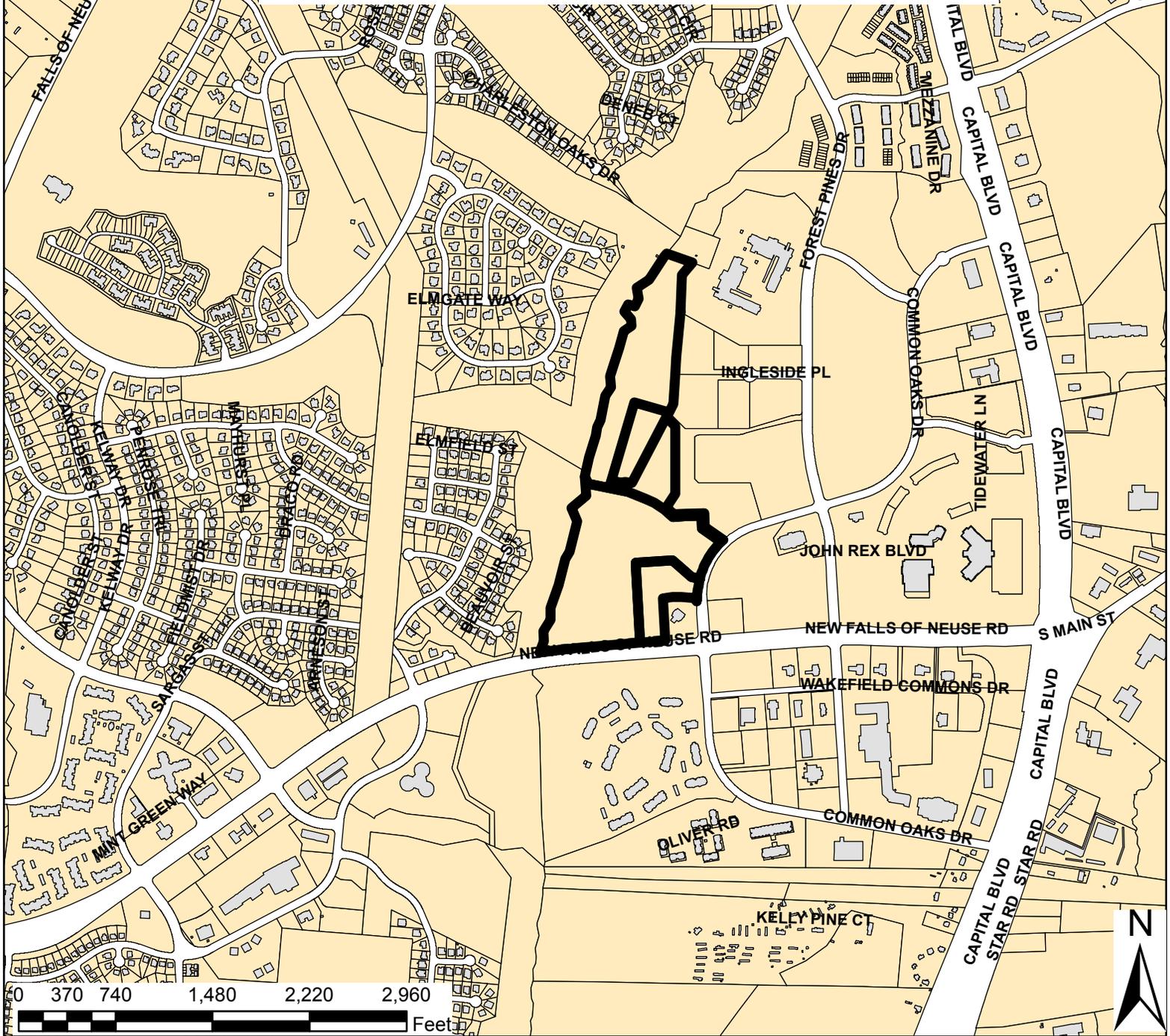


THE CLIFFS GH-9-2012



Zoning: **TD-CUD**
CAC: **North**
Drainage **Richland Creek**
Basin:
Acreage: **57.00**

Number of Units: **360**
Planner: **Eric Hodge**
Phone: **(919) 996-2639**
Applicant Contact: **Priest Craven & Assoc.**
Phone: **(919) 781-0300**



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"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 350308
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Cliffs at Falls of Neuse THE CLIFFS			
Proposed Use Apartments			
Property Address(es) 14001 New Falls of Neuse Rd.			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 1830-30-1072	P.I.N. 1739-39-4910	P.I.N. 1830-31-2345	P.I.N.
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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. Meets requirements of an Admin. Group Housing Submittal.		
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 Cliffs at Falls of Neuse, LLC		
	Name (s) Roy E. Carroll, II - Manager (Dennis Burton - Client Contact)		
	Address 201 North Elm Street, Suite 201 Greensboro, NC 27401		
	Phone (336) 275-6198	Email dburton@cipconst.com	Fax
CONSULT NT (Contact Person for Plans)	Company Priest, Craven and Associates, Inc.		
	Name (s) Bradley Bowling		
	Address 3803-B Computer Drive Suite 104		
	Phone (919) 781-0300	Email bbowling@priestcraven.com	Fax (919) 782-1288

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

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

15 buildings

Zoning Information	Building Information
Zoning District(s) CUD TD	Proposed building use(s) APARTMENTS
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 57.0 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 404 460 SF
Off street parking Required 747 Provided 710	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-69-1995	

Stormwater Information

Existing Impervious Surface 8 acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 12.05 / 529 898 acres/square feet	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 N/A FEMA Map Panel # 3720183000 3720173900

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

APPROPRIATE ZONING ? PROPOSED USES CONFORM TO COMP. PLAN.

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 1
3. Total # Of Apartment Or Condominium Units 360	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) 360	
8. Bedroom Units 1br 90 2br 180 3br 90 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
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.

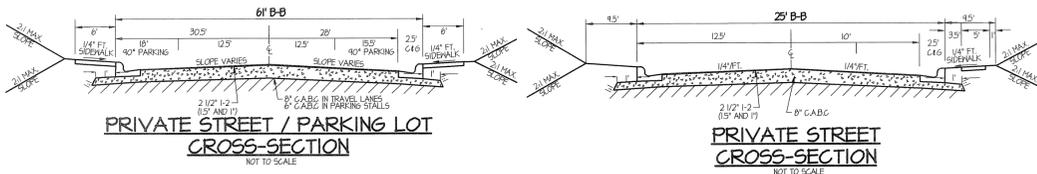
I hereby designate Priest, Craven and Associates, Inc. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed David H. Burton - Authorized Agent CLIFFS AT FALLS OF NEUSE LLC Date 12/6/12
 Signed _____ Date 12/6/12

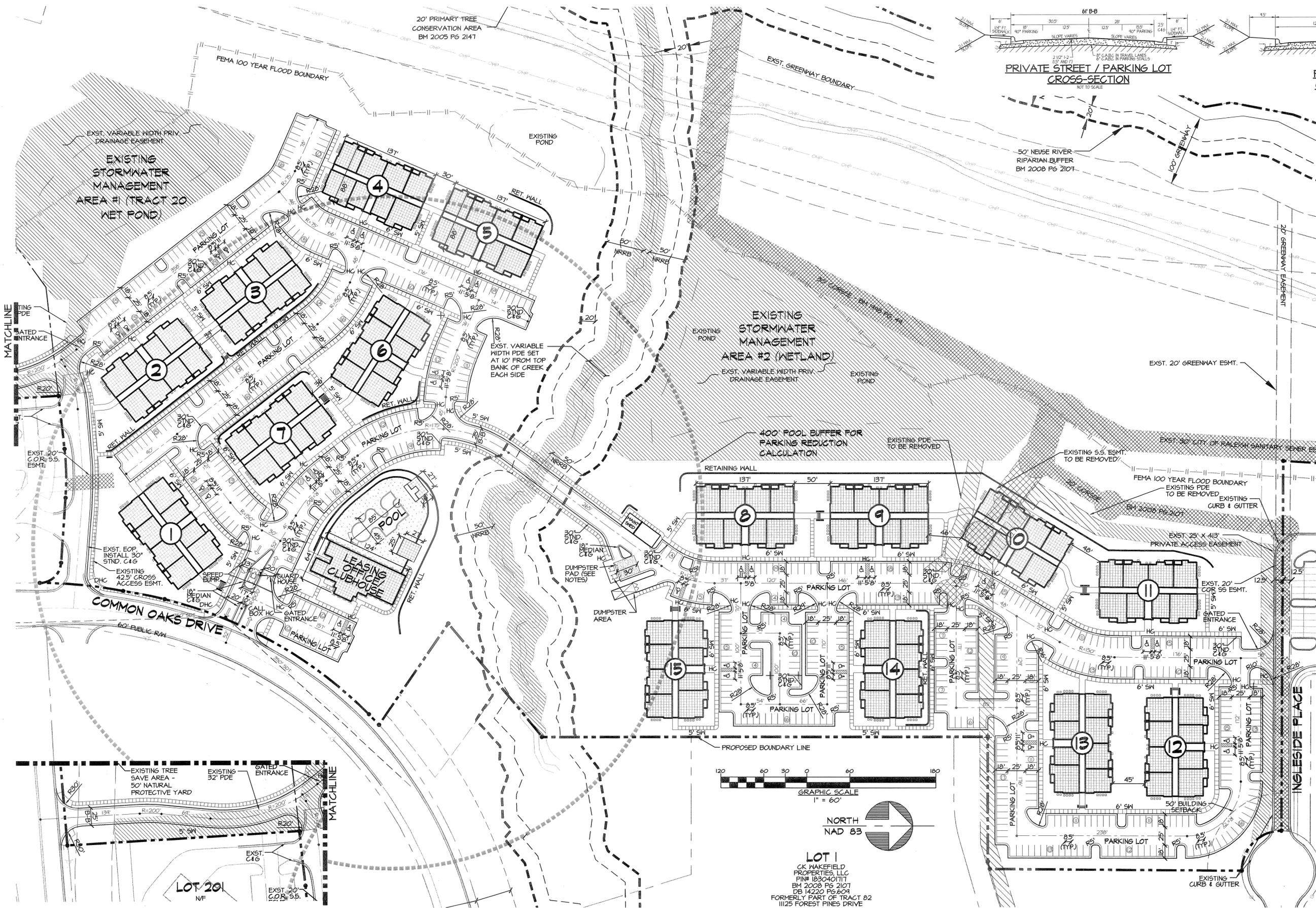
Section B			TO BE COMPLETED BY CITY STAFF		
TO BE COMPLETED BY APPLICANT			YES	NO	N/A
			YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
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 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 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	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			✓
	N/A				

20' PRIMARY TREE CONSERVATION AREA
BM 2005 PG 2147



- GENERAL NOTES:**
- BOUNDARY INFORMATION IS TAKEN FROM GIS DATA DOWNLOADED FROM MAKE COUNTY.
 - SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS DATA.
 - PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM MAKE COUNTY GIS INFORMATION.
 - ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
 - SITE SHOWN ON FLOOD INSURANCE RATE MAP #5 ST200TH00J & ST200T800J EFFECTIVE 5-8-2008.
 - NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
 - WETLAND CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATION BY SOIL AND ENVIRONMENTAL CONSULTANTS.
 - LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
 - STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
 - THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
 - NO NEI BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.
 - PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
 - THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
 - HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #2011.
 - ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.
 - A FEE-IN-LIEU WILL BE PAID FOR CURB AND GUTTER AND SIDEWALK ALONG WESTERN BLVD.
 - RETAINING WALL LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.

- DUMPSTER NOTES:**
- DUMPSTERS AND RECYCLING CONTAINERS TO MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - PAD UNDER EACH DUMPSTER TO BE MINIMUM 10' X 10' WITH A MINIMUM PAVEMENT SECTION OF 8" STONE BASE AND 3" OF ASPHALT SURFACE COURSE.
 - AREAS 30' IN FRONT OF DUMPSTER PADS TO HAVE A MINIMUM PAVEMENT SECTION OF 8" STONE BASE AND 3" OF ASPHALT SURFACE COURSE. APPROXIMATE DIMENSIONS OF DUMPSTER COLLECTION PADS TO BE 21' WIDE X 30' LONG.
 - ALL PARKING LOT AISLES TO BE TRAVERSED BY SOLID WASTE COLLECTION VEHICLES TO MEET RESIDENTIAL STREET STANDARD OF 8" STONE BASE AND 2.5" ASPHALT SURFACE.
 - COLLECTION DEVICES MUST BE SCREENED FROM VIEW BY MEANS OF A CLOSED FENCE OR WALL AT LEAST 6' HIGH, AND CONSIST OF THE SAME OR COMPATIBLE MATERIAL AND COLOR OF THE PRINCIPAL STRUCTURE ON THE PROPERTY, OR BY A LANDSCAPE SCREEN CONSISTING OF EVERGREEN PLANT MATERIALS WHICH WILL REACH A HEIGHT OF 6' OR GREATER WITHIN 3 YEARS, OR BY A COMBINATION OF EARTH BERM AND PLANT MATERIALS THAT WILL COLLECTIVELY REACH A HEIGHT OF 6' WITHIN 3 YEARS. THE MINIMUM SIZE OF PLANT MATERIALS AT THE TIME OF INSTALLATION IS 3 FEET WITH NO GAP BETWEEN PLANTS GREATER THAN 4 FEET. THE OPENING OF ANY SCREENING STRUCTURE MUST BE A MINIMUM OF 10' IN WIDTH. IF A GATE IS TO BE USED ON AN ENCLOSED STRUCTURE, THE GATE MUST BE OPENED PRIOR TO THE COLLECTION TIME, AND THE GATE DOORS MUST BE ABLE TO BE SECURED IN AN OPEN POSITION.
 - DESIGN OF DUMPSTER AND RECYCLING AREAS, FENCES, GATES, WALLS, AND/OR SCREENING TO BE PROVIDED BY OTHERS.
 - SEE CITY OF RALEIGH SOLID WASTE COLLECTION DESIGN MANUAL FOR ADDITIONAL INFORMATION AND DETAILS.



LOT 1
CK MAKEFIELD PROPERTIES, LLC
PIN# 183040117
BM 2008 PG 2107
DB 14220 PG 6004
FORMERLY PART OF TRACT 82
1125 FOREST PINES DRIVE



A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT		SCALE: 1"=60'	PRELIMINARY SITE LAYOUT PLAN	REVISION:	DATE:	PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 - Phone 919 / 781-0300 - Fax 919 / 782-1288 - Email PCA@PriestCraven.com / Firm #: C-0488	
THE CLIFFS		DATE: DECEMBER 12, 2012					003
SPONSORED BY: CLIFFS AT FALLS OF NEUSE, LLC RALEIGH, NORTH CAROLINA		PROJECT: 2012-007.001					

F:\LAND PROJ\1501\1501PERS\02-001\001.DWG - THE CLIFFS - RALEIGH\DWG\PRELIM\1501 SITE\1501 SITE LAYOUT.DWG - 08.13.2012 - 1:38:44 - GELING