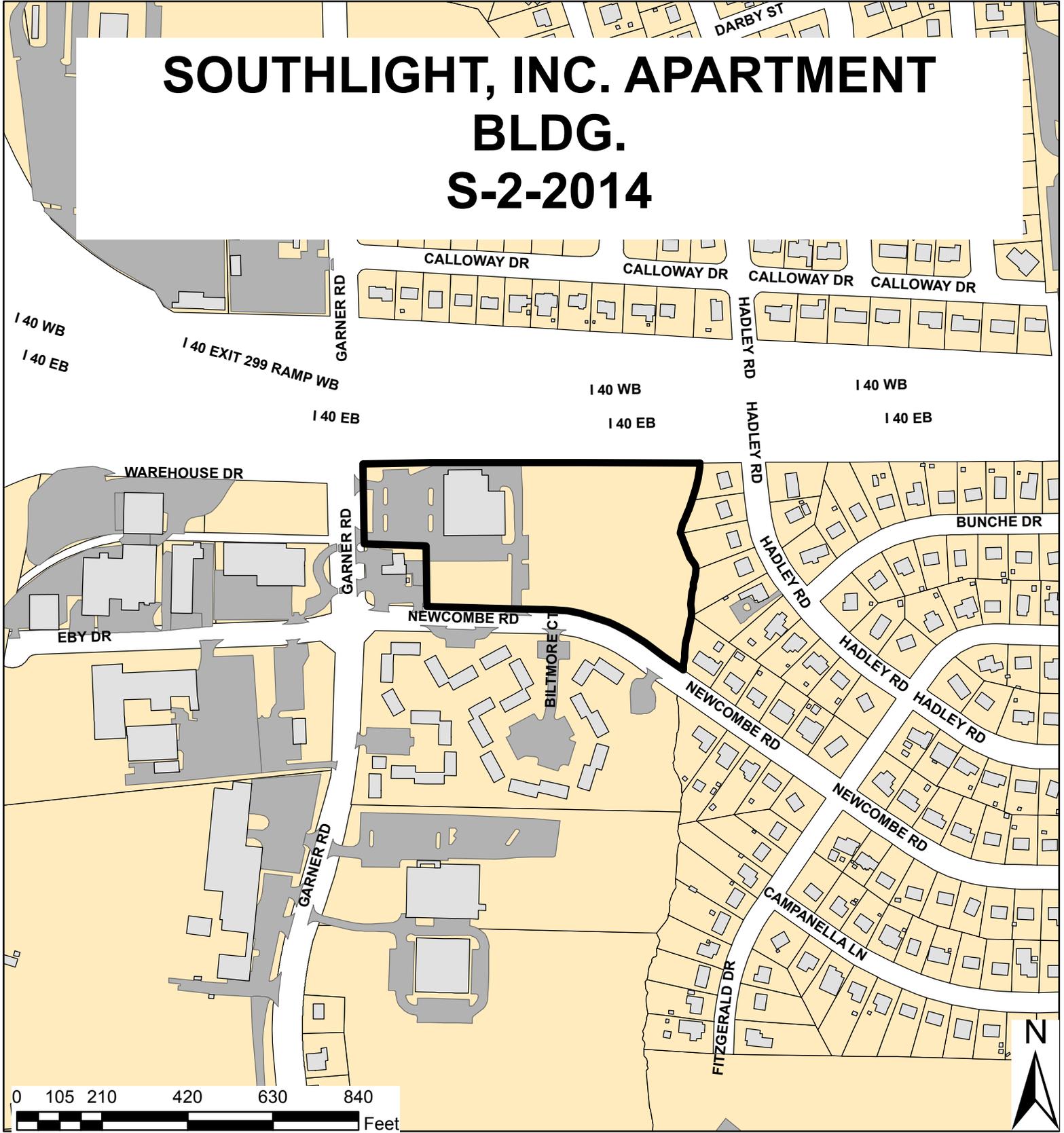


# SOUTHLIGHT, INC. APARTMENT BLDG. S-2-2014



Zoning: **SC/SHOD-2**  
CAC: **South**  
Drainage  
Basin: **Rochester**  
Acreage: **6.35**

Number of Lots: **3**  
Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant Contact: **Tad Clodfelter**  
Phone: **(919) 787-6131**



# 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 type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" 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>387235</b> Assigned Project Coordinator <b>Sandra</b> Assigned Team Leader <b>Rametta</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 #

### GENERAL INFORMATION

Development Name **APARTMENT BUILDING FOR SOUTHLIGHT, INC.**

Proposed Use **RESIDENTIAL APARTMENT**

Property Address(es) **2101 GARNER ROAD, RALEIGH, NC**

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
1702-98-7890			

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>THE PROPOSED PROJECT IS AN APARTMENT BUILDING LOCATED IN A NON-RESIDENTIAL ZONING DISTRICT. THE PROJECT DOES NOT QUALIFY AS ONE OF THE ITEMS LISTED IN SECTION 10-2132.2(b) AND THEREFORE IS AN ADMINISTRATIVE APPROVAL.</b>		
<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.		
<b>CLIENT (Owner or Developer)</b>	Company <b>SOUTHLIGHT, INC.</b>	Name (s) <b>TAD CLODFELTER</b>	
	Address <b>3125 POPLARWOOD CT, RALEIGH, NC 27604</b>		
	Phone <b>919.787.6131 X1100</b>	Email <b>CLODFELTERT@SOUTHLIGHT.ORG</b>	Fax <b>919.571.2932</b>
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>GROUNDLED ENGINEERING</b>	Name (s) <b>SEAN A. DOLLE</b>	
	Address <b>P.O. BOX 27132, RALEIGH, NC 27627</b>		
	Phone <b>919.438.3694</b>	Email <b>SEAN@GROUNDLED-ENGINEERING.COM</b>	Fax <b>N/A</b>

(919) 621-3671

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

Zoning Information	Building Information
Zoning District(s) SC	Proposed building use(s) RESIDENTIAL APARTMENT
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 18,732 SF (OFFICE)
Overlay District SPECIAL HIGHWAY OVERLAY DISTRICT - 2	Proposed Building(s) sq. ft. gross 12,020 SF (RESIDENTIAL APARTMENT)
Total Site Acres 6.35 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 30,752 SF
Off street parking Required 63 Provided 111	Proposed height of building(s) 22'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 14.2%
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

**Stormwater Information**

Existing Impervious Surface acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface + 24,680 SF acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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 PROVIDES ENVIRONMENTAL PROTECTION OF EXISTING NATURAL FEATURES ON SITE. THE DEVELOPMENT WILL PROVIDE THE EXTENSION OF PUBLIC UTILITIES TO EXISTING PROPERTIES AND WILL UTILIZE THE EXISTING PUBLIC ROADWAY NETWORK. THE DEVELOPMENT PROVIDES A MIX OF USES.

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

1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of all lots 3
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 8	<b>If Yes, please answer the questions below:</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) 8	d) Total number of Open Space Lots
8. Bedroom Units 1br 4 2br 2 3br 0 4br or more 2	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4.1 UNITS/AC	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.

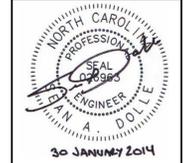
I hereby designate \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed  Date 01.30.2014

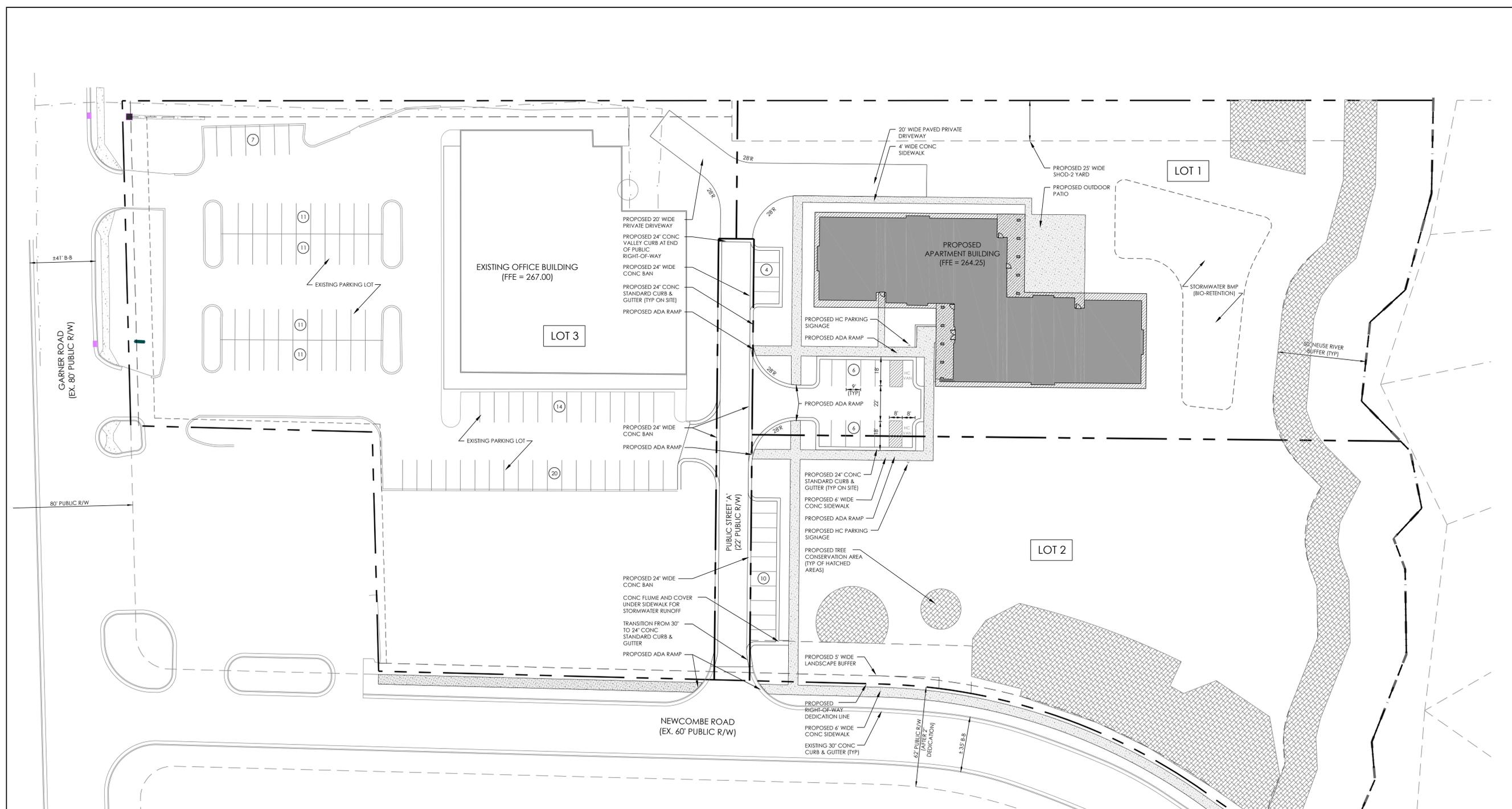
Signed \_\_\_\_\_ Date \_\_\_\_\_

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"/>				
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 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"/>		✓		
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"/>	✓		



**APARTMENT BUILDING FOR SOUTHLIGHT, INC.**  
 PRELIMINARY DEVELOPMENT PLAN  
 PRELIMINARY SUBDIVISION PLAN

ISSUE DATE	01.30.2014
PROJECT #	13066
SHEET #	C-300



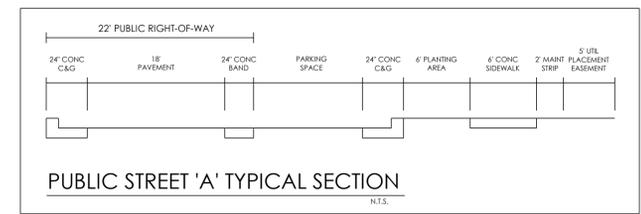
**LEGEND**

(X)	# OF PARKING SPACES
[Dotted Pattern]	PROPOSED SIDEWALK
[Solid Grey]	PROPOSED BUILDING
[Hatched Pattern]	PROPOSED BUILDING OVERHANG
[Cross-hatched Pattern]	PROPOSED TREE CONSERVATION AREA

- SUBDIVISION LAYOUT NOTES**
- REFER TO SHEET C-100 FOR GENERAL NOTES.
  - NO ROADWAY WIDENING IMPROVEMENTS SHALL BE REQUIRED TO NEWCOMBE ROAD OR GARNER ROAD.
  - THE MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY, IF NO CURBING EXISTS.

**STREET CLASSIFICATION TABLE**

NEWCOMBE ROAD	NEIGHBORHOOD STREET
GARNER ROAD	AVENUE 2-LANE DIVIDED
PUBLIC STREET 'A'	MULTI-FAMILY STREET

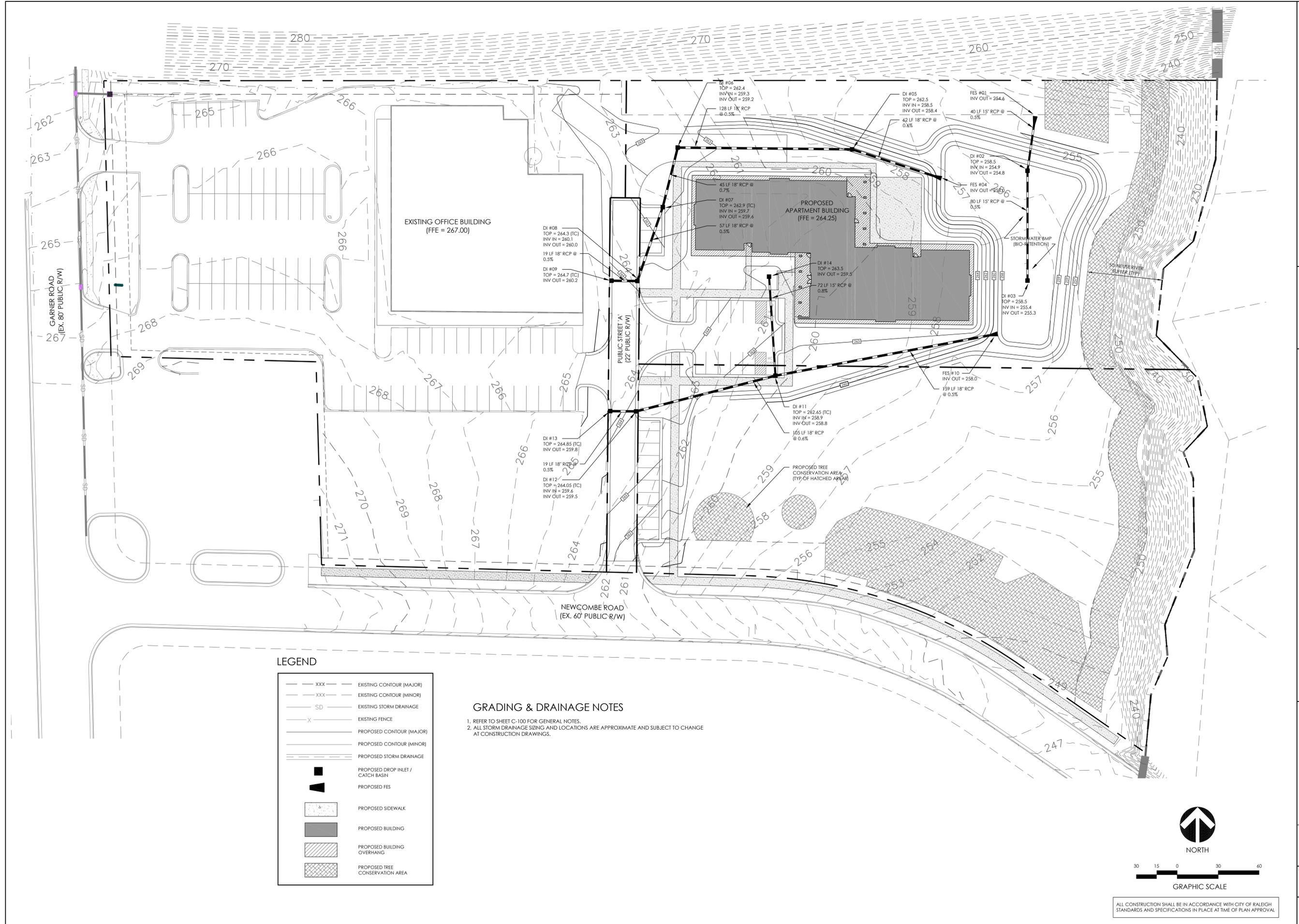


**GRAPHIC SCALE**

30 15 0 30 60

**NORTH**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS IN PLACE AT TIME OF PLAN APPROVAL.

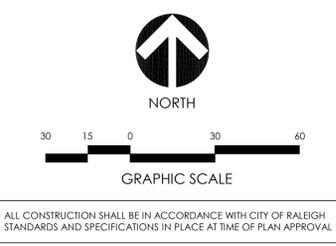


**LEGEND**

--- XXX ---	EXISTING CONTOUR (MAJOR)
- - - XXX - - -	EXISTING CONTOUR (MINOR)
---	EXISTING STORM DRAINAGE
- X -	EXISTING FENCE
---	PROPOSED CONTOUR (MAJOR)
- - -	PROPOSED CONTOUR (MINOR)
---	PROPOSED STORM DRAINAGE
■	PROPOSED DROP INLET / CATCH BASIN
▲	PROPOSED FES
▨	PROPOSED SIDEWALK
■	PROPOSED BUILDING
▨	PROPOSED BUILDING OVERHANG
▨	PROPOSED TREE CONSERVATION AREA

**GRADING & DRAINAGE NOTES**

- REFER TO SHEET C-100 FOR GENERAL NOTES.
- ALL STORM DRAINAGE SIZING AND LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT CONSTRUCTION DRAWINGS.



P.O. Box 37132  
Raleigh, NC 27627  
919.438.3691 (o)  
Firm License C-8898

**grounded**  
ENGINEERING

**APARTMENT BUILDING FOR SOUTHLIGHT, INC.**  
PRELIMINARY DEVELOPMENT PLAN  
PRELIMINARY GRADING & DRAINAGE PLAN

ISSUE DATE	01.30.2014
PROJECT #	13066
SHEET #	C-400



**APARTMENTS FOR SOUTHLIGHT, INC.**  
2101 GARNER ROAD  
RALEIGH, NC  
WAKE COUNTY, NORTH CAROLINA

PROJECT NUMBER: 13224.00 DATE: 2014.01.29

DESIGNED: JMR  
DRAWN: JMR  
CHECKED: GHS

REVISIONS:

JOB DESCRIPTION:  
SITE PLAN  
SUBMITTAL

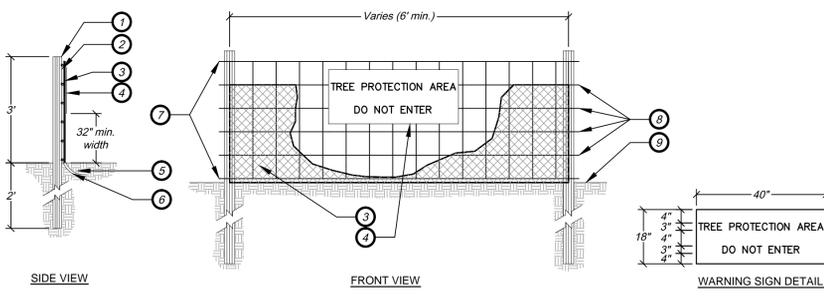
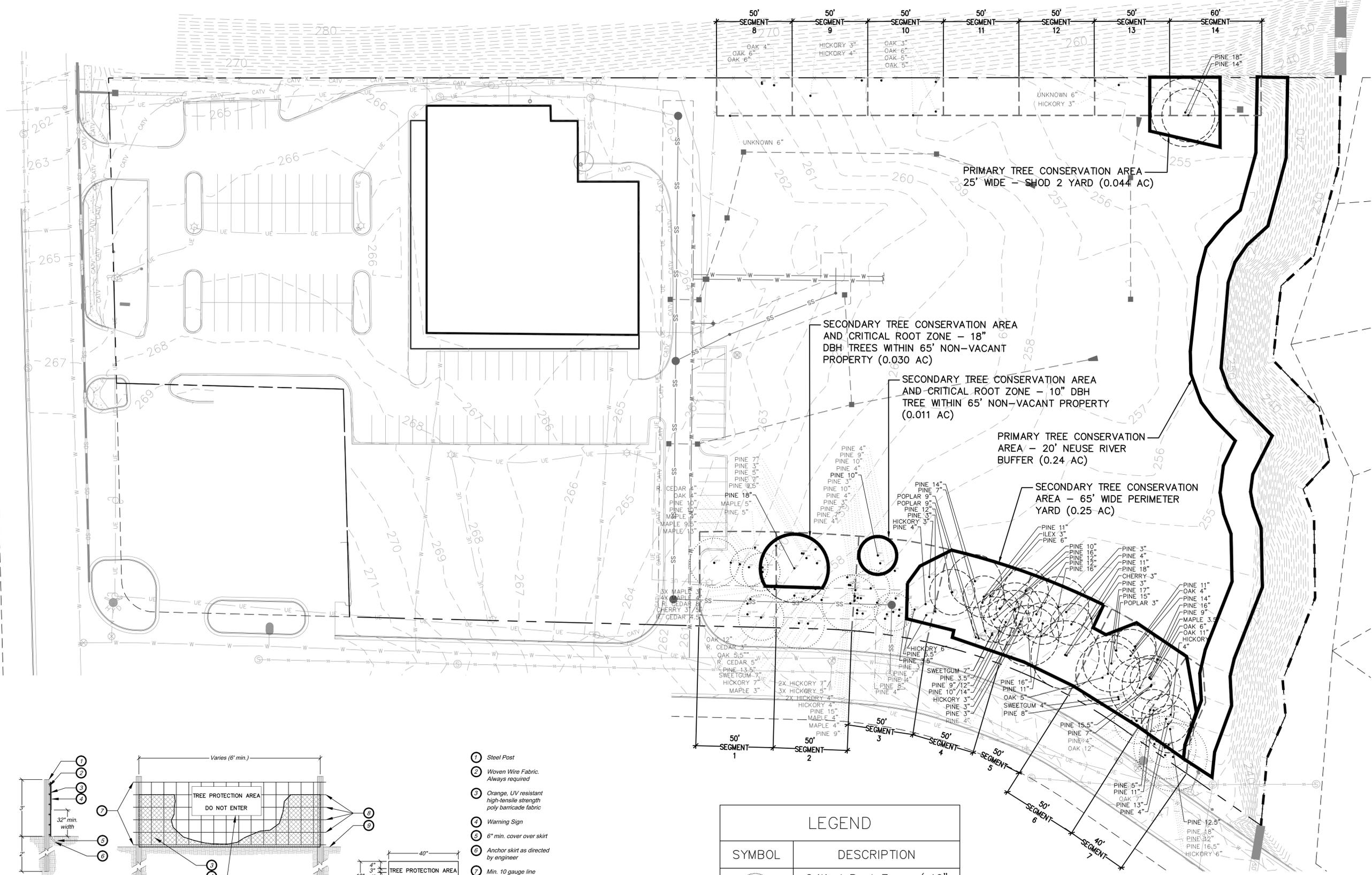
SHEET TITLE:

**TREE CONSERVATION PLAN**

SHEET NUMBER:

T200

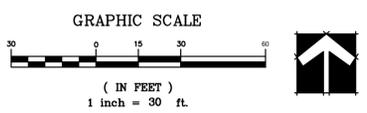
SHEET OF



- 1 Steel Post
- 2 Woven Wire Fabric. Always required
- 3 Orange, UV resistant high-tensile strength poly barricade fabric
- 4 Warning Sign
- 5 6" min. cover over skirt
- 6 Anchor skirt as directed by engineer
- 7 Min. 10 gauge line wires
- 8 Min. 12-3/4 gauge intermediate wires
- 9 Grade

LEGEND	
SYMBOL	DESCRIPTION
	Critical Root Zones (≥10" DBH) outside of Tree Conservation Areas
	Critical Root Zones (≥10" DBH) inside of Tree Conservation Areas

**NOTE:**  
1. ALL AREAS OUTSIDE OF THE DELINEATED TREE CONSERVATION AREAS WERE STUDY SEGMENTS WITHIN THE 65' WIDE PERIMETER YARD & 25' WIDE SHOD 2 YARD.  
2. CRITICAL ROOT ZONES NOT SHOWN FOR TREES UNDER 10" DBH.



**NOTES:** WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.