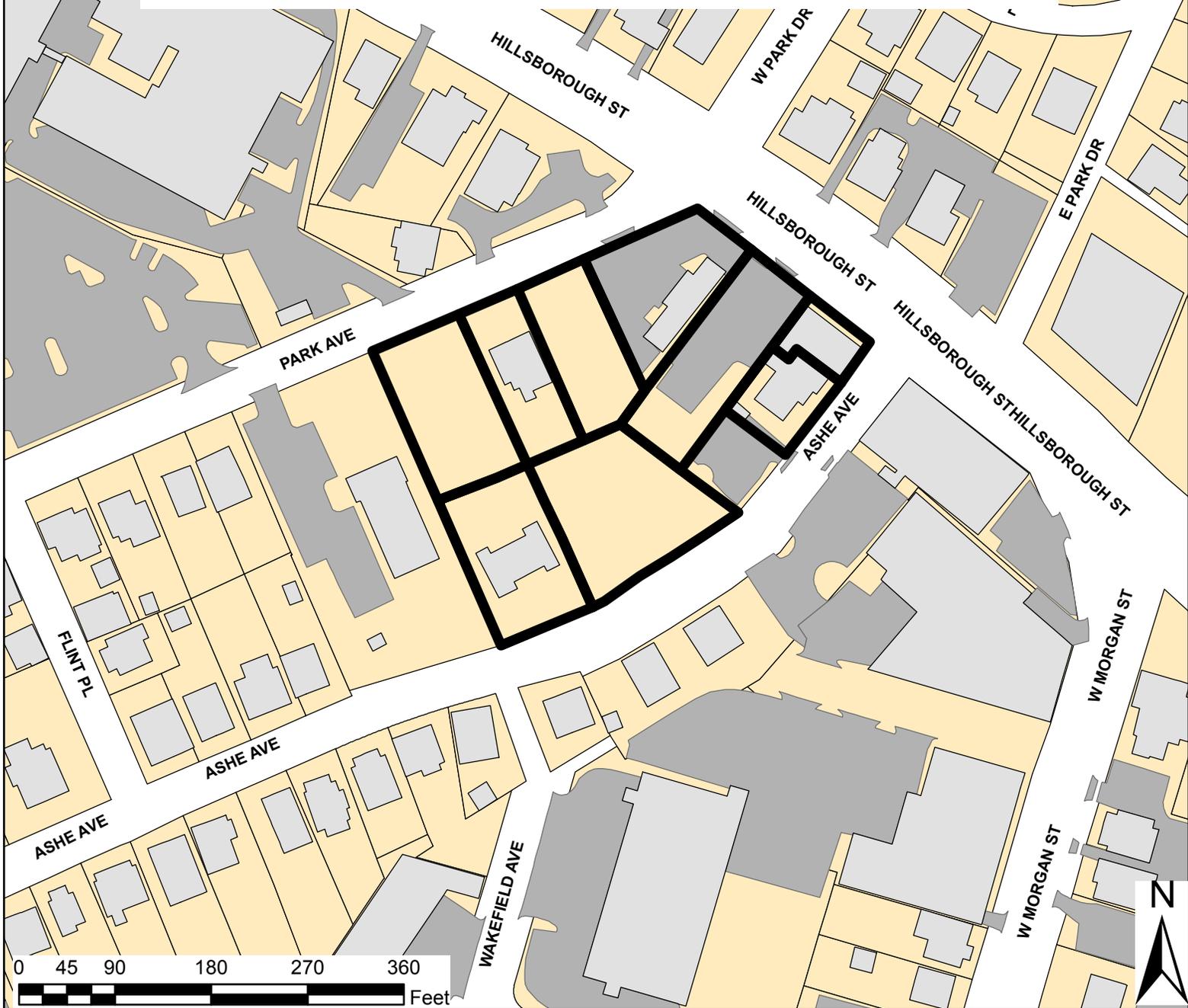


1307 HILLSBOROUGH STREET APARTMENTS SP-38-2013



Zoning: **IND-2,CUD, PBOD, SRPOD**
CAC: **Hillsborough**
Drainage **Rocky Branch**
Basin:
Acreage: **2.28**

Number of Units: **160**
Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant Contact: **McAdams Company**
Phone: **(919) 287-0778**



Planning & Development

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

SP-38-13

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 checked="" 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 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 370123
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name 1307 HILLSBOROUGH STREET APARTMENTS

Proposed Use 160 DWELLING UNITS, 13,800 SF RETAIL (MIXED USE RESIDENTIAL)

Property Address(es) 1215, 1313, 1307, 1301 HILLSBOROUGH STREET, 2, 106, 108 ASHE AVE, 103, 109 PARK AVE

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

P.I.N. 1704-10-8117,-8049,-9162 | P.I.N. 1704-10-9027,-7141,-6180 | P.I.N. 1704-19-7985,-6982 | P.I.N. 1704-10-8117,-6017

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:

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. Because this proposed project is within 400' of residential, and within the PBOD it will require Planning Commission approval of the site plan (10-2055)

CLIENT (Owner or Developer)
 Company FMW AT HILLSBOROUGH & MORGAN LLC
 Name (s) JIM ZANONI
 Address 132 BREVARD COURT
 Phone 704-334-7211 | Email JIM@FMWREALESTATE.COM | Fax 704-334-0530

CONSULTANT (Contact Person for Plans)
 Company MCADAMS COMPANY
 Name (s) RYAN AKERS, PE
 Address 2905 MERIDIAN PARKWAY
 Phone 919-287-0778 | Email AKERS@MCADAMSCO.COM | Fax 919-361-2269

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 364141

Zoning Information	Building Information
Zoning District(s) IND-2 CUD	Proposed building use(s) RESIDENTIAL/RETAIL
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross all existing to be removed
Overlay District PBOD	Proposed Building(s) sq. ft. gross 384,680 SF
Total Site Acres 2.28 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 384,680 SF
Off street parking Required 170 Provided 284	Proposed height of building(s) 64'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 3.87
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 76.3% (site plans only)
CUD (Conditional Use District) case # Z-34-12	

Stormwater Information

Existing Impervious Surface 0.81 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.13 acres/square feet	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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 **PER P.B.O.D AND REZONING THIS DEVELOPMENT DOES COMPLY WITH COMP PLAN 2030**

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1.	11. Total number of Open Space (only) lots 0
2.	12. Total number of all lots 3
3. Total # Of Apartment Or Condominium Units 160	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.	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.	
6.	
7. Overall Total # Of Dwelling Units (1-6 Above) 160	
8. Bedroom Units 1br 36 2br 76 3br 26 4br or more 22	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 70.2	
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)

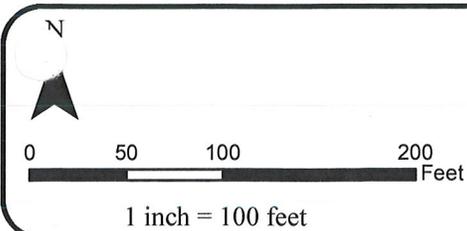
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **RYAN AKERS, PE** 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.

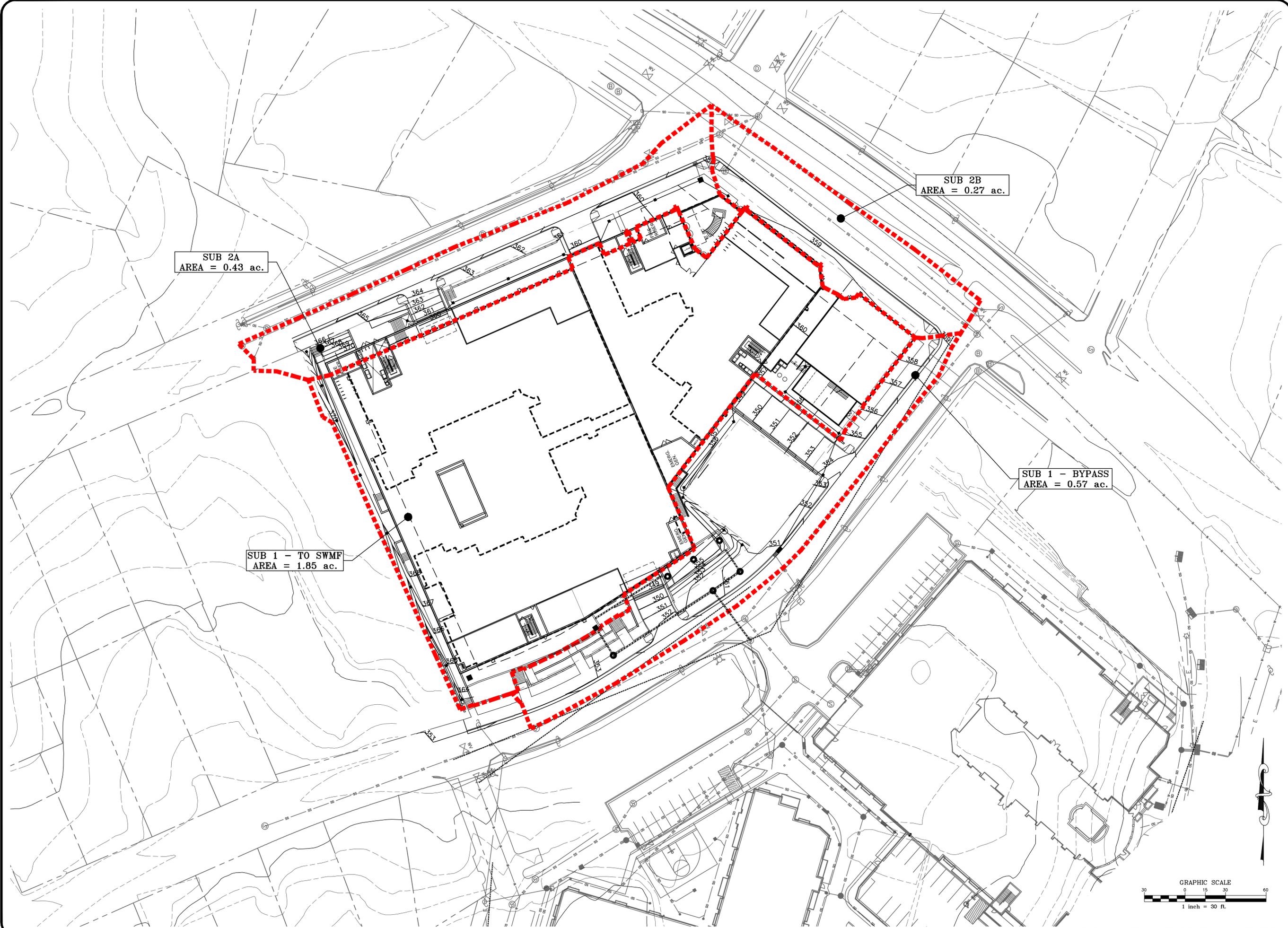
Signed JMZ James M. Zannoni, Manager, Fair at Hillsborough & Macgovern LLC Date 7.23.2013
 Signed _____ Date _____

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"/>				
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" 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 checked="" 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 checked="" 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 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 type="checkbox"/>	<input checked="" 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. 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 type="checkbox"/>	<input checked="" type="checkbox"/>			



AERIAL MAP
WAKE COUNTY, NC
HILLSBOROUGH STREET APARTMENTS
SFA-13000



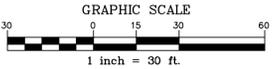


SUB 2A
AREA = 0.43 ac.

SUB 2B
AREA = 0.27 ac.

SUB 1 - BYPASS
AREA = 0.57 ac.

SUB 1 - TO SWMF
AREA = 1.85 ac.



MCADAMS

THE JOHN R. MCADAMS
COMPANY, INC.
2602 Meridian Parkway
Durham, North Carolina 27713
License No. C-0293
(800) 739-5646 McAdamsCo.com



2907 Providence Road, Suite
305 Charlotte, NC 28211
704-377-6769
www.fusionnc.com



REVISIONS:

OWNER:
FMW REAL ESTATE
132 BREVARD COURT
CHARLOTTE, NORTH CAROLINA, 28202

HILLSBOROUGH STREET APARTMENTS
PRELIMINARY SITE PLAN
RALEIGH, NORTH CAROLINA
POST-DEVELOPMENT WATERSHED MAP

PROJECT NO. SFA-13000
FILENAME: SFA13000-POST
DESIGNED BY: JCA/JAA
DRAWN BY: JCA/JAA
SCALE: 1"=30'
DATE: 07-10-2013
SHEET NO.

POST

