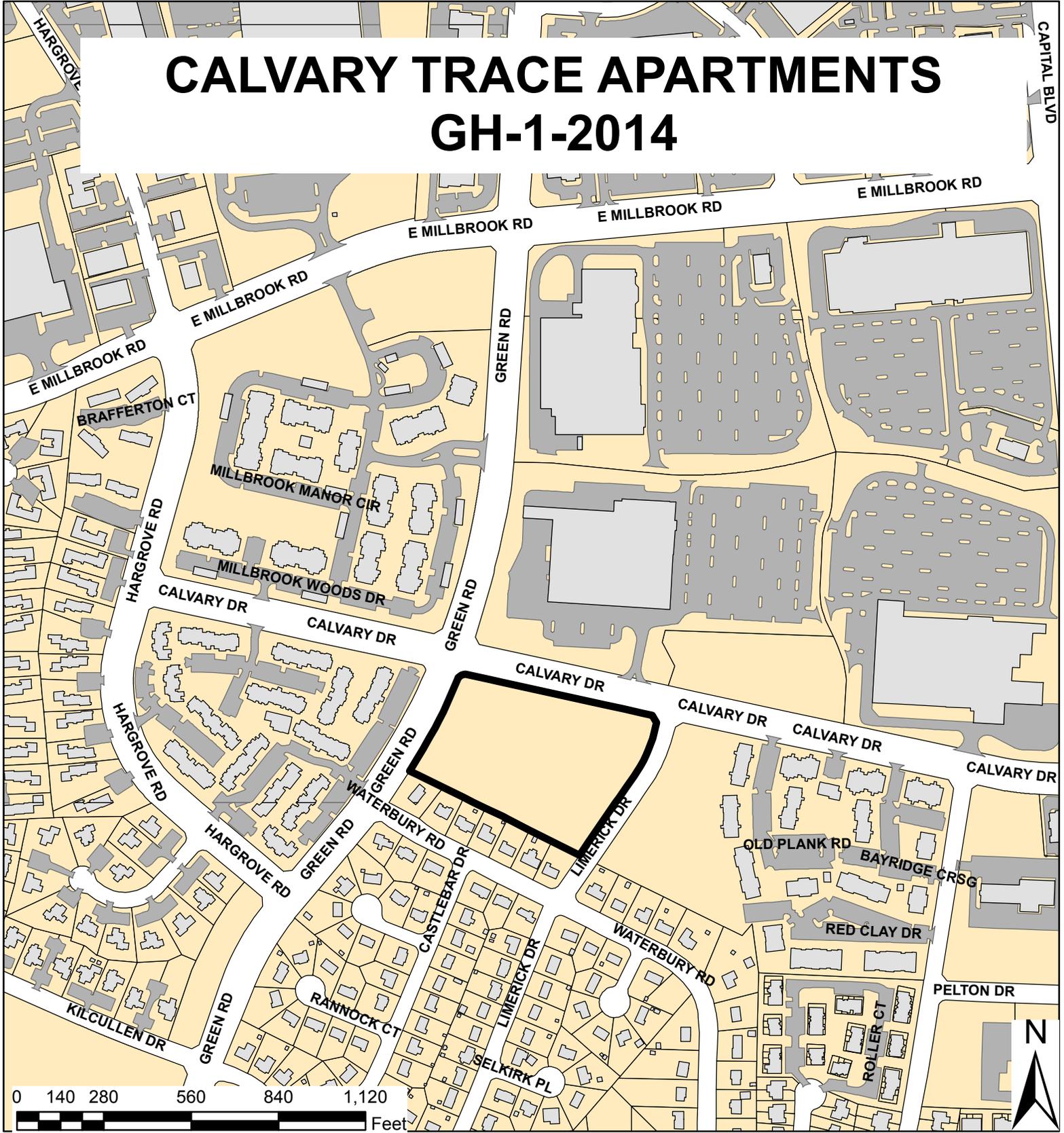


# CALVARY TRACE APARTMENTS GH-1-2014



Zoning:	<b>O&amp;I-1</b>	Number of Units:	<b>92</b>
CAC:	<b>Atlantic</b>	Planner:	<b>Stan Wingo</b>
Drainage Basin:	<b>Marsh Creek</b>	Phone:	<b>(919) 996-2663</b>
Acreage:	<b>6.34</b>	Applicant Contact:	<b>Calvary Trace, LLC</b>
		Phone:	<b>(216) 453-4542</b>



# 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

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 <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"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <b>391457</b> Assigned Project Coordinator  Assigned Team Leader <b>Stan Wingo</b>
* 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 # 376814		
GENERAL INFORMATION		
Development Name Calvary Trace Apartments		
Proposed Use Group Housing		
Property Address(es) 3108 Calvary Drive		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1726-22-7645		
P.I.N. Recorded Deed DB 15514 / PG 2066	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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. Construction of less than 15 units per acre.	
<b>PLANNING COMMISSION</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A	
<b>CLIENT (Owner or Developer)</b>	Company Calvary Trace, LLC	Name (s) Sharon Knuth
	Address 3107 Evans St., Suite G, Greenville, NC 27834	
	Phone 216-453-4542	Email sknuth@pirhl.com
<b>CONSULTANT (Contact Person for Plans)</b>	Company Chandler Engineering, PA	Name (s) Jim Chandler
	Address 309 S. Fuquay Avenue, Fuquay-Varina, NC 27526	
	Phone 919-390-4227	Email jim@chandlerengineeringpa.com

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

Zoning Information	Building Information
Zoning District(s) O&I-1	Proposed building use(s) Apartments
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 0
Overlay District N/A	Proposed Building(s) sq. ft. gross 124,376
Total Site Acres 6.34 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 124,376
Off street parking Required 205 Provided 205	Proposed height of building(s) 42' maximum, see plan
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 45.0
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage 16.2 (site plans only)
CUD (Conditional Use District) case # Z-N/A	

**Stormwater Information**

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 3.28 acres/ 142,811 square feet	<b>If Yes, please provide N/A</b>
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. This project is not located in any specific area plan and its current land use classification is vacant.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

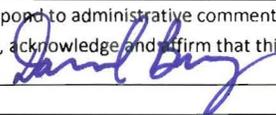
1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of all lots 1
2. Total # Of Single Family Lots 0	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 92	<b>If Yes, please answer the questions below: N/A</b>
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 92	d) Total number of Open Space Lots
8. Bedroom Units 1br-0 2br-72 3br-20 4br or more 0	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 14.51	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	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)

**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 Chandler Engineering, PA – Jim Chandler, 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, acknowledged and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 2/12/19

Signed \_\_\_\_\_ Date \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

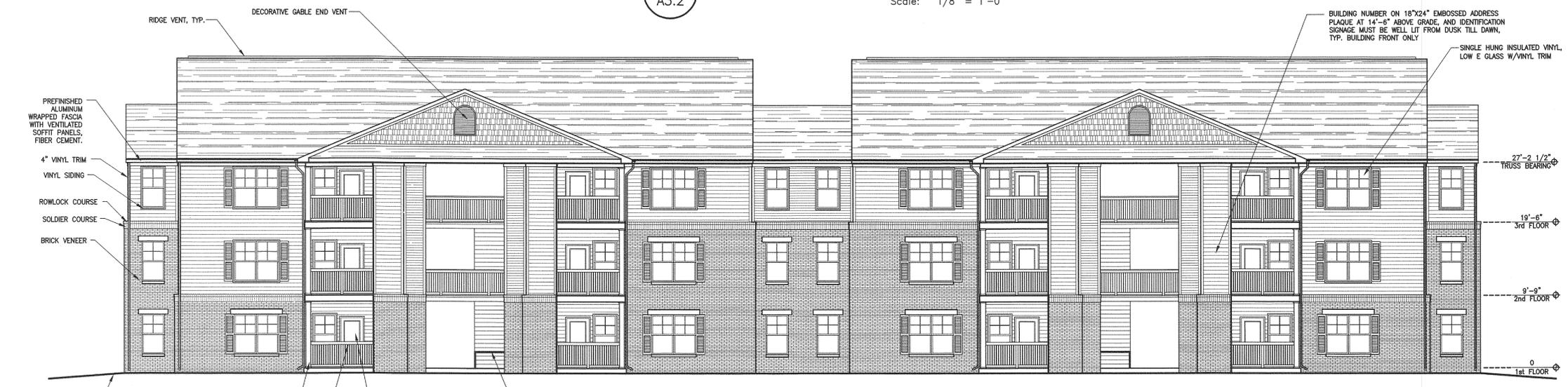
	YES	N/A			
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<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"/>	✓		
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"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input 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"/>	✓		
i) Transportation Plan	<input checked="" type="checkbox"/>	<input 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"/>		✓		
7. Plan size 18"x24" or 24"x36"	<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"/>		✓		
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"/>		✓		
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"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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"/>	✓		





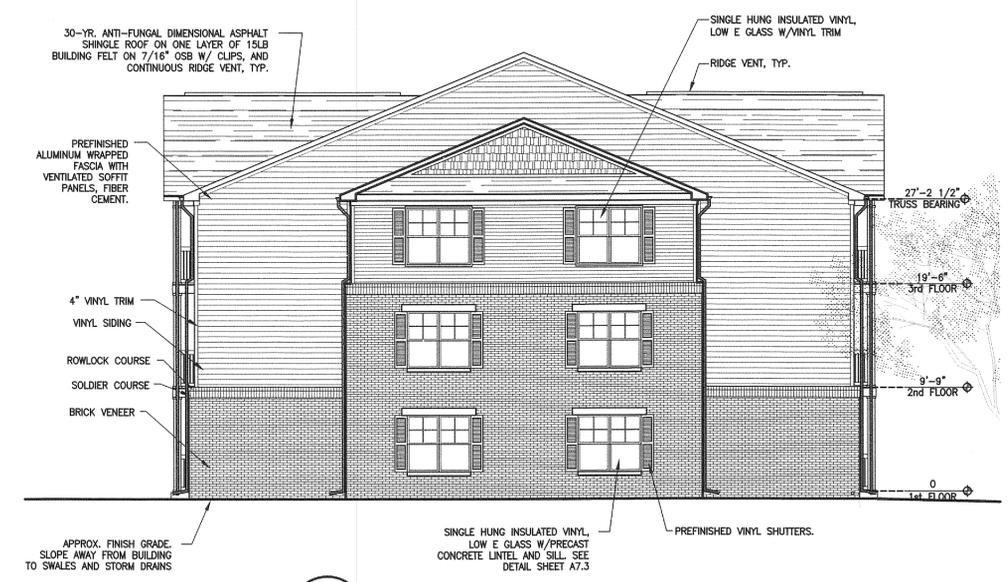
1 Front Elevation  
A3.2

Scale: 1/8" = 1'-0"



2 Rear Elevation  
A3.2

Scale: 1/8" = 1'-0"



3 Left and Right Elevation  
A3.2

Scale: 1/8" = 1'-0"

ELEVATION KEY

- MARK ①  
ROOF  
OC WEATHERED WOOD COLOR (OR SIMILAR)  
25 YEAR ARCHITECTURAL DIMENSIONAL  
ANTI-FUNGAL ASPHALT SHINGLES, ON ONE LAYER  
OF 15# BUILDING FELT ON 1/2" OSB TYP.
- MARK ②  
VINYL SIDING - MIN. .044MM HEAVY GAUGE  
CEDAR SHAKE
- MARK ③  
VINYL SIDING - MIN. .044MM HEAVY GAUGE  
3" EXPOSURE
- MARK ④  
VINYL SIDING - MIN. .044MM HEAVY GAUGE  
5" EXPOSURE
- MARK ⑤  
BRICK/ROWLOCK COURSE  
BRICK VENEER W/ MASONRY TIES @1'-4" O.C.  
BOTH DIRECTIONS

ELEVATION NOTES

1. NO OR VERY LOW MAINTENANCE MATERIALS ARE USED FOR EXTERIOR BUILDING COVERINGS. INCLUDE HIGH QUALITY VINYL SIDING AND BRICK. VINYL SIDING MUST HAVE A .044" THICKNESS OR GREATER AND A LIMITED LIFETIME WARRANTY.
2. ALL BUILDINGS TO HAVE SEAMLESS GUTTERS AND ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.
3. ALL BUILDING FOUNDATIONS MUST HAVE A MINIMUM OF 12 INCHES EXPOSED BRICK VENEER ABOVE FINISHED GRADE LEVEL (AFTER LANDSCAPING).
4. BUILDINGS AND UNITS TO BE IDENTIFIED USING CLEARLY VISIBLE SIGNAGE AND NUMBERS. BUILDING AND UNIT IDENTIFICATION SIGNAGE TO BE WELL LIT FROM DUSK TILL DAWN.
5. EXTERIOR RAILINGS SHALL BE MADE OF VINYL.

SEALS  
 CONSULTANTS  
 PROJECT  
 REVISIONS  
 DATE  
 SHEET

Calvary Trace, LLC  
 Calvary Trace  
 Raleigh, North Carolina

13-508.00

MAY 15, 2018  
 SECOND SUBMISSION  
 NCHFA APPLICATION

DATE: January 25, 2013  
 ISSUED FOR: NCHFA Application

Exterior Elevations  
 - Buildings # 1, 4, 5

A 3.2

SHEET OF TOTAL SHEETS IN SET DRAWN BY: TEB CHECKED BY: MJL