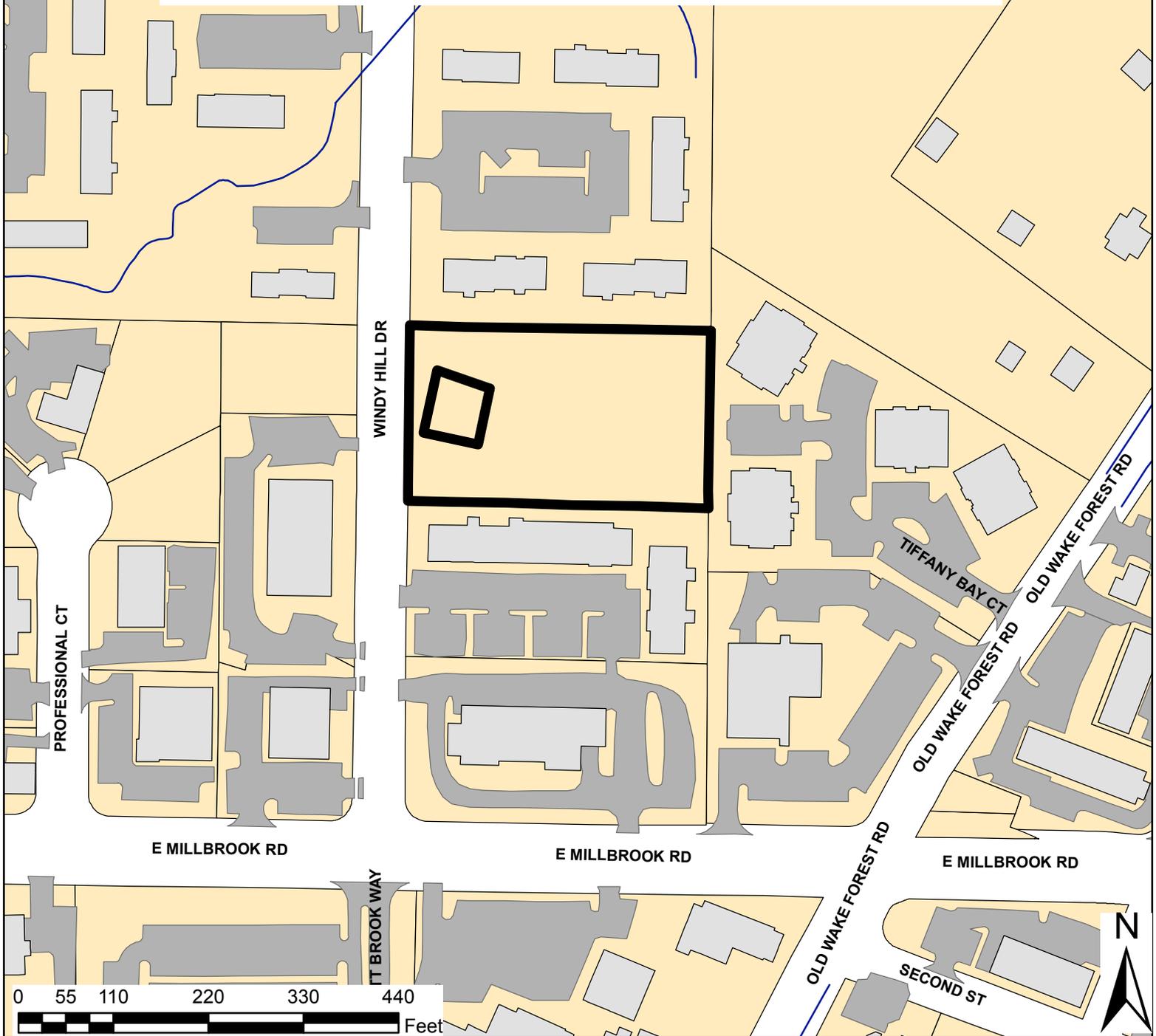


# WINDY HILL APARTMENTS GH-4-2013



Zoning: **O&I-1**

CAC: **North**

Drainage Basin: **Marsh Creek**

Basin:

Acreage: **1.55**

Number of Units: **24**

Planner:

Phone:

Applicant Contact:

Phone:

**24**

**Meade Bradshaw**

**(919) 996-2664**

**Bass, Nixon & Kennedy, Inc.**

**(919) 851-4422**



# Planning & Development

**Customer Service Center**  
 One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 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  <i>201712</i>  <i>GH-4-13</i>
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name : Windy Hill Apartments

Proposed Use : Apartments

Property Address: 4980 Windy Hill Drive

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

P.I.N. 1716654135	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:

<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	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.
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<b>PLANNING COMMISSION OR CITY COUNCIL REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. This is a group housing development in O&I 1 zoning that exceeds 15 dwelling units per acre
---	--

<b>CLIENT (Owner or Developer)</b>	Company: Dan C. Austin & Associates		
	Name (s) Dan C. Austin		
	Address 5003 Falls of the Neuse Road, Raleigh, NC 27609		
	Phone 919-876-2726	Email: qpiceo@ncrrbiz.com	Fax

<b>CONSULTANT (Contact Person for Plans)</b>	Company: Bass, Nixon & Kennedy, Inc.		
	Name (s) Garry P. Walston, RLA		
	Address 6310 Chapel Hill Rd., Suite 250, Raleigh, NC 27607		
	Phone 919 851-4422	Email garry.walston@bnkinc.com	Fax 919 851-8968

**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) O&I 1	Proposed building use(s) Apartments
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 30,900
Total Site Acres 1.55 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 30,900
Off street parking Required 54 Provided 49	Proposed height of building(s) 38'
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) .46
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage .18 (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface 0.0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.87/37,787 acres/square feet	<b>If Yes, please provide</b>
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: Apartments are an allowed use in the O&I 1 zoning district, and the proposed use is in character with the surrounding development, as the property to the north and east are also multi-family developments, and the property to the south is office condominiums.

**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: 24	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	<b>If Yes, please answer the questions below:</b> 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) 24	
8. Bedroom Units 1br 2br 12 3br 12 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 15.5	
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 Bass, Nixon & Kennedy, 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 Jan C. Christian, Sr. Date 4/24/13  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

Section B					
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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. <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Checklist</b> 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"/>

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N/F  
ARBOR CREST APARTMENTS  
PIN: 1716-55-6534  
DB: 02572 PG: 0640  
USE: APARTMENTS  
ZONING: R-10

N/F  
ACCOUNTS PAD LLC  
ETAL STANCLIFF JACK M.  
PIN: 1716-65-1123  
DB: 11101 PG: 1713  
USE: VACANT  
ZONING: O&I-1

N/F  
ACCOUNTS PAD LLC  
ETAL STANCLIFF JACK M.  
PIN: 1716-65-0204  
DB: 11176 PG: 2672  
USE: COMMERCIAL  
ZONING: O&I-1

N/F  
ARBOR CREST APARTMENTS  
PIN: 1716-55-6534  
DB: 02572 PG: 0640  
USE: APARTMENTS  
ZONING: R-10

N/F  
LAFAYETTE SQUARE OFFICE  
CONDOMINIUM  
PIN: 1716-64-4828  
DB: 03474 PG: 0011  
ZONING: O&I-1

WINDY HILL DRIVE  
60' PUBLIC R/W

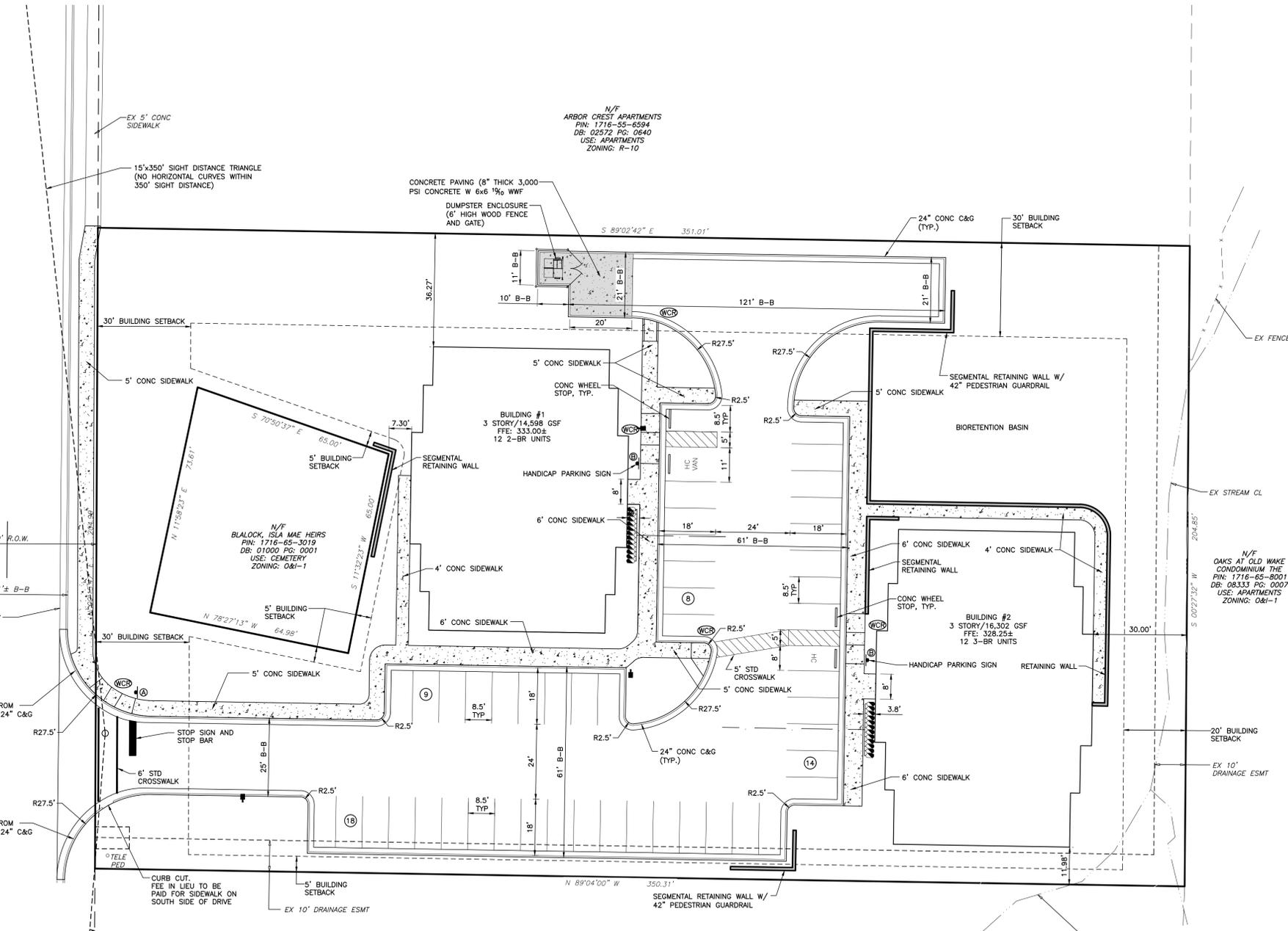
EX 60' R.O.W.

EX 41'± B-B

EX 30" C&G

EX 30" C&G TO 24" C&G ON SITE

EX 10' DRAINAGE ESMT



TRAFFIC CONTROL NOTES

- 1. ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
SIGN MUTCD STD. SIZE
STOP R1-1 24"x24"
ACCESSIBLE PARKING R7-6(A/D) REFER TO DETAIL
NO PARKING ANYTIME R7-1 12"x18"

\*NO PARKING- FIRE LANE MARKING SHALL CONSIST OF A 4IN SOLID YELLOW STRIPE AND 8IN HIGH YELLOW TEXT "NO PARKING - FIRE LANE" AT 400 FT INTERVALS; FIRE LANES TO BE INSTALLED PER TOWN OF CARY STANDARD 3050-D (THERMOPLASTIC PAINT REQUIRED)

LEGEND

- LIGHT-DUTY PAVING (2" BCSC TYPE-S 9.5B, 6" ABC)
CONCRETE PAVING (8" THICK 3000 PSI CONCRETE W/ 6x6 1/2 W/WF)
CONCRETE SIDEWALK (4" THICK 3000 PSI CONCRETE)
HANDICAPPED ACCESSIBLE ROUTE

NO RIPARIAN BUFFERS EXIST ON-SITE

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

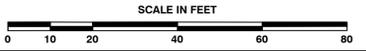
NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH, AND UNLESS SPECIFIED, DEFERS TO THE NCDOT STANDARDS AND SPECIFICATIONS

SITE DATA

Table with 2 columns: Field Name and Value. Includes Project Name (WINDY HILL APARTMENTS), PIN (1716-65-4135), REAL ID NUMBER (0088244), ADDRESS (4980 WINDY HILL DRIVE), ZONING (O&I-1), etc.

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP BY BASS, NIXON & KENNEDY, INC.
3. PROVIDE 24" STANDARD CONCRETE CURB AND GUTTER ON-SITE.



BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

Table with columns: NO., DATE, DESCRIPTION, REVISIONS

Table with columns: JOB NO., DATE, DRAWN BY, CHECK BY, DLD

WINDY HILL APARTMENTS
4980 WINDY HILL DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
SHEET C1.1 3 OF 7

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

