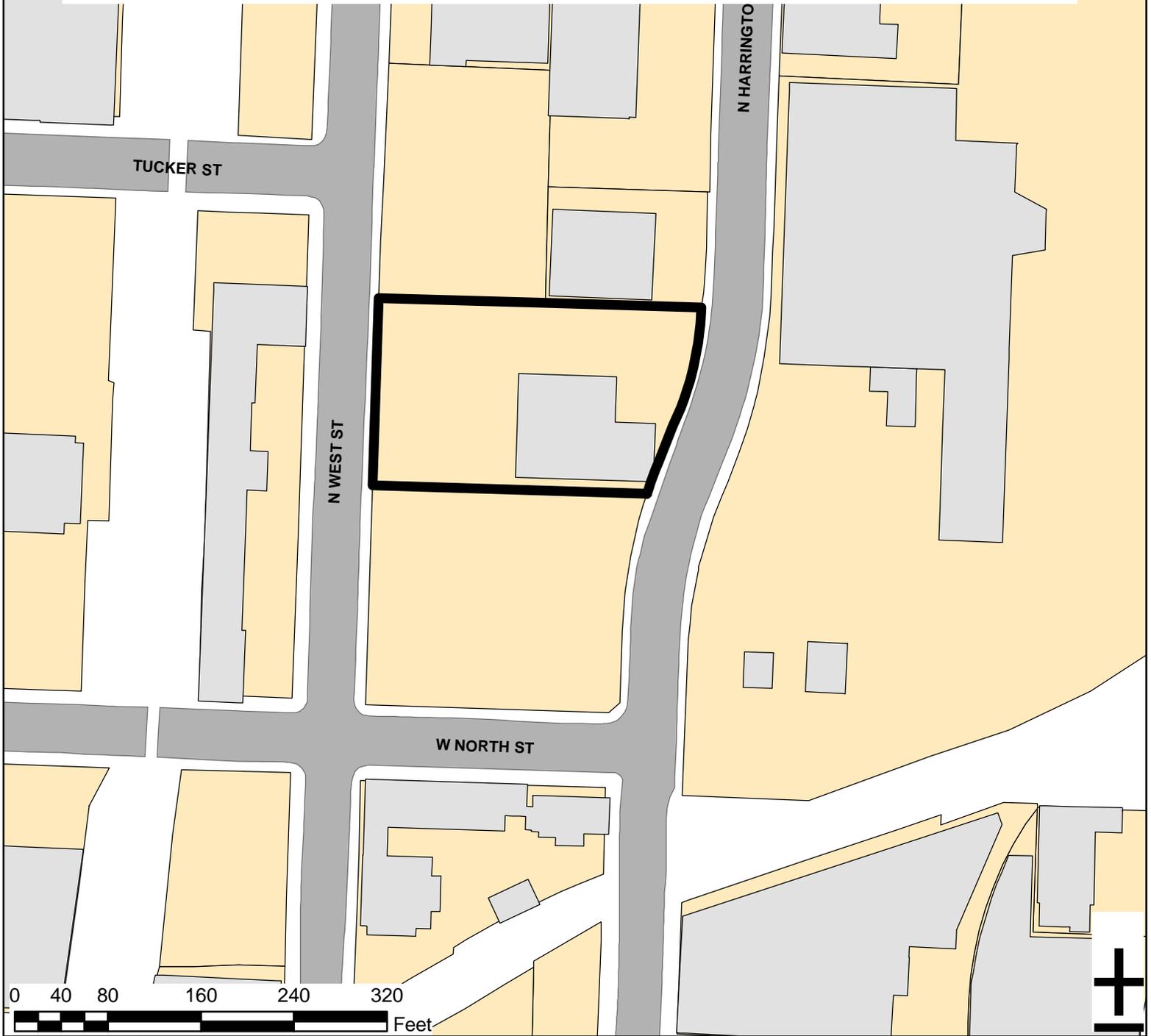


WEST APARTMENTS SP-36-2011



Zoning: **IND-2 W/DOD**
CAC: **NORTH CENTRAL**
Drainage Basin: **PIGEON HOUSE**
Acreage: **0.96**

Number of Units: **153**
Planner: **ERIC HODGE**
Phone: **(919) 516-2639**
Applicant Contact: **JDAVIS ARCHITECTS**
Phone: **(919) 835-1500**



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

SP-36-11

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 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"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <div style="font-size: 2em; color: blue;">310738</div>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name West Apartments

Proposed Use Apartments

Property Address(es) 413 N. Harrington St., Raleigh, NC 27603

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

P.I.N. 1704512008	P.I.N.	P.I.N.	P.I.N.
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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.

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. The site is zoned I-2 with DOD overlay and we are requesting a density greater than the base density of 40 DU/AC

CLIENT (Owner or Developer)

Company Harrington Street Partners, LLC c/o Kilpatrick Townsend attn: Susan Barden

Name (s) Gregg Sandreuter

Address 4208 Six Forks Road: Suite 1400, Raleigh, NC 27709

Phone 919.420.1700

Email SBarden@KilpatrickStockton.com

Fax 919.420.1800

CONSULTANT (Contact Person for Plans)

Company JDavis Architects, PLLC

Name (s) Ken Thompson

Address 510 Glenwood Ave, Ste 201, Raleigh, NC 27603

Phone 919.835.1500

Email kent@jdavisarchitects.com

Fax 919.835.1510

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) IND-2	Proposed building use(s) Apartment
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District Downtown Overlay District	Proposed Building(s) sq. ft. gross 157,423
Total Site Acres 0.96 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 157,423
Off street parking Required 137 Provided 192	Proposed height of building(s) 82' (6 story w/ basement)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 3.5
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 100% (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 0.80/34,527 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.96/41,818 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" 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 proposed land use is Consistent with the Comprehensive Plan in that we are providing housing greater then 40 DU/AC within the CBD and providing compact development on a redevelopment site that reinforces the the urban pattern and is transit orientated by being with in a block of existing CAT routes and a 1/4 mile of a proposed rail stop.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units 153	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above) 153	
8. Bedroom Units 1br 123 2br 30 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 159.4 DU/AC	
10. 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.

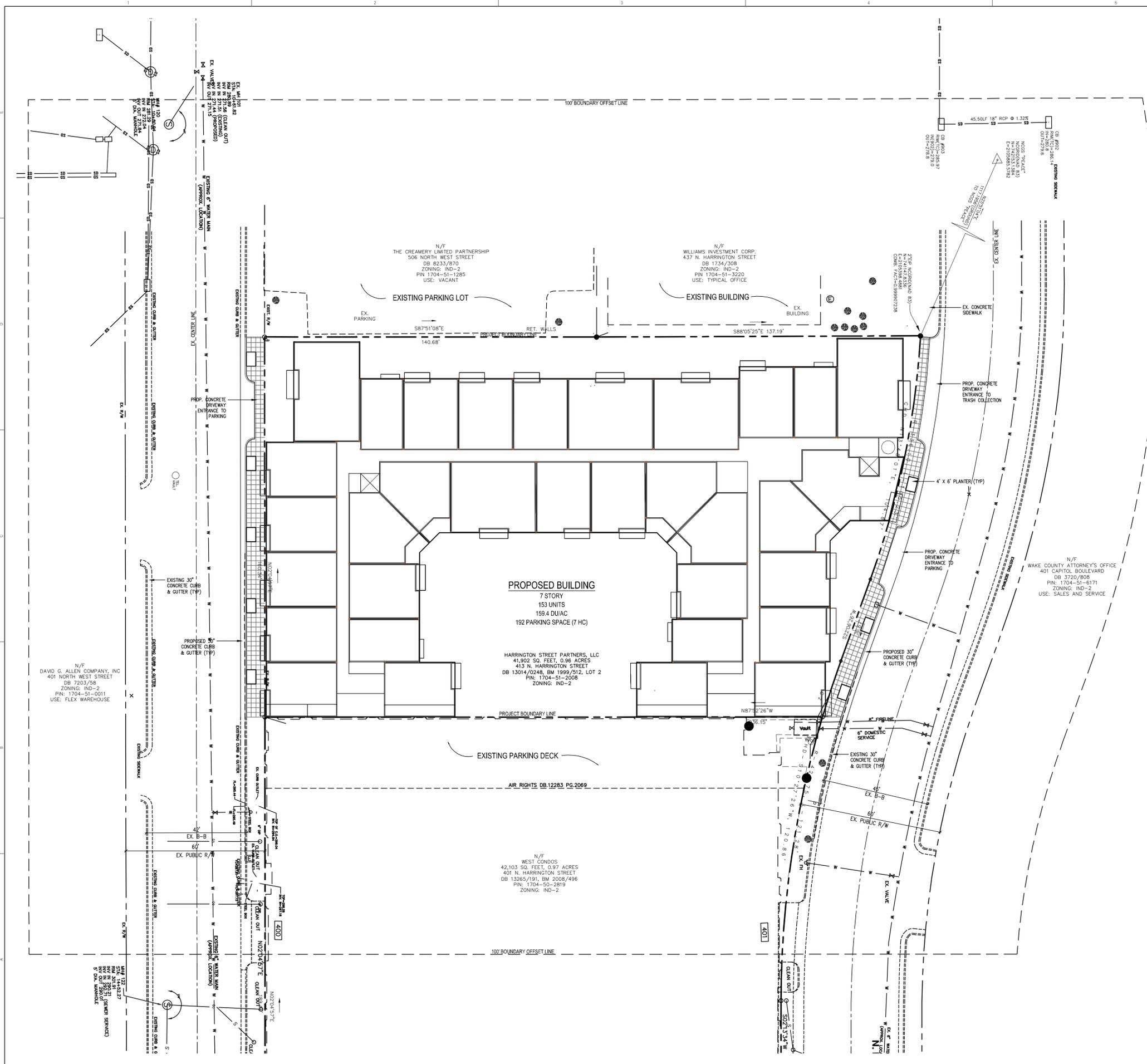
I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed [Signature] Date 8/25/11
 Signed [Signature] 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 (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Preliminary Development Plan Checklist 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"/>	<input type="checkbox"/>			
c) Proposed Site, Subdivision Plan, or Recombination 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 type="checkbox"/>	<input checked="" 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. <u>For re-submittals only – include all revision dates</u>	<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 plan and elevations, if applicable. 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 checked="" type="checkbox"/>	<input 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"/>			



SITE DATA:

SITE ADDRESS: 413 N. HARRINGTON STREET, RALEIGH, NC 27603
 PIN NUMBER: 1704-51-2008
 DEED BOOK: D.B. 13014 PG. 0248
 RECORDED MAP: B.M. 1999, PG 512
 ZONING(S): IND-2 (INDUSTRIAL-2) W.D.O.D.
 ACREAGE: 0.96 AC
 FLOOD PRONE SOILS: NONE
 EXISTING USE: OFFICE BUILDING
 PROPOSED USE: APARTMENTS

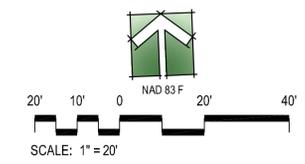
THIS SITE IS NOT WITHIN FEMA FLOODPLAIN MAP.

THIS SITE IS LESS THAN 2 AC. NO TREE CONSERVATION PLAN IS REQUIRED.

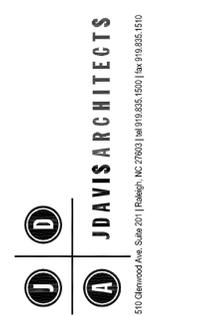
SEE LS3.1 & LS3.2 FOR SITE DETAILS.

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - ALL SURVEY INFORMATION PROVIDED TO J.DAVIS ARCHITECTS BY BSC GROUPS, INC., WILLOW SPRINGS, NC IN AUGUST, 2011 IN DIGITAL FORMAT. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN DIGITAL FORMAT.
 - 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 PARKED VEHICLE.
 - ROOF TOP HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 - CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT #11 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2% AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - IN ACCORDANCE WITH THE CITY OF RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK, ALL STREAM CROSSINGS THAT ARE REQUIRED BY THE PROVISIONS OF THE HANDBOOK MAY BE CONDITIONALLY APPROVED AS PART OF THE SUBDIVISION APPROVAL. ALL OTHER STREAM CROSSING SHALL BE REQUIRED TO BE APPROVED BY THE REQUIRED AGENCY PRIOR TO APPROVAL OF THE SUBDIVISION BY THE CITY OF RALEIGH.
 - ALL SIDEWALK THAT IS OUTSIDE OF THE RIGHT-OF-WAY MUST BE IN A SIDEWALK EASEMENT.

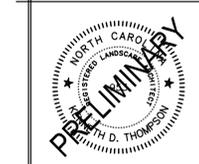
SITE PLAN-LEVELS 3-7



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Harrington Street Partners, LLC
West Apartments
 413 N. Harrington St, Raleigh, N C 27603



FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

PROJECT:	HM-11031	DATE	08.25.2011
ISSUE:	Preliminary Site Plan		08.25.2011
REVISIONS:			
DRAWN BY:	KT, SB		
CHECKED BY:	KT		
CONTENT:	SITE PLAN-LEVELS 3-7		

LS1.3

