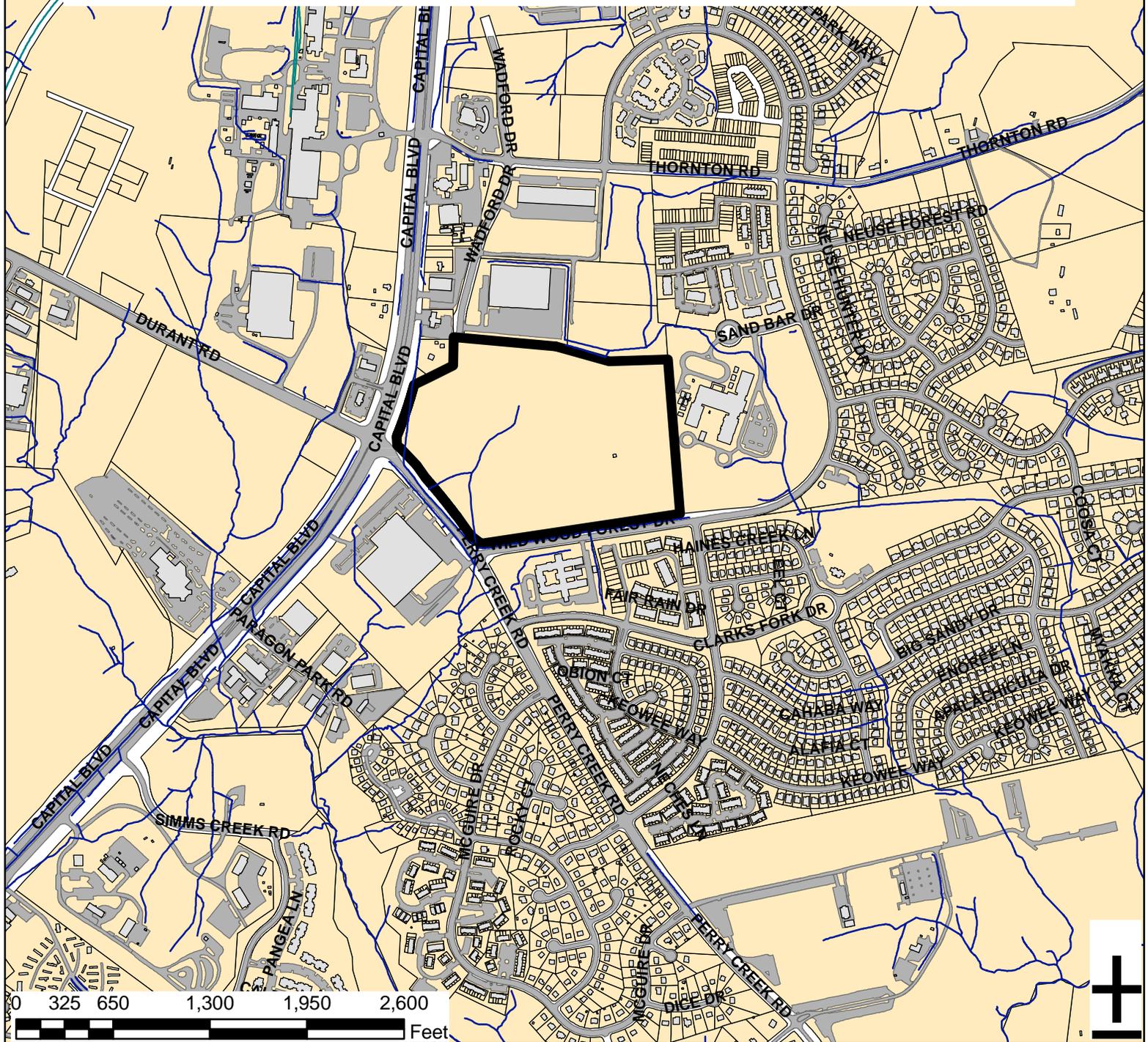


# THE COURTNEY AT CAPITAL BOULEVARD GH-8-2008



Zoning: **TD CUD**  
Planning  
District: **Northeast**  
CAC: **Northeast**  
Drainage  
Basin: **Neuse River**

Acreage: **19.15**  
Number of Units: **320**  
Planner: **Jacque Baker**  
Phone: **(919) 516-2630**  
Applicant Contact: **John A. Edwards & Co.**  
Phone: **(919) 828-4428**

SECTION A. SITE DATA SHEET

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF DRAWING SETS:  
 DEVELOPMENT NAME: THE COURTNEY AT CAPITAL BOULEVARD  
 PROPERTY ADDRESS: WILDWOOD FOREST DRIVE  
 WAKE CO. PROPERTY IDENTIFICATION # (PIN): 1738.17-10-5298  
 ZONING DISTRICT(S): CUD\_ID TOTAL SITE ACRES: 19.08 INSIDE CITY LIMITS: Y  
 NOTE: IF IN A CONDITIONAL USE ZONING DISTRICT, PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.  
 CONDOMINIUM? (Y/N): No. APARTMENTS (Y/N)? Yes  
 BEDROOMS - # 1BR Units: 116, 2BR: 172, 3BR: 32  
 PROPOSED BUILDING HEIGHT (List heights of each building type): Type I - 38'-0", Type II - 38'-0", Type III/IIIG - 38'-0", Type IV - 38'-0", and Type V - 27'-0"  
 OFF STREET PARKING: REQ'D: 585 PROVIDED: 602  
 STANDARD APPLIED: (for example, 1 space per one bedroom unit): 1.5 spaces/1 BR + 2.0 spaces/2 BR + 2.5 spaces/3 BR (see site plan drawings for pool and leasing office parking cases.)

CLIENT (Owner or Developer):  
 Name(s) CONTRAVEST, INC. Correspondence Address: SAME  
 Address: 100 COLONIAL CENTER PARKWAY SUITE 470 LAKE MARY, FLORIDA 32746  
 Telephone: 407-333-0066 E-Mail Address: steinhilber@contravest.com

CONSULTANT / PROJECT MANAGER (Person to act as staff contact for correspondence)  
 Name(s) SCOTT STEINHILBER  
 Address: 100 COLONIAL CENTER PARKWAY SUITE 470 LAKE MARY, FLORIDA ZIP 32746  
 Telephone: 407-333-0066 FAX: 407-333-0438  
 E-Mail Address: steinhilber@contravest.com  
 This site is subject to conditions of approval from a Board of Adjustment, rezoning, subdivision, or prior preliminary site plan action: YES X NO  
 (SP-15-07) and affix a list of conditions to the site plan itself

SITE ACCESSIBILITY NOTES

1. ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT", "FAIR HOUSING STANDARDS", AND GOVERNING STATE HANDICAP CODE STANDARDS.

THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:

MAXIMUM WALK SLOPE = 1:20  
 MAXIMUM RAMP SLOPE = 1:12 WITH RAILING  
 MAXIMUM CROSS SLOPE = 1/4" PER FOOT (2%)  
 ALL WALKS TO BE BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS  
 MAXIMUM ACCESSIBLE ROUTE LENGTH (NC) = 200'

2. THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

3. CONTRACTOR TO CONTACT DESIGN RESOURCE GROUP FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.

GENERAL NOTES:

- DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCRoACH ON THE MINIMUM CORNER CLEARANCE.
- ALL LANDSCAPED MEDIAN ISLANDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED. THEY MUST BE APPROVED BY PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT. CONTACT STEVE LOCKWOOD AT 919.516.2162 FOR CONSTRUCTION PLAN SUBMITTAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- IF THE POOL IS OVER 65 FEET IN LENGTH OR GREATER THAN 4,000 SF, IT WILL REQUIRE BOARD OF ADJUSTMENT APPROVAL.
- THE DEVELOPER MAY SUBSTITUTE 2'-0" CURB AND GUTTER IN LUE OF 1'-6" CURB AND GUTTER AT THEIR DISCRETION.
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL ADDRESSING AND UNIT LOCATION INFORMATION.

TRANSPORTATION NOTES:

- HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL 20.11.
- SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWING.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN OR OTHER OBJECT.
- ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARD 20.31.
- ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
- TURNOUT RADI TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAY TURNSOUTS TO BE A MINIMUM OF 28'.

DIMENSIONAL REQUIREMENTS

PARKING DIMENSIONS:  
 REGULAR: 18' x 8.5'  
 HANDICAP: REGULAR ~ 18' x 8', 5', 8'  
 VAN ~ 18' x 8', 8', 8'

WALL LEGEND

EXPOSED FOUNDATION WALL  
 MODULAR BLOCK RETAINING WALL

SITE DATA

PROJECT NAME: THE COURTNEY AT CAPITAL BOULEVARD  
 OWNER/AGENT: CONTRAVEST, INC.  
 100 COLONIAL CENTER PARKWAY  
 LAKE MARY, FLORIDA 32746  
 LOCATION: INTERSECTION OF WADFORD RD. AND WILDWOOD FOREST DR.  
 CITY LIMITS: RALEIGH, NC  
 PIN NUMBER: 1738.17-10-5298  
 ZONING: CUD ID  
 TOTAL ACRES: 19.08  
 OPEN SPACE REQUIRED: 10% OF 19.08 AC = 1.91 AC  
 1.92 AC (83,512 SF)  
 OPEN SPACE PROVIDED:  
 TOTAL # OF UNITS: 320 APARTMENTS  
 DENSITY: 16.77 D.U./A.  
 TOTAL # OF BLDGS: (14) APARTMENT BLDGS., (1) LEASING CENTER/FITNESS CENTER, (3) GARAGES, (1) MAINTENANCE BLDG., (1) POOL CABANA EQUIPMENT BLDG.  
 BUILDING USE: APARTMENTS, GARAGES  
 BUILDING HEIGHT/SG.: (2) TYPE I = 38', 1ST FLOOR 6,334 SF, 2ND FLOOR 8,452 SF, 3RD FLOOR 8,452 SF.  
 (2) TYPE II = 38', 1ST FLOOR 10,144, 2ND FLOOR - 10,144 SF, 3RD FLOOR 9,344 SF.  
 (2) TYPE III = 38', 1ST FLOOR 13,312 SF, 2ND FLOOR 13,312 SF, 3RD FLOOR 11,888 SF.  
 (2) TYPE III G = 38', 1ST FLOOR 9,076 SF, 2ND FLOOR 13,312 SF, 3RD FLOOR 11,888 SF.  
 (2) TYPE IV = 38', 1ST FLOOR 5,902 SF, 2ND FLOOR 7,488 SF, 3RD FLOOR 7,488 SF.  
 (4) TYPE V = 27', 1ST FLOOR 1,820 SF, 2ND FLOOR 3,640 SF.  
 BUILDING LOT COVERAGE: 168,595 SF  
 BUILDING SPRINKLERED: APARTMENTS, NFPA 13R SYSTEM  
 LEASING CENTER/FITNESS CENTER, NFPA 13 SYSTEM (IF DEEMED NECESSARY)  
 BUILDING CONSTRUCTION: TYPE VA  
 LINEAR FEET OF STREETS: NO PUBLIC STREETS

PARKING SUMMARY

TYPE OF UNIT	# OF UNITS	SPACE FACTOR	TOTAL REQ.	PRKG. REDUCTION	TOTAL SPACES REQ.
1 BEDROOM	116	1.5 SP	174	N/A	174
2 BEDROOM	172	2 SP	344	N/A	344
3 BEDROOM	32	2.5 SP	80	N/A	80
LEASING CENTER	4,173 SF	1 SP/ 200 SF	21	N/A	21
POOL/ SWIMMING	1,600 SF	1 SP/ 100 SF	16	8 (52% OF UNITS W/N 400')	8
FITNESS CENTER	7,547 SF	1 SP/ 200 SF	38	15 (38% OF UNITS W/N 400')	23
PARKING REQUIRED					650
* REDUCTION PER 10-2072 (b)					
PARKING PROVIDED:	650				
**10% PARKING REDUCTION:	585				
(per 10-2086.6 (c)(6))					
TOTAL PARKING REQUIRED:	585				
PARKING PROVIDED:	602				

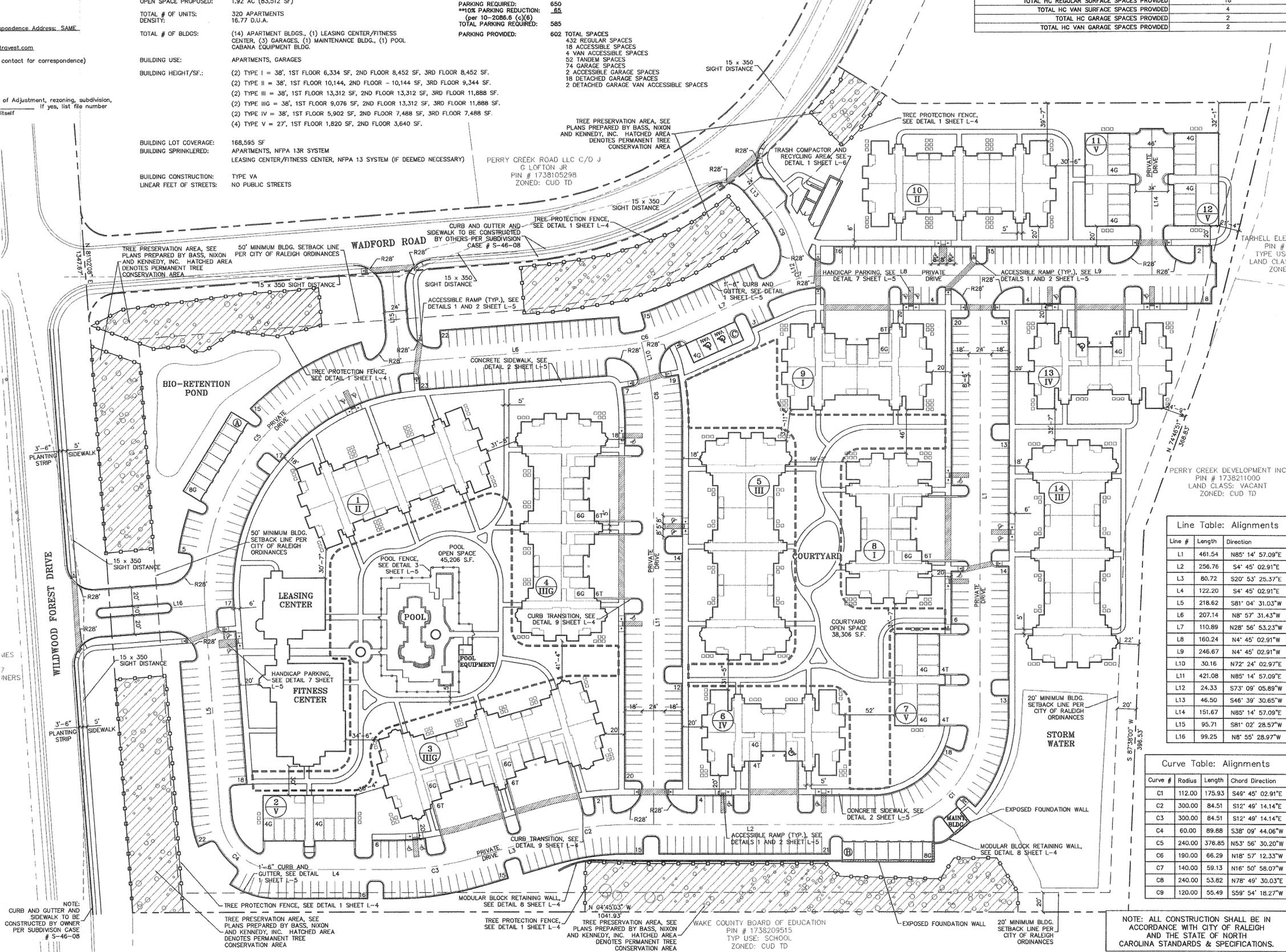
HANDICAP PARKING

SPACES REQUIRED BY UNIT TYPE	UNIT TYPE	# OF UNITS	TOTAL SPACES REQ.	VAN SPACES REQ.	REG. SPACES REQ.
A	16 (5% OF TOTAL)		16 (1 PER UNIT)	2	14
B	80 (GROUND FLOOR UNITS-TYPE A)		2 (2% OF UNITS)	1	1
TOTAL			18	3	15

DISTRIBUTION OF HC SPACES

SPACE TYPE	% OF SPACES	TOTAL REQ. PER TYPE	VAN SPACES REQ.	REG. SPACES REQ.
SURFACE	506/ 606 = 84%	16 (84% OF TOTAL HC)	3 MIN.	13 MIN.
GARAGE	96/ 606 = 16%	2 (16% OF TOTAL HC)	1 MIN.	3 MIN.
TOTAL		18	4 MIN.	16 MIN.

TOTAL HC REGULAR SURFACE SPACES PROVIDED	18
TOTAL HC VAN SURFACE SPACES PROVIDED	4
TOTAL HC GARAGE SPACES PROVIDED	2
TOTAL HC VAN GARAGE SPACES PROVIDED	2



Line Table: Alignments

Line #	Length	Direction
L1	461.54	N85° 14' 57.09"E
L2	256.76	S4° 45' 02.91"E
L3	80.72	S20° 53' 25.37"E
L4	122.20	S4° 45' 02.91"E
L5	218.62	S81° 04' 31.03"W
L6	207.14	N8° 57' 31.43"W
L7	110.89	N28° 56' 53.23"W
L8	160.24	N4° 45' 02.91"W
L9	246.67	N4° 45' 02.91"W
L10	30.16	N72° 24' 02.97"E
L11	421.08	N85° 14' 57.09"E
L12	24.33	S73° 09' 05.89"W
L13	46.50	S46° 39' 30.65"W
L14	151.67	N85° 14' 57.09"E
L15	95.71	S81° 02' 28.57"W
L16	99.25	N8° 55' 28.97"W

Curve Table: Alignments

Curve #	Radius	Length	Chord	Direction
C1	112.00	175.93	S49° 45' 02.91"E	
C2	300.00	84.51	S12° 49' 14.14"E	
C3	300.00	84.51	S12° 49' 14.14"E	
C4	60.00	89.88	S38° 09' 44.06"W	
C5	240.00	376.85	N53° 56' 30.20"W	
C6	190.00	66.29	N18° 57' 12.33"W	
C7	140.00	59.13	N18° 50' 58.07"W	
C8	240.00	53.82	N78° 49' 30.03"E	
C9	120.00	55.49	S59° 54' 18.27"W	

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS & SPECIFICATIONS.



design resource group  
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THE COURTNEY AT CAPITAL BLVD.  
 RALEIGH, NORTH CAROLINA  
 CONTRAVEST, INC.  
 100 COLONIAL CENTER PARKWAY  
 LAKE MARY, FLORIDA 32746-4227  
 407-333-0066

CONSTRUCTION DOCUMENTS



SCALE: 1" = 50'

PROJECT #: 036-014  
 DRAWN BY: BC  
 CHECKED BY: SK

SITE PLAN

10 DECEMBER 2008

REVISIONS: