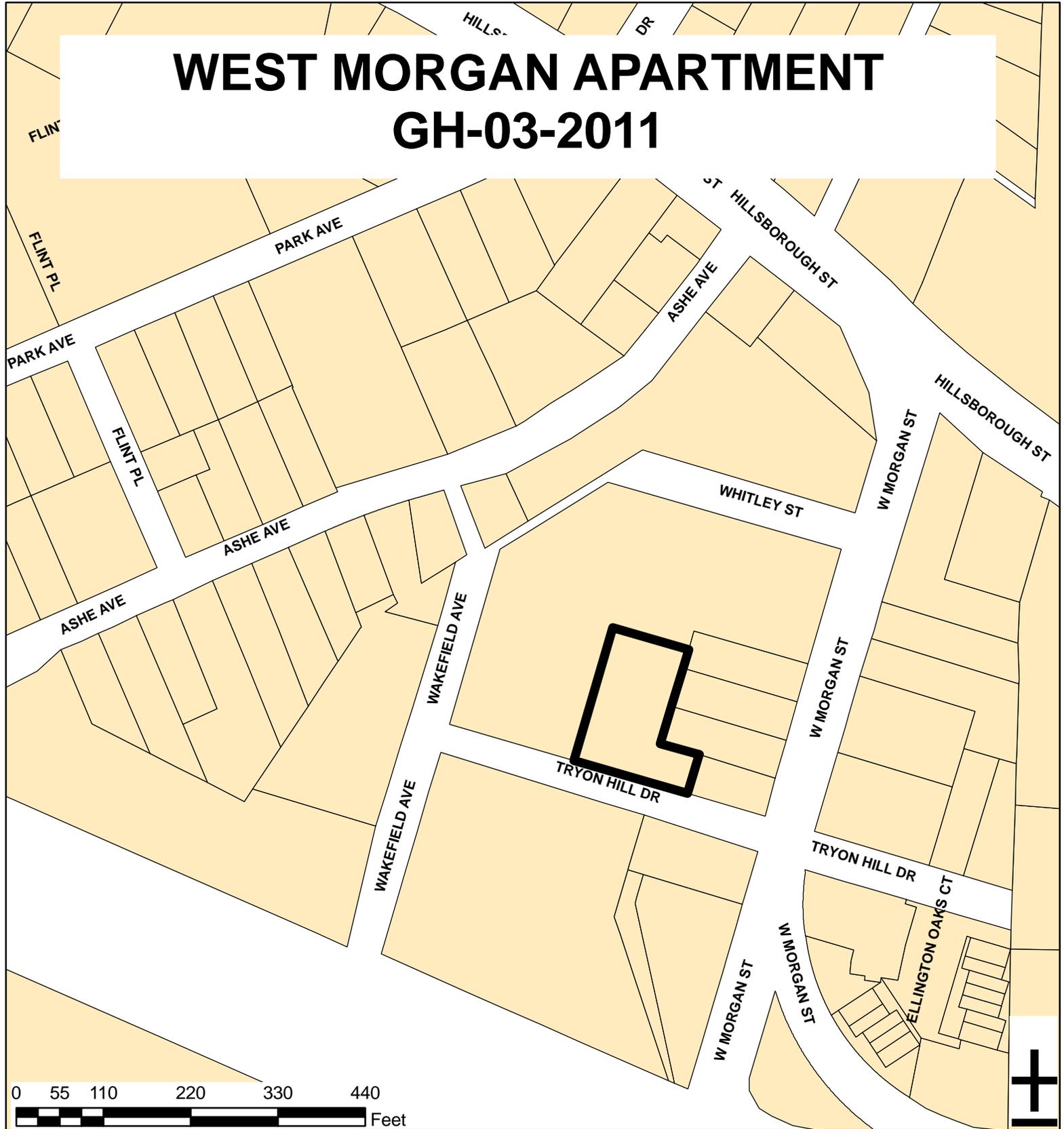


WEST MORGAN APARTMENT GH-03-2011



Zoning: **I-2 CUD, PBOD**
CAC: **HILLSBOROUGH**
Drainage Basin: **Rocky Branch**
Acreage: **Geoscience Group Inc.**

Number of Units: **249**
Planner: **Meade Bradshaw**
Phone: **(919) 516-2664**
Applicant Contact: **Geoscience Group**
Phone: **(704) 941-2251**



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

GH-3-11

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 checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input 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 293726
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name West Morgan Apartments

Proposed Use Residential Mixed Use

Property Address(es) 925 W. Morgan, 912 Tryon Hill Drive

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. <u>1703290807</u>	P.I.N. <u>1703198695</u>	P.I.N. <u>1703199501</u>	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 not requiring Planning Commission or City Council approval. N/A

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.
Residential development exceeding 15 dwelling units per acre in the I-2 zoning district and zoning case Z-11-10.

CLIENT (Owner or Developer)

Company FMW at Hillsborough & Morgan, LLC

Name (s) Jim Zanoni

Address 132 Brevard Court, Charlotte, NC 28202-1926

Phone 704-334-7211 Email jim@fmwrealestate.com Fax N/A

CONSULTANT (Contact Person for Plans)

Company Geoscience Group, Inc.

Name (s) Kevin McCorkle, PLA

Address 500-K Clanton Rd Charlotte, NC 28217

Phone 704-941-2251 Email kmccorkle@geosciencegroup.com Fax 704-525-2051

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

Zoning Information	Building Information
Zoning District(s) I-2, PBOD Overlay, Hillsborough Morgan Streetscape	Proposed building use(s) Mixed Use, apartments/retail
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District PBOD, Hillsborough Morgan Streetscape	Proposed Building(s) sq. ft. gross 395,600 sq. ft.
Total Site Acres 3.77 apartment 4.16 overall	Total sq. ft. gross (existing & proposed) 395,600 sq. ft.
Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Proposed height of building(s) Bldg 1 60' max, Bldg 2 70' max
Off street parking Required Provided	FAR (floor area ratio percentage) 2.41
COA (Certificate of Appropriateness) case #	Building Lot Coverage percentage 47% (site plans only)
BOA (Board of Adjustment) case # A-	
CUD (Conditional Use District) case # Z- 11-10	

Stormwater Information

Existing Impervious Surface acres/square feet 146,556 sq. ft.	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 143,899 sq. ft.	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils N/A
Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Flood Study N/A
	FEMA Map Panel # N/A

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 project is located in an area designated as community retail/mixed use. The project conforms to the guidelines of the Comprehensive Plan 2030 by providing a mixed use project with street level retail and high density housing.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached N/A Attached N/A	9. Total number of commercial lots? 0
2. Total # Of Apartment Or Condominium Units 249 apartments	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:
4. Total # Of Mobile Home Lots N/A	a) Minimum Lot Size
5. Overall Total # Of Dwelling Units (1-5 Above) 249 units	b) Total # Of Open Space Lots
6. Bedroom Units 1br 146 2br 91 3br 12 4br or more	c) Total # Of Phases
7. Overall Unit(s)/Acre Densities Per Zoning District(s) 66 units per acre	d) Perimeter Protective Yards Provided
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	e) Must provide open space quotient per City Code 10-3071(5)

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 **Ted Van Dyk, AIA New City Design Group** 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.

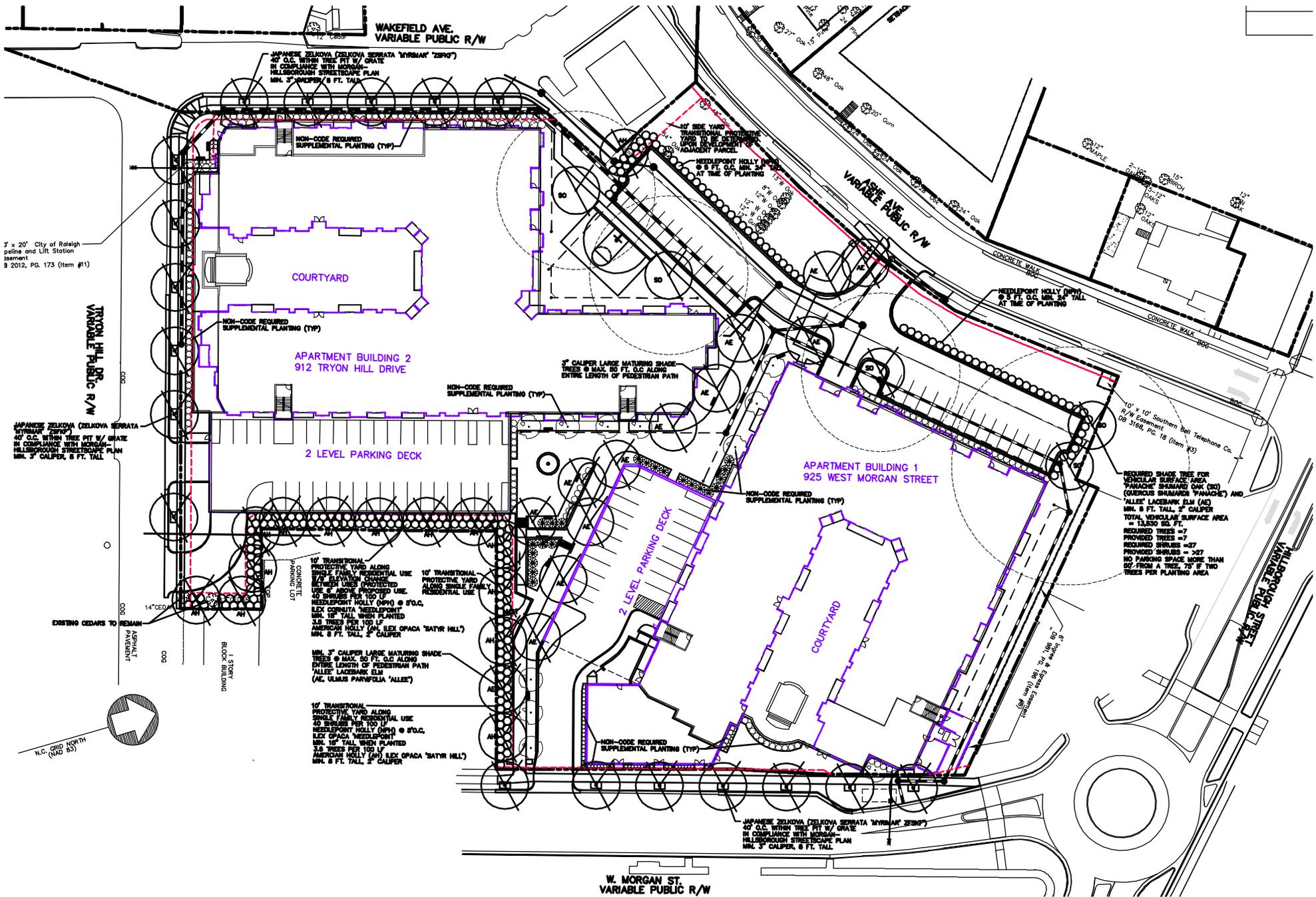
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed **By: J M Z** Date **2/1/2011**

Signed **James M. Zancsi Manager** Date

Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh	<input checked="" type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>		✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	



3' x 20' City of Raleigh
 palm and Lift Station
 segment
 3 2012, Pg. 173 (Item #1)

JAPANESE ZELKOVA (ZELKOVA SERRATA 'HYBRID' ZERUS)
 40' O.C. WITHIN TREE PIT W/ GRATE
 IN COMPLIANCE WITH MORRIS-
 HILLSBOROUGH STREETSCAPE PLAN
 MIN. 3" CALIPER, 8 FT. TALL

JAPANESE ZELKOVA (ZELKOVA SERRATA 'HYBRID' ZERUS)
 40' O.C. WITHIN TREE PIT W/ GRATE
 IN COMPLIANCE WITH MORRIS-
 HILLSBOROUGH STREETSCAPE PLAN
 MIN. 3" CALIPER, 8 FT. TALL

COURTYARD

APARTMENT BUILDING 2
 912 TRYON HILL DRIVE

2 LEVEL PARKING DECK

APARTMENT BUILDING 1
 925 WEST MORGAN STREET

2 LEVEL PARKING DECK

COURTYARD

W. MORGAN ST.
 VARIABLE PUBLIC R/W



10' TRANSITIONAL
 PROTECTIVE YARD ALONG
 SPACES ALONG PROTECTIVE YARD
 USE OF ABOVE PROTECTED USE
 40 SHUBS PER 100 LF
 NEEDLEPOINT HOLLY (NPH) @ 5' O.C.
 LEX CORONATA NEEDLEPOINT
 MIN. 12" TALL WHEN PLANTED
 3.5 TREES PER 100 LF
 AMERICAN HOLLY (AH) LEX OPACA 'SATYR HILL'
 MIN. 8 FT. TALL, 2" CALIPER

MIN. 3" CALIPER LARGE MATURING SHADE
 TREES @ MAX. 50 FT. O.C. ALONG
 ENTIRE LENGTH OF PEDESTRIAN PATH
 'ALLEE' LACINARIA ELM (AE)
 ULMUS PARVIFOLIA 'ALLEE'

10' TRANSITIONAL
 PROTECTIVE YARD ALONG
 SINGLE FAMILY RESIDENTIAL USE
 40 SHUBS PER 100 LF
 NEEDLEPOINT HOLLY (NPH) @ 5' O.C.
 LEX CORONATA NEEDLEPOINT
 MIN. 12" TALL WHEN PLANTED
 3.5 TREES PER 100 LF
 AMERICAN HOLLY (AH) LEX OPACA 'SATYR HILL'
 MIN. 8 FT. TALL, 2" CALIPER

3" CALIPER LARGE MATURING SHADE
 TREES @ MAX. 50 FT. O.C. ALONG
 ENTIRE LENGTH OF PEDESTRIAN PATH

10' SIDE YARD
 TRANSITION TO THE EXISTING
 ADJACENT PARCELS
 NEEDLEPOINT HOLLY (NPH)
 @ 5 FT. O.C. MIN. 3"
 AT TIME OF PLANTING

REQUIRED SHADE TREE FOR
 VEHICULAR SURFACE AREA
 'PARADISE SHAMARD OAK' (SO)
 (QUERCUS SHAMARD 'PARADISE') AND
 'ALLEE' LACINARIA ELM (AE)
 MIN. 8 FT. TALL, 2" CALIPER
 TOTAL VEHICULAR SURFACE AREA
 = 13,520 SQ. FT.
 REQUIRED TREES = 7
 PROVIDED TREES = 7
 REQUIRED SHUBS = 287
 PROVIDED SHUBS = 287
 NO PARKING SPACE MORE THAN
 80' FROM A TREE, 75' IF TWO
 TREES PER PLANTING AREA

(See notes) Ref. to 108 80'
 Transition to Existing & Adjacent

JAPANESE ZELKOVA (ZELKOVA SERRATA 'HYBRID' ZERUS)
 40' O.C. WITHIN TREE PIT W/ GRATE
 IN COMPLIANCE WITH MORRIS-
 HILLSBOROUGH STREETSCAPE PLAN
 MIN. 3" CALIPER, 8 FT. TALL

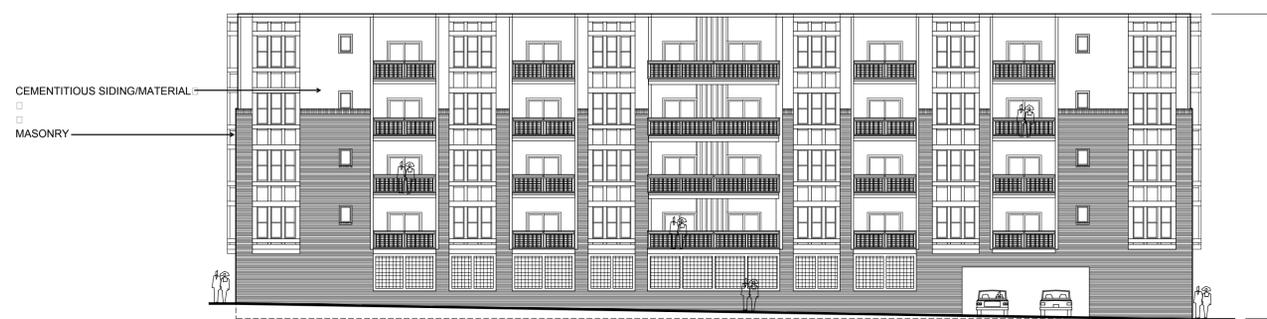
10' x 10' Southern Bell Telephone Co.
 06 3109, Pg. 18 (Item #3)

10' x 10' Southern Bell Telephone Co.
 06 3109, Pg. 18 (Item #3)

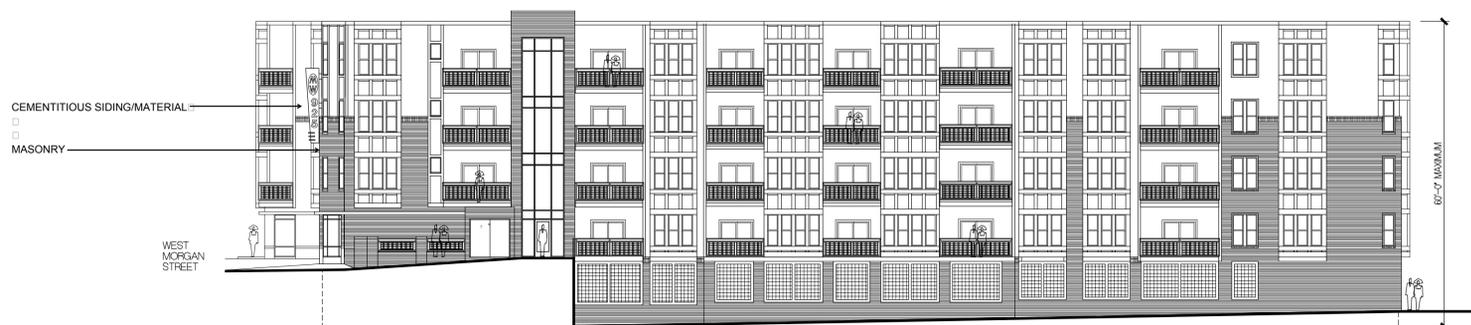
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4 BUILDING ONE - PARKING DECK ELEVATION
A1 SCALE : 1/16" = 1'-0"



3 BUILDING ONE - ASHE AVENUE ELEVATION
A1 SCALE : 1/16" = 1'-0"



2 BUILDING ONE - HILLSBOROUGH SIDE ELEVATION
A1 SCALE : 1/16" = 1'-0"



1 BUILDING ONE - MORGAN STREET ELEVATION
A1 SCALE : 1/16" = 1'-0"

DURABLE MATERIALS:
per Hillsborough Morgan Streetscape and Parking Plan
New building facades along publicly accessible rights-of-way shall include durable materials in keeping with surrounding buildings - brick/masonry (no concrete block), hardcoat stucco (no EIFS), cementitious or wood siding (no vinyl), and assorted trim elements of quality construction such as wood, aluminum, storefront, and similar systems.
Furthermore, at the ground floor along (1) public rights-of-way and (2) the pedestrian path referenced herein on page 7, exterior structural building elements including structured parking will be clad with brick and/or traditional hardcoat stucco.

NOTE:
THIS DRAWING IS FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT TO CHANGE.

WEST MORGAN APARTMENTS

RALEIGH, NORTH CAROLINA

AN URBAN TWO HUNDRED FORTY-NINE UNIT APARTMENT PROJECT

DEVELOPED BY:

FMW REAL ESTATE
132 BREVARD COURT
CHARLOTTE, NORTH CAROLINA
28202
704.334.7211
CONTACT: JIM ZANON

● 01.14.11



BUILDING ONE - ELEVATIONS

A1

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4 BUILDING TWO - WAKEFIELD AVENUE ELEVATION
A2 SCALE : 1/16" = 1'-0"



3 BUILDING TWO - ASHE AVENUE ELEVATION
A2 SCALE : 1/16" = 1'-0"



2 BUILDING TWO - PARKING DECK ELEVATION
A2 SCALE : 1/16" = 1'-0"



1 BUILDING TWO - TRYON HILL DRIVE ELEVATION
A2 SCALE : 1/16" = 1'-0"

DURABLE MATERIALS: per Hillsborough Morgan Streetscape and Parking Plan
 New building facades along publicly accessible rights-of-way shall include durable materials in keeping with surrounding buildings - brick/masonry (no concrete block), hardcoat stucco (no EIFS), cementitious or wood siding (no vinyl), and assorted trim elements of quality construction such as wood, aluminum, storefront, and similar systems.
 Furthermore, at the ground floor along (1) public rights-of-way and (2) the pedestrian path referenced herein on page 7, exterior structural building elements including structured parking will be clad with brick and/or traditional hardcoat stucco.

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01.14.11



BUILDING TWO - ELEVATIONS

A2

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1 BUILDING ONE - WEST MORGAN ELEVATION
A3 SCALE: NOT TO SCALE



2 BUILDING ONE - HILLSBOROUGH PARTIAL ELEVATION/SIGNAGE
A3 SCALE: NOT TO SCALE



3 BUILDING TWO - WAKEFIELD ELEVATION
A3 SCALE: NOT TO SCALE



4 BUILDING TWO - TRYON HILL ELEVATION
A3 SCALE: NOT TO SCALE

DURABLE MATERIALS: per Hillsborough Morgan Streetscape and Parking Plan

- New building facades along publicly accessible rights-of-way shall include durable materials in keeping with surrounding buildings - brick/masonry (no concrete block), hardcoat stucco (no EIFS), cementitious or wood siding (no vinyl), and assorted trim elements of quality construction such as wood, aluminum, storefront, and similar systems.
- Furthermore, at the ground floor along (1) public rights-of-way and (2) the pedestrian path referenced herein on page 7, exterior structural building elements including structured parking will be clad with brick and/or traditional hardcoat stucco.

WEST MORGAN APARTMENTS

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01.14.11



BUILDING ELEVATIONS

A3