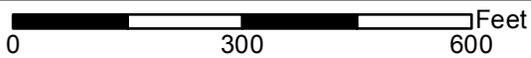
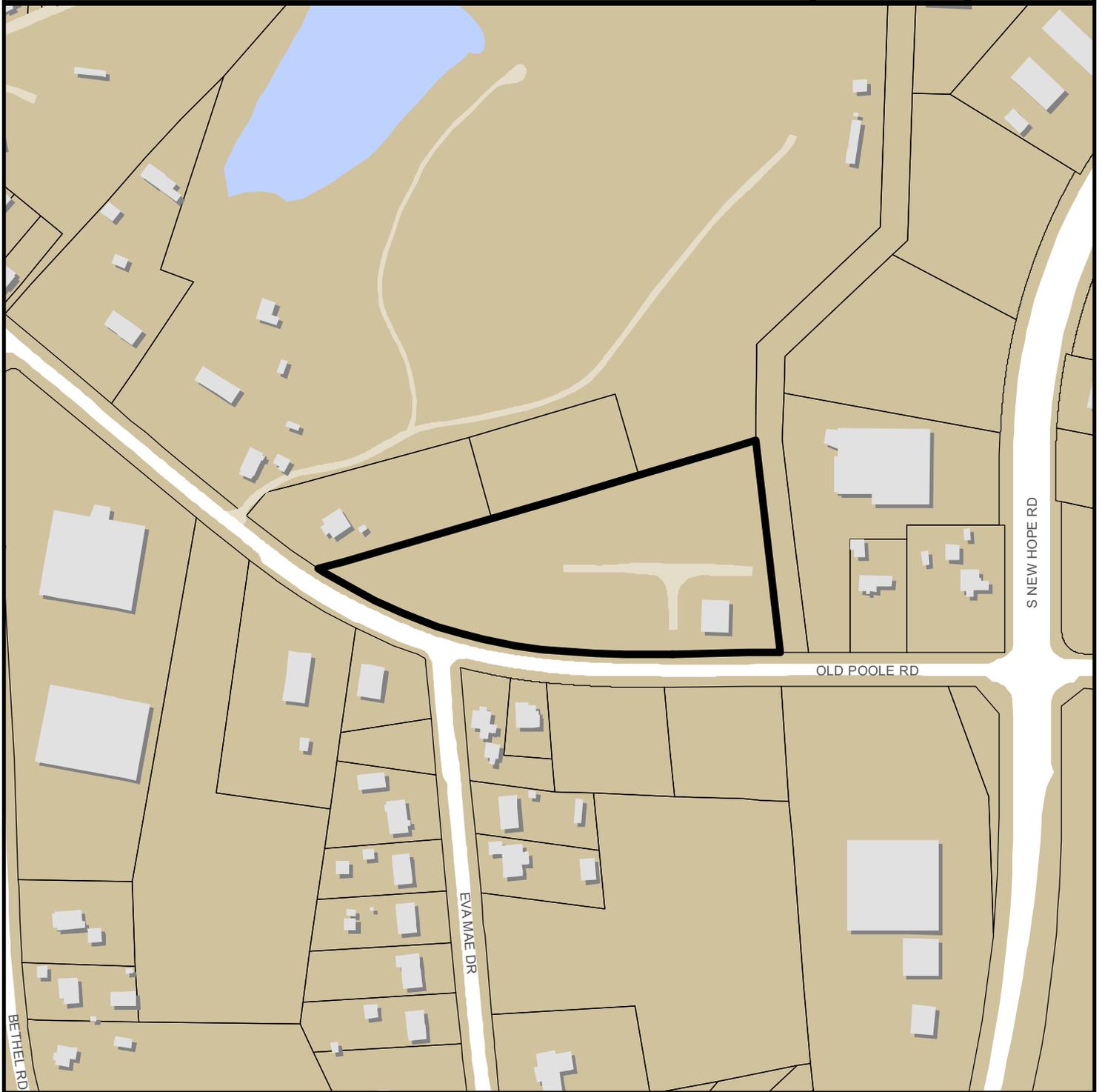


SYCAMORE RUN APARTMENT SUBDIVISION S-72-2015



Zoning: **NB**
CAC: **Southeast**
Drainage Basin: **Crabtree Basin**
Acreage: **3.43**
Number of Lots: **2**

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

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





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 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 453113 Assigned Project Coordinator <i>Hedges</i> Assigned Team Leader <i>Bradshaw</i>
* 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	Name (s)	
	SP&D Raleigh LLC	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	Name (s)	
	Timmons Group	Jim Chandler	
	Address 5410 Trinity Road, Suite 102, 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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface acres/square feet 95,693 sf	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>Alluvial Soils</u> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 2br <input checked="" type="checkbox"/> 3br <input checked="" type="checkbox"/> 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 <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 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)	<input type="checkbox"/>				Active fee
2. Preliminary Development Plan Application completed and signed by the property owner	<input type="checkbox"/>		✓		required for GH-2-15
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 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 type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		GH-2-15
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>			GH-2-15
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
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	<input type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input 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 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 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 type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input type="checkbox"/>			in house w/ GH-2-15 ✓
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 type="checkbox"/>	<input type="checkbox"/>			in house GH-2-15 ✓

in house GH-2-15
 pdf to read directly

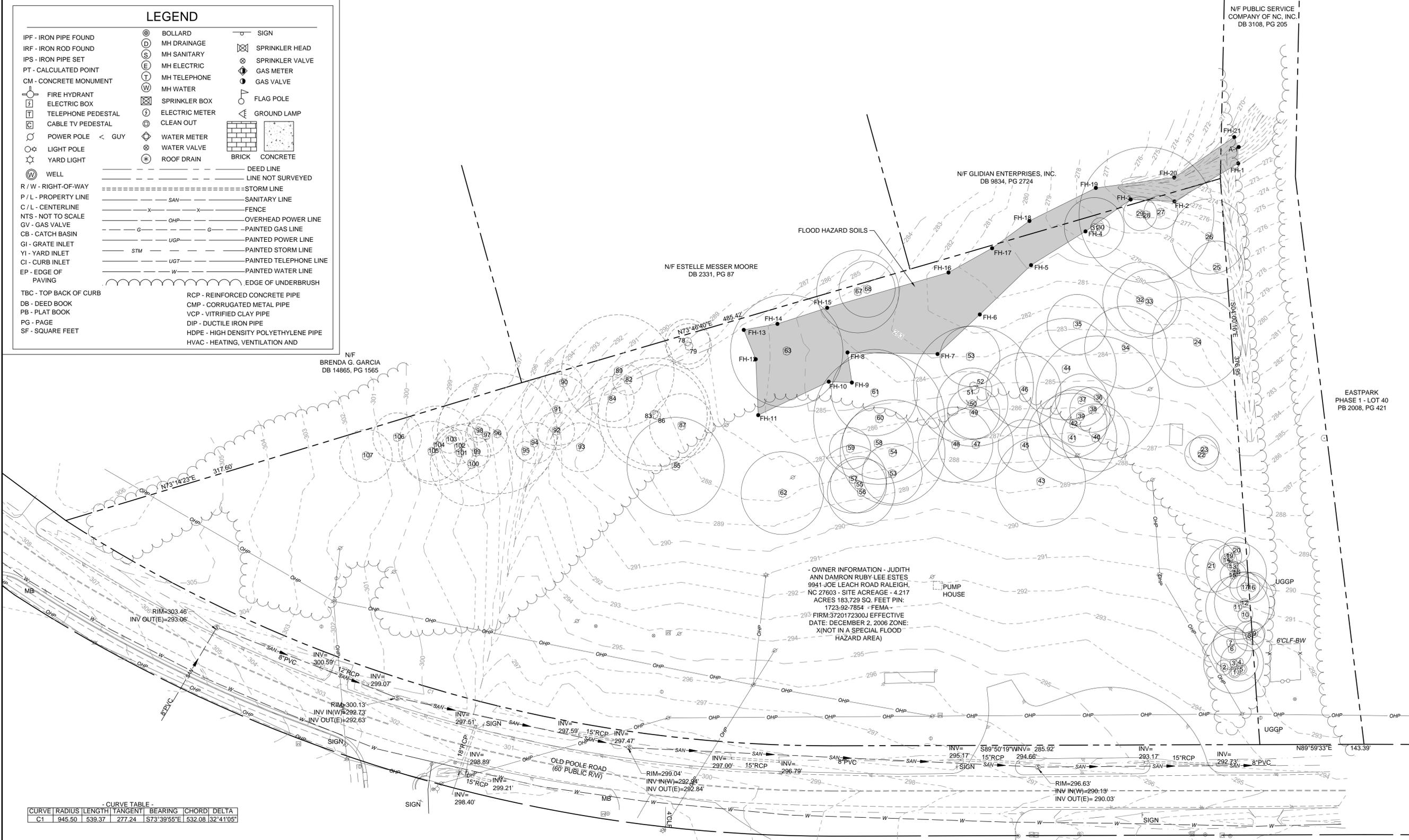
S - 15

Team 4 Bedshaw?

3.43 acres

LEGEND

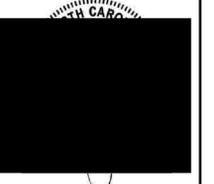
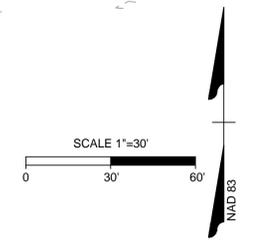
IPF - IRON PIPE FOUND	⊙ BOLLARD	— SIGN
IRF - IRON ROD FOUND	⊙ MH DRAINAGE	⊗ SPRINKLER HEAD
IPS - IRON PIPE SET	⊙ MH SANITARY	⊗ SPRINKLER VALVE
PT - CALCULATED POINT	⊙ MH ELECTRIC	⊙ GAS METER
CM - CONCRETE MONUMENT	⊙ MH TELEPHONE	⊙ GAS VALVE
⊙ FIRE HYDRANT	⊙ MH WATER	⊙ FLAG POLE
⊙ ELECTRIC BOX	⊙ SPRINKLER BOX	⊙ GROUND LAMP
⊙ TELEPHONE PEDESTAL	⊙ ELECTRIC METER	⊙ GROUND LAMP
⊙ CABLE TV PEDESTAL	⊙ CLEAN OUT	⊙ GROUND LAMP
⊙ POWER POLE < GUY	⊙ WATER METER	⊙ GROUND LAMP
⊙ LIGHT POLE	⊙ WATER VALVE	⊙ GROUND LAMP
⊙ YARD LIGHT	⊙ ROOF DRAIN	⊙ GROUND LAMP
⊙ WELL	— DEED LINE	— DEED LINE
R / W - RIGHT-OF-WAY	— LINE NOT SURVEYED	— LINE NOT SURVEYED
P / L - PROPERTY LINE	— STORM LINE	— STORM LINE
C / L - CENTERLINE	— SAN - SANITARY LINE	— SANITARY LINE
NTS - NOT TO SCALE	— OHP - OVERHEAD POWER LINE	— OVERHEAD POWER LINE
GV - GAS VALVE	— G - PAINTED GAS LINE	— PAINTED GAS LINE
CB - CATCH BASIN	— UGP - PAINTED POWER LINE	— PAINTED POWER LINE
GI - GRATE INLET	— STM - PAINTED STORM LINE	— PAINTED STORM LINE
YI - YARD INLET	— UGT - PAINTED TELEPHONE LINE	— PAINTED TELEPHONE LINE
CI - CURB INLET	— W - PAINTED WATER LINE	— PAINTED WATER LINE
EP - EDGE OF PAVING	— EDGE OF UNDERBRUSH	— EDGE OF UNDERBRUSH
TBC - TOP BACK OF CURB	RCP - REINFORCED CONCRETE PIPE	RCP - REINFORCED CONCRETE PIPE
DB - DEED BOOK	CMP - CORRUGATED METAL PIPE	CMP - CORRUGATED METAL PIPE
PB - PLAT BOOK	VCP - VITRIFIED CLAY PIPE	VCP - VITRIFIED CLAY PIPE
PG - PAGE	DIP - DUCTILE IRON PIPE	DIP - DUCTILE IRON PIPE
SF - SQUARE FEET	HDPE - HIGH DENSITY POLYETHYLENE PIPE	HDPE - HIGH DENSITY POLYETHYLENE PIPE
	HVAC - HEATING, VENTILATION AND	HVAC - HEATING, VENTILATION AND



- 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.



THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.866.9511 FAX 919.853.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/08/15 <td></td>	

DATE
10/08/15
 DRAWN BY
BH
 DESIGNED BY
JC
 CHECKED BY
JC
 SCALE
PER PLAN

TIMMONS GROUP

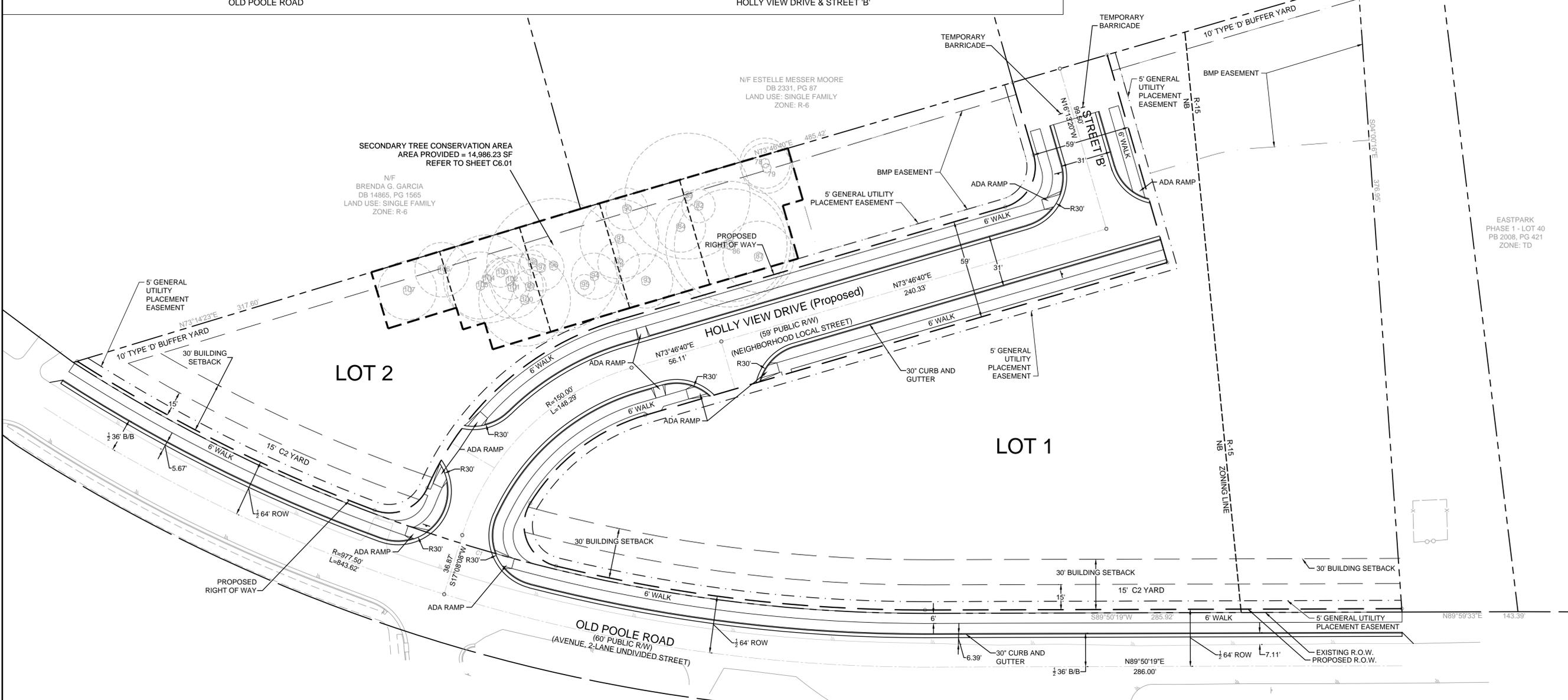
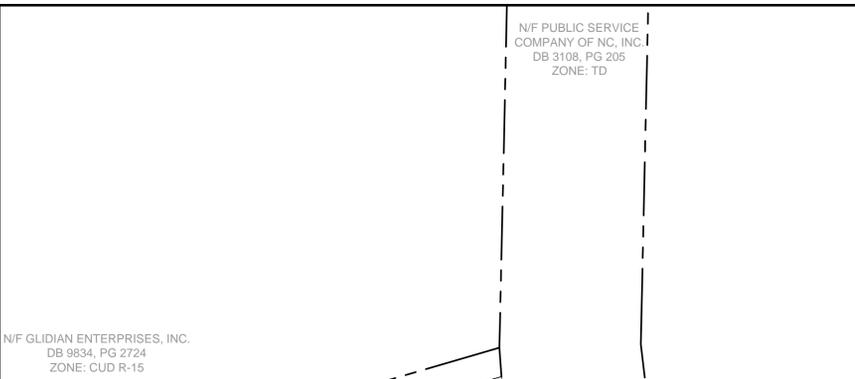
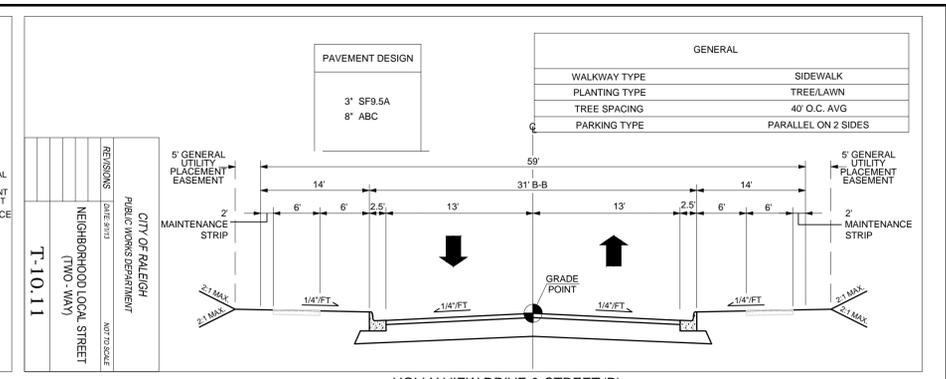
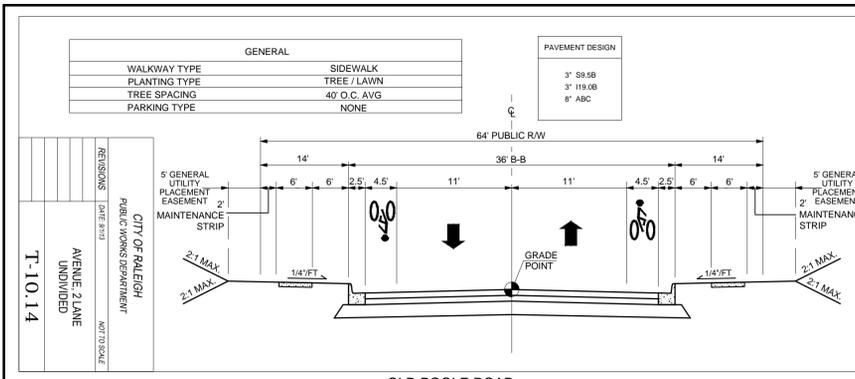
SYCAMORE RUN APARTMENTS
 WAKE COUNTY, RALEIGH, NC

EXISTING CONDITIONS PLAN

JOB NO.
36886

SHEET NO.
C100

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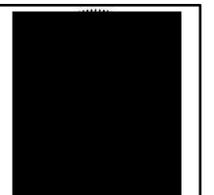
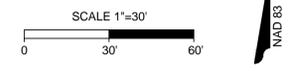
- ### GENERAL NOTES
- ALL CURVE RADII ARE 5 FT AT FACE OF CURB, UNLESS OTHERWISE NOTED.
 - ALL PARKING SPACES SHALL BE 8.5' WIDE X 18' DEEP MIN.
 - = VAN ACCESSIBLE PARKING SPACE.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - SOLID WASTE DUMPSTER AREAS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

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.



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 TEL 919.866.9951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
	10/08/15

DATE: 10/08/15
 DRAWN BY: BH
 DESIGNED BY: JC
 CHECKED BY: JC
 SCALE: PER PLAN

TIMMONS GROUP

SYCAMORE RUN APARTMENTS
 WAKE COUNTY, RALEIGH, NC
 PRELIMINARY SUBDIVISION PLAN

JOB NO. 36886
 SHEET NO. C300

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