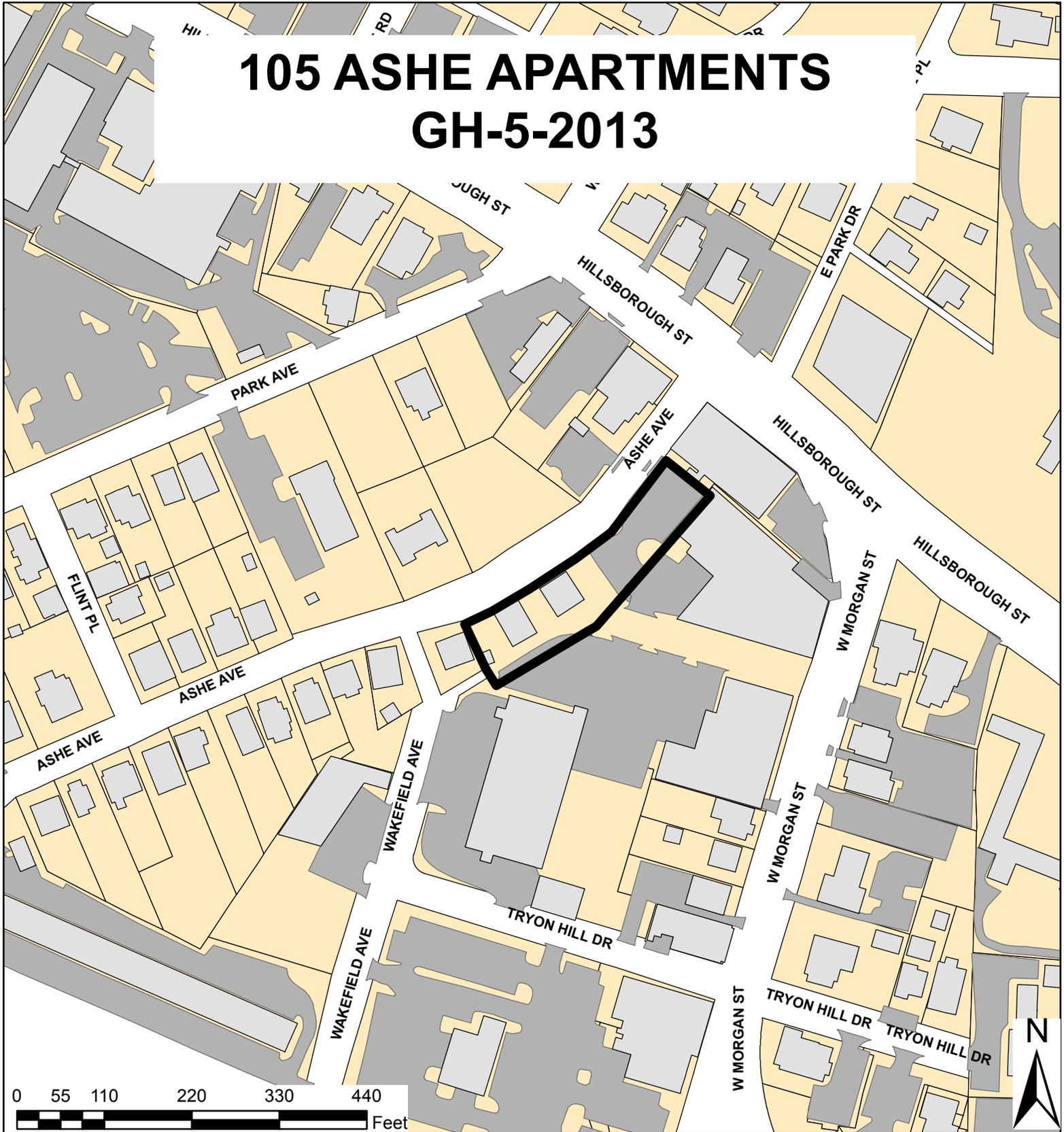


105 ASHE APARTMENTS GH-5-2013



Zoning: **IND-2 CUD, PBOD, SRPOD**
CAC: **Hillsborough**
Drainage **Rocky Branch**
Basin:
Acreage: **0.61**

Number of Units: **15**
Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant Contact: **John R. McAdams**
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

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 370 861 GH-5-2013
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: 105 ASHE AVE APARTMENTS

Proposed Use: 15 DWELLING UNITS

Property Address: 105 ASHE AVE

P.I.N. 1703-19-8896

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. **PROPOSED GROUP HOUSING DEVELOPMENT DOES NOT HAVE ANY TRIGGER THAT REQUIRES PC APPROVAL IN THIS BASE ZONING DISTRICT.**

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 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
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District PBOD	Proposed Building(s) sq. ft. gross 12,495 SF 17,616
Total Site Acres 0.61 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 12,495 SF 17,616
Off street parking Required 0 Provided 0	Proposed height of building(s) 36 FT.
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 45.89% 66.3
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 15.30% (site plans only)
CUD (Conditional Use District) case # Z-34-12	

Stormwater Information	
Existing Impervious Surface 0.35 acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.14 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 1
3. Total # Of Apartment Or Condominium Units 15	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) 15	
8. Bedroom Units 1br 3 2br 9 3br 3	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
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. Zanon, Manager F&W at Hillsborough & Morgan LLC Date 7/30/2013
 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"/>		<input checked="" type="checkbox"/>		
2. <u>Preliminary Development Plan Application</u> 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 <u>Preliminary Development Plan Application</u> 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 <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"/>		<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 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. <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"/>		<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"/>

SITE DATA

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

PIN(S): 1703-19-8896

TOTAL TRACT AREA: 0.61 AC
EXISTING ZONING: INDUSTRIAL-2 CONDITIONAL USE/PBOD
CURRENT USE: RESIDENTIAL/VACANT
PROPOSED USE: RESIDENTIAL
FUTURE LAND USE: COMMUNITY MIXED USE

RIVER BASIN: NEUSE

HILLSBOROUGH MORGAN PEDESTRIAN BUSINESS OVERLAY DISTRICT METRICS

HILLSBOROUGH STREET --- PRIMARY ROADWAY/SECONDARY PEDESTRIAN CORRIDOR
PARK AVENUE/ASHE AVENUE --- SECONDARY ROADWAY/SECONDARY PEDESTRIAN CORRIDOR
BUILDING SETBACKS REQUIRED PER ZONING (Z-34-12) - PBOD:
FROM RIGHT OF WAY 0'
SIDEWALK 14' WIDTH, MIN.
HEIGHT SETBACKS: 1' HORIZ FOR EVERY 1' ABOVE 50'

TRANSITIONAL PROTECTIVE YARD (TPY): NOT APPLICABLE

MAXIMUM BUILDING HEIGHT: 70 FEET
45 FEET (WITHIN 25' SETBACK FROM PROPERTY LINE)

PARKING CALCULATIONS:

PARKING SPACES REQUIRED: RESIDENTIAL (FIRST 16 UNITS) 0 SPACES
PROPOSED USES/REQUIRED PARKS: 15 DWELLING UNITS 0 SPACES
TOTAL REQUIRED: 0 SPACES
PARKING SPACES PROVIDED: 0 SPACES

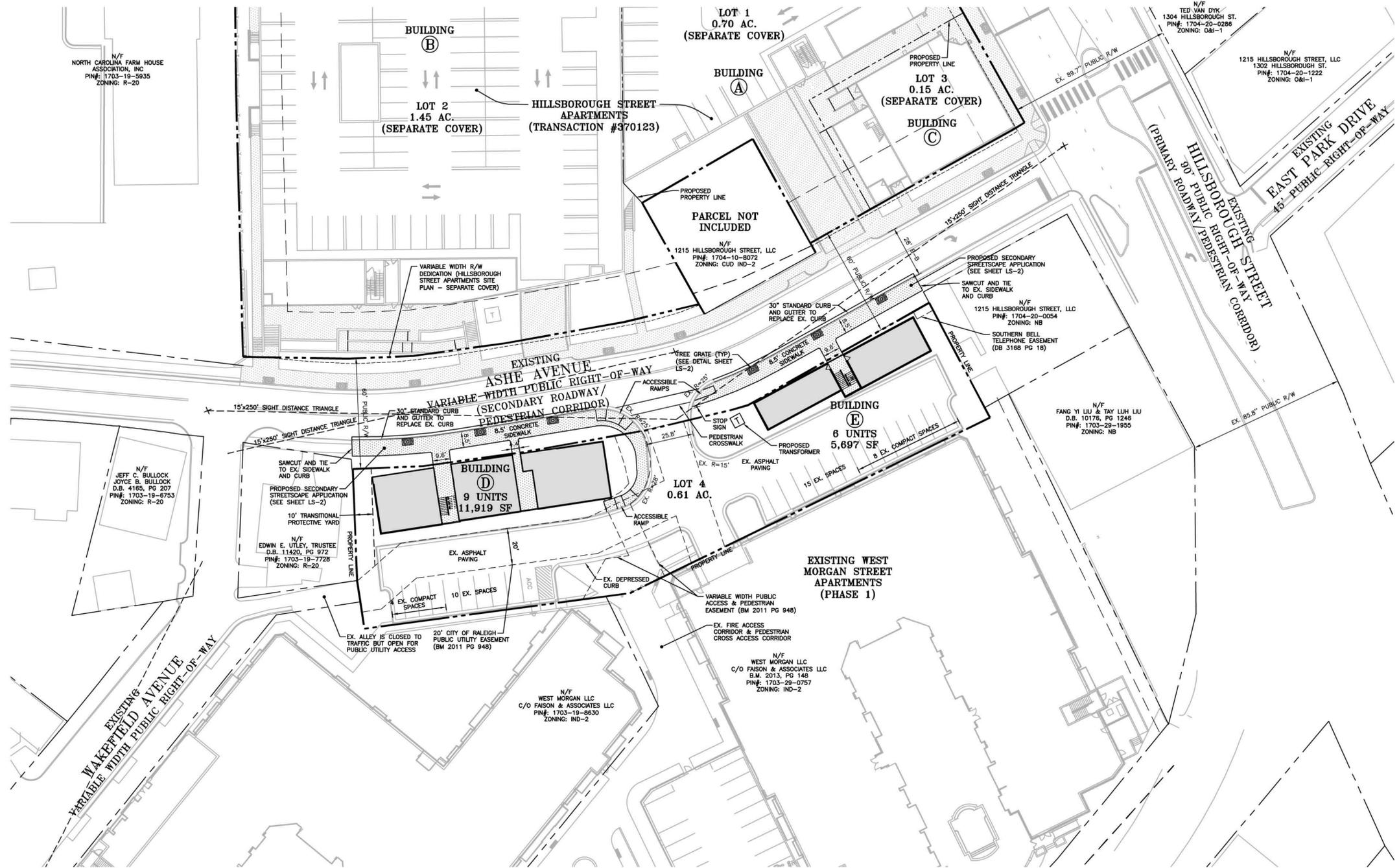
EXISTING IMPERVIOUS: 0.35 AC. (57.4%)
IMPERVIOUS SURFACE PROPOSED: 0.49 AC. (80.3%)

GENERAL SITE NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS, BUILDING DIMENSIONS, MECHANICAL AND PLUMBING DETAILS, AND LOCATION OF ALL APPURTENANCES.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH AND OWNER REPRESENTATIVE.
- ALL ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES. THE CITY ENGINEERING INSPECTIONS DEPARTMENT WILL ENFORCE ADA REQUIREMENTS FOR CONSTRUCTION SITE COMPLIANCE, SITE ACCESSIBILITY, TRAVEL LAND AND SIDEWALK CLOSURES THROUGHOUT CONSTRUCTION.
- ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
- DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENTLY ON PLAN.
- ALL UTILITY SERVICES TO BUILDINGS SHALL BE UNDERGROUND ON SITE UNLESS OTHERWISE NOTED.
- ALL PARKING LOT STRIPING AND DIRECTIONAL ARROWS SHALL CONFORM TO CURRENT MUTCD STANDARDS.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
- LANDSCAPE PLANTINGS AT ENTRANCE/EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT ENTRANCE/EXIT LOCATIONS, PER CITY STANDARDS.
- THE CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL SHEET FOR SPECIFIC DETAILS.
- ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
- FINAL LIFT OF ASPHALT, AND PROPOSED STREETScape/HARDSCAPING ALONG RIGHT OF WAY TO BE PLACED AFTER BUILDING CONSTRUCTION IS COMPLETE BUT PRIOR TO SEEKING BUILDING OCCUPANCY.
- WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.
- LIGHTING PLAN WITH LUMEN CALCULATIONS ARE REQUIRED AT THE TIME OF FINAL SITE PLAN APPROVAL.
- SITE WENT THROUGH COORDINATION DESIGN REVIEW TRANS #364141.

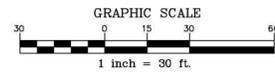
ACCESSIBILITY NOTES

- ALL SIDEWALKS ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND FOR PERSONS WITH MOBILITY IMPAIRMENTS.
- EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), ADA STANDARDS FOR ACCESSIBLE DESIGN, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC** ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No. C-0268
(800) 733-2646 McAdamsCo.com

FUSION
2907 Providence Road, Suite 305
Charlotte, NC 28211
760-377-0799
www.fusionnc.com

FMW REAL ESTATE

NORTH CAROLINA LANDSCAPE ARCHITECTURE
1307
MORGAN PURDY

REVISIONS:

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

105 ASHE APARTMENTS
PRELIMINARY SITE PLAN
RALEIGH, NORTH CAROLINA
PRELIMINARY SITE PLAN

PROJECT NO: SFA-13000
FILENAME: SFA13000-S2
DESIGNED BY: MDS/RCA
DRAWN BY: MDS
SCALE: 1"=30'
DATE: 08-01-2013
SHEET NO. C-2

McADAMS

DESIGN
DEVELOPMENT
PACKAGE



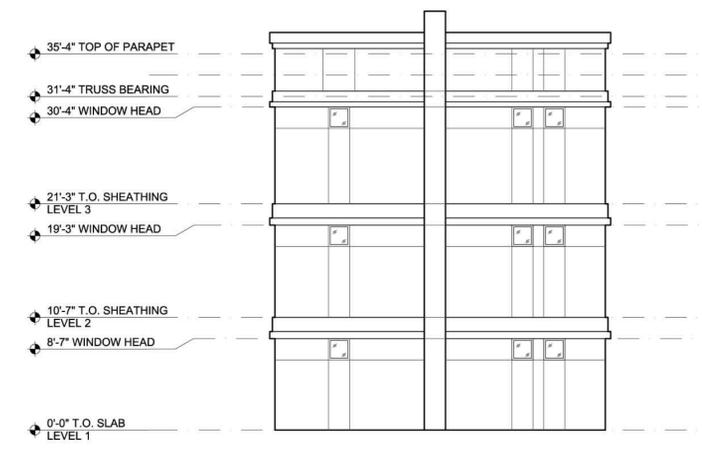
ASHE APARTMENTS
RALEIGH, N.C.

PROJECT NUMBER: 12-156
ISSUED: JULY 19, 2013

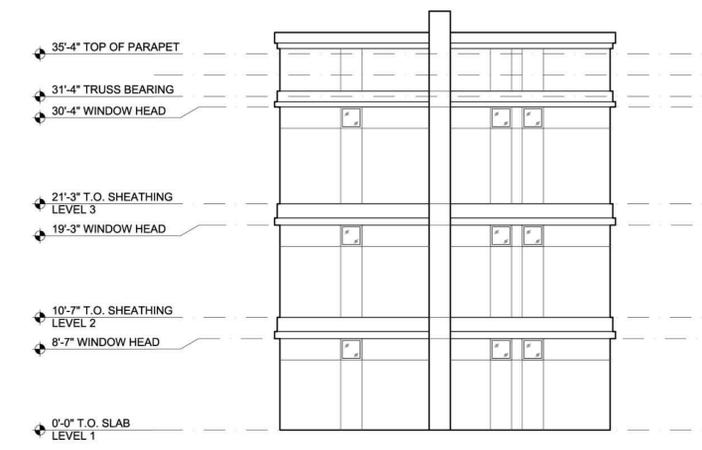
REVISIONS:

EXTERIOR ELEVATIONS

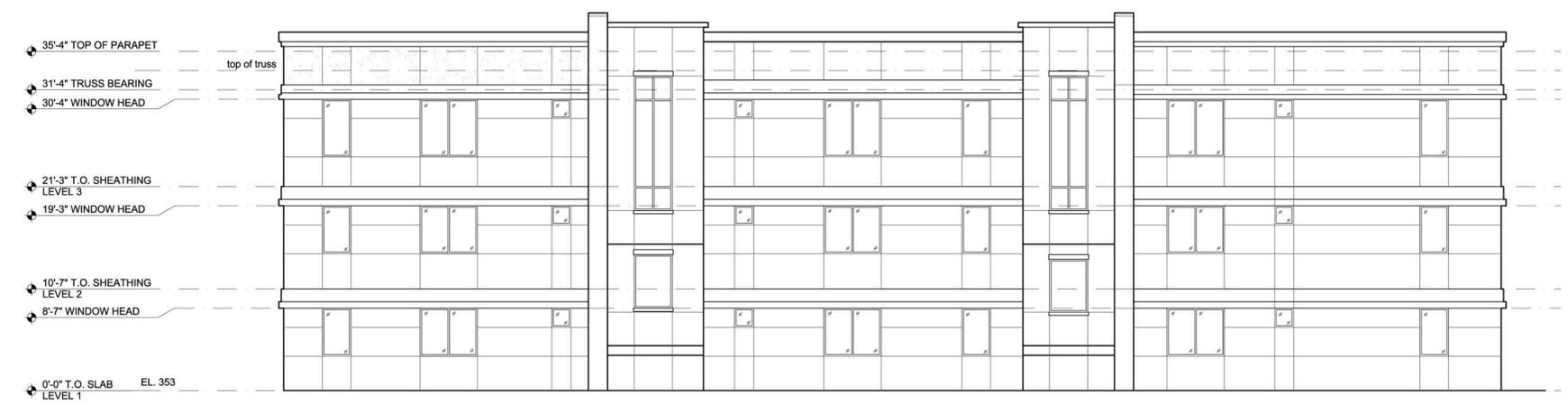
A2.1



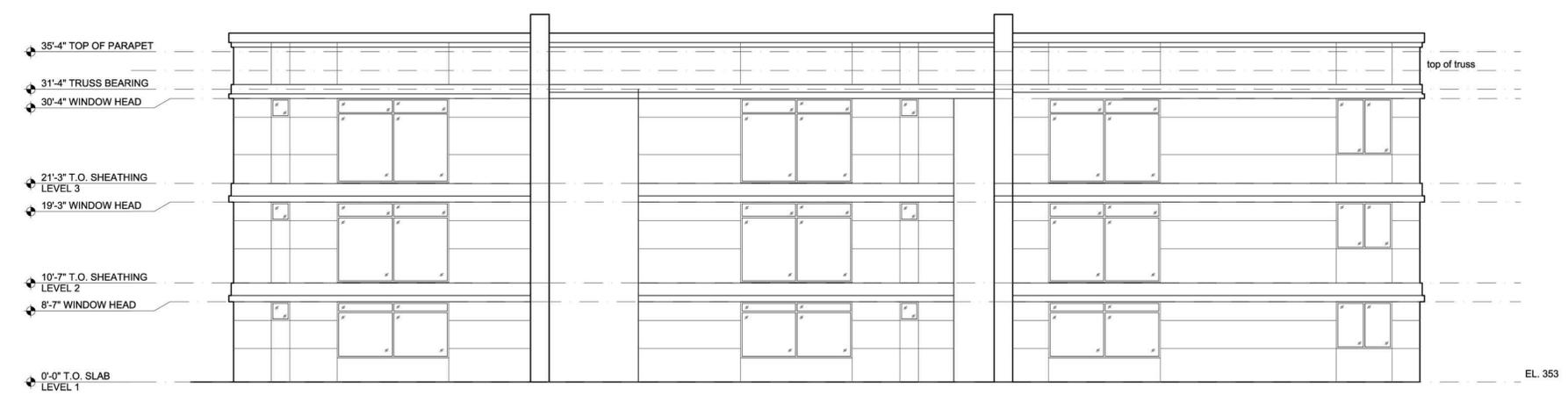
3 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"



4 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"