



Planning & Development

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

*PDS
348413*

5-36-19

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 type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" 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>322602</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:

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. :
A density of 13 units/acre does not warrant City Council or Appearance Commission Approval.

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. : Please see the response above.

CLIENT (Owner or Developer)

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

CONSULTANT (Contact Person for Plans)

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

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	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 :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.

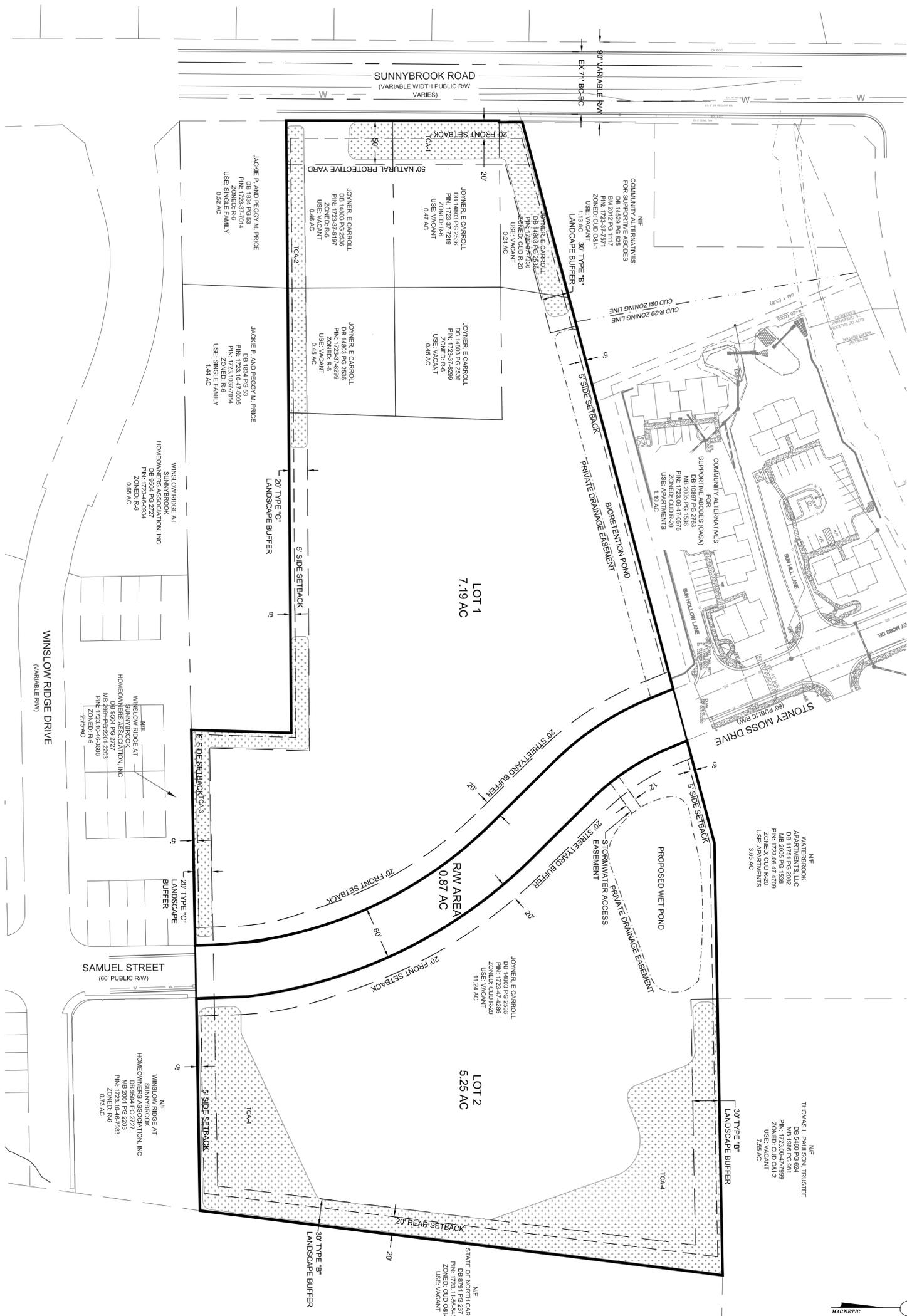
I hereby designate TOM SPALDING, PE (SPALDING & NORRIS, PA) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed E. Carroll Joyner Date 8/6/2013
 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"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<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"/>	✓		
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"/>		✓		
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, Subdivision Plan, or Recombination 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 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"/>	✓		
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"/>	✓		



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Spaulding & Norris, PA

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- GENERAL NOTES**
- 1) THE CONTRACTOR SHALL CONTACT THE NORTH CAROLINA ONE CALL AT 800-332-4989 FOR EXISTING UTILITIES CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 - 2) EXISTING CONDUITS AND UTILITIES SHOULD BE BASED ON INVESTIGATION PROVIDED BY THE PLANNING AND ENGINEERING FIRM. 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 UTILITIES 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:

LOT ADDRESS: 304 PINE GROVE RD., 415 SUNNYBROOK RD.
 PINE: 1723-47-4286, 1723-37-7238, 1723-37-7218, 1723-37-4288
 1723-37-6197, 1723-37-6197
 EXISTING ZONING: R-6 AND R-30
 EXISTING USE: VACANT
 PROPOSED USE: APARTMENTS (MULTIFAMILY)
 LOT 2 AREA: 5.26 AC
 RW AREA: 0.87 AC
 TOTAL PROPOSED PROPERTY ACREAGE: 13.31 AC

TOTAL TREE CONSERVATION AREA (TCA): 147.208 ACRES

DEVELOPER:
 COMMUNITY ALTERNATIVES FOR SUPPORTIVE HOUSING
 P.O. BOX 12545
 RALEIGH, NORTH CAROLINA 27665
 PHONE: (919) 754-9980
 FAX: (919) 754-9988

ENGINEERS:
 SPAULDING & NORRIS, P.A.
 972 TRINITY ROAD
 RALEIGH, NORTH CAROLINA 27607
 PHONE: (919) 854-7925
 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

CONDUITS:
 Z-10-02 ON THE EAST SIDE OF SUNNYBROOK ROAD, APPROXIMATELY 97 FEET SOUTH OF ITS INTERSECTION WITH SUDAHAT BOULEVARD, APPROXIMATELY 21.52 TO BE REZONED FROM CONDUITS: Z-10-02

1) REBURNISHMENT FOR REQUIRED RIGHT-OF-WAY DEDICATION SHALL REMAIN AT THE CURRENT R/W VALUE.

2) ALL MECHANICAL EQUIPMENT UPON THE PROPERTY WITHIN ONE HUNDRED (100) FEET OF THE RIGHT-OF-WAY OF SUNNYBROOK ROAD OR SAMUEL STREET SHALL BE NOT LESS THAN SEVENTY-FIVE (75) FEET SCREENED BY PLANTINGS WITHIN FIVE (5) YEARS AFTER INSTALLATION OF SUCH MECHANICAL EQUIPMENT.

3) ALL MECHANICAL EQUIPMENT UPON THE PROPERTY WITHIN ONE HUNDRED (100) FEET OF THE RIGHT-OF-WAY OF SUNNYBROOK ROAD OR SAMUEL STREET SHALL BE NOT LESS THAN SEVENTY-FIVE (75) FEET SCREENED BY PLANTINGS WITHIN FIVE (5) YEARS FOLLOWING INSTALLATION OF SUCH MECHANICAL EQUIPMENT.

4) UPON DEVELOPMENT OF THE PROPERTY, THERE SHALL BE MADE AVAILABLE TO THE CITY A RIGHT OF WAY (R/W) CUT WITH A WIDTH OF TWENTY (20) FEET IN LENGTH ADJACENT TO THE RIGHT OF WAY (R/W) FROM SUNNYBROOK ROAD TO THE PROPERTY.

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 ADJACENT TO SUNNYBROOK ROAD, THE CURB CUT SHALL BE REMOVED ACCESS TO SUNNYBROOK ROAD VIA SUCH CURB CUT.

6) WITH THE EXCEPTION OF THE TRANSIT EASEMENT AND THE CURB CUT REFERENCED IN THE PREVIOUS SENTENCES (1) AND (5), NO PORTION OF THE PROPERTY OF SUNNYBROOK ROAD IS ESTABLISHED AT SITE PLAN APPROVAL. THE STREETWIDE SHALL BE LANDSCAPED AT THE STANDARD OVERLAP UNDER THE CITY CODE. UTILITIES AND CONDUITS SHALL NOT APPLY TO ANY AREA WITHIN A NEIGHBORHOOD BUFFER REQUIRED BY THE STATE OF NORTH CAROLINA.

7) UPON DEVELOPMENT OF THE PROPERTY, THE OWNERS SHALL DEPOSIT TO THE CITY OF RALEIGH THE SUM OF FIFTY THOUSAND (\$50,000) DOLLARS TO BE HELD IN TRUST AS A CRASH FUND. THE CRASH FUND SHALL BE USED TO COVER THE COSTS OF REPAIRS TO THE PROPERTY ON THE NUMBER BRANCH NUMBER ONE OF TRIBUTARY E OF SUNNYBROOK ROAD.

8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH FOR THE PROPERTY.

PREPARED FOR:
 GRACE'S LANDING APARTMENTS
 CITY OF RALEIGH, NORTH CAROLINA, LLC
 972 TRINITY RD
 RALEIGH, NC 27607
 DATE: 10-22-12
 S&N FIRM CERTIFICATION #: C-1875

PROJECT ENGINEER:
 TOM SPAULDING, P.E.

PROJECT CADD DESIGNER:
 JOHN A. TEEL

PROJECT SURVEYOR:

GRACE'S LANDING APARTMENTS
 CITY OF RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLANS
SUBDIVISION/ TREE CONSERVATION AREA PLAN

SPAULDING & NORRIS, PA
 Design Consultants

972 Trinity Road
 Raleigh, North Carolina 27607
 Phone (919) 854-7990 Fax (919) 854-7925

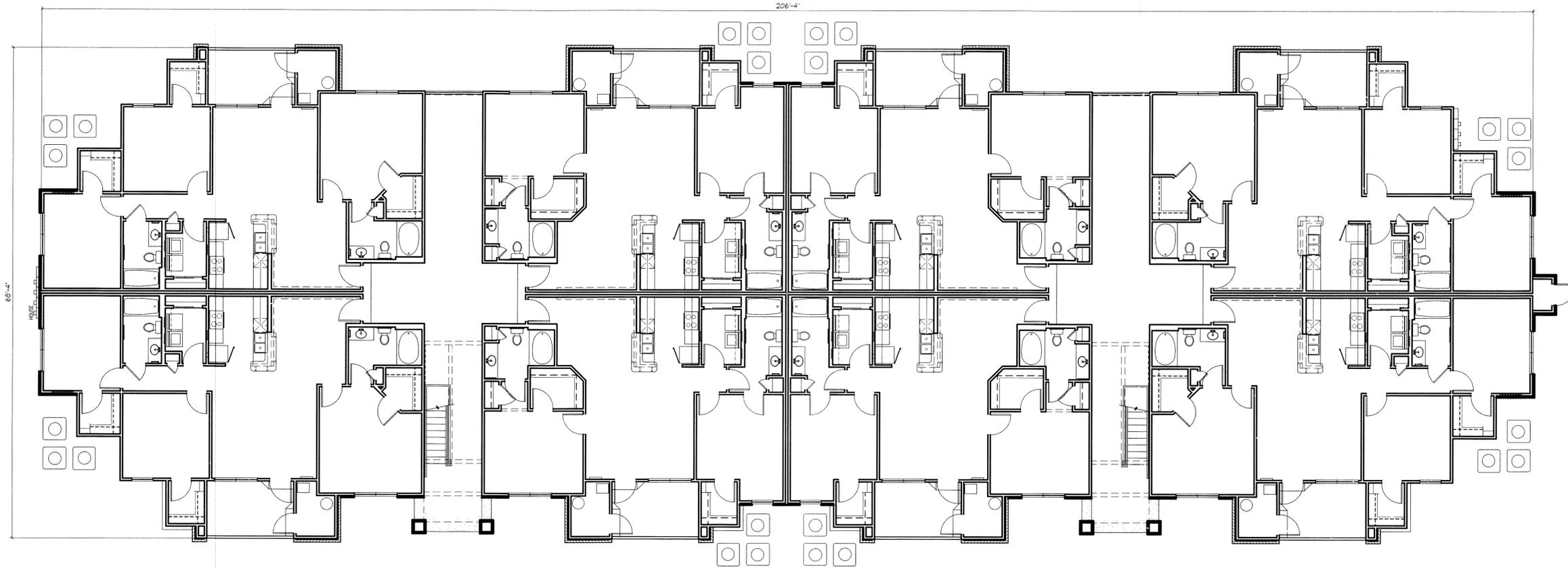
NO.	REVISION	DATE

GRAPHIC SCALE

1" = 60' ft

PROJECT NUMBER
759-112

DRAWING SHEET
C-1.0



BUILDING TYPE C- TYP. FLOOR PLAN

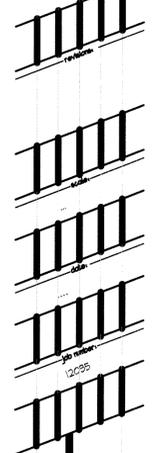
SCALE: 1/8" = 1'-0"



BUILDING TYPE C- FRONT ELEVATION

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

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BUILDING TYPE 'C'- TYP. FLOOR PLAN & FRONT ELEVATION

Grace's Landing Apartments

3304 Pine Grove Road

Raleigh, North Carolina



PRELIMINARY BOND SUBMISSION

10-29-12

