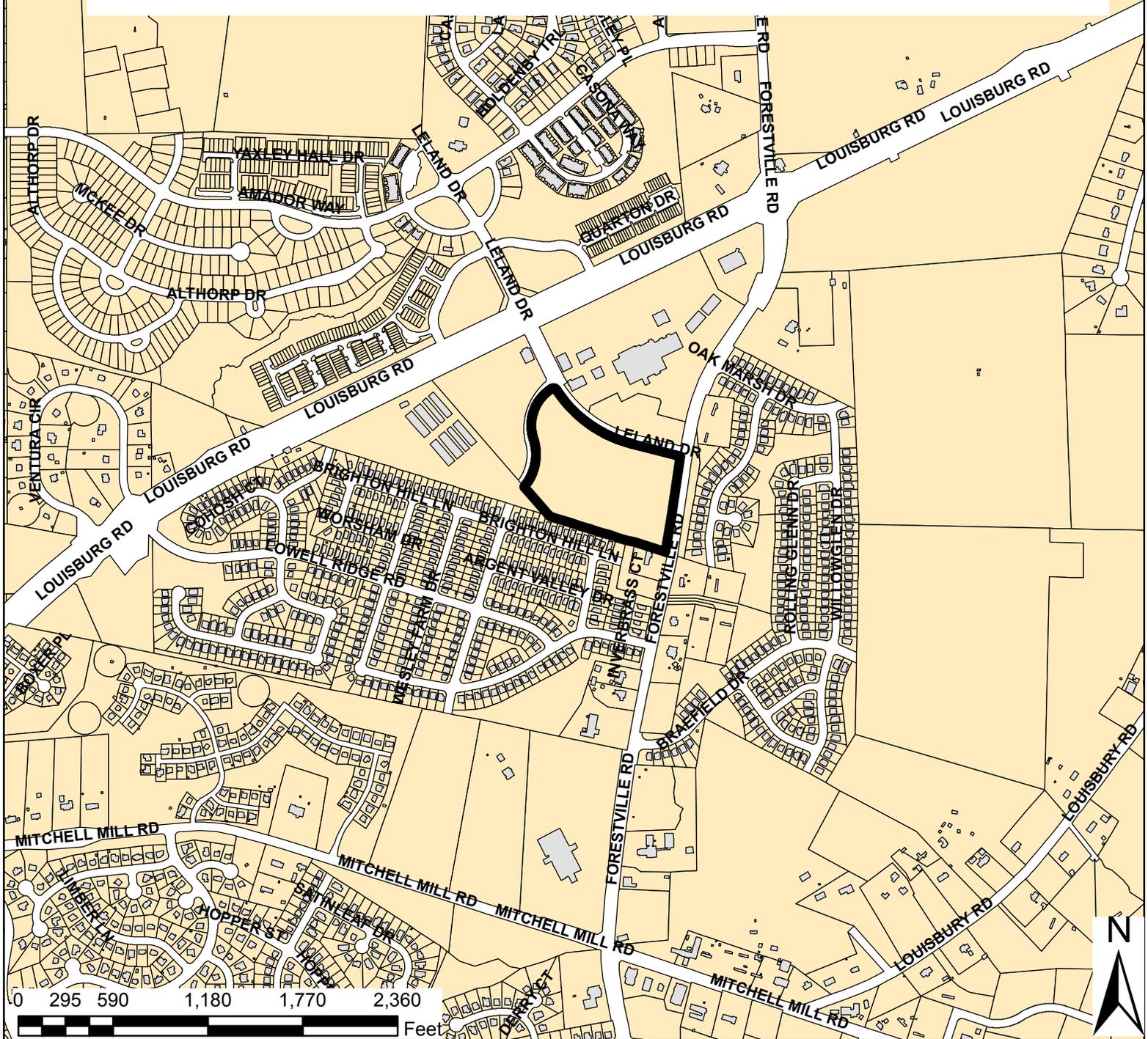


BRIGHTON POINTE APARTMENTS GH-6-2012



Zoning: **R-4, TD-CUD**
 CAC: **Forestville**
 Drainage **Neuse**
 Basin:
 Acreage: **7.31**

Number of Units: **80**
 Planner: **James Marapoti**
 Phone: **(919) 996-2642**
 Applicant Contact: **JDavis Architects**
 Phone: **(919) 835-1500**



Planning & Development

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

GH 10.12

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"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <i>349757</i>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Brighton Pointe Apartments

Proposed Use Multi-family apartments

Property Address(es) 3100 Forestville Rd., Raleigh

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

P.I.N. 1747590655	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 <u>not</u> requiring Planning Commission or City Council approval. The proposed density is 10.94 DU/AC in a TD district which allows up to 40 DU/AC without PC 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.
CLIENT (Owner or Developer)	Company Carolina Project Equities LLC
	Name (s) Joseph M. McCabe
	Address 9104 Falls of Neuse Road, Suite 300, Raleigh NC 27615
	Phone (919) 870-0842 Email JMcCabe@CarolinaProjectEquities.com Fax
CONSULTANT (Contact Person for Plans)	Company J Davis Architects, PLLC
	Name (s) Ken Thompson
	Address 510 Glenwood Avenue, Suite 201, Raleigh, NC 27603
	Phone 919-835-1500 x 242 Email kent@jdavisarchitects.com Fax 919-835-1510

*1747.02 1305 AC Forestville
 TD CUD #R-4 Neuse Drainage*

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) CUD TD & R-4	Proposed building use(s) apartments
If more than one district, provide the acreage of each CUD TD 6.04 AC, R-4 1.27 AC	Existing Building(s) sq. ft. gross ZERO
Overlay District n/a	Proposed Building(s) sq. ft. gross 109,074 SF
Total Site Acres 7.31 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 109,074 SF
Off street parking Required 151 Provided 160	Proposed height of building(s) 39'
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) 34.2%
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage 11.9% (site plans only)
CUD (Conditional Use District) case # Z-36-03	
Stormwater Information	
Existing Impervious Surface 0 SF acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.5 AC (110,975 SF) 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 comprehensive plan designation is mixed use which applies to neighborhood shopping centers and are pedestrian orientated. The designation also allows for residential uses up to 40 DU/AC. this proposal is pedestrian orientated and is proposing 10.94 DU

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots n/a Detached Attached	11. Total number of Open Space (only) lots none
2. Total # Of Single Family Lots n/a	12. Total number of all lots n/a
3. Total # Of Apartment Or Condominium Units 80	13. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units n/a	If Yes, please answer the questions below:
5. Total # Of Mobile Home Lots n/a	
6. Total Number of Hotel Units n/a	
7. Overall Total # Of Dwelling Units (1-6 Above) 80	
8. Bedroom Units 1br 0 2br 56 3br 24 4br or more 0	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10.94 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	
a) Total number of Townhouse Lots n/a	
b) Total number of Single Family Lots n/a	
c) Total number of Group Housing Units 80	
d) Total number of Open Space Lots n/a	
e) Minimum Lot Size n/a	
f) Total Number of Phases n/a	
g) Perimeter Protective Yard Provided <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.

I hereby designate Kenneth D. 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.

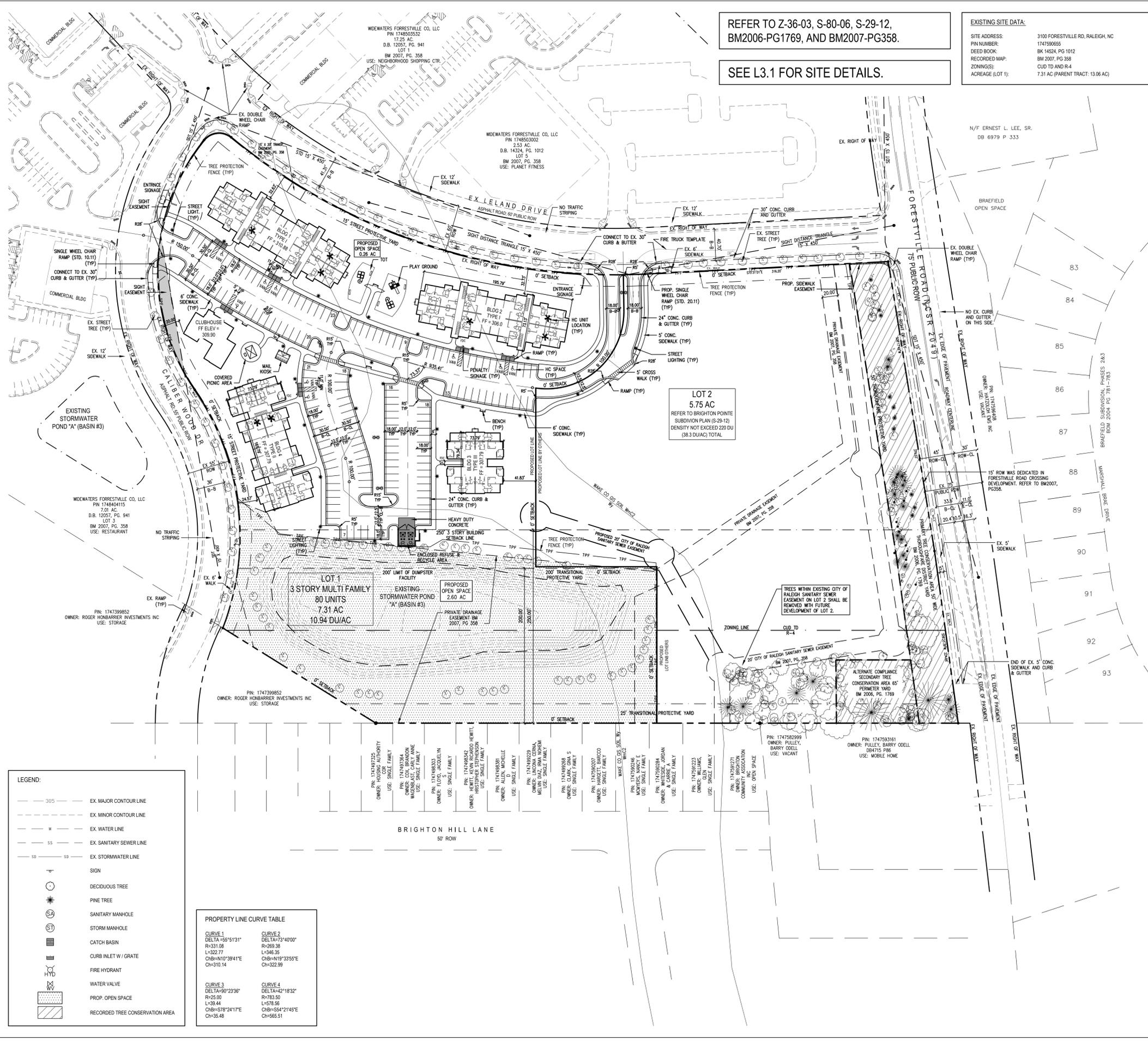
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Joseph M. McCabe, Project Mgr. Date 11/6/2012
 Signed Caroline Proctor 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"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<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"/>	<input checked="" 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. 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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<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"/>			<input checked="" type="checkbox"/>

12/6/2012 8:44 AM P:\land11\11089-nrp-brighton-hill\11089-5019.dwg



REFER TO Z-36-03, S-80-06, S-29-12, BM2006-PG1769, AND BM2007-PG358.

SEE L3.1 FOR SITE DETAILS.

EXISTING SITE DATA: SITE ADDRESS: 3100 FORESTVILLE RD, RALEIGH, NC 27605; PIN NUMBER: 1747590655; DEED BOOK: BK 14524, PG 1012; RECORDED MAP: BM 2007, PG 358; ZONING(S): CUD TD AND R-4; ACREAGE (LOT 1): 7.31 AC (PARENT TRACT: 13.06 AC)

- GENERAL NOTES: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS. 2. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY ADVANCED CIVIL DESIGN INC... 3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED... 4. 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... 5. ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25' MINIMUM... 6. TRASH AND CARDBOARD DUMPS(S) ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING... 7. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES... 8. SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2% AS PER ADA STANDARDS... 9. PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES AS PER ADA STANDARDS... 10. ALL RETAINING WALLS GREATER THAN 42" IN HEIGHT TO INCLUDE SAFETY/HAND RAIL... 11. IN ACCORDANCE WITH THE CITY OF RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK... 12. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB... 13. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #0011... 14. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS... 15. ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOUSING, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

Table with 2 columns: Overall Site Data and City of Raleigh zoning requirements. Includes rows for Zoning, Building setbacks and height requirements, Tract area, Proposed DU, and Parking minimum required.

LEGEND: Symbols for EX MAJOR CONTOUR LINE, EX MINOR CONTOUR LINE, EX WATER LINE, EX SANITARY SEWER LINE, EX STORMWATER LINE, SIGN, DECIDUOUS TREE, PINE TREE, SANITARY MANHOLE, STORM MANHOLE, CATCH BASIN, CURVE INLET W/ GRATE, FIRE HYDRANT, WATER VALVE, PROP. OPEN SPACE, RECORDED TREE CONSERVATION AREA.

PROPERTY LINE CURVE TABLE: CURVE 1 DELTA=55°13'1", CURVE 2 DELTA=73°40'00", CURVE 3 DELTA=90°23'36", CURVE 4 DELTA=42°18'32".

- OWNER: ROGER HONBARRER INVESTMENTS INC USE: STORAGE; OWNER: ALLEN MICHELLE USE: SINGLE FAMILY; OWNER: LINDA CERNA MELAN DAZ, BINA NORDEN USE: SINGLE FAMILY; OWNER: CLARK, GINA S USE: SINGLE FAMILY; OWNER: PULLEY, BARRY ODELL USE: MOBILE HOME.



SITE PLAN: GH-XX-12, SCALE: 1" = 60', NAD 83 & NAVD 88 F.

Vertical sidebar containing JDAVIS ARCHITECTS logo, project title 'Brighton Hill Plan (Group Housing) Brighton Pointe Apartments', 'PRELIMINARY' watermark, 'FOR REVIEW ONLY NOT FOR CONSTRUCTION', and a table with PROJECT, ISSUE, DATE, and REVISIONS.