

Grp# 255350

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 or City Council <input checked="" 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"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 307043
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name	Brentwood Green		
Proposed Use	Single Family Development		
Property Address(es)	3809 Pine Knoll Drive Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 1725-28-6672	P.I.N.	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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 <u>not</u> requiring Planning Commission or City Council approval. This property is zoned R10 and is being subdivided into 5 single family lots . It comprises 3.35 acres and will yield a density of 1.5 units per acre.		
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.		
CLIENT (Owner or Developer)	Company Forever Home , LLC		
	Name (s) Larry Lippincott		
	Address 8311 Banford Way Raleigh, NC		
	Phone 919-870-9711	Email larry@foreverhomellc.com	Fax 919-870-9725
CONSULTANT (Contact Person for Plans)	Company Priest Craven and Associates, Inc.		
	Name (s) Dan Burud		
	Address 3803 B Computer Drive Suite 104 Raleigh, NC 27609		
	Phone 919-781-0300	Email dburud@priestcraven.com	Fax 919-782-1288

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

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

Zoning Information	Building Information
Zoning District(s) R10	Proposed building use(s) Single Family
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross n/a
Overlay District	Proposed Building(s) sq. ft. gross n/a
Total Site Acres 3.35 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) n/a
Off street parking Required N/A Provided	Proposed height of building(s) n/a
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) n/a
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-N/A	

Stormwater Information

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 0.43 ac/18,731 sf acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Flood Study On File w/ City 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 This is a basic single family subdivision of 3.35 acres within a R10 zoning district. Proposed is to subdivide this property into 5 single family lots resulting in a new density of 1.5 units per acre.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

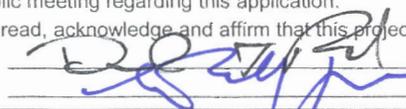
1. Total # Of Townhouse Lots n/a Detached Attached	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots 5	12. Total number of all lots 5
3. Total # Of Apartment Or Condominium Units n/a	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units n/a	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases 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)
5. Total # Of Mobile Home Lots n/a	
6. Total Number of Hotel Units n/a	
7. Overall Total # Of Dwelling Units (1-6 Above) 5	
8. Bedroom Units 1br 2br 3br 5 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 1.5	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

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.

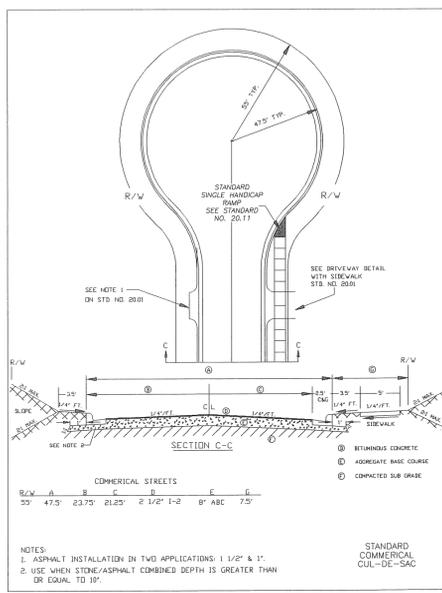
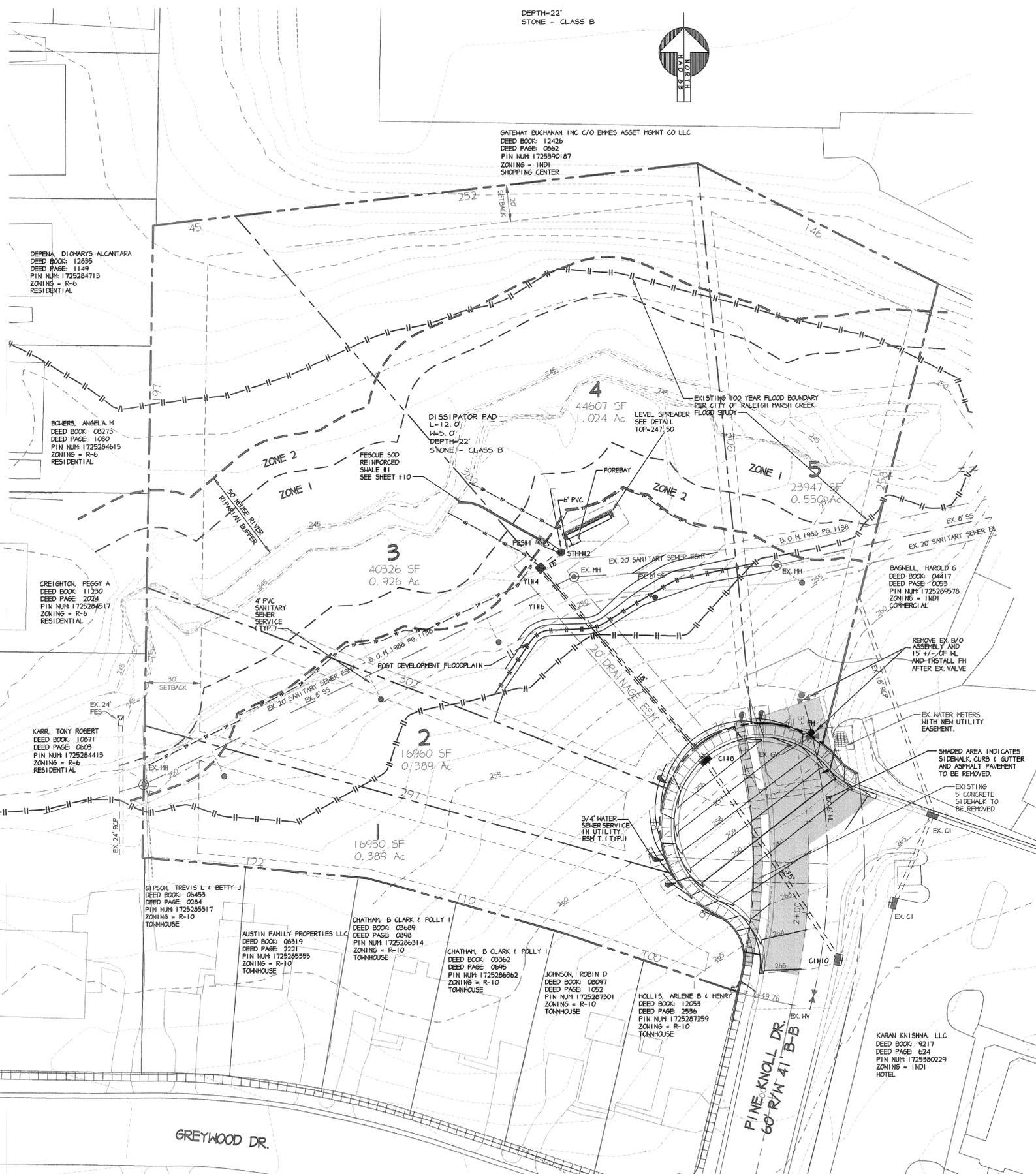
I hereby designate Dan Burud with Priest Craven and Associates, Inc. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 7/7/2011
 Signed WILLIAM P. YARBUSH, LANDMAN/PLC Date 7/7/11

Section B

	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"/>		/		
2. Preliminary Development Plan Application completed and signed by the property owner	<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"/>	/		
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"/>		/		
5. Provide the following plan sheets:	<input checked="" 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"/>	<input type="checkbox"/>	/		
c) Proposed Site, Subdivision Plan, or Recombination 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 checked="" type="checkbox"/>	<input 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 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. For re-submittals only – include all revision dates	<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 plan and elevations, if applicable. 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 1/2" 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"/>			



- GENERAL NOTES:**
- ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.
 - ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS.
 - HORIZONTAL RELATION OF WATER MAINS TO SEWERS
 - THE WATER MAIN IS LAID IN A SEPARATE TRENCH WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
 - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
 - VERTICAL RELATION OF WATER MAINS TO SEWERS

CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION - IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.

CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.
 - VERTICAL RELATION OF SANITARY SEWER MAINS TO STORM SEWER

WHEN A SANITARY SEWER IS CROSSING OVER OR UNDER A STORM SEWER, A VERTICAL SEPARATION OF 24 INCHES SHALL BE MAINTAINED UNLESS BOTH LINES ARE OF A FERROUS MATERIAL.
 - GENERAL VERTICAL CLEARANCE

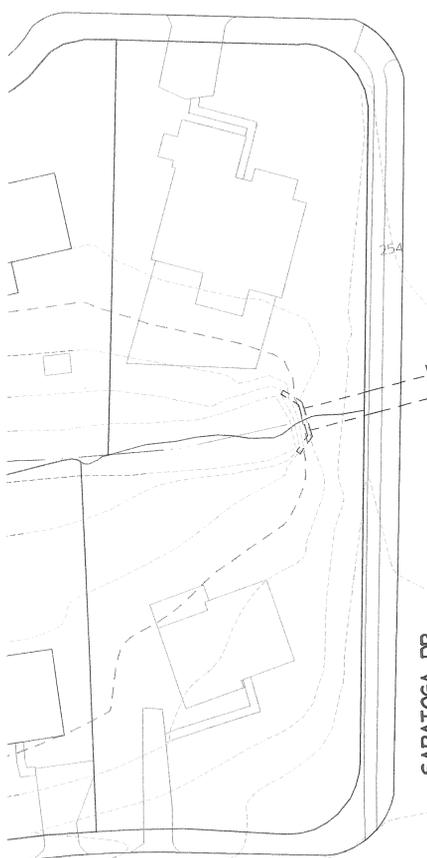
WHEN OTHER UNDERGROUND UTILITIES ARE ENCOUNTERED, 12 INCHES OF SEPARATION SHALL BE MAINTAINED.
 - SEWER SERVICES

TYPICAL SEWER SERVICE TO EACH UNIT/LOT IS TO BE 4" PVC. BACKWATER VALVES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK (DMS. NO. S-4) ALL SERVICES TO MEET THE APPLICABLE NC PLUMBING CODE.
 - WATER SERVICE

TYPICAL WATER SERVICE TO EACH LOT IS TO BE 3/4" COPPER.
 - EXISTING UTILITIES

CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - ALL SANITARY SEWER LINES ARE 6" UNLESS OTHERWISE NOTED.
 - ALL PRIVATE 6" SANITARY SEWER LINES TO BE LOCATED WITHIN A PRIVATE UTILITY EASEMENT.
 - ALL PRIVATE STORM SEWER LINES TO BE LOCATED WITHIN A PRIVATE UTILITY EASEMENT.
 - ALL PRIVATE STORM SEWER LINES TO BE LOCATED WITHIN A PRIVATE 10', 15', OR 20' UTILITY EASEMENT DEPENDING ON SIZE, DEPTH, AND LOCATION IN RELATION TO STRUCTURES.
 - BASE OF PROPOSED RETAINING WALLS TO BE A MINIMUM OF 2' FROM REQUIRED RIPARIAN BUFFERS TO ALLOW FOR STAGING & FOOTINGS.
 - SPILL GUTTER TO BE INSTALLED IN AREAS AS INDICATED ON PLAN AND/OR IN AREAS AS REQUIRED TO PROVIDE ADEQUATE DRAINAGE AND TO PREVENT PONDING OF WATER.
 - SPILL GUTTER TO BE INSTALLED IN AREAS AS INDICATED ON PLAN AND/OR IN AREAS AS REQUIRED TO PROVIDE ADEQUATE DRAINAGE AND TO PREVENT PONDING OF WATER.
 - NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDENR, AND THE CITY OF RALEIGH. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER QUALITY PERMITS. THESE AREAS WILL BE FLAGGED AS "DO NOT ENTER" AREAS PRIOR TO RECEIPT OF PERMITS.
 - ALL JOB SITE SAFETY INCLUDING DESIGN OF SHORING AND STRUCTURAL SAFEGUARDS FOR INSTALLATION OF ALL UNDERGROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - FRAMES AND COVERS OF ALL EXISTING AND PROPOSED STORM, SANITARY, AND WATER STRUCTURES TO BE ADJUSTED TO MATCH ELEVATIONS OF FINISHED GRADES AND SLOPES.

- RETAINING WALL NOTES:**
- STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE GRADE & LOCATION PURPOSES ONLY.
 - A HANDRAIL AND / OR 6" CHAIN LINK FENCE SHOULD BE INSTALLED ALONG THE TOP OF ALL WALLS AS NOTED ON PLANS, OR ANY WALLS IN EXCESS OF 36" IN HEIGHT OR ANY WALLS AS DEEMED APPROPRIATE BY THE OWNER / CONTRACTOR BASED ON FINAL CONSTRUCTED FIELD CONDITIONS.
- EXISTING UTILITIES NOTES:**
- CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.
- STORM SEWER NOTE:**
- ALL PRIVATE CURB INLETS TO BE CITY OF RALEIGH BOXES AND CITY OF RALEIGH FRAMES, GRATES, AND HOODS EXCEPT AS NOTED ON PLANS. CITY OF RALEIGH BOXES TO BE USED IN CITY OF RALEIGH PUBLIC R.O.W.



<p>A PLANNED RESIDENTIAL DEVELOPMENT</p> <h1 style="margin:0;">BRENTWOOD GREEN</h1> <p>FOREVERHOME, LLC RALEIGH, NORTH CAROLINA</p>	<p>SCALE: 1" = 30'</p> <p>DATE: OCTOBER, 31 2008</p> <p>PROJECT: 2008-010.001</p>	<h2 style="margin:0;">PRELIMINARY SITE DEVELOPMENT PLAN</h2>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>REVISION</td> <td>01/21/09</td> <td>CITY REVIEW</td> </tr> <tr> <td>REVISION</td> <td>07/05/11</td> <td>TOONHOUSES TO SINGLE FAMILY LOTS</td> </tr> </table>	REVISION	01/21/09	CITY REVIEW	REVISION	07/05/11	TOONHOUSES TO SINGLE FAMILY LOTS	<h1 style="margin:0;">PRIEST, CRAVEN & ASSOCIATES, INC.</h1> <p>LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS</p> <p>3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 • Phone 919 / 781-0300 • Fax 919 / 782-1288 • Email PCA@PriestCraven.com / Firm #: C-0488</p>	<p>3 OF 7</p>
REVISION	01/21/09	CITY REVIEW									
REVISION	07/05/11	TOONHOUSES TO SINGLE FAMILY LOTS									

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VERTICAL DATUM - NAVD83
HORIZONTAL DATUM - NAD83

