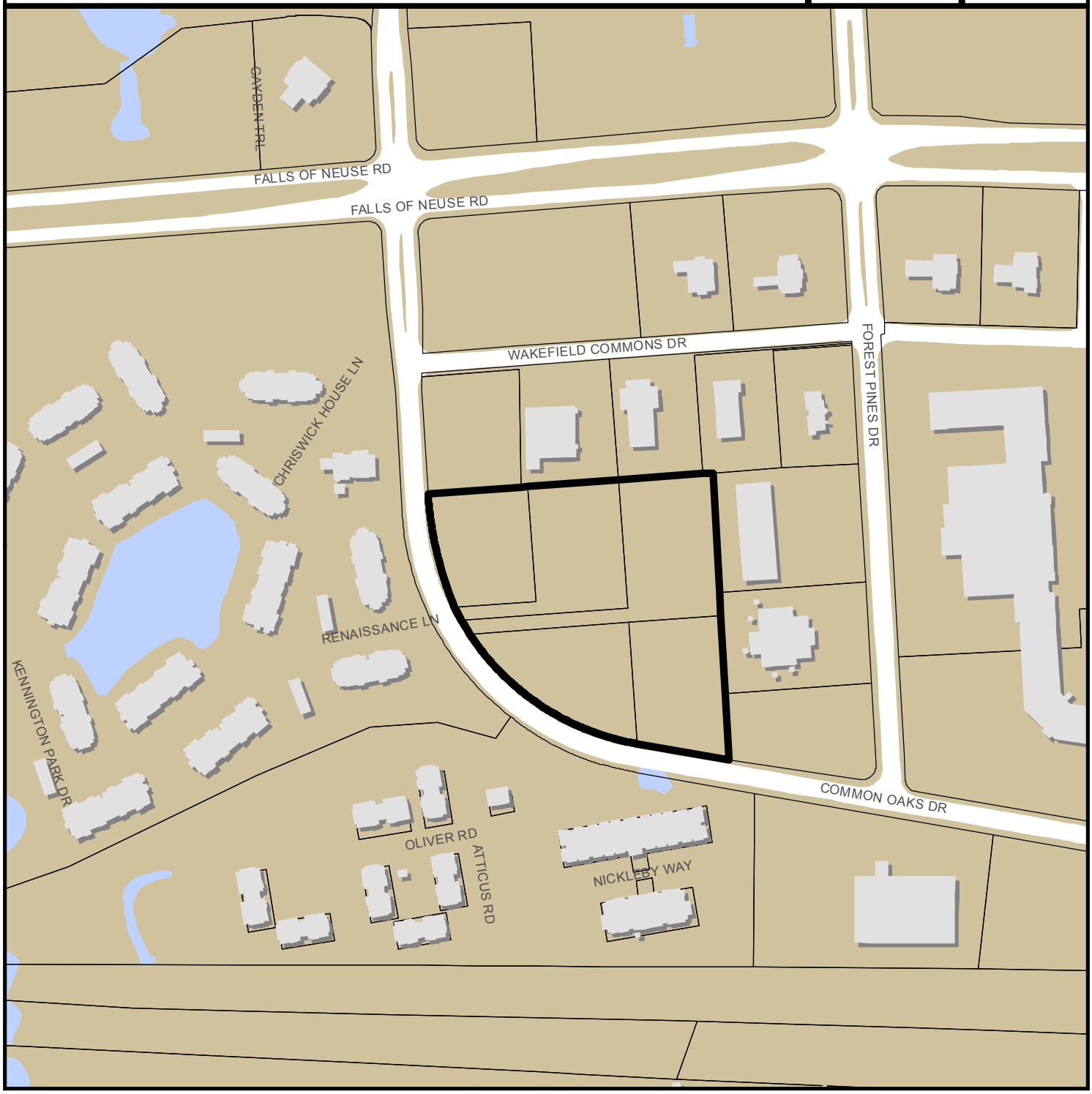
WAKEFIELD COMMONS APARTMENTS
GH-4-2015



Zoning:	**CUD O&I-1, UWPOD**
CAC:	**North**
Drainage Basin:	**Richland Creek**
Acreage:	**6.94**
Square feet:	**47,793**

Planner:	**Justin Rametta**
Phone:	**(919) 996-2665**
Applicant:	**Taft Development Group**
Phone:	**(252) 752-7101**

Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

GH-4-15

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☒ Preliminary Administrative Site Plans ☒ Group Housing ** ☐ Multifamily (Infill)**	☐ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 457315 Assigned Project Coordinator Sandra Assigned Team Leader Ramatta
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

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

GENERAL INFORMATION

Development Name Wakefield Commons Apartments

Proposed Use Apartments

Property Address(es) Common Oaks Drive

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1739-39-8681	1739-48-0681 ✓	1739-48-2599 ✓	1739-48-0364 / 1739-48-3301 ✓

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. The unit density is less than required.
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)	Company	Taft Development Group	Name (s)		
	Address	2217 Stantonsburg Road Greenville, NC 27834			
	Phone	252-752-7101	Email	dustin@tdgnc.com	Fax 252-758-1002
CONSULTANT (Contact Person for Plans)	Company	Triangle Site Design, PLLC	Name (s)	Matt Lowder, PE	
	Address	4006 Barrett Drive Suite 203 Raleigh, NC 27609			
	Phone	919-553-6570	Email	mlowder@trianglesitedesign.com	Fax

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

Zoning Information	Building Information
Zoning District(s) CUD O&I-1	Proposed building use(s) Apartments
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District UWPOD	Proposed Building(s) sq. ft. gross 43,793
Total Site Acres 6.936 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 43,793
Off street parking Required 172 Provided 172	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- 3-13	
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ☐ No
Proposed Impervious Surface 2.70/117,545 acres/square feet	If Yes, please provide
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ 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.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? ☐ Yes ☐ No
3. Total # Of Apartment Or Condominium Units 80	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 80	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 56 3br 24 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 11.52	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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 DUSTIN T. MILLS / MATT LOWDER 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 12.21.15

Signed _____ Manager Date

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)	☐				
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
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)	☒	☐	✓		
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	☒		✓		
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site or Subdivision Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☒	☐	✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☒	☐	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☒	☐			
i) Transportation Plan	☐	☒			✓
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	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
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	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☒	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓	✓	
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	☐	☒	✓		✓

Secondary
Tree Conservation Area
32'/65' perimeter yard
31,647.05 sf or .7265 acres

Total Site Acres: 6.89 Acres or 300,174 SF
x 10% = 30,017 SF of required
Tree Conservation Area
TOTAL Tree Conservation Area provided:
31,647.05 sf or .7265 acres

TREE CONSERVATION PLAN METES AND BOUNDS

40 20 0 40 80

COALY DESIGN
LANDSCAPE ARCHITECTURE
537 E. Martin Street
Raleigh, NC 27601
919.539.0012

WAKEFIELD COMMONS

COMMON OAKS BOULEVARD
RALEIGH, NC

TREE CONSERVATION PLAN

Consultants

Professional Seals

[redacted]

Date Issued:	12.18.15
Scale	1"=40'
Drawn by:	RP
Checked by:	KJW

Revisions

No.	Description	Date	By

LA-2

PLOTTED: 12/15/2015 12:31:05 PM - DRAWING: P:\TAFT DEVELOPMENT\2014-127 RALEIGH, NC\MPE\FROM RM3\12-15-15\2014-127_L1 - STANDARD\2014-127_L1.DWG - PLOTTED BY: LEIGH GOMEZ - COPYRIGHT 2015

1 SITE LIGHTING PLAN
1" = 30'-0"

GENERAL LIGHTING NOTES:

1. LIGHT POLES SHALL BE DIRECTED AND PROVIDED CUT-OFF AS INDICATED TO AVOID ENCROACHMENT ON ADJACENT PROPERTY.
2. LOCATIONS SHOWN ARE APPROXIMATE, ADJUST AT SITE TO AVOID OTHER UTILITY OR STRUCTURE CONFLICTS.
3. CIRCUITING SHALL BE DIRECT BURY AND SERVED FROM HOUSE PANEL OR METERED TRANSFORMER AS INDICATED.
4. ALL FIXTURES SHALL HAVE PHOTOCELL CONTROL.
5. INSTALLATION SHALL COMPLY WITH LOCAL JURISDICTIONAL DIRECTIVES.
6. CIRCUITS BELOW PARKING OR TRAFFIC SURFACE SHALL BE 24" MINIMUM DEPTH BELOW SURFACE TREATMENT REQUIREMENTS IN OTHER DIVISIONS OF THE WORK

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
▭	A	26	TWR1 150S	DIE-CAST GENERAL PURPOSE WALLPACK WITH GLASS REFRACTOR	ONE 150-WATT CLEAR ED-17 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.	15800	1.00	189
○	B	10	MR2 LED 60C 700 40K T3M HS	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE II LENS WITH HOUSE SIDE SHIELD	LED	Absolute	1.00	132

REVISIONS

PROJECT 2014-127
DATE 12-04-15
DRAWN BY / CHECKED BY SR

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

WAKEFIELD COMMONS APARTMENTS
RALEIGH, NC

SITE LIGHTING - PHOTOMETRICS

RELEASED FOR CONSTRUCTION

SL.01