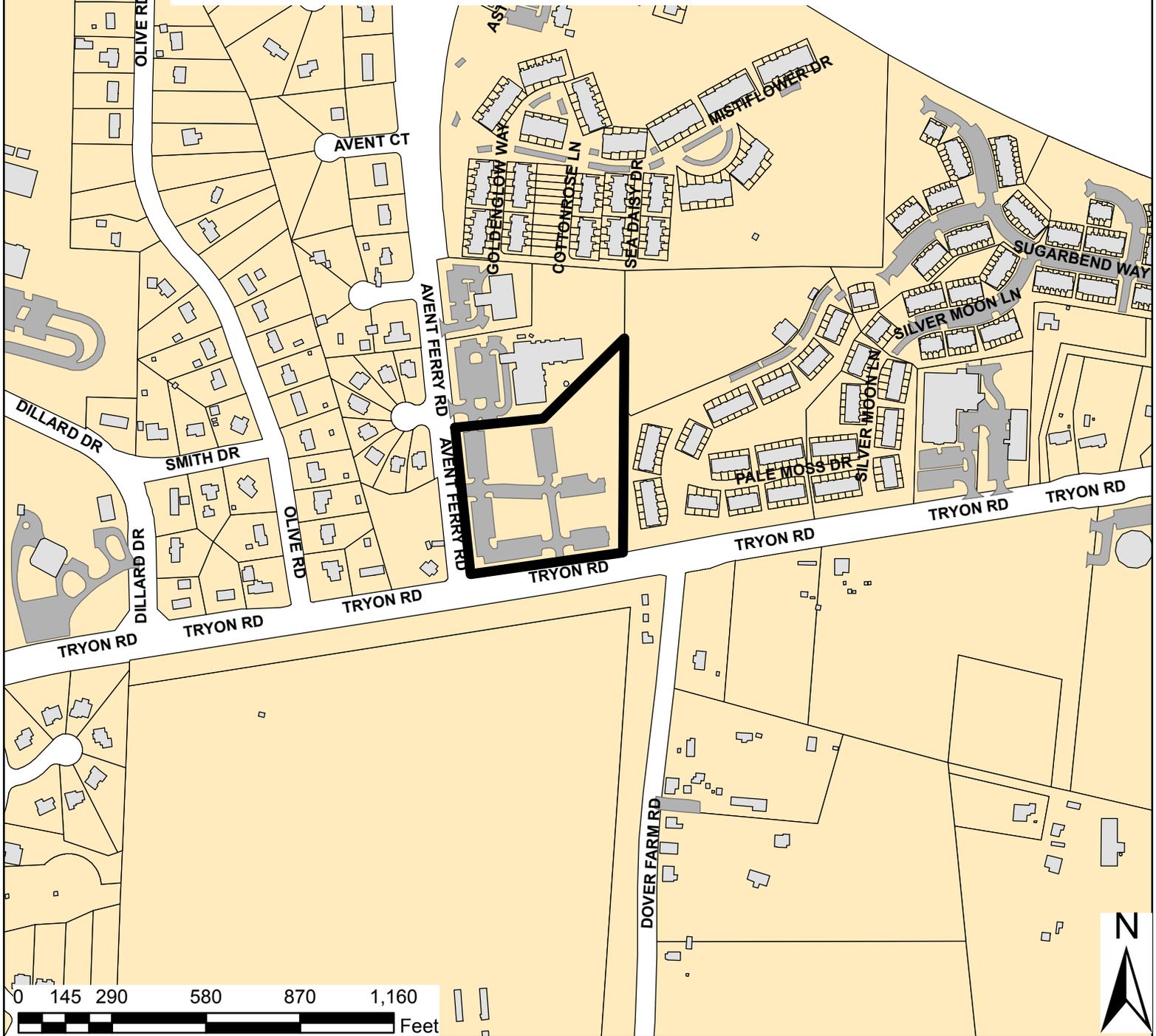


CASPAR PARK LOT TWO

GH-2-2013



Zoning: **O&I-1 CUD, CM, SHOD-1&2**
CAC: **West**
Drainage **Walnut Creek**
Basin:
Acreage: **5.76**

Number of Lots: **54**
Planner: **Eric Hodge**
Phone: **(919) 996-2664**
Applicant Contact: **Coaly Design**
Phone: **(919) 539-0012**



GH-2-13

Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

GH-2-2013

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 <p style="font-size: 2em; color: blue;">359465</p>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Caspar Park Lot Two

Proposed Use Apartments

Property Address(es) 5521 Avent Ferry Road

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

P.I.N. 0782470915	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. Group Housing submittal for 5.76 acre site per – S 10-2132.2(e)
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. N/A
CLIENT (Owner or Developer)	Company The Preiss Company
	Name (s) Howard Moye / Craig Eick
	Address 1700 Hillsborough Street, Raleigh, NC 27605
	Phone 919.844.7888 Email hmoyeiii@nc.rr.com Fax
CONSULTANT (Contact Person for Plans)	Company Coaly Design, PC
	Name (s) Kimberly J Siran, RLA
	Address 300/200 Parham Street Suite G Raleigh, NC 27601
	Phone 919.539.0012 Email kimberly@coalydesign.com Fax

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 O&I 1, CM	Proposed building use(s) Apartments
If more than one district, provide the acreage of each CM= .6 A, O&I-1=5.16A	Existing Building(s) sq. ft. gross N/A
Overlay District SHOD 2	Proposed Building(s) sq. ft. gross 75,210 sf
Total Site Acres 5.76 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required 135 Provided 194	Proposed height of building(s) 42'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) .2997
BOA (Board of Adjustment) case # A-17-13	Building Lot Coverage percentage 4.1% (site plans only)
CUD (Conditional Use District) case # Z-33-98	
Stormwater Information	
Existing Impervious Surface 2.68 acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.53 acres	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

This site conforms with the Comprehensive Plan 2030, by providing a residential use on the site. The future land use map designates this property for "Neighborhood Mixed Use" which encourages higher density housing. It also conforms with Area Plan 19: Swift Creek.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots	12. Total number of all lots N/A
3. Total # Of Apartment Or Condominium Units 54	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) 54	
8. Bedroom Units 1br 2br 3br 54 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10 units/acre	
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.

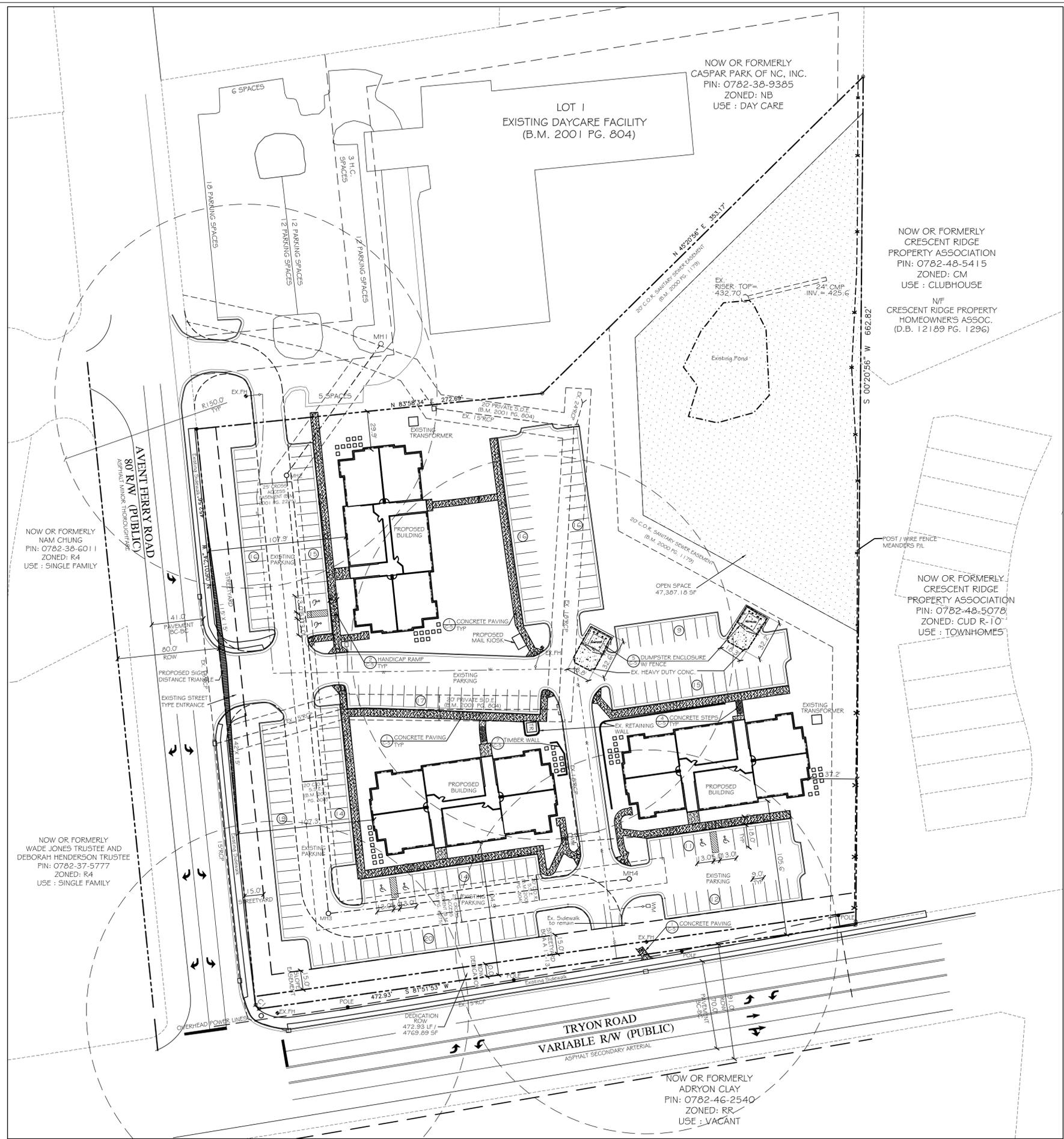
I hereby designate Kimberly J Siran, RLA, owner, Coaly Design, PC, to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed Kimberly J Siran Date _____
 Signed Member MABG 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 type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> 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 type="checkbox"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input 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 type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input 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 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 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 type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input 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 type="checkbox"/>	✓		



LEGEND

-  EX. STORM LINE
-  EX. SEWER LINE
-  EX. WATER LINE
-  ZONING LINE
-  UTILITY EASEMENT, TYP
-  PROPOSED SIDEWALK

Layout Plan Notes

1. See architectural plans for building dimensions.
2. All dimensions are at 90° unless otherwise noted.
3. Contractor shall establish and verify point of beginning (P.O.B.) and stake site as indicated on construction documents prior to commencement of construction. Notify Coaly Design immediately of any discrepancies.
4. All dimensions are to back of curb, face of building, or centerline unless otherwise noted.
5. All details shall be constructed in strict compliance with City of Raleigh specifications and these construction drawings.
6. Sight triangles indicated are the minimum required per NC DOT's Policy on Street and Driveway Access to North Carolina Highways Manual. No sight obstructing or partially obstructing wall, fence, foliage, berming, parked vehicles or sign between the heights of twenty-four inches and eight feet above the curb line elevation, or the nearest traveled way if no curbing exists, shall be placed within a sight triangle of a public street, private street or driveway contained either on the property or on an adjoining property.
7. The site is in compliance with the requirements set forth in the City's Solid Waste Design Manual.
8. Four existing fire hydrants are shown with a 150' radius access.

City of Raleigh Site Plan Information

Development name: Caspar Park, Phase Two
 Street address: 5521 Avent Ferry Road, Raleigh, NC
 Zoning District(s): CUD O4-1, CM Total Site Acres: 5.76
 Proposed buildings use: Apartments
 Proposed total building area (sq. ft. gross): 75,210

Building Height: 42'
 Off-street parking:
 54 units, all 3-bedroom
 Required: 2.5 spaces / unit = 135 spaces required
 Existing Parking / Provided: 194 spaces, including 6 handicap

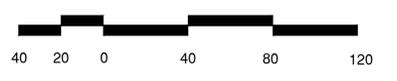
Owner/Developer:

Name: The Preiss Company
 Craig D. Eick
 Address: 1700 Hillsborough Street, Raleigh, NC 27605
 Telephone: 919.706.0680 Fax: 919.870.5026
 E-mail address: craig.eick@tpco.com

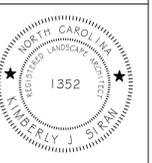
Person to contact regarding staff comments or questions about the plans:

Name: Kimberly J Siran, RLA, LEED AP
 Company: Coaly Design
 Address: 300/200 Parham Street, Suite G, Raleigh, NC 27601
 Telephone: 919.539.0012
 E-mail address: kimberly@coalydesign.com

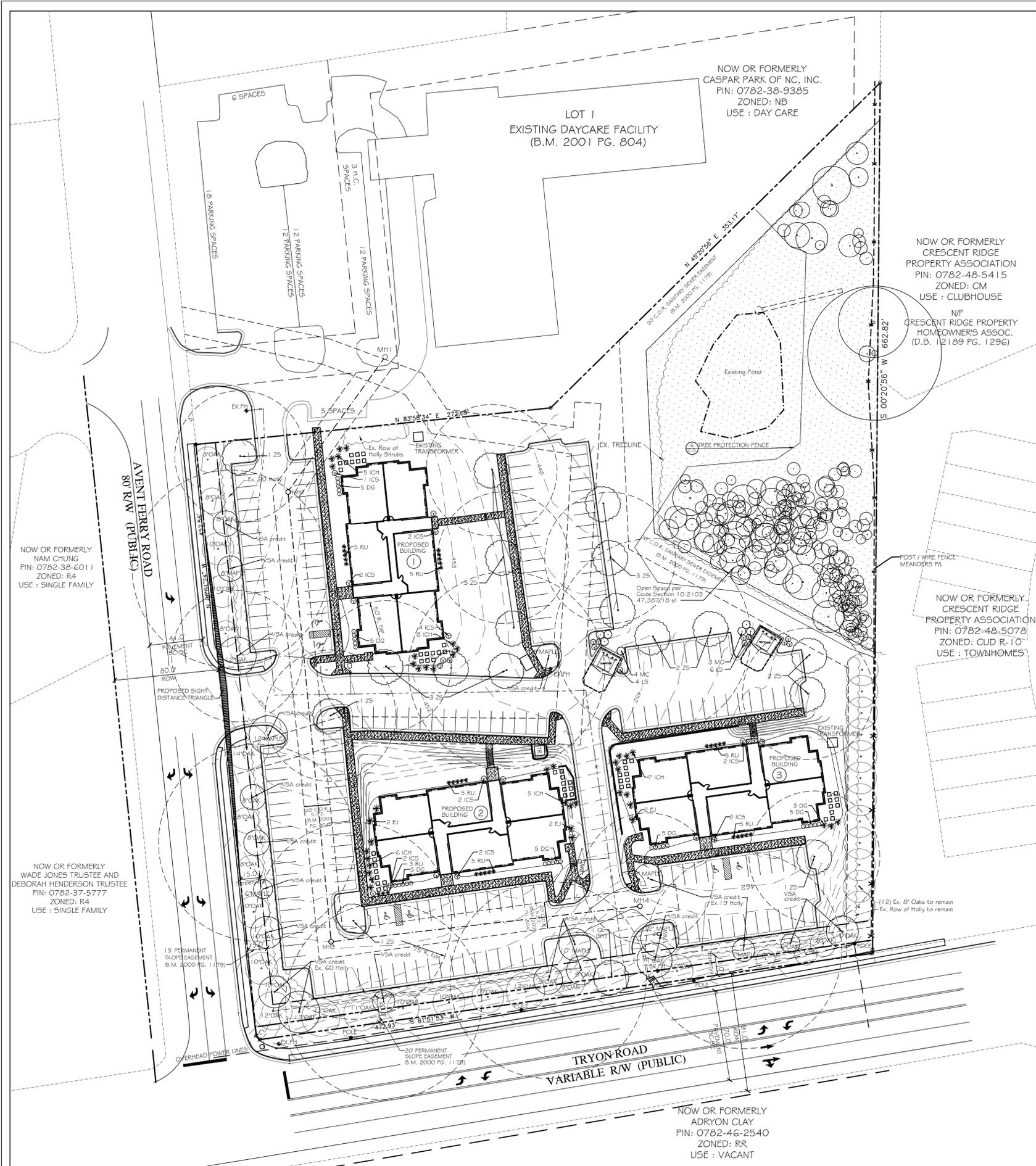
SITE LAYOUT PLAN



**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**



SCALE	DATE
DATE	APRIL 4, 2013
REVISION	
SHEET	C-2
PROJECT	1294



NOW OR FORMERLY
CASPAR PARK OF NC, INC.
PIN: 0782-38-9385
ZONED: NB
USE: DAY CARE

LOT 1
EXISTING DAYCARE FACILITY
(B.M. 2001 PG. 804)

NOW OR FORMERLY
CRESCENT RIDGE
PROPERTY ASSOCIATION
PIN: 0782-48-5415
ZONED: CM
USE: CLUBHOUSE

NF
CRESCENT RIDGE PROPERTY
HOMESOWNERS ASSOC.
(D.B. 12189 PG. 1296)

NOW OR FORMERLY
CRESCENT RIDGE
PROPERTY ASSOCIATION
PIN: 0782-48-5078
ZONED: CUD R-10
USE: TOWNHOMES

NOW OR FORMERLY
NAM CHUNG
PIN: 0782-38-6011
ZONED: R4
USE: SINGLE FAMILY

NOW OR FORMERLY
WADE JONES TRUSTEE AND
DEBORAH HENDERSON TRUSTEE
PIN: 0782-37-5777
ZONED: R4
USE: SINGLE FAMILY

NOW OR FORMERLY
ADRYON CLAY
PIN: 0782-46-2540
ZONED: RR
USE: VACANT

PLANTING NOTES:

- All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
- Plant locations to be approved in field prior to installation.
- Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
- Establish plant bed configurations. Landscape Architect to approve bed layout in field.
- Install plants and mulch beds with 4" of pine straw.
- Establish mulch beds around existing trees to remain.
- Lawn areas to be seeded and strawed.
- Landscape Contractor to maintain plant materials for a one year period following substantial completion.
- Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
- VSA trees to be 2" caliper. Streetyard tree to be 4" caliper at installation.
- Landscape plan minimum City of Raleigh requirements only.
- All plant material can be locally sourced at Pender Nursery, Inc, Garner, NC.

City of Raleigh Planting Requirements:

1) VEHICLE SURFACE AREA:
PROPOSED VSA = 76,146 SF
Required: 1 TREE / 2000 SF; 76,146/2000 = 38
Provided: 38 TREES;
21 Existing Oaks and Maples, caliper indicated
17 Proposed Zelkova
Required: 1 SHRUB / 500 SF; 76,146/500 = 152
Provided: 152 shrubs;
99 Existing holly to screen parking from the ROW
122 Proposed
Vehicle surface area screened from the public ROW with the existing holly shrubs
All parking spaces are located within 50' of a shade tree, or 75' where two trees are located.

2) STREET YARD:
TRYON ROAD: 472.93 lf of road frontage / 50 = 9.45 x 6 = 57' Caliper required
Credit for existing trees - 105' total, 1/2 credit = 52.5'
Provided: 1, 4" caliper Overcup Oak
AVENT FERRY ROAD: 452.56 lf of road frontage - 50 lf for driveway = 402.56 lf
402.56 / 50 = 8.05 x 6" of cal = 48" of Caliper required
Credit for existing trees - 106' total, 1/2 credit = 53'
Provided: none provided

3) TRANSITIONAL PROTECTIVE YARD
North Property Line Proposed use: Apartments
Adjacent Use: Daycare
No transitional protective yard required
East Property Line Proposed use: Apartments
Adjacent Use: Townhomes
No transitional protective yard required

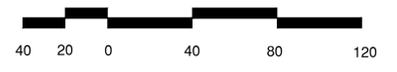
4) SCREENING OF MECHANICAL UNITS AND DUMPSTERS
The proposed HVAC units are screened from public view.
The proposed Dumpsters are screened according to City Code.

5) OPEN SPACE REQUIREMENT
Required: 10% of the land area of the development
Total land area = 5.76 acres, 10% = 25,090.56 sf
Provided: 47,387.18 sf

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
ICS	<i>Ilex crenata</i> 'Steads' / Japanese Holly	24" HT.	CONT.
MC	<i>Myrica cerifera</i> / Northern Bayberry	36" HT.	CONT.
RU	<i>Rhaphiolepis umbellata</i> 'Minor' / Indian Hawthorn	18" HT.	CONT.
LS	<i>Ligustrum sinense</i> 'Swift Creek' / Privet	36" HT.	CONT.
QL	<i>Quercus lyrata</i> 'Highbeam' / Overcup Oak	4" Cal. / 8" HT.	B & B
ZS	<i>Zelkova serrata</i> 'Green Vase' / Japanese Zelkova	2" Cal. / 8" HT.	CONT. / B & B
EJ	<i>Euonymus japonicus</i> 'Silver King' / Euonymus	24" HT.	CONT.
DG	<i>Deutzia gracilis</i> 'Nikko' / Slender Deutzia	18" HT.	CONT.
ICH	<i>Ilex crenata</i> 'Helleri' / Winterberry Holly	18" HT.	CONT.

LANDSCAPE PLAN

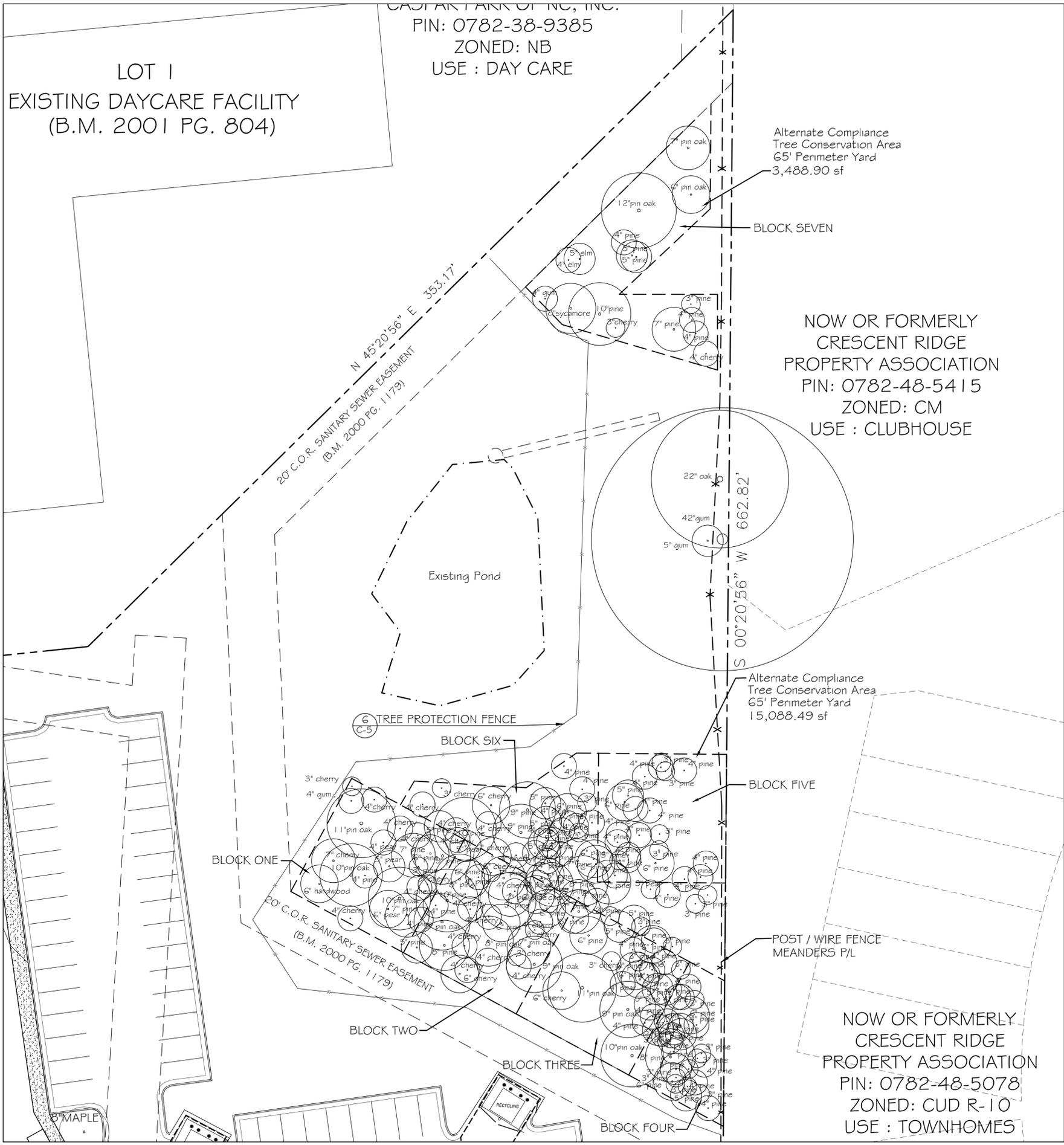


PRELIMINARY PLANS
NOT FOR CONSTRUCTION



CASPAR PARK - LOT 2
GROUP HOUSING SUBMITAL
LANDSCAPE PLAN

SCALE	DRAWN
DATE	APRIL 4, 2013
REVISION	
SHEET	LA-1
PROJECT	1294



- BLOCK 1**
COMPOSITION: MIXED STAND OF 24 TREES:
PINE, OAK, PEAR, CHERRY
CHARACTERISTICS OF TREE STAND: MIXED PINE, GENTLE SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 11"
TYPICAL DBH: 5"
TYPICAL SPACING: 15'
BASAL AREA CALCULATION / ACRE: 82.71
GENERAL HEALTH: GOOD
- BLOCK 2**
COMPOSITION: MIXED STAND OF 32 TREES:
PINE, OAK AND CHERRY
CHARACTERISTICS OF TREE STAND: MIXED PINE ON A GENTLE SLOPE
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 9"
TYPICAL DBH: 6"
TYPICAL SPACING: 15'
BASAL AREA CALCULATION / ACRE: 100.89
GENERAL HEALTH: GOOD
- BLOCK 3**
COMPOSITION: MIXED STAND OF 24 TREES:
PINE, OAK, AND CHERRY
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, GENTLE SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 11"
TYPICAL DBH: 5"
TYPICAL SPACING: 15'
BASAL AREA CALCULATION / ACRE: 74.62
GENERAL HEALTH: GOOD
- BLOCK 4**
COMPOSITION: STAND OF 29 TREES:
PINE
CHARACTERISTICS OF TREE STAND: PINE GENTLE SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 8"
TYPICAL DBH: 4"
TYPICAL SPACING: 20'
BASAL AREA CALCULATION / ACRE: 88.25
GENERAL HEALTH: GOOD
- BLOCK 5**
COMPOSITION: STAND OF 23 TREES:
PINE
CHARACTERISTICS OF TREE STAND: PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 7"
TYPICAL DBH: 4"
TYPICAL SPACING: 15'
BASAL AREA CALCULATION / ACRE: 39.50
GENERAL HEALTH: GOOD
- BLOCK 6**
COMPOSITION: MIXED STAND OF 56 TREES:
PINE AND CHERRY
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 10"
TYPICAL DBH: 4"
TYPICAL SPACING: 15'
BASAL AREA CALCULATION / ACRE: 81.74
GENERAL HEALTH: GOOD
- BLOCK 7**
COMPOSITION: MIXED STAND OF 18 TREES:
PINE, OAK, ELM, AND SYCAMORE
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 12"
TYPICAL DBH: 5"
TYPICAL SPACING: 35'
BASAL AREA CALCULATION / ACRE: 30.37
GENERAL HEALTH: GOOD

Alternate Compliance Tree Conservation Area
65' perimeter yard
18,577.39 sf

Total Site Acres: 5.76 Acres or 250,764 SF
x 10% = 25,076.4 SF of required Tree Conservation Area
TOTAL Tree Conservation Area provided:
18,577.39 sf or .456 acres

TREE CONSERVATION PLAN



SCALE	DRAWN
DATE	APRIL 4, 2013
REVISION	
PROJECT	LA-2
PROJECT	1294