

# COUNTRY TRAILS ESTATES S-47-2014



0 300 600 Feet

Zoning: **R-4**  
CAC: **Northwest**  
Drainage Basin: **Turkey Creek**  
Acreage: **3.06**  
Number of Lots: **3**

Planner: **Stan Wingo**  
Phone: **(919) 996-2642**  
Applicant: **Braxton Dev. Company, LLC**  
Phone: **(919) 845-6688**





# 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.

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 <i>412377</i> Assigned Project Coordinator  Assigned Team Leader <i>Wingo</i> <i>5-47-14</i>	
* 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: COUNTRY TRAIL ESTATES			
Proposed Use: Residential Subdivision			
Property Address(es): 5125 COUNTRY TRAIL			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 0787272607	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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. It's a standard R-4 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 : Braxton Development Company, 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 & Cnossen Engineering, PLLC		Name (s) : Stuart Jones
	Address : PO Box 1062 Apex, NC 27502		
	Phone : 919-387-1174	Email : stuart@jonescnossen.com	Fax

*3.06 acres Turkey Drainage  
 NW CAC R-4 Zoning no overlay*

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

Zoning Information	Building Information
Zoning District(s) R-4	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 - 3.06 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 : 0 square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface : 0.6 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-4 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 : 3
2. Total # Of Single Family Lots : 3	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) : 3	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more 3	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) : 0.98	f) Total Number of Phases
10. Total number of Open Space (only) lots: 0	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)**

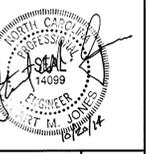
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

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.

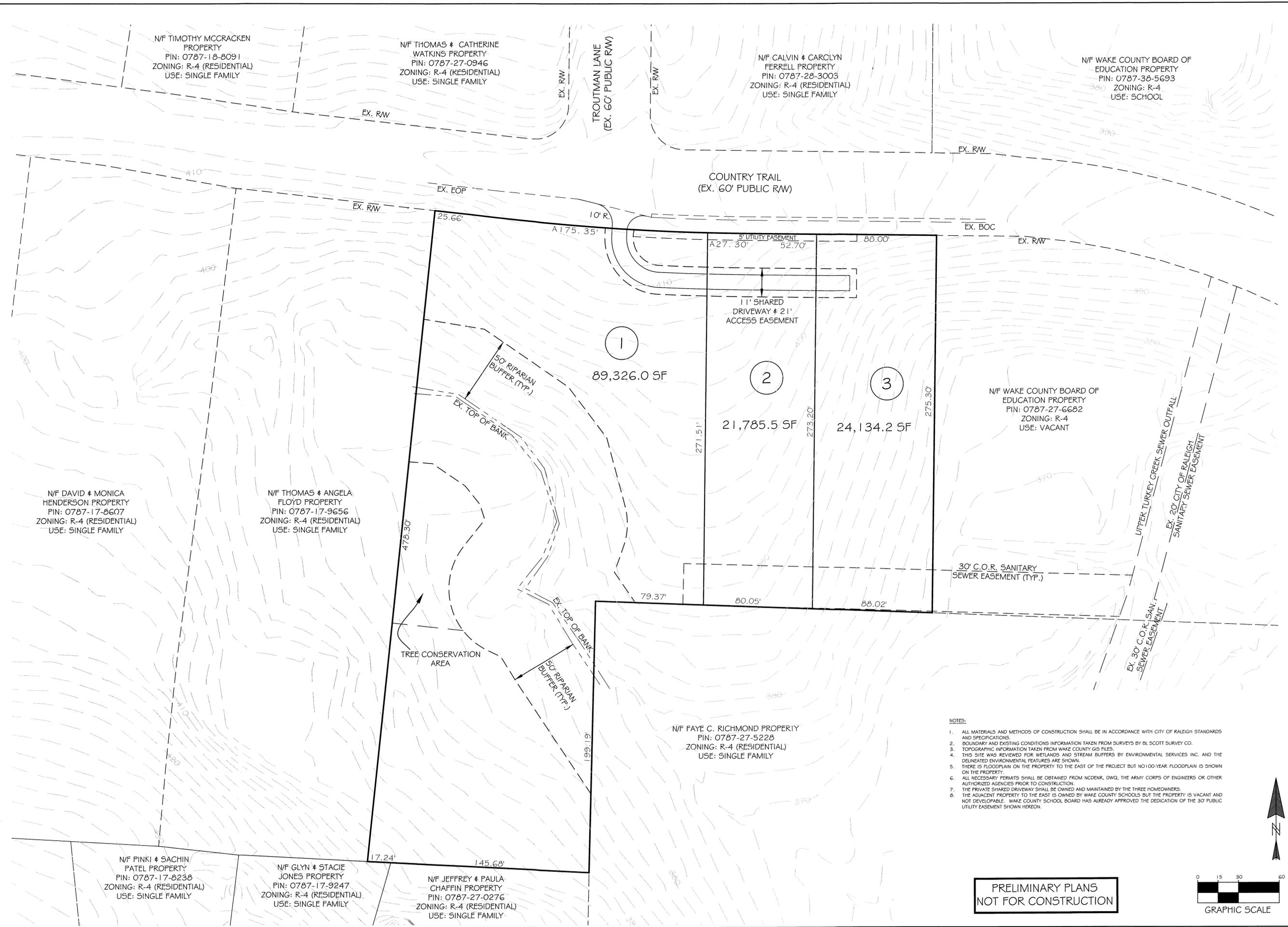
Signed *A. J. [Signature]* Date 12/17/14  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

	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 (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Application</b> 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 <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"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>		<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"/>		<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 type="checkbox"/>	<input checked="" 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"/>		



**COUNTRY TRAIL ESTATES**  
 PRELIMINARY SUBDIVISION PLAN  
 WAKE COUNTY, NORTH CAROLINA  
**PRELIMINARY LOT LAYOUT PLAN**

SCALE	1"=30'	DRAWN	SMJ
DATE	OCTOBER 17, 2014		
REVISION			
PROJECT	1404		



- NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM SURVEYS BY BL SCOTT SURVEY CO.
  3. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS FILES.
  4. THIS SITE WAS REVIEWED FOR WETLANDS AND STREAM BUFFERS BY ENVIRONMENTAL SERVICES INC. AND THE DELINEATED ENVIRONMENTAL FEATURES ARE SHOWN.
  5. THERE IS FLOODPLAIN ON THE PROPERTY TO THE EAST OF THE PROJECT BUT NO 100-YEAR FLOODPLAIN IS SHOWN ON THE PROPERTY.
  6. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM NCDENR, DWQ, THE ARMY CORPS OF ENGINEERS OR OTHER AUTHORIZED AGENCIES PRIOR TO CONSTRUCTION.
  7. THE PRIVATE SHARED DRIVEWAY SHALL BE OWNED AND MAINTAINED BY THE THREE HOMEOWNERS.
  8. THE ADJACENT PROPERTY TO THE EAST IS OWNED BY WAKE COUNTY SCHOOLS BUT THE PROPERTY IS VACANT AND NOT DEVELOPABLE. WAKE COUNTY SCHOOL BOARD HAS ALREADY APPROVED THE DEDICATION OF THE 30' PUBLIC UTILITY EASEMENT SHOWN HEREON.

**PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION**



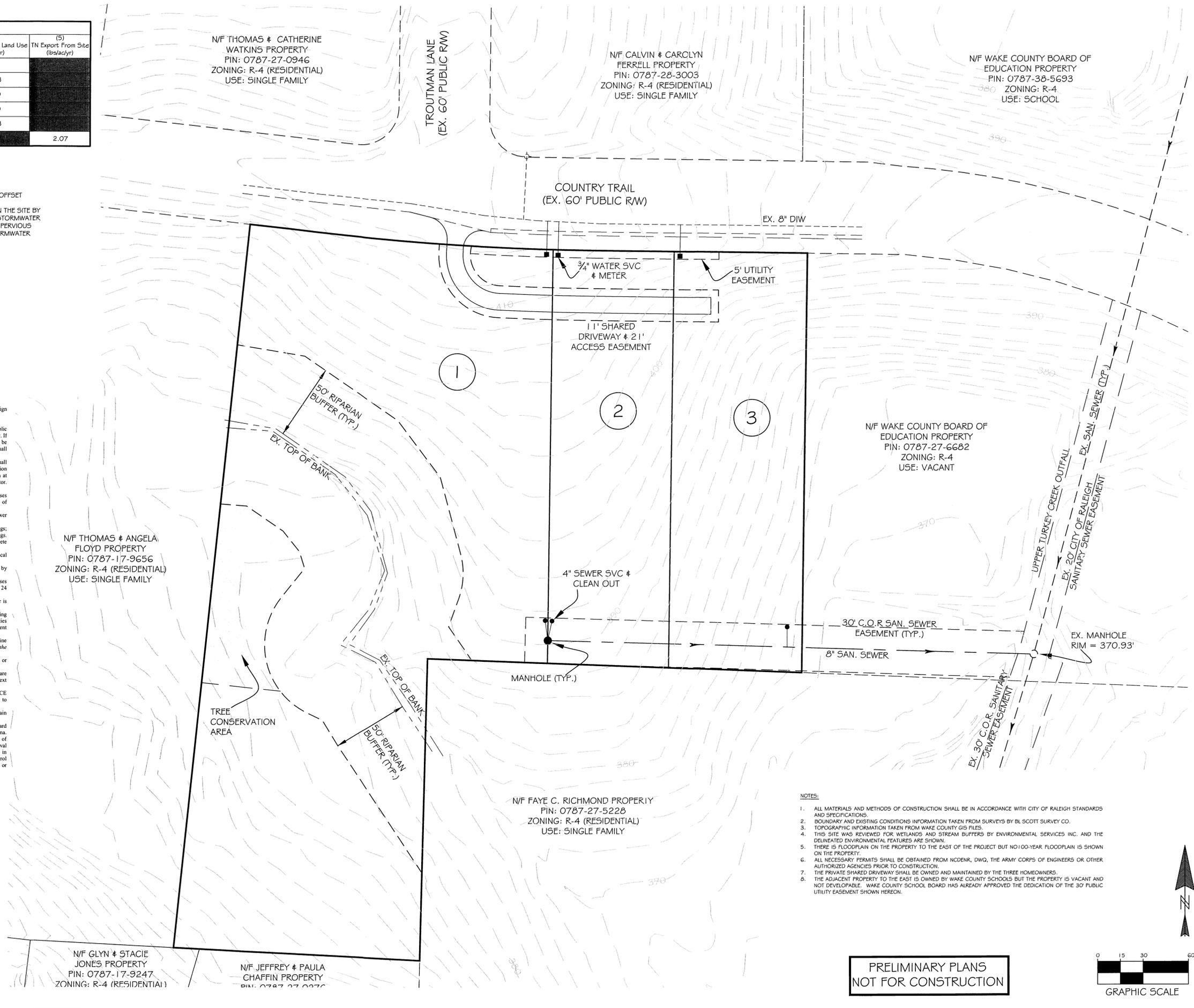
NITROGEN CALCULATION				
(1) Type of Land Cover	(2) Site Area (ac.)	(3) TN Export Coeff. (lbs/ac/yr)	(4) TN Export by Land Use (lbs/yr)	(5) TN Export From Site (lbs/ac/yr)
Permanently preserved undisturbed open space (forest, unown meadow)	0	0.6	0	
Permanently preserved managed open space (grass, landscaping, etc.)	1.44	1.2	1.73	
Access Drive (read TN export from Figure 1)	0.10	8.0	0.80	
Lots (read TN export from Figure 2)	1.52	2.5	3.80	
<b>TOTAL</b>	<b>3.06</b>		<b>6.33</b>	
<b>AVERAGE FOR SITE</b>				<b>2.07</b>

**STORMWATER NOTES:**

1. SINCE THE NITROGEN EXPORT IS BELOW 3.6 LBS/AC/YEAR, NO OFFSET PAYMENT FOR NITROGEN LOADING IS REQUIRED.
2. PROJECT DOES NOT INCREASE THE IMPERVIOUS SURFACES ON THE SITE BY MORE THAN 15% AND THEREFORE THE SITE IS EXEMPT FROM STORMWATER CONTROLS. EACH LOT WOULD BE LIMITED TO 6,000 SF OF IMPERVIOUS SURFACE OR THAT LOT WOULD BE REQUIRED TO PROVIDE STORMWATER CONTROLS.

**STANDARD UTILITY NOTES (as applicable):**

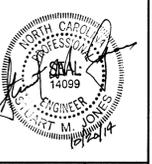
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
  - a) A distance of 100" shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25" from a private well or 50" from a public well.
  - b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10". If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
  - c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10" on each side of crossing must be specified & installed to watertight specifications.
  - d) 5'0" minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
  - e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
  - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
5. 3'0" minimum cover is required on all water mains & sewer force mains. 4'0" minimum cover is required on all reuse mains.
6. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
7. Install 3/4" copper\* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.*
8. Install 4" PVC\* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
12. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Helvey at (919) 212-5923 or joanie.helvey@raleighnc.gov for more information.



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