Preliminary Subdivision Application

Planning and Development





INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)						
Conventional Subdivision Compa		Compact Development	Conservation Development		Cottage Court	
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District						
GENERAL INFORMATION						
Scoping/sketch plan case number(s):						
Development name (subject to approval): Edgewater Commons						
Property Address(es): 5000 RALEIGH BEACH RD,1135 N ROGERS LN, 1900 SOUTHALL RD, 2909 SUNRISE VALLEY PL, 2901 SUNRISE VALLEY PL, 2908 SUNRISE VALLEY PL, 1840 SOUTHALL RD, 1800 SOUTHALL RD, 5655 NEW BERN AVE						
Recorded Deed PIN(s): 1734348949, 1734444978, 1734457082,1734446512, 1734442585, 1734444466, 1734445013, 1734545103, 1734531715, 1734641204						
What is your project type?	Single far Apartmen	-		X Other: Conver	Attached houses	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form						
Company: AP		Owner/Developer Name and Title: Wayne Hightower, President				
Address: 1201 Edwards Mill Road, Suite 300, Raleigh, NC 27607						
Phone #: 919-	Email: whightow	Email: whightower@aacre.com				
APPLICANT INFORMATION						
Company:	JDavis Architects	Contact Name an	Contact Name and Title: Ken Thompson, PLA, Senior Assoc.			
	Address: 510 S. Wilmington St, Raleigh, NC 27601		01			
Phone #: 919-	835-1500	Email: kent@jda	Email: kent@jdavisarchitects.com			

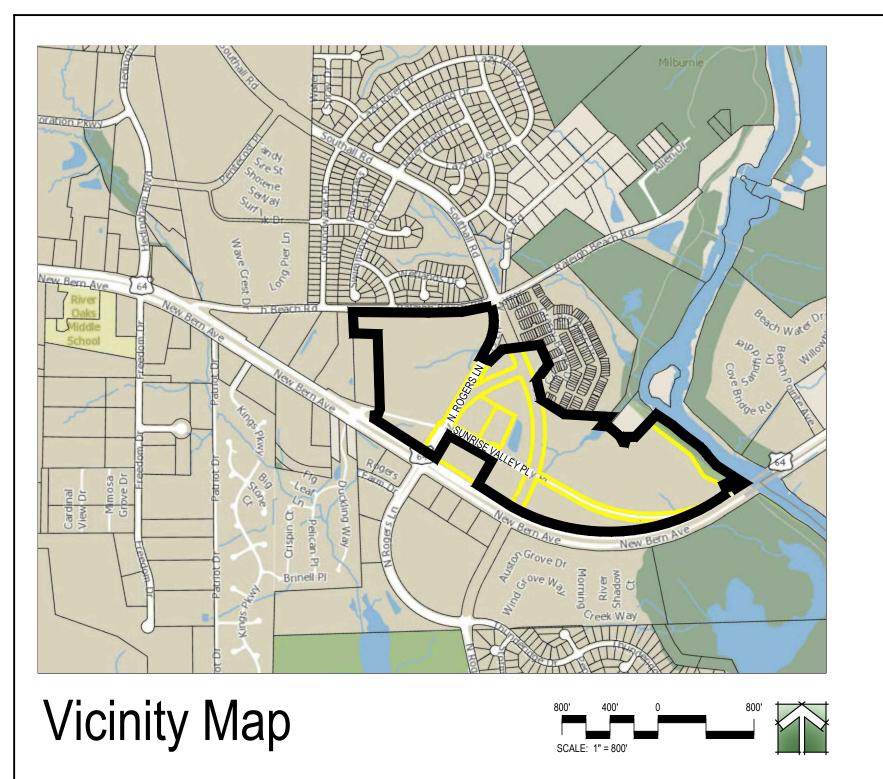
Continue to page 2 >>

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)					
(Applicable to all developments) ZONING INFORMATION					
Gross site acreage: 55.99 AC					
Zoning districts (if more than one, provide acreage of each): PD underlying CX-5					
Overlay district: N/A	Inside City limits? ✓ Yes No				
Conditional Use District (CUD) Case # Z-24-2019	Board of Adjustment (BOA) Case # A- N/A				
	RINFORMATION				
Existing Impervious Surface: Acres: 3.36 AC Square Feet:	Proposed Impervious Surface: Acres: 44.70 AC Square Feet:				
Neuse River Buffer ✓ Yes No	Wetlands ✓ Yes				
Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #:					
NUMBER OF LO	TS AND DENSITY				
Total # of townhouse lots: Detached -0-	Attached -0-				
Total # of single-family lots: -0-					
Proposed density for each zoning district (UDO 1.5.2.F):	-0-				
Total # of open space and/or common area lots: -0-					
Total # of requested lots: 21					
SIGNATUR	RE BLOCK				
I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity. SIGNED ORIGINAL APPLICATION TO BE MAILED TO CITY					
Signature:	Date:				
Printed Name: Wayne Hightower, President APG Capital					
Signature:	Date:				
Printed Name:					

Please email your completed application to <u>SiteReview@raleighnc.gov</u>.

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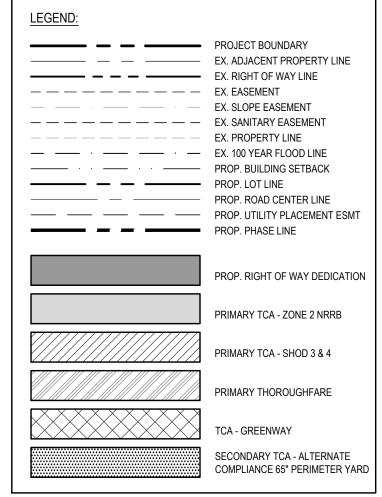
REFERENCE: Z-24-2019

SUB-0023-2021

Preliminary Subdivision

1st Submittal: March 31, 2021 2nd Submittal: August 20, 2021 3rd Submittal: October 26, 2021 4th Submittal: December 16, 2021 5th Submittal: February 7, 2022

Edgewater Commons



SEE SHEET 0.1 FOR ZONING CONDITIONS

Sheet Index

COVER	0.0
ZONING CONDITIONS	0.1
RECORDED MAP - BM2010, PG590	1.0
EXISTING CONDITIONS AND DEMOLITION PLAN	C1.0
TREE CONSERVATION PLAN	LT1.1
SUBDIVISION PLAN	L1.1
ENLARGED SITE PLAN	L1.2
ENLARGED SITE PLAN - NORTH ROGERS AND US 64	L1.3
LOTS AND EASEMENTS PLAN	L2.1

OPEN SPACE PLAN PHASING PLAN SITE DETAILS SITE DETAILS OVERALL UTILITY PLAN ENLARGED UTILITY PLAN - WEST ENLARGED UTILITY PLAN - EAST OVERALL GRADING AND DRAINAGE PLAN

ENLARGED GRADING AND DRAINAGE PLAN - WEST

ENLARGED GRADING AND DRAINAGE PLAN - EAST NITROGEN LOADING CALCULATIONS SCM 1 PLAN AND DETAILS SCM 2 PLAN AND DETAILS SCM 4 PLAN AND DETAILS LANDSCAPE PLAN (CODE COMPLIANT) LANDSCAPE DETAILS

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS. . THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- . PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE 4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- 5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION. 6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- 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 PLAT 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 BASS, NIXON AND KENNEDY, INC, IN RALEIGH NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER

 FIRE DEPARTMENT NOTES 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN OCTOBER 2020.
- 0. 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 WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- I. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM 12. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.

16. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS 17. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.

WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

19. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, STRUCTURES, AND RETAINING WALLS) ARE PERMITTED

PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.

20. THE APPARATUS ROAD SURFACE SHALL EXTEND TO WITHIN 150 FEET ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING. DISTANCE MAY INCREASE TO 200 FEET (NFPA 13R) OR 250 FEET (NFPA13). (NCFC 503.1.1).

14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.

NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.

18. UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

21. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1). 22. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION. 23. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

13. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT TREE CONSERVATION NOTE

- THIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2. REFER TO LT1.1 FOR PROPOSED TREE CONSERVATION PLAN. TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES 15. 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.
 - PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
 - 3. A PERMIT REQUEST WITH A TOPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL. 4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
 - 5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABLILITY ACT (ADA) REQUIREMENTS; RALEIGH STREET DESIGN MANUAL (RSDM).
 - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBLITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

Project Team

APG Capital 1201 Edwards Mill Rd Raleigh, North Carolina 27607 919-834-4488 (fax) W Hightower@aacre.com

DEVELOPER APG Capital 1201 Edwards Mill Rd Raleigh, North Carolina 27607 919-832-1110 919-834-4488 (fax)

W Hightower@aacre.com

LANDSCAPE ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) kent@jdavisarchitects.com

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david.dunn@BNKinc.com

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Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919.851.4422 919.851.8968 (fax) david.dunn@BNKinc.com

Know what's below. Call before you

SURVEYOR

Application

REQUIRED BLOCK PERIMETER CANNOT BE MET DUE TO

UDO SECTION 8.3.2 BLOCK PERIMETER

BLOCK WEST OF ROGERS LANE

ii. THE RESULTING STREET CONNECTION, IF COMPLETED, WOULD NEITHER REDUCE THE PERIMETER OF THE OVERSIZED BLOCK BY AT LEAST 20 PERCENT NOR RESULT IN

RESPONSE: BY EXTENDING SUNRISE VALLEY PL. TO RESERVOIR RD. THROUGH THE SITE THE RESULTING OVERSIZED BLOCK DECREASES FROM THE EXISTING 5,930 LF TO 5,090 LF, THIS IS ONLY A 15% REDUCTION OF THE OVERSIZED LOT AND STILL EXCEEDS THE ALLOWED 4,000 LF

BLOCK EAST OF ROGERS LANE

2. 8.3.2.1.B.VI.D - PARK OR OPEN SPACE. 3. SEC. 8.3.2.1.B.VI.C - WATER COURSE WITH DRAINAGE AREA GREATER THEN 1 SQUARE MAXIMUM ALLOWED OF 4,000 LF BECAUSE OF THE THREE STATEMENTS LISTED ABOVE

1. Z-24-19, CONDITION 9.C NO CROSS ACCESS TO THE EDGEWATER TOWNHOMES

UDO SECTION 8.3.5.D CROSS ACCESS

- CROSS ACCESS CANNOT BE PROVIDED TO
- PIN 1734545563 BECAUSE THE PROPERTY IS ZONED R-4 AND IS LESS THEN 2.0 AC
- PIN 1734343873 AND PIN 0774647662 (EDGEWATER TOWNHOMES) ZONING CASE Z-24-2019
- PIN 1734441281 BECAUSE OF STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE (8.3.5.D.5.b.iii)

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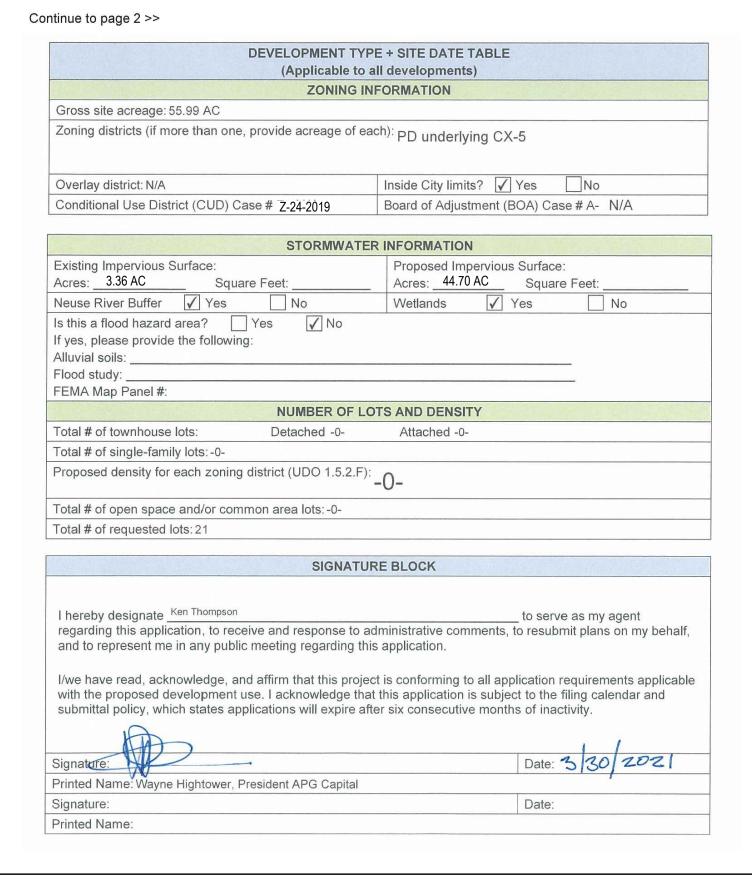


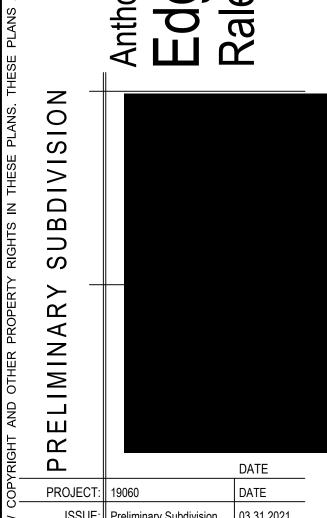
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	le family Townhou tment Non-resi		Attached houses		

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NOTE: Please attach purchase agreement when submitting this form Company: APG Capital Owner/Developer Name and Title: Wayne Hightower, President Address: 1201 Edwards Mill Road, Suite 300, Raleigh, NC 27607 Phone #: 919-582-3119 Email: whightower@aacre.com APPLICANT INFORMATION Contact Name and Title: Ken Thompson, PLA, Senior Assoc. JDavis Architects Address: 510 S. Wilmington St, Raleigh, NC 27601 Phone #: 919-835-1500 Email: kent@jdavisarchitects.com

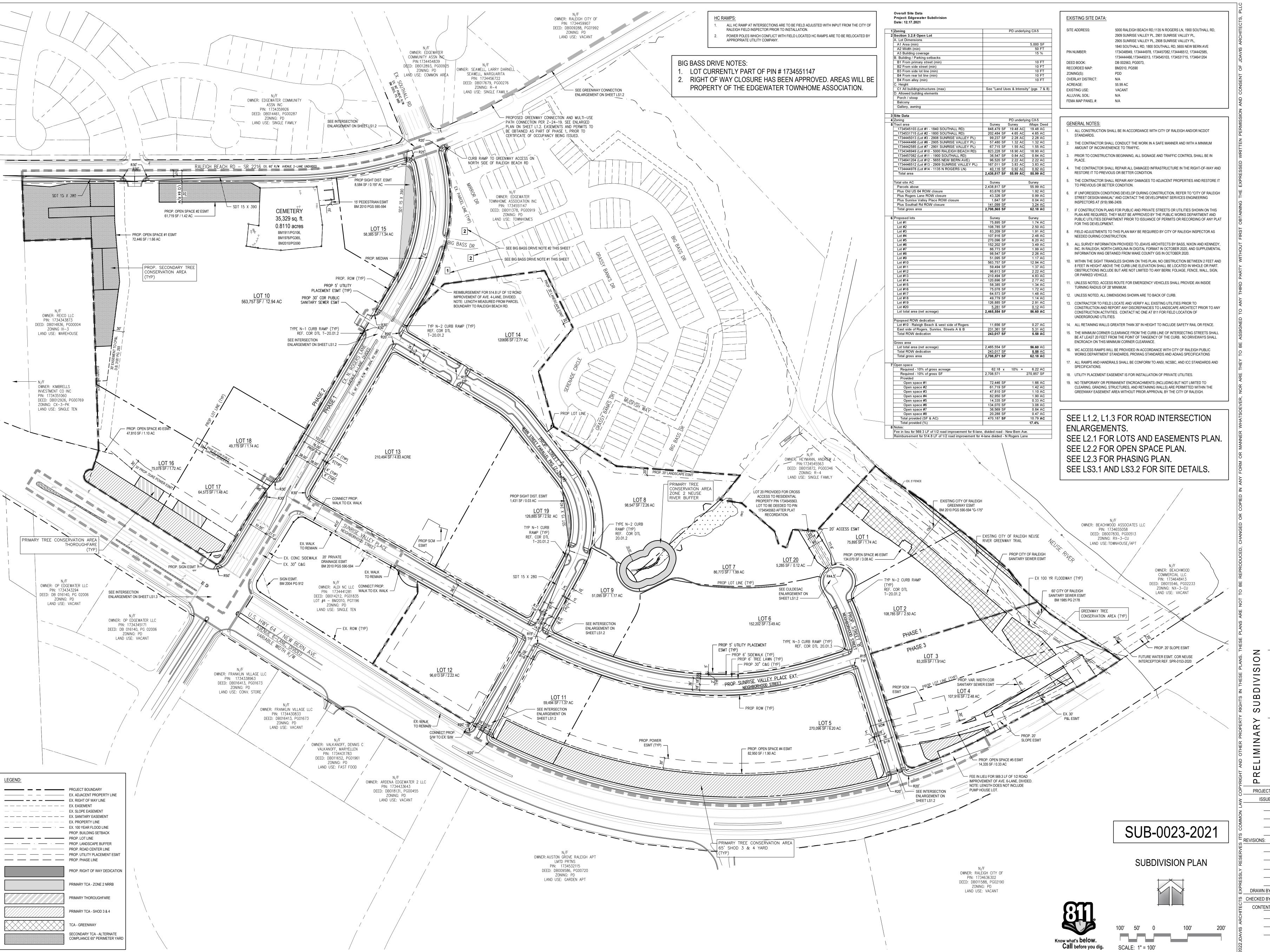




		DATE
	19060	DATE
	Preliminary Subdivision	03.31.2021
	1st Review Comments	08.20.2021
	2nd Review Comments	10.26.2021
	3rd Review Comments	12.16.2021
	4th Review Comments	02.07.2022
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E REVISIONS:





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0 \geq $\mathbf{\Omega}$ \simeq DATE PROJECT: 19060 ISSUE: Preliminary Subdivision

1st Review Comments 2nd Review Comments 3rd Review Comments 4th Review Comments 02.07.2022

DRAWN BY: KT, CHK CHECKED BY: | K CONTENT:

