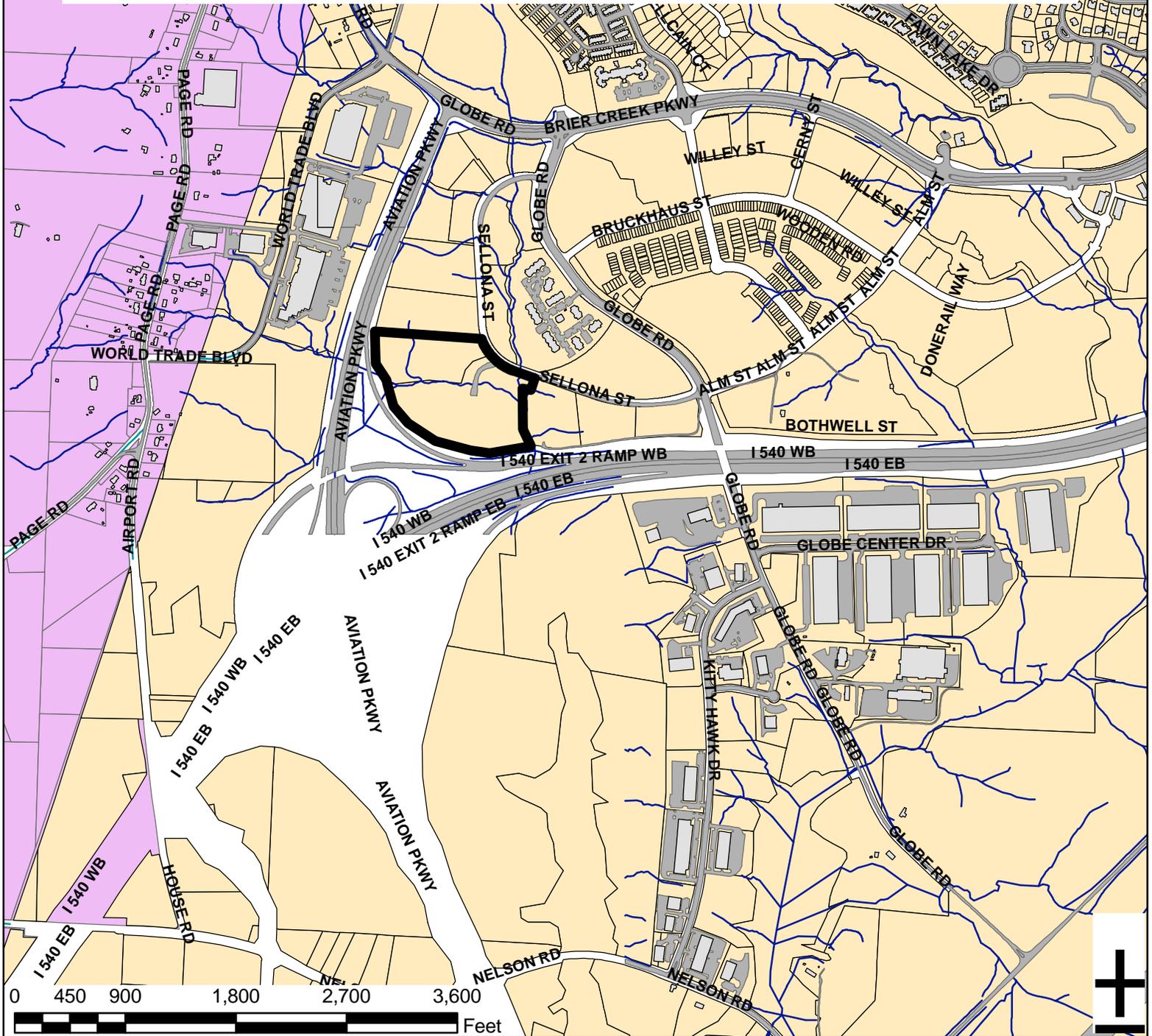
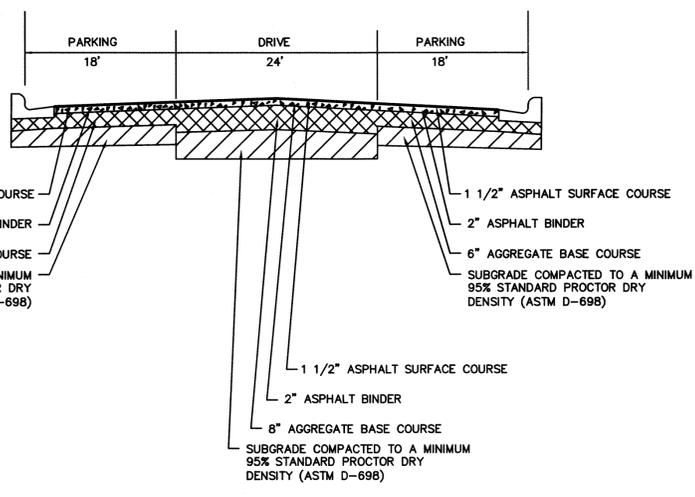
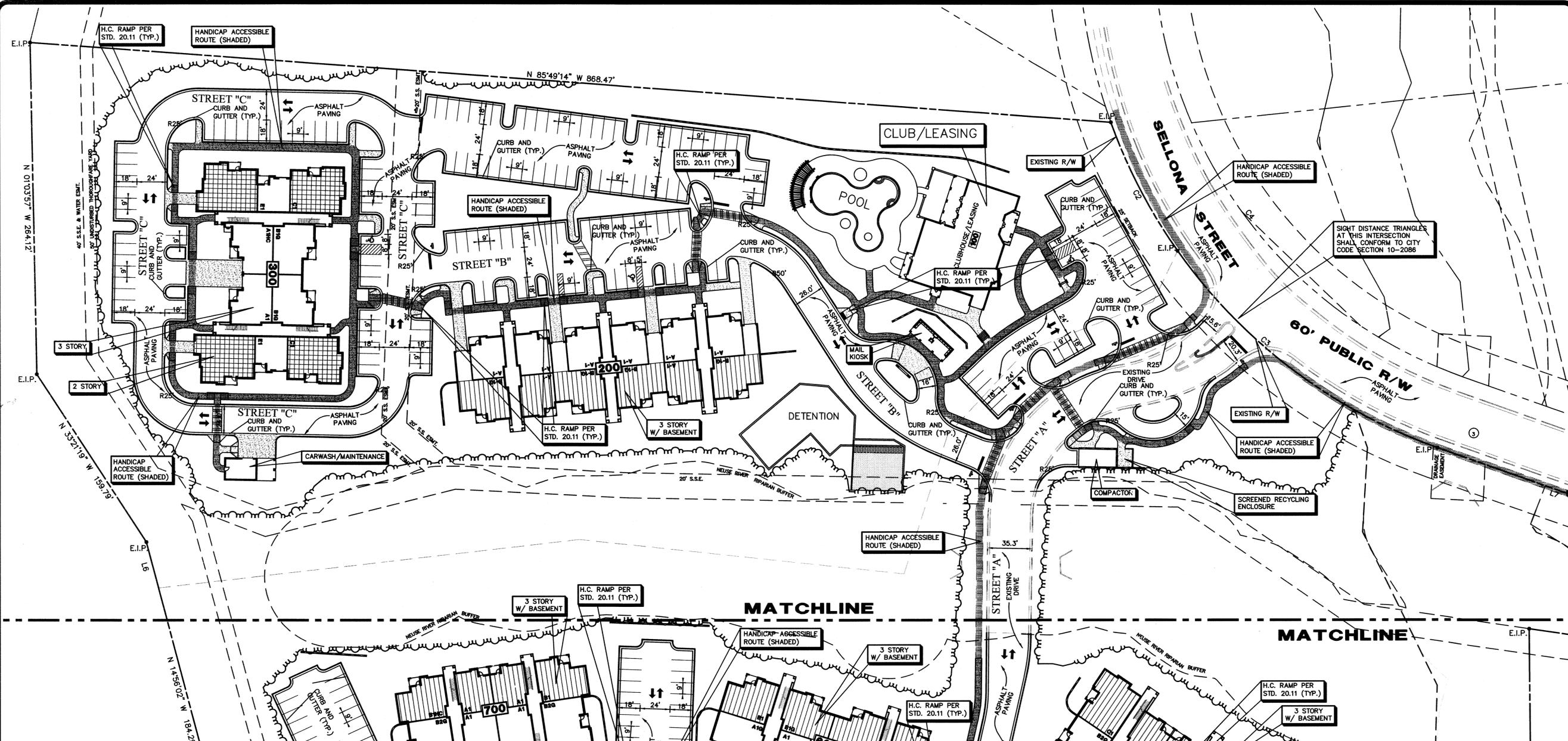


BRIER CREEK III APARTMENTS GH-7-2010



Zoning:	TD CUD/ SHOD-2	Number of Units:	236
CAC:	Northwest	Planner:	Meade Bradshaw
Drainage Basin:	Little Brier Creek	Phone:	(919) 516-2664
Acres:	20.83	Applicant Contact:	Joe Lancaster Assoc, Inc.
		Phone:	(770) 955-2421

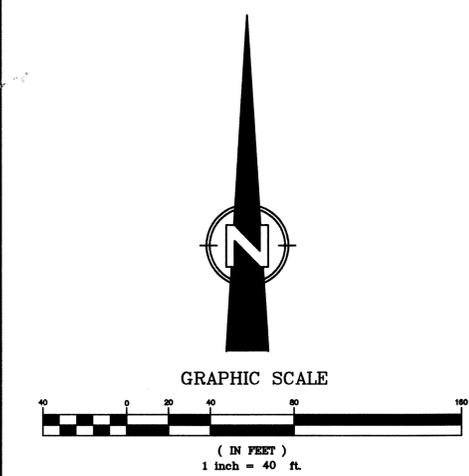


MINIMUM CORNER CLEARANCE AT STREET INTERSECTIONS TO BE AT LEAST TWENTY (20) FEET FROM POINT OF TANGENCY

NO ADDITIONAL PUBLIC RIGHT OF WAY TO BE DEDICATED

PLEASE SEE SHEET PS-16 FOR FIRE ACCESS PLAN

**24 HOUR CONTACT
WILLIAM HAMRICK
770-474-4345**



REVISIONS	BY

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION



Joe Lancaster Incorporated
Engineering & Development Consultants
1050 Eagles Landing Parkway, #300
Stockbridge, Georgia 30265
770-474-3035

Staking Partners, LLC
1050 Eagles Landing Parkway, #300
Stockbridge, Georgia 30265
770-474-3035

**STAKING PLAN
PRELIMINARY SUBMITTAL SET**

BRIER CREEK III APARTMENTS
RALEIGH, NORTH CAROLINA

DRAWN BY: APR
CHECKED BY: RH
DATE: 11-30-10
SCALE: 1" = 40'
JOB NO.: 10-032
CAD FILE: 10-032-PRE-STAK
PLOT DATE: 11-30-10
SHEET:

PS-3
OF SHEETS

J:\sbs\44\1032\10-032-PRE\SUBMITTAL SET\10-032-PRE-STAK.dwg, PS-3, 12/1/2010 2:03:34 PM, oibson

- GM-7-2010 -



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input checked="" type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 289773
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name	BRIER CREEK III APARTMENTS		
Proposed Use	APARTMENTS		
Property Address(es)	LOTS 202 & 204 BRIER CREEK, SELONA STREET: NO ADDRESS HAS BEEN DESIGNATED AT THIS TIME		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N.	0758-51-8484	P.I.N.	0758-61-2090
P.I.N.		P.I.N.	

What is your project type?

Apartment
 Banks
 Elderly Facilities
 Hospitals
 Hotels/Motels
 Industrial Building
 Mixed Residential
 Non-Residential Condo
 Office
 Religious Institutions
 Residential Condo
 Retail
 School
 Shopping Center
 Single Family
 Telecommunication Tower
 Townhouse
 Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. GROUP HOUSING DEVELOPMENTS ARE ELIGIBLE FOR ADMINISTRATIVE PRELIMINARY SITE PLAN APPROVAL. THE EXISTING ZONING IS T.D. AT 11.73 D.U. / ACRE. THE SITE IS NOT LOCATED IN AN OVERLY DISTRICT. THE PROJECT ABUTS UNDEVELOPED LAND.
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PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. align="center">N/A
--	---

CLIENT (Owner or Developer)	Company	SELONA PARTNERS, LLC		
	Name (s)	Miguel B. Davis, President and Fred S. Hazel, Vice President of Manager Morrow Investors, Inc.		
	Address	1050 EAGLES LANDING PARKWAY, SUITE 300, STOCKBRIDGE, GA 30281		
	Phone	770-474-4343	Email	william@davisdevga.com
			Fax	770-474-5213

CONSULTANT (Contact Person for Plans)	Company	J. LANCASTER ASSOCIATES, INC.		
	Name (s)	ROBERT HARVILLE	770-955-2421	rharville@jalnc.com

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) THOROUGHFARE CONDITIONAL USE	Proposed building use(s) APARTMENTS
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 300,101
Total Site Acres 20.83 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 300,101
Off street parking Required 493 Provided 497	Proposed height of building(s) NOT TO EXCEED 75 FT.
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 33.2%
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only) 12.2%
CUD (Conditional Use District) case # Z- 65-1996	
Stormwater Information	
Existing Impervious Surface acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 8.43 acres/square feet 367,354	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

THE COMPREHENSIVE PLAN 2030 DESIGNATES THE SUBJECT TRACT AS OFFICE/RESEARCH AND DEVELOPMENT. THE PROPERTY ACROSS SELLONA STREET IS DESIGNATED AS MEDIUM DENSITY RESIDENTIAL AND IS CURRENTLY DEVELOPED AS APARTMENTS. THE ADJOINING TRACTS ARE UNDEVELOPED AND DESIGNATED OFFICE/RESEARCH AND DEVELOPMENT. THE PROPERTY TO THE NORTH IS CURRENTLY BEING PERMITTED FOR A NEW MULTI-FAMILY APARTMENT COMMUNITY. GIVEN THE ABOVE, THE USE OF THE SUBJECT TRACT FOR MULTI-FAMILY IS APPROPRIATE GIVEN THE PRESENT DAY LAND-USE AND DEVELOPMENT TRENDS. THE POTENTIAL LAND-USE OF THE VACANT TRACT TO THE EAST WILL NOT BE IMPACTED AND IS SEPARATED FROM THE SUBJECT SITE BY A 140 FOOT RIPARIAN BUFFER.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached N/A	9. Total number of commercial lots? N/A
2. Total # Of Apartment Or Condominium Units 236	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below: a) Minimum Lot Size b) Total # Of Open Space Lots c) Total # Of Phases d) Perimeter Protective Yards Provided e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots N/A	
5. Overall Total # Of Dwelling Units (1-5 Above) 236	
6. Bedroom Units 1br 80 2br 30 3br 26 4br or more 0	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) 11.84	
8. If your project is an-infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

I hereby designate ROBERT L. HARVILLE 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.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date **December 1, 2010**
 Signed Fred S. Hazel, Vice President of Morrow Investors, Inc., Manager