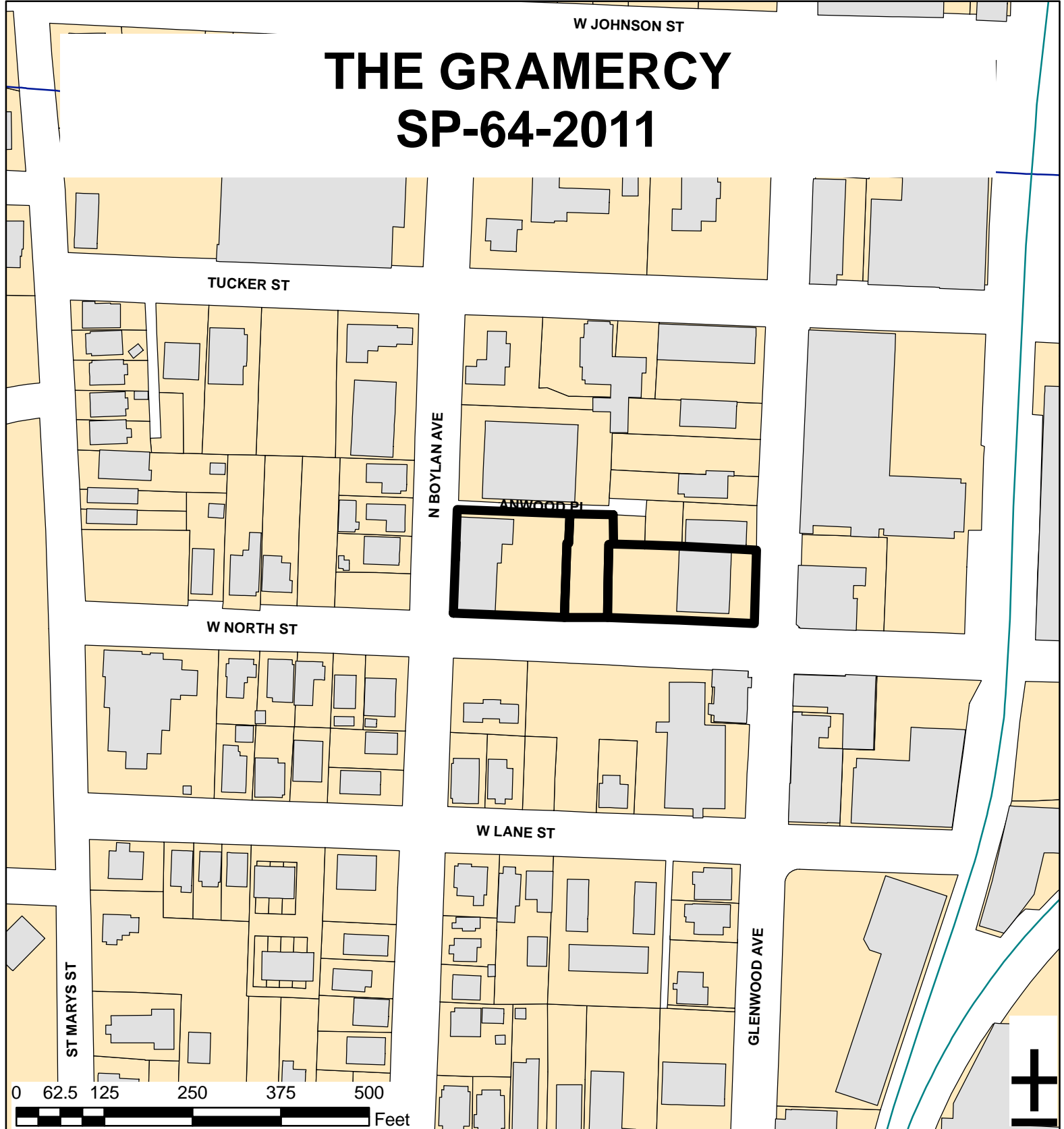


THE GRAMERCY SP-64-2011



Zoning: **O&I-1, NB CUD**
CAC: **HILLSBOROUGH**
Drainage Basin: **PIGEON HOUSE**
Acreage: **1.22**

Number of Lots: **1**
Planner:
Phone:
Applicant Contact:
Phone:

MEADE BRADSHAW
(919) 516-2664
JDAVIS ARCHITECTS
(919) 835-1500



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

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

Preliminary Development Plan Application

SP-64-11

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" 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 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>317903</i>
* May require Planning Commission or City Council Approval		

Section A *Hillsboro CAC Zoning O&I 1 & NBCUD Map-170418 12/1ac*

GENERAL INFORMATION

Development Name *The Gramercy* *SP-64-* *Pigeon House*

Proposed Use *Apartments and Retails*

Property Address(es) *630 W. North St, 605 Anwood Pl, 401 Glenwood*

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

P.I.N. *1704-40-2921* P.I.N. *1704-40-3921* P.I.N. *1704-40-4859* P.I.N.

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.

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. The site is in the PBOO overlay and we are requesting a density greater than the base density of 40 DU/AC

CLIENT (Owner or Developer)
 Company *Blue Ridge Realty*
 Name (s) *Joe Meir*
 Address *2501 Blue Ridge Road, Suite 200, Raleigh, NC 27607*
 Phone *919-783-9212* Email *jmeir@br-realty.com* Fax *919-783-8786*

CONSULTANT (Contact Person for Plans)
 Company *J Davis Architects, PLLC*
 Name (s) *Ken Thompson*
 Address *510 Glenwood Ave, Suite 201, Raleigh, NC 27603*
 Phone *919-835-1500* Email *kent@jdavisarchitects.com* Fax *919-835-1510*

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) O & I-1 and CUD & NB	Proposed building use(s) Apartments with ground floor Retail
If more than one district, provide the acreage of each O & I-1: 0.55 AC, CUD & NB: 0.67 AC	Existing Building(s) sq. ft. gross 0
Overlay District PBOD	Proposed Building(s) sq. ft. gross 168,398
Total Site Acres 1.22 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 168,398
Off street parking Required 194 Provided 209	Proposed height of building(s) 79' (7 stories)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 3.1%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 100% (site plans only)
CUD (Conditional Use District) case # Z-14-09	
Stormwater Information	
Existing Impervious Surface 1.07 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.42 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" 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 comprehensive plans designates the site as Central Business district which supports mixed use buildings. The proposed plan provides the following on the ground floor; retail along Glenwood, leasing/club space and services areas on North street, and residential with stoops and planters on Boylan Street. Residential will be provided above all ground floor uses. The comprehensive plan policy DT 1.11 calls for appropriate transitions in height, scale and design along the downtown edges. The proposed development will be XX stories and provides the transition in height between the North at West building and the Wiley school and Cameron Park neighborhood. The site is within 1/4 mile of a proposed light rail transit stops, has a CAT stop 1 block away, Less than 1 block to an existing R-line stop and providing 14' sidewalks to comply with M.2 transportation Policy's.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 209	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	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	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above) 209	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 171 du/ac	
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 Ken Thompson _____ 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.

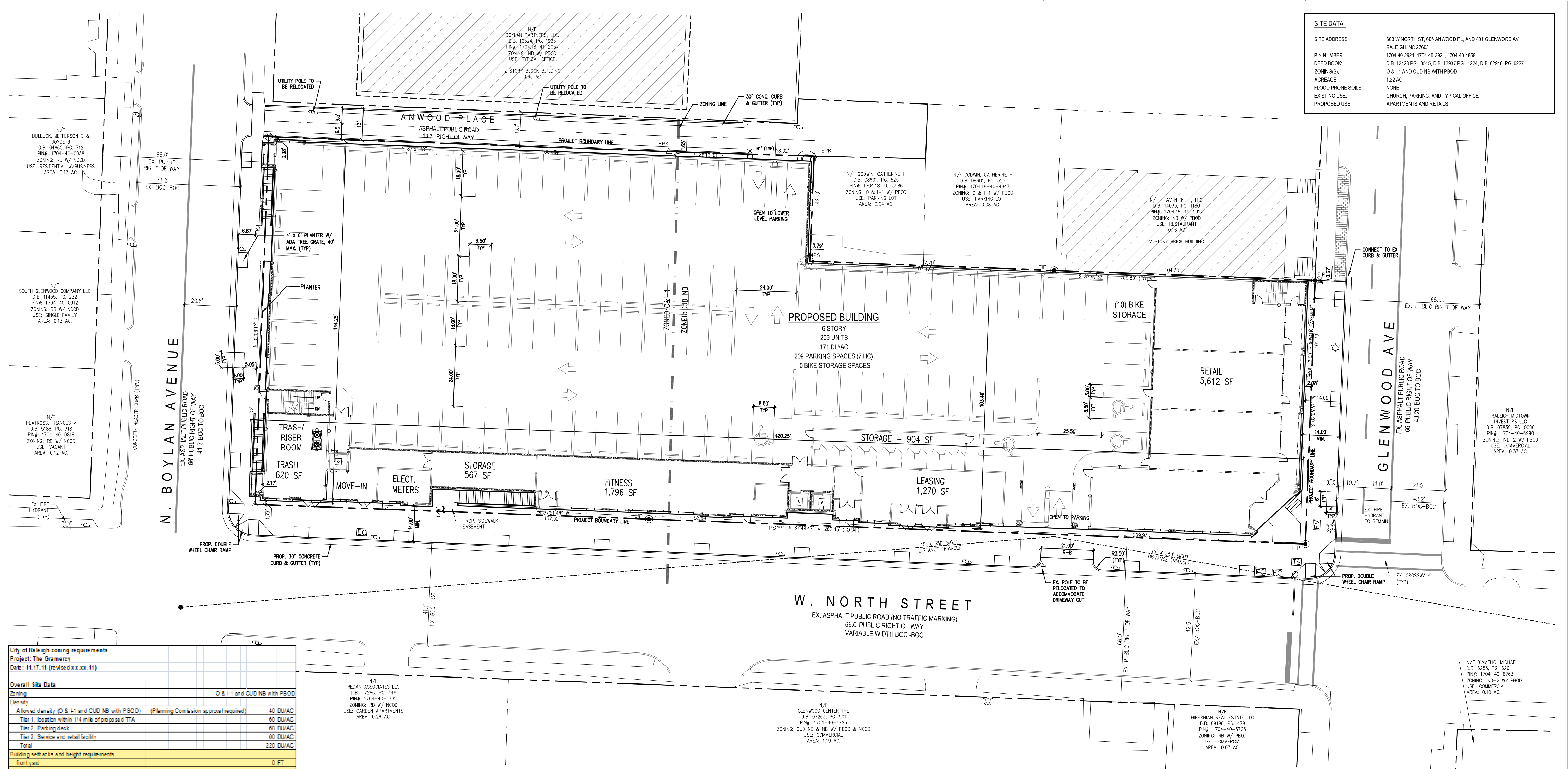
Signed _____ Date 11-16-11

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"/>		<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"/>	<input checked="" 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<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"/>	<input checked="" 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 checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations, if applicable. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. 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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

11/17/2011 9:47 AM P:\Land11\11081-Gramercy\North\11081-SP0.dwg

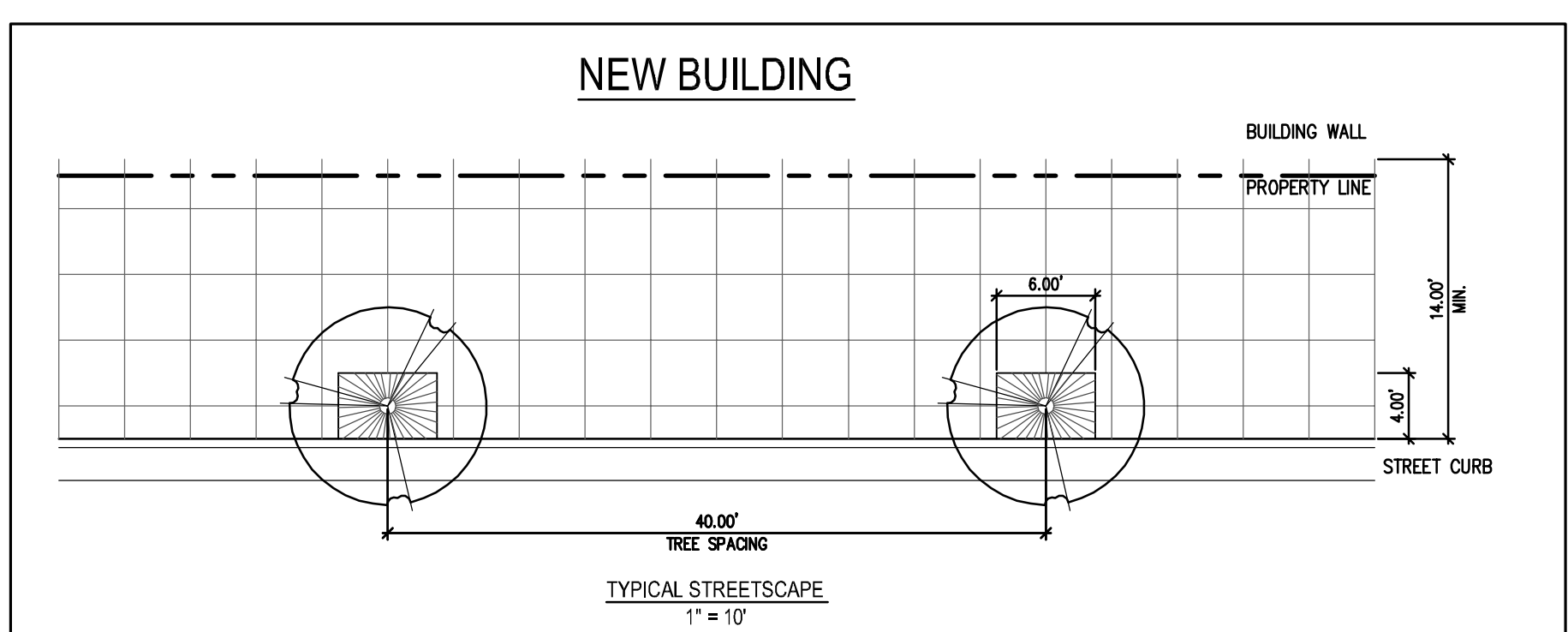


SITE DATA:

SITE ADDRESS:	603 W NORTH ST, 605 ANWOOD PL, AND 401 GLENWOOD AV RALEIGH, NC 27603
PROJECT NUMBER:	1704-40-2921, 1704-40-3921, 1704-40-4859
DEED BOOK:	D.B. 12428 PG. 0515, D.B. 13937 PG. 1224, D.B. 02946 PG. 0227
ZONING(S):	O & I-1 AND CLD NB WITH PBOD
ACREAGE:	1.22 AC
FLOOD PRONE SOILS:	NONE
EXISTING USE:	CHURCH PARKING AND TYPICAL OFFICE
PROPOSED USE:	APARTMENTS AND RETAIL

City of Raleigh zoning requirements
Project: The Gramercy
Date: 11.17.11 (revised xxx.xx.11)

Overall Site Data		O & I-1 and CLD NB with PBOD
Zoning		O & I-1 and CLD NB with PBOD
Density		40 DU/AC
Allowed density (O & I-1 and CLD NB with PBOD) (Planning Commission approval required)		40 DU/AC
Tier 1 location within 1/4 mile of proposed TTA		60 DU/AC
Tier 2 Parking deck		60 DU/AC
Tier 2 Service and retail facility		60 DU/AC
Total		220 DU/AC
Building setbacks and height requirements		
front yard		0 FT
side yard		0 FT
corner lot side yard		0 FT
rear yard		0 FT
setback front/rear yard		0 FT
allowed height		80 FT
open space required		5% of total land area
Floor area ratio		no maximum
Lot coverage		no maximum
Tract area		
parcel 1704-40-4859		0.310 AC
parcel 1704-40-3921		0.180 AC
parcel 1704-40-2921		0.530 AC
less ROW dedication		0.030 AC
Total tract area		1.220 AC
Proposed uses		
Residential units		209 DU
Retail office		10,450 SF
Density		
Allowed density	220 DU x 1.220 AC =	268 DU
Proposed density	209 DU / 1.22 AC =	171 DU/AC
Tier 2 retail required (50 SF/DU)	50 SF x 209 DU =	10,450 SF
Tier 2 retail provided		10,450 SF
Open space provided		
Minimum required common outdoor space (5%)	5% x 1.220 AC =	2,665 SF
Open space provided		11,587 SF
Common accessible outdoor open space (boulevard)		79 - 7 stories
Parking required		
1.0 spaces per DU unit (1st 16 units exempted)	(209-16) x 1.0 =	193 spaces
1.0 space per 400 SF of retail (10K SF exempted)	(10,450-10,000)/400 x 1.0 =	1 space
Total required		194 spaces
Parking Provided		
Standard spaces		202 spaces
Handicap spaces		7 spaces
Total spaces provided		209 spaces
Bicycle storage required		
1.0 space per 20 parking spaces	10 x 1.0 =	10 spaces
Spaces provided		10 spaces



THIS SITE IS NOT WITHIN FEMA FLOODPLAIN MAP.

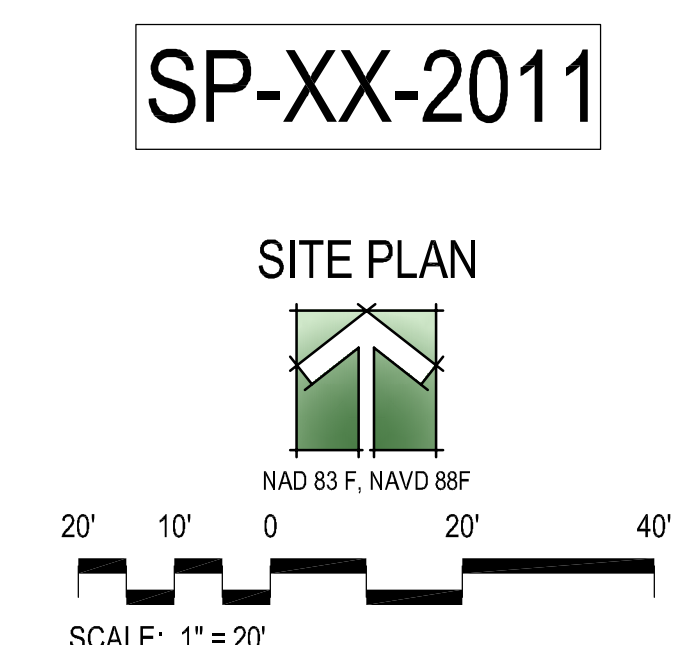
THIS SITE IS LESS THAN 2 AC. NO TREE CONSERVATION PLAN IS REQUIRED.

SEE LS3.1 & LS3.2 FOR SITE DETAILS.

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS & CO., RALEIGH, NC IN DIGITAL FORMAT IN NOVEMBER, 2011. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN DIGITAL FORMAT IN NOVEMBER, 2011.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - ROOF TOP HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 - CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2% AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - IN ACCORDANCE WITH THE CITY OF RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK, ALL STREAM CROSSINGS THAT ARE REQUIRED BY THE PROVISIONS OF THE HANDBOOK MAY BE CONDITIONALLY APPROVED AS PART OF THE SUBDIVISION APPROVAL. ALL OTHER STREAM CROSSING SHALL BE REQUIRED TO BE APPROVED BY THE REQUIRED AGENCY PRIOR TO APPROVAL OF THE SUBDIVISION BY THE CITY OF RALEIGH.
 - ALL SIDEWALK THAT IS OUTSIDE OF THE RIGHT-OF-WAY MUST BE IN A SIDEWALK EASEMENT.

LEGEND

EP	EXISTING IRON PIPE
EPK	EXISTING PK NAIL
R/W	RIGHT-OF-WAY
N/F	NOW OR FORMERLY
DB	DEED BOOK
PG	PAGE
BM	BOOK OF MAPS
PB	PLAT BOOK
RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET
JB	JUNCTION BOX
SSMH	SANITARY SEWER MANHOLE
▲	EXISTING IRON PIPE
●	CALCULATED POINT
○	IRON PIPE SET
PK NAIL	PK NAIL
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
DROP INLET	DROP INLET
CATCH BASIN	CATCH BASIN
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
WATER METER	WATER METER
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
---	PROPERTY LINE
- - -	RIGHT-OF-WAY
- · - · -	EASEMENT LINE
—○—	OVERHEAD UTILITIES
X	FENCE
W	WATERLINE
SS	SANITARY SEWER
- · - · -	ZONING LINE



JDAVIS ARCHITECTS
310 Glenwood Ave. Suite 201 | Raleigh, NC 27603 | Tel: 919.855.1500 | Fax: 919.855.1510
TRANSACTION NO: XXXXXX (SITE)
SP-XX-2011

Blue Ridge Realty
The Gramercy
Raleigh, North Carolina 27603

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT:	BRR-11061	DATE	11.17.2011
ISSUE:	Preliminary Plan		11.17.2011
REVISIONS:			
DRAWN BY:	KT, SB		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

LS1.1



- 369.33' FIN. FLR. LEVEL 5
- 359.0' FIN. FLR. LEVEL 4
- 348.33' FIN. FLR. LEVEL 3
- 337.33' FIN. FLR. LEVEL 2
- 327.0' FIN. FLR. LEVEL 1
- 311.0' FIN. FLR. RETAIL LEVEL
- 300.33' FIN. FLR. BASEMENT LEVEL

ANWOOD PLACE ELEVATION
SCALE: 1/16" = 1'-0" 4



- 369.33' FIN. FLR. LEVEL 5
- 359.0' FIN. FLR. LEVEL 4
- 348.33' FIN. FLR. LEVEL 3
- 337.33' FIN. FLR. LEVEL 2
- 327.0' FIN. FLR. LEVEL 1
- 315.0'
- 311.0' FIN. FLR. RETAIL LEVEL

N. BOYLAN AVENUE ELEVATION
SCALE: 1/16" = 1'-0" 3



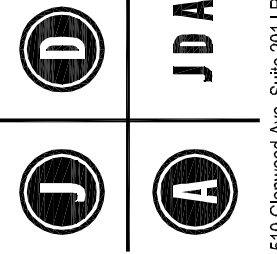
- 369.33' FIN. FLR. LEVEL 5
- 359.0' FIN. FLR. LEVEL 4
- 348.33' FIN. FLR. LEVEL 3
- 337.33' FIN. FLR. LEVEL 2
- 327.0' FIN. FLR. LEVEL 1
- 311.0' FIN. FLR. RETAIL LEVEL
- 300.33' FIN. FLR. BASEMENT LEVEL

GLENWOOD AVENUE ELEVATION
SCALE: 1/16" = 1'-0" 2



- 369.33' FIN. FLR. LEVEL 5
- 359.0' FIN. FLR. LEVEL 4
- 348.33' FIN. FLR. LEVEL 3
- 337.33' FIN. FLR. LEVEL 2
- 327.0' FIN. FLR. LEVEL 1
- 311.0' FIN. FLR. RETAIL LEVEL

W. NORTH STREET ELEVATION
SCALE: 1/16" = 1'-0" 1



J DAVIS ARCHITECTS
510 Glenwood Ave. Suite 201 | Raleigh, NC 27603 | Tel: 919.835.1900 | Fax: 919.835.1510

The Gramercy
Blue Ridge Realty
Raleigh, NC 27603

©2011 J DAVIS ARCHITECTS RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF J DAVIS ARCHITECTS, PLLC.

PROJECT:	11081	DATE	11.16.2011
ISSUE:			
REVISIONS:			
DRAWN BY:			
CHECKED BY:			
CONTENT:			

11/16/2011 5:46 PM P:\11081\11081 - Gramercy & North\00\Sheets\A3.01.dwg

A3.01