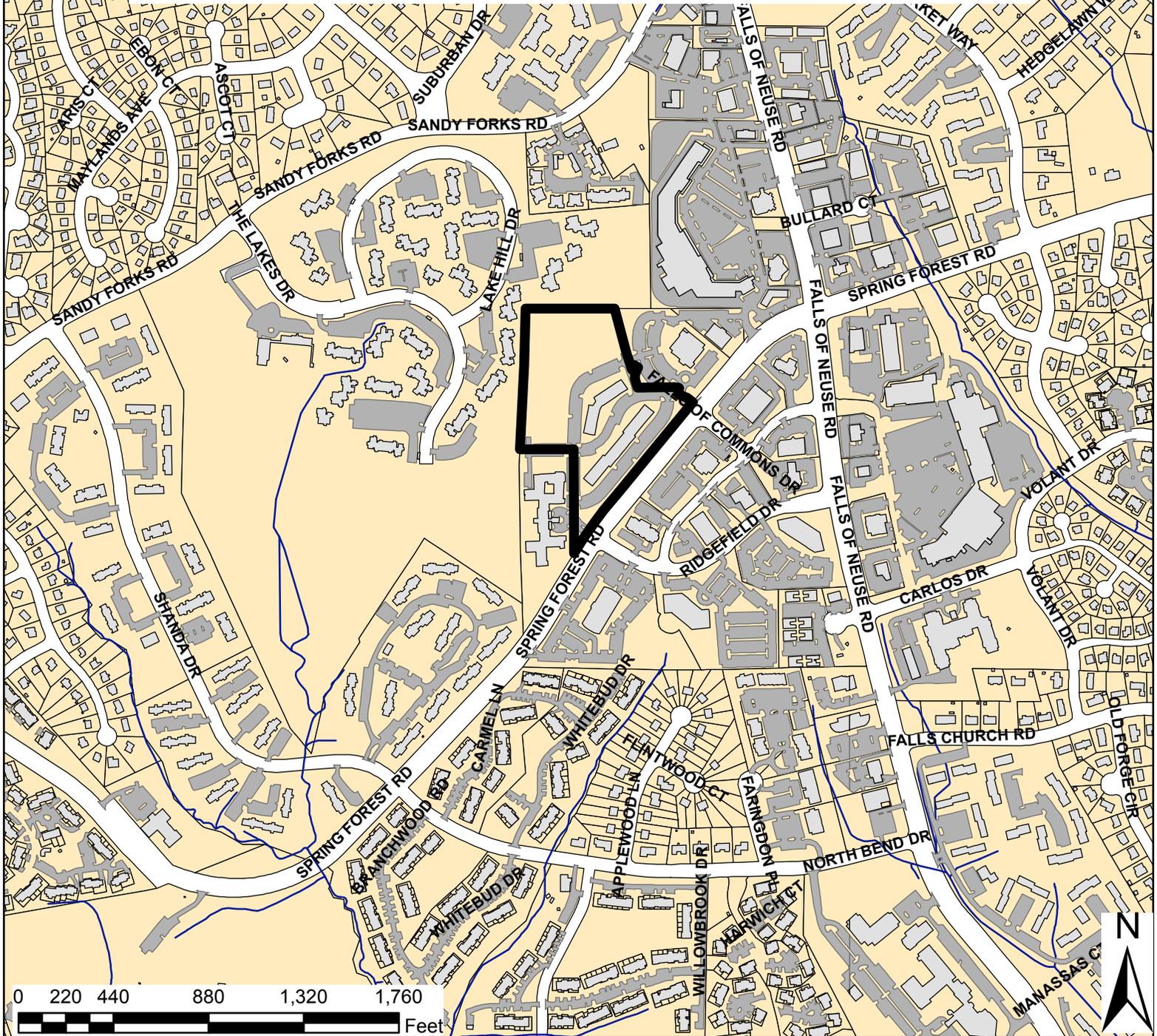


CAMPUS NORTH SUBDIVISION S-44-2013



Zoning: **O&I-2, O&I-1**
CAC: **North**
Drainage **Big Branch**
Basin:
Acreage: **10.62**

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

2
Stan Wingo
(919) 996-2663
Bass, Nixon & Kennedy, Inc.
(919) 851-4422



S-44-13

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 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
* May require Planning Commission or City Council Approval	Transaction Number <div style="font-size: 24px; color: blue;">373679</div> <div style="font-size: 24px; color: blue;">S-44-13</div>

Section A

GENERAL INFORMATION

Development Name Campus North Subdivision

Proposed Use Subdivision for Office and Apartments

Property Address(es) 805 Spring Forest Road

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

P.I.N. 1717-10-2685	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: Office and Apartments

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. Subdivision does not meet requirements for Infill subdivision, therefore may be administratively approved.												
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)	<table style="width: 100%; border-collapse: collapse;"> <tr><td colspan="3">Company NorthView Partners</td></tr> <tr><td colspan="3">Name (s) Mark Barker</td></tr> <tr><td colspan="3">Address 6131 Falls of Neuse Road, Suite 200, Raleigh, NC 27609</td></tr> <tr> <td style="width: 33%;">Phone (919)277-1132</td> <td style="width: 33%;">Email mbarker@northviewpartners.com</td> <td style="width: 33%;">Fax</td> </tr> </table>	Company NorthView Partners			Name (s) Mark Barker			Address 6131 Falls of Neuse Road, Suite 200, Raleigh, NC 27609			Phone (919)277-1132	Email mbarker@northviewpartners.com	Fax
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Name (s) Mark Barker													
Address 6131 Falls of Neuse Road, Suite 200, Raleigh, NC 27609													
Phone (919)277-1132	Email mbarker@northviewpartners.com	Fax											
CONSULTANT (Contact Person for Plans)	<table style="width: 100%; border-collapse: collapse;"> <tr><td colspan="3">Company Bass, Nixon and Kennedy, Inc.</td></tr> <tr><td colspan="3">Name (s) David L. Dunn, PE</td></tr> <tr><td colspan="3">Address 6310 Chapel Hill Road, Suite 250, Raleigh, NC 27607</td></tr> <tr> <td style="width: 33%;">Phone (919)851-4422</td> <td style="width: 33%;">Email david.dunn@BNKinc.com</td> <td style="width: 33%;">Fax (919)851-8968</td> </tr> </table>	Company Bass, Nixon and Kennedy, Inc.			Name (s) David L. Dunn, PE			Address 6310 Chapel Hill Road, Suite 250, Raleigh, NC 27607			Phone (919)851-4422	Email david.dunn@BNKinc.com	Fax (919)851-8968
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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

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

Zoning Information	Building Information
Zoning District(s) <u>CUD O&I-1 (5.79 acres) and CUD O&I-2 (4.83 acres)</u>	Proposed building use(s) <u>N/A</u>
If more than one district, provide the acreage of each <u>See Above</u>	Existing Building(s) sq. ft. gross <u>64,437</u>
Overlay District <u>N/C</u>	Proposed Building(s) sq. ft. gross <u>N/A</u>
Total Site Acres <u>10.62 acres</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <u>N/A</u>
Off street parking Required <u>N/A</u> Provided <u>N/A</u>	Proposed height of building(s) <u>N/A</u>
COA (Certificate of Appropriateness) case # <u>N/A</u>	FAR (floor area ratio percentage) <u>0.33</u>
BOA (Board of Adjustment) case # <u>A- N/A</u>	Building Lot Coverage percentage <u>N/A</u> (site plans only)
CUD (Conditional Use District) case # <u>Z-31-12</u>	

Stormwater Information	
Existing Impervious Surface <u> </u> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u> </u> 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

The proposed land use is supported by its Office & Institution-2 zoning, which permits residential density of up to 15 units per acre by right, and up to 40 units per acre with the approval of the Planning Commission.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

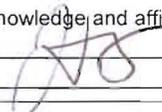
1. Total # Of Townhouse Lots <u>N/A</u> Detached Attached	11. Total number of Open Space (only) lots <u>N/A</u>
2. Total # Of Single Family Lots <u>N/A</u>	12. Total number of all lots <u>2</u>
3. Total # Of Apartment Or Condominium Units <u>N/A</u>	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units <u>N/A</u>	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 <u>N/A</u>	
6. Total Number of Hotel Units <u>N/A</u>	
7. Overall Total # Of Dwelling Units (1-6 Above) <u>N/A</u>	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>N/A</u>	
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 <u>N/A</u>	

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 and 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  Date 8/28/13

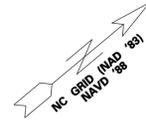
Signed _____ Date _____

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"/>				
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"/>		<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" 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"/>			<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

LINE	DIRECTION	DISTANCE
L1	N24°57'42"E	24.08
L2	S63°57'57"E	20.50
L3	S26°02'03"W	31.65
L4	S03°33'46"W	24.49
L5	S18°12'01"E	42.92
L6	S10°22'48"W	29.00
L7	S67°34'32"E	48.40
L8	S52°47'29"E	32.07
L9	N89°56'05"E	27.25
L10	S39°28'10"W	38.29
L11	S50°24'08"E	29.91
L12	S54°50'45"E	24.77

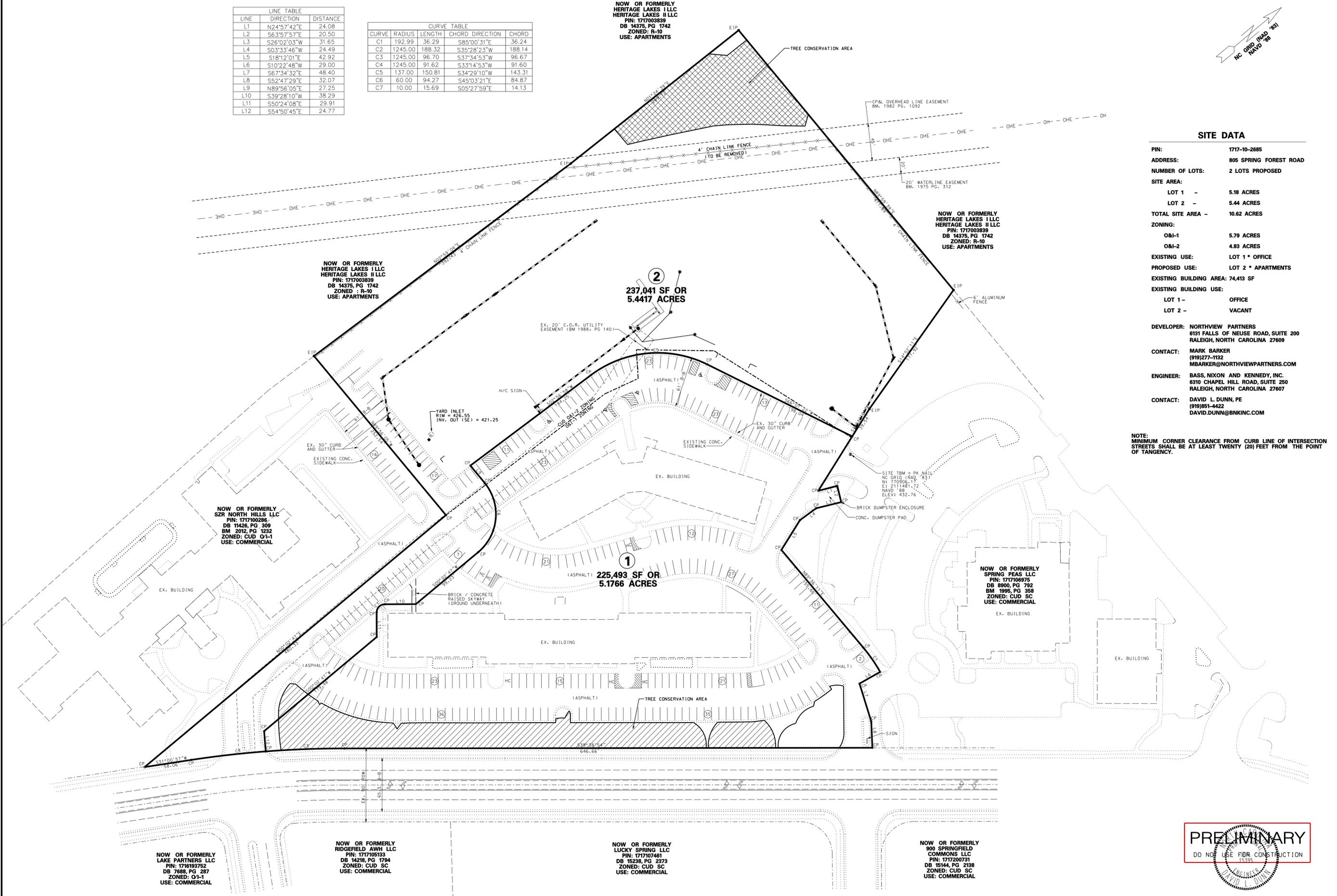
CURVE	RADIUS	LENGTH	CHORD	DIRECTION	CHORD
C1	192.99	36.29	S85°00'31"E	36.24	
C2	1245.00	188.32	S35°28'23"W	188.14	
C3	1245.00	96.70	S37°34'53"W	96.67	
C4	1245.00	91.62	S33°14'53"W	91.60	
C5	137.00	150.81	S34°29'10"W	143.31	
C6	60.00	94.27	S45°03'21"E	84.87	
C7	10.00	15.69	S05°27'59"E	14.13	

NOW OR FORMERLY
HERITAGE LAKES I LLC
HERITAGE LAKES II LLC
PIN: 1717003839
DB 14375, PG 1742
ZONED: R-10
USE: APARTMENTS



R:\2012-031\dbs\120300R - Campus North Apartments\1.dgn

8/28/2013 4:20:04 PM PLOT BY: Jeremy



SITE DATA	
PIN:	1717-10-2885
ADDRESS:	805 SPRING FOREST ROAD
NUMBER OF LOTS:	2 LOTS PROPOSED
SITE AREA:	
LOT 1 -	5.18 ACRES
LOT 2 -	5.44 ACRES
TOTAL SITE AREA -	10.62 ACRES
ZONING:	
O&I-1	5.79 ACRES
O&I-2	4.83 ACRES
EXISTING USE:	LOT 1 * OFFICE
PROPOSED USE:	LOT 2 * APARTMENTS
EXISTING BUILDING AREA:	74,413 SF
EXISTING BUILDING USE:	
LOT 1 -	OFFICE
LOT 2 -	VACANT
DEVELOPER:	NORTHVIEW PARTNERS 619 FALLS OF NEUSE ROAD, SUITE 200 RALEIGH, NORTH CAROLINA 27609
CONTACT:	MARK BARKER (919)277-1132 MBARKER@NORTHVIEWPARTNERS.COM
ENGINEER:	BASS, NIXON AND KENNEDY, INC. 6310 CHAPEL HILL ROAD, SUITE 250 RALEIGH, NORTH CAROLINA 27607
CONTACT:	DAVID L. DUNN, PE (919)851-4422 DAVID.DUNN@BNKINC.COM

NOTE: MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION



BANK

BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607. TELEPHONE: (919)851-4422 OR (609)354-1879. FAX: (919)851-8968. CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

SUBDIVISION PLAN

SCALE: 1" = 50'

CAMPUS NORTH

DEVELOPER : NORTHVIEW PARTNERS

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

SHEET C1.1 3 OF 7

JOB NO. DATE DRAWN BY

NO. DATE DESCRIPTION REVISIONS