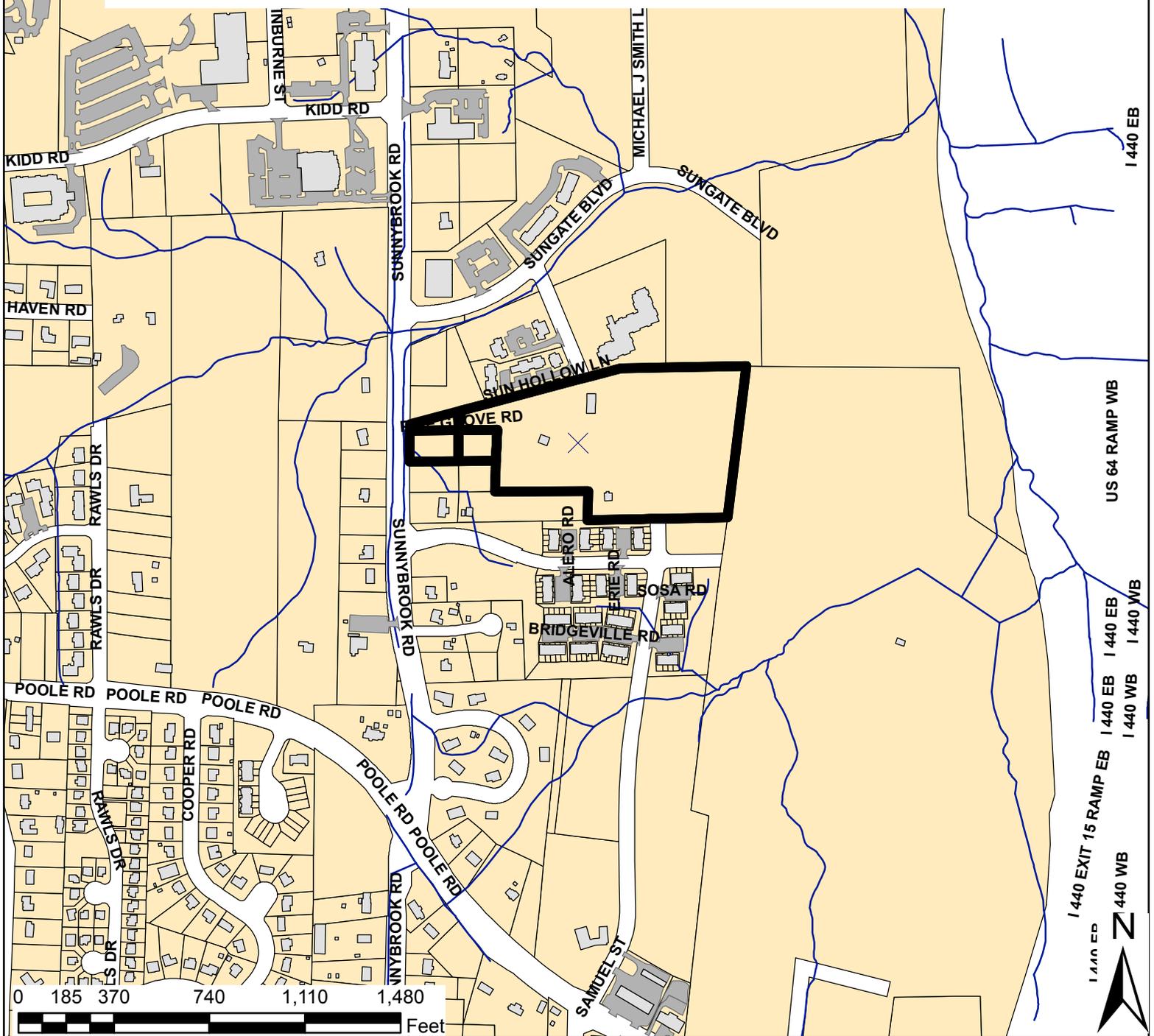


# GRACE'S LANDING APARTMENTS

## GH-10-2013



Zoning: **R-20, CUD & R-6**  
 CAC: **Southwest**  
 Drainage Basin: **Crabtree Basin**  
 Acreage: **13.31**

Number of Units:  
 Planner:  
 Phone:  
 Applicant Contact:  
 Phone:

**180**  
**Meade Bradshaw**  
**(919) 996-2664**  
**Spaulding & Norris**  
**(919) 854-7990**



# Planning & Development

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

*GH-10-2013*

## 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  <i>373700</i>
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name : Grace's Landing Apartments

Proposed Use : Multifamily Apartment Development

Property Address(es) : 3304 Pine Grove Rd, 413 Sunnybrook Rd, 417 Sunnybrook Rd, 423 Sunnybrook Rd, 503 Sunnybrook Rd

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

P.I.N. 1723-47-4286

P.I.N. 1723-37-7336

P.I.N. 1723-37-7219

P.I.N. 1723-37-8299

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:

<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	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. : <b>A density of 13 units/acre does not warrant City Council or Appearance Commission Approval.</b>
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<b>PLANNING COMMISSION OR CITY COUNCIL REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. : Please see the response above.
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<b>CLIENT (Owner or Developer)</b>	Company : STC of North Carolina, LLC		
	Name (s): Stephanie Norris, PE		
	Address : 972 Trinity Rd, Raleigh, NC 27607		
	Phone : 919-854-7990	Email : stephanie@spauldingnorris.com	Fax : 919-854-7925

<b>CONSULTANT (Contact Person for Plans)</b>	Company : Spaulding & Norris, PA		
	Name (s) : Tom Spaulding, PE		
	Address : 972 Trinity Rd, Raleigh, NC 27607		
	Phone : 919-854-7990	Email : tom@spauldingnorris.com	Fax : 919-854-7925

*Map 1723.3110 Drainage Crabtree Southeast CAC R20wd & RL6*

**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) : R-6, CUD R-20	Proposed building use(s) : Multifamily Apartments
If more than one district, provide the acreage of each : 1.83 ac R-6, 11.48 ac CUD R-20	Existing Building(s) sq. ft. gross : N/A
Overlay District : N/A	Proposed Building(s) sq. ft. gross : 218,468 sf
Total Site Acres 13.31 ac    Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) : 218,468 sf
Off street parking Required :372    Provided :372	Proposed height of building(s) : 37'
COA (Certificate of Appropriateness) case # : N/A	FAR (floor area ratio percentage) 0.38
BOA (Board of Adjustment) case # A-: N/A	Building Lot Coverage percentage                      (site plans only)
CUD (Conditional Use District) case # Z-10-02	
Stormwater Information	
Existing Impervious Surface: 0.48 acres/ square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface : 6.87 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      Wetlands <input checked="" type="checkbox"/> Yes <input 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: Constructing public road with sidewalk and street trees within buffer. Project is within 1000' of a public transit stop.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots                      Detached                      Attached	11. Total number of Open Space (only) lots :n/a
2. Total # Of Single Family Lots :n/a	12. Total number of all lots :1
3. Total # Of Apartment Or Condominium Units: 180	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 : n/a	<b>If Yes, please answer the questions below:</b>  <b>a)</b> Total number of Townhouse Lots <b>b)</b> Total number of Single Family Lots <b>c)</b> Total number of Group Housing Units <b>d)</b> Total number of Open Space Lots <b>e)</b> Minimum Lot Size <b>f)</b> Total Number of Phases <b>g)</b> Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No <b>h)</b> Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots :n/a	
6. Total Number of Hotel Units :n/a	
7. Overall Total # Of Dwelling Units (1-6 Above) : 180	
8. Bedroom Units    1br: 12 2br: 108 3br:., 60 4br or more :n/a	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) : R-20= 13.52 units/ac, R-6= 0	
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.

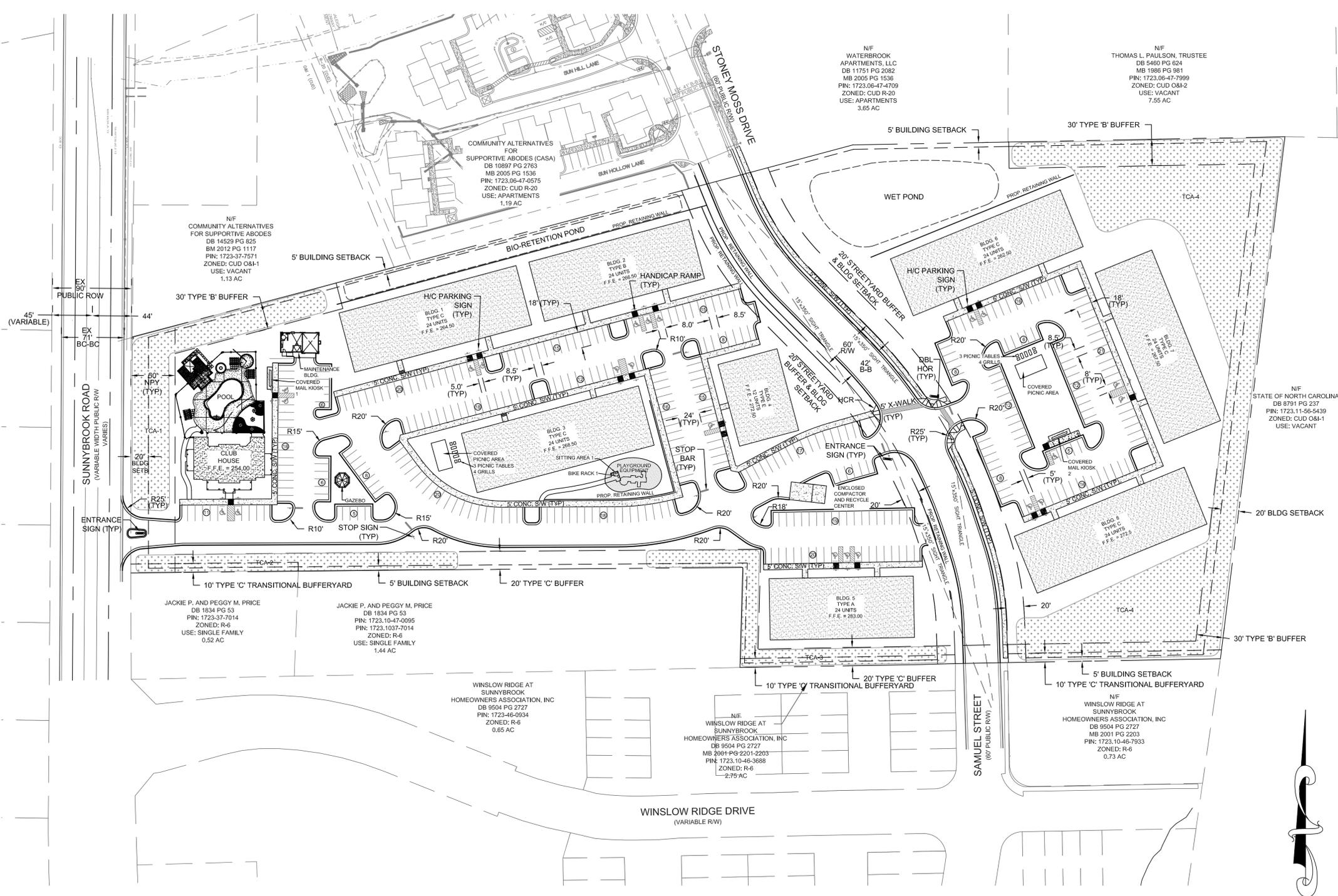
I hereby designate SPAULDING & NORRIS, PA (TOM SPAULDING, PE) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed E. Daniel Jayne Date 8/27/2013  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

Section B					
TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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. <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Checklist</b> 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"/>				
5. Provide the following plan sheets:	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

E:\751 - 500 Projects\759-12 Joyner Property\759-12 Preliminary Plan\_V99-12.dwg Aug 29, 2013 9:47:01am BJB:bjr:amd



**GENERAL NOTES**

- 1) THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-4849 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- 2) EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY ROBINSON & PLANTE, PC & WAKE CO. GIS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE CITY OF RALEIGH.
- 3) ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.

**SITE DATA TABLE:**

SITE ADDRESS: 3304 PINE GROVE RD., 413 SUNNYBROOK RD., 417 SUNNYBROOK RD., 423 SUNNYBROOK RD., 503 SUNNYBROOK RD.  
 PIN: 1723-474286, 1723-377336, 1723-377219, 1723-378299, 1723-378197, 1723-378197  
 EXISTING ZONING: R-6 AND R-20  
 EXISTING USE: VACANT  
 PROPOSED USE: APARTMENTS (MULTI-FAMILY)  
 LOT 1 AREA: 7.19 AC  
 LOT 2 AREA: 5.25 AC  
 RW AREA: 0.87 AC  
 TOTAL PROPOSED PROPERTY ACREAGE: 13.31 AC

**BUILDINGS**  
 TOTAL NUMBER OF BUILDINGS: 8  
 OFFICE/COMMUNITY CENTER BUILDING: 1  
 66-3 BEDROOM UNITS  
 108-2 BEDROOM UNITS  
 6-1 BEDROOM UNITS  
 TOTAL NUMBER OF UNITS: 180

**OFF-STREET PARKING: REQUIRED: 413 PROVIDED: 372 (INCL. 18 HIC SPACES)**  
 BASIS OF DETERMINATION: 1.5 SPACES / 1 BEDROOM UNIT (6 UNITS) = 9 SPACES  
 2.0 SPACES / 2 BEDROOM UNIT (108 UNITS) = 216 SPACES  
 2.5 SPACES / 3 BEDROOM UNIT (66 UNITS) = 165 SPACES  
 1 SPACE / 200 SF OFFICE (3800 SF) = 19 SPACES  
 1 SPACE / 100 SF POOL (1000) = 10 SPACES  
 TOTAL = 413 SPACES

\*PER LANDSCAPE ORDINANCE 10-2082.6, PARKING MAY BE REDUCED BY THE SQUARE FOOTAGE OF REQUIRED LANDSCAPED PLANTING AREA DIVIDED BY 150, BUT NOT TO EXCEED 10%.  
 MAXIMUM REDUCTION = 10% X 413 REQUIRED SPACES = 41 SPACES  
 TOTAL REQUIRED PARKING = 413 - 41 = 372 SPACES

TOTAL TREE CONSERVATION AREA (TCA 1-4): 2.06 ACRES

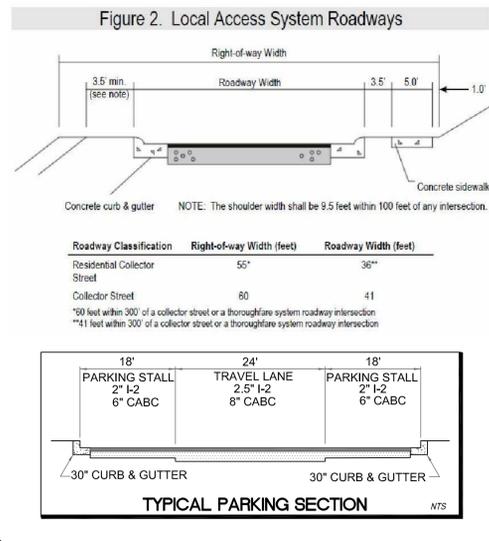
**OWNER/DEVELOPER:**  
 COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES  
 P.O. BOX 12545  
 RALEIGH, NORTH CAROLINA 27605  
 PHONE: (919) 754-9960  
 FAX: (919) 754-9968

**ENGINEER:**  
 SPAULDING & NORRIS, P.A.  
 972 TRINITY ROAD  
 RALEIGH, NORTH CAROLINA 27607  
 PHONE: (919) 854-7990  
 FAX: (919) 854-7925  
 CONTACT: THOMAS J. SPAULDING, P.E. email: tom@spauldingnorris.com  
 BRIAN G. DUNCAN email: brian.duncan@spauldingnorris.com

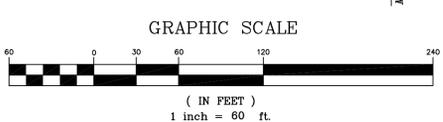
**REZONING CASE Z-10-02**

**CONDITIONS:**  
 Z-10-02 ON THE EAST SIDE OF SUNNYBROOK ROAD, APPROXIMATELY 97 FEET SOUTH OF ITS INTERSECTION WITH SUNGATE BOULEVARD, APPROXIMATELY 21.52 TO BE REZONED FROM RESIDENTIAL-R-6 TO RESIDENTIAL-20 CONDITIONAL USE.

- 1) REIMBURSEMENT FOR REQUIRED RIGHT-OF-WAY DEDICATION SHALL REMAIN AT THE CURRENT R-6 VALUE.
- 2) ANY FENCE CONSTRUCTED UPON THE PROPERTY PARALLEL TO AND WITHIN FIFTY (50) FEET OF THE RIGHT-OF-WAY OF SUNNYBROOK ROAD (AS ESTABLISHED AT SITE PLAN APPROVAL) SHALL BE SEVENTY-FIVE (75%) SCREENED BY PLANTINGS WITHIN FIVE (5) YEARS AFTER INSTALLATION OF SUCH FENCE OR FENCES.
- 3) ALL MECHANICAL EQUIPMENT UPON THE PROPERTY WITHIN ONE HUNDRED (100) FEET OF THE RIGHT-OF-WAY OF SUNNYBROOK ROAD OR SAMUEL STREET (AS ESTABLISHED AT SITE PLAN APPROVAL) AND VISIBLE FROM THE RESPECTIVE RIGHT-OF-WAY SHALL BE NOT LESS THAN SEVENTY-FIVE PER CENT (75%) SCREENED BY PLANTINGS WITHIN (5) YEARS FOLLOWING INSTALLATION OF SUCH MECHANICAL EQUIPMENT.
- 4) UPON DEVELOPMENT OF THE PROPERTY, THERE SHALL BE MADE AVAILABLE TO THE CITY A TRANSIT EASEMENT FIFTEEN (15) FEET WIDE BY TWENTY (20) FEET IN LENGTH ADJACENT TO THE RIGHT-OF-WAY OF SUNNYBROOK ROAD.
- 5) VEHICULAR ACCESS TO THE PROPERTY FROM SUNNYBROOK ROAD SHALL BE LIMITED TO NO MORE THAN ONE CURB CUT (WITH OR WITHOUT A MEDIAN). IN THE EVENT THAT THE PROPERTY IS RECOMBINED OR SUBDIVIDED, ALL RESULTING LOTS SHALL BE PROVIDED ACCESS TO SUNNYBROOK ROAD VIA SUCH CURB CUT.
- 6) WITH THE EXCEPTION OF THE TRANSIT EASEMENT AND THE CURB CUT REFERENCED IN THE FOREGOING CONDITIONS (4) AND (5), UPON DEVELOPMENT OF THE PROPERTY A STREET YARD TWENTY (20) FEET IN WIDTH SHALL BE PROVIDED ALONG THE RIGHT-OF-WAY OF SUNNYBROOK ROAD (AS ESTABLISHED AT SITE PLAN APPROVAL). THE STREET YARD SHALL BE LANDSCAPED AT TWICE THE STANDARD OTHERWISE APPLICABLE UNDER THE CITY CODE. UTILITIES AND STORMWATER INFRASTRUCTURE MAY BE INSTALLED WITHIN SUCH STREET YARD. THIS CONDITION SHALL NOT APPLY TO ANY AREA WITHIN A NEUSE RIPARIAN BUFFER REQUIRED BY THE STATE OF NORTH CAROLINA.
- 7) UPON DEVELOPMENT OF THE PROPERTY, THE OWNER SHALL DEDICATE TO THE CITY OF RALEIGH THE GREENWAY CORRIDOR SEVENTY-FIVE (75) FEET IN WIDTH SHOWN UPON THE PROPERTY ON THE COMPREHENSIVE PLAN ALONG BRANCH NUMBER ONE OF TRIBUTARY E OF CRABTREE CREEK.
- 8) NO TREES SHALL BE CUT UPON THE PROPERTY PRIOR TO THE FINAL APPROVAL OF A GRADING PLAN FOR THE PROPERTY.



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 Spaulding & Norris, PA  
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**DATE:** \_\_\_\_\_

**REVISION:**

NO.	NO.
-----	-----

**SEAL:**

**SPAULDING & NORRIS, PA**  
 Design Consultants  
 972 Trinity Road  
 Raleigh, North Carolina 27607  
 Phone (919) 854-7990 Fax (919) 854-7925

**GRACE'S LANDING APARTMENTS**  
 CITY OF RALEIGH, NORTH CAROLINA  
 GROUP HOUSING PRELIMINARY PLANS  
 SITE PLAN

**DRAWING SHEET**  
**C-1.0**  
 PROJECT NUMBER  
**759-12**