



Administrative Approval Action

Case File / Name: SUB-0032-2021
DSL - Brentwood Green

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** This site is located on the south side of New Hope Road, east of Capital Blvd at 3809 Pine Knoll Drive.
- REQUEST:** Subdivision of a 3.36 acre vacant tract zoned R-10, with 0.10 acres of right-of-way dedication, proposing five new detached single-family residential lots.
- DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated August 13, 2021 by Underfoot Engineering.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Revise the sf/acreage for Lot 1 on the Site Data table and all applicable Site Permit Review plan sheets.

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
5. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).



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LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/> Utility Placement Easement Required

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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A public infrastructure surety for 1 street tree is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
2. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Stormwater

5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
6. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .34 acres of tree conservation area.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street trees along Pine Knoll Drive.
3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: January 13, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: January 13, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 09/16/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

CONTACT INFORMATION

DEVELOPER / OWNER RALEIGH DREAM CENTER 4131 FALLS OF NEUSE ROAD, SUITE 200 RALEIGH, NC 27609 CONTACT: JESSIE FORNAS PHONE: 919.567.4448	LANDSCAPE ARCHITECT UNDERFOOT ENGINEERING, P.C. 1149 EXECUTIVE CIRCLE, SUITE C-1 CARY, NC 27511 CONTACT: MIKE ROSELLI PHONE: 919.576.9733
REFERENCES SURVEY WOODS, P.L.C. 3411 SHILOH RD #100 WETUMPK, NC 27513 CONTACT: RANDY BULLOCK, PLS SURVEYOR 919.443.7001 (E)	
REVIEW AGENCIES / UTILITY CONTACTS PLANNING APPROVAL CITY OF RALEIGH - PLANNING AND INSPECTIONS DEPARTMENT ONE SICHWANGS PLAZA, SUITE 400 RALEIGH, NC 27601 PHONE: 919.996.8495	
WATER CITY OF RALEIGH - PUBLIC UTILITIES DEPARTMENT ONE SICHWANGS PLAZA, SUITE 400 RALEIGH, NC 27601 PHONE: 919.996.8495	
SEWER CITY OF RALEIGH - PUBLIC UTILITIES DEPARTMENT ONE SICHWANGS PLAZA, SUITE 400 RALEIGH, NC 27601 PHONE: 919.996.8495	
REGIONAL CONTROL CITY OF RALEIGH - CENTER FOR SERVICES DEPARTMENT ONE SICHWANGS PLAZA, SUITE 601 RALEIGH, NC 27601 PHONE: 919.996.8495	

PROJECT DATA SHEET:

Preliminary Subdivision Application
 Planning and Development
 Planning and Development Center, Second Floor - One Packhouse Place, Suite 400 | Raleigh, NC 27601 | 919.996.8200

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.2). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to plandev@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)
 Conventional Subdivision Community Development Cottage Court

GENERAL INFORMATION

Subproject/plan name (use number):
 Development name (subject to approval): Brentwood Green
 Property Address(es): 3809 Pine Knoll Drive
 Recorded Deed PIN#: 1725-28-6672

What is your project type? Single family Apartment Townhouse Non-residential Other Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
 NOTE: Please attach purchase agreement when submitting this form.
 Company: Raleigh Dream Center Owner/Developer Name and Title: Jessie Fornas, Executive Director
 Address: 6131 Falls of Neuse Road, Suite 200, Raleigh, NC 27609
 Phone # 919.567.4448 Email: jessie.fornas@raleighdreamcenter.org

APPLICANT INFORMATION
 Company: Underfoot Engineering, Inc. Contact Name and Title: Mike Roselli, PE/Principal
 Address: 1149 Executive Circle, Suite C, Cary, NC 27511
 Phone # 919.576.9733 Email: mroselli@underfootengineering.com

Continue to page 2 >>

Page 1 of 2 plandev@raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE
 (Applicable to all developments)

Gross site acreage: 3.36 AC
 Zoning districts (if more than one, provide acreage of each): p1, 10

Overlaid district: NA Inside City limits? Yes No
 Conditional Use District (CUD) Case # 2: Board of Adjustment (BOA) Case # A:

STORMWATER INFORMATION

Existing Impervious Surface:	Proposed Impervious Surface:
Acre: 0 Square Feet: 0	Acre: 0.149 Square Feet: 10,233
Nearest street buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
In a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

If yes, please provide the following:
 Flood study: City of Raleigh (see Raleigh, NC 27601 Page 10)
 FEMA Map Panel #: 19050C0201

NUMBER OF LOTS AND DENSITY

Total # of town-house lots: 0
 Total # of single-family lots: 5
 Proposed density for each zoning district (UDO 10.2.2): 1.49 D.U./A.C.
 Total # of open space and/or common area lots: 1
 Total # of requested lots: 5

SIGNATURE BLOCK

The undersigned certifies that the property owner(s) is/are of this application and that the proposed project described in this application will be maintained 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.

I, Mike Roselli, will serve as the agent regarding this application, and will receive and respond to administrative comments, resident letters and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I, the undersigned, acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submitted policy, which values priority to the first 100 days of receipt.

Signature: [Signature] Date: 2021.05.12
 Printed Name: Mike Roselli Date: _____
 Printed Name: _____ Date: _____

Please email your completed application to plandev@raleighnc.gov.

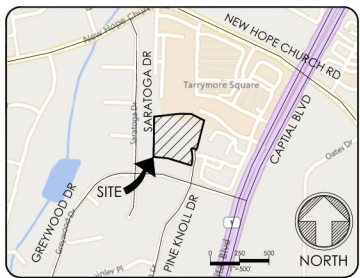
Page 2 of 2 plandev@raleighnc.gov

BRENTWOOD GREEN

PRELIMINARY SUBDIVISION PLAN

UNDERFOOT PROJECT - C20046

CASE #SUB-0032-2021



PREPARED BY:



underfoot
ENGINEERING

1149 EXECUTIVE CIRCLE
 CARY, NC 27511
 P:919.576.9733
 NCBELS # C-3847

CONTACT: MIKE ROSELLI, PE
MROSELLI@UNDERFOOTENGINEERING.COM

SITE DATA

PARCEL IDENTIFICATION NUMBER:	1725-28-4472
ADDRESS:	3809 PINE KNOLL DRIVE
PARCEL OWNER:	HARBOR FOR HANUMPT OF WAKE COUNTY, INC.
EMERGING PARCEL ACREAGE:	3.36 AC.
ZONING:	R-10
COVEYER DEFECTS:	N/A
PROPOSED TYPE:	N/A
CURRENT USES:	VACANT
PROPOSED USES:	RESIDENTIAL - SINGLE-FAMILY (DETACHED)
RIVER BASIN:	NEUSE
DENSITY:	1.49 D.U./AC.
TOTAL LOTS:	5 SINGLE-FAMILY UNITS
EMERGING PARKING:	0 SPACES
PARKING REQUIREMENTS:	2 SPACES / UNIT
NUMBER OF UNITS:	5 SINGLE-FAMILY DETACHED UNITS
PARKING CALCULATION:	5 UNITS X 2 SPACES
TOTAL:	10 SPACES

*IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT EACH HOME PROVIDES A TWO VEHICLE DRIVEWAY TO MEET PARKING REQUIREMENTS

GENERAL NOTES:

- SCOPE OF WORK INVOLVES DEVELOPING A FIVE UNIT SUBDIVISION WITH THE ADDITION OF A CLASSIC WATER CONVEYANCE MEASURES AND UTILITY.
- PROPOSED USE OF THE PROJECT IS SINGLE-FAMILY DETACHED HOMES. ALL CONSTRUCTION WILL BE ACCORDANCE WITH CITY OF RALEIGH ORDINANCES AND REGULATIONS.
- ROLL-OUT CONTAINERS WILL BE PLACED AT STREET TO BE SERVICED BY THE CITY OF RALEIGH SOLID-WASTE COLLECTION DIVISION. EACH TOWELING WILL HAVE (1) 55-GALLON SOLID-WASTE ROLL-OUT CONTAINER BY DRIVEWAY.
- STORMWATER QUANTITY REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH UDO 2.2.2.2.
- STORMWATER QUANTITY REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH UDO 2.2.2.2 IN CONSIDERATION OF CITY OF RALEIGH MARSH CREEK FLOOD STUDY (2005).

SHEET INDEX

SHEET #	SHEET NAME
C-000	COVER SHEET
C-001	EMERGING CONDITIONS & PREVIOUS PLAN
C-002	SUBDIVISION PLAN
C-003	GRADING & STORMWATER PLAN
C-004	UTILITY & SERVING PLAN
L-002	LANDSCAPE & TREE CONSERVATION PLAN

PLAN REVISIONS

#	DATE	REVISION	BY
1	2021.07.09	CITY COMMENTS	JT
2	2021.08.13	CITY COMMENTS	JT



KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 BY 10:01 AM On 05/12/2021

BRENTWOOD GREEN PRELIMINARY SUBDIVISION PLAN

3809 PINE KNOLL DRIVE
 RALEIGH, NC

PROJECT #:
 DRAWN BY:
 REVIEWED BY:
 \$1 SUBMITAL:
 SCALE:

C20046
 JT
 MAR
 2021.05.12
 AS NOTED

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:
 RALEIGH DREAM CENTER
 6131 FALLS OF NEUSE RD
 SUITE 200
 RALEIGH, NC 27609

PREPARED BY:



underfoot
ENGINEERING

1149 EXECUTIVE CIRCLE
 CARY, NC 27511
 P:919.576.9733
 NCBELS # C-3847



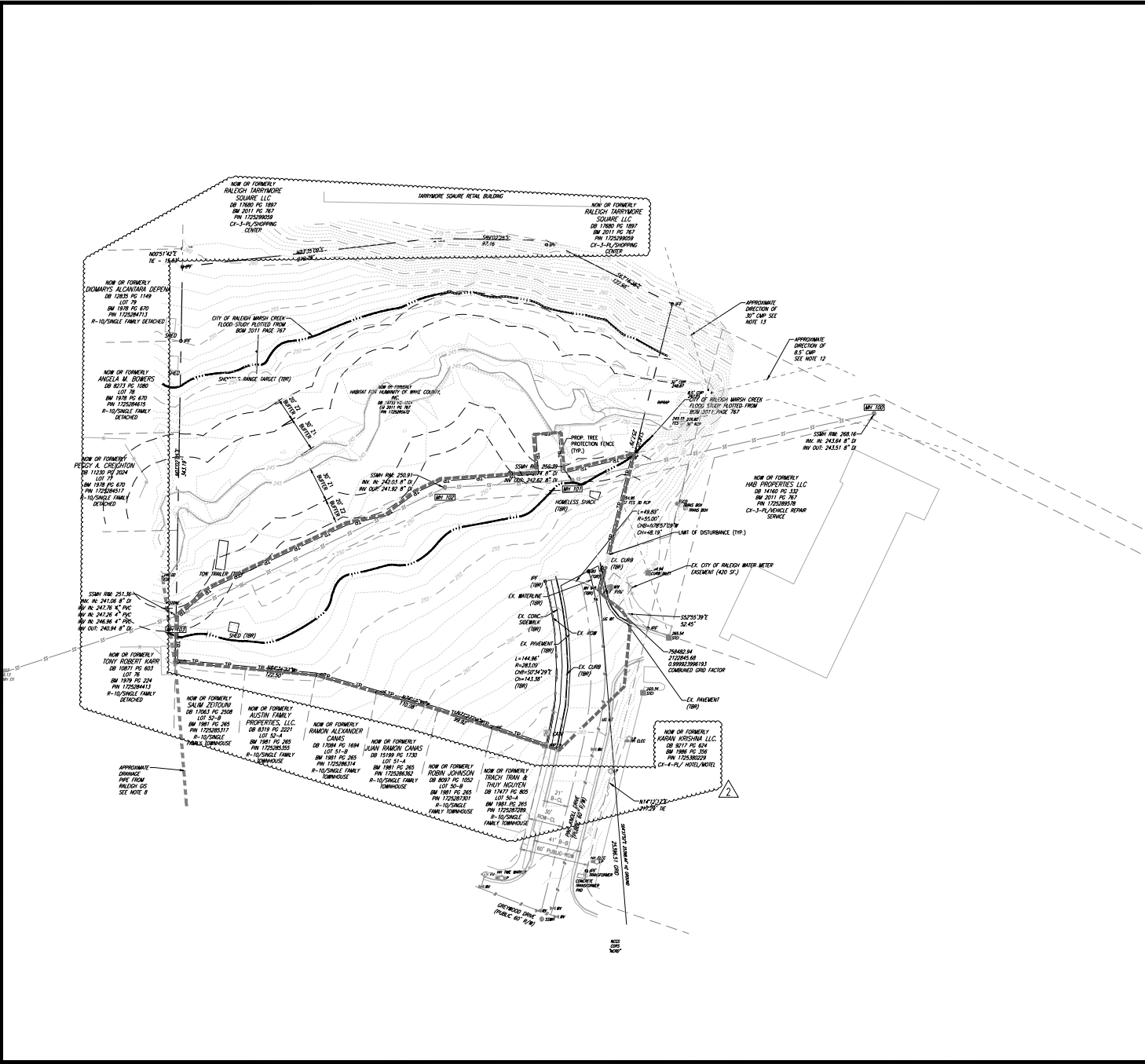
SHEET:

COVER

C-000



X:\CADD\PROJECTS\2020\CD\RALEIGH\BENTWOOD\UNIMODIFIED\PLAN SET\PP\CD2024.PPT - FINAL.DWG PRINTED BY: JEFFREY FALCONE, 01/13/24 08:43:37 PM. LAST PAVED BY: JEFFREY FALCONE



GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- EXISTING SURVEY AND TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY PROVIDED BY MAINTENANCE, AS WELL AS CE AND INFORMATION OBTAINED FROM A FIELD VIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL INFORMATION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- BASED ON THE SEPARATION AND THE CLEAN WATER ACT JURISDICTION & PERMITS STATUS REVIEW REPORT PROVIDED BY CAROLINA COASTAL INC. DATED JANUARY 27, 2017 THERE ARE 2.9 ACRES OF JURISDICTIONAL WETLANDS, A 0.26 ACRE POND AND 100 LF OF STREAM CHANNEL LOCATED ON THE SITE. THERE IS A 30' ZONE 1 AND A 20' ZONE 2 BUFFER SINCE THE SITE IS IN THE NEUSE BASIN.
- THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THE SITE PER RWY PANEL 17201720001 EFFECTIVE DATE MAY 2, 2006.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. EXAMINATION OF ANY OTHER FORM OF CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- ALL SUBSURFACE UTILITIES EXISTING ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD SURVEY AND/OR ANY OTHER PRELIMINARY RECORD DRAWINGS WHICH MAY BE AVAILABLE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL IN PLACE SUBSURFACE UTILITY INFORMATION INCLUDING HORIZONTAL AND VERTICAL LOCATION.
- EXISTING UTILITIES DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR'S ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THE CONTRACT OR CITY OF RALEIGH REQUIREMENT ARE OBTAINED.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. ALL DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
- THE ENGINEER AND/OR OWNER SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- INFORMATION OF 8.5' GUTTER COLLECTED FROM CITY OF RALEIGH GEOGRAPHIC INFORMATION SYSTEM (GIS).
- APPROXIMATE LOCATION AND DIRECTION OF 30" CWP ENCROACHMENT CANNOT BE DETERMINED.

DEMOLITION NOTES

- REFER TO GENERAL NOTES SHEET 10 FOR THIS SHEET.
- ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THE PROJECT SHALL BE PROPERLY DEPOSITED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THE PROJECT SHALL BE REMOVED COMPLETELY. THE EXISTING FOUND SHALL BE REMOVED AND EXPOSED. ALL EXISTING MATERIAL AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING TREES AND OTHER VEGETATION ONLY AS NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WITH ANY CONCRETE SHOWN TO BE REMOVED, THE CONTRACTOR SHALL REMOVE THE CONCRETE TO THE NEAREST 2" MIN OR SAW CUT TO PROVIDE CLEAN EDGE.
- WITH ANY ASPHALT SHOWN TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT TO PROVIDE A CLEAN EDGE.
- ALL UTILITIES TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL NECESSARY MEASURES ARE TAKEN, WHETHER TEMPORARY OR PERMANENT, TO ALLOW FOR PROPER FUNCTIONING OF EXISTING UTILITIES.

DEMOLITION LEGEND

TYPICAL EXISTING NOTE	TYPICAL DEMOLITION / REMOVAL NOTE
---	EASEMENT LINE
---	CONCRETE CURB & GUTTER
⊕	UTILITY POLE
⊕	TYPICAL LIGHT
---	TYPICAL SIGN
---	SANITARY SEWER LATERAL
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD WIRE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	STORM SEWER
---	SANITARY SEWER MAIN
⊕	HYDRANT
⊕	SANITARY MANHOLE
⊕	STORM JUNCTION BOX
⊕	WATER METER
⊕	WATER VALVE
(/)	TO BE REMOVED / RELOCATED



PLAN REVISIONS

#	DATE	REVISION	BY
1	2021.07.09	CITY COMMENTS	JT
2	2021.08.13	CITY COMMENTS	JT



KNOW WHAT'S BELOW
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BEFORE YOU DIG
By the Numbers by the Numbers

PROJECT:
BRENTWOOD GREEN PRELIMINARY SUBDIVISION PLAN

3809 PINE KNOLL DRIVE
RALEIGH, NC

PROJECT #: C20046
DRAWN BY: JT
REVIEWED BY: MAM
SCALE: 2021.02.12
1/4"=1'

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:

RALEIGH DREAM CENTER
6131 FALLS OF NEUSE RD
SUITE 200
RALEIGH, NC 27609

PREPARED BY:



SHEET:

EXISTING CONDITIONS & DEMOLITION PLAN

C-100

X:\DATA\PROJECTS\3000\CORR\10-HERRINGWOOD\UNAPPROVED PLAN REV. CVD\0049.PLT - LAYING PRINTED BY: JEFFREY FALCONE

NOW OR FORMERLY
RALEIGH TARTMERE
SQUARE, LLC
DB 1780 PG 187
BM 2011 PG 267
PIN 172528659
CX-3 PL SHOPPING
CENTER

HERRINGWOOD SQUARE RETAIL BUILDING

NOW OR FORMERLY
RALEIGH TARTMERE
SQUARE, LLC
DB 1780 PG 187
BM 2011 PG 267
PIN 172528659
CX-3 PL SHOPPING
CENTER

NOW OR FORMERLY
RALEIGH TARTMERE
SQUARE, LLC
DB 1780 PG 187
BM 2011 PG 267
PIN 172528659
CX-3 PL SHOPPING
CENTER

NOW OR FORMERLY
DIONATA ALCANTARA ESTEVA
OR 022 PG 119
LOT 79
BM 1828 PG 610
PIN 172528473
R-10 SINGLE FAMILY DETACHED

CITY OF RALEIGH MARSH CREEK
FLOOD STUDY REPORT FROM
BOB 2011 PAGE 787

PROP. 30" STORM DRAINAGE
EGREMENT
PROP. 6" 60' CONCRETE
SEWER

NOW OR FORMERLY
ANGELA M. BOWERS
OR 022 PG 1081
LOT 78
BM 1828 PG 610
PIN 172528465
R-10 SINGLE FAMILY
DETACHED

HERRINGWOOD SQUARE
NOW OR FORMERLY
RALEIGH TARTMERE
SQUARE, LLC
DB 1780 PG 187
BM 2011 PG 267
PIN 172528659
CX-3 PL SHOPPING
CENTER

CITY OF RALEIGH MARSH CREEK
FLOOD STUDY REPORT FROM
BOB 2011 PAGE 787

PROP. 6" CONCRETE
SEWER W/ 6" DIA. MANHOLE (50')

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

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MIN. WIDTH AS REFER TO NOTE 9.

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

NOW OR FORMERLY
PEOY A. CREighton
OR 122 PG 204
LOT 77
BM 1828 PG 610
PIN 172528457
R-10 SINGLE FAMILY
DETACHED

PROP. 6" CONCRETE
SEWER W/ 6" DIA. MANHOLE (50')

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

NOW OR FORMERLY
TONY ROBERT RAOOR
OR 1077 PG 603
LOT 76
BM 1929 PG 224
PIN 172528446
R-10 SINGLE FAMILY
DETACHED

PROP. 6" CONCRETE
SEWER W/ 6" DIA. MANHOLE (50')

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

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MIN. WIDTH AS REFER TO NOTE 9.

NOW OR FORMERLY
SALIM ZETTOUM
OR 1262 PG 208
LOT 57-58 PG 268
PIN 172528517
R-10 SINGLE
FAMILY TOWNHOUSE

NOW OR FORMERLY
AUSTIN FAMILY
PROPERTIES, LLC
DB 8119 PG 2211
LOT 57
BM 1801 PG 365
PIN 172528534
R-10 SINGLE FAMILY
TOWNHOUSE

NOW OR FORMERLY
RAMON ALEXANDER
OR 1704 PG 1684
LOT 57-58
BM 1801 PG 365
PIN 172528514
R-10 SINGLE FAMILY
TOWNHOUSE

NOW OR FORMERLY
LEAH DANON CANAS
OR 1534 PG 1720
LOT 57-58
BM 1801 PG 365
PIN 172528502
R-10 SINGLE FAMILY
TOWNHOUSE

NOW OR FORMERLY
ROBIN JOHNSON
OR 800 PG 1052
LOT 50-51
BM 1801 PG 365
PIN 172528521
R-10 SINGLE FAMILY
TOWNHOUSE

NOW OR FORMERLY
TOMMY & THUY NGUYEN
OR 1147 PG 805
LOT 50-51
BM 1801 PG 365
PIN 172528521
R-10 SINGLE FAMILY
TOWNHOUSE

PROP. 6" CONCRETE
SEWER W/ 6" DIA. MANHOLE (50')

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

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MIN. WIDTH AS REFER TO NOTE 9.

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

NOW OR FORMERLY
GADON BRODIE, LLC
OR 8217 PG 624
LOT 50-51 PG 506
PIN 172528529
CX-4 PL / HOTEL/MOTEL

PROP. 6" CONCRETE
SEWER W/ 6" DIA. MANHOLE (50')

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

NOW OR FORMERLY
LAURENCE
OR 1747 PG 186
LOT 49
BM 1801 PG 365
PIN 172528529
R-10 SINGLE FAMILY
TOWNHOUSE

PROP. 6" CONCRETE
SEWER W/ 6" DIA. MANHOLE (50')

MIN. WIDTH AS REFER TO NOTE 8.
MIN. WIDTH AS REFER TO NOTE 9.

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PROP. 6" CONCRETE
SEWER W/ 6" DIA. MANHOLE (50')

MIN. WIDTH AS REFER TO NOTE 8.
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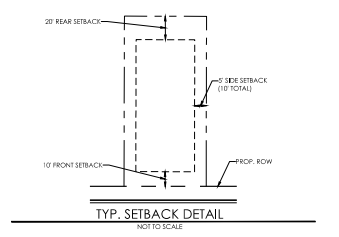
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SUBDIVISION NOTES

- REFER TO GENERAL NOTES SHEET C-200.
- SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED CITY OF RALEIGH STANDARDS.
- UTILITY AND REFERRED EXAMINATIONS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAN AFTER CONSTRUCTION IS COMPLETED.
- ADJACENT OPEN SPACE SHALL BE RECORDED AS LOTS AND RECORDED.
- REES SHALL NOT BE PLANTED IN ANY CITY OF RALEIGH SANITARY SEWER EASEMENTS.
- ALL PROPOSED PLANTINGS SHALL BE RECORDED AND SHALL COMPLY WITH THE CITY OF RALEIGH STREET LIGHTING SPECIFICATIONS. THE DEVELOPER SHALL CONTACT THE CITY OF RALEIGH AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SUBDIVISION.
- ADA RAMP SHALL BE CONSTRUCTED TO MEET SPECIFICATIONS WITH A 6'x6' LANDING AREA AND 40' PAVING DISTANCE TO RAMP.
- SETBACKS SHALL SHOW MINIMUM COMPLIANCE WITH 1.5.2.2 & 2.2.1.

LOT DIMENSION NOTES

LOT 1 MEASUREMENT FROM COLLAGAS LOT 178 (SEE C-1336)

ANY LOT ABUTTING A COLLAGAS IN A RESIDENTIAL DISTRICT WHERE THE MINIMUM LOT WIDTH ENDS AT THE FRONT PROPERTY LINE SHALL COMPLY WITH THE FOLLOWING:

- THE MINIMUM LOT FRONTAGE ON A STREET SHALL BE 20 FEET. THE DIMENSION MAY BE REDUCED UPON APPROVAL OF THE PLANNING DEPARTMENT OR IF A COMMON DRIVEWAY OR OTHER FORM OF SHARED ACCESS IS PROVIDED; AND
- THE MINIMUM LOT DEPTH SPECIFIED SHALL NOT BE MEASURED FROM THE FRONT PROPERTY LINE, BUT INSTEAD MEASURED BEGINNING FROM THE NEAREST POINT TO FRONT PROPERTY LINE WHERE THE LOT WIDTH EQUALS THE MINIMUM LOT WIDTH FOR THE DISTRICT. THE MINIMUM LOT DEPTH MEASURED THE WAY SHALL BE 70 FEET IN R-1, R-2, AND R-4, 80 FEET IN R-10 AND R-10SB (SEE C-145).

SITE DATA

EXISTING PARCEL ADDRESS	14633 37 th / 0.26 AC
INCREASE TO BE REQUIRED	42 77 th S.E. / 1.44 AC
PARCEL IDENTIFICATION NUMBER	1725284472
ROW DEDICATION	4193.57' / 2.10 AC
PARCEL IDENTIFICATION NUMBER	1725284468
ROW DEDICATION	1011.00' / 0.22 AC
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY DETACHED DWELLING UNITS 8 UNITS

REQUIRED MINIMUM LOT SIZE	4000 SF / 0.09 AC
REQUIRED MINIMUM LOT WIDTH	45' INTERIOR LOT
REQUIRED MINIMUM LOT DEPTH	67'
REQUIRED MINIMUM LOT DENSITY	10 U/A
PROPOSED LOT SIZE	14633 SF / 0.33 AC
LOT 1	20334 SF / 0.47 AC
LOT 4	82344 SF / 1.89 AC
LOT 5	9234 SF / 0.22 AC

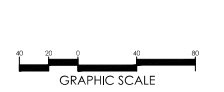
DATE: 10/12/2021
 HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD83

LAND USE AND ZONING NOTES

- | 1. SITE REQUIREMENTS | REQUIRED | EXISTING | PROPOSED |
|------------------------|--------------------|----------|--------------------|
| MIN. LOT AREA | 4,000 SF (0.09 AC) | N/A | 9,874 SF (0.23 AC) |
| MIN. LOT FRONTAGE | 20' | N/A | 50' |
| BUILDABLE LOT AREA (T) | N/A | N/A | N/A |
- | 2. PARKING REQUIREMENTS | REQUIRED PARKING | EXISTING | PROPOSED |
|-------------------------|------------------|----------|-----------|
| PROPOSED PARKING | 10 SPACES | | 10 SPACES |

SITE LEGEND
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	OWNER'S PROPERTY LINE (FROM) LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & SPILL	
	UTILITY POLE	
	TYPICAL LIGHT	
	TYPICAL SIGN	
	ELECTRIC BOX	
	MONITORING WELL	
	WELL	
	BENCHMARK	



PLAN REVISIONS

#	DATE	REVISION	BY
1	2021.07.09	CITY COMMENTS	JT
2	2021.08.13	CITY COMMENTS	JT



BRENTWOOD GREEN PRELIMINARY SUBDIVISION PLAN

3809 PINE KNOLL DRIVE
RALEIGH, NC

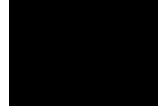
PROJECT #:
DRAWN BY:
REVIEWED BY:
SCALE:

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:

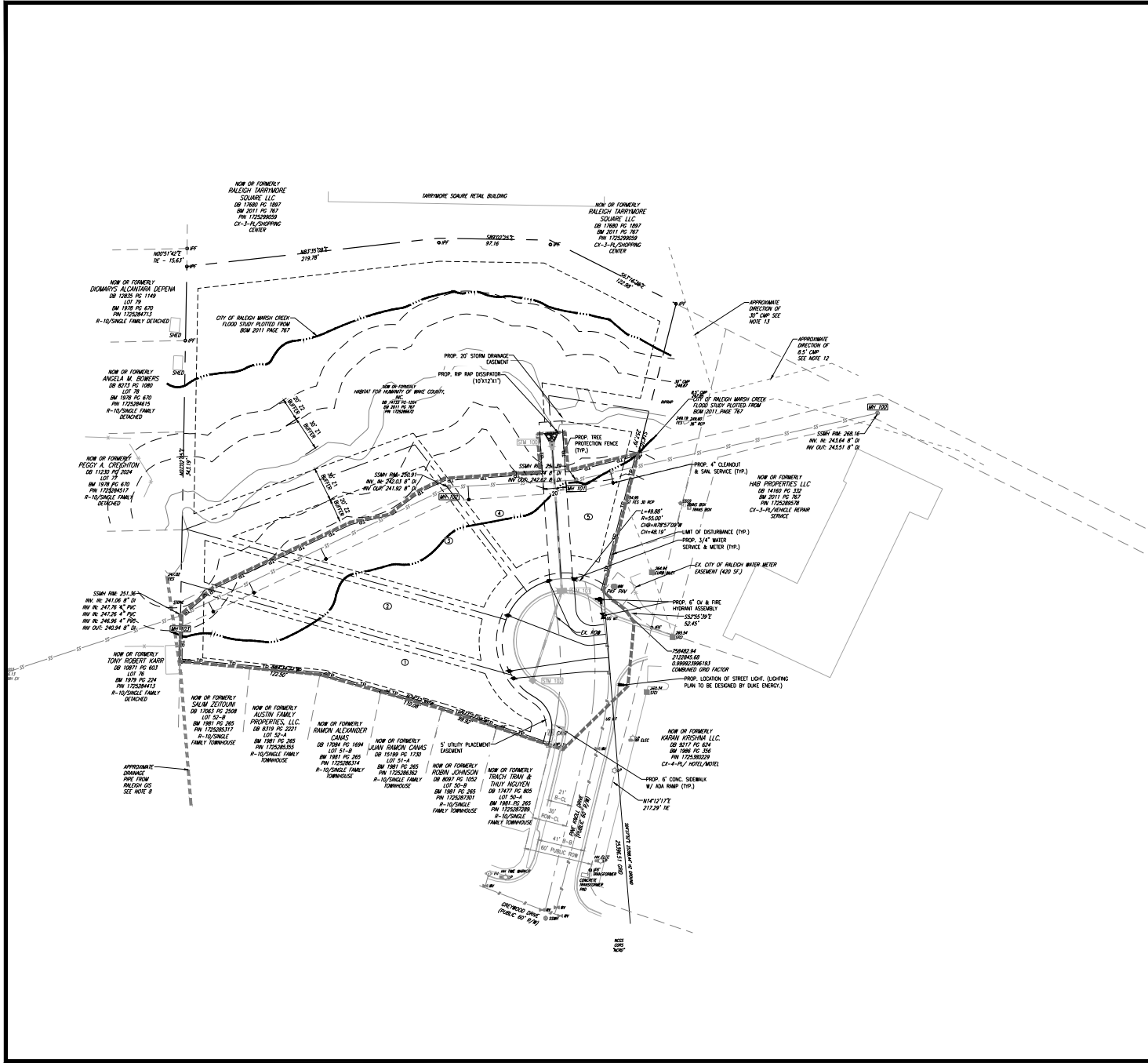
RALEIGH DREAM CENTER
6131 FALLS OF NEUSE RD
SUITE 2700
RALEIGH, NC 27609

PREPARED BY:



C-200

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- ### LIGHTING NOTES
- PER CITY OF RALEIGH STANDARD SPECIFICATIONS, SECTION 7.4 LIGHTING STANDARDS, STREET LIGHTING FIXTURES SHALL UNBUILT LIGHTING IN RESIDENTIAL AREAS AND SHALL BE LOCATED AT 40-FOOT INTERVALS UNLESS A STREET LIGHT SHALL BE LOCATED AT ALL STREET INTERSECTIONS IN ADDITION TO NORMAL SPACING REQUIREMENTS.

PLAN REVISIONS

#	DATE	REVISION	BY
1	2021.07.09	CITY COMMENTS	JT
2	2021.08.13	CITY COMMENTS	JT

BRENTWOOD GREEN PRELIMINARY SUBDIVISION PLAN

3809 PINE KNOLL DRIVE
RALEIGH, NC

PROJECT #: C20046
DRAWN BY: JT
REVIEWED BY: MAM
1ST SUBMITTAL: 2021.05.12
SCALE: 1/4"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:
RALEIGH DREAM CENTER
6131 FALLS OF NEUSE RD
SUITE 200
RALEIGH, NC 27609

PREPARED BY:

underfoot engineering
1140 EXCLUSIVE CIRCLE
CARY, NC 27511
P: 919.576.9733
NCBELS # C-3847

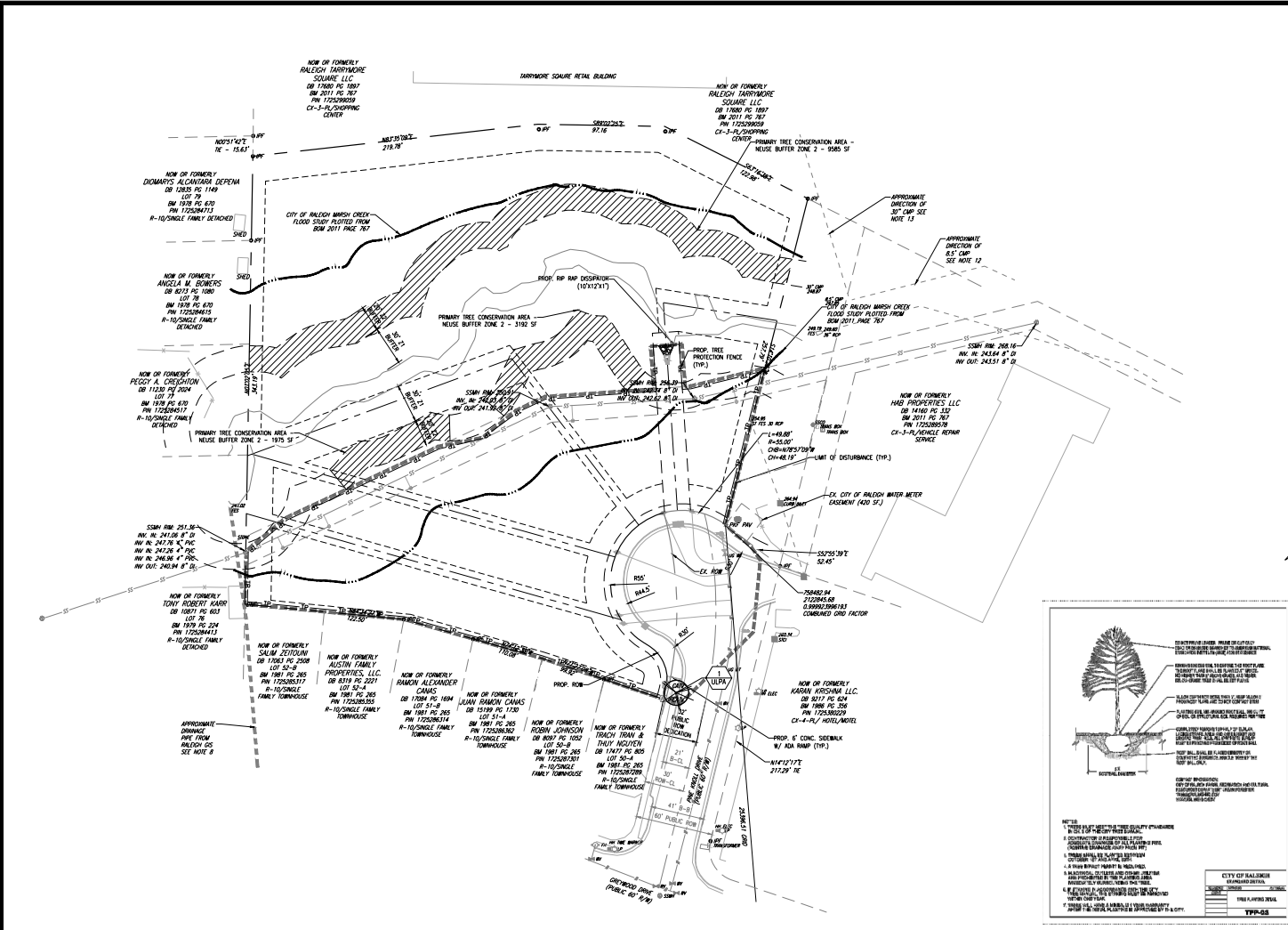
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SANITARY LABEL	SANITARY LABEL	(S) (S)
STORM LABEL	STORM LABEL	(S) (S)
	SANITARY SEWER LATERAL	—
	UNDERGROUND WATER LINE	—
	UNDERGROUND ELECTRIC LINE	—
	UNDERGROUND GAS LINE	—
	OVERHEAD LINE	—
	UNDERGROUND TELEPHONE LINE	—
	UNDERGROUND CABLE LINE	—
	STORM SEWER	—
	SANITARY SEWER	—
	HYDRANT	—
	SANITARY MANHOLE	—
	STORM JUNCTION BOX	—
	WATER WATER	—
	WATER VALVE	—
	TYPICAL END SECTION	—
	HEADWALL OR ENDWALL	—
	CATCH BASIN	—
	SANITARY CLEANOUT	—
	MONITORING WELL	N/A
N/A	TEST PIT	—



UTILITY & LIGHTING PLAN

C-400

X:\CADD\PROJECTS\2020\CDM\CDM\BRENWOOD\LANDSCAPE\PLAN SET\CDM\0200M.PLT - LANDSCAPE PRINTED BY: JEFFREY HANCOCK, 8/11/21 11:43:20 AM. LAST SAVED BY: JEFFREY HANCOCK



LANDSCAPE PLANTING NOTES

1. SEE SHEET C-10 FOR GENERAL NOTES.
2. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY. ALL GENERAL NOTES AND GENERAL CONDITIONS SPECIFICATIONS APPLY.
3. THE CONTRACTOR SHALL VERIFY LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.
4. ALL LANDSCAPE MATERIALS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF ARBORISTS INCLUDING THE AMERICAN STANDARD FOR SHURB STOCK (ANSI A4.1).
5. PRIOR TO THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL PROPERLY BACKFILL ALL PLANT MATERIAL THAT HAS BEEN PLACED IN PREPARED HOLES AND PROPERLY WATER AND MULCH ALL TREES AND SHRUBS RESPECTIVELY PERMANENT AND ANNUAL BEDS.
6. ALL TREES AND SHRUBS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARRIFIED BY HAND PRIOR TO PLACEMENT AND BACK FILLING WITH PREPARED SOIL. HAND TOOLS ARE NOT TO BE USED TO SCARRIFY ROOT BALLS.
8. ALL ROOTS AND WRAPPING TAPES SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PARTS OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCEUR BRICKS ON ALL TREES. ALL WRAPPING BURLAP SHALL BE REMOVED FROM PLANT BALLS PRIOR TO BACKFILLING.
9. ALL PLANTING AREAS SHALL BE EASELLED WITH SMOOTH, CONTINUOUS CURVES. THE STRAIN MULCH, IF SPECIFIED, SHALL BE ROLLED AND TUCKED ALONG PLANT BED EDGES.
10. ALL PLANT MATERIALS SHALL BE PLACED AT PROPER ASSESSMENT IN THE PLANTING DETAILS & PLANT LIST.
11. TREE STAKING AND GUINING, IF NECESSARY, SHALL BE PERFORMED WITHIN A WEEK OF PLANTING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREE STAKING MATERIAL AFTER THE ROOT BALLS GROWING BEYOND ONE YEAR WHICH EVER COMES FIRST.
12. 8 & 8 B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES SAILED AND BURLAPPED.
13. ALL MATERIALS PLANNED AND LANDSCAPE WORK SHALL CONFORM TO THE LOCAL OR COUNTY JURISDICTIONAL AGENCIES' STANDARD SPECIFICATIONS AND DETAILS.
14. TREE PROTECTION BARRIERS SHALL BE BOLLARDS INSPECTED AND APPROVED PRIOR TO THE BEGINNING OF ANY GRADING OR OTHER PERMITS.
15. IF ANY DISCREPANCIES OCCUR BETWEEN PLANT COUNTS SHOWN IN THE PLAN AND THE LANDSCAPE SCHEDULE, THE PLANT COUNTS ON THE PLAN SHALL DETEATE.

PLAN REVISIONS

#	DATE	REVISION	BY
1	2021.07.09	CITY COMMENTS	JT
2	2021.08.13	CITY COMMENTS	JT



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
By the Numbers by TheNumbers.com

BRENTWOOD GREEN PRELIMINARY SUBDIVISION PLAN

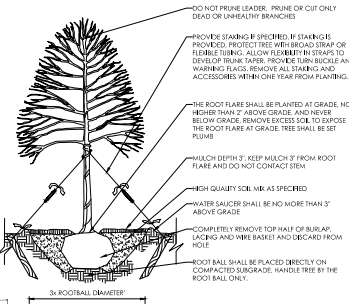
3809 PINE KNOLL DRIVE
RALEIGH, NC

PROJECT #:
DRAWN BY:
REVIEWED BY:
SUBMITTAL:
SCALE:

PRELIMINARY NOT FOR CONSTRUCTION

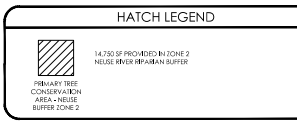
PREPARED FOR:
RALEIGH DREAM CENTER
6131 FALLS OF NEUSE RD
SUITE 200
RALEIGH, NC 27609

PREPARED BY:



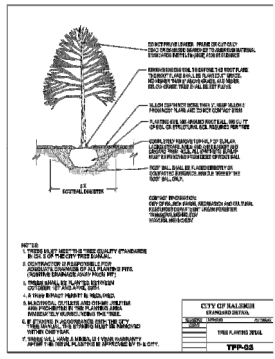
DECIDUOUS TREE PLANTING

NOT TO SCALE



LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENTS	CALCULATIONS
8.4.4 & 8.4.6 STREET TREES	A 36\"/>	PROPOSED CITY STREETS PLANNED WITH SHADE TREES AT 40' O.C. (AS NEARLY AS REQUIRED)
9.1.4.6.6	10% TREE CONSERVATION AREAS REQUIRED. CONSERVATION AREAS IDENTIFIED IN THE CONFORMANCE. THE PROTECTION ON THE LEFT OF PRIMARY ZONE BUFFER ZONE 2 IS 14,750 SF PERMANENT BUFFER AREA.	TOTAL AREA: 336,435 SF (146,362 SF) 10% OF AREA: 33,643 SF PROVIDED AREA: 14,750 SF



LANDSCAPE SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	REMARKS
CANOPY TREES						
SP	1	LEMON FRAGRANCE YEW	BOQUERIA	5' CAL (100) Ht.	84	100% Ht.
SUBTOTAL	1					THE City's Leader



LANDSCAPING & TREE CONSERVATION PLAN

L-100