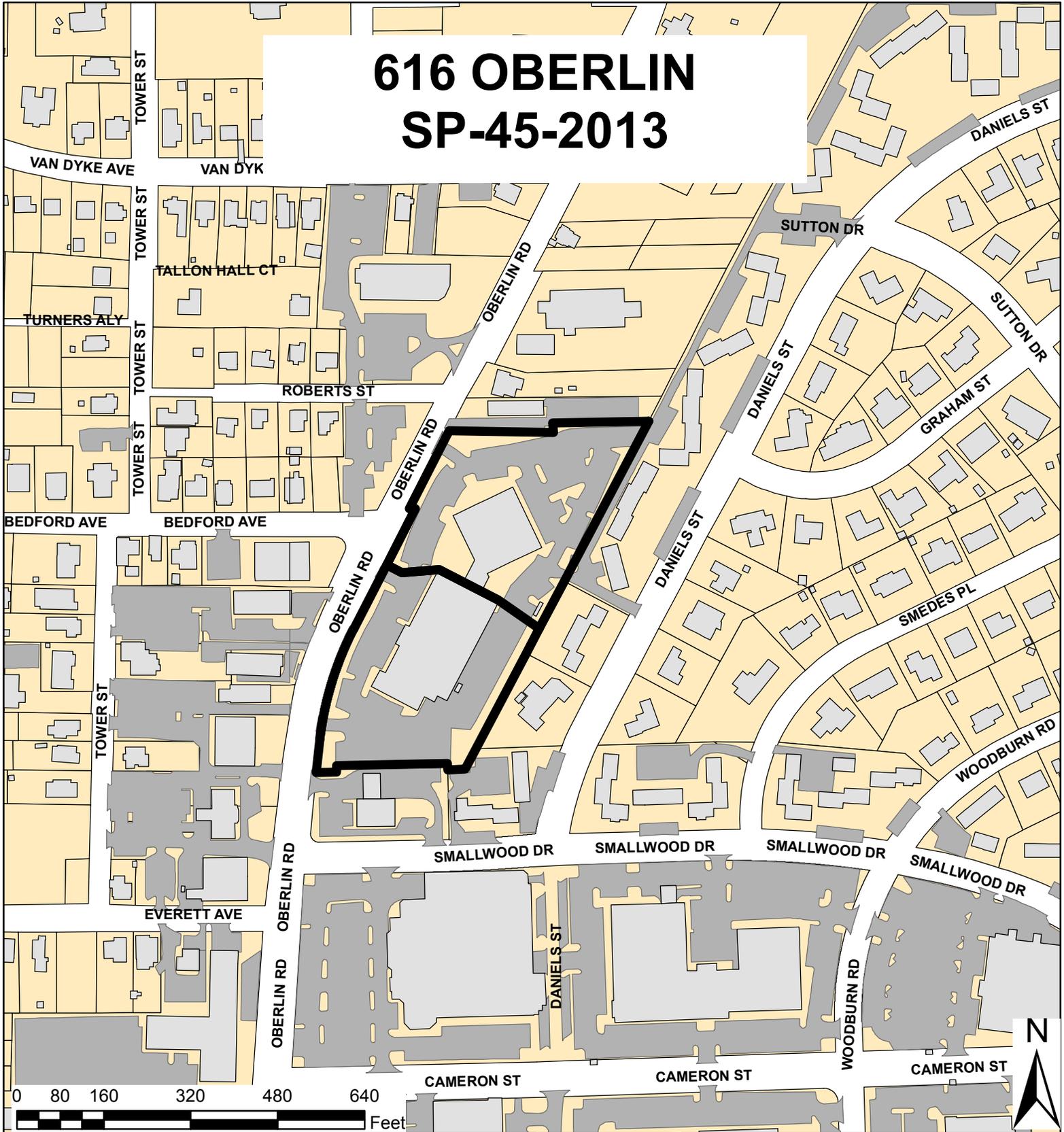


616 OBERLIN SP-45-2013



Zoning: **O&I-1**
CAC: **Hillsborough**
Drainage Basin: **Pigeon House**
Acreage: **2.48**

Number of Units: **215**
Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant Contact: **JDavis Architects**
Phone: **(919) 835-1500**



Planning & Development

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

SP-45-2013

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 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 <i>373011</i>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: 616 OBERLIN

Proposed Use : APARTMENTS

Property Address(es) : 616 OBERLIN ROAD, RALEIGH, NC 27605

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

P.I.N. 1704-03-2618

P.I.N. 1704-04-4011 (Portion of)

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 not requiring Planning Commission or City Council approval. *N/A*

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. The project is located in a Pedestrian Business Overlay District, proposes a residential density of 86.69 DU/Acre, and requires approval by the Planning Commission.

CLIENT (Owner or Developer)

Company: 616 PTNR, LLC (Attn: AACRE Properties)

Name (s) : Jim Anthony, James Rich

Address: 702 Oberlin Road, Suite 400, Raleigh, NC 27605

Phone: 919-832-1110

Email : janthony@aacre.com; jrich@aacre.com

Fax : 919-834-4488

CONSULTANT (Contact Person for Plans)

Company : JDavis Architects, PLLC

Name (s) : David Brown

Address: 510 Glenwood Avenue, Suite 201, Raleigh, NC 27603

Phone : 919-835-1500

Email : davidb@jdavisarchitects.com

Fax : 919-835-1510

*Map-1704.13 2.48 AC Drainage Pigeon House
 Zoned O&I-1 Hillsborough CAC
 No overlay*

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, CUD; PBOD	Proposed building use(s) : APARTMENTS
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross +/-28,871 SF TO BE DEMOLISHED
Overlay District PBOD	Proposed Building(s) sq. ft. gross +/-251,465 SF
Total Site Acres : 2.48 AC (2.41 ac+ 0.07 ac) Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) +/-251,465 SF
Off street parking Required 218 Provided 364	Proposed height of building(s) RANGE OF 52' – 62'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A (for reference:
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage: BLDG: 50%; BLDG + DECK: 71%
CUD (Conditional Use District) case # Z-36-12	BLDG: 54,037 SF; PARKING STRUCTURE: 22, 237 SF

Stormwater Information

Existing Impervious Surface : 89,529 SQ. FT.	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 88,352 SQ. FT.	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: The proposed project will provide additional housing to complement and support the services at the adjacent Cameron Village Shopping. The property is in close proximity to the Central Business District & NCSU employment centers.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots 0	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 215	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 0	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 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 215	
8. Bedroom Units 1br/studio 122 2br 81 3br 12 4br or more N/A	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 86.69 DU/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 David Brown/JDavis Architects; John Jenkins/Stewart to serve as my agents 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 _____ *Aug. 19, 2013* Date

Signed _____ Date

GIG OBERLIN

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"/>				
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 <u>Site</u> , 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 <i>N/A</i>	<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 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. <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"/>				
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 <i>N/A</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

8/21/2013 4:28 PM P:\12pm\12039_Oberlin_Colleen\cad\Scheme_04\16 Oberlin- Elevations.dwg



WEST ELEVATION
SCALE: 1/16" = 1'-0"

1



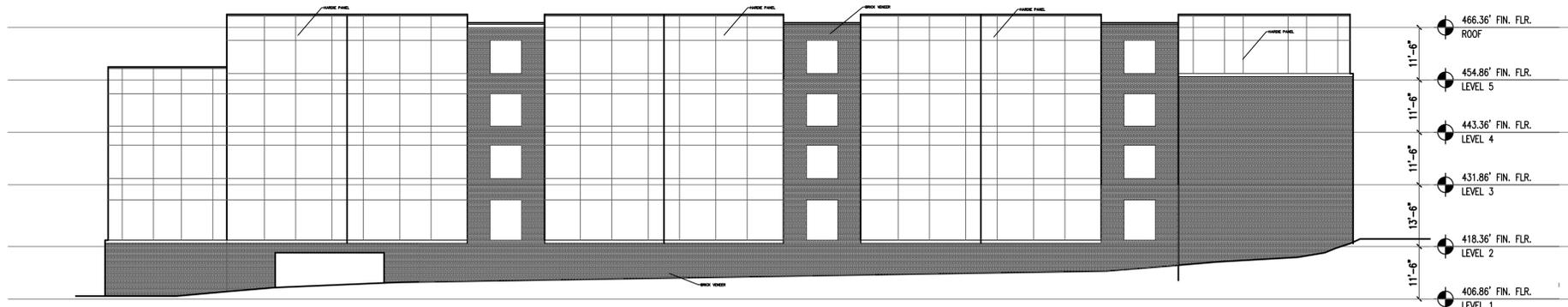
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

1



EAST ELEVATION
SCALE: 1/16" = 1'-0"

1



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

1



J DAVIS ARCHITECTS
510 Glenwood Ave., Suite 201 | Raleigh, NC 27603 | Tel 919.835.1300 | Fax 919.835.5101

AACRE Properties
616 Oberlin
Raleigh, North Carolina 27605

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PROJECT:	12039	DATE
ISSUE:	Preliminary Site Plan	08.22.2013
REVISIONS:		
DRAWN BY:	PB	
CHECKED BY:		
CONTENT:		

A3.01