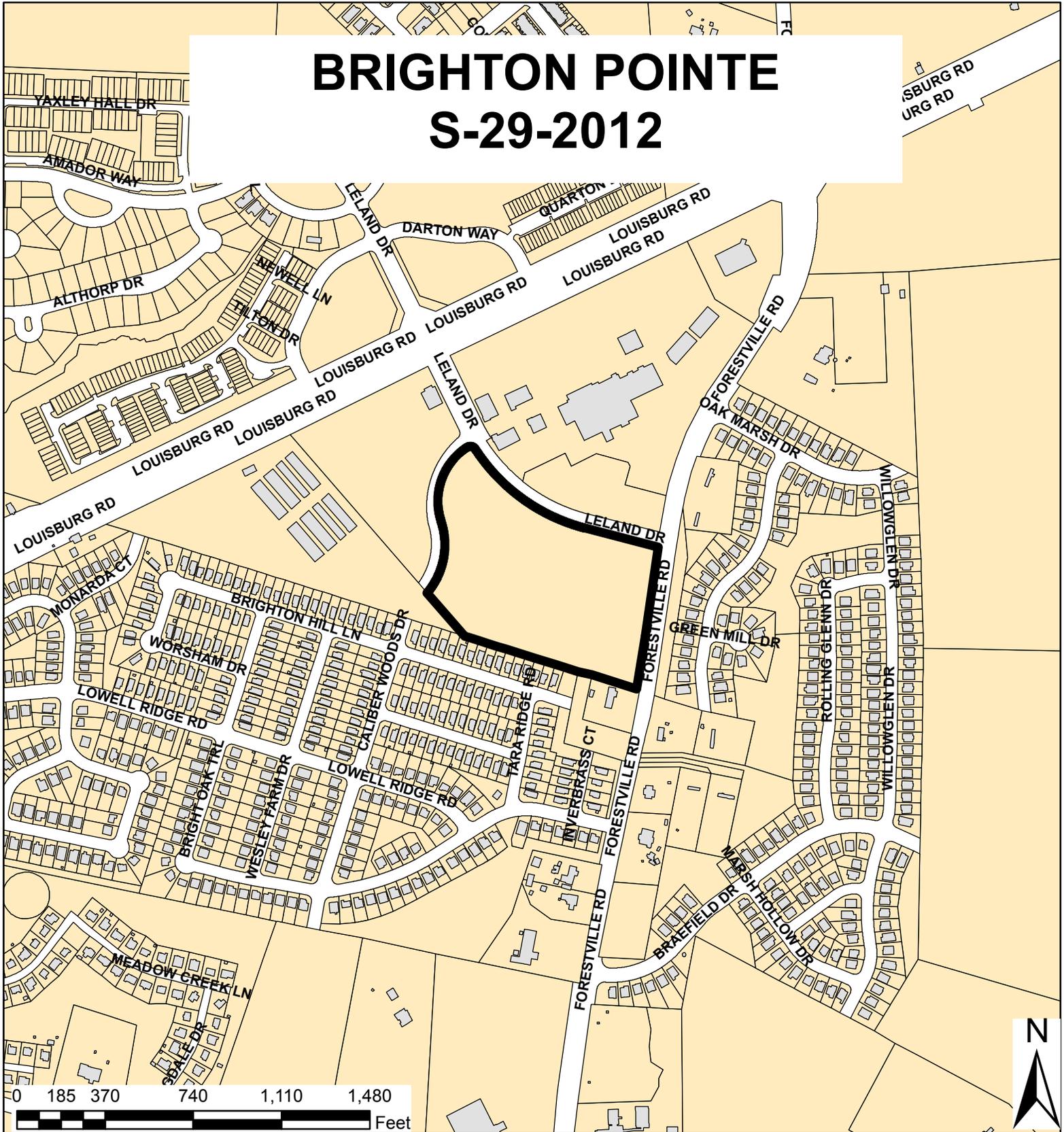


BRIGHTON POINTE S-29-2012



Zoning: **TD, CUD & R-4**
CAC: **Forestville**
Drainage **Neuse**
Basin:
Acreage: **13.06**

Number of Lots:
Planner:
Phone:
Applicant Contact:
Phone:

2
James Marapoti
(919) 996-2642
JDavis Architects
(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

S-29-2012

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input 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 checked="" 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>347630</i>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Brighton Pointe

Proposed Use

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.

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. It is a simple subdivision of property, dividing (1) one lot into (2) two lots with no change of use
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

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) No change in use
If more than one district, provide the acreage of each CUD TD 10.73 AC, R-4 2.33 AC	Existing Building(s) sq. ft. gross 0 SF
Overlay District n/a	Proposed Building(s) sq. ft. gross n/a
Total Site Acres 13.06 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) n/a
Off street parking Required n/a Provided n/a	Proposed height of building(s) n/a
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) n/a
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage n/a (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 0 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

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

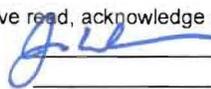
1. Total # Of Townhouse Lots n/a Detached Attached	11. Total number of Open Space (only) lots n/a
2. Total # Of Single Family Lots n/a	12. Total number of all lots 2
3. Total # Of Apartment Or Condominium Units n/a	13. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units n/a	If Yes, please answer the questions below: a) Total number of Townhouse Lots n/a b) Total number of Single Family Lots n/a c) Total number of Group Housing Units n/a 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)
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) n/a	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) n/a	
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 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.

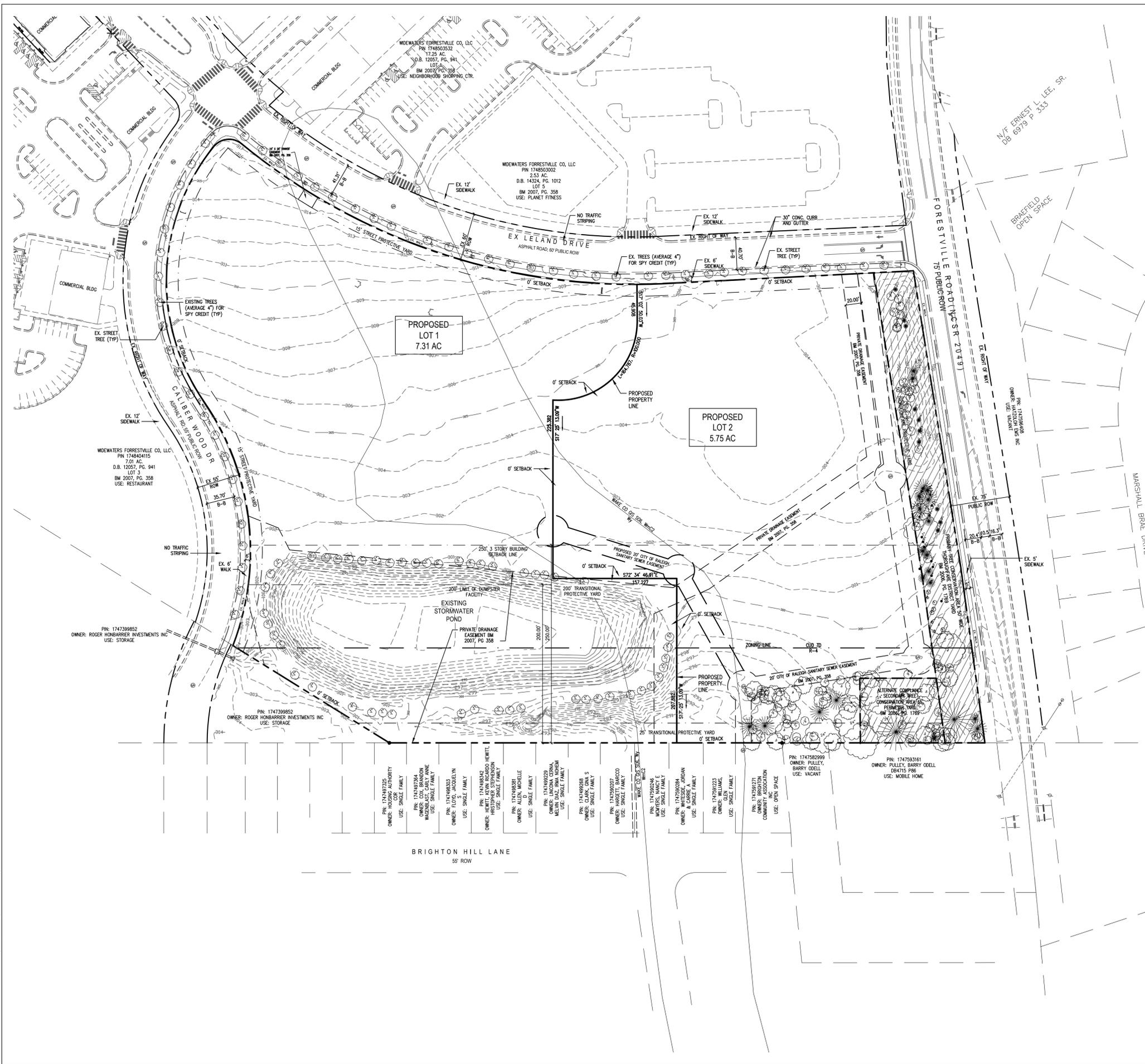
Signed  JOSEPH M. McCABE, PROJECT MGR. CAROLINA PROJECT EQUITIES Date 11/6/2012

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)	<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"/>		
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"/>			
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 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. <u>For re-submittals only – include all revision dates</u>	<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 type="checkbox"/>	<input checked="" 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"/>

11/9/2012 10:01 AM P:\Users\111089-WP-Brighton_Pointe\DWG\11089-SP012.dwg



EXISTING SITE DATA:
SITE ADDRESS: 3100 FORESTVILLE RD, RALEIGH, NC
PIN NUMBER: 174750055
DEED BOOK: BK 14524, PG 1012
RECORDED MAP: BM 2007, PG 358
ZONING(S): CUD TD AND R-4
ACREAGE: 13.06 AC

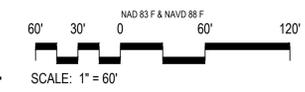
- GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 2. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY ADVANCED CIVIL DESIGN IN CARY, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER 2012, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2011 & 2012.
 3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
 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. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 5. ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' 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. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 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, 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.
 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. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
 13. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20 11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DERESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20 11.
 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 HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

REFER TO Z-36-03, S-80-06 AND BM2006, PG1769)

LEGEND:

- 305 --- 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
- Curb Inlet W/ Grate
- Fire Hydrant
- Water Valve
- RECORDED TREE CONSERVATION AREA

S-XX-12
SUBDIVISION AND
LANDSCAPE PLAN



JDAVIS ARCHITECTS
S-XX-12
TRANSACTION NO: XXXXXX (Subdivision)

Preliminary Subdivision Plan
Brighton Pointe
Carolina Project Equities, LLC
Raleigh, North Carolina

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT:	NRP-11089	DATE	11.08.2012
ISSUE:	Preliminary Subdivision	DATE	11.08.2012
REVISIONS:			
DRAWN BY:	KT, SB		
CHECKED BY:	SB		
CONTENT:	SUBDIVISION AND LANDSCAPE PLAN		

S2.1

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