Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			

GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Link Apartments			
Property Address(es): 414 West Jones Street, Raleigh, NC			
Recorded Deed PIN(s): 1704501197			
What is your project type?	☐ Single family ☑ Apartment	☐ Townhouse ☐ Non-residential	☐ Attached houses ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION **NOTE: Please attach purchase agreement when submitting this form**	
Company: Glenwood South Raleigh Apartments, LLC c/o Grubb Properties, LLC	Owner/Developer Name and Title: Joe Dye, Executive Vice President
Address: 117 Edinburgh South Drive, Suite 110, Cary, NC	
Phone #: 919.388.5774	Email: jdye@grubbproperties.com
APPLICANT INFORMATION	
Company: Stewart	Contact Name and Title: Natalie Carmen, Project Manager
	Address: 223 South West Street, Suite 1100, Raleigh, NC
Phone #:919.866.4776	Email: ncarmen@stewartinc.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1.27	
Zoning districts (if more than one, provide acreage of each): DX-12-SH	
Overlay district:	Inside City limits? ☑ Yes ☐ No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.144 Square Feet: 49836	Proposed Impervious Surface: Acres: 1.144 Square Feet: 49836
Neuse River Buffer ☑ Yes ☐ No	Wetlands ☐ Yes ☑ No
Is this a flood hazard area? ☐ Yes ☑ No If yes, please provide the following: Alluvial soils: n/a Flood study: N/A FEMA Map Panel #: 3720170400J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached 0 Attached 0	
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK

I hereby designate Natalie Carmen, PE to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.

Signature:	Date: 1/13/2021
Printed Name: Joe Dye	
Signature: Natalie Carmen	Date: 1/13/2021
Printed Name: Natalie Carmen	

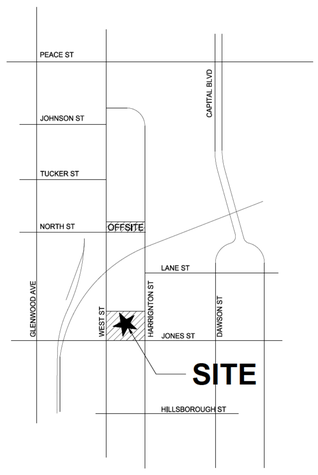
Please email your completed application to SiteReview@raleighnc.gov.

414 W JONES ST. - SPECTRUM BUILDING

414 W, JONES STREET
RALEIGH, NORTH CAROLINA 27603

SUB-0003-2021
PRELIMINARY SUBDIVISION PLAN

ISSUED DATE: JANUARY 14, 2021
RESUBMITTED ON MARCH 5, 2021
RESUBMITTED ON APRIL 13, 2021



VICINITY MAP
1"=500'

NORTH

SITE DATA	
PROJECT NAME:	414 W JONES ST. - SPECTRUM BUILDING
SITE ADDRESS:	414 W JONES ST
COUNTY:	WAKE
PARCEL PIN #:	1704501197
PARCEL OWNER:	GLENWOOD SOUTH RALEIGH APARTMENTS LLC
EXISTING PARCEL AREA LOT 1:	1.27 AC/ 55,321 SF
PROPOSED ACREAGE LOT 1:	1.09 AC/ 47,688 SF
PROPOSED ACREAGE LOT 2:	0.18 AC/ 7,634 SF
CURRENT ZON NG:	DX-12-SH
PROPOSED ZONING:	DX-12-SH
EXISTING LAND USE:	LOT 1: MULTI-FAMILY, LOT 2: MAJOR UT LITY
PROPOSED LAND USE:	LOT 1: MULTI-FAMILY, LOT 2: MAJOR UT LITY
FLOOD PLA N DATA:	N/A
RIVER BASIN:	NEUSE
CONSTRUCTION TYPE:	EXISTING
MAX BUILDING HEIGHT:	12 STORIES
PROPOSED BUILD NG HEIGHT:	N/A
PROPOSED BUILD NG SQUARE FOOTAGE:	N/A
TREE CONSERVATION AREA.:	N/A
TOTAL LIMITS OF DISTURBANCE::	0 AC
EXISTING IMPERVIOUS AREA:	LOT 1: 1.144 AC/ 49,836 SF
PROPOSED IMPERVIOUS AREA:	LOT 1: 0.969 AC/42,202 SF; LOT 2: 0.18 AC/7,634 SF
PARKING DATA:	
REQUIRED PARKING:	LOT 1: 203 SPACES, LOT 2: 0 SPACES
PROPOSED PARK NG:	LOT 1: 243 SPACES, LOT 2: 0 SPACES
TOTAL PARKING:	LOT 1: 243 SPACES, LOT 2: 0 SPACES

INDEX OF DRAWINGS				
Sheet Number	Sheet Title	1ST SUBMITTAL (01.12.2021)	2ND SUBMITTAL (03.05.2021)	3RD SUBMITTAL (04.13.2021)
C0 00	COVER SHEET	X	X	X
C1 00	EXISTING CONDITIONS PLAN	X	X	X
C3 00	SITE PLAN	X	X	X
L1.00	LANDSCAPE PLAN		X	X
L2.00	LANDSCAPE DETAILS			X

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Proposed Impervious Surface Acres: 1.144 Square Feet: 49836
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Is this a flood hazard area? ☐ Yes ☑ No
If yes, please provide the following:
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Flood study: N/A
FEMA Map Panel #: 3720170400J

NUMBER OF LOTS AND DENSITY:

Total # of townhouse lots: Detached 0 Attached 0
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Signature: Date: 1/13/2021
Printed Name: Joe Dye
Signature: Date: 1/13/2021
Printed Name: Natalie Carmen

Please email your completed application to SiteReview@raleighnc.gov

Page 2 of 2 REVISION 07.07.20

GENERAL NOTES:

1. SCOPE OF WORK NVOLVES SUBDIVIDING AN EXISTING PARCEL INTO 2 PARCELS, HEREBY REFERRED TO AS LOTS 1 AND 2. NO CONSTRUCTION OR DEVELOPMENT OF STREETS, UTILIT ES, OR GRADING WILL BE PERFORMED. THREE TREES PREVIOUSLY PERMITTED ARE PROPOSED TO BE REPLACED DUE TO DAMAGE.

2. EXISTING LOT 1 TO REMA N RESIDENTIAL - MULTI-FAMILY APARTMENTS. EXISTING USE OF LOT 2 WILL BE GENERAL USE BUILDING CURRENTLY USED FOR FIBER OPTIC UTILIT ES.

3. EXISTING STORMWATER FAC LITIES AS DESIGNED FOR PREVIOUS PROJECT TO BE SHARED BY LOTS 1 AND 2. NO ADDITIONAL STORMWATER DEVICES WILL BE PROVIDED. THE SHARED STORMWATER SOLUTION IS PROPOSED TO BE MAINTA NED AND A STORMWATER MAINTENANCE COVENANT WILL DOCUMENT SHARED RESPONSIB LITY BETWEEN THE TWO LOTS.

4. NO TREE CONSERVATION AREAS REQUIRED.

5. THIS WILL BE A CONVENTIONAL SUBDIVISION.

6. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOL D WASTE DESIGN.

7. IF REQUIRED, ROLL-OUT CONTAINERS WILL BE PLACED AT STREET TO BE SERVICED BY THE CITY OF RALEIGH SOLID WASTE ON COLLECTION DAYS.

8. NO ADDITIONAL OPEN SPACE PROV DED AS PART OF THIS PROJECT. FOR OPEN SPACE CALCULATIONS, REFER TO PREVIOUS PROJECT SP-57-12, LINK APARTMENTS AT GLENWOOD SOUTH.

RIGHT-OF-WAY OBSTRUCTION NOTES:

1. LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUTION PRIOR TO THE START OF WORK TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
3. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
4. ALL PUBLIC S DEWALKS MUST BE ACCESS BLE TO PEDESTRIANS WHO ARE VISUALLY IMPA RED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQU RED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESS BILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPEC FIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
6. ALL PERMITS MUST BE AVAILABLE AND VIS BLE ON SITE DURING THE OPERATION.

VEHICULAR PARKING

Residential	Units	Required Rate	Required	DX Deductions	Provided
Studio	39	1	39		39
1 Bedroom	123	1	123		150
2 Bedroom	41	1.5	62		54
Major Utility	-	-	0		
				Total Required:	**224**
				Total Provided:	**243**
				Accessible Spaces:	**7**

1. Per TC-1(A)-20, 7.1.3 A: no parking is required

CLIENT

GRUBB PROPERTIES

GLENWOOD SOUTH RALEIGH APARTMENTS, LLC
C/O GRUBB PROPERTIES, LLC
117 EDINBURGH SOUTH DRIVE, SUITE 110
CARY, NC 27511
CONTACT: JOE DYE
919.388.5774(T)
919.461.3939 (F)
JDYE@GRUBBPROPERTIES.COM

CIVIL ENGINEERING

STEWART
223 S. WEST STREET
SUITE 1100
RALEIGH, NC 27603
T 919.380.8750
F RM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C21000

STEWART INC. - CIVIL
CONTACT: NATALIE CARMEN, PE
PROJECT ENGINEER
919.866.4776 (T)
919.380.8752 (F)
NCARMEN@STEWARTINC.COM

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223 S. WEST ST., #1100
RALEIGH, NC 27603
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Client:
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C/O GRUBB PROPERTIES, LLC
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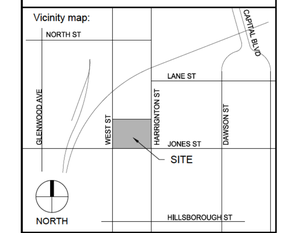
919.388.5774(T)

Vicinity map:



Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Project:
414 W JONES ST. - SPECTRUM BUILDING

Issued for:
PRELIMINARY SUBDIVISION PLAN

No.	Date	Description
1	03.05.2021	RESPONSE TO COMMENTS
2	04.13.2021	RESPONSE TO COMMENTS

Title:
COVER SHEET

Project number: C21000 Sheet #:
Issued Date: 01.14.2021
Drawn by: MTJ
Approved by: NCB
C0.00

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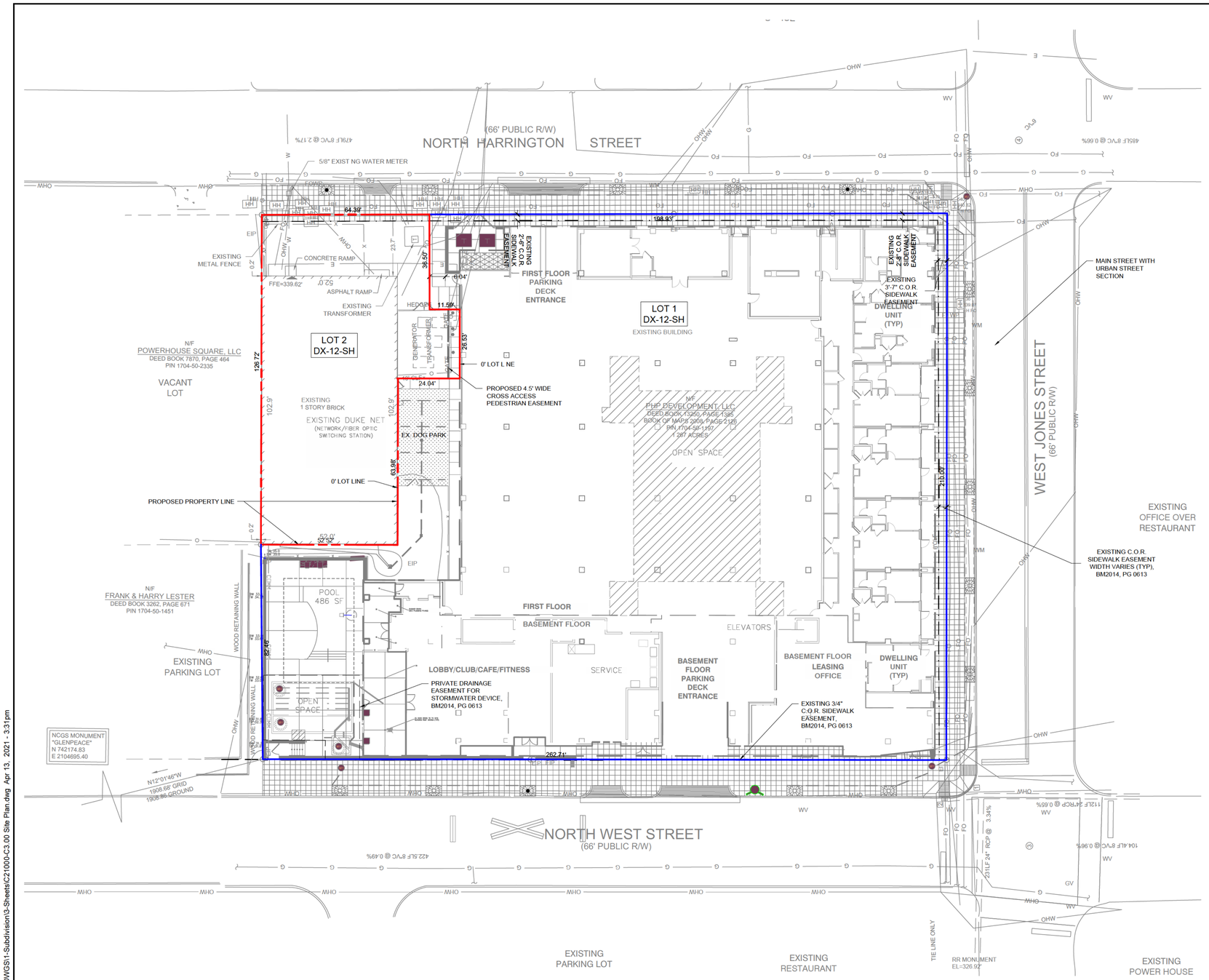

SITE LEGEND:

SYMBOL	DESCRIPTION	DETAIL REFERENCE
	PROPOSED BUILDING	SEE ARCH. PLANS
	PROPOSED CONCRETE SIDEWALK	#/C9.XX
	PROPOSED BRICK SIDEWALK	#/C9.XX
	PROPOSED HEAVY DUTY PAVEMENT	#/C9.XX
	PROPOSED CONCRETE PAVERS	#/C9.XX
	PROPOSED GRAVEL	#/C9.XX
	PROPOSED CURB & GUTTER	#/C9.XX
	PROPOSED STOP BAR	#/C9.XX
	PROPOSED CROSSWALK	#/C9.XX
	PROPOSED 6' WIDE STANDARD CROSSWALK	#/C9.XX
	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK	#/C9.XX
	PROPOSED SIGN	N/A
H/C	PROPOSED ADA PARKING SPACE	#/C9.XX
	PROPOSED KEYSTONE WALL	#/C9.XX
	PROPOSED CIP WALL	#/C9.XX
	PROPOSED WHEEL STOP	#/C9.XX
	PROPOSED GRAVEL TRAIL	#/C9.XX
	PROPOSED ASPHALT TRAIL	#/C9.XX
	PROPOSED TREELINE	N/A
—x—	PROPOSED FENCE	#/C9.XX
	PROPOSED VEHICLE GATE (X' WIDE)	#/C9.XX
	PROPOSED LIGHT	#/C9.XX
	PROPOSED BIKE RACK	#/C9.XX
	PROPOSED BENCH	#/C9.XX
	PROPOSED BOLLARD	#/C9.XX
	PROPOSED PEDESTRIAN STEEL PLATE	#/C9.XX
	LIMITS OF DISTURBANCE	N/A

LIMITS OF LOT 1

LIMITS OF LOT 2

PROPERTY DATA			
	DEEDED AC /SF	EXISTING AC / SF	PROPOSED AC / SF
LOT 1	1.27 AC / 55321.2 SF	1.27 AC / 55321.2 SF	1.09 AC / 47586.41 SF
LOT 2		0	0.18 AC / 7734.79 SF
TOTAL			1.27 AC

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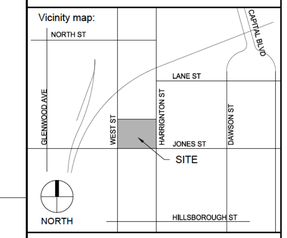

Seal:
PRELIMINARY - DO NOT
[redacted]
2021 APRIL 13

0 10 20 40
SCALE: 1" = 20'
NORTH

Project:
414 W JONES ST. - SPECTRUM BUILDING

Issued for:
PRELIMINARY SUBDIVISION PLAN

No.	Date	Description
1	03.05.2021	RESPONSE TO COMMENTS
2	04.13.2021	RESPONSE TO COMMENTS

Title:
SITE PLAN

Project number: C21000 Sheet #:
Issued Date: 01.14.2021
Drawn by: MTJ
Approved by: NBC
C3.00

L:\Projects\2021\C21000 - 213 S Harrington St - Spectrum Building\DWGS\1-Subdivision\3-Sheets\C21000-C3.00 Site Plan.dwg Apr 13, 2021 - 3:31pm