

# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

**Site Plan Tier:** Tier Two Site Plan  Tier Three Site Plan

Building and Development Type (Check all that apply)		Site Transaction History
<input checked="" type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: _____
<input type="checkbox"/> Open lot		Design Alternate #: _____

## GENERAL INFORMATION

Development name: 7421 BERKSHIRE DOWNS DR. COURTYARD HOMES

Inside City limits? Yes  No

Property address(es): 7421 BERKSHIRE DOWNS DR.

Site P.I.N.(s): 1737 35 1114

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

COTTAGE COURT DEVELOPMENT WITH 8 DETACHED SINGLE FAMILY HOMES

**Current Property Owner(s):** CHARLES SANTOS

Company: BUILDER BEE PROPERTIES Title: OWNER

Address: 4441 SIX FORKS RD. STE 106 #206

Phone #: 919 987-5068 Email: BUILDERBEEPROJECTS@GMAIL.COM

**Applicant Name (If different from owner. See "who can apply" in instructions):**

Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder

Company: \_\_\_\_\_ Address: \_\_\_\_\_

Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b>	
Company: THOMPSON & ASSOCIATES	Title: ENGINEER
Address: 1149 EXECUTIVE CIRCLE STE D2 CARY, NC 27511	
Phone #: 919-465-1566	Email:
Applicant Name: RANDALL L. MILLER	
Company: THOMPSON & ASSOCIATES	Address: 1149 EXECUTIVE CIRCLE STE D2 CARY, NC
Phone #: 919-465-1566	Email: millerpl19793@gmail.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-4	Existing gross floor area (not to be demolished): 0
Gross site acreage: 5.80	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 0	New gross floor area: 5,821 SF
Max # parking permitted (7.1.2.C): NO MAX.	Total sf gross (to remain and new): 5,821
Overlay District (if applicable): NA	Proposed # of buildings: 8
Existing use (UDO 6.1.4): VACANT	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): COTTAGE COURT	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 593 Proposed total (sf) 12,578	Impervious Area for Compliance (includes ROW): Existing (sf) 593 Proposed total (sf) 12,578

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 8	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br 8 3br _____ 4br or more _____	
# of lots: 1	Is your project a cottage court? <input checked="" type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page 4.

**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 

Date: 09/26/24

Printed Name: CHARLES SANTOS

Signature:

Date: 09/26/24

Printed Name:

**INDEX OF SHEETS**

SHEET 0 COVER  
 SHEET 1 EXISTING CONDITIONS PLAN  
 SHEET 2 SITE PLAN  
 SHEET 3 UTILITY PLAN  
 SHEET 3A WATERLINE EXTENSION PLAN  
 SHEET 4 GRADING PLAN  
 SHEET 5 FIRE PROTECTION PLAN  
 SHEET 6 STORMWATER AND DRAINAGE PLAN  
 SHEET 7 TREE CONSERVATION PLAN  
 SHEET 8 SIGHT TRIANGLE EXHIBIT  
 SHEET E1 ELEVATIONS

**Administrative Site Review Application**  
 Planning and Development Customer Service Center | One Commerce Place, Suite 400 | Raleigh, NC 27601 | 919-997-5066 | [raleighnc.gov](http://raleighnc.gov)

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building type and include the plan check document when submitting.

Office Use Only: Case # \_\_\_\_\_ Planner (initials) \_\_\_\_\_

Please review UDO Section 10.2.8 to determine the site plan. An assistance determining a Site Plan Form is a separate form available for download on the [www.raleighnc.gov](http://www.raleighnc.gov) website. There is a fee for this verification service.

Site Plan Type:  Two-Tier Site Plan  Tier Three Site Plan

**Building and Development Type (Check all that apply)**

Detached  Attached  Townhouse  Tri-Units  Open lot

General  Mixed Use  Civic  Cottage Court  Frequent Transit Development Option

Subdivision case # \_\_\_\_\_  
 Staging/lot plan case # \_\_\_\_\_  
 Certificate of Appropriateness # \_\_\_\_\_  
 Board of Adjustment # \_\_\_\_\_  
 Zoning Case # \_\_\_\_\_  
 Design Alternate # \_\_\_\_\_

**GENERAL INFORMATION**

Development name: 7421 BERKSHIRE DOWNS DR. COURTYARD HOMES  
 Inside City limits? Yes  No   
 Property address(es): 7421 BERKSHIRE DOWNS DR.  
 Site P.I.N. (s): 1737-35-1114  
 Please describe the scope of work, include any additions, expansions, and uses (UDO 6.1.4).  
 COTTAGE COURT DEVELOPMENT WITH 8 DETACHED SINGLE FAMILY HOMES

Current Property Owner(s): CHARLES SANTOS  
 Company: BUILDER BEE PROPERTIES Title: OWNER  
 Address: 4441 SIX FORKS RD. STE 106 #206  
 Phone #: 919-997-5066 Email: BUILDERBEEPROJECTS@GMAIL.COM  
 Applicant Name (if different from owner. See "who can apply" in Instructions):  
 Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder  
 Company: \_\_\_\_\_ Address: \_\_\_\_\_

Project # \_\_\_\_\_ Sub # \_\_\_\_\_  
 NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact:  
 Company: BUILDER BEE PROPERTIES Title: OWNER  
 Address: 4441 SIX FORKS RD. STE 106 #206  
 Phone #: 919-997-5066 Email: BUILDERBEEPROJECTS@GMAIL.COM  
 Applicant Name: CHARLES SANTOS  
 Company: BUILDER BEE PROPERTIES Address: 4441 SIX FORKS RD. STE 106 #206  
 Phone #: 919-997-5066 Email: BUILDERBEEPROJECTS@GMAIL.COM

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

SITE DATA		BUILDING DATA	
Zoning district (please provide the acreage of each): R-4	Existing gross floor area (not to be demolished): 0	Existing gross floor area to be demolished: 0	Existing gross floor area to be demolished: 0
Gross site acreage: 5.80	Max # parking spaces proposed: 0	Max # parking spaces proposed: 0	Max # parking spaces proposed: 0
Overlay District (if applicable): NA	Proposed use (UDO 6.1.4): VACANT	Proposed use (UDO 6.1.4): COTTAGE COURT	Proposed use (UDO 6.1.4): COTTAGE COURT
Impervious Area on Parcels: Existing (sf): 593 Proposed total (sf): 12,578	Impervious Area for Compliance (includes ROW): Existing (sf): 593 Proposed total (sf): 12,578	Total # of dwelling units: 8	Total # of hotel bedrooms: 0
# of bedroom units: 1br 2br 3br 4br or more	Is your project a cottage court? <input checked="" type="radio"/> Yes <input type="radio"/> No	# of lots: 1	Is your project a frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page 4.

**APPLICANT SIGNATURE BLOCK**

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As an authorized agent, I require written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and documents made in this application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approvals, pursuant to N.C. Gen. Stat. § 160D-403(b).

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Signature: Charles Santos Date: 09/26/24  
 Printed Name: CHARLES SANTOS  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_



# ASR PLANS FOR 7421 BERKSHIRE DOWNS DR. COURTYARD HOMES C.O.R. PROJECT #ASR-????-2024

CITY OF RALEIGH, NORTH CAROLINA  
 8 UNIT SINGLE FAMILY HOME DEVELOPMENT  
 SUBMITTAL DATE: 09-26-2024  
 REVISED:

**SITE DATA:**

OWNER: BUILDER BEE PROPERTIES, LLC  
 5323 BARCLAY DRIVE  
 RALEIGH, NORTH CAROLINA 27606

SITE ADDRESS: 7421 BERKSHIRE DOWNS DRIVE  
 RALEIGH, NORTH CAROLINA 27616

DB 7738 PG 902  
 TOTAL SITE ACREAGE: 252,437 5.80 AC.  
 PIN: 1737-35-1114  
 REID: 0017223  
 ZONING: R-4  
 EXISTING USE: VACANT LOT - SINGLE FAMILY  
 PROPOSED USE: COTTAGE COURT WITH 8 SINGLE FAMILY HOMES WITH PARKING UNDERNEATH HOMES

PROPOSED TOTAL BUILDINGS FOOTPRINT AREA: 5,821 SF  
 SETBACKS FOR R-4 ZONING:  
 FRONT ALONG BERKSHIRE DOWNS DRIVE - 20'  
 SIDE - 10'  
 REAR - 20'  
 FROM COURTYARD: 3'

COURTYARD REQUIREMENTS:  
 MINIMUM AREA REQUIRED: 850 SF PER UNIT (8 UNITS): 6,800 SF  
 PROPOSED: 6,852 SF  
 MAXIMUM BUILDING HEIGHT ALLOWED: 30' PROPOSED: 30'  
 HOMES TO BE ELEVATED ON STILTS WITH FINISH FLOOR ELEVATION ABOVE THE FEMA 100 YR FLOOD ELEVATION.

LOT IS WITHIN A FEMA FLOOD AREA AS PER FEMA MAP 372017300K EFFECTIVE DATE 07/19/2022. BASE FLOOD ELEVATION 197.20' (100 YR)

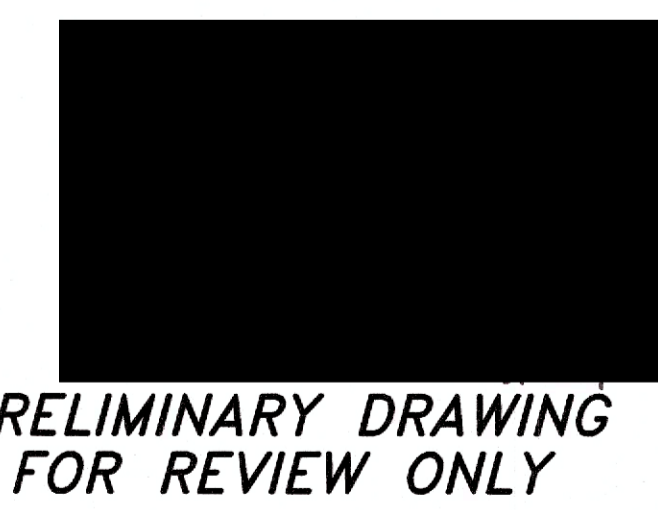
IMPERVIOUS SURFACE AREA LIMITED TO 5% OF TOTAL SITE AREA  
 SITE AREA: 252,437 SF (0.5) = 12,621.85 SF MAXIMUM IMPERVIOUS PROPOSED IMPERVIOUS: 12,578 SF

EXISTING IMPERVIOUS AREA: 593.2 SF (GRAVEL) - 0.24% OF SITE  
 EXISTING IMPERVIOUS GRAVEL AREA TO BE REMOVED - 225 SF

PROPOSED IMPERVIOUS AREA: 12,578 SF - 4.98% OF SITE  
 BUILDING FOOTPRINTS - 5,793 SF  
 SIDEWALK - 1,130 SF  
 PRIVATE DRIVEWAYS - 5,627 SF

TCA REQUIRED: 10% OF SITE = 1(5.80 AC) = 0.58 AC  
 TCA PROVIDED: 2.20 AC 37.98%

ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.  
 CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.  
 CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.  
 CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.



SOLID WASTE SERVICES NOTE:  
 SOLID WASTE SERVICES WILL BE PROVIDED BY REPUBLIC SERVICES.

**TRIP GENERATION SUMMARY**

LAND USE (ITE CODE)	INTENSITY	DAILY TRAFFIC (vpd)	WEEKDAY AM PEAK HOUR TRIPS (vph)		WEEKDAY PM PEAK HOUR TRIPS (vph)	
			ENTER	EXIT	ENTER	EXIT
SF DETACHED HOUSING (210)	8 UNITS	77	2	4	5	3

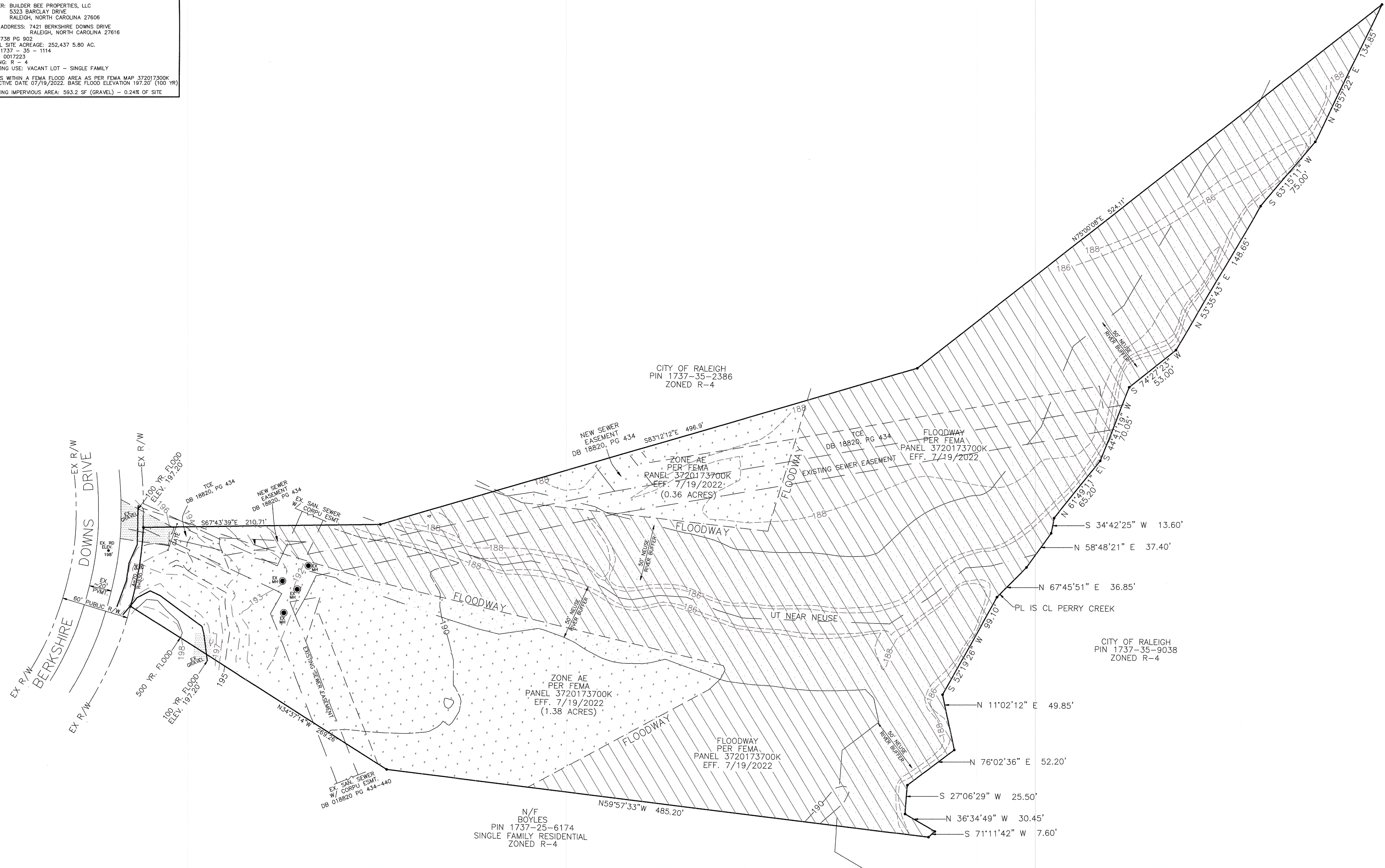
- TRAFFIC CONTROL AND PEDESTRIAN PLAN (TOPED) NOTES:**
- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTWAYSERVICES@RALEIGHNC.GOV
  - THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NBDOT STREETS WITHIN RALEIGH'S JURISDICTION.
  - A PERMIT REQUEST WITH A TOPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
  - PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
  - ALL TOPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
    - o MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
    - o PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
    - o AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
    - o RALEIGH STREET DESIGN MANUAL (RSDM)
  - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD).
  - ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

**NOTE:**  
 ALL CONSTRUCTION & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS & SPECIFICATIONS.

OWNER: BUILDER BEE PROPERTIES, LLC  
 4441 SIX FORKS RD. STE 106 #206  
 RALEIGH, NC 27609

CO. LIC #: C-0343  
**THOMPSON and ASSOCIATES, P.A.**  
 1149 EXECUTIVE CIRCLE  
 SUITE D UNIT 2  
 CARY, NC 27511  
 TEL. 919 465-1566


**SITE DATA:**  
 OWNER: BUILDER BEE PROPERTIES, LLC  
 5323 BARCLAY DRIVE  
 RALEIGH, NORTH CAROLINA 27606  
 SITE ADDRESS: 7421 BERKSHIRE DOWNS DRIVE  
 RALEIGH, NORTH CAROLINA 27616  
 DB 7738 PG 802  
 TOTAL SITE ACREAGE: 252,437 5.80 AC.  
 PIN: 1737 - 35 - 1114  
 REID: 0017223  
 ZONING: R - 4  
 EXISTING USE: VACANT LOT - SINGLE FAMILY  
 LOT IS WITHIN A FEMA FLOOD AREA AS PER FEMA MAP 372017300K  
 EFFECTIVE DATE 07/19/2022. BASE FLOOD ELEVATION 197.20' (100 YR)  
 EXISTING IMPERVIOUS AREA: 593.2 SF (GRAVEL) - 0.24% OF SITE



PRELIMINARY PLAN  
 FOR REVIEW ONLY

ASR-XXXX-XXXX SHEET 1

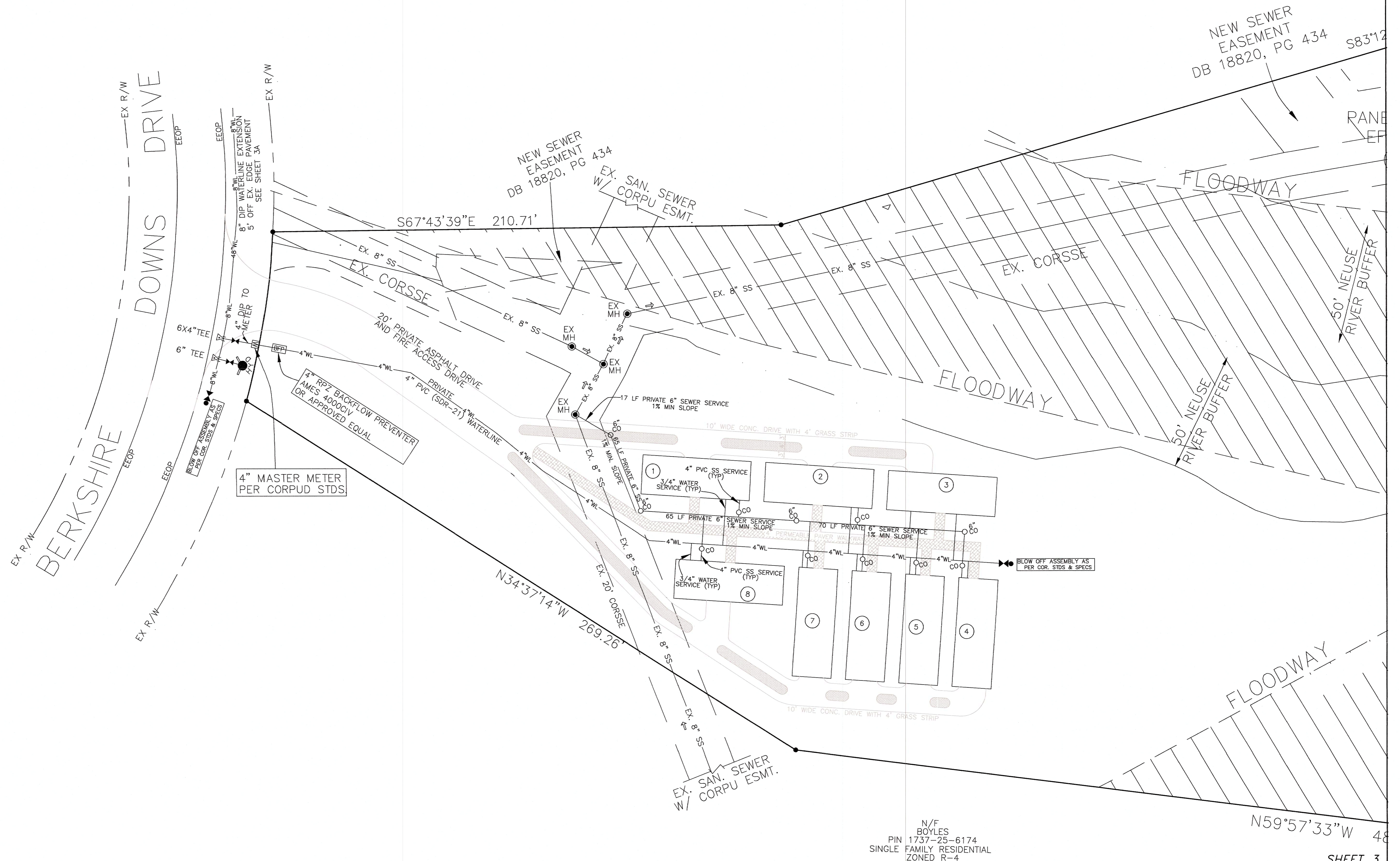
**EXISTING CONDITIONS PLAN  
 COURTYARD HOMES  
 7421 BERKSHIRE DOWNS DRIVE - RALEIGH, NC**

	THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-485-1566 LISC# C-0343		CITY OF RALEIGH WAKE COUNTY DATE 9/26/2024 SCALE 1" = 40' REVISIONS:		OWNER: BUILDER BEE NORTH CAROLINA DRAWN MTH SURVEYED JOB NO. DWG: 7421 PIN: 1737-35-1114	
	CITY OF RALEIGH WAKE COUNTY DATE 9/26/2024 SCALE 1" = 40' REVISIONS:		OWNER: BUILDER BEE NORTH CAROLINA DRAWN MTH SURVEYED JOB NO. DWG: 7421 PIN: 1737-35-1114			
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- LEGEND:**
- EX. SANITARY SEWER MANHOLE
  - EX. WATER METER
  - EX. FIRE HYDRANT
  - EX. WATER VALVE
  - WV EX. WATER VALVE
  - ⊕ EX. POWER POLE
  - < EX. GUY WIRE
  - ⊠ EX. TELEPHONE PEDESTAL
  - PROPOSED SAN. SEWER MANHOLE
  - PROPOSED SS CLEANOUT
  - PROPOSED WATER METER
  - ⊠ PROPOSED WATER VALVE
  - ⊕ PROPOSED FIRE HYDRANT
  - ⊠ PROPOSED WATERLINE BEND (TEE)

CITY OF RALEIGH  
PIN 1737-35-2386  
ZONED R-4

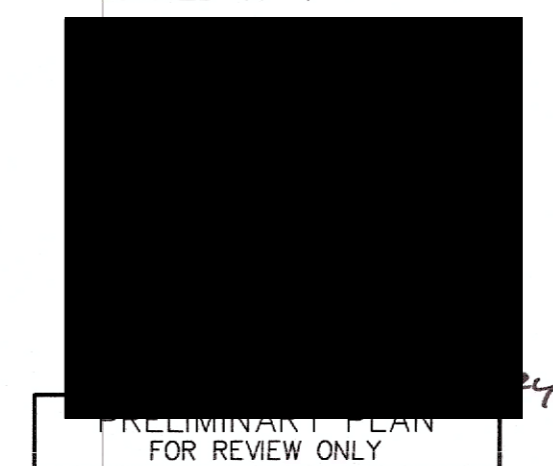


**INFRASTRUCTURE INSPECTIONS QUANTITIES TABLE**

PHASE NUMBER(S)	1
LOT NUMBER BY PHASE	1
NUMBER OF UNITS	8
LIVABLE BUILDINGS	8
OPEN SPACE	NO
# OPEN SPACE LOTS	0
PUBLIC WATER (LF)	1,230
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) FULL	0
PUBLIC STREET (LF) PARTIAL	0
PUBLIC SIDEWALK (LF)	0
PUBLIC STORMDRAIN (LF)	0
PRIVATE STORMDRAIN (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1
AVERAGE DAILY FLOW (GPD)	14400
# STORM WATER SCM'S	0



N/F BOYLES  
PIN 1737-25-6174  
SINGLE FAMILY RESIDENTIAL  
ZONED R-4



**UTILITY PLAN  
COURTYARD HOMES**  
721 BERKSHIRE DOWNS DRIVE - RALEIGH, NC

CITY OF RALEIGH		OWNER: BUILDER BEE
WAKE COUNTY	NORTH CAROLINA	ZONED R-4
DATE 6/10/2024	DRAWN MTH	JOB NO.
SCALE 1" = 20'	SURVEYED	DWG: 7421
REVISIONS:	PIN: 1737-35-1114	

THOMPSON & ASSOCIATES, PA  
1149 EXECUTIVE CIRCLE  
SUITE D, UNIT 2  
CARY, NC 27511  
919-465-1566  
FAX (919) 465-1585  
LIC# C-0343

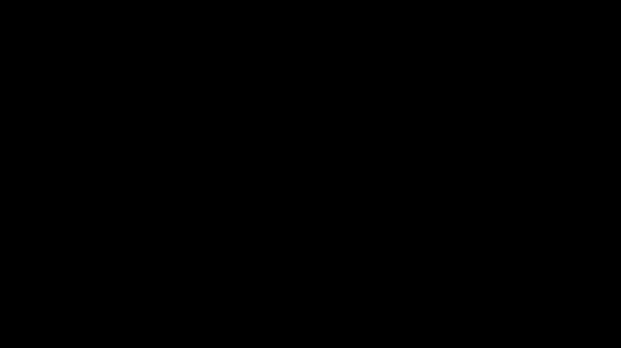
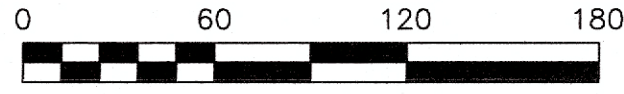
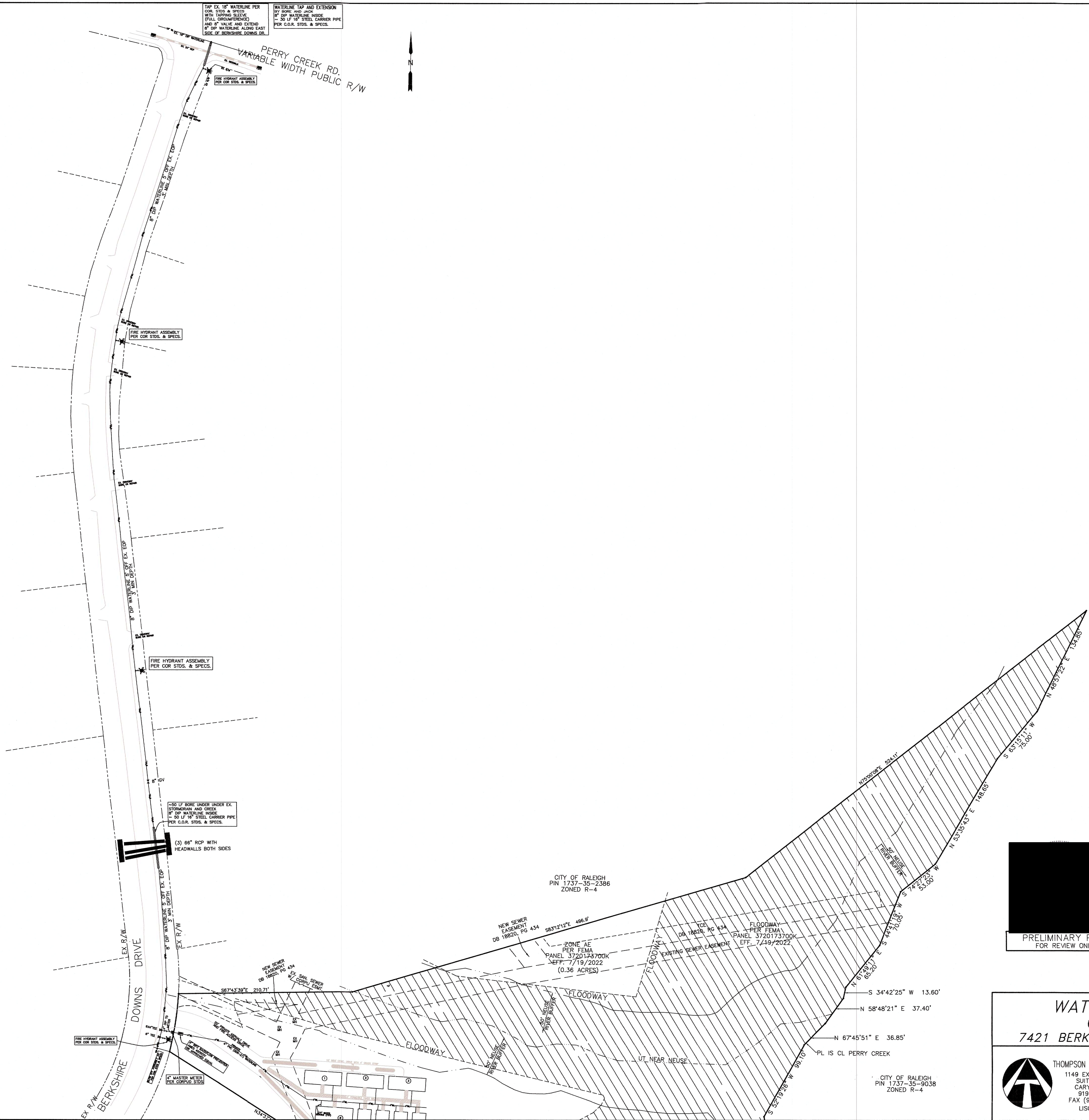
**LEGEND:**

- EX. SANITARY SEWER MANHOLE
- EX. WATER METER
- EX. FIRE HYDRANT
- WV EX. WATER VALVE
- EX. POWER POLE
- EX. GUY WIRE
- EX. TELEPHONE PEDESTAL
- PROPOSED SAN. SEWER MANHOLE
- PROPOSED SS CLEANOUT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE BEND (TEE)

TAP EX. 18" WATERLINE PER FORK, STD. & SPECS. WITH TAPPING SLEEVE (FULL CARRIER PIPE) AND 8" VALVE AND EXTEND 8" DP WATERLINE ALONG EAST SIDE OF BERKSHIRE DOWNS DR.

WATERLINE TAP AND EXTENSION 8" DP PIPE AND 40' 1" DP WATERLINE INSIDE +30 LF 18" STEEL CARRIER PIPE PER C.O.R. STD. & SPECS.

EX. FIRE HYDRANT PER C.O.R. STD. & SPECS.



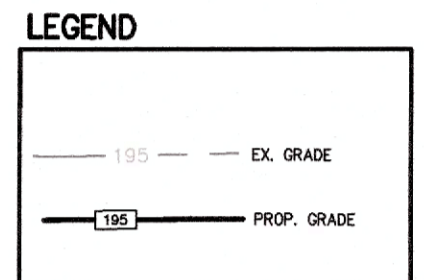
PRELIMINARY PLAN  
FOR REVIEW ONLY

SHEET 3A

<b>WATERLINE EXTENSION PLAN</b>			
<b>COURTYARD HOMES</b>			
<b>7421 BERKSHIRE DOWNS DRIVE – RALEIGH, NC</b>			
<p>THOMPSON &amp; ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-485-1566 FAX (919) 485-1585 LIC# C-0343</p>	CITY OF RALEIGH		
	OWNER: BUILDER BEE		
	CITY OF RALEIGH	NORTH CAROLINA	ZONED R-4
	DATE 6/10/2024	DRAWN MTH	JOB NO.
	SCALE 1" = 60'	SURVEYED	DWG: 7421
REVISIONS:	PIN: 1737-35-1114		



**SITE DATA:**  
 OWNER: BUILDER BEE PROPERTIES, LLC  
 5323 BARCLAY DRIVE  
 RALEIGH, NORTH CAROLINA 27606  
 SITE ADDRESS: 7421 BERKSHIRE DOWNS DRIVE  
 RALEIGH, NORTH CAROLINA 27616  
 DB 7738 PG 802  
 TOTAL SITE ACREAGE: 252,437 5.80 AC.  
 PIN: 1737-35-1114  
 REID: 0017223  
 ZONING: R-4  
 EXISTING USE: VACANT LOT - SINGLE FAMILY  
 PROPOSED USE: COTTAGE COURT WITH 8 SINGLE FAMILY HOMES  
 WITH PARKING UNDERNEATH HOMES  
 PROPOSED TOTAL BUILDINGS FOOTPRINT AREA: 5,821 SF  
 SETBACKS FOR R-4 ZONING:  
 FRONT ALONG BERKSHIRE DOWNS DRIVE - 20'  
 SIDE - 10'  
 REAR - 20'  
 FROM COURTYARD: 3'  
 COURTYARD REQUIREMENTS:  
 MINIMUM AREA REQUIRED: 850 SF PER UNIT (8 UNITS): 6,800 SF  
 PROPOSED: 6,852 SF  
 MAXIMUM BUILDING HEIGHT ALLOWED: 30' PROPOSED: 30'  
 HOMES TO BE ELEVATED ON STILTS WITH FINISH FLOOR ELEVATION  
 ABOVE THE FEMA 100 YR FLOOD ELEVATION.  
 LOT IS WITHIN A FEMA FLOOD AREA AS PER FEMA MAP 372017300K  
 EFFECTIVE DATE 07/19/2022. BASE FLOOD ELEVATION 197.20 (100 YR)  
 IMPERVIOUS SURFACE AREA LIMITED TO 5% OF TOTAL SITE AREA  
 SITE AREA: 252,437 SF (0.05)=12,621.85 SF MAXIMUM IMPERVIOUS  
 PROPOSED IMPERVIOUS: 12,578 SF  
 EXISTING IMPERVIOUS AREA: 593.2 SF (GRAVEL) - 0.24% OF SITE  
 EXISTING IMPERVIOUS GRAVEL AREA TO BE REMOVED - 225 SF  
 PROPOSED IMPERVIOUS AREA: 12,578 SF - 4.98% OF SITE  
 BUILDING FOOTPRINTS - 5,793 SF  
 SIDEWALK - 1,130 SF  
 PRIVATE DRIVEWAYS - 5,627 SF



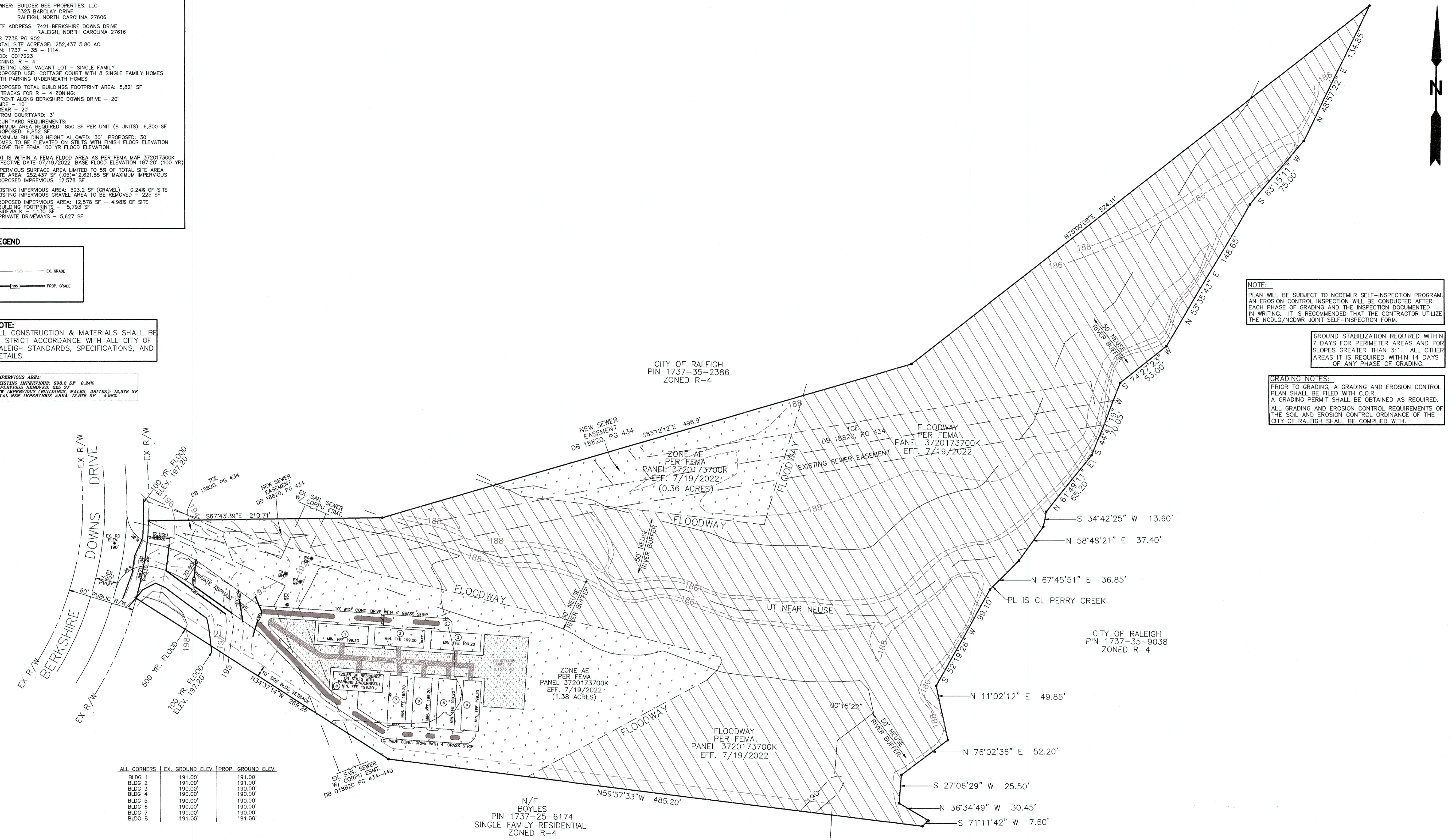
**NOTE:**  
 ALL CONSTRUCTION & MATERIALS SHALL BE  
 IN STRICT ACCORDANCE WITH ALL CITY OF  
 RALEIGH STANDARDS, SPECIFICATIONS, AND  
 DETAILS.

**IMPERVIOUS AREA:**  
 EXISTING IMPERVIOUS: 593.2 SF 0.24%  
 IMPERVIOUS REMOVED: 225 SF  
 NEW IMPERVIOUS (BUILDINGS, WALKS, DRIVES): 12,578 SF  
 TOTAL NEW IMPERVIOUS AREA: 12,578 SF 4.98%

**NOTE:**  
 PLAN WILL BE SUBJECT TO NCEMLR SELF-INSPECTION PROGRAM.  
 AN EROSION CONTROL INSPECTION WILL BE CONDUCTED AFTER  
 EACH PHASE OF GRADING AND THE INSPECTION DOCUMENTED  
 IN WRITING. IT IS RECOMMENDED THAT THE CONTRACTOR UTILIZE  
 THE NCDLQ/NGDWR JOINT SELF-INSPECTION FORM.

GROUND STABILIZATION REQUIRED WITHIN  
 7 DAYS FOR PERIMETER AREAS AND FOR  
 SLOPES GREATER THAN 3:1. ALL OTHER  
 AREAS IT IS REQUIRED WITHIN 14 DAYS  
 OF ANY PHASE OF GRADING.

**GRADING NOTES:**  
 PRIOR TO GRADING, A GRADING AND EROSION CONTROL  
 PLAN SHALL BE FILED WITH C.O.R.  
 A GRADING PERMIT SHALL BE OBTAINED AS REQUIRED.  
 ALL GRADING AND EROSION CONTROL REQUIREMENTS OF  
 THE SOIL AND EROSION CONTROL ORDINANCE OF THE  
 CITY OF RALEIGH SHALL BE COMPLIED WITH.



ALL CORNERS	EX. GROUND ELEV.	PROP. GROUND ELEV.
BLDG 1	191.00'	191.00'
BLDG 2	191.00'	191.00'
BLDG 3	190.00'	190.00'
BLDG 4	190.00'	190.00'
BLDG 5	190.00'	190.00'
BLDG 6	190.00'	190.00'
BLDG 7	190.00'	190.00'
BLDG 8	191.00'	191.00'

N/F BOYLES  
 PIN 1737-25-6174  
 SINGLE FAMILY RESIDENTIAL  
 ZONED R-4



PRELIMINARY PLAN  
 FOR REVIEW ONLY

ASR-XXXX-XXXX SHEET 4

**GRADING PLAN  
 COURTYARD HOMES  
 7421 BERKSHIRE DOWNS DRIVE - RALEIGH, NC**

CITY OF RALEIGH		OWNER: BUILDER BEE	
WAKE COUNTY	NORTH CAROLINA	ZONED R-4	
DATE 9/26/2024	DRAWN MTH	JOB NO.	
SCALE 1" = 40'	SURVEYED	DWG: 7421	
REVISIONS:		PIN: 1737-35-1114	

THOMPSON & ASSOCIATES, PA  
 1149 EXECUTIVE CIRCLE  
 SUITE D, UNIT 2  
 CARY, NC 27511  
 919-465-1566  
 LISC# C-0343



CITY OF RALEIGH  
PIN 1737-35-2386  
ZONED R-4

NEW SEWER  
EASEMENT  
DB 18820, PG 434

ZONE AE  
PER FEMA  
PANEL 3720173700K  
EFF. 7/19/2022  
(0.36 ACRES)

FLOODWAY  
PER FEMA  
PANEL 3720173700K  
EFF. 7/19/2022

CITY OF RALEIGH  
PIN 1737-35-9038  
ZONED R-4

N/F  
BOYLES  
PIN 1737-25-6174  
SINGLE FAMILY RESIDENTIAL  
ZONED R-4

SHEET 5

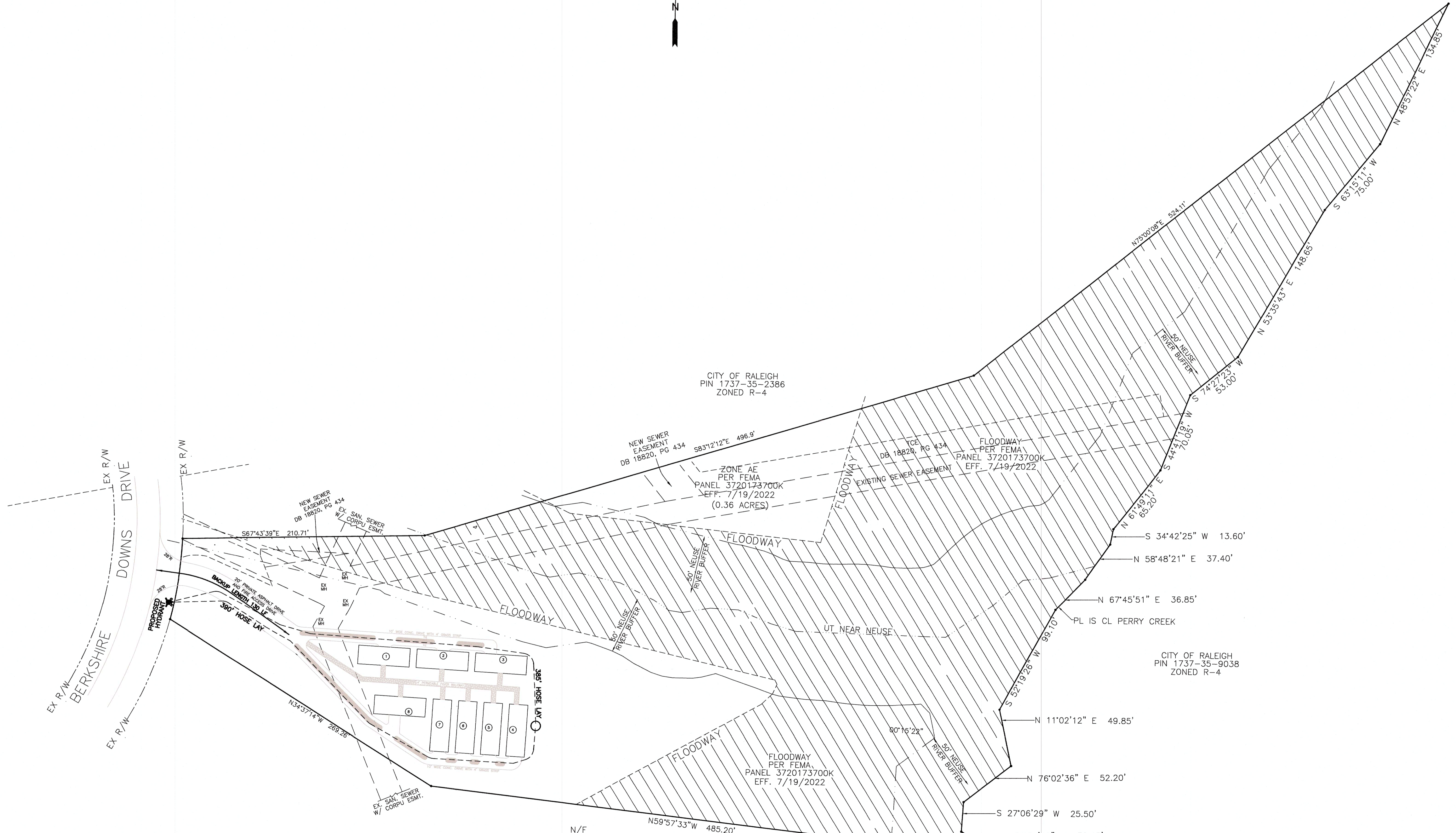
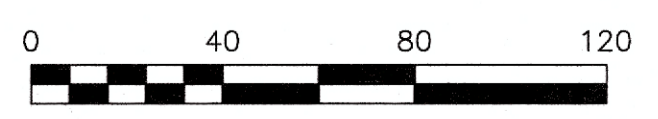
### FIRE PROTECTION PLAN COURTYARD HOMES 7421 BERKSHIRE DOWNS DRIVE - RALEIGH, NC



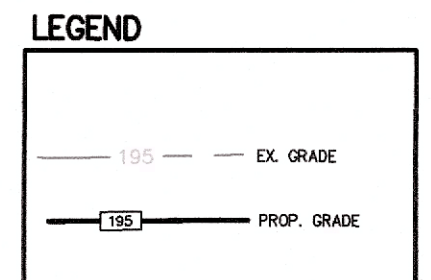
THOMPSON & ASSOCIATES, PA  
1149 EXECUTIVE CIRCLE  
SUITE D, UNIT 2  
CARY, NC 27511  
919-465-1566  
FAX (919) 465-1585  
LIC# C-0343

CITY OF RALEIGH		OWNER: BUILDER BEE
WAKE COUNTY	NORTH CAROLINA	ZONED R-4
DATE 6/10/2024	DRAWN MTH	JOB NO.
SCALE 1" = 40'	SURVEYED	DWG: 7421
REVISIONS:	PIN: 1737-35-1114	

PRELIMINARY PLAN  
FOR REVIEW ONLY



**SITE DATA:**  
 OWNER: BUILDER BEE PROPERTIES, LLC  
 5323 BARCLAY DRIVE  
 RALEIGH, NORTH CAROLINA 27606  
 SITE ADDRESS: 7421 BERKSHIRE DOWNS DRIVE  
 RALEIGH, NORTH CAROLINA 27616  
 DB 7738 PG 902  
 TOTAL SITE ACREAGE: 252,437 5.80 AC.  
 PIN: 1737-35-1114  
 REID: 0017223  
 ZONING: R-4  
 EXISTING USE: VACANT LOT - SINGLE FAMILY  
 PROPOSED USE: COTTAGE COURT WITH 8 SINGLE FAMILY HOMES  
 WITH PARKING UNDERNEATH HOMES  
 PROPOSED TOTAL BUILDINGS FOOTPRINT AREA: 5,821 SF  
 SETBACKS FOR R-4 ZONING:  
 FRONT ALONG BERKSHIRE DOWNS DRIVE - 20'  
 SIDE - 10'  
 REAR - 20'  
 FROM COURTYARD: 3'  
 COURTYARD REQUIREMENTS:  
 MINIMUM AREA REQUIRED: 950 SF PER UNIT (8 UNITS): 6,800 SF  
 PROPOSED: 6,852 SF  
 MAXIMUM BUILDING HEIGHT ALLOWED: 30' PROPOSED: 30'  
 HOMES TO BE ELEVATED ON STILTS WITH FINISH FLOOR ELEVATION  
 ABOVE THE FEMA 100 YR FLOOD ELEVATION.  
 LOT IS WITHIN A FEMA FLOOD AREA AS PER FEMA MAP 372017300K  
 EFFECTIVE DATE 07/19/2022. BASE FLOOD ELEVATION 197.20' (100 YR)  
 IMPERVIOUS SURFACE AREA LIMITED TO 5% OF TOTAL SITE AREA  
 SITE AREA: 252,437 SF (0.5%)=12,621.85 SF MAXIMUM IMPERVIOUS  
 PROPOSED IMPERVIOUS: 12,578 SF  
 EXISTING IMPERVIOUS AREA: 593.2 SF (GRAVEL) - 0.24% OF SITE  
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 PROPOSED IMPERVIOUS AREA: 12,578 SF - 4.98% OF SITE  
 BUILDING FOOTPRINTS - 5,793 SF  
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 PRIVATE DRIVEWAYS - 5,627 SF



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 IN STRICT ACCORDANCE WITH ALL CITY OF  
 RALEIGH STANDARDS, SPECIFICATIONS, AND  
 DETAILS.

**IMPERVIOUS AREA:**  
 EXISTING IMPERVIOUS: 593.2 SF 0.24%  
 IMPERVIOUS REMOVED: 225 SF  
 NEW IMPERVIOUS (BUILDINGS, WALKS, DRIVES): 12,578 SF  
 TOTAL NEW IMPERVIOUS AREA: 12,578 SF 4.98%

**STORMWATER MANAGEMENT:**

MAXIMUM ALLOWABLE DISCHARGE FOR SITE IS THE  
 LESSER OF THE PRE DEVELOPMENT 2 OR 10 YEAR DISCHARGE.  
 POST DEVELOPMENT FLOWS CANNOT EXCEED PRE DEVELOPMENT NO MORE  
 THAN 10% ABOVE THE PRE DEVELOPMENT LEVEL FOR THE ENTIRE SITE.

**PRE RUNOFF CALCULATIONS**

See Pre-Development Drainage Area this sheet.  
 Total pre-development runoff rates.  
 Pre-Development rate was calculated using the SCS Method:

$Q_{2/pre} = 14.33 \text{ cfs (total from site)}$

$Q_{10/pre} = 26.55 \text{ cfs (total from site)}$

**POST RUNOFF CALCULATIONS**

See Post-Development Drainage Area this sheet.  
 Total post-development runoff rates.  
 Post-Development rate was calculated using the SCS Method:

$Q_{2/post} = 16.11 \text{ cfs (total from site)}$

$Q_{10/post} = 29.54 \text{ cfs (total from site)}$

$Q_{2/post}$  of 16.11 cfs represents a 12.42% increase from  $Q_2$  pre development rate

$Q_{10/post}$  of 29.54 cfs represents a 11.26% increase from  $Q_{10}$  pre development rate

WHILE THE POST DEVELOPMENT RUNOFF FROM THE DEVELOPED SITE INCREASES  
 A LITTLE OVER 10% FROM THE PRE-DEVELOPMENT RATES, THE SITE IS NOT SUBJECT  
 TO STORMWATER CONTROL MEASURES PER RALEIGH UDO:

The maximum built-upon area coverage of the lot, including any existing  
 built-upon area surfaces, is no more than 10% and the remaining  
 pervious portions of the lot are utilized to convey and control the  
 stormwater runoff of the lot to the maximum extent practical.

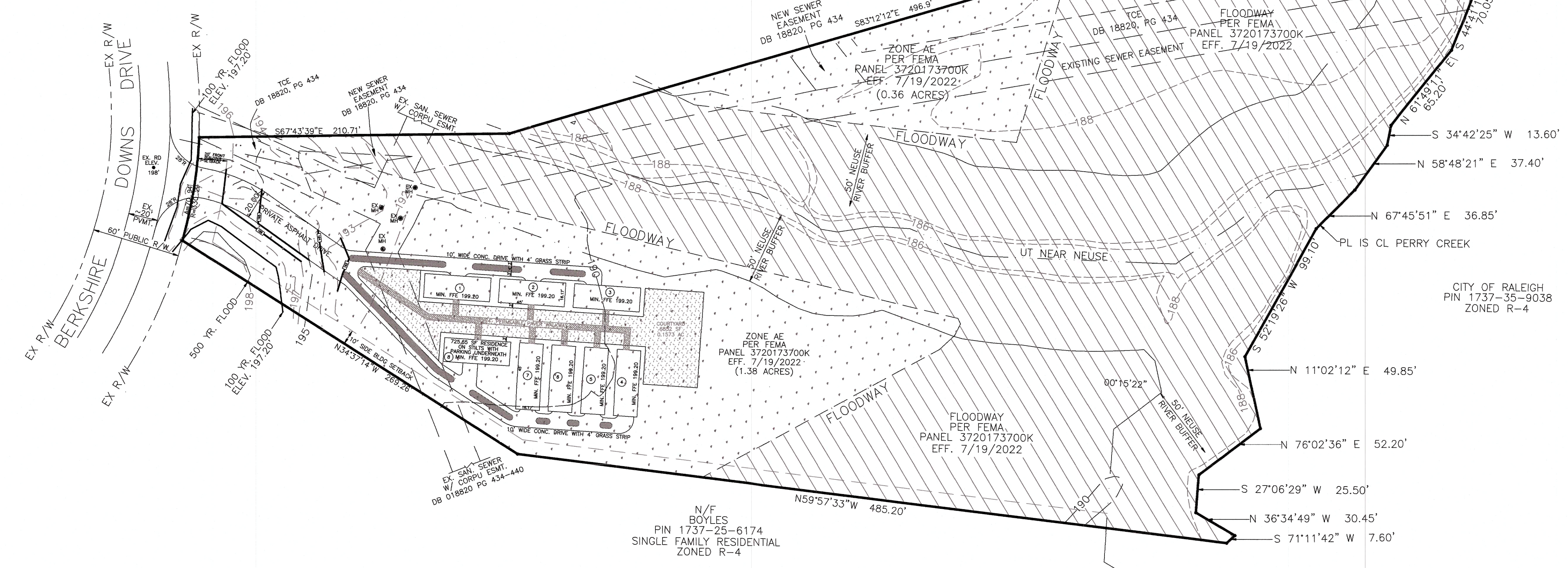
THE TOTAL IMPERVIOUS AREA OF THE TRACT IS SUBJECT TO A MAXIMUM OF 5% OF THE  
 TRACT AREA. THE TOTAL PROPOSED IMPERVIOUS AREA IS 4.98%. THUS, THE PROPOSED  
 IMPERVIOUS AREA IS UNDER 10% AND THE DEVELOPMENT IS NOT SUBJECT TO STORMWATER  
 MEASURES.

POST DEV DA = 5.80 AC.  
 SCS METHOD  
 5.11 AC FAIR WOODS  
 0.40 AC GOOD GRASS  
 0.29 AC IMPERVIOUS  
 CN = 79  
 Tc = 5 MIN.  
 Q2 pre = 14.33 cfs  
 Q10 pre = 26.55 cfs

PRE DEV DA = 5.80 AC  
 SCS METHOD  
 5.80 AC FAIR WOODS  
 CN = 79  
 Tc = 5 MIN.  
 Q2 pre = 14.33 cfs  
 Q10 pre = 26.55 cfs



AREA TYPE	PRESENCE	IMPACTS
FEMA FLOODPLAIN ZONE AE	1.74 AC.	0.57 AC.
FEMA FLOODWAY	4.06 AC.	0 AC.
NEUSE RIVER BUFFER - 50'	2.58 AC.	0 AC.
STREAMS	1512 LF.	0 LF.
WATERSHED PROT. OVERLAY	NONE	NONE
WETLANDS	NONE	0 SF.



PRELIMINARY PLAN  
 FOR REVIEW ONLY

ASR-XXXX-XXXX SHEET 6  
**STORMWATER & DRAINAGE AREA PLAN**  
**COURTYARD HOMES**  
 7421 BERKSHIRE DOWNS DRIVE - RALEIGH, NC

CITY OF RALEIGH	OWNER: BUILDER BEE
WAKE COUNTY	NORTH CAROLINA
DATE 9/26/2024	DRAWN MTH
SCALE 1" = 40'	SURVEYED
REVISIONS:	JOB NO.
	DWG: 7421
	PIN: 1737-35-1114

THOMPSON & ASSOCIATES, PA  
 1149 EXECUTIVE CIRCLE  
 SUITE D, UNIT 2  
 CARY, NC 27511  
 919-465-1566  
 LISC# C-0343

**Tree Conservation Plan Data Sheet**  
 UDO Article 9.1 Tree Conservation  
 (Include applicable information on the plan sheet)

Project Name: 7421 BERKSHIRE DOWNS DR  
 Gross Site Acres: 5.90 ac  
 Right-of-way to be dedicated with this project: 0 ac  
 Net Site Acres: 5.90 ac

	Number of Acres	Percent of Tract
<b>UDO 9.1.4.A. Primary Tree Conservation Areas</b>		
1. Primary Tree Conservation Area - SHOD 1	_____	_____ %
1. Primary Tree Conservation Area - SHOD 2	_____	_____ %
2. Primary Tree Conservation Area - Parkway Frontage	_____	_____ %
3. Primary Tree Conservation Area - CM	_____	_____ %
4. Primary Tree Conservation Area - MPOD	_____	_____ %
5. Primary Tree Conservation Area - Champion Tree XXX' dbh species	_____	_____ %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	<u>0.453</u>	<u>11.76</u> %
7. Primary Tree Conservation Area - 45% Slopes	_____	_____ %
8. Primary Tree Conservation Area - Thoroughfare	_____	_____ %
<b>Subtotal of Primary Tree Conservation Areas:</b>	<u>0.453</u>	<u>11.76</u> %

UDO 9.1.4.D.2 Tree Conservation Area - Greenway \_\_\_\_\_ ac \_\_\_\_\_ %

UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas  
 (Include perimeter buffers and their alternate compliance areas) 1.52 ac 26.21 %

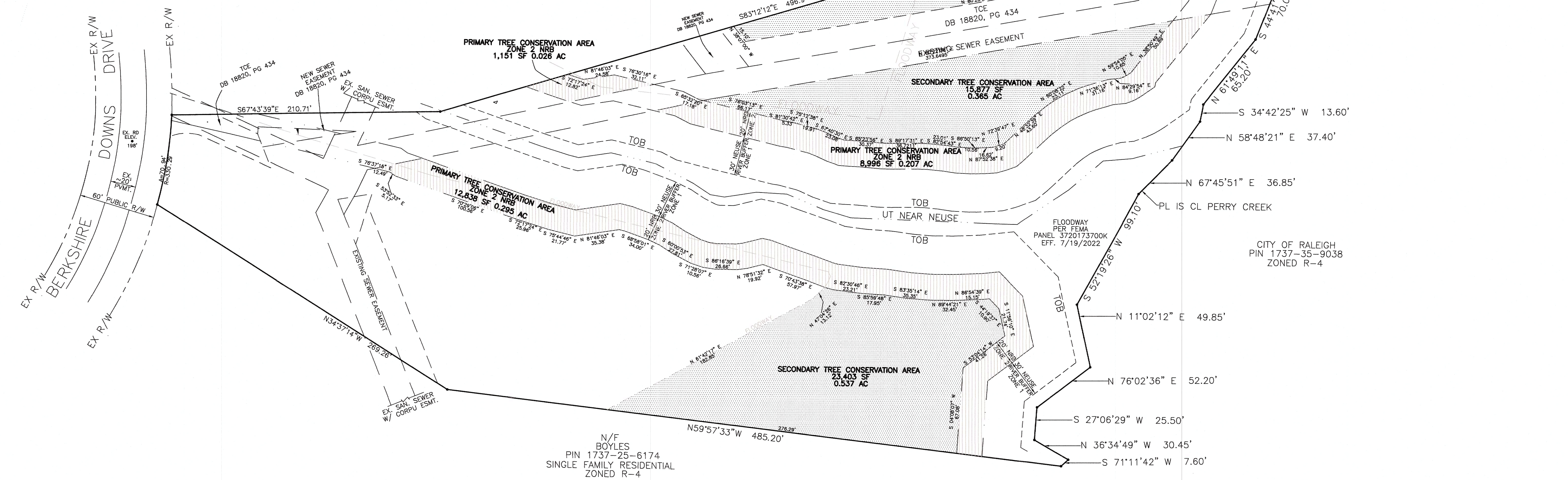
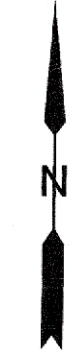
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas  
 (Include individual trees and their alternate compliance areas) \_\_\_\_\_ ac \_\_\_\_\_ %

Subtotal of Secondary Tree Conservation Areas: 1.52 ac 26.21 %

TOTAL ALL TREE CONSERVATION AREA PROVIDED: 2.20 ac 37.98 %

UDO 9.1.9. Watershed Protection Overlay Districts

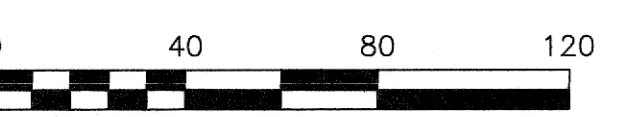
UWPOD - Wooded Area (preserved)	_____	_____ %
UWPOD - Wooded Area (planted)	_____	_____ %
FWPOD - Wooded Area (preserved)	_____	_____ %
FWPOD - Wooded Area (planted)	_____	_____ %
SWPOD - Wooded Area (preserved)	_____	_____ %
SWPOD - Wooded Area (planted)	_____	_____ %



CITY OF RALEIGH  
 PIN 1737-35-2386  
 ZONED R-4

CITY OF RALEIGH  
 PIN 1737-35-9038  
 ZONED R-4

N/F BOYLES  
 PIN 1737-25-6174  
 SINGLE FAMILY RESIDENTIAL  
 ZONED R-4



PRELIMINARY PLAN  
 FOR REVIEW ONLY

PRELIMINARY PLAN  
 FOR REVIEW ONLY

**TREE CONSERVATION PLAN**  
**COURTYARD HOMES**  
 7421 BERKSHIRE DOWNS DRIVE - RALEIGH, NC

THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-465-1566 FAX (919) 465-1585 LIC# C-0343	CITY OF RALEIGH	OWNER: BUILDER BEE
	WAKE COUNTY	NORTH CAROLINA
DATE 6/10/2024	DRAWN MTH	JOB NO.
SCALE 1" = 40'	SURVEYED	DWG: 7421
REVISIONS:	PIN: 1737-35-1114	



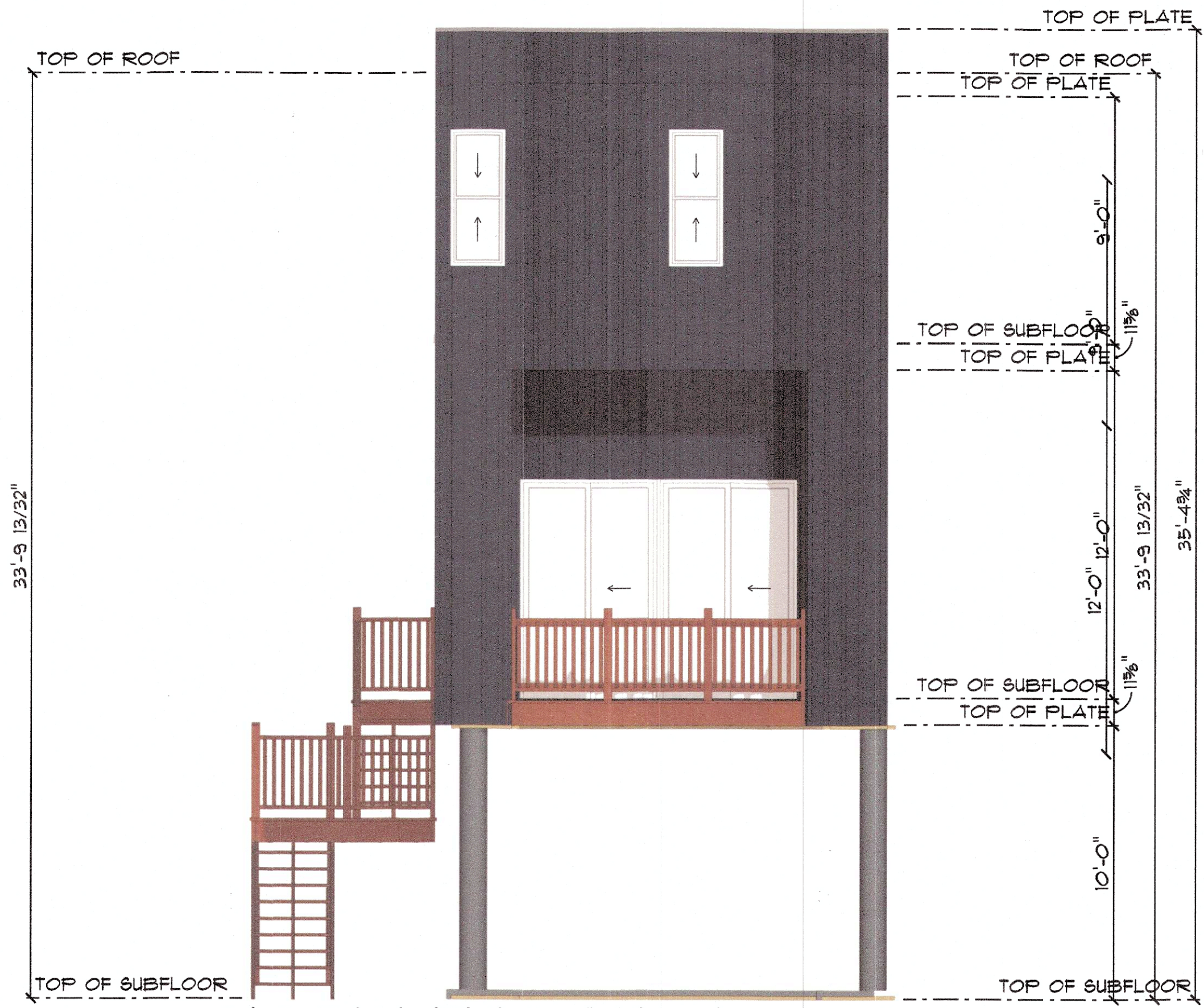
PRELIMINARY PLAN  
FOR REVIEW ONLY

**SIGHT TRIANGLE EXHIBIT  
COURTYARD HOMES  
7421 BERKSHIRE DOWNS DRIVE - RALEIGH, NC**

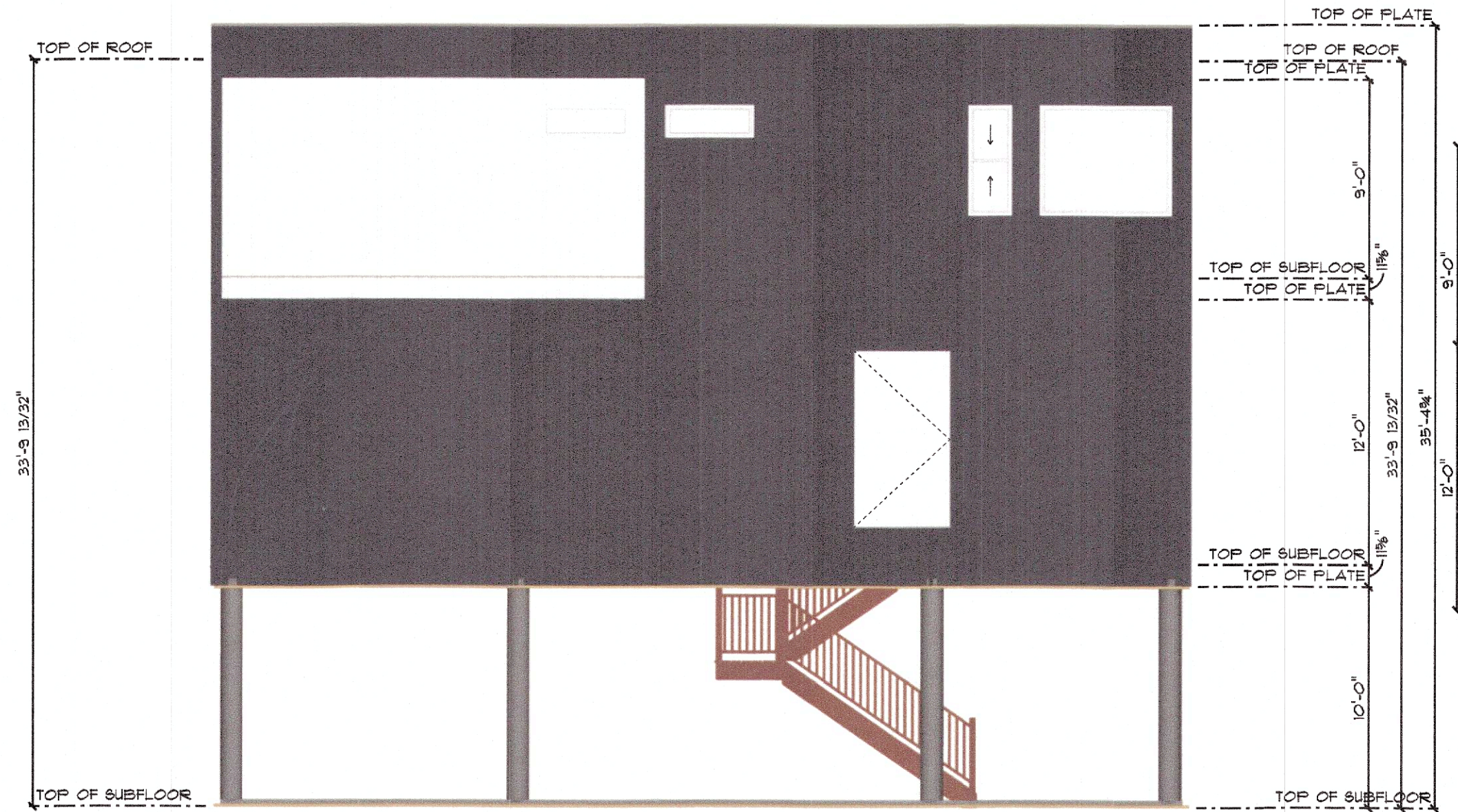
	CITY OF RALEIGH		OWNER: BUILDER BEE
	WAKE COUNTY	NORTH CAROLINA	ZONED R-4
	DATE 6/10/2024	DRAWN MTH	JOB NO.
	SCALE 1" = 50'	SURVEYED	DWG: 7421
THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-465-1566 FAX (919) 465-1585 LISC# C-0343		REVISIONS:	PIN: 1737-35-1114



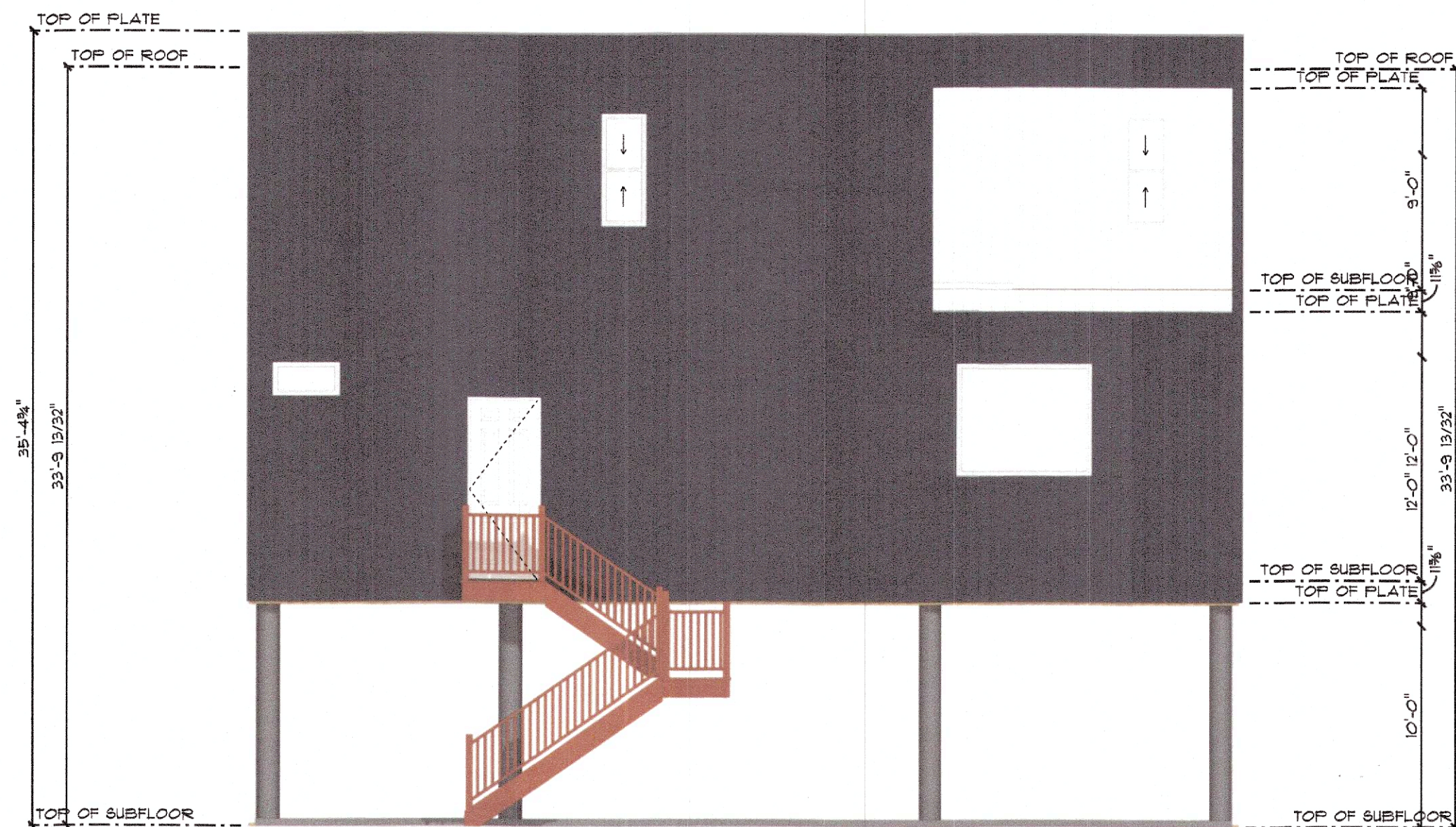
**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

PAGE: **14/23**  
MOD-E ELEVATIONS

APPROVALS

SCALE: As Noted  
DRAWN BY: KB  
Wednesday, September 11, 2024

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Las Vegas MOBILE: (702) 688-3229  
NV 89129 KelvinBell05@gmail.com

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27610 BuilderBeeProjects@gmail.com