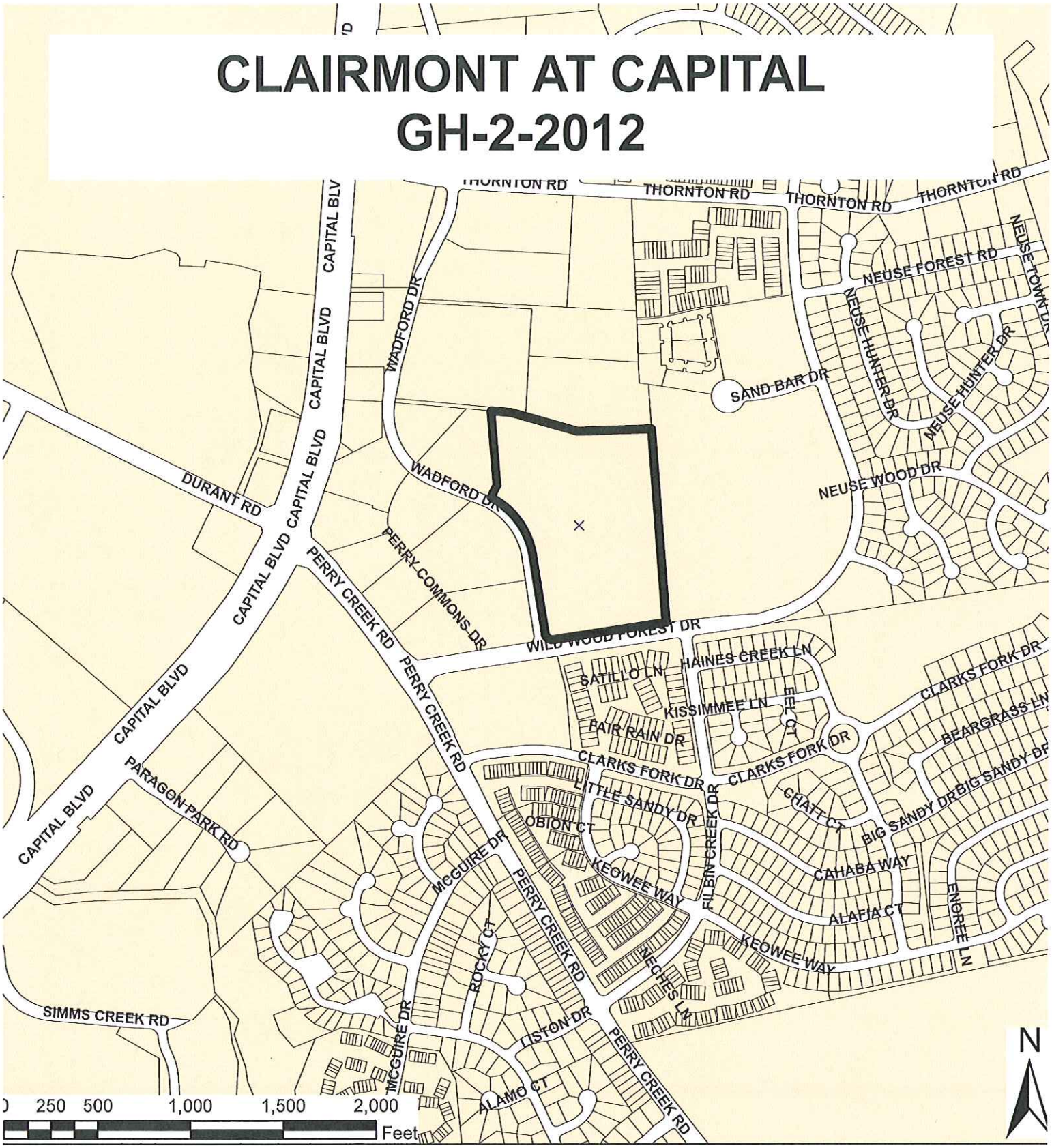
CLAIRMONT AT CAPITAL
GH-2-2012



Zoning:	**TD, CUD**	Number of Lots:	**0**
CAC:	**NORTHEAST**	Planner:	**ERIC HODGE**
Drainage Basin:	**NEUSE**	Phone:	**(919) 516-2639**
		Applicant Contact:	**JOHN A. EDWARDS & CO.**
Acreage:	**19.15**	Phone:	**(919) 828-4428**

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-2-2012

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☒ Group Housing * ☐ Multifamily (Infill)*	☐ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 326273
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Clairmont at Capital

Proposed Use Apartments

Property Address(es) 8612 Wadford Road or 8051 Wild Wood Forest Drive

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

P.I.N. 1738200382	P.I.N.	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 not requiring Planning Commission or City Council approval. TD zoning with less than 20 units per acre
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.

CLIENT (Owner or Developer)	Company 1752 LLC		
	Name (s) Daniel J. Blevins		
	Address 5601 Virginia Beach, Virginia 23462		
	Phone 757-461-1000	Email danny@kotarides.com	Fax 757-461-4433
CONSULTANT (Contact Person for Plans)	Company John A. Edwards and Company		
	Name (s) Jon Callahan		
	Address 333 Wade Ave, Raleigh, NC 27605		
	Phone 919-828-4428	Email jon_callahan@jaeco.com	Fax 919-828-4711

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) TD-CUD	Proposed building use(s) APARTMENTS
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross 347,623 (13 BLDGS)
Total Site Acres 19.15 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 347,623
Off street parking Required 577 Provided 578	Proposed height of building(s) 45' TO PEAK
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 41.7%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-62-95	

Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 10.3 acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ 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 designates the site as Neighborhood Mixed Use and allows the proposed use of multifamily property.

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 328	13. Is your project a cluster unit development? ☐ Yes ☒ No
4. Total # Of Congregate Care Or Life Care Dwelling Units	**If Yes, please answer the questions below:**
5. Total # Of Mobile Home Lots	a) Total number of Townhouse Lots
6. Total Number of Hotel Units	b) Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above)	c) Total number of Group Housing Units
8. Bedroom Units 1br 132 2br 172 3br 24 4br or more	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 17.13	e) Minimum Lot Size
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	f) Total Number of Phases
	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) 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. If Approved & Plans/Maps/Document Recorded (RD) If (RD)

I hereby designate Jon C Callihan 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 (Mgr.) As Noted Above. Date 3/6/12

Signed 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)	☑		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
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)	☒	☐	✓		
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	☒		✓		
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☒	☐	✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☒	☐	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☒	☐	✓		
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	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
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 ½" 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	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☒	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
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	☐	☒			✓

SECTION A. SITE DATA SHEET

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF DRAWING SETS:
DEVELOPMENT NAME: CLAIRMONT AT CAPITAL
PROPERTY ADDRESS: WILDWOOD FOREST DRIVE
WAKE CO PROPERTY IDENTIFICATION # (PIN): 1738.17-10-5298
ZONING DISTRICT(S): CUD TD TOTAL SITE ACRES: 19.15 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: 132 2BR: 172 3BR: 24
PROPOSED BUILDING HEIGHT (List heights of each building type – to peak typical): Type 1-1-1 – 45'-0", Type 2-1 – 45'-0", Type 2-2 – 45'-0", Type 2-1-2G – 45'-0", Type 2-2G – 45'-0", Type 3 – 45'-0", Type 3-2 – 45'-0"
OFF STREET PARKING: REQ'D: 572 PROVIDED: 578
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 calcs.)

CLIENT (Owner or Developer):

Name(s) 1572 LLC Correspondence Address: SAME
Address: 5601 VIRGINIA BEACH BLVD
VIRGINIA BEACH, VIRGINIA 23462
Telephone: 757.461.1000 E-Mail Address: Danny@kotgrides.com

CONSULTANT / PROJECT MANAGER (Person to act as staff contact for correspondence)
Name(s) JON CALLAHN – JOHN A EDWARDS AND COMPANY
Address: 333 WADE AVE
RALEIGH, NORTH CAROLINA ZIP 27605
Telephone: 919-828-4428 FAX: 919-828-4711 E-Mail Address: jon.callahan@jaeco.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 _____ If yes, list file number (SP-15-07) and affix a list of conditions to the site plan itself

GENERAL NOTES:

1. 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.
2. 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.
3. ALL LANDSCAPED MEDIAN ISLANDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. 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 PLAT FOR THIS DEVELOPMENT. CONTACT STEVE LOCKWOOD AT 919.516.2162 FOR CONSTRUCTION PLAN SUBMITTAL.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. IF THE POOL IS OVER 65 FEET IN LENGTH OR GREATER THAN 4,000 SF, IT WILL REQUIRE BOARD OF ADJUSTMENT APPROVAL.
7. THE DEVELOPER MAY SUBSTITUTE 2'-0 CURB AND GUTTER IN LUE OF 1'-6" CURB AND GUTTER AT THEIR DISCRETION.
8. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL ADDRESSING AND UNIT LOCATION INFORMATION.
9. POOL DISCHARGE TO THE SANITARY SEWER SYSTEM NOT TO EXCEED 50 GPM BY USING A FLOW RESTRICTOR.

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.

SIGHT DISTANCE NOTES:

1. SIGHT DISTANCE FOR WILDWOOD FOREST DRIVE IS BASED ON A 35 MPH SPEED LIMIT.
2. SIGHT DISTANCE FOR WADFORD ROAD IS BASED ON A 35 MPH SPEED LIMIT.
3. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTIONS BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE 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.

TRANSPORTATION NOTES:

1. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL 20.11.
2. 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 DRAWINGS.
3. 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.
4. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARD 20.31.
5. 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.
7. TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

DIMENSIONAL REQUIREMENTS

PARKING MIN REQUIREMENTS:
REGULAR: 18' x 8.5'
HANDICAP: REGULAR ~ 18' x 8', 5', 8'
VAN ~ 18' x 8', 8', 8'
PARKING DESIGNED:
REGULAR: 18' x 8.5' AND 18 x 9'
HANDICAP: REGULAR ~ 18' x 9, 9', 9'
VAN ~ 18' x 9', 9', 9'
SIDEWALK:
6' ADJACENT TO PARKING SPACES
5' TO BREEZEWAY AND IN COURTYARDS

WALL LEGEND
EXPOSED FOUNDATION WALL
MODULAR BLOCK RETAINING WALL

SITE DATA

PROJECT NAME:	CLAIRMONT AT CAPITAL
OWNER/AGENT:	1572 LLC 5601 VIRGINIA BEACH BLVD VIRGINIA BEACH, VIRGINIA 23462
LOCATION:	INTERSECTION OF WADFORD RD. AND WILDWOOD FOREST DR.
CITY LIMITS:	RALEIGH, NC
PIN NUMBER:	1738.17-10-5298
ZONING:	CUD TD
TOTAL ACRES:	19.15
OPEN SPACE REQUIRED: OPEN SPACE PROPOSED:	10% OF 19.15 AC (834,174 SF) = 1.915 AC (83,417 SF) 2.31 AC (100,762 SF)
TOTAL # OF UNITS: DENSITY: TOTAL # OF BLDGS:	328 APARTMENTS 17.12 D.U.A. (12) APARTMENT BLDGS., (1) LEASING CENTER/FITNESS CENTER, (1) GARAGE, (1) MAINTENANCE BLDG., (1) POOL EQUIPMENT BLDG, (1) MAIL KIOSK.
BUILDING USE:	APARTMENTS, GARAGES
BUILDING HEIGHT/HEATED SF:	(2) TYPE 1-1-1 = 45', 29,416 SF TOTAL. (9,805 SF PER FLOOR) (2) TYPE 2-1 = 45', 23,322 SF TOTAL. (7,774 SF PER FLOOR) (2) TYPE 2-2 = 45', 27,474 SF TOTAL. (9,158 SF PER FLOOR) (3) TYPE 2-1-2G = 45', 36,574 SF TOTAL. (10,471 SF FIRST FLOOR AND 13,052 SF FOR THE SECOND AND THIRD FLOOR EACH) (1) TYPE 2-2G = 45', 26,808 SF TOTAL. (7,212 SF FIRST FLOOR AND 9,798 SF FOR THE SECOND AND THIRD FLOOR EACH) (1) TYPE 3 = 45', 15,291 SF TOTAL. (5,097 SF PER FLOOR) (1) TYPE 3-2 = 45', 29,220 SF TOTAL. (9,740 SF PER FLOOR)
BUILDING LOT COVERAGE:	150,701 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	132	1.5 SP	198	N/A	198
2 BEDROOM	172	2 SP	344	N/A	344
3 BEDROOM	24	2.5 SP	60	N/A	60
LEASING CENTER	2,054 SF	1 SP/ 200 SF	10	N/A	10
COMMUNITY/FITNESS AREA	4,104 SF	1 SP/ 200 SF	21	7 (36% OF UNITS W/IN 400') *	14
POOL/ SWIMMING	1,928 SF	1 SP/ 100 SF	19	10 (51% OF UNITS W/IN 400') *	9
PARKING REQUIRED					635

* REDUCTION PER 10-2072 (b)

PARKING REQUIRED: 635
**10% PARKING REDUCTION: 63
(per 10-2082.6 (c)(6))
TOTAL PARKING REQUIRED: 572

PARKING PROVIDED: 578 TOTAL SPACES (NOT INCLUDING GARAGE SPACES)
526 REGULAR SPACES (8.5'x18' and 9'x18')
28 ACCESSIBLE SPACES (9',9',9'x18)
24 TANDEM SPACES
24 GARAGE SPACES (NOT COUNTED TOWARDS REQUIRED)
2 DETACHED GARAGE SPACES (NOT COUNTED TOWARDS REQUIRED)

TRASH DUMPSTERS: 1/50 = 6.56 7 PROVIDED
CARDBOARD RECYCLE: 2 DUMPSTERS PROVIDED
RECYCLE: 1/25 = 13.12 14 TO BE PROVIDED

HANDICAP PARKING

SPACES REQUIRED BY UNIT TYPE

UNIT TYPE	# OF UNITS	TOTAL SPACES REQ.	VAN SPACES REQ.	REG. SPACES REQ.
A	10 *	10 (1 PER UNIT)	10	0
B	94 (GROUND FLOOR UNITS-TYPE A)	2 (2% OF UNITS)	2	0
		TOTAL	12	0

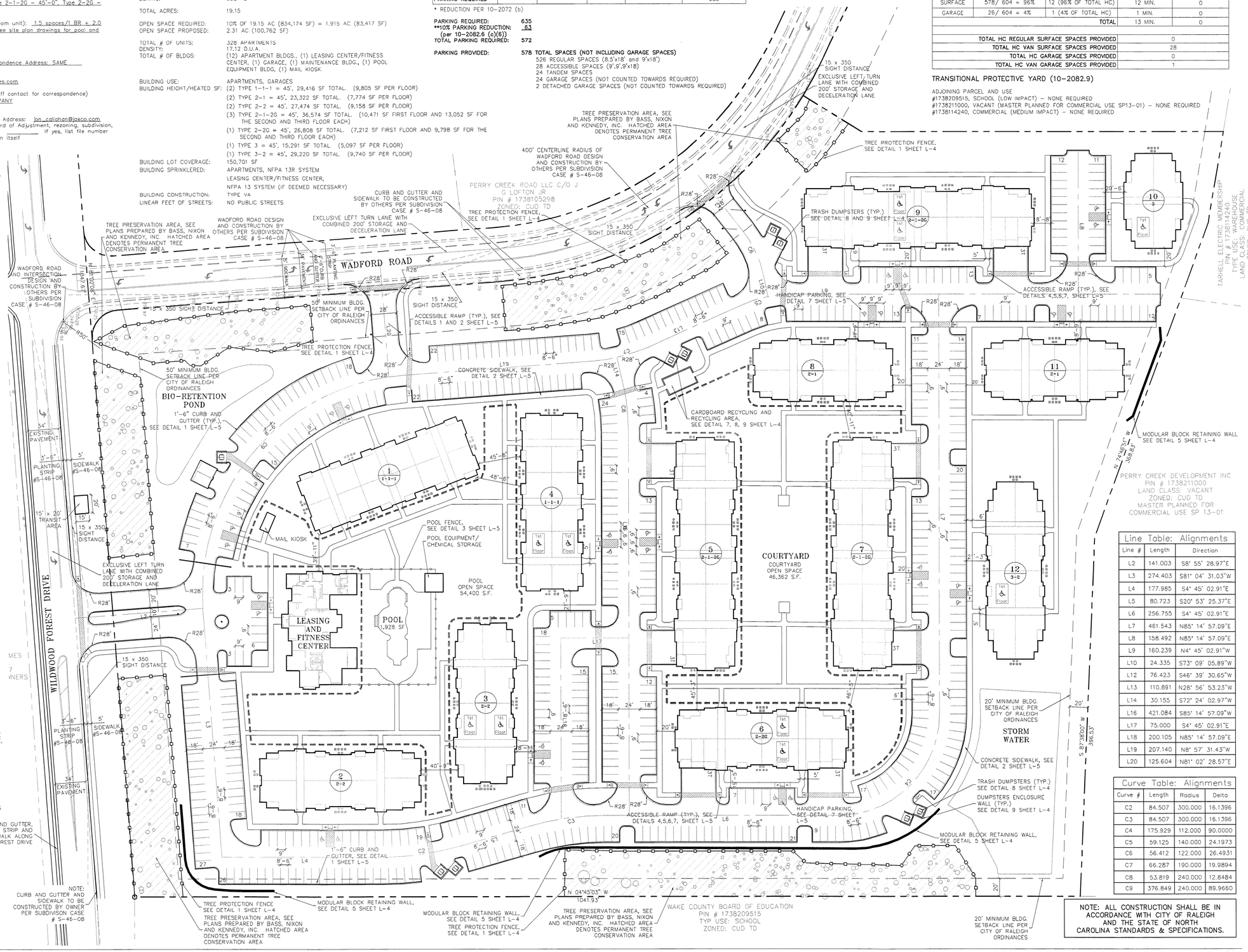
* 5% OF FIRST 100 UNITS AND 2% OF REMAINING UNITS

DISTRIBUTION OF HC SPACES

SPACE TYPE	% OF SPACES	TOTAL REQ. PER TYPE	VAN SPACES REQ.	REG. SPACES REQ.
SURFACE	578/ 604 = 96%	12 (96% OF TOTAL HC)	12 MIN.	0
GARAGE	26/ 604 = 4%	1 (4% OF TOTAL HC)	1 MIN.	0
		TOTAL	13 MIN.	0
TOTAL HC REGULAR SURFACE SPACES PROVIDED			0	
TOTAL HC VAN SURFACE SPACES PROVIDED			28	
TOTAL HC GARAGE SPACES PROVIDED			0	
TOTAL HC VAN GARAGE SPACES PROVIDED			1	

TRANSITIONAL PROTECTIVE YARD (10-2082.9)

ADJOINING PARCEL AND USE
#1738209515, SCHOOL (LOW IMPACT) – NONE REQUIRED
#1738211000, VACANT (MASTER PLANNED FOR COMMERCIAL USE SP13-01) – NONE REQUIRED
#1738114240, COMMERCIAL (MEDIUM IMPACT) – NONE REQUIRED



Line Table: Alignments		
Line #	Length	Direction
L2	141.003	S8° 55' 28.97"E
L3	274.403	S81° 04' 31.03"W
L4	177.985	S4° 45' 02.91"E
L5	80.723	S20° 53' 25.37"E
L6	256.755	S4° 45' 02.91"E
L7	461.543	N85° 14' 57.09"E
L8	158.492	N85° 14' 57.09"E
L9	160.239	N4° 45' 02.91"W
L10	24.335	S73° 09' 05.89"W
L12	76.423	S46° 39' 30.65"W
L13	110.891	N28° 56' 53.23"W
L14	30.155	S72° 24' 02.97"W
L16	421.084	S85° 14' 57.09"W
L17	75.000	S4° 45' 02.91"E
L18	200.105	N85° 14' 57.09"E
L19	207.140	N8° 57' 31.43"W
L20	125.604	N81° 02' 28.57"E

Curve Table: Alignments			
Curve #	Length	Radius	Delta
C2	84.507	300.000	16.1396
C3	84.507	300.000	16.1396
C4	175.929	112.000	90.0000
C5	59.125	140.000	24.1973
C6	56.412	122.000	26.4931
C7	66.287	190.000	19.9894
C8	53.819	240.000	12.8484
C9	376.849	240.000	89.9660

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

design resource group
landscape architecture
civil engineering
urban design
land planning
traffic engineering
transportation planning
2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgrp.com

CLAIRMONT AT CAPITAL

RALEIGH, NORTH CAROLINA

1572 LLC
5601 VIRGINIA BEACH BLVD
VIRGINIA BEACH, VIRGINIA 23462

CONSTRUCTION DOCUMENTS

NORTH CAROLINA REGISTERED No. 527 LANDSCAPE ARCHITECT JAMES W. GUYTON 03/08/12

SCALE: 1"=50'

PROJECT #: 378-001
DRAWN BY: NB
CHECKED BY: JG

SITE PLAN

MARCH 08, 2012

REVISIONS:

L-1

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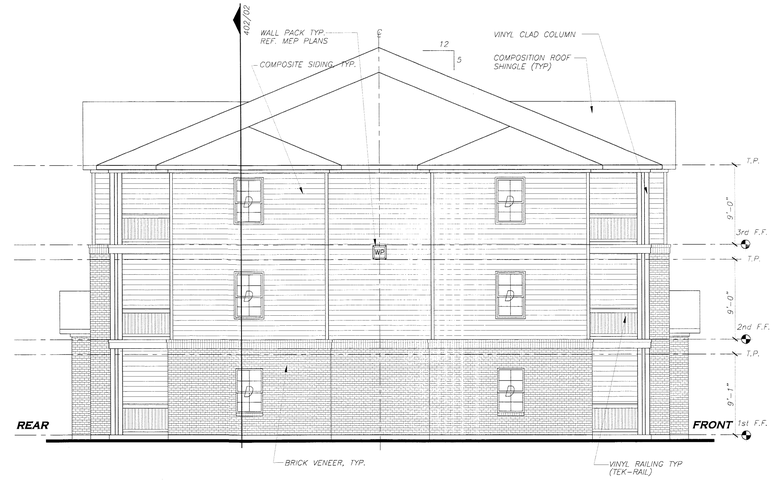


03 END ELEVATION
SCALE: 1/8"=1'-0"

02 REAR ELEVATION
SCALE: 1/8"=1'-0"

01 FRONT ELEVATION - BLDG TYPE II
SCALE: 1/8"=1'-0"
BUILDING # 1, 9

2045 N. HIGHWAY 360, STE 160 GRAND PRAIRIE, TEXAS 75050
(817) 640-0100 FAX (817) 633-3309
CNK ARCHITECTS, INC.

CLAIRMONT AT CAPITAL
RALEIGH, NORTH CAROLINA

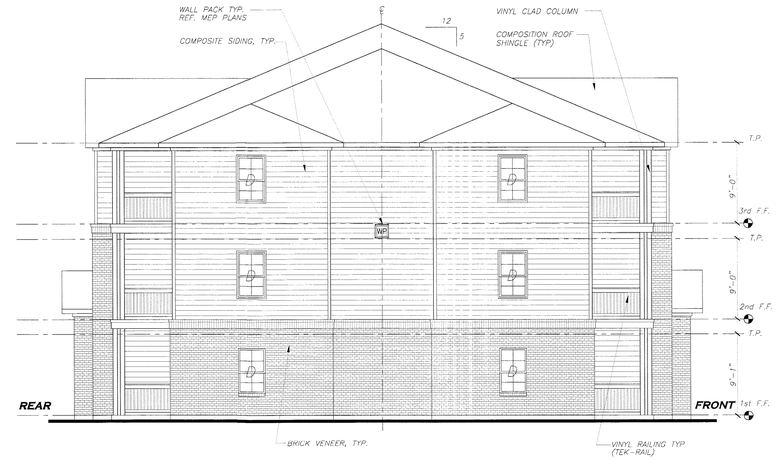
Revisions:

Job no.:

Issue date:

Sheet info:
BLDG. TYPE II
EXTERIOR ELEVATIONS

Sheet no.
308



03 END ELEVATION
SCALE: 1/8"=1'-0"

02 REAR ELEVATION
SCALE: 1/8"=1'-0"

01 FRONT/REAR ELEVATION - BLDG TYPE III
SCALE: 1/8"=1'-0"

BUILDING # 3, 4, 5, 6, 8

2045 N. HIGHWAY 360, STE 160 GRAND PRAIRIE, TEXAS 75050
(817) 640-0100 FAX (817) 633-3309
CNK ARCHITECTS, INC.

CLAIRMONT AT CAPITAL
RALEIGH, NORTH CAROLINA

Revisions:

Job no.:

Issue date:

Sheet info:
BLDG. TYPE III
EXTERIOR ELEVATIONS

Sheet no.
312