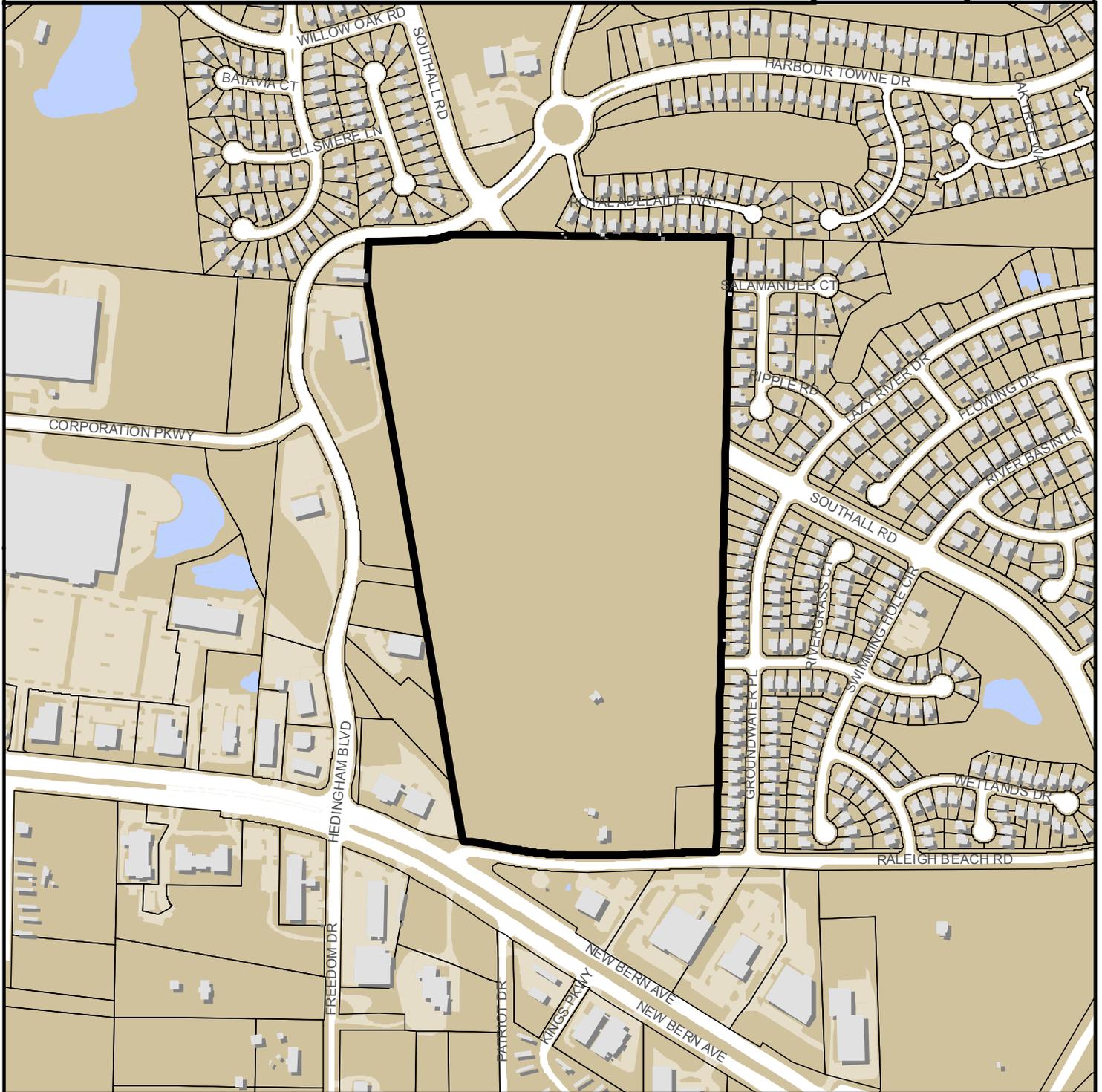


# RALEIGH BEACH ROAD APARTMENTS SR-10-2015



Zoning: **RX-3-CU**  
CAC: **Northeast**  
Drainage Basin: **Neuse**  
Acreage: **28.48**  
Square Feet: **576,900**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Raleigh Beach  
Road WEH, LP**  
Phone: **(919) 796-4425**





# Planning & Development

kDevelopment Services  
 Customer Service Center  
 One Exchange Plaza, Suite 400  
 Raleigh, NC 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Administrative Site Review Application For UDO Districts Only

*SR-10-15*

When submitting plans, please check appropriate building type and include the Plan Checklist document.

| Building Type   |   | FOR OFFICE USE ONLY   |
|---|---|---|
| <input type="checkbox"/> Detached<br><input type="checkbox"/> Attached<br><input checked="" type="checkbox"/> Apartment<br><input type="checkbox"/> Townhouse | <input type="checkbox"/> General<br><input type="checkbox"/> Mixed Use<br><input type="checkbox"/> Open Lot | Transaction Number<br><i>427100</i><br>Assigned Project Coordinator<br><br>Assigned Team Leader |

*S-5914  
 Approved in  
 plans routing  
 TR# 417597*

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name: Raleigh Beach Road Apartments

Zoning District: RX-3-CU

Proposed Use: Apartments

Property Address(es): 4805 and 4901 Raleigh Beach Road, Raleigh, NC 27610

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

P.I.N. Recorded Deed

1734-26-1556

P.I.N. Recorded Deed

1734-25-8509

P.I.N. Recorded Deed

P.I.N. Recorded Deed

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  Cottage Court  Other: If other, please describe:

#### WORK SCOPE

Per City Code Section 10.2.8.D.1, summarize the project work scope. Private road, apartment buildings, community club building, garages, parking, stormwater facilities, related site amenities, establish tree conservation

#### DESIGN ADJUSTMENT OR ADMIN ALTERNATE

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE Code section 1.6.5 Build Too cannot be met on Raleigh Beach Road do to existing riparian buffer and location of proposed stormwater BMP due to the physical constraints of the site. See attached Administrative Alternate application.

#### CLIENT/DEVELOPER/OWNER

Company: Raleigh Beach Road WEH, LP

Name (s): Mike Howington

Address: 56 Hunter Street, Suite 230, Apex, North Carolina 27502

Phone: 919-796-4425

Email: mhowington@hallecompanies.com

Fax: N/A

#### CONSULTANT (Contact Person for Plans)

Company: JDavis Architects

Name (s): Ken Thompson

Address: 510 Glenwood Ave, Suite 201, Raleigh, North Carolina 27603

Phone: 919-835-1500

Email: kent@jdavisarchitects.com

Phone: 919-835-1500

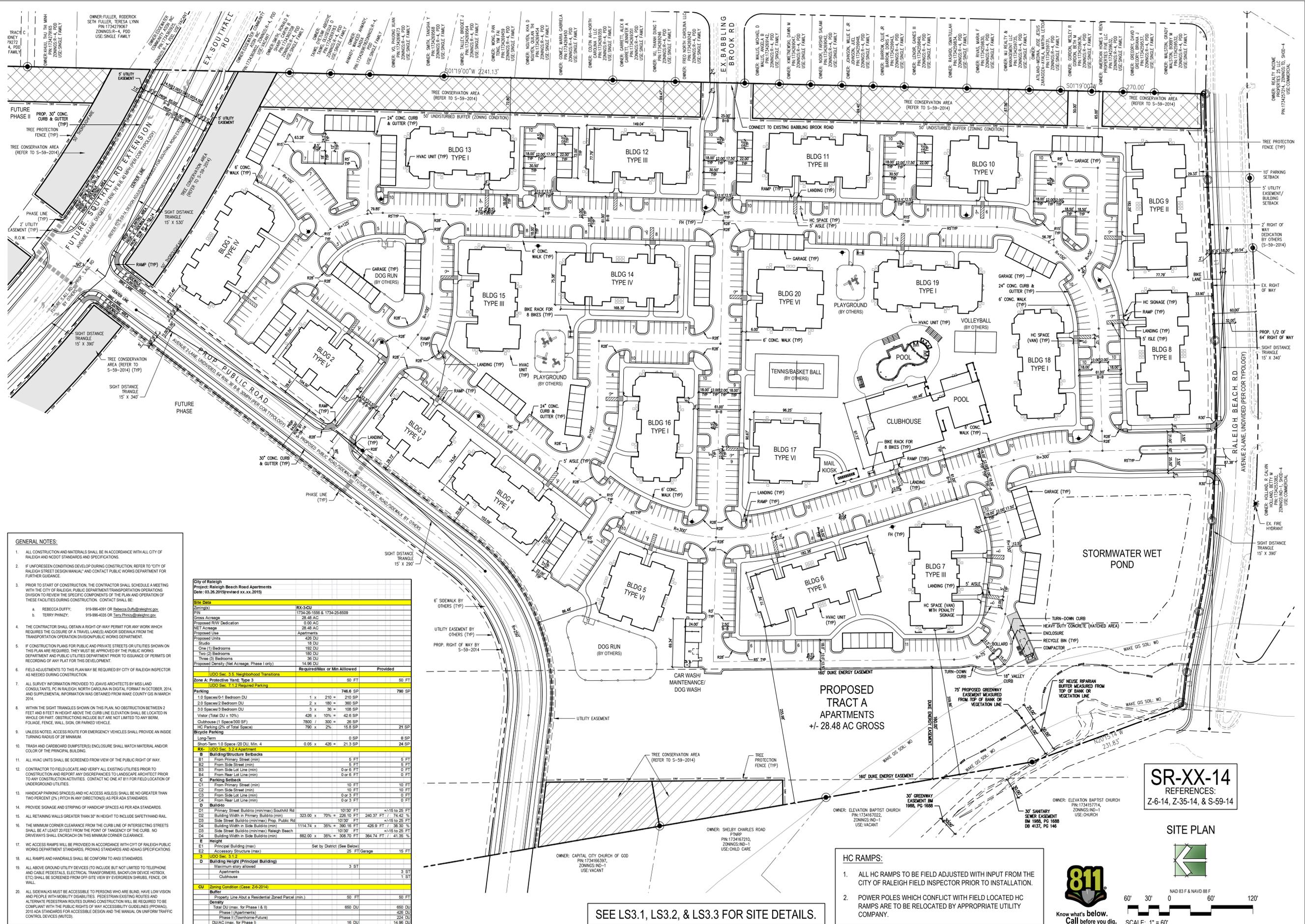
### DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

| Zoning Information  | Building Information   |
|---|--|
| Zoning District(s): RX-3-CU   | Proposed building use(s): Apartments, club house, garages  |
| If more than one district, provide the acreage of each: N/A   | Existing Building(s) sq. ft. gross: 0 SF   |
| Overlay District: N/A   | Proposed Building(s) sq. ft. gross: +/-576,900 SF  |
| Total Site Acres: 28.48 AC gross Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | Total sq. ft. gross (existing & proposed): +/- 576,900 SF  |
| Off street parking Required: 729 Provided: 770  | Proposed height of building(s):<br>Apartments: +/-40 FT to 52 FT; Stories: 3 Stories<br>Garage: +/- 15'; 1 Story;<br>Clubhouse: +/- 32'; 1 Story |
| COA (Certificate of Appropriateness) case #: N/A  | FAR (floor area ratio percentage): +/- 47 %  |
| BOA (Board of Adjustment) case: N/A   | Building Lot Coverage percentage: +/-17 % (site plans only)  |
| CUD (Conditional Use District) case # Z-6-2014 <i>and Z-35-2014</i>   | Height of 1 <sup>st</sup> Floor: +/- 11 FT to 12 FT  |
| Stormwater Information  |  |
| Existing Impervious Surface: 0 acres/0 square feet  | Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |
| Proposed Impervious Surface: 14.81 acres/ 645,123 square feet   | If Yes, please provide   |
| Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Alluvial Soils Flood Study FEMA Map Panel #  |

| FOR RESIDENTIAL DEVELOPMENTS  |  |
|---|--|
| 1. Total # Of Apartment, Condominium or Residential Units: 426 Apartments   | 7. Open Space (only) or Amenity: 0   |
| 2. Total # Of Congregate Care Or Life Care Dwelling Units: 0  | 8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Total Number of Hotel Units: 0   |  |
| 4. Overall Total # Of Dwelling Units (1-6 Above): 426   |  |
| 5. Bedroom Units Studio: 18; 1br 192; 2br 180; 3br 36; 4br or more 0  |  |
| 6. Infill Development 2.2.7: N/A  |  |
| SIGNATURE BLOCK (Applicable to all developments)  |  |
| <p>In filing this plan as the property owner(s), I/we do hereby agree and <del>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 development plan as approved by the City.</del> <i>RSCB</i></p> <p>I hereby designate <u>Kenneth D. Thompson / JDavis Architects</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u><i>Ruthie Sue Coley Brewer attorney in fact</i></u> <u><i>3-25-15</i></u> Date</p> <p>Signed _____ Date</p> |  |

*RSCB* \* to allow the developer to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City -

|  | 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 type="checkbox"/>            |                                     |                               |    |     |
| 2. <b>Site Review</b> completed and signed by the property owner   | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 3. Client must complete and print page 1 and 2 of the <b>Site Review</b> to the plan cover sheet (not applicable for infill recombination)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| 4. I have referenced the <b>Site Review</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"/> |                                     | ✓                             |    |     |
| 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"/> |                                     | ✓                             |    |     |
| b) Existing Conditions Sheet   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| c) Proposed Site Plan  | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| d) Proposed Grading and Stormwater Plan; Approach to Stormwater  | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| e) Proposed Utility Plan, including Fire   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| f) Proposed Tree Conservation Plan   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| g) Proposed Landscaping Plan   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| h) Building elevations that show maximum height of buildings to be removed   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| i) Transportation Plan   | <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 – include all revision dates</u>  | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 7. Minimum plan size 18"x24" not to exceed 36"x42"   | <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 plan 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |



**GENERAL NOTES:**

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY OF RALEIGH PUBLIC DEPARTMENT TRANSPORTATION OPERATIONS DIVISION TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT SHALL BE:
  - a. REBECCA DUFFY: 919-996-4091 OR Rebecca.Duffy@raleighnc.gov
  - b. TERRY PHINNY: 919-996-4035 OR Terry.Phinny@raleighnc.gov
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATIONS DIVISION PUBLIC WORKS DEPARTMENT.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY MISS LAND CONSULTANTS, PC IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER, 2014, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2014.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN VEHICLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BEAM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28 MINIMUM.
- TRASH AND CARDBOARD DUMPSTERS ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES AND HC ACCESSIBLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY AND RAIL.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROW STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

| City of Raleigh<br>Project: Raleigh Beach Road Apartments<br>Date: 03.26.2015 (revised xx.xx.2015) |  |                             |                     |
|--|--|-----------------------------|---------------------|
| <b>Site Data</b>   |  |                             |                     |
| Zoning   | 1734-26-1550 & 1734-26-6009                          | RR-3-CU                     |                     |
| Gross Acreage  | 28.48 AC   |                             |                     |
| Proposed RVY Dedication  | 0.00 AC  |                             |                     |
| Net Acreage  | 28.48 AC   |                             |                     |
| Proposed Use   | Apartments   |                             |                     |
| Proposed Units   | 426 DU   |                             |                     |
| Studio   | 18 DU  |                             |                     |
| One (1) Bedrooms   | 192 DU   |                             |                     |
| Two (2) Bedrooms   | 186 DU   |                             |                     |
| Three (3) Bedrooms   | 36 DU  |                             |                     |
| Proposed Density (Net Acreage, Phase 1 only)   | 14.96 DU   |                             |                     |
| <b>UDO Sec. 3.5 Neighborhood Transitions</b>   |  |                             |                     |
| Zone A: Protective Yards Type 3  | Required/Max or Min Allowed                          | Provided                    |                     |
| UDO Sec. 7.1.2 Required Parking  |  |                             | 790 SP              |
| Parking  |  |                             | 746.6 SP            |
| 1.0 Spaces/0-1 Bedroom DU  | 1 x 210 = 210 SP                                     |                             |                     |
| 2.0 Spaces/2 Bedroom DU  | 2 x 180 = 360 SP                                     |                             |                     |
| 3.0 Spaces/3 Bedroom DU  | 3 x 36 = 108 SP                                      |                             |                     |
| Visitor (Total DU x 10%)   | 426 x 10% = 42.6 SP                                  |                             |                     |
| Clubhouse (1 Space/300 SF)   | 7800 / 300 = 26 SP                                   |                             |                     |
| HC Parking (2% of Total Space)   | 790 x 2% = 15.8 SP                                   |                             | 21 SP               |
| Bicycle Parking  |  |                             |                     |
| Long-Term  | 0 SP   |                             | 0 SP                |
| Short-Term 1.0 Space/20 DU, Min. 4   | 0.05 x 426 = 21.3 SP                                 |                             | 24 SP               |
| <b>RX: UDO Sec. 5.2.4 Agreement</b>  |  |                             |                     |
| <b>B Building Structure Setbacks</b>   |  |                             |                     |
| B1   | From Primary Street (min)                            | 5 FT                        | 5 FT                |
| B2   | From Side Street (min)                               | 0 or 5 FT                   | 5 FT                |
| B3   | From Rear Lot Line (min)                             | 0 or 5 FT                   | 0 FT                |
| B4   | From Rear Lot Line (min)                             | 0 or 5 FT                   | 0 FT                |
| <b>C Parking Setbacks</b>  |  |                             |                     |
| C1   | From Primary Street (min)                            | 10 FT                       | 10 FT               |
| C2   | From Side Street (min)                               | 10 FT                       | 10 FT               |
| C3   | From Side Lot Line (min)                             | 0 or 5 FT                   | 0 FT                |
| C4   | From Rear Lot Line (min)                             | 0 or 5 FT                   | 0 FT                |
| <b>D Building</b>  |  |                             |                     |
| D1   | Primary Street Build-to (min/max) South Rd           | 10/30 FT                    | +15 to 25 FT        |
| D2   | Building Width in Primary Build-to (min)             | 333.00 x 70% = 233.10 FT    | 240.37 FT / 74.42 % |
| D3   | Side Street Build-to (min/max) Prop. Public Rd       | 10/30 FT                    | +15 to 25 FT        |
| D4   | Building Width in Side Build-to (min)                | 1114.74 x 38% = 393.78 FT   | 426.9 FT / 38.30 %  |
| D5   | Side Street Build-to (min/max) Raleigh Beach         | 10/30 FT                    | +15 to 25 FT        |
| D6   | Building Width in Side Build-to (min)                | 882.00 x 38% = 306.70 FT    | 364.74 FT / 41.35 % |
| <b>E Height</b>  |  |                             |                     |
| E1   | Principal Building (max)                             | Set by District (See Below) |                     |
| E2   | Accessory Structure (max)                            | 25 FT Garage                | 15 FT               |
| <b>UDO Sec. 3.3.2</b>  |  |                             |                     |
| <b>D Building Height (Principal Building)</b>  |  |                             |                     |
|  | Maximum story allowed                                | 3 ST                        | 3 ST                |
|  | Accessory Structure (max)                            | Clubhouse                   | 1 ST                |
| <b>CU Zoning Condition (Case 2-6-2014)</b>   |  |                             |                     |
| Buffer   |  |                             |                     |
| Utility  | Property Line About a Residential Zoned Parcel (min) | 50 FT                       | 50 FT               |
| Density  | Total DU (max. for Phase I & II)                     | 650 DU                      | 650 DU              |
|  | Phase I (Apartments)                                 | 426 DU                      | 426 DU              |
|  | Phase II (Townhome-Future)                           | 224 DU                      | 224 DU              |
|  | DU/AC (max. for Phase I)                             | 16 DU                       | 14.96 DU            |

SEE LS3.1, LS3.2, & LS3.3 FOR SITE DETAILS.

**HC RAMPS:**

- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
- POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.



**SR-XX-14**  
REFERENCES:  
Z-6-14, Z-35-14, & S-59-14

**SITE PLAN**

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**JDAVIS**  
 510 Glenwood Ave., Suite 201 | Raleigh, NC 27603 | Tel: 919.835.1500  
 1518 Walnut St., Suite 1308 | Philadelphia, PA 19102 | Tel: 215.545.0121

**SR-XX-15**  
 TRANSACTION NO. XXXXXX (Administrative Site)

Raleigh Beach Road WEH, LP  
**Raleigh Beach Road Apartments**  
 4805 Raleigh Beach Road  
 Raleigh, North Carolina 27610

**PRELIMINARY**

| PROJECT:                | DATE:      |
|-------------------------|------------|
| HALLE-13085             | 03.26.2015 |
| ISSUE: Admin. Site Plan | 03.26.2015 |

REVISIONS:  
 DRAWN BY: KT, SB  
 CHECKED BY: KT  
 CONTENT: SITE PLAN

LS1.1