

1300 ST. MARY'S SP-50-2014



0 300 600 Feet

Zoning: **O&I-1**
CAC: **Five Points**
Drainage Basin: **Pigeon House**
Acreage: **1.69**
Square Feet: **57,261**

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

Applicant: **CMS Engineering**
Phone: **(919) 833-0830**





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 checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input 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 <i>408327</i> Assigned Project Coordinator Assigned Team Leader
* 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 # **374085** *SP50.14*

GENERAL INFORMATION

Development Name **1300 Saint Mary's**

Proposed Use **Residential Condominiums**

Property Address(es) **1300 St. Mary's Street, Raleigh, NC 27605**

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

P.I.N. Recorded Deed 1704-35-0099	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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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
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. This plan is for the conversion of an existing office building into a 39 unit condominium complex.

CLIENT (Owner or Developer)

Company White Oak Properties	Name (s) Jed Gammon
Address 21 Glenwood Avenue, #203, Raleigh, NC 27603	
Phone (919) 821-4665	Email jed@whiteoakinc.com
Fax (919) 832-6965	

CONSULTANT (Contact Person for Plans)

Company CMS Engineering	Name (s) Patti Hildreth
Address 743 W. Johnson Street, Suite C, Raleigh, NC 27603	
Phone (919) 833-0830	Email patti@cmsengineering.net
Fax (919) 833-1926	

1.69 acres CAC-Five Pts O&I-1 No Overlay
Pigeon House Drainage
 PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13 | 1
DDS-360076514085

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information		Building Information	
Zoning District(s)	O&I-1	Proposed building use(s)	Residential Condominiums
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross	40,860 sf
Overlay District	N/A	Proposed Building(s) sq. ft. gross	57,261 sf
Total Site Acres	1.69 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)	57,261 sf
Off street parking Required	Provided	Proposed height of building(s)	62' 3"
COA (Certificate of Appropriateness) case #	N/A	FAR (floor area ratio percentage)	77.7%
BOA (Board of Adjustment) case # A-	N/A	Building Lot Coverage percentage	(site plans only) 18.5%
CUD (Conditional Use District) case # Z-	N/A		

Stormwater Information

Existing Impervious Surface	acres/square feet	1.44ac / 62,018 sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	acres/square feet	1.34ac / 58,526 sf	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 plan designates this area as "Office & Residential Mixed Use", which encourages a mix of office and residential.

The surrounding buildings are all currently office buildings and this project will add some residential to the immediate vicinity.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots	N/A	Detached	Attached	11. Total number of all lots	
2. Total # Of Single Family Lots	N/A			12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Total # Of Apartment Or Condominium Units	39			If Yes, please answer the questions below:	
4. Total # Of Congregate Care Or Life Care Dwelling Units	N/A				
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)	39				
8. Bedroom Units	1br 19	2br 20	3br 0		4br or more 0
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	24				
10. Total number of Open Space (only) lots	1				
				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)	

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.

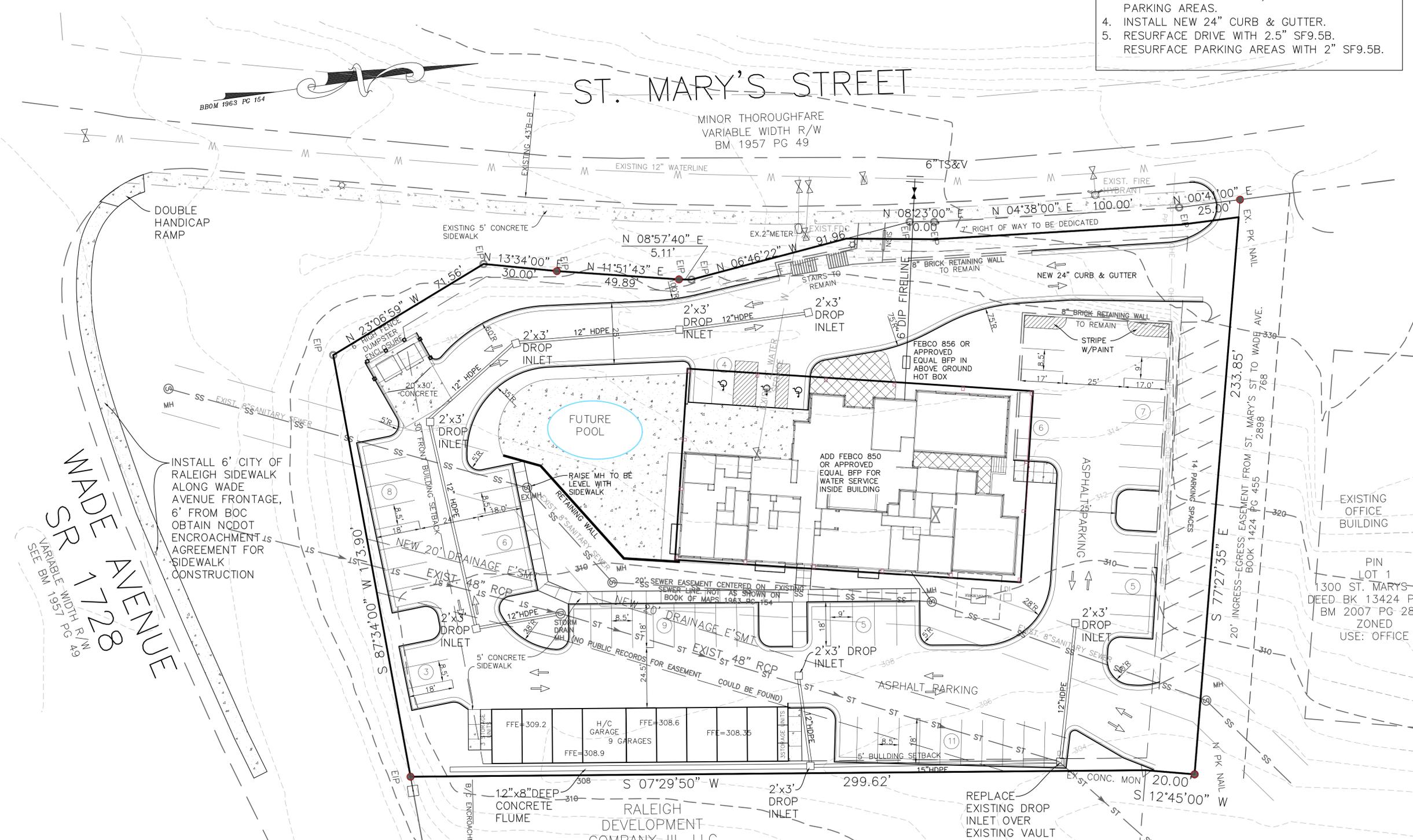
I hereby designate CMS Engineering to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ Date June 29, 2014
 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 checked="" type="checkbox"/>		<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"/>				
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 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 or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" 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"/>		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" 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. 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"/>

- PAVEMENT REPAIR**
1. REMOVE EXISTING CURB AND GUTTER
 2. MILL OUT EXISTING ASPHALT OR USE FULL DEPTH RECLAMATION.
 3. WHEN PREPARING BASE FOR RESURFACING, CREATE VALLEY AT CENTER OF DRIVE TO COLLECT STORMWATER RUNOFF. USE 8" CABG BASE FOR DRIVE AREAS, 6" CABG BASE FOR PARKING AREAS.
 4. INSTALL NEW 24" CURB & GUTTER.
 5. RESURFACE DRIVE WITH 2.5" SF9.5B. RESURFACE PARKING AREAS WITH 2" SF9.5B.



SR WADE AVENUE
 1728
 VARIABLE WIDTH R/W
 SEE BM 1957 PC 64

INSTALL 6' CITY OF RALEIGH SIDEWALK ALONG WADE AVENUE FRONTAGE, 6' FROM BOC OBTAIN NCDOT ENCROACHMENT AGREEMENT FOR SIDEWALK CONSTRUCTION

RALEIGH DEVELOPMENT COMPANY III, LLC
 DEED BK-13367 PG 883

PIN LOT 1
 1300 ST. MARYS-LLC
 DEED BK 13424 PG 4
 BM 2007 PG-2859
 ZONED
 USE: OFFICE

NOTE:
 DUE TO EXISTING CONDITIONS, A DESIGN ADJUSTMENT APPLICATION WILL BE SUBMITTED FOR RELIEF FROM THE ADA COMPLIANT ACCESS TO THE PUBLIC SIDEWALK IN ST. MARY'S STREET.

NOT RELEASED FOR CONSTRUCTION

CMS Engineering
 743 W. Johnson St., Suite C
 Raleigh, NC 27603
 PHONE: (919) 833-0830
 FAX: (919) 833-1926
 EMAIL: info@cmsengineering.net



1300 ST. MARYS
 White Oak Properties, Inc.
 PLOT PLAN
 1300 St. Mary's Street, Raleigh, NC

REVISIONS

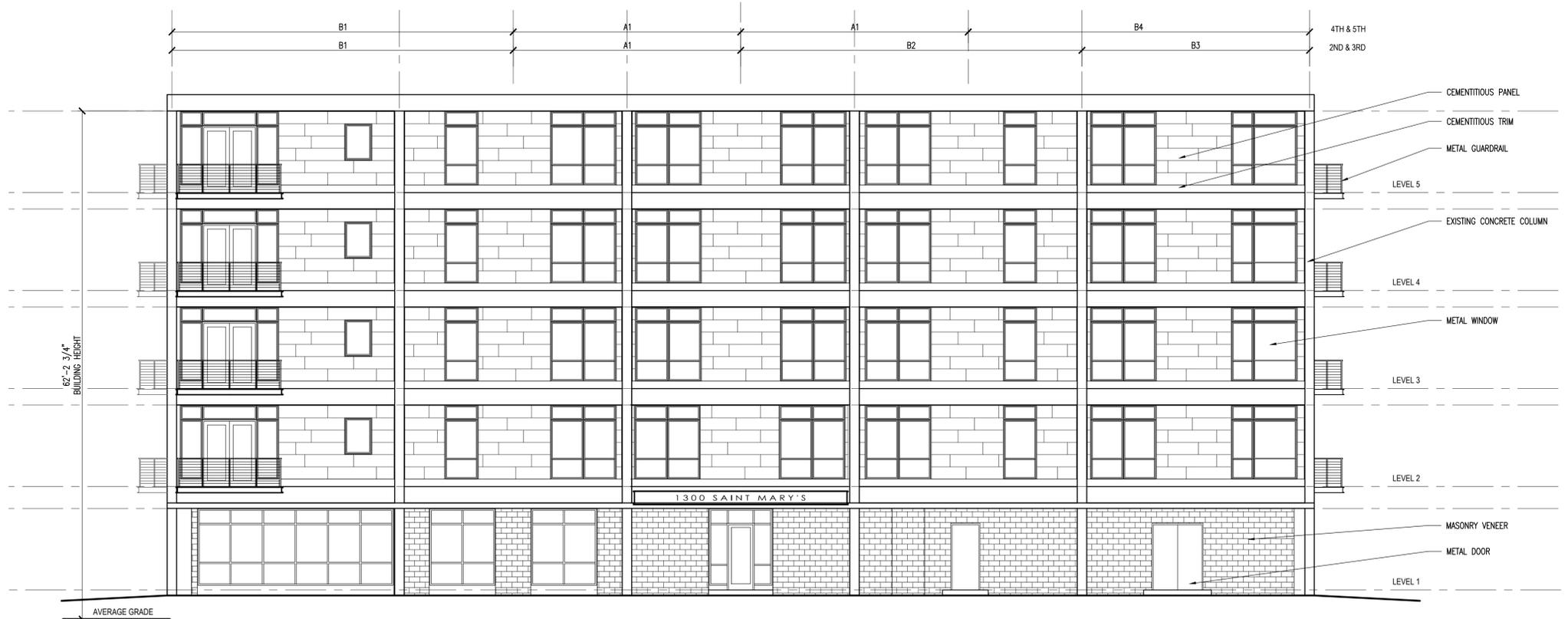
SITE PLAN

DWG NAME:
 1300 ST MARYS 4
 DRAWN:
 PDH
 CHECKED:
 CMS
 PLAN DATE:
 SEPT. 3, 2014
 DATE ISSUED:
 SEPT. 3, 2014
 SCALE: 1"=20'

9/2/2014 5:20 PM \\13049_1300_Saint_Mary's\3pro\13049_1300_Saint_Mary's\Current_Phase\Sheets\13049 - A3.01.dwg



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



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

ELEVATION NOTES:
-PROVIDE CONTROL JOINTS (CJ) IN BRICK @ MAX. 30'-0" O.C. COLOR OF SEALANT AT CONTROL JOINT SHALL MATCH MORTAR COLOR. ANCHOR BOTH SIDES OF CONTROL JOINTS (CJ).
-COORDINATE MECHANICAL INTAKE AND EXHAUST LOCATIONS W/ARCHITECT PRIOR TO INSTALLATION.

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White Oak Properties
1300 Saint Mary's
Raleigh, North Carolina

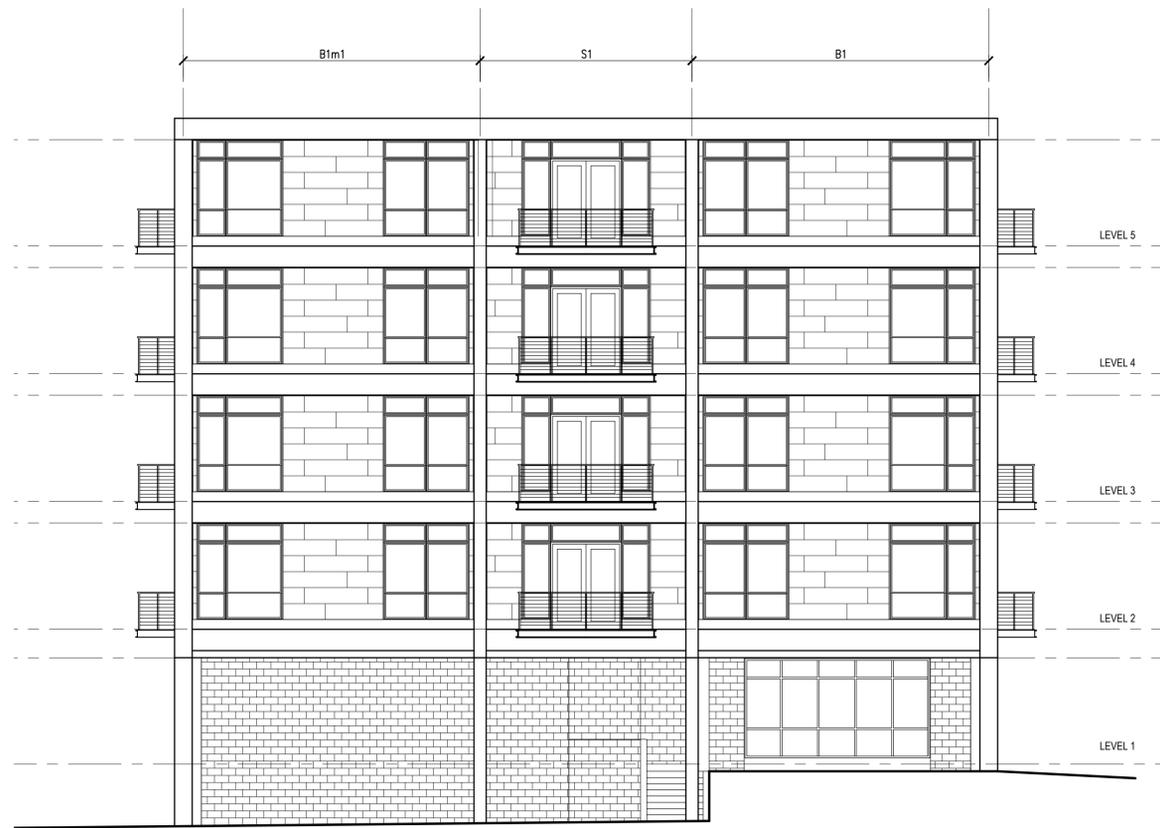


PROJECT:	13049	DATE
ISSUE:	PERMIT SET	DATE
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	ELEVATIONS	

NOTES:

A3.01

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

1



POOL SIDE ELEVATION
SCALE: 1/8" = 1'-0"

1

ELEVATION NOTES:
-PROVIDE CONTROL JOINTS (CJ) IN BRICK @ MAX. 30'-0" O.C. COLOR OF SEALANT AT CONTROL JOINT SHALL MATCH MORTAR COLOR. ANCHOR BOTH SIDES OF CONTROL JOINTS (CJ).
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1300 Saint Mary's
Raleigh, North Carolina

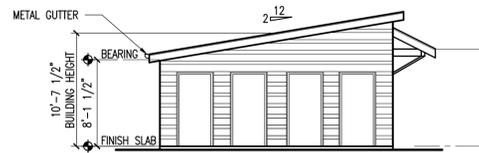


PROJECT:	13049	DATE
ISSUE:	PERMIT SET	DATE
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	ELEVATIONS	

NOTES:

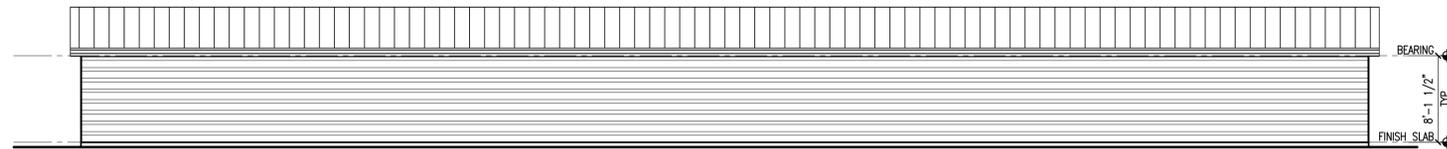
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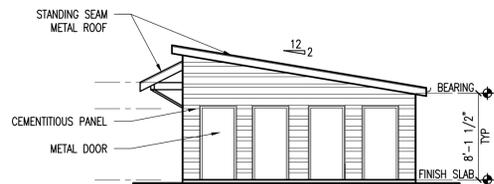
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

2



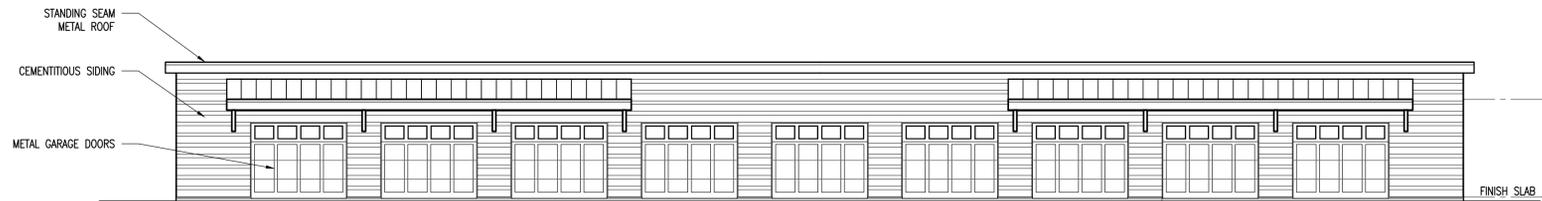
REAR ELEVATION
SCALE: 1/8" = 1'-0"

1



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

4



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

3

White Oak Properties
1300 Saint Mary's
Raleigh, North Carolina



PROJECT:	13049	DATE
ISSUE:	PERMIT SET	DATE
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING PLAN LEVEL 1	
	GARAGE PLAN	

A12.02

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