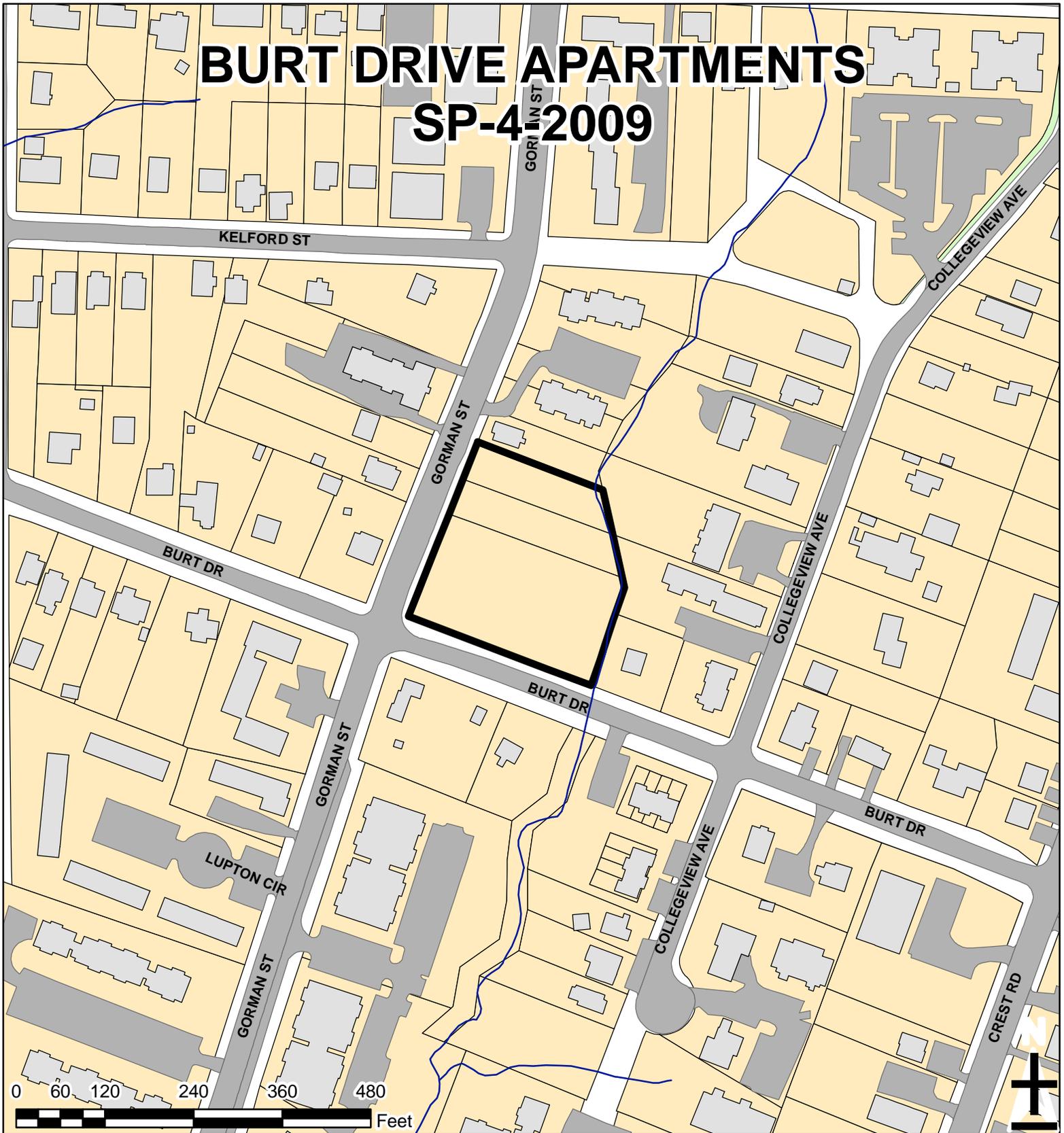


BURT DRIVE APARTMENTS SP-4-2009



Zoning: **R-20 CUD**

Planning

District: **Southwest**

CAC: **West**

Drainage

Basin: **Bushy Branch**

Acreage:

Sq. Footage:

Planner:

Phone:

Applicant

Contact:

1.37

25044

James Marapoti

(919) 516-2642

Bass,Nixon & Kennedy

(919) 645-2096

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N.C. INVESTORS GROUP, INC.
P.I.N. : 0793-28-5163
ZONING : R-10
USE : APARTMENTS

WILLIAM T. & CAROL C. BARKER
P.I.N. : 0793-28-0314
ZONING : R-10
USE : RESIDENTIAL

WILLIAM T. & CAROL C. BARKER
P.I.N. : 0793-28-0309
ZONING : R-10
USE : RESIDENTIAL

HAZEL W. RAYNOR
P.I.N. : 0793-27-9926
ZONING : R-10
USE : RESIDENTIAL

HAZEL W. RAYNOR
P.I.N. : 0793-27-9618
ZONING : R-10
USE : RESIDENTIAL

ANTHONY W. PERRY, JR.
P.I.N. : 0793-28-7086
ZONING : R-10
USE : RESIDENTIAL

RICHARD D. RAYNOR
P.I.N. : 0793-27-6324
ZONING : R-10
USE : RESIDENTIAL

R.W. & ALICE C. SMITH
P.I.N. : 0793-27-6397
ZONING : R-10
USE : HOME OWNERS ASSOCIATION

LINE	DIRECTION	DISTANCE
L1	N27° 29' 53" W	17.48
L2	N15° 06' 55" W	15.20
L3	N14° 41' 00" W	32.16
L4	S14° 41' 00" E	6.61
L5	S06° 18' 25" W	18.17
L6	S22° 42' 50" E	26.35
L7	S06° 25' 21" E	9.00
L8	S06° 25' 21" E	16.74
L9	S20° 04' 03" W	11.23
L10	S30° 50' 40" W	16.80
L11	S18° 46' 12" W	42.75
L12	S05° 01' 28" E	20.82
L13	S08° 02' 58" W	36.48
L14	S29° 31' 25" W	0.85

CURVE	RADIUS	LENGTH	CHORD	DIRECTION	CHORD
C1	1027.66	77.94	N71° 12' 10" W	77.92	

MULTIFAMILY DWELLING DEVELOPMENT INFILL CALCULATIONS
(Per City Code Section 10-2132.2 (c)(1)(h))

LINEAR FOOTAGE OF PERIPHERY OF SITE: 729.81

66% OF PERIPHERY: 481.67

LINEAR FOOTAGE AND PERCENTAGE (%) OF PERIPHERY ABUTTING EXISTING RESIDENTIAL BUILDING LOTS CONTAINING A SINGLE FAMILY DETACHED DWELLING OR A STRUCTURE WHICH WAS ORIGINALLY CONSTRUCTED AS A SINGLE FAMILY DETACHED DWELLING: 664.97 (91.12%)

SITE DATA

P.I.N.: 0793-27-7836, 0793-27-7966, 0793-28-7081
 ADDRESS: 3722 BURT DR., 1527 GORMAN ST., 1515 GORMAN ST.
 ZONING: R-20 CUD
 TOTAL SITE AREA: 1.37 ACRES
 EXISTING USE: VACANT
 PROPOSED USE: RESIDENTIAL APARTMENTS
 MAX. DENSITY: 27 UNITS
 PROPOSED NUMBER OF UNITS: 24
 PROPOSED BUILDING HEIGHT: 37' 6"
 PARKING REQ.: 48
 PARKING PROVIDED: 48
 HANDICAP PARKING REQ.: 2
 HANDICAP PARKING PROVIDED: 2
 PROPOSED IMPERVIOUS AREA: 0.64 ACRES
 PROPOSED VEHICULAR SURFACE AREA: 0.34 ACRES
 BUILDING SETBACKS:
 FRONT 20'
 SIDE 5' MIN.; 15' AGGREGATE
 REAR 20'
 CORNER SIDE 20'

REZONING CONDITIONS

ORDINANCE (1995) 564 ZC 359
 EFFECTIVE: 2-21-95
 Z-54-93 GORMAN/BURT STREETS, CORNER OF GORMAN AND BURT STREETS, NORTHEAST SIDE, BETWEEN POOLE STREET AND COLLEGEVIEW AVENUE, BEING MAP 0793.06, BLOCK 27, PARCEL 7966 AND 7836 AND BLOCK 28, PARCEL 7081 REZONED TO RESIDENTIAL-20 CONDITIONAL USE.

- CONDITIONS: (DATED 11-16-93)
1. THERE WILL BE NO DRIVEWAY ACCESS ONTO GORMAN STREET.
 2. ROOMING HOUSES ARE PROHIBITED.

GENERAL NOTES

1. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
2. RIGHTS-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100' OF ALL INTERSECTIONS. THE FULL WIDTH RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG GORMAN STREET.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
4. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE OR SITE EASEMENT.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP BY BASS, NIXON & KENNEDY, INC.
6. PROVIDE 30" CONCRETE CURB & GUTTER ALONG ENTIRE GORMAN STREET FRONTAGE. PROVIDE 24" CONCRETE ROLLED TYPE GUTTER ALONG ALL INTERIOR PARKING 10' TRANSITION TO OCCUR AT TANGENT POINT OF DRIVE TURN-OFF FOR INTERIOR DRIVE OFF OF BURT DRIVE AS SHOWN.
7. FOR THE PROPOSED ACCESS POINT ON GORMAN STREET, THE CONTRACTOR IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, TRAFFIC SIGNAL DEVICES, UTILITY POLES, ETC. WITHIN 23'-FT OF THE CENTERLINE. CONSTRUCTION DRAWINGS SHALL PROVIDE AN INSET SHOWING ALL DIMENSIONS AND OTHER INFORMATION REQUIRED FOR CONSTRUCTION. THE CONTRACTOR WILL CORRECT ANY ERRORS OR OMISSIONS UNCOVERED IN THE FIELD.
8. THIS DEVELOPMENT SHALL NOT HAVE DIRECT ACCESS TO GORMAN STREET.



SITE PLAN

FOR PRELIMINARY SITE PLAN APPROVAL BY STAFF, PLANNING COMMISSION OR CITY COUNCIL.
 (This page may also be used as site data sheet for permit review.)

City of Raleigh, NC P. O. Box 550, Raleigh, N.C. 27602
 Development Plans Review Center One Exchange Plaza 24 Floor
 Telephone: (919) 516-2626 FAX: (919) 516-2884

Section A. SITE DATA SHEET

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:
 DEVELOPMENT NAME: Burt Drive Apartments
 PROPERTY ADDRESS: 3722 Burt Drive, 1527 Gorman Street, 1515 Gorman Street
 WAKE CO. PROPERTY IDENTIFICATION # (PIN): 0793-27-7836, 0793-27-7966, 0793-28-7081
 ZONING DISTRICT(S): R-20 CUD TOTAL SITE ACRES: 1.37 INSIDE CITY LIMITS: Yes
 If in a conditional use zoning district, place the complete list of zoning conditions on the front cover of the drawing set.
 Per section 10-2132, summarize the reason(s) this plan requires Planning Commission (PC) or City Council (CC) Preliminary Approval. Project is an infill development.

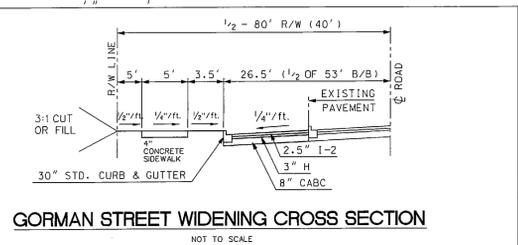
PROPOSED BUILDING USE: apartments EXISTING BUILDING(S) (sq. ft. gross): N/A
 PROPOSED BUILDING(S) (sq. ft. gross): 25,044
 TOTAL EXISTING AND PROPOSED BUILDING(S) EXPANSION (sq. ft. gross): 25,044
 PROPOSED BUILDING HEIGHT OR HEIGHT OF EACH BUILDING: 37' 6"
 OFF STREET PARKING: REQ'D: 48 PROVIDED: 48
 HOTELS: # ROOMS: N/A NUMBER OF DWELLING UNITS IF DEFINED AS EXTENDED STAY: N/A
 APT / CONDO: # 1BR Units: 24 # 2BR: 24 # 3BR: 24 # 4BR: 24
 SHOPPING CENTER: # BUILDINGS: N/A # LOTS: N/A

CLIENT (Owner or Developer):
 Name(s): Grip Associates, LLC
 Address: 1401 Sunday Drive, Suite 116
 Raleigh, NC ZIP: 27607
 Telephone: 919-859-8140 FAX: 919-859-6361
 E-Mail Address: cullen@barker-inc.com
 CONSULTANT / PROJECT MANAGER (Person to act as staff contact for correspondence):
 Name(s): Marty D. Bizzell, Bass, Nixon and Kennedy, Inc.
 Address: 3319 Heritage Trade Drive, Suite 201
 Wake Forest, NC ZIP: 27587
 Telephone: 919-645-2036 FAX: 919-570-1262
 E-Mail Address: marty.bizzell@bnkinc.com

Provide the following if applicable:
 Board of Adjustment, rezoning, subdivision, or prior preliminary site plan or subdivision action:
 YES NO If yes, list file number (SP-xx-00, Z-xx-00, Axx-00, etc.)-54-9 and affix a list of conditions to the site plan itself.
 OWNER'S SIGNATURE: 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 site plan as approved by the City.
 I hereby designate _____ 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.

Scale in Feet
 0 10 20 40 60 80

Site Plan Application
 Form Revised May 6, 2003



BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 • 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 • 3319 HERITAGE TRADE DRIVE, SUITE 201, WAKE FOREST, NC 27587
 TELEPHONE: (919) 851-4422 or (800) 854-1879
 FAX: (919) 851-8968 (RALEIGH), (919) 570-1362 (WAKE FOREST)

NO.	DATE	DESCRIPTION	BY

J. TYUS
 1-29-09
 DATE DRAWN BY
 SITE PLAN
 SCALE: 1" = 20'

BURT DRIVE APARTMENTS
 GRIP ASSOCIATES, LLC
 NORTH CAROLINA
 WAKE COUNTY
 CITY OF RALEIGH

SHEET C1.1
 3 OF 6
 NOT RELEASED FOR CONSTRUCTION