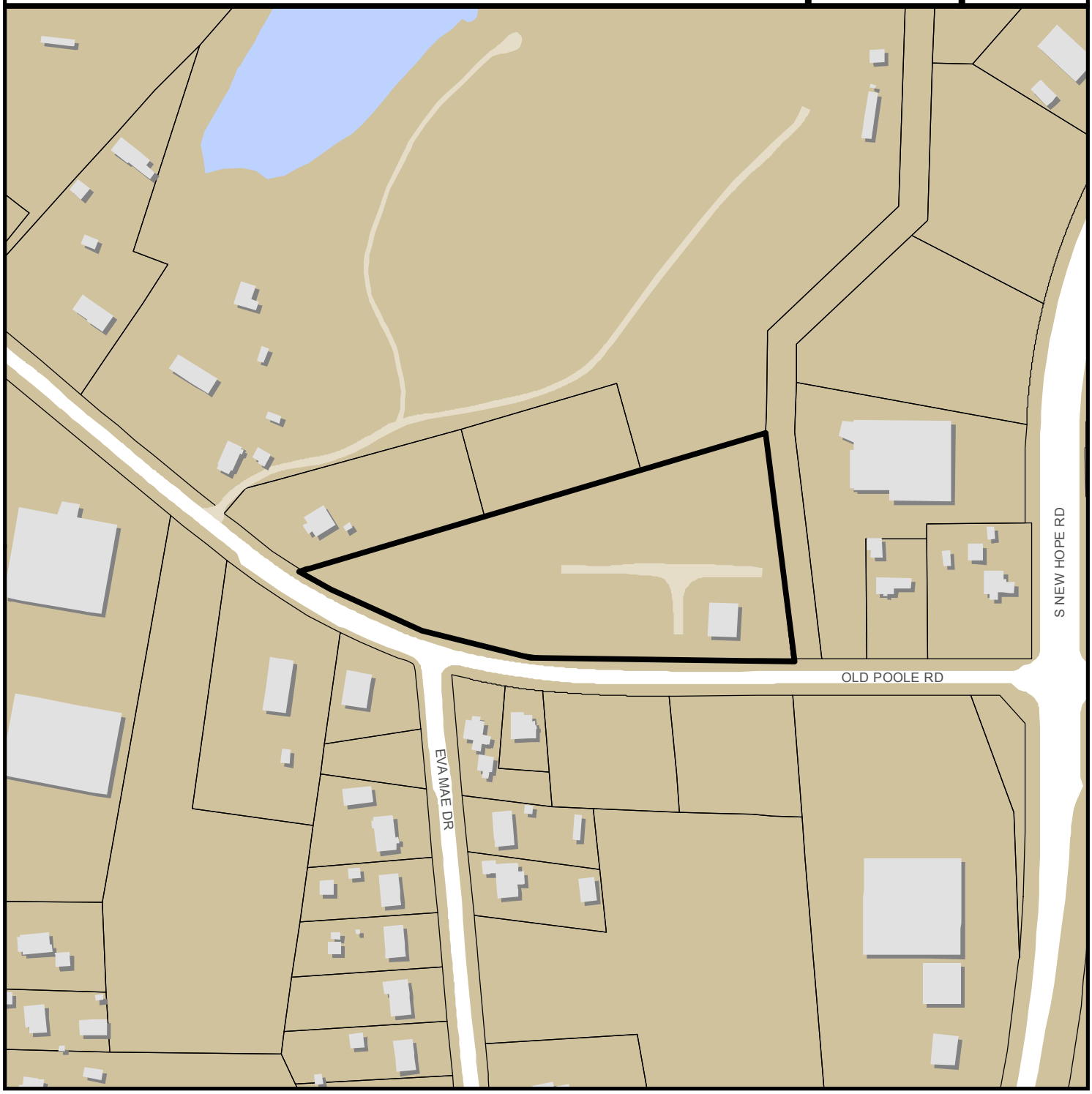
SYCAMORE RUN APARTMENTS
GH-2-2015



Zoning: **NB**
CAC: **Southeast**
Drainage Basin: **Crabtree Basin**
Acreage: **4.0**
Number of Lots: **1**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**

Applicant: **SP & D Raleigh LLC**
Phone: **(704) 998-1189**

Planning & Development

T: 433052
G: 357745
GH-2-15

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
☐ 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 Assigned Project Coordinator Assigned Team Leader
* 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: Sycamore Run Apartments

Proposed Use: Group Housing

Property Address(es): 4629 Old Poole Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1723-92-7854

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
15903/2082			

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. Less than 15 units per acre
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A

CLIENT (Owner or Developer)	Company SP&D Raleigh LLC	Name (s) Tom Honeycutt	
	Address PO Box 504, Troy, NC 27371		
	Phone 704-998-1189	Email tom@spropllc.com	Fax N/A
CONSULTANT (Contact Person for Plans)	Company Timmons Group	Name (s) Jim Chandler	
	Address 5410 Trinity Road, Suite 112, Raleigh, NC 27607		
	Phone 919-866-4507	Email jim.chandler@timmons.com	Fax 919-859-5663

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

Zoning Information	Building Information
Zoning District(s) NB & R-15	Proposed building use(s) Apartments
If more than one district, provide the acreage of each 0.840 & 3.378	Existing Building(s) sq. ft. gross 0
Overlay District N/A	Proposed Building(s) sq. ft. gross 49,299
Total Site Acres Inside City Limits ■ Yes ☐ No	Total sq. ft. gross (existing & proposed) 49,299
Off street parking Required 93 Provided 93	Proposed height of building(s)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 26.8
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage 9.96 (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface acres/square feet 0/0	Flood Hazard Area ☐ Yes ■ No
Proposed Impervious Surface acres/square feet 95,693 sf	**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.

The project is not located within any specific area plan.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 0 Attached 0	11. Total number of all lots 1
2. Total # Of Single Family Lots 0	12. Is your project a cluster unit development? ☐ Yes ■ No
3. Total # Of Apartment Or Condominium Units 42	**If Yes, please answer the questions below:**
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) 42	**d)** Total number of Open Space Lots
8. Bedroom Units 1br ■ 2br ■ 3br ■ 4br or more	**e)** Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 14.3 & 8.9	**f)** Total Number of Phases
10. Total number of Open Space (only) lots 0	**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.

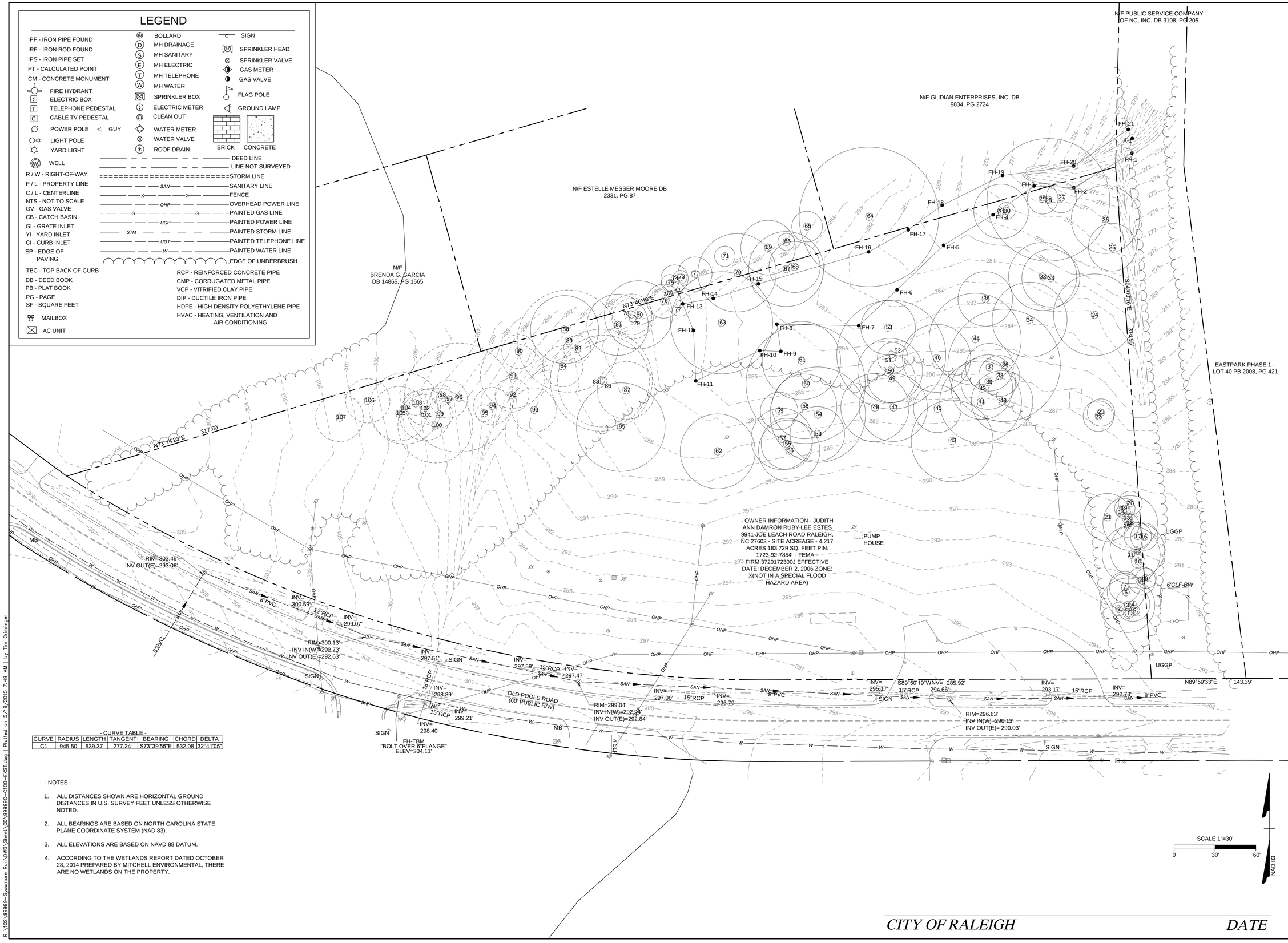
I hereby designate Jim Chandler/Timmons Group to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ Date 5/8/15

Signed _____ 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	☒	☐			



- CURVE TABLE -

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	945.50	539.37	277.24	S73°39'55"E	532.08	32°41'05"

- NOTES -

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. ALL BEARINGS ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
3. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.
4. ACCORDING TO THE WETLANDS REPORT DATED OCTOBER 28, 2014 PREPARED BY MITCHELL ENVIRONMENTAL, THERE ARE NO WETLANDS ON THE PROPERTY.

[redacted]

THIS DRAWING PREPARED AT THE RALEIGH OFFICE
5410 Trinity Road, Suite 112 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE 05/10/15

DRAWN BY BH

DESIGNED BY JC

CHECKED BY JC

SCALE PER PLAN

TIMMONS GROUP

SYCAMORE RUN APARTMENTS

WAKE COUNTY, RALEIGH, NC

EXISTING CONDITIONS PLAN

JOB NO. 99999

SHEET NO. C100

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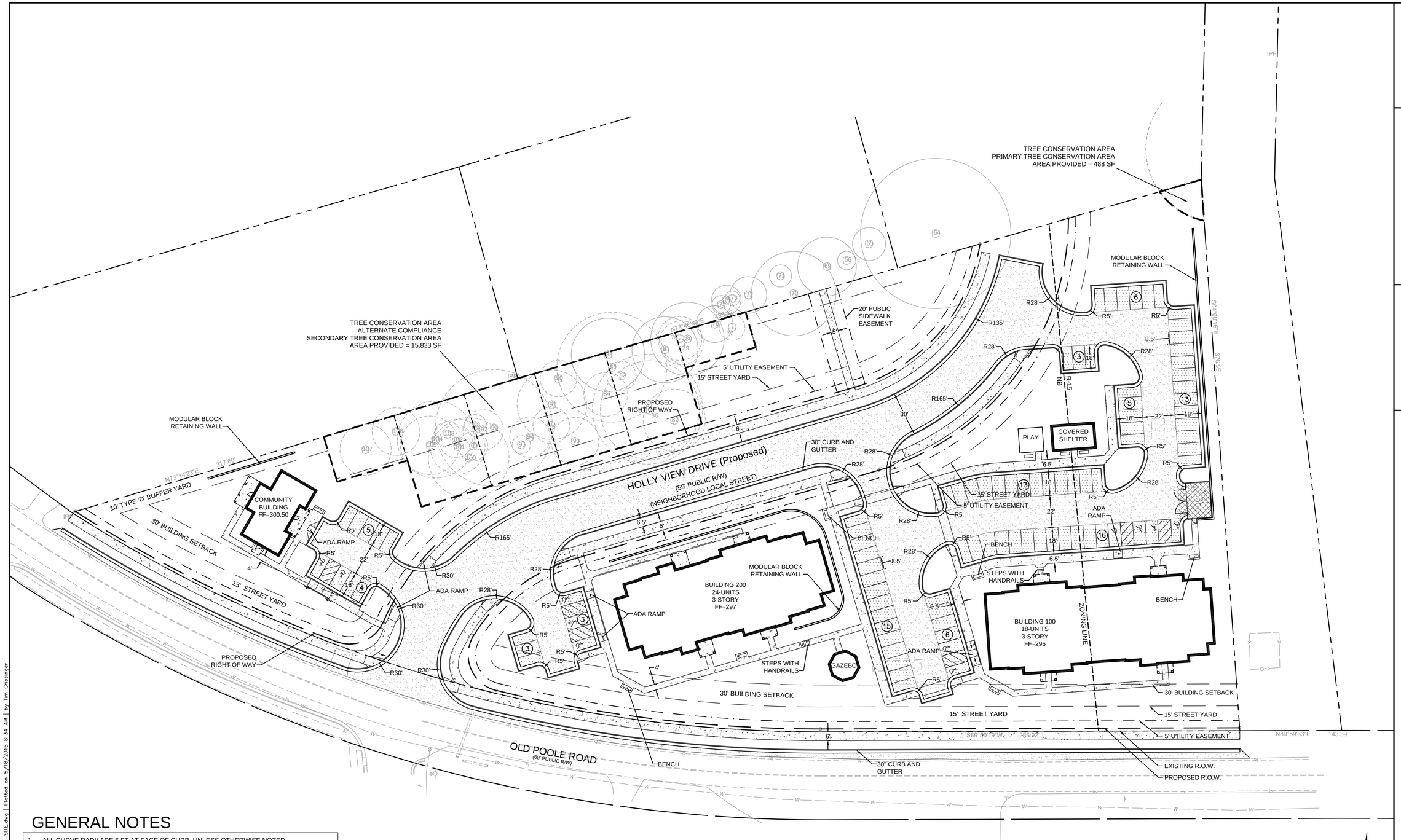
R:\102\99999-Sycamore Run\DWG\Sheet\CD\99999C-C100-EXST.dwg | Plotted on 5/18/2015 7:49 AM | by Tim Grissinger



GENERAL NOTES

1. ALL CURVE RADII ARE 5 FT AT FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL PARKING SPACES SHALL BE 8.5' WIDE X 18' DEEP MIN.
3. ♿ = VAN ACCESSIBLE PARKING SPACE.
4. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
5. SOLID WASTE DUMPSTER AREAS WILL BE SCREENED WITH MATERIALS CONSISTENT WITH THE EXTERIOR MATERIALS OF THE PROPOSED STRUCTURES.
6. ALL HVAC AND MECHANICAL EQUIPMENT WILL BE GROUND MOUNTED AND SHALL BE SCREENED FROM PUBLIC VIEW. REFER TO PLANTING PLAN ADDITIONAL INFORMATION.
7. ALL CURBING SHALL BE 30" STANDARD CURB AND GUTTER, SEE DETAIL SHEET.
8. ALL SIDEWALKS SHALL BE 4-FEET IN WIDTH, UNLESS OTHERWISE NOTED, ON-SITE ONLY.

MATERIALS LEGEND

- CONCRETE SIDEWALKS
- PAVEMENT PATCH
- LIGHT DUTY PAVEMENT
- HEAVY DUTY CONCRETE

CORNER CLEARANCE NOTE

MINIMUM CORNER CLEARANCE FROM CURB LINE OF EXISTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

6.12.3. Sight Distance Note applicable to all Plans

Within the area of above defined sight triangle, there shall be no sight obstructing or partly obstructing wall, fence, sign, foliage, berms, or parked vehicles between the heights of 24 inches and eight feet above the curb line elevation or the nearest traveled way if no curbing exists.

CITY OF RALEIGH *DATE*

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RALEIGH OFFICE
5410 Trinity Road, Suite 112 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE 05/10/15
DRAWN BY BH
DESIGNED BY JC
CHECKED BY JC
SCALE PER PLAN

TIMMONS GROUP

SYCAMORE RUN APARTMENTS
WAKE COUNTY, RALEIGH, NC
LAYOUT PLAN

JOB NO. 99999
SHEET NO. C300

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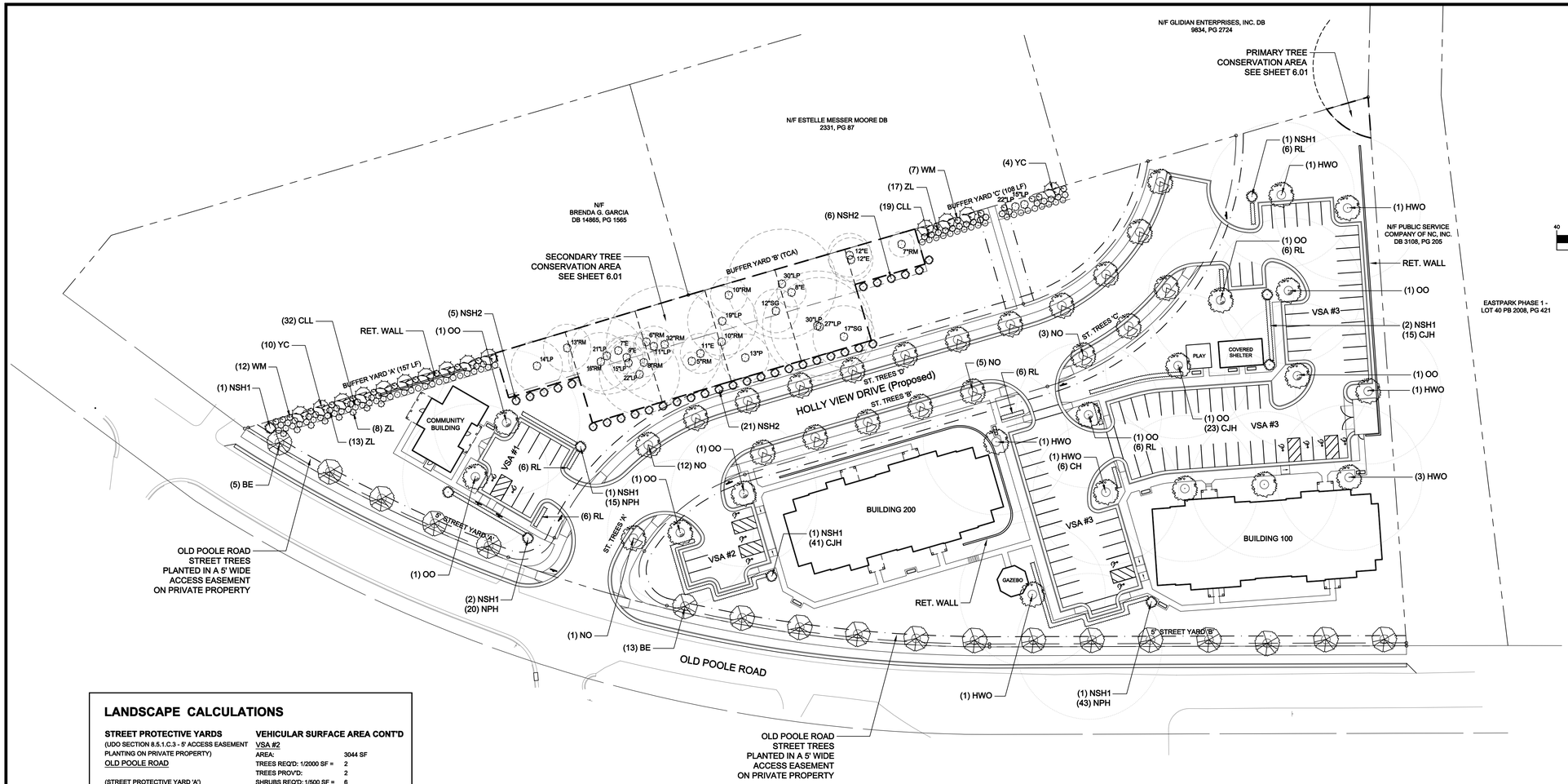
R:\102\99999-Sycamore Run\DWG\Sheet\CD\99999C-C300-SITE.dwg | Plotted on 5/18/2015 8:34 AM | by Tim Grissinger



LANDSCAPE CALCULATIONS

STREET PROTECTIVE YARDS

(UDO SECTION 8.5.1.C.3 - 5' ACCESS EASEMENT PLANTING ON PRIVATE PROPERTY)

OLD POOLE ROAD

(STREET PROTECTIVE YARD 'A')

LENGTH:	206 LF
WIDTH:	5'
TREES REQ'D:	1 per 40 LF = 5
TREES PROV'D:	5

(STREET PROTECTIVE YARD 'B')

LENGTH:	527 LF
WIDTH:	5'
TREES REQ'D:	1 per 40 LF = 13
TREES PROV'D:	13

STREET TREES

(UDO SECTION 6.18.2 - R/W PLANTING)

HOLLY VIEW DRIVE

SECTION 'A'

LENGTH:	34 LF
WIDTH:	6'
TREES REQ'D:	1/40 LF = 1
CALIPER INCHES REQ'D:	3"
TREES PROV'D:	1

SECTION 'B'

LENGTH:	186 LF
WIDTH:	6'
TREES REQ'D:	1/40 LF = 5
CALIPER INCHES REQ'D:	3"
TREES PROV'D:	5

SECTION 'C'

LENGTH:	77 LF
WIDTH:	6'
TREES REQ'D:	1/40 LF = 2
CALIPER INCHES REQ'D:	3"
TREES PROV'D:	3

SECTION 'D'

LENGTH:	441 LF
WIDTH:	6'
TREES REQ'D:	1/40 LF = 11
CALIPER INCHES REQ'D:	3"
TREES PROV'D:	12

VEHICULAR SURFACE AREA

VSA #1

AREA:	3246 SF
TREES REQ'D: 1/2000 SF =	2
TREES PROV'D:	2
SHRUBS REQ'D: 1/500 SF =	6
SHRUBS PROV'D:	47

VEHICULAR SURFACE AREA CONT'D

VSA #2

AREA:	3044 SF
TREES REQ'D: 1/2000 SF =	2
TREES PROV'D:	2
SHRUBS REQ'D: 1/500 SF =	6
SHRUBS PROV'D:	41

VSA #3

AREA:	26,218 SF
TREES REQ'D: 1/2000 SF =	13
TREES PROV'D:	14
SHRUBS REQ'D: 1/500 SF =	52
SHRUBS PROV'D:	111

TRANSITION PROTECTIVE YARD

NORTHERN BOUNDARY

BUFFER YARD 'A'

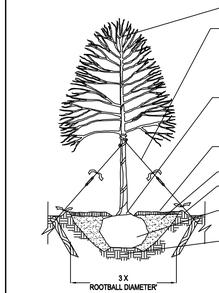
YARD REQ'D:	TYPE "D"
WIDTH:	10'
LENGTH:	161 LF
TREES REQ'D: 6/100 LF = (50% EVERGREEN)	10
TREES PROV'D:	10 EVERGREEN
SHRUBS REQ'D: 40/100 =	64
SHRUBS PROV'D:	66 EVERGREEN

BUFFER YARD 'B'

YARD REQ'D:	TYPE "D"
WIDTH:	30'
LENGTH:	300 LF
TREES REQ'D: 4/100 LF = (50% EVERGREEN)	12
TREES PROV'D:	TCA 6 EVERGREEN
SHRUBS REQ'D: 10/100 =	30
QUALIFIES FOR 50% REDUCTION b/c TCA	
SHRUBS PROV'D:	32 EVERGREEN

BUFFER YARD 'C'

YARD REQ'D:	TYPE "D"
WIDTH:	10'
LENGTH:	108 LF
TREES REQ'D: 6/100 LF = (50% EVERGREEN)	6
TREES PROV'D:	2 EXISTING 4 EVERGREEN
SHRUBS REQ'D: 40/100 =	43
SHRUBS PROV'D:	43 EVERGREEN



NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS	DATE: 9/1/13	NOT TO SCALE
		TREE PLANTING DETAIL
		PRCR-03

SPECIFICATIONS

1.1 PLANTING SOILS

A. Planting soil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 20 percent organic material content; free of stones 1/2 inch or larger in any dimension and other extraneous materials harmful to plant growth.

1. Soil Source: Reuse surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce viable planting soil. Remove roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. Amend surface soil per soil test recommendations and notify Architect of type and quantity of amendments.
2. Supplement with imported or manufactured topsoil from off-site sources when quantities are insufficient.

1.2 INORGANIC SOIL AMENDMENTS

A. Lime: ASTM C 602, agricultural limestone containing a minimum 80 percent calcium carbonate equivalent and as follows:

1. Class: Class T, with a minimum 99 percent passing through No. 8 sieve and a minimum 75 percent passing through No. 60 sieve.
2. Provide lime in form of dolomitic limestone.

B. Sulfur: Granular, biodegradable, containing a minimum of 90 percent sultur, with a minimum 99 percent passing through No. 6 sieve and a maximum 10 percent passing through No. 40 sieve.

C. Sand: Clean, washed, natural or manufactured, free of toxic materials, particle size as approved by Architect.

1.3 ORGANIC SOIL AMENDMENTS

A. Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 3/4-inch sieve; soluble salt content of 5 to 10 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:

1. Organic Matter Content: 50 to 60 percent of dry weight.

B. Manure: Well-rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, and material harmful to plant growth.

1.4 FERTILIZER

A. Bonemeal: Commercial, raw or steamed, finely ground; a minimum of 4 percent nitrogen and 20 percent phosphoric acid.

B. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:

1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

C. Slow-Release Fertilizer: Granular or pelletized fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.
2. Fish-emulsion, compost tea.

D. Other Organic Fertilizer: Contractor is encouraged to utilize other organic fertilizer with a lower nitrogen value, such as worm castings, sewage sludge. Contractor shall submit product information for Architect's approval prior to application.

REQUIRED PLANTS LIST

KEY	QTY	PLANT NAME	SIZE
BE	18	BOSQUE ELM ULMUS PARVIFOLIA 'BOSQUE'	3 - 3.5" CAL 14 - 16' HT
CH	6	CARISSA HOLLY ILEX CORNUTA 'CARISSA'	15 - 18" SPR 3 GAL
CJH	79	COMPACT JAPANESE HOLLY ILEX JAPONICA 'COMPACTA'	18 - 24" HT 3 GAL
CLL	51	CURLYLEAF LIGUSTRUM LIGUSTRUM RECURVIFOLIUM	18 - 24" HT 3 GAL
HWO	9	HIGHTOWER WILLOW OAK QUERCUS PHELLOS 'HIGHTOWER'	2 - 2.5" CAL 10 - 12' HT
NO	21	NUTTALL OAK QUERCUS NUTTALLI	2 - 2.5" CAL 10 - 12' HT
NPH	78	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	18 - 24" HT 3 GAL
NSH1	9	NELLIE STEVENS HOLLY ILEX x NELLIE R. STEVENS	6 - 8' HT 25 GAL
NSH2	32	NELLIE STEVENS HOLLY ILEX x NELLIE R. STEVENS	4 - 5' HT 15 GAL
OO	9	OVERCUP OAK QUERCUS LYRATA	2 - 2.5" CAL 10 - 12' HT
RL	36	RUBY LOROPETALUM LOROPETALUM CHINENSIS 'RUBY'	18 - 24" HT 3 GAL
WM	19	WAX MYRTLE MYRICA CERIFERA	18 - 24" HT 3 GAL
YC	14	YOSHINO CRYPTOMERIA CRYPTOMERIA JAPONICA 'YOSHINO'	2 - 2.5" CAL 8 - 10' HT
ZL	38	ZHUZHOU FUCHSIA LOROPETALUM LOROPETALUM CHINENSIS 'ZHU. FUCHSIA'	18 - 24" HT 3 GAL

NOTES:

1. ALL DISTURBED AREAS OF THE SITE WILL BE MULCHED OR PLANTED.
2. LAWN TURF SHALL BE HYBRID BERMUDA, SPRIGGED OR SODDED; OR HYBRID FESCUE SEEDED OR SODDED.
   LIMITS SUBJECT TO ACTUAL FINISHED GRADE CONDITIONS.
3. MULCH ALL PLANT BEDS AND TREE RINGS WITH 3" OF SHREDDED HARDWOOD BARK. NO PINE STRAW AROUND BUILDING FOUNATIONS.

STEPHEN PEASE
LANDSCAPE ARCHITECTURAL SERVICES
1609 PHELPS WEST ROAD
FUQUAY-VARINA (919) 612-6851
NORTH CAROLINA 27526 twopease@earthlink.net

chandler engineering pa
1612 Lake Glen Drive, Fuquay-Varina, NC 27526
Phone: 919-390-4227 Fax: 919-762-9269

SEALS

REVISIONS

DATE	COMMENTS

SITE PLAN

Sycamore Run Apartments
4610 Holly View Drive
City of Raleigh, Wake County, North Carolina

REVIEWED BY:	JFC
DATE:	5/12/15
PROJECT NUMBER:	14-030

SITE PLANTING PLAN

C6.02

MAY 2015