

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL.
 YES (X)
 OWNER OF RECORD: MITCHELL MILL, LLC
 ADDRESS: 130A WINDCHIME COURT RALEIGH, NC 27615
 WAKE COUNTY P.L.N.: 1747-37-8686
 ZONING: R-6 CUD
 CURRENT USE: UNDER CONSTRUCTION/ VACANT
 INSIDE CITY LIMITS? YES
 INSIDE FLOOD HAZARD AREA? NO
 IN NEUSE RIVER BASIN? YES
 TOTAL TRACT AREA: 10.77 AC
 TOTAL ACREAGE OF IMPACTED JURISDICTIONAL WETLANDS: 0.0 AC
 TOTAL ACREAGE OF ONSITE NEUSE RIVER BUFFER: 1.59 AC
 PROPOSED USE: TOWNHOME SUBDIVISION

PROPOSED UNITS & DENSITY:
 TOTAL TRACT AREA = 10.77 AC
 MITCHELL MILL ROAD R/W DEDICATION = 0.24 AC
 CALIBER WOODS DRIVE, MEADOW CREEK LANE AND STREET # 3 R/W DEDICATION = 1.686 AC
 NET TRACT AREA AFTER R/W DEDICATION = 8.844 AC
 PROPOSED DWELLING UNITS: 64 TOWNHOMES (3 BEDROOM)
 PROPOSED DENSITY = 64 DU/10.77 AC = 5.94 DU/AC
 ALLOWABLE TOTAL DENSITY = 6 DU/AC
 THIS PROJECT UTILIZES THE DENSITY TRANSFER FOR ALL R/W'S
 MAXIMUM BUILDING HEIGHT: LESS THAN 28' FOR ALL TOWNHOME UNITS

REQUIRED PARKING CALCULATIONS
 REQUIRED PARKING TOWNHOMES:
 34 - 2 BDRM DU'S x 2 SP/DU = 68 SPACES
 30 - 3 BDRM DU'S x 2.5 SP/DU = 75 SPACES
 TOTAL PARKING REQUIRED = 143 SPACES
 PARKING PROVIDED:
 DRIVEWAY SPACES = 39 SPACES
 GARAGE SPACES (ONE PER UNIT) = 30 SPACES
 GENERAL PARKING AREA = 76 SPACES
 TOTAL PARKING PROVIDED = 145 SPACES

OPEN SPACE REQUIRED:
 NET TRACT AREA: 10.77 AC
 OPEN SPACE REQUIRED = 0.1 x 10.77 = 1.077
 OPEN SPACE PROVIDED = 1.077 AC
 TREE PRESERVATION REQUIRED:
 NET TRACT AREA: 10.77 AC
 TREE PRESERVATION AREA REQUIRED: (0.1 x 10.77) = 1.077 ACRES
 TREE PRESERVATION PROVIDED: 1.82 AC
 SEE TREE PRESERVATION PLAN SHEET 6
 PROPOSED GREENWAY DEDICATION
 NET AREA: 1.51 AC

PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS ABOUT THE PLANS:
 NAME(S): AIKEN & YELLE ASSOCIATES (HAROLD A. YELLE, II)
 ADDRESS: 3755 BENSON DR., RALEIGH, NC, 27609
 TELEPHONE: 919-877-9992 FAX: 919-877-9979
 EMAIL ADDRESS: AYES@RALEIGH.TWBOC.COM

OWNER: MITCHELL MILL, LLC
 130A WINDCHIME COURT
 RALEIGH, NC 27615

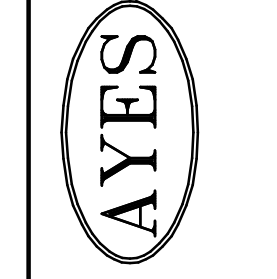
DEVELOPER: FOREVERHOME, LLC
 8311 SANDFORD WAY, SUITE 1
 RALEIGH, NC 27615

OWNER'S SIGNATURE (REQUIRED PRIOR TO FINAL SIGN-OFF ONLY):
 IN FILING THIS PLAN BY MYSELF AS THE PROPERTY OWNER(S) OR THROUGH MY DULY AUTHORIZED AGENTS, 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 THE SITE PLAN AS APPROVED BY THE CITY.

DATE: SIGNED:

- GENERAL CONSTRUCTION NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT CITY OF RALEIGH AND NCDOT STANDARD DETAILS AND SPECIFICATIONS.
 2. THE BOUNDARY SHOWN HERE ON IS REFERENCE TO THE SURVEY OF THE PARCEL AT 8951 SOUTHLAND ROAD RECORDED IN THE WAKE COUNTY BOOK OF MAPS 11539 PAGE 2210 DATED 8/22/05. AIKEN & YELLE ASSOCIATES, TRUST - BOUNDARY SURVEY DATED 11-06-02. AIKEN & YELLE, PA ASSUMES NO RESPONSIBILITY FOR ACCURACY OF BOUNDARY TOPOGRAPHY PHYSICALLY LOCATED FEATURES.
 3. ANY DISTURBANCE OF MORE THAN 12,000 SF REQUIRES THE ISSUANCE OF A GRADING PERMIT BY THE CITY OF RALEIGH INSPECTIONS DEPARTMENT.
 4. ANY ROADWAY CROSSING OR ENCROACHMENT INTO THE NEUSE RIVER RIPARIAN BUFFER WILL REQUIRE PERMITTING BY NC DWD.
 5. ANY DISTURBANCE OF MORE THAN 0.10 AC OF WETLANDS WILL REQUIRE ISSUANCE OF A NATION WIDE 39 PERMIT BY THE US ARMY CORP. OF ENGINEERS.
 6. A COMPLETE COORDINATE LISTING AND AUTOCAD RELEASE 14 DRAWING FILE ARE AVAILABLE UPON REQUEST FROM THIS FIRM.
 7. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. CONTACT ULCOLO AT 1-800-632-4949 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES. IF DISCREPANCIES ARE FOUND CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
 9. ALL CURB AND GUTTER SHOWN ON SITE IS STANDARD 24" CURB AND GUTTER, UNLESS OTHERWISE NOTED IN TYPICAL SECTIONS. ALL GUTTER SHOWN WITHIN PUBLIC RIGHT-OF-WAY SHALL BE STANDARD 30" CURB AND GUTTER OR VALLEY GUTTER. REFER TO SECTION DETAILS SHEET 2.
 10. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
 11. ALL PAVEMENT ON SITE SHALL BE IN ACCORDANCE WITH SECTION DETAILS ON SHEET 2.
 12. THE SLOPE OF HANDICAP PARKING SPACES SHALL NOT EXCEED 1/4" PER FOOT. THE LATERAL SLOPE OF SIDEWALK SHALL NOT EXCEED 2%.
 13. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM POINT OF TANGENCY.
 14. UNLESS OTHERWISE NOTED ALL PROPOSED SPOT ELEVATIONS ARE TOP OF ASPHALT OR FINISHED SURFACE.
 15. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND FEATURES.
 16. ALL SANITARY SEWER SLOPES AND PIPE LENGTHS ARE COMPUTED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
 17. CONSTRUCT ALL SANITARY SEWER MANHOLES FLUSH TO FINAL PAVEMENT GRADE OR AS SHOWN IN NON-PAVED AREAS.
 18. SEWER LATERALS TO BE PLACED AT A MINIMUM SLOPE OF 1% ON 4" LINES AND 0.5% ON 6" LINES. CLEANOUTS SHALL BE PLACED AT 50' INTERVALS AND AT BEND POINTS. ALL CLEANOUTS IN PAVED AREAS SHALL BE APPROVED LOAD BEARING TYPE.
 19. THE CONTRACTOR IS RESPONSIBLE FOR INSURING POSITIVE DRAINAGE TO ALL STORM STRUCTURES.
 20. ALL STORM WATER CONTROL MEASURES AND BMP MEASURES SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDENR AND CITY OF RALEIGH STANDARD SPECIFICATION AND DETAILS.
 21. CONSTRUCTION SHALL BE DISTURBED BY CONSTRUCTION, AND NOT INDICATED TO BE PAVED OR PLANTED, UPON COMPLETION OF GRADING ACTIVITIES. USE REBEL 3 FESCUE IN ACCORDANCE WITH SEEDING SCHEDULE ON DETAIL SHEETS.
 22. CONTRACTOR SHALL CLEAR AND GRUB ENTIRE R/W WITHIN 100' OF ALL INTERSECTIONS.
 23. THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUBGRADE/ACCRUMULATED BASE PROFILES, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTIONS MANAGER AT P.O. BOX 590, RALEIGH, NC 27602 OR FAXED TO (919) 831-8339. CONTACT PAUL KALLAM AT 516-2159 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS. IMPORTANT NOTE: PERMITS FOR THE REMAINING 25% OF THE BUILDINGS WITHIN A DEVELOPMENT WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET AND A LETTER OF ACCEPTANCE ISSUED.
 24. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURVE LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. REFER TO SECTION 10-208 OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
 25. NO BUILDINGS ALLOWED INTO THE SETBACK AREA.
 26. FEE-IN-LIEU OF CONSTRUCTION WILL BE REQUIRED FOR THE 16" WATER MAIN IN MITCHELL MILL ROAD PRIOR TO PLAT RECORDATION.

Aiken & Yelle Associates, PA
 Professional Engineers & Land Surveyors
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 Raleigh, North Carolina 27609
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 email: ayes@raleigh.twboc.com
 Corporation No. C-1024



DRAWN BY: HAY
 CHECKED BY: HAY
 SCALE: 1" = 50'
 DATE: 06/05/12
 REVISONS: 6-16-12
 9-18-12 11-08-12

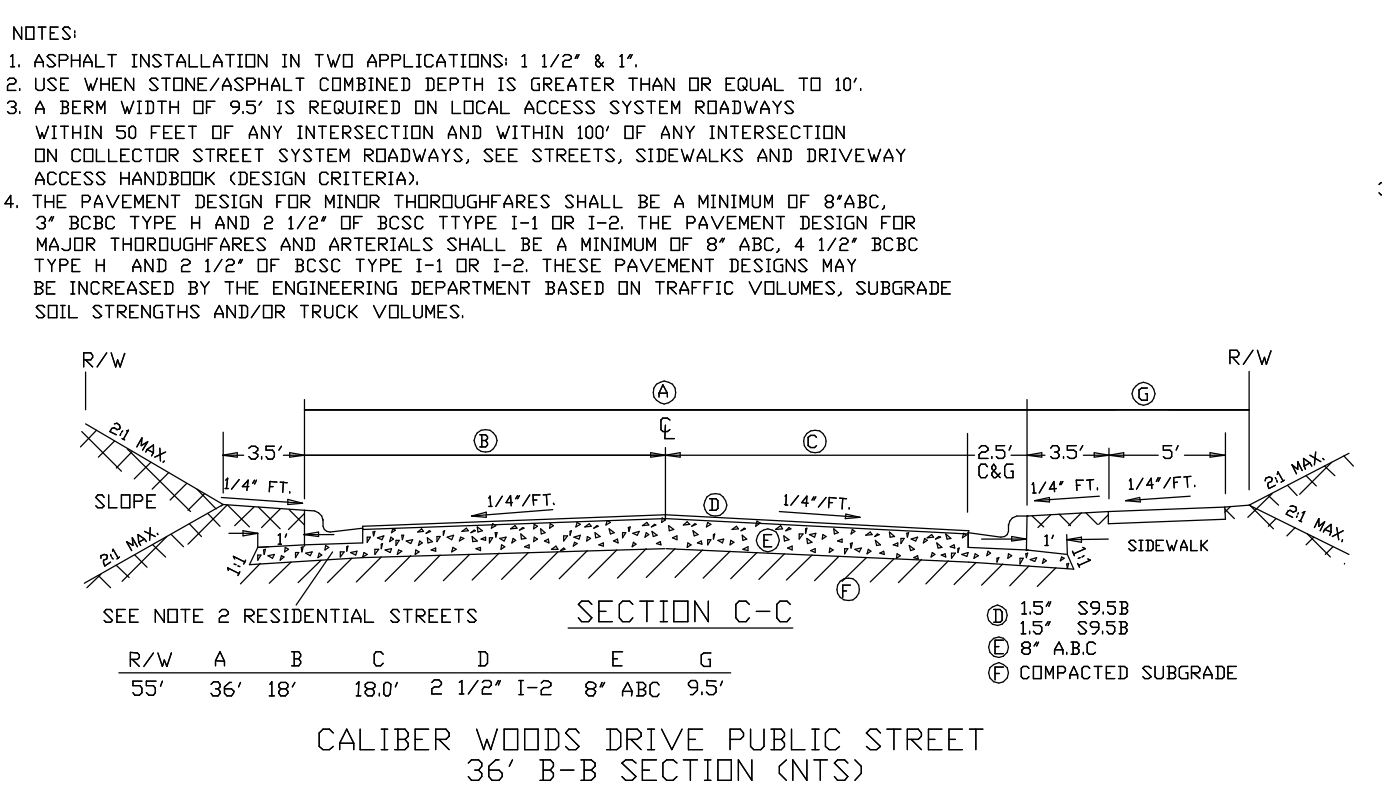
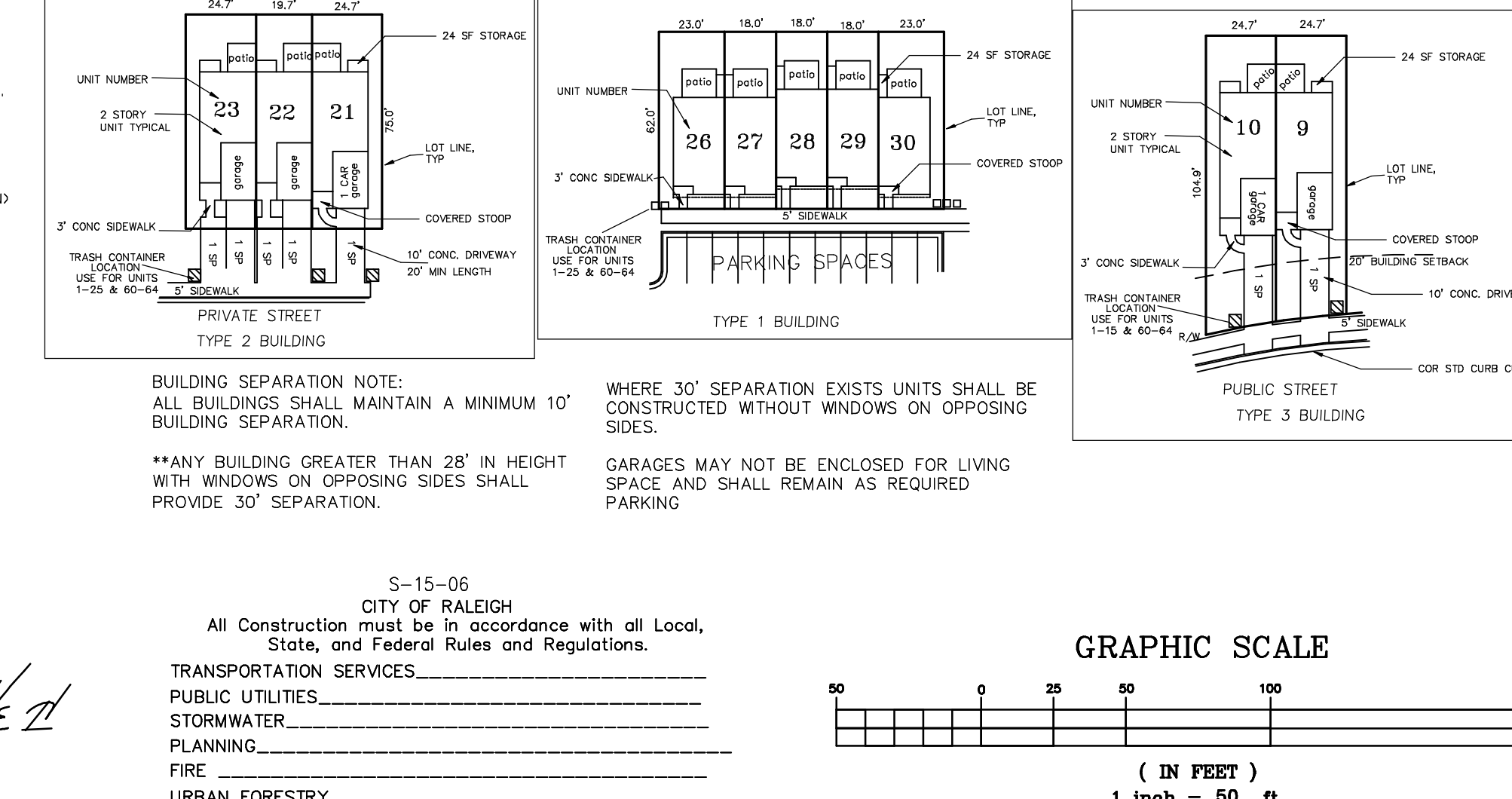
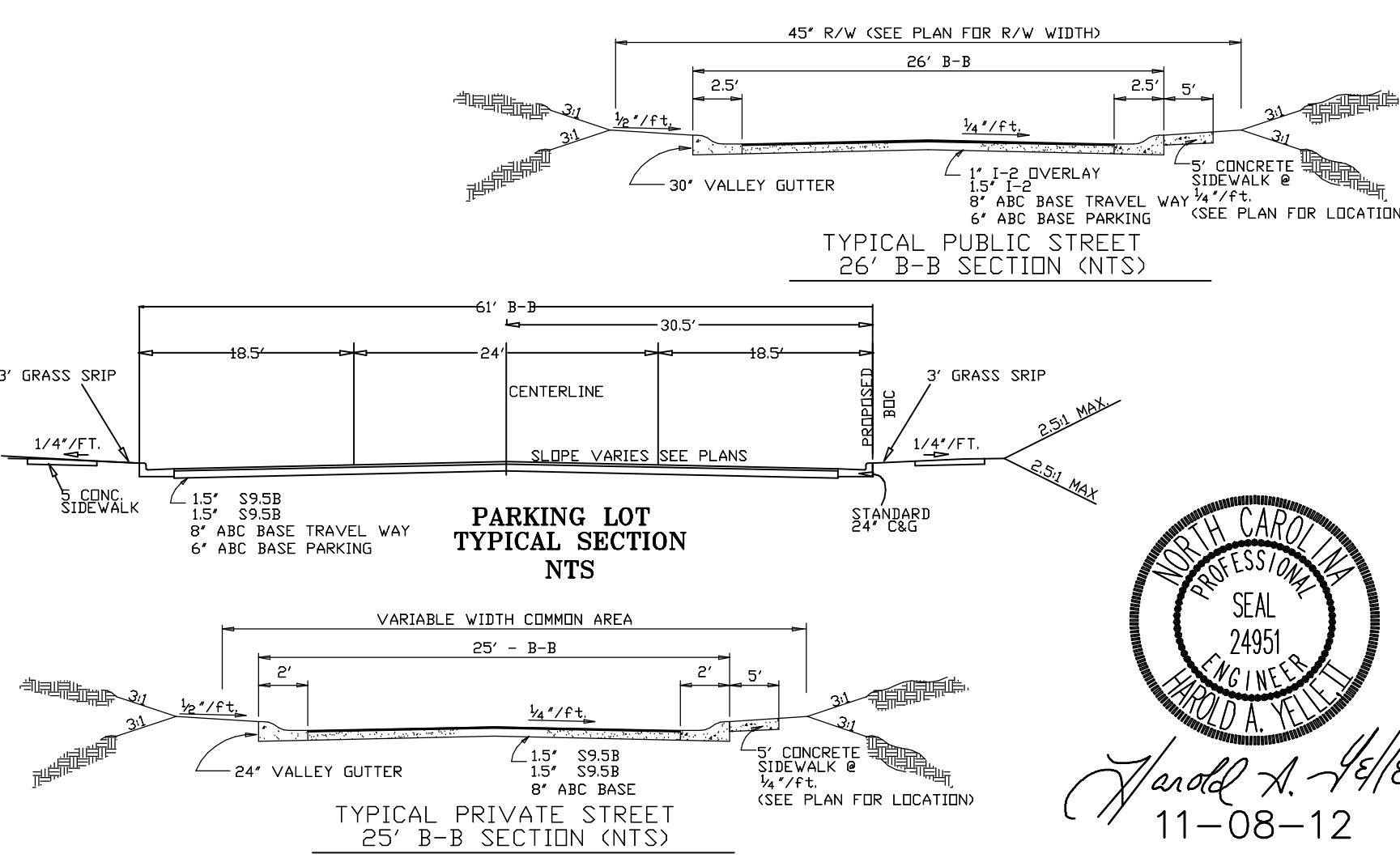
BRYNNAN PLACE SUBDIVISION
CITY OF RALEIGH, NC
SITE LAYOUT PLAN



	PER APPROVED PLAN DATED 1-02-07	PER REVISED PLAN DATED 6-5-12
Impervious surfaces (roads, parking lots, driveways, roofs, paved storage areas, etc.)	4,489 AC.	3,809 AC.

LINE	LENGTH	BEARING
CL L1	191.97	S17°52'11"W
CL L2	163.19	S17°52'11"W
CL L3	2.13	N88°20'31"E
CL L4	59.90	N88°20'31"E
CL L5	21.35	N06°26'25"W
CL L6	114.57	N18°52'53"E
CL L7	97.43	N18°52'53"E
CL L8	167.52	S73°02'40"E
CL L9	248.31	S72°42'37"E
CL L10	150.00	S73°02'40"E
CL L11	18.36	S73°02'40"E
CL L12	168.36	S73°02'40"E
CL L13	21.78	S94°21'42"E
CL L14	16.07	N71°07'07"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIST
CL C1	86.36	475.46	10°24'24"	43.30	S23°06'21"W	86.24
CL C2	162.10	300.91	24°40'24"	93.24	N10°57'03"E	179.34
CL C3	17.40	300.00	0°31'24"	8.70	S04°46'43"E	17.40
CL C4	115.10	300.00	21°59'55"	58.31	S07°52'56"W	114.48
CL C5	51.30	625.79	0°41'49"	25.66	N14°03'01"E	51.29
CL C6	83.72	150.00	31°58'38"	42.98	S84°56'49"E	82.63
CL C7	76.96	233.96	19°41'58"	38.63	S61°39'36"E	76.22
CL C8	176.21	500.00	20°11'31"	89.03	S81°12'52"E	175.30
CL C9	39.53	150.00	15°06'04"	19.88	N83°45'35"W	39.42



PROFESSIONAL SEAL
 HAROLD A. YELLE
 11-08-12

