

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Comet Raleigh Apartments			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 8705 Louisburg Road			
Site P.I.N.(s): 1748-72-4414			
Please describe the scope of work. Include any additions, expansions, and change of use. 224 unit Apartment Complex with clubhouse pool and other amenities.			
Current Property Owner/Developer Contact Name: Phillip E. Perry, Sr. managing member Perry Farms, LLC NOTE: please attach purchase agreement when submitting this form.			
Company: Comet Development, LLC		Title: Seth Coker, Manager	
Address: 309 Gallimore Dairy Road Suite 102 Greensboro, NC 27409			
Phone #: 336-544-2655		Email: SCoker@CometDev.com	
Applicant Name: Joe Faulkner, RLA			
Company: CE Group, Inc.		Address: 301 Glenwood Ave. Suite 220 Raleigh, NC 27603	
Phone #: 919-367-8790		Email: Joe@CEGroupInc.com	

DEVELOPMENT TYPE + SITE DATE TABLE**(Applicable to all developments)**

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes No	Wetlands Yes No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes No

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:



Date:

Printed Name:

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2520



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>											
<table><tr><th>Building Type</th><th>Site Transaction History</th></tr><tr><td><input type="checkbox"/> Detached</td><td><input type="checkbox"/> General</td></tr><tr><td><input type="checkbox"/> Attached</td><td><input type="checkbox"/> Mixed use</td></tr><tr><td><input checked="" type="checkbox"/> Apartment</td><td><input type="checkbox"/> Open lot</td></tr><tr><td><input type="checkbox"/> Townhouse</td><td><input type="checkbox"/> Civic</td></tr></table>		Building Type	Site Transaction History	<input type="checkbox"/> Detached	<input type="checkbox"/> General	<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Building Type	Site Transaction History										
<input type="checkbox"/> Detached	<input type="checkbox"/> General										
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use										
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot										
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic										
Development name: Comet Raleigh Apartments											
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>											
Property address(es): 8705 Louisburg Road											
Site P.I.N.(s): 1748-72-4414											
Please describe the scope of work. Include any additions, expansions, and change of use. 224 unit Apartment Complex with clubhouse pool and other amenities.											
Current Property Owner/Developer Contact Name: Phillip E. Perry, Sr. managing member Perry Farms, LLC NOTE: please attach purchase agreement when submitting this form.											
Company: Comet Development, LLC	Title: Seth Coker, Manager										
Address: 309 Gallimore Dairy Road Suite 102 Greensboro, NC 27409											
Phone #: 336-544-2655	Email: SCoker@CometDev.com										
Applicant Name: Joe Faulkner, RLA											
Company: CE Group, Inc.	Address: 301 Glenwood Ave. Suite 220 Raleigh, NC 27603										
Phone #: 919-367-8790	Email: Joe@CEGroupInc.com										

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): RX-4-PK-CU	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage: 21.601 Ac ³ 36	New gross floor area: 250,557 SF
# of parking spaces required: 272	Total sf gross (to remain and new): 250,557 SF
# of parking spaces proposed: 335 Spaces	Proposed # of buildings: 5
Overlay District (if applicable):	Proposed # of stories for each: 4
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Multi-unit Living	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 5.935 ac. Square Feet: 258,451 sf
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: Yes	
Flood study: FEMA Map Panel #: 3720174800J Dated 5/2/2006	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 224 Units	Total # of hotel units:
# of bedroom units: 1br 128 2br 96 3br	4br or more
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, Joe Faulkner, RLA will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 7/22/21
Printed Name: Seth Coker, Manager Comet Development, LLC	

Page 2 of 2

REVISION 02.19.21

raleighnc.gov

DEVELOPER

COMET DEVELOPMENT, LLC
309 GALLIMORE DAIRY RD, SUITE 102
GREENSBORO, NC 27409
CONTACT: SETH COKER, MANAGER
TEL: (336) 544-2655
EMAIL: scoker@cometdev.com

OWNER

PERRY FARM, LLC.
404 EMERSON DR
RALEIGH NC 27609-4537

ZONING CONDITIONS (Z-034-20)

For that portion of the Property zoned RX-4-PK-CU:

- Property owner shall maintain a seventy-five-foot (75') building setback along the shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 235 (Lot 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C, attached, illustrates the setback area adjacent to these properties.
- Property owner shall maintain a twenty-foot (20') wide buffer area along those shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 235 (Lot 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C, attached, illustrates the location of this buffer area.
- Outside of the buffer area but before any structure or parking areas, and excluding those areas within a stream buffer, property owner shall construct a fence at least 6.5' tall. Notwithstanding the above, in no event may a fence be located in any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence.
- Residential land uses as described in UDO Section 6.1.4 shall be the only principal uses permitted on the property.
- Along this portion of the property's common boundary line with adjacent properties zoned R-30 (Wake County), the Neighborhood Transition standards of UDO Article 3.5 shall apply.
- The maximum number of dwelling units shall be 224 dwelling units.
- Development on this portion of the property shall include a private community amenity area with active recreation features, consisting of at least 10,000 square feet of land area.
- For portions of this area the property developed with the apartment building type, a minimum of thirty-five percent (35%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 4.h, for development with the apartment building type shall mean land area (i) located outside of public right-of-way; (ii) located outside any vehicular drive aisle; (iii) located outside a vehicular parking area; and (iv) not covered by a principal building. Land area associated with any private community amenity area provided in accordance with Condition 4.g may count toward this open area requirement so long as it complies with the definition of Open Area in this condition.
- For portions of this area of the property developed with the detached house, attached house or townhome building types, a minimum of thirty percent (30%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 3.g, shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with Condition 4.g may count toward this open area requirement so long as it complies with the definition of Open Area in this condition.

Those three zoning areas located east of Forestville Road (portions of the property subject to Conditions 2, 3 & 4) shall be interconnected by a multi-use path measuring at least eight (8') feet wide. This path may be located within the public right-of-way or on private property, and may be in-lieu of a public sidewalk, subject to approval by the City.

COMPLIANCE WITH ABOVE REZONING CONDITIONS:

- 75-foot building setback has been provided along parcels identified in above zoning condition.
- 20-foot wide buffer along shared boundary line has been provided.
- 6.5-foot fence has been provided outside of the buffer area.
- Proposed use is Multi-unit living per Sec.6.1.4.
- Neighborhood Transition Buffers have been shown adjacent to required properties.
- Proposed units 224.
- Clubhouse with pool provided at entrance consisting of approximately 15,000 sf of land area.
- Open space area in excess of 35% has been provided.
- Property is being developed with Multi-Unit Living (Apartments) so condition does not apply.
- 8-foot sidewalk has been provided along Hartham Park Avenue Extension to provide pedestrian access as required.

PARKWAY FRONTAGE REQUIREMENTS

- BUILDING SETBACK FROM PRIMARY STREET - 50' MIN.
- PARKING SETBACK FROM PRIMARY STREET - 50' MIN.
- PEDESTRIAN ACCESS REQUIRED MIN. 1' PER LOT *
- PEDESTRIAN ACCESS SPACING (MAX.) 300' *
- WIDTH OF PEDESTRIAN ACCESS WAY MIN. 10' MAX. 20'
- US 401 / LOUISBURG ROAD IS AN NCDOT CONTROLLED ACCESS HIGHWAY AND PEDESTRIAN ACCESS WILL NOT BE ALLOWED. PUBLIC ROAD ACCESS WITH 8-FOOT SIDEWALK IS PROVIDED VIA HARTHAM PARK AVENUE EXTENSION TO FORESTVILLE ROAD.

BLOCK PERIMETER EXEMPTIONS

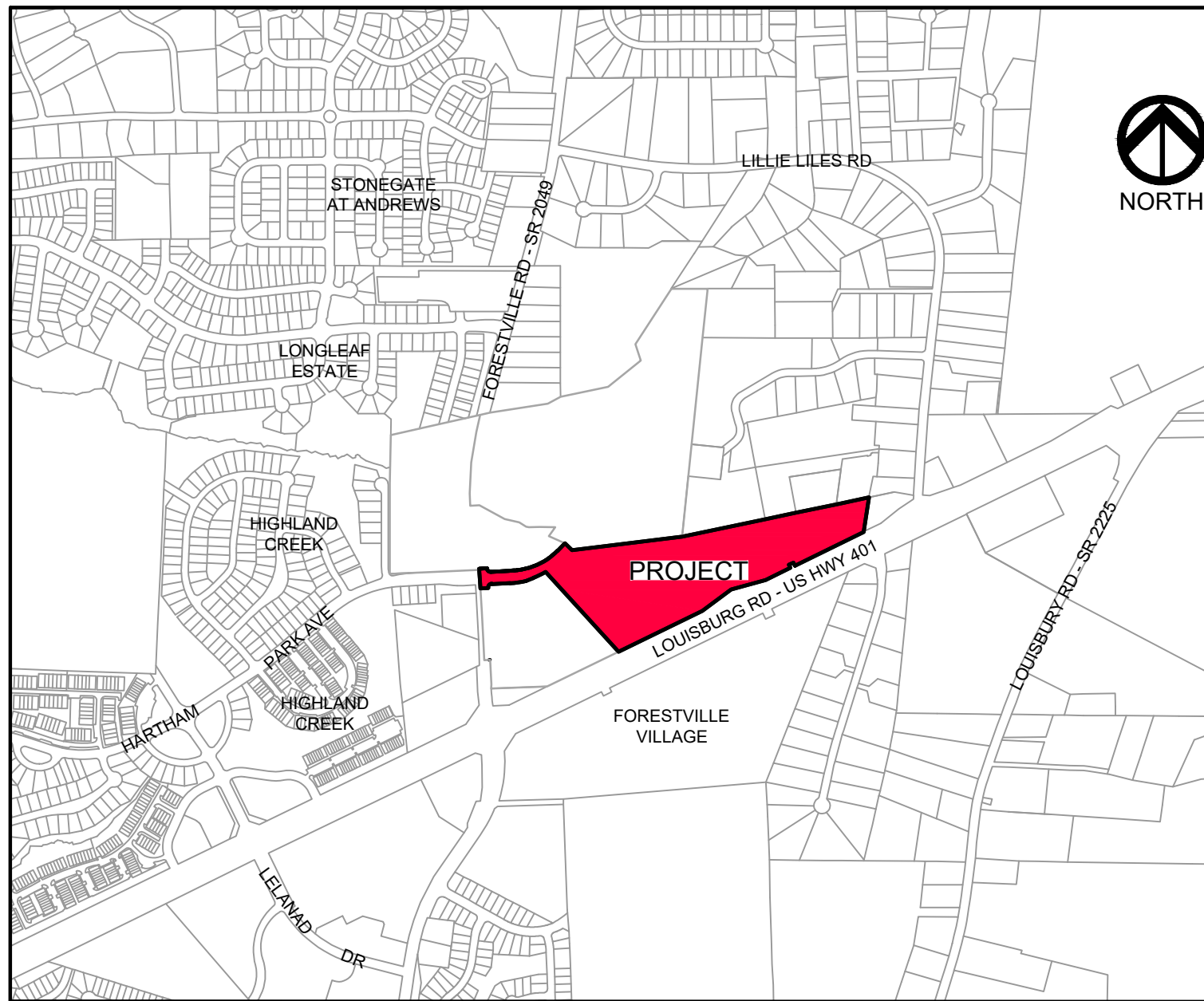
- Sec. 8.3.2.A.1.b.vi.
- THE CREATION (ON THE PROPERTY TO BE DEVELOPED) OR CONTINUATION (ON AN ADJACENT PROPERTY) OF ANY NEW STREET OR STREET SUBWOOLBUS HWY 401 (LOUISBURG RD) IS A CONTROLLED ACCESS HIGHWAY.
- Sec. 8.3.2.A.1.b.vi.
- THE NEW STREET OR STREET SUB RIGHT-OF-WAY, INCLUDING UTILITY PLACEMENT EASEMENT, WOULD CONSUME MORE THAN 15% OF EITHER THE AREA OF THE IMPACTED ADJACENT PROPERTY OR THE PROPERTY TO BE DEVELOPED.

CROSS ACCESS EXEMPTIONS

- Sec. 8.3.5.D.5.a.
- THE ABUTTING PROPERTY (TO WHICH A DRIVEWAY IS TO BE SUBMITTED) IS IN A RESIDENTIAL ZONING DISTRICT (EXCEPT FOR R-10) OR OCCUPIED BY AN ATTACHED, DETACHED, OR TOWNHOUSE BUILDING TYPE.
- Sec. 8.3.5.D.5.b.iii.
- STEEP SLOPES IN EXCESS OF 25% WITHIN 10 FEET OF THE PROPERTY LINE.

ADMINISTRATIVE SITE REVIEW ASR-0071-2021 FOR COMET RALEIGH APARTMENTS 2801 FORESTVILLE RD RALEIGH, NORTH CAROLINA

JULY 28, 2021
REVISED APRIL 18, 2022



VICINITY MAP

1" = 1000'

NOTES:

SOLID WASTE COMPLIANCE STATEMENT: "DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL."

TRANSPORTATION NOTES:

- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY'S PUBLIC WORKS DEPARTMENT AND TRANSPORTATION FIELD SERVICES TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACTS SHALL BE:
RENE HAAGEN (919) 996-2483 OR rene.haagen@raleighnc.gov
KENNETH RITCHIE (919) 996-2009 OR kenneth.ritchie@raleighnc.gov
NOMI OTTO (919) 996-6446 OR nomi.otto@raleighnc.gov
- THE CONTRACTOR SHALL OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE, FROM THE PUBLIC WORKS DEPARTMENT AT (919) 996-2483 AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON, AND FAX NUMBER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT (919) 996-2500 TO OBTAIN A STREET CUT PERMIT.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB & GUTTER, SIDEWALKS, AND STREET TO EXISTING CONDITION OR BETTER.
- 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 STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL EASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED. SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-1 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & 4.0' MINIMUM COVER IS REQUIRED ON ALL SEWER MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
 - INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. **NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE SIZE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.**
 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAL FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - INCREASE INTERCEPTOR / OR WATER SEPARATION SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



INDEX TO DRAWINGS

COVER	1
EXISTING CONDITIONS PLAN	2
RECORDED PLAT	3
SITE PLAN	4 - 5
GRADING AND DRAINAGE PLAN	6 - 7
HARTHAM PARK AVE	8
FORESTVILLE RD WIDENING PLAN	9
UTILITY PLAN	10 - 11
OFF-SITE UTILITY EXTENSION	12
TREE CONSERVATION PLAN	13
LANDSCAPE	14 - 15
LIGHTING PLAN	16 - 17
FIRE PROTECTION PLAN	18
STREET TYPOLOGY PLAN	19
POND 1 DETAIL	21
POND 2 DETAIL	22
ARCHITECTURAL ELEVATIONS BUILDING 1	B3.1 - B3.2
SITE DETAIL	22
BLOCK PERIMETER PLAN	23
ARCHITECTURAL ELEVATIONS BUILDING 1	B3.1 - B3.2
ARCHITECTURAL ELEVATIONS BUILDING 2	B3.3 - B3.4
ARCHITECTURAL ELEVATIONS BUILDING 3	B3.5 - B3.6
ARCHITECTURAL ELEVATIONS BUILDING 4	B3.7 - B3.8
CLUBHOUSE ELEVATIONS	B3.C.1
GARAGE ELEVATIONS	B3.G.1-B3.G.2
COMPACTOR DETAILS	SB1.1

SITE DATA

CURRENT OWNER: PERRY FARM, LLC
SITE ADDRESS: 8705 LOUISBURG ROAD
WAKE FOREST, NC 27587
1748-72-4414
PIN: 12849 / 1995
DEED BOOK / PAGE: VACANT
CURRENT USE: MULTIFAMILY APARTMENTS
PROPOSED USE: ZONED: RX-4-PK-CU (RESIDENTIAL MIXED USE)
GROSS SITE AREA: 940,938 SF / 21.601 AC
FORESTVILLE ROAD RW DEDICATION: 42,831 SF / 0.983 AC
HARTHAM PARK AVE. EXT. RW DEDICATION: 6,766 SF / 0.155 AC
APARTMENT SITE NET DEVELOPMENT AREA: 891,351 SF / 20.463 AC
COMMON OPEN AREA: 1
COMMON OPEN AREA REQUIRED: 311,973 SF / 7.162 AC (35%)
COMMON OPEN AREA PROVIDED: 633,574 SF / ±14,545 AC ±7.1.1%

PROPOSED NUMBER OF UNITS:
1 BEDROOM UNITS: 128
2 BEDROOM UNITS: 96
TOTAL DWELLING UNITS: 224

BUILDING 1: 61,236 SF
BUILDING 2: 61,236 SF
BUILDING 3: 61,236 SF
BUILDING 4: 61,236 SF
CLUBHOUSE: 5,613 SF
TOTAL GROSS: 250,557 SF

AMENITY AREA REQUIRED @ 10%: 89,135 SF
AMENITY AREA PROVIDED: 89,443 SF (10%)

DIMENSIONAL REQUIREMENT:
LOT AREA: 7,500 SF MIN.
BUILDING SETBACKS / BUILD-TO:
PRIMARY STREET: 5' MIN.
SIDE STREET: 5' MIN.
SIDE LOT LINE: 0' OR 6' MIN.
REAR LOT LINE: 0' OR 6' MIN.
PARKING SETBACKS:
FRONT STREET: 10'
SIDE STREET: 10'
SIDE LOT LINE: 0'
REAR LOT LINE: 0'
BUILDING HEIGHT: 4 STORIES 68' HT

EXISTING IMPERVIOUS AREA: 3,350 SF / 0.08 AC

IMPERVIOUS AREA:
PROPOSED: 251,777 SF / 5.780 AC
FUTURE: 6,000 SF / 0.138 AC
TOTAL: 257,777 SF / 5.918 AC

TREE CONSERVATION AREA REQUIRED:
10% OF NET SITE AREA = ± 89,135 SF
TREE CONSERVATION AREA PROVIDED:
PRIMARY: 89,443 SF (11.8% OF SITE)

PARKING CALCULATION
REQUIRED PARKING:
1 SPACE PER 1.48R UNIT = 128 SPACES
1.5 SPACES PER 2.8R UNIT = 144 SPACES
TOTAL REQUIRED SPACES = 272 SPACES
PROVIDED PARKING = 335 SPACES (INCLUDES 13 HANDICAP SPACES)
BIKE SPACES REQUIRED @ 1 SPACE / 20 UNITS = 12 SPACES
BIKE SPACES PROVIDED = 12 SPACES



January 03, 2022

Trefyn Carter
Comet Development

Will Serve Letter for:
NE Raleigh Project
401 & Forestville Road

Dear Trefyn,

This is a letter of support for trash and/or recycling services for the property at the above location.

GFL Environmental strives to achieve one all-encompassing goal: To provide a waste collection service that is so streamlined and stress-free that it falls almost entirely out of our customers' minds.

Our goal has always been to provide a level of service that is truly unmatched by anyone in the industry. From sustainable efforts, environmentally conscious decisions, and a caliber of customer support unparalleled by any service-based company, we have always aspired to be more than what we are today.

We thank you for the opportunity to provide waste and recycling services at your property here in Raleigh.

Sincerely,

John Shelor
GFL Environmental USA Inc.
Account Manager - Raleigh Hauling Branch
(919) 534-3739
(M) 919-720-6310

3741 Conquest Drive, Garner, NC 27529
Tel.: 919-862-7100 | Fax: 919-773-0503 | jglen@com

PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

DATE	REVISIONS
04/18/22	1
01/24/22	2
11/29/21	3



301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

ADMINISTRATIVE SITE REVIEW
COMET RALEIGH APARTMENTS
COVER
2801 FORESTVILLE RD
RALEIGH, NORTH CAROLINA

Date: JULY 28, 2021

Scale: N/A

Drawn: RJH

Checked: AJF

Project No: 010-273

Computer Dwg. Name: 010-273 cover

Sheet No:

1
Of 23

