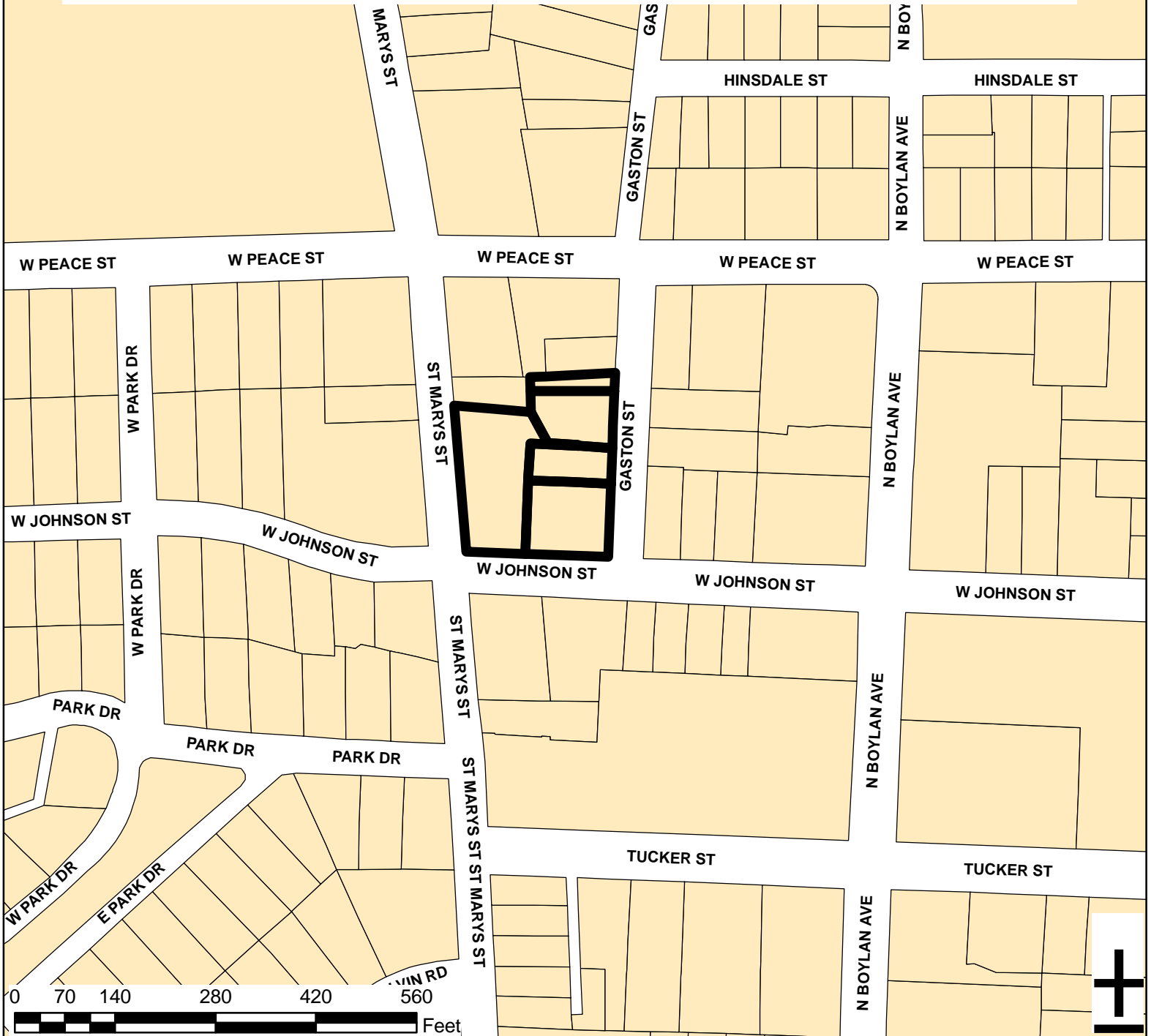


600 ST. MARYS SP-14-2011



Zoning: **NB, POB**
CAC: **Hillsborough**
Drainage **Pigeon House**
Basin:
Acreage: **1.22**

Number of Lots: **0**
Planner: **Eric Hodge**
Phone: **(919) 516-2639**
Applicant Contact: **JDavis Architects**
Phone: **(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

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>295685</i>
<p>* May require Planning Commission or City Council Approval</p>		

Section A

GENERAL INFORMATION

Development Name 600 St. Marys

Proposed Use Multifamily - Apartments

Property Address(es) 600 St Marys Street, 603 Gaston Street, 607 Gaston Street, 611 Gaston Street, 613 Gaston Street, 615 Gaston Street

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

P.I.N. 1704-31-6808
1704317718

P.I.N. 1704-31-7902
1704317806

P.I.N. 1704-31-6977

P.I.N. 1704-32-7011

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 Peace Streetscape & Parking Plan PBOD and we are requesting a density greater than the base density of 40 DU/AC

CLIENT (Owner or Developer)

Company RP, LLC

Name (s) Jeff Furman

Address 5020 Weston Parkway, Suite 300, Cary, North Carolina 27513

Phone 919-754-8990

Email jfurman@crosland.com

Fax 919-754-8995

CONSULTANT (Contact Person for Plans)

Company JDavis Architects, PLLC

Name (s) Ken Thompson

Address 510 Glenwood Avenue, Raleigh, North Carolina 27603

PHONE 919-835-1500

FAX 919-835-1510

EMAIL kent@davisarchitects.com

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) NB	Proposed building use(s) Apartments
If more than one district, provide the acreage of each n/a	Existing Building(s) sq. ft. gross 15,669 SF
Overlay District PBOD	Proposed Building(s) sq. ft. gross 119,922 SF
Total Site Acres 1.22 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 119,922 SF
Off street parking Required 179 Provided 179	Proposed height of building(s) 50' on St. Mary, 80' on Gaston
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 2.3 FAR
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage 79.6 % (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Stormwater Information	
Existing Impervious Surface 1.0 AC (43560 SF) acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.21 AC (52707 SF) 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 eastern portion of the site along St. Mary's as Office and residential mixed use and the eastern portion of the site along Gaston Street as Central Business district. The proposed plan provides the following on the ground floor; live work units along St. Mary's Street, leasing/club space or office/retail along Johnson street, Mechanical service rooms on the southern portion of Gaston and residential with stoops out to the public street along the northern portion. 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 transitions from 6 stories along Gaston street and steps down to 3 stories along St. Mary's street. The existing office spaces on the western edge of St. Mary's are all two story and the existing homes in Cameron park are a mix of 1-2 story single family homes. The site is within 1/2 mile of two proposed light rail transit stops, has a CAT stop less than 1 block away, 3 blocks 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 0 2. 0 Detached 0 Attached 0	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 0	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 195	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 0	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 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 195	
8. Bedroom Units 1br 163 2br 32 3br 0 4br or more 0	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 160 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 / J Davis Arch. 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 M. Cant Worthy, manager, Alamance Date 2-24-11
Signed Four LLC Date

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 with JDavis 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.

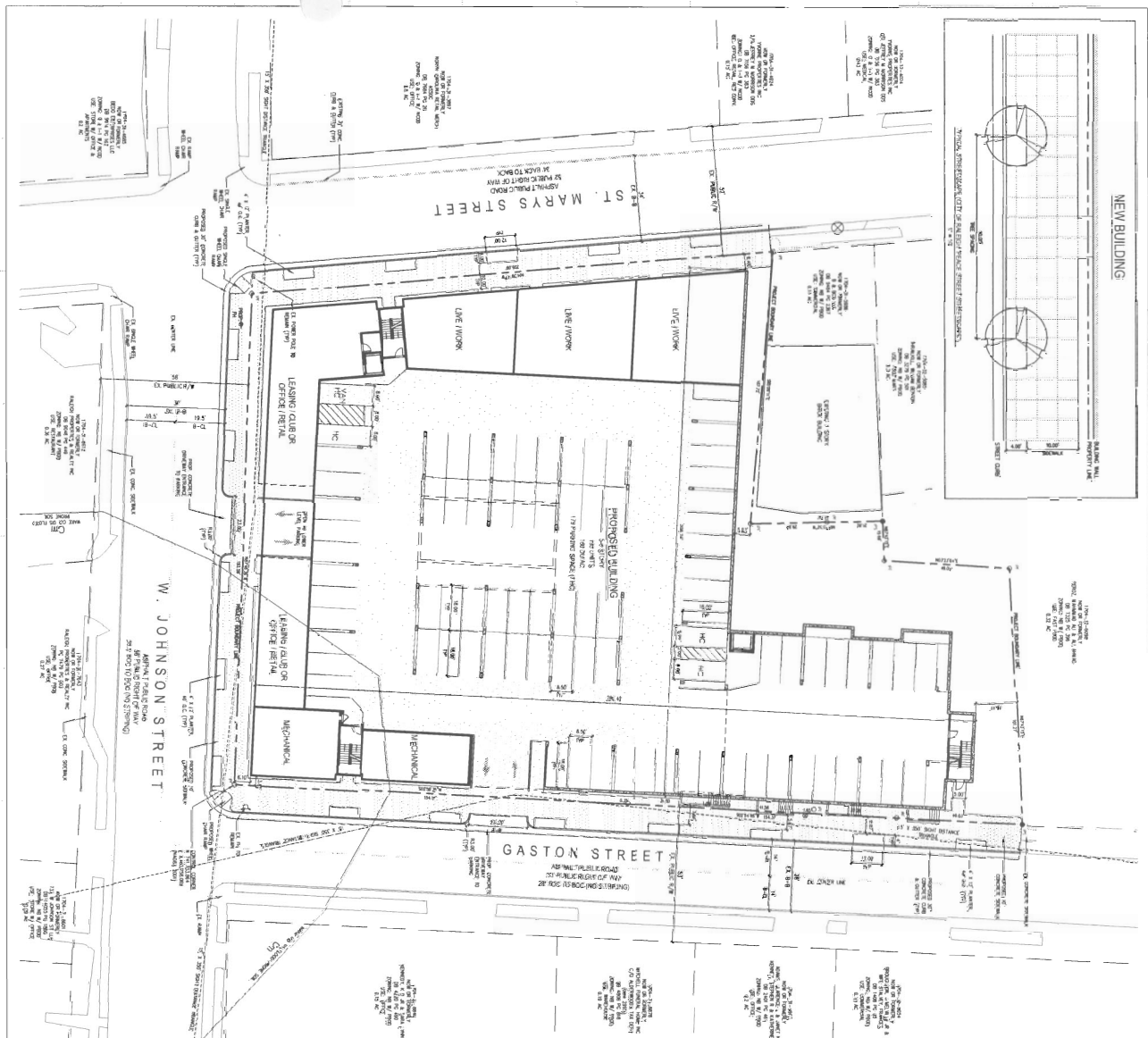
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Jayne Dale Higgins, Exec Date 2/27/11

Signed for Estate of O.L. Pennington 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"/>		✓		
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"/>	✓		
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 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"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input 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"/>	✓		
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"/>		✓		
7. Plan size 18"x24" or 24"x36"	<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"/>		✓		
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"/>		✓		
10. Digital copy of only the site plan and elevations. 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"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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"/>			✓



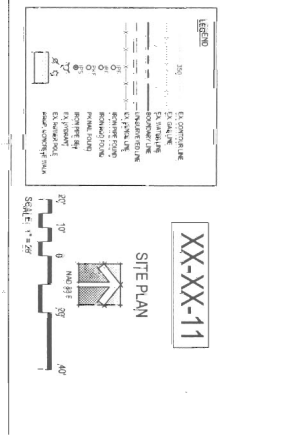
- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY ORDINANCES AND REGULATIONS.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.
 5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.
 6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.
 7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.
 8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.
 9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.
 10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.

THIS SITE IS NOT WITHIN FEMA FLOODPLAIN MAP.

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

SEE US3.1 FOR SITE DETAILS.

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	Site Preparation	1.00	sq ft	1.00
2	Foundation	1.00	sq ft	1.00
3	Structural Steel	1.00	sq ft	1.00
4	Roofing	1.00	sq ft	1.00
5	Interior Finishes	1.00	sq ft	1.00
6	Exterior Finishes	1.00	sq ft	1.00
7	MECHANICAL	1.00	sq ft	1.00
8	ELECTRICAL	1.00	sq ft	1.00
9	PLUMBING	1.00	sq ft	1.00
10	PAINTING	1.00	sq ft	1.00
11	LANDSCAPING	1.00	sq ft	1.00
12	PERMITS	1.00	sq ft	1.00
13	CONSTRUCTION	1.00	sq ft	1.00
14	INSURANCE	1.00	sq ft	1.00
15	PROFESSIONAL FEES	1.00	sq ft	1.00
16	CONTINGENCY	1.00	sq ft	1.00
17	TOTAL	17.00	sq ft	17.00



PRELIMINARY

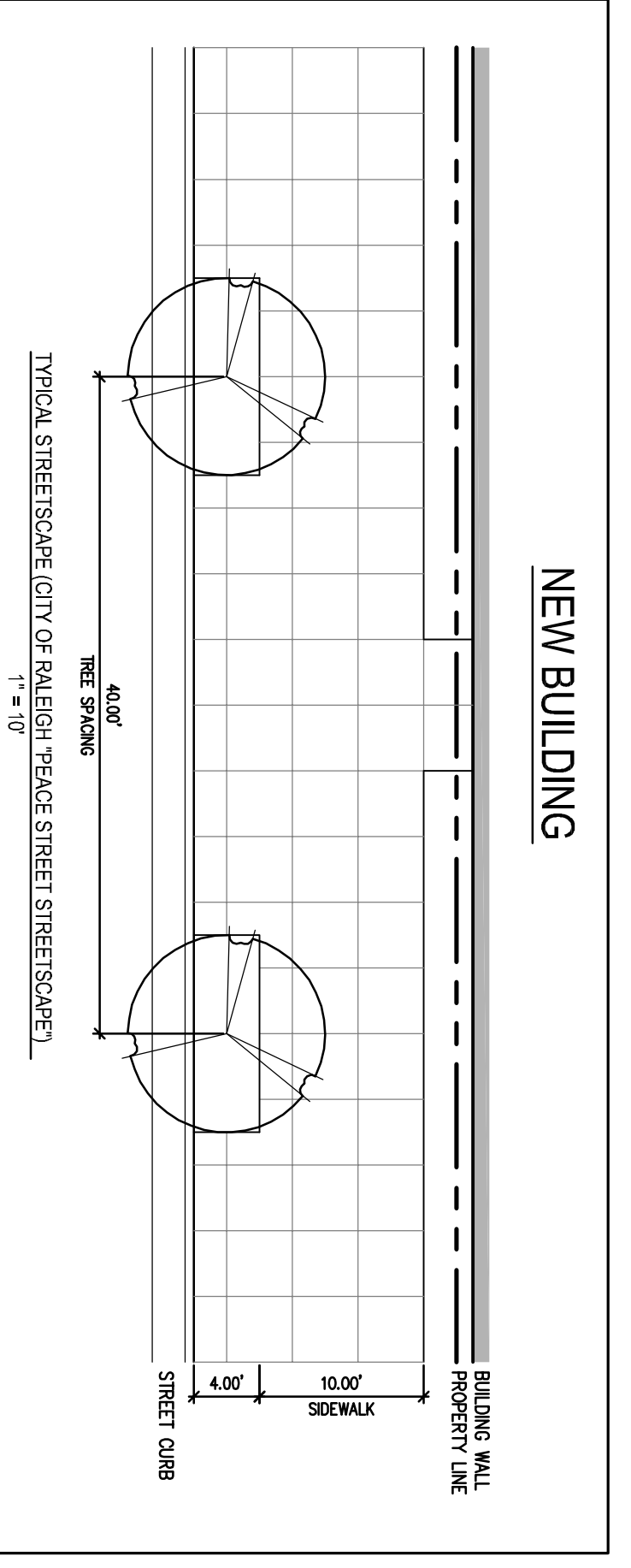
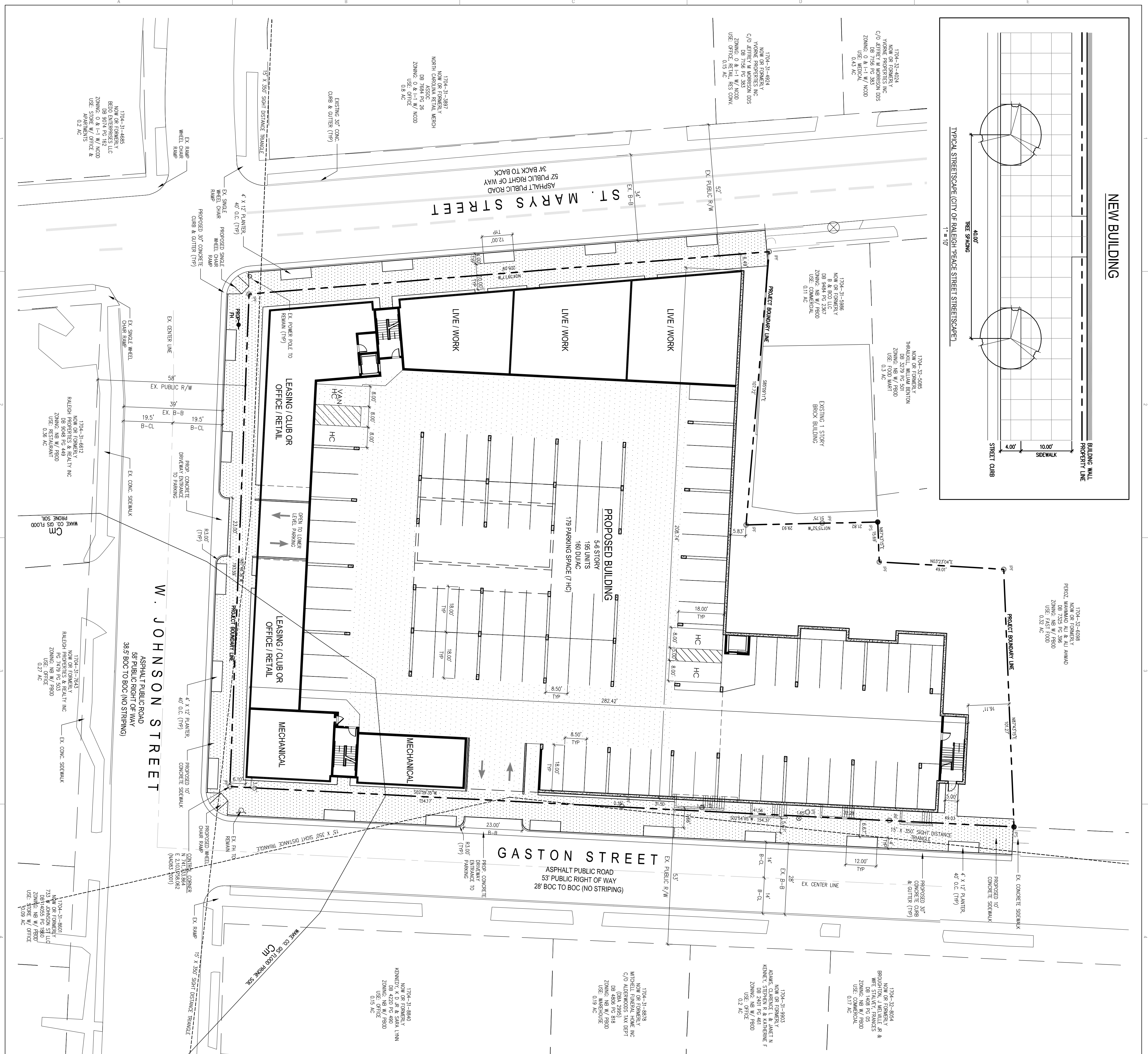
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

RP, LLC
600 St. Marys
600 St. Marys Street, Raleigh, North Carolina 27605

J DAVIS ARCHITECTS

TRANSACTION NO: XXXXXX
XX-XX-11

LS1.1



- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND REGULATIONS.
 2. ALL SURVEY INFORMATION PROVIDED TO DAVIS ARCHITECTS BY BRIDGE ENGINEERING, RALEIGH, NC IN JANUARY 2011 IN DIGITAL FORMAT. SURVEY INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN DIGITAL FORMAT.
 3. WITHIN THE RIGHT TRAILERES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TREE AND TREE TRUNKS SHALL BE PERMITTED. THE TREE TRUNKS SHALL BE LOCATED WITHIN THE RIGHT TRAILERES. THE TREE TRUNKS SHALL BE LOCATED WITHIN THE RIGHT TRAILERES. THE TREE TRUNKS SHALL BE LOCATED WITHIN THE RIGHT TRAILERES.
 4. ROOF TOP HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 5. CONSTRUCTION AND REPORT ANY PERMITS TO WAKE COUNTY FOR ANY PERMITS TO ANY UNDERGROUND UTILITIES.
 6. SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2% AS PER ADA STANDARDS.
 7. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 8. IN ACCORDANCE WITH THE CITY OF RALEIGH STREETS, SIDEWALKS AND DRIVEWAY ACCESS HANDBOOK MAY BE CONDITIONALLY APPROVED AS PART OF THE SUBMISSION PERMIT. ALL OTHER STREET CROSSINGS SHALL BE REVIEWED BY THE REQUIRED AGENCY FROM TO APPROVAL OF THE SUBMISSION BY THE CITY OF RALEIGH.

SITE DATA:

SITE ADDRESS:	600 ST. MARYS STREET, RALEIGH, NC 27605
PARCEL NUMBER:	17043-16808, 17043-17718, 17043-17908, 17043-17902, 17043-16877, and 17043-20111
DEED BOOK:	D.B. 1822, PG. 459, D.B. 1844, PG. 287, D.B. 117, PG. 1647
RECORDED MAP:	B.M. 1888, PG. 47, B.M. 1890, PG. 1023, B.M. 1891, PG. 1333
ZONING(S):	NC WP/POD (PEDIESTRIAN BUSINESS OVERLAY DISTRICT)
APPLICABLE ZONING:	O-22 AC
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	RESIDENTIAL, HOME, SINGLE-FAMILY, AND OFFICE/RETAILS CONVENTION APARTMENTS

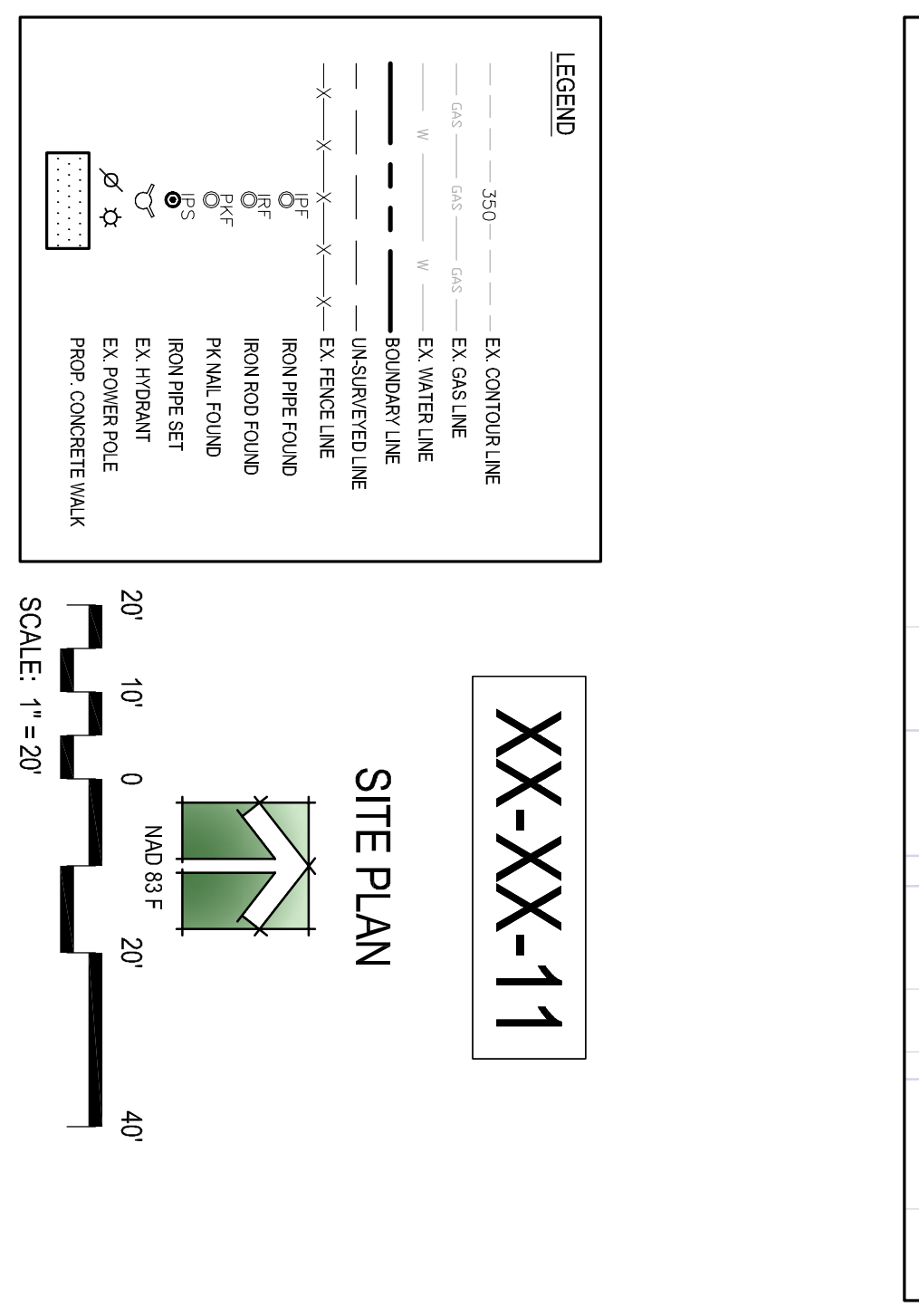
THIS SITE IS NOT WITHIN FEMA FLOODPLAIN MAP.

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

SEE LS3.1 FOR SITE DETAILS.

City of Raleigh zoning requirements
 Project: 600 St. Mary's
 Date: 03.03.11 (revised 00.00.00)

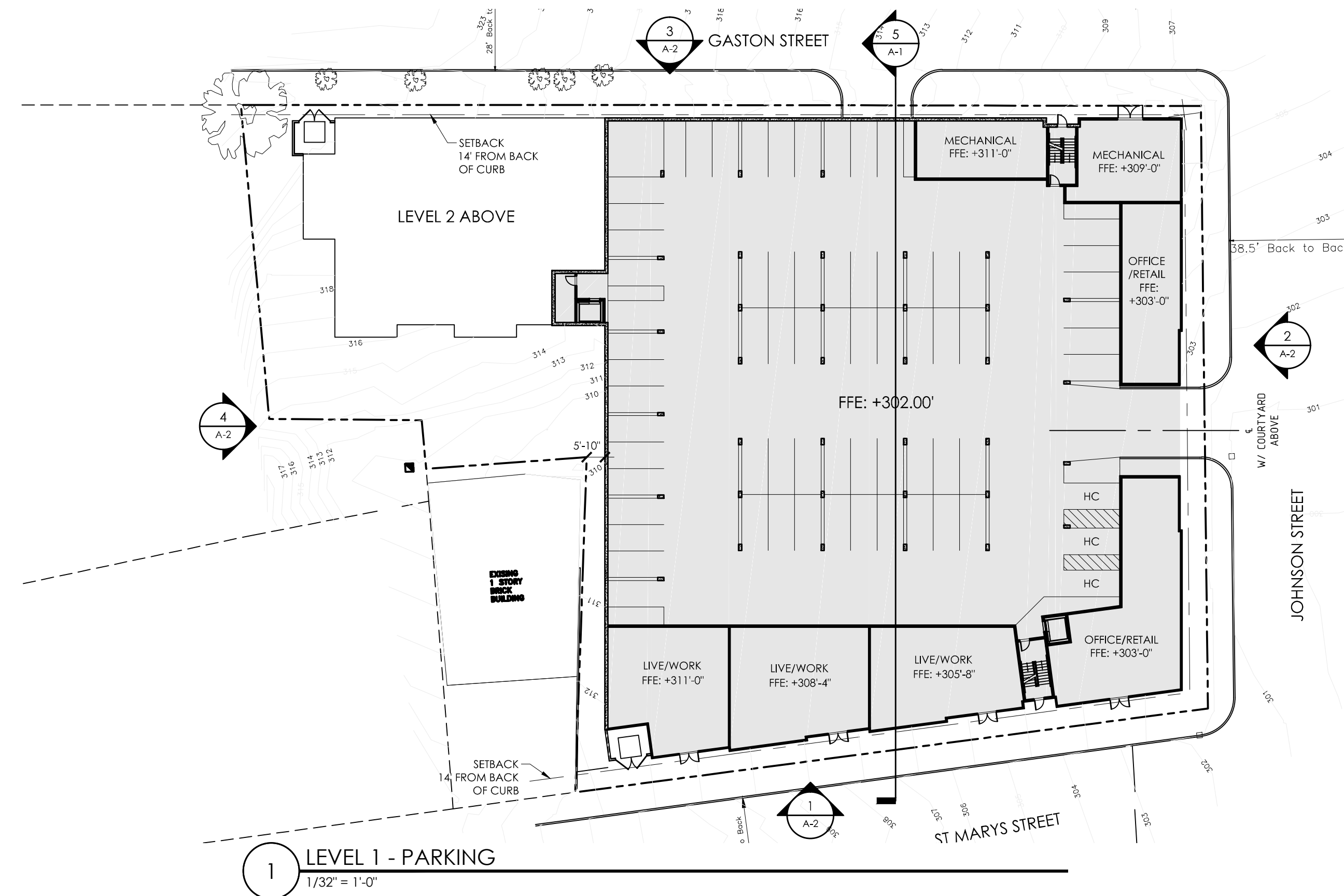
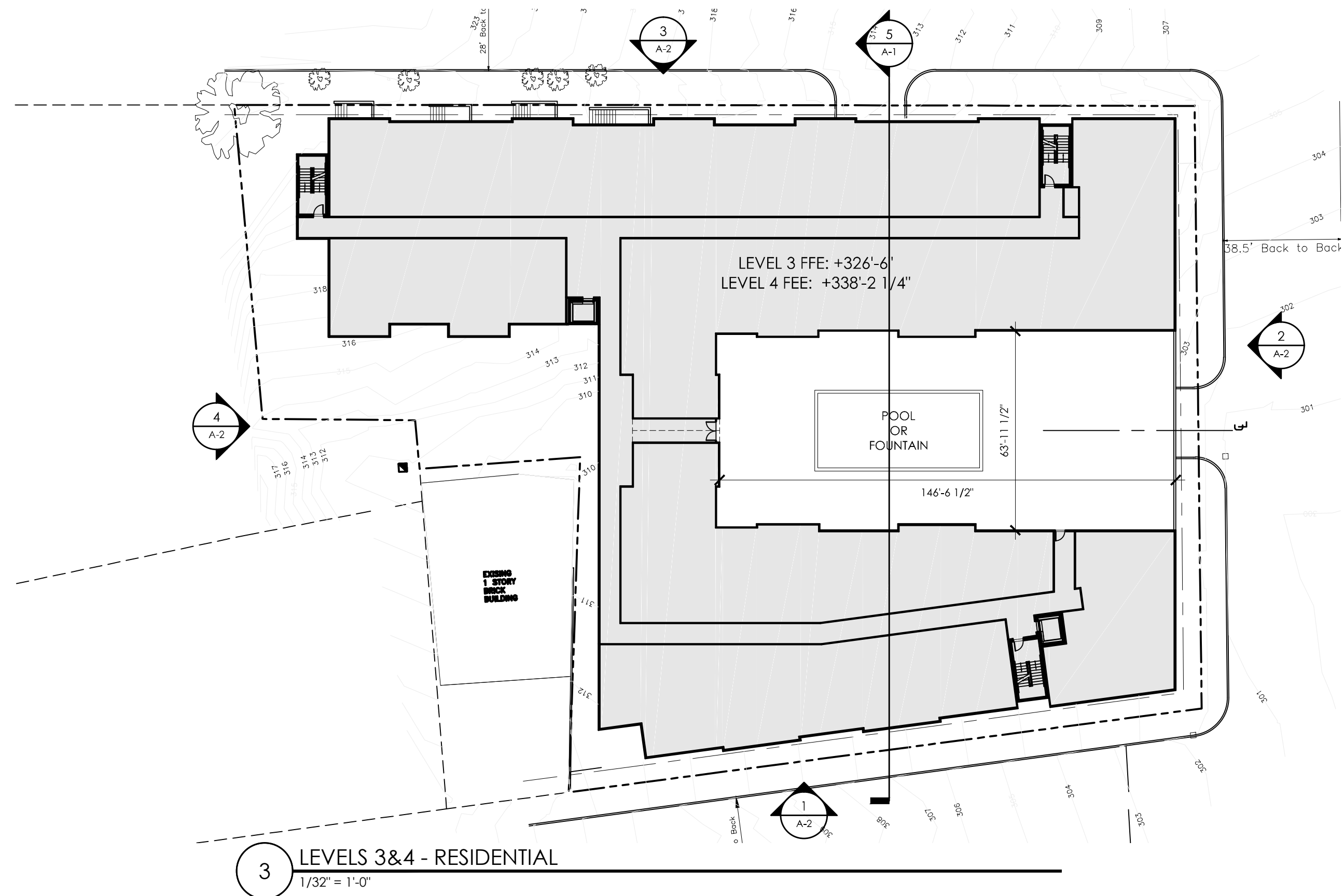
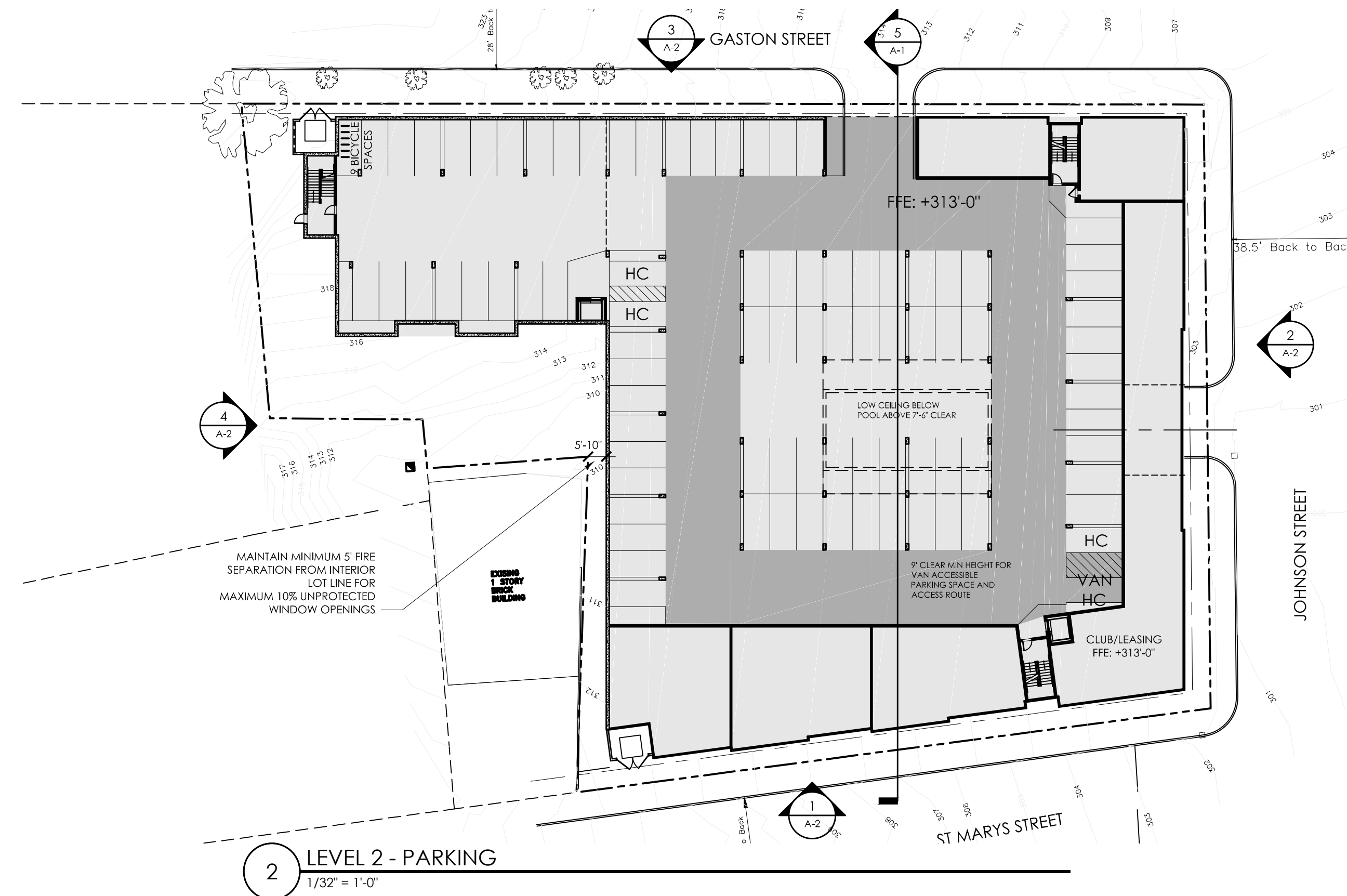
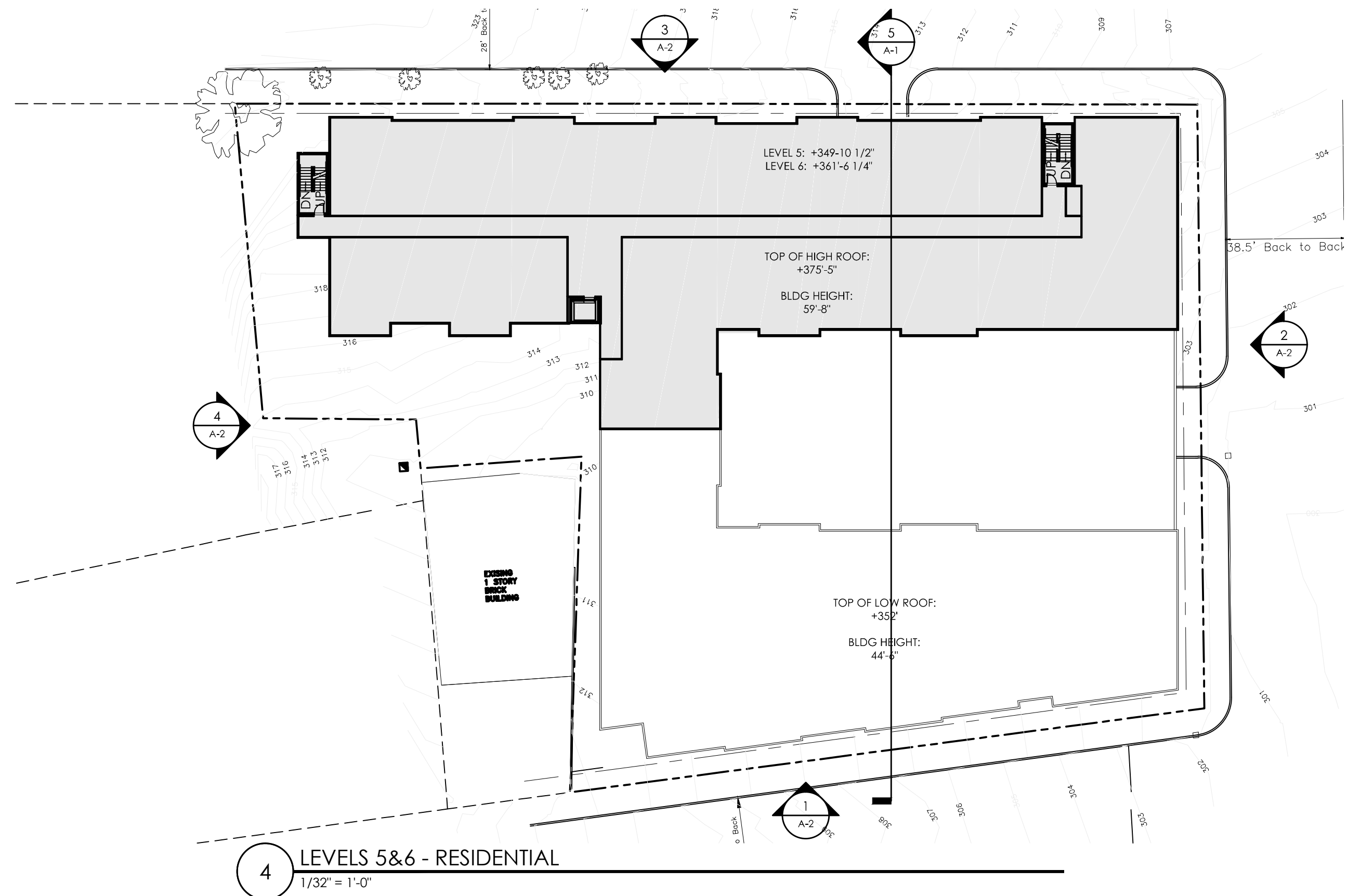
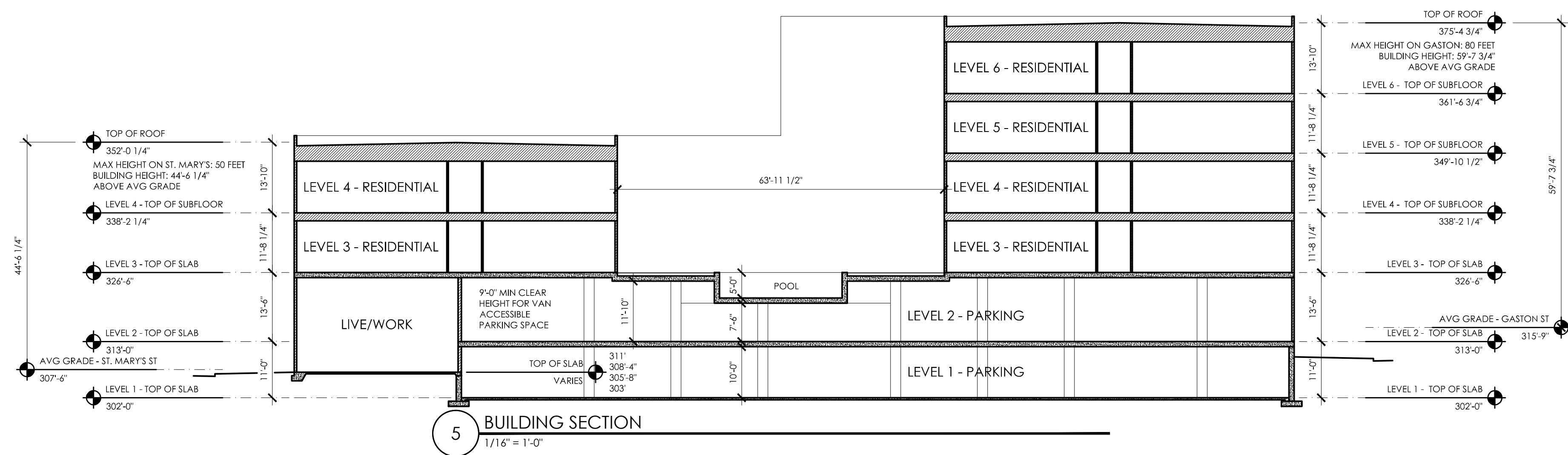
Overall Site Data	Neighborhood Business with PBOD overlay
Density	40 DU/AC
Allowed density (NB with PBOD overlay)	60 DU/AC
Tier 2: Parking deck	60 DU/AC
Tier 3: Open space	160 DU/AC
Total	160 DU/AC
Building setbacks and height requirements	
Front (not on R/W)	0 FT
Side yard	0 FT
Aggregate side yard	0 FT
Corner lot side yard	0 FT
Rear yard	0 FT
Aggregate front/rear yard	0 FT
within 100' of St. Mary's Street	80 FT
Open space required	50 FT
Floor area ratio	5% of total land area
Lot coverage	no maximum
Tract area	0.450 AC
Parcel 1704316808	0.270 AC
Parcel 1704317718	0.130 AC
Parcel 1704317908	0.190 AC
Parcel 1704317902	0.080 AC
Parcel 1704316877	0.120 AC
Parcel 1704327011	0.000 AC
Less RW dedication	1.220 AC
Total tract area	1.220 AC
Proposed uses	195 DU
Residential units	195 DU
Density	160 DU
Allowed density	1.220 AC = 195 DU/AC
Proposed density	195 DU / 1.220 AC = 160 DU/AC
Open space required	5%
Minimum required common outdoor space (5%)	1.220 AC = 2,657 SF
Tier 3 required common outdoor space (50 SF/DU)	50 SF x 195 DU = 9,750 SF
Total common outdoor open space required	12,407 SF
Open space provided	9,208 SF
Common accessible outdoor open space (courtyard)	3,055 SF
Total common accessible outdoor open space (sidewalk)	12,263 SF
Proposed building height	3 stories
Within 100' of St. Mary's street	50 FT
Balance of site	80 FT
Parking required	179 spaces
Total required	179 spaces
1.0 spaces per DU unit (1st 18 units exempted)	195 - 16 = 179 spaces
Parking Provided	179 spaces
Standard spaces	172 spaces
Handicap spaces	7 spaces
Total spaces provided	179 spaces
Bicycle storage required	9 x 1.0 = 9 spaces
1.0 space per 20 parking spaces	9 spaces
Spaces provided	9 spaces





HOUSING STUDIO
 333 West Trade Street, Suite 300
 Charlotte, NC 28202
 T: 704.333.7862 F: 704.343.9380

RP, LLC
600 St. Mary's
 Raleigh, North Carolina



Project No:
 Issue Date: March 2, 2011
 Issued For: Staff Review

Key Plan

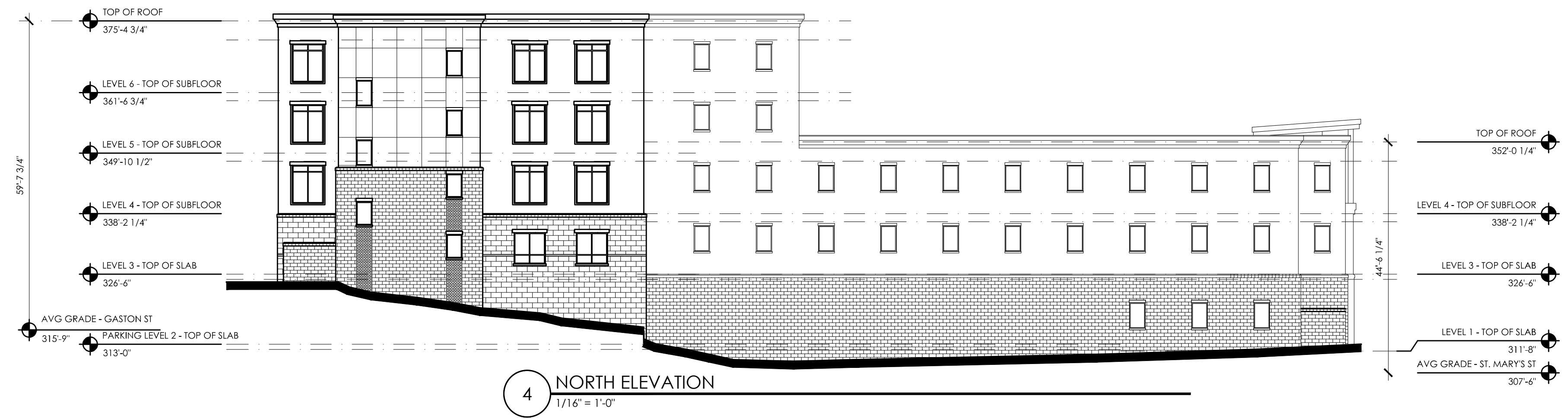
FLOOR PLANS

A-1



**HOUSING
STUDIO**
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

RP, LLC
600 St. Mary's
Raleigh, North Carolina



4 NORTH ELEVATION
1/16" = 1'-0"



3 GASTON STREET ELEVATION
1/16" = 1'-0"



2 JOHNSON STREET ELEVATION
1/16" = 1'-0"



1 ST. MARY'S STREET ELEVATION
1/16" = 1'-0"

Project No:
Issue Date: March 2, 2011
Issued For: Staff Review

Key Plan

ELEVATIONS

A-2