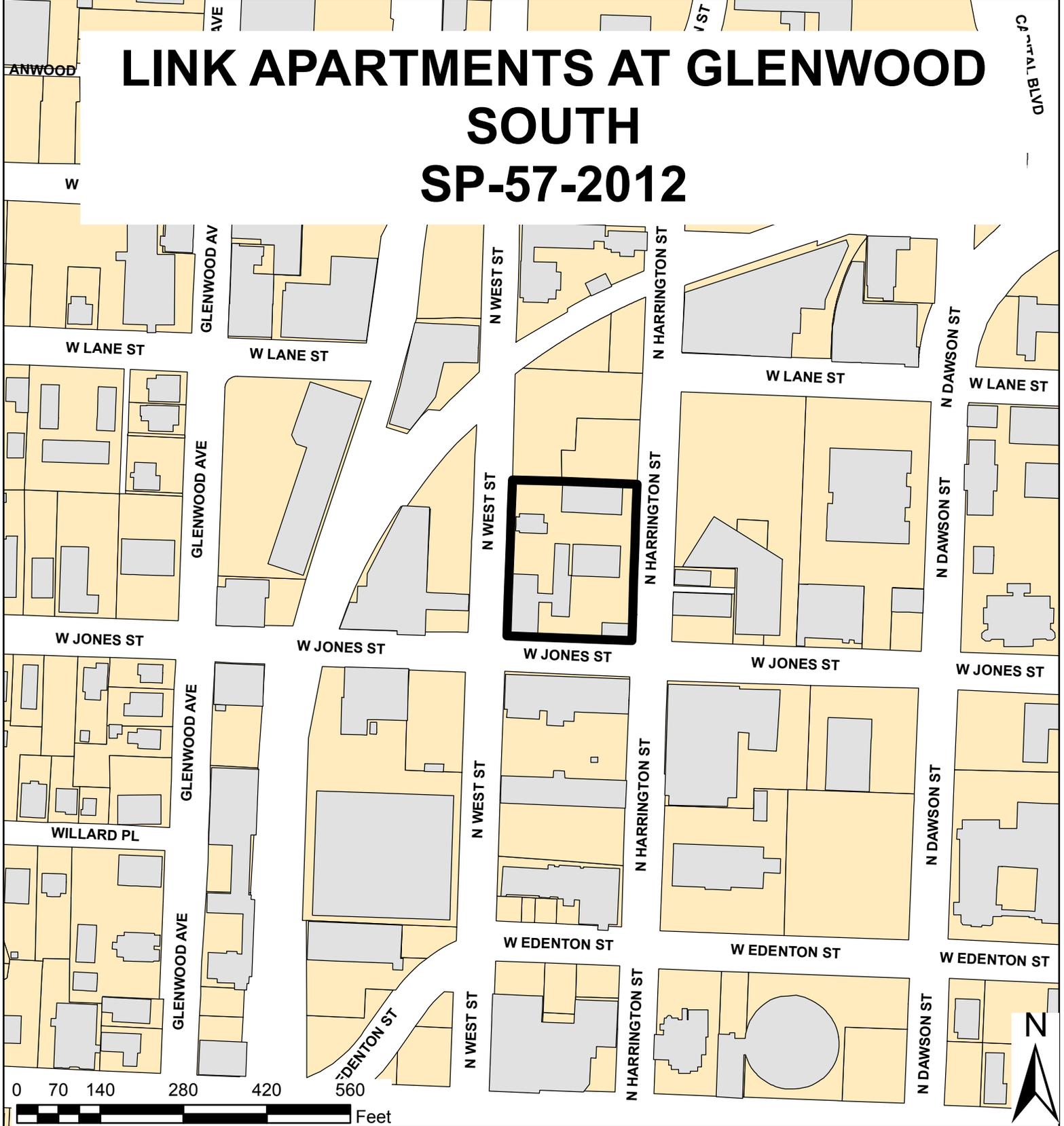


LINK APARTMENTS AT GLENWOOD SOUTH

SP-57-2012



Zoning: **IND-2**
 CAC: **North Central**
 Drainage Basin: **Pigeon House**
 Acreage: **1.27**

Number of Lots: **1**
 Planner:
 Phone:
 Applicant Contact:
 Phone:

Eric Hodge
(919) 996-2639
Cline Design Assoc.
(919) 833-6413



Planning & Development

SP-57-12

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

SP-57-12

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 <div style="font-size: 2em; font-family: cursive;">350878</div>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Link Apartments At Glenwood South

Proposed Use Multifamily Apartments

Property Address(es) 201 N. Harrington Street, Raleigh, NC 27603-1319

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

P.I.N. 1704-50-1197	P.I.N.	P.I.N.	P.I.N.
---------------------	--------	--------	--------

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 <u>not</u> requiring Planning Commission or City Council approval. N/A
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Residential Development within the Downtown Overlay District (DOD) with additional residential density.
CLIENT (Owner or Developer)	Company Grubb Properties, Inc. (Developer) / PHP Development, LLC (Owner)
	Name (s) Tom Barker (Developer)
	Address 117 Edinburg South Drive, Suite 112, Cary, NC 27511 (Developer)
	Phone (919) 655-0349 Email tbarker@grubbproperties.com Fax 919-461-3939
CONSULTANT (Contact Person for Plans)	Company Cline Design Associates, PA
	Name (s) Janet Mountcastle, ASLA
	Address 125 N. Harrington Street, Raleigh, NC 27603
	Phone 919.833.6413 Email janetm@clinedesignassoc.com Fax 919.836.1280

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) <u>IND-2</u>	Proposed building use(s) <u>Apartments</u>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <u>5,352 sq.ft.</u>
Overlay District <u>DOD</u>	Proposed Building(s) sq. ft. gross <u>276,119 sq.ft.</u>
Total Site Acres <u>1.27 ac</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <u>281,471 sq.ft.</u>
Off street parking Required <u>187 spaces</u> Provided <u>227 spaces</u>	Proposed height of building(s) <u>70 feet</u>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <u>N/A</u>
BOA (Board of Adjustment) case # <u>A-</u>	Building Lot Coverage percentage <u>N/A</u> (site plans only)
CUD (Conditional Use District) case # <u>Z-</u>	

Stormwater Information

Existing Impervious Surface <u>0.99 ac / 43,186 sf</u> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>1.22 ac / 53,180.2 sf</u> acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: The proposed development seeks to provide high density housing to downtown at roughly 160 units per acre. The principal building is located on the public street edge with architectural elements that connect to the public rights-of-way and a structured parking deck interior to the site. Ground floor units are designed to provide the opportunity for ground floor retail uses in the future. A public sidewalk easement is provided to allow a wider public sidewalk with streetscape improvements to enhance the priority pedestrian streets. The architectural concept design seeks to provide quality elements to accent the features of the building and highlight primary entrances to address pedestrian scale design.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots <u>N/A</u>	12. Total number of all lots <u>1</u>
3. Total # Of Apartment Or Condominium Units <u>203 dwelling units</u>	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	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. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above) <u>203 du</u>	
8. Bedroom Units 1br <u>162 (57 studio)</u> 2br <u>41</u> 3br <u>0</u> 4br or more <u>0</u>	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>159.8 du/ac</u>	
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 Cline Design Associates, PA (Janet Mountcastle) 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 [Signature] Date 12-14-12

Signed _____ Date _____

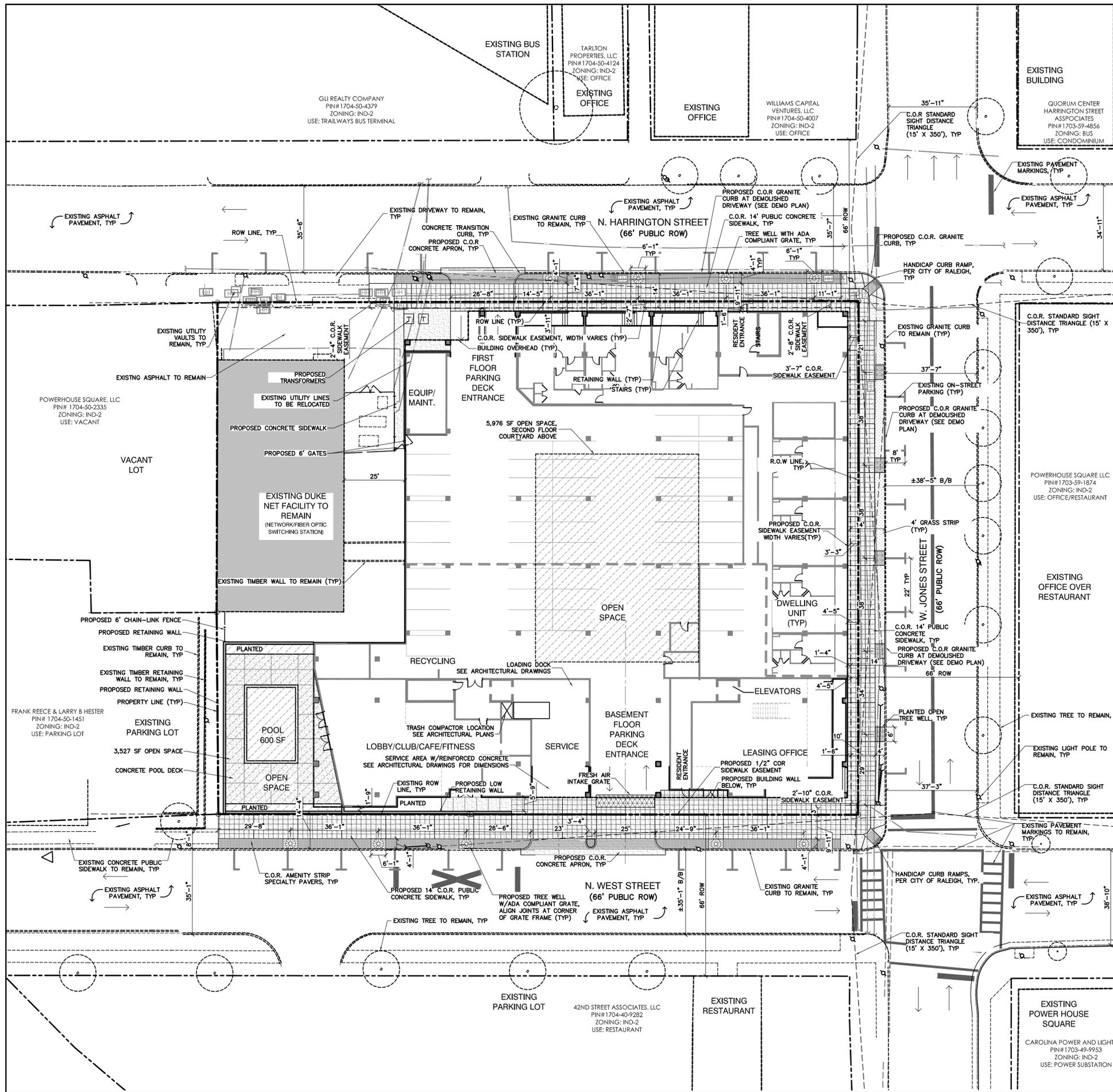
Section B

	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. Preliminary Development Plan Application 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 Preliminary Development Plan Application 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 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	<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"/>				
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"/>

Link Apartments at Glenwood South 201 N. Harrington Street Raleigh, North Carolina

DEVELOPMENT
PLAN SUBMITTAL

NOT FOR CONSTRUCTION



1. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH NCDOT AND/OR THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. ALL NCDOT DRIVEWAY AND/OR ENCROACHMENT PERMITS MUST BE OBTAINED PRIOR TO BUILDING PERMIT ISSUANCE.
2. BASE INFORMATION WAS OBTAINED ELECTRONICALLY FROM STEWART ENGINEERING, RALEIGH, NORTH CAROLINA.
3. ALL DIMENSIONS ARE FROM BACK OF CURB, UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SIDEWALKS WILL BE PROVIDED FROM THE MAIN ENTRANCES OF BUILDINGS TO THE PUBLIC SIDEWALK SYSTEM VIA AN ACCESSIBLE SIDEWALK, WHICH MEETS ADA REQUIREMENTS.
5. ALL LIGHTING AT BUILDINGS ADJACENT TO RESIDENTIAL LOTS AND ALONG PUBLIC RIGHTS-OF-WAY WILL BE SHIELDED.
6. SIGHT DISTANCE TRIANGLE CALCULATIONS PER CITY OF RALEIGH STREETS, SIDEWALKS AND DRIVEWAY ACCESS HANDBOOK.
7. WITHIN THE SIGHT TRIANGLES AND SIGHT EASEMENTS 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, PARKED VEHICLE OR OTHER OBJECT. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION. REFER TO SECTION 10-2086 (A) OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
8. PAVEMENT AND SUB-BASE DESIGN FOR SOLID WASTE CIRCULATION ROUTE SHALL BE CONSISTENT WITH THE RALEIGH SOLID WASTE DESIGN MANUAL (VERSION 2.1, JAN. 14, 2005; 2" OF 1-2 OVER 8" ABC).
9. ALL EXISTING OVERHEAD POWERLINES AND LIGHT FIXTURES ARE TO REMAIN.
10. CONTRACTOR WILL REPLACE OR REPAIR ANY TRAFFIC CONTROL DEVICES DAMAGED DURING CONSTRUCTION.
11. ALL PROPOSED DRIVEWAYS WILL BE RAMP-TYPE DRIVEWAYS PER CITY OF RALEIGH DETAILS AND SPECIFICATIONS.
12. SERVICE VEHICLES SHALL NOT BLOCK THE SIDEWALK OR AT ANY TIME IMPEDE PEDESTRIAN FLOW.
13. FOR ALL PROPOSED DRIVEWAYS, THE DEVELOPER/LAND OWNER IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, DRAINAGE DEVICES, TRAFFIC SIGNAL DEVICES, SEWER CLEANOUTS, FIRE HYDRANTS, METER VAULTS, UTILITY POLES, STREET LIGHTS, CATCH BASINS, OR SIMILAR OBJECTS WITHIN 23 FEET OF THE DRIVEWAY CENTERLINE. CONSTRUCTION DRAWINGS SHALL PROVIDE AN INSET SHOWING ALL DIMENSIONS AND OTHER INFORMATION REQUIRED FOR CONSTRUCTION. THE CONTRACTOR WILL CORRECT ANY ERRORS OR OMISSIONS UNCOVERED IN THE FIELD.
14. PAVERS SHOWN IN RIGHT-OF-WAY TO MATCH STANDARD PAVERS IN EXISTING DOWNTOWN LOCATIONS IN MATERIAL AND PATTERN.
15. IT IS ASSUMED THAT EXISTING UNDERGROUND UTILITIES WITHIN FOUR FEET OF THE BACK OF CURB HAS SUFFICIENT COVER AS NOT TO CONFLICT WITH PROPOSED STREET TREES. IF A CONFLICT OCCURS, AN ALTERNATE MEANS OF COMPLIANCE SHALL BE PROPOSED.

GENERAL NOTES 02

OWNER
PHP DEVELOPMENT, LLC
3111 GLENWOOD AVENUE
RALEIGH, NC 27612-5008
P: (919) 781-7107 F: (919) 787-2316

DEVELOPER
GRUBB PROPERTIES, INC.
117 EDINBURGH SOUTH DR. STE. 112
CARY, NC 27511
P: (919) 655-0349 F: (919) 461-3939

PROJECT PIN NUMBER 1704-50-1197
TOTAL ACREAGE 1.27 AC (55,188 SF)
CURRENT ZONING IND-2/DOD
EXISTING USE VACANT/INDUSTRIAL
PROPOSED USE RESIDENTIAL, 203 DU
PROPOSED DENSITY 159.8 DU/AC (203 DU/1.27AC)
MAX. BLDG HEIGHT NO LIMIT
PROPOSED MAX BLDG HEIGHT 70'

REQUIRED SETBACKS
FRONT 0'
SIDE 0'
REAR 0'

REQUIRED PARKING
203 DU X [1 SPACE/DU] 203 SPACES
DOD CREDIT -16 SPACES
TOTAL PARKING REQUIRED 187 SPACES

PROPOSED PARKING
STRUCTURED PARKING 227 SPACES
(7 HANDICAP SPACES, INCLUDING 2 VAN, 39 COMPACT SPACES)
TOTAL PARKING PROVIDED 227 SPACES
OPEN SPACE
REQUIRED = 5% X 1.27 AC 0.0635 AC (2,766 SF)
PROPOSED =
OUTDOOR POOL DECK 3,527 SF
SECOND FLOOR COURTYARD 5,976 SF
TOTAL PROPOSED OPEN SPACE = 9,503 SF (17%)

PROJECT: 012097
DATE: 12.20.2012
REVISIONS: DATE

DRAWN BY: SP
CHECKED BY: JM/ML
OVERALL
SITE LAYOUT
PLAN



OVERALL SITE LAYOUT PLAN 03

Scale: 1" = 20'

SITE DATA 01

SD1.00

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