

TALLON HALL CT

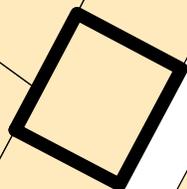
# CAMERON PLACE CONDOMINIUMS SP-25-2011

V DR

GRAH.

BEDFORD AVE

SMEDES PL



SMALLWOOD DR

EVERETT AVE

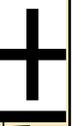
DANIELS ST

OBERLIN RD

CAMERON ST

STAFFORD AVE

WOODBURN RD



Zoning: **R-20**  
CAC: **HILLSBOROUGH**  
Drainage **PIGEON HOUSE**  
Basin:  
Acreage: **0.46**

Number of Units: **6**  
Planner: **ERIC HODGE**  
Phone: **(919) 516-2639**  
Applicant Contact: **JOHN EDWARDS & CO**  
Phone: **(919) 828-4428**



# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

Map 170413

R-20  
Drainage - Pigeon House  
.46 ac.

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

SP-25-11

## 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 checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input checked="" 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  <p style="font-size: 2em; color: blue;">305487</p>
<p>* May require Planning Commission or City Council Approval</p>		

### Section A

#### GENERAL INFORMATION

Development Name : CAMERON PLACE CONDOMINIUMS

Proposed Use : CONDOMINIUM

Property Address(es) : 615 DANIELS ST. RALEIGH, N.C.

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

P.I.N. : 1704-03-5727      P.I.N.      P.I.N.      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. **N/A**

**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. **TC-19-08 MULTIFAMILY LESS THAN 2 AC.**

**CLIENT (Owner or Developer)**  
 Company : SAINT MARY'S ASSOCIATES, LLC  
 Name (s) : SETTLE DOCKERY  
 Address : 1900 CAMERON PLACE, RALEIGH, N.C.  
 Phone : 919-821-1350      Email : settledockery@yorkproperties.com      Fax : 919-828-9240

**CONSULTANT (Contact Person for Plans)**  
 Company : JOHN A. EDWARDS & COMPANY  
 Name (s) : JOHNNY EDWARDS  
 Address : 333 WADE AVE., RALEIGH, N.C.

919-828-4428 - Jon Callahan@jaecb.com  
 919-828-4711 (fax)

**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-20	Proposed building use(s) : CONDOMINIUM
If more than one district, provide the acreage of each : N/A	Existing Building(s) sq. ft. gross 3,166 TO BE DEMOLISHED
Overlay District : N/A	Proposed Building(s) sq. ft. gross : 5,639 S.F.
Total Site Acres : 0.4642 AC. Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) : 5,639 S.F.
Off street parking Required 14 Provided 14	Proposed height of building(s) : 32 FT
COA (Certificate of Appropriateness) case # : N/A	FAR (floor area ratio percentage) : 0.66
BOA (Board of Adjustment) case # A-: N/A	Building Lot Coverage percentage : 27.9% (site plans only)
CUD (Conditional Use District) case # Z-: N/A	

**Stormwater Information**

Existing Impervious Surface 0.2145 AC./9,342 S.F. acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.3192 AC./13,906 S.F. acres/square feet	<b>If Yes, please provide</b>
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils : N/A Flood Study : N/A FEMA Map Panel # : N/A

**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: MEDIUM DENSITY RESIDENTIAL

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots : N/A Detached : N/A Attached : N/A	11. Total number of Open Space (only) lots : 1
2. Total # Of Single Family Lots : N/A	12. Total number of all lots : 1
3. Total # Of Apartment Or Condominium Units : 6	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	<b>If Yes, please answer the questions below:</b> 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) : N/A	
8. Bedroom Units 1br : N/A 2br : 2 3br 4 4br or more : N/A	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 6/0.4642 = 13	
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 JOHNNY EDWARDS 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 St. Marys ASSOCIATE LLC by Jettie Dostory member Date 6/28/11  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

**Section B**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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. <u>For re-submittals only – include all revision dates</u>	<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 type="checkbox"/>	<input checked="" 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"/>

N/F  
OBERLIN INVESTORS LLC  
C/O ANTHONY & CO  
DB 6264 PG 463  
PIN 1704.13-03-2618

N/F  
OBERLIN INVESTORS LLC  
C/O ANTHONY & CO  
DB 6264 PG 463  
PIN 1704.13-04-4002

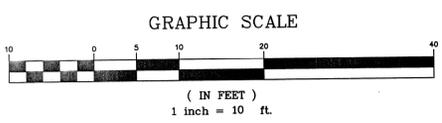
N/F  
MICHAEL T & IRIS, RITA B METTREY  
DB 5668, PG 774  
PIN 1704.13-03-4664

N/F  
CAMERON VILLAGE  
CONDOMINIUMS II  
DB 3426 PG 286  
PIN 1704.13-04-9530

OPEN SPACE AREA  
REQUIRED: 2,022 S.F.  
PROVIDED: 2,109 S.F.

**PARKING CALCULATIONS**  
PROVIDED = 14 SPACES  
REQUIRED = 14 SPACES  
- 3 BEDROOM UNIT: 10 SPACES  
- 2 BEDROOM/DEN UNIT: 4 SPACES  
- 1 OF 14 MUST BE HANDICAP SPACE

**STREET PROTECTIVE YARD CALCULATIONS**  
STREET PROTECTIVE YARD = 5'  
MINIMUM AREA OF STREET PROTECTIVE YARD = 1,499.6' S.F.  
-LENGTH OF PROPERTY ALONG RIGHT OF WAY = 149.96' X 10 = 1499.6'  
MAXIMUM IMPERVIOUS ALLOWED = 1,499.6 S.F. X 15% = 224.94 S.F.  
PROPOSED TOTAL IMPERVIOUS = 163 S.F.  
-EXISTING DRIVE = 53 S.F.  
-PROPOSED DRIVE = 110 S.F.



**LEGEND**  
N/F NOW OF FORMERLY  
BM BOOK OF MAPS  
DB DEED BOOK  
R/W RIGHT OF WAY  
EX EXISTING  
OPEN SPACE AREA

DATE	6-27-2011	DRAWN BY	CLP	CHECKED BY	JAE/JR
SCALE	1" = 10'	FILE NO. & PAGE		FILE NO.	
SHEET	CE-2	PROJECT TITLE			
<p><b>CAMERON PLACE CONDOMINIUMS</b> 615 DANIELS STREET WAKE COUNTY NORTH CAROLINA PRELIMINARY SUBDIVISION PLAN</p>					
<p><b>JOHN A. EDWARDS &amp; COMPANY</b> Consulting Engineers NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com</p>					
<p>BY: _____ REVISION: _____ DATE: _____</p>					

