

Case File / Name: ASR-0016-2021 CAMDEN VILLAGE DISTRICT APARTMENTS

LOCATION: The site is generally located on the west side of Bellwood Drive south of Cameron Street and north of Clark Street, with a common street address of 1801 Cameron Street. **REQUEST:** Development of two 6-story apartment buildings containing a total of 369 dwelling units and approximately 422,451 square feet gross floor area, and structured parking. The subject property is approximately 4.8 acres and zoned RX-7-PL-CU (Z-42-20). Design Alternate (DA-19-21) approved granting a 146' driveway spacing from an existing neighboring driveway along Clark Avenue, in lieu of the minimum 200' spacing set forth in UDO Section 9.5.2.C, subject to conditions of approval of the Design Alternate. DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 18, 2021 by

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ <u>SITE PERMITTING REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

- 1. The striping and markings and any easements if applicable for the signal at Smallwood Drive and Clark Avenue will need detailed review and full signal plans approved prior to site permitting review approval.
- 2. The driveway exit from the parking deck onto Clark Avenue has conditions placed upon it from the Appearance Commission findings on October 7 2021. The Appearance Commission findings shall be noted on the cover sheet of the plans and compliance will need to be shown on the plans.
- 3. Demonstrate compliance with UDO Section 7.4 (Lighting).

Mcadams.

- 4. Demonstrate compliance with the maximum building height of 90 feet.
- 5. Demonstrate compliance with UDO Section 7.2.5.E (Building Foundation Walls).



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Engineering

6. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

7. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

- 8. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- 9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 11. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

12. A tree impact permit must be obtained for the removal of 1 existing street tree in the right of way along Bellwood Drive prior to the issuance of a demolition or grading permit, whichever comes firs

☑ <u>LEGAL DOCUMENTS</u> - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

	Utility Placement Easement Required
☑	Transit Easement Required

☑	Cross Access Agreements Required

☑ **<u>RECORDED MAP(S)</u>** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering



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- A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- 2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
- 3. A cross access agreement among the lots identified as PINs 1704122721 and 1704125771 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

4. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Transportation

5. A transit deed of easement for those portions of the transit stop that will be outside the public right of way shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

☑ <u>BUILDING PERMITS</u> - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

- 1. Demonstrate compliance with zoning condition #3 (Z-42-20)
- 2. Demonstrate compliance with UDO Section 7.2.5.C for all building integrated service areas.
- 3. A demolition permit shall be obtained.

Engineering



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4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

- 6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
- 7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
- 8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

- A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 20 street trees along Clark Avenue, 17 street trees along Bellwood Drive, and 4 street trees along Cameron Street for a total of 41 street trees.
- A public infrastructure surety for 41 street trees shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

The following are required prior to issuance of building occupancy permit:

General

- 1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- 2. Final inspection of all right-of-way street trees by Urban Forestry Staff.
- 3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater



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4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: April 13, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

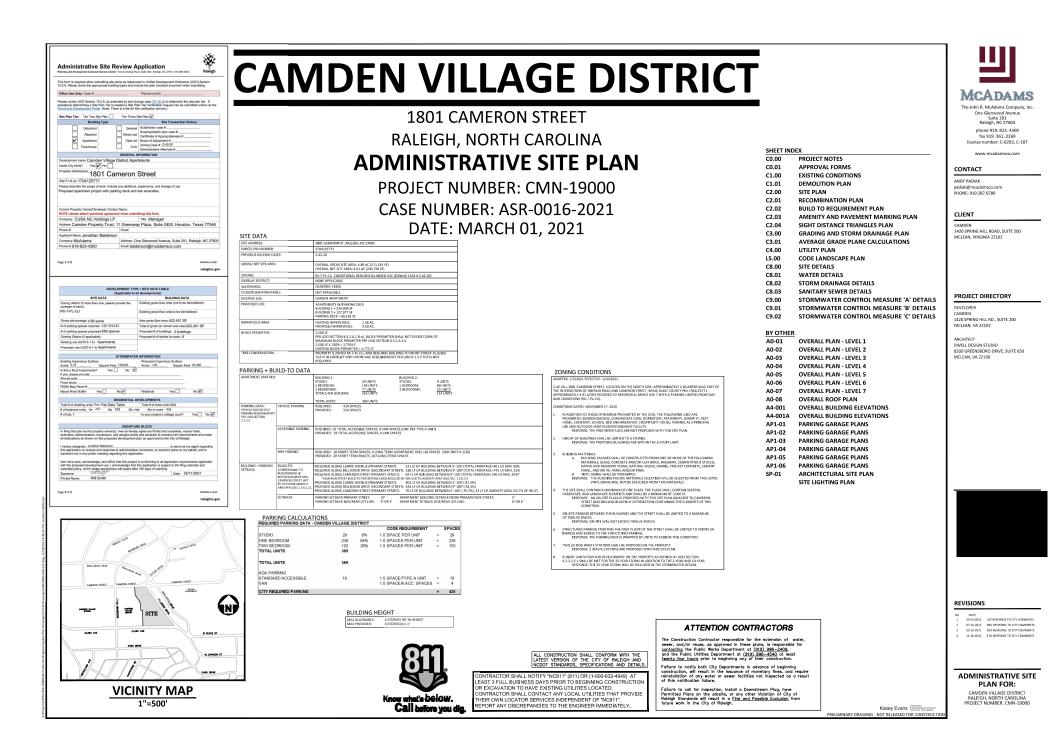
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

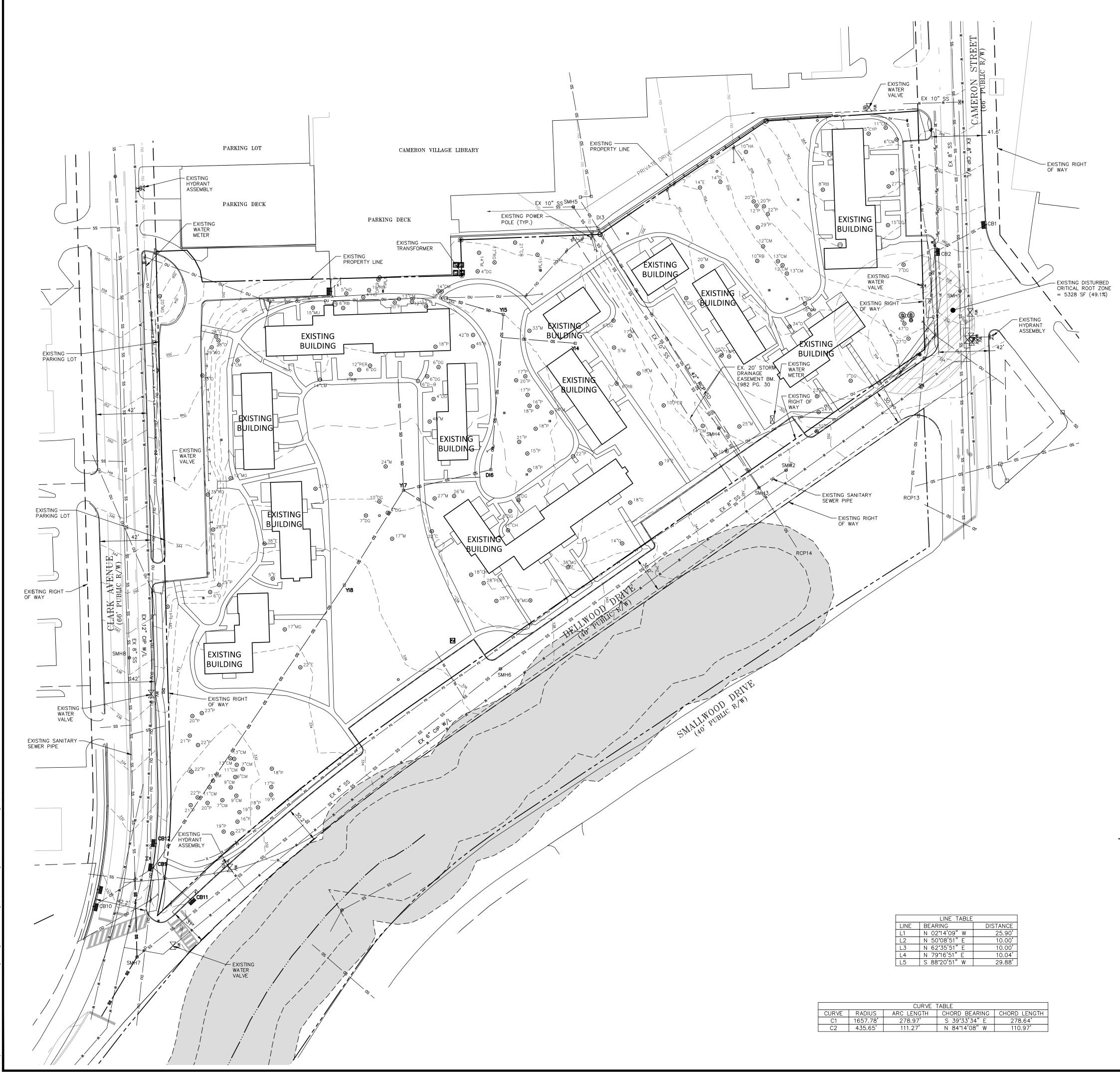
I hereby certify this administrative decision.

Signed: _ Alusia

Date: 12/15/2021

Development Services Dir/Designee Staff Coordinator: Kasey Evans





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► BOLL	ARD
	UNIT
_	BOX
	UNDERGROUND ELECTRIC CABLE TELEVISION
G	GAS LINE
SD	STORM DRAIN PIPE
STORM TABLE	SANITARY TABLE
CB1	SMH1
18"RCP=357.55	RIM=357.90 8"DI(E)=351.40 8"(W)=351.30
CB2 TOP=359.76 18"RCP=353.96	SMH2 RIM=348.02
DI3 TOP=352.88	10"DI(S)=341.12 SMH3
42"RCP=340.30 YI4 TOP=343.19 8"CPP=342.19	RIM=346.64 10"DI(N)=339.94 10"DI(E)=339.94 10"DI(S)=339.84
YI5 TOP=341.83 15"CMP=331.83	SMH4 RIM=348.18 10"DI=341.18
YI7 TOP=337.12 15"CMP(N)=327.3 24"CMP(E)=327.2	SMH6 RIM=336.75 2 10"DI(N)=330.15
YI8 TOP=334.18 24"RCP(S)=325.08 24"CMP(W)=324.9	SMH7 RIM=329.46 10"DI(N)=323.06
CB9 TOP=330.65 24"RCP(N)=321.05	10"DI(Ŵ)=321.76 SMH8 RIM=338.88
24"RCP(S)=320.8 15"RCP(W)=325.7	5 10"DI(W)=332.58
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The John R. McAdams Company, Inc. , One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MR. WILL SMITH CAMDEN 1420 SPRING HILL ROAD, SUITE 200 MCLEAN, VIRGINIA 22102



REVISIONS

0.	DATE	
1	05.04.2021	1ST RESPONSE TO CITY COMMENTS
2	07. 16. 2021	2ND RESPONSE TO CITY COMMENTS
3	09. 16. 2021	3RD RESPONSE TO CITY COMMENTS

4 11. 17. 2021 4TH RESPONSE TO CITY COMMENTS

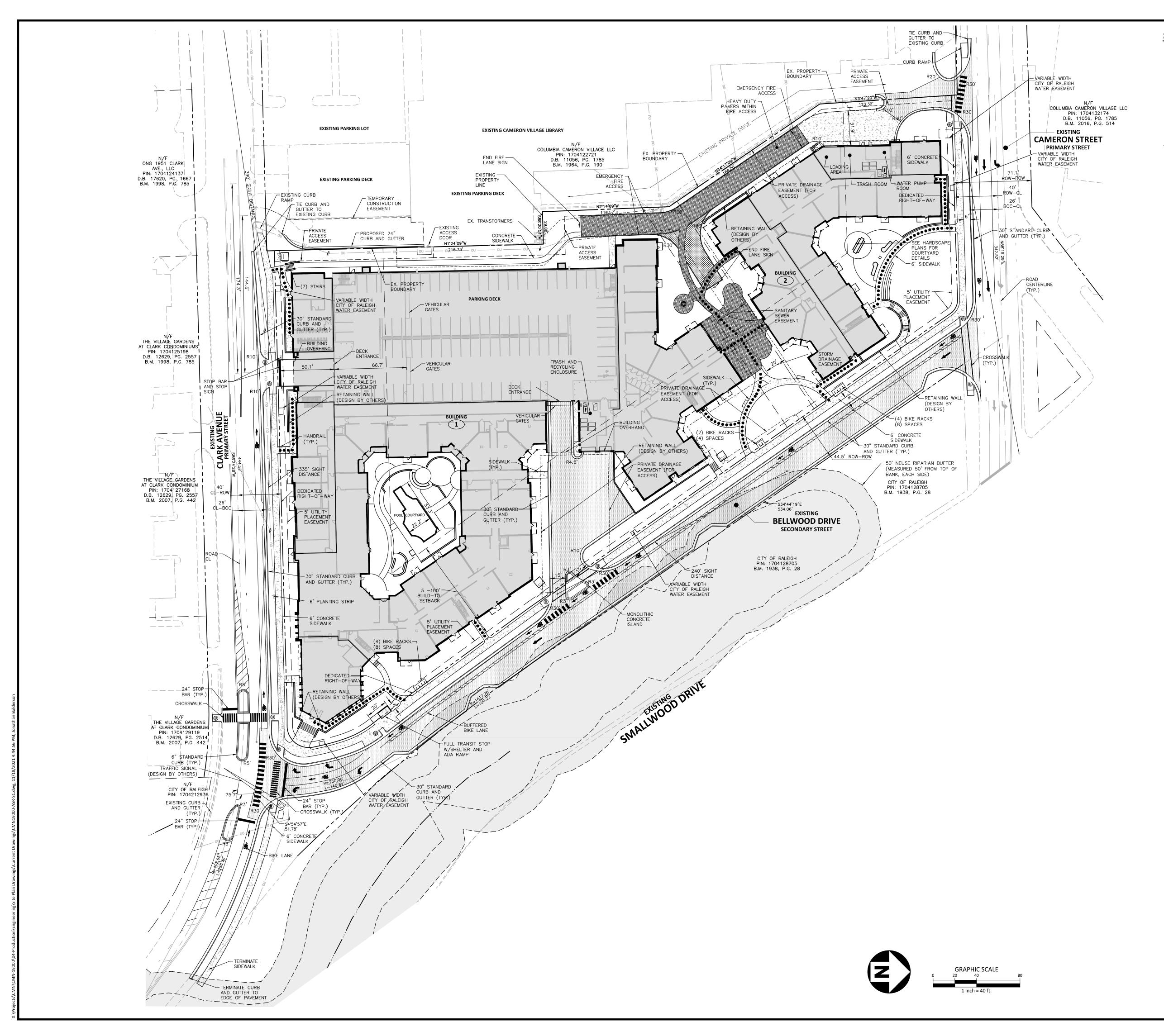
PLAN INFORMATION

SHEET	
DATE	03. 01. 2021
SCALE	1"=40'
DRAWN BY	JLB
CHECKED BY	LJV
FILENAME	CMN19000-XC1
PROJECT NO.	CMN-19000



TREE

10 C	CEDAR
6 CH	CHERRY
8 CM	CRAPE MYRTLE
10 E	ELM
12 G	SWEET GUM
16 H	HICKORY
4 HO	HOLLY
10 MG	MAGNOLIA
15 M	MAPLE
31 0	OAK
18 P	PINE
14 PO	POPLAR
I4 SY	SYCAMORE
10 W	WALNUT
OUBLE A	AND TRIPLE TRUNKS
20 D-0	DOUBLE OAK
20 T-0	TRIPLE OAK
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	POWER POLE
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VEMENT

HEAVY DUTY PAVERS WITHIN FIRE ACCESS SEE HARDSCAPE PLANS GRASSPAVE WITHIN FIRE ACCESS



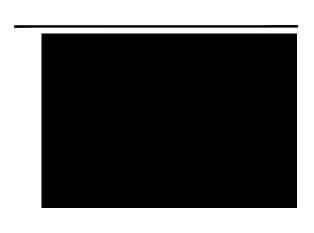
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REVISIONS

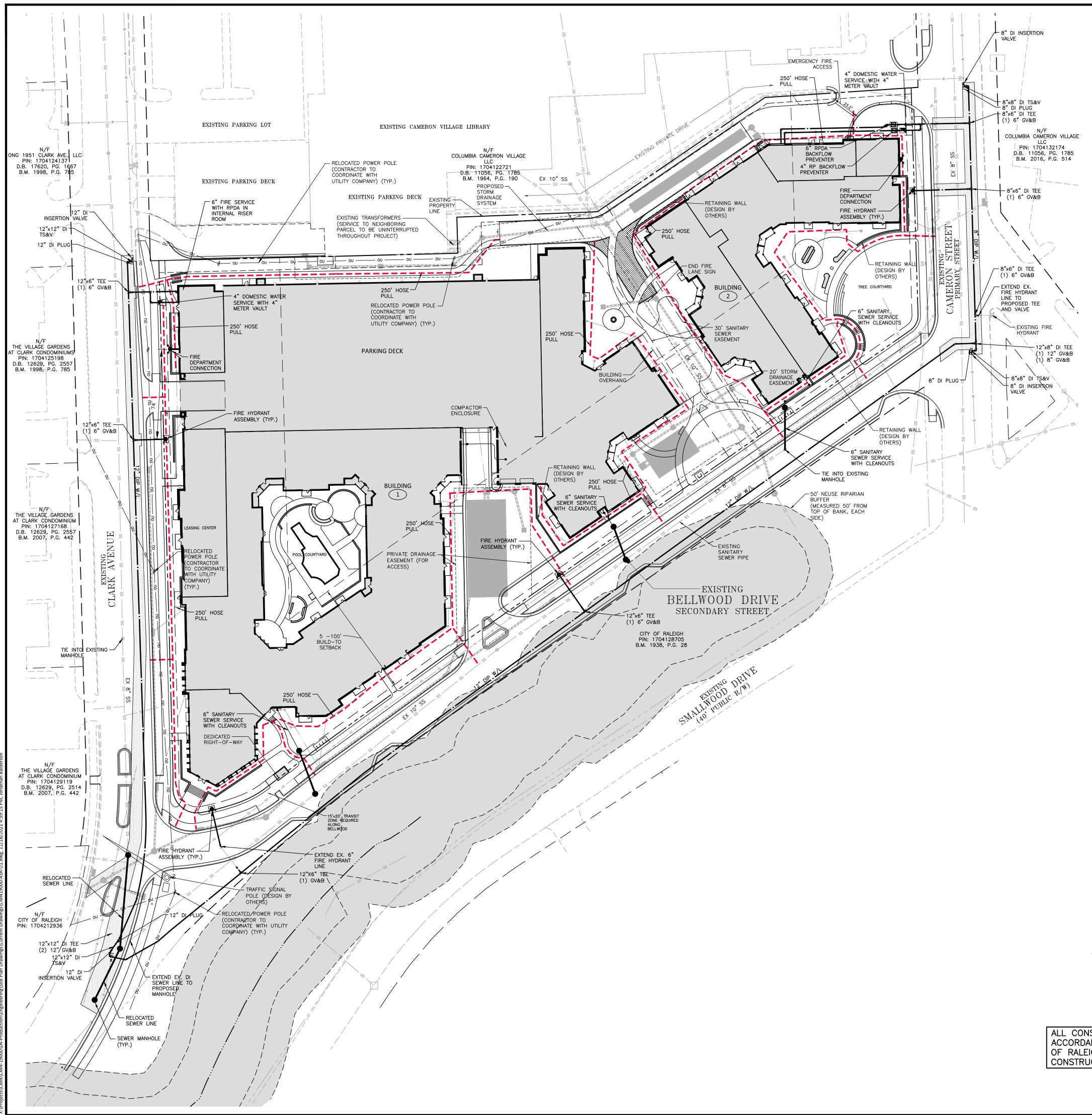
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4 11. 17. 2021 4TH RESPONSE TO CITY COMMENTS

PLAN INFORMATION

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SHEET		
DATE	03. 01. 2021	
SCALE	1''=40'	
DRAWN BY	JLB	
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FILENAME	CMN19000-S1	
PROJECT NO.	CMN-19000	





CONSTRUCTION STANDARDS

MCADAMS

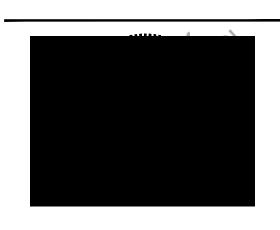
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PLAN INFORMATION

SHEET		
DATE	03. 01. 2021	
SCALE	1"=40'	
DRAWN BY	JLB	
CHECKED BY	LJV	
FILENAME	CMN19000-U1	
PROJECT NO.	CMN-19000	



UTILITY PLAN

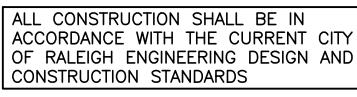
→	FIRE HYDRANT ASSEMBLY
` *`	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
M	WATER VALVE
PIV	POST INDICATOR VALVE
$\mathbf{\Theta}$	VALVE IN MANHOLE
	METER & VAULT
N	BACKFLOW PREVENTER
•	REDUCER
• •	PLUG
•₩	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
•	SEWER CLEAN-OUT
	GREASE TRAP
>	SEWER FLOW DIRECTION ARROW
•	YARD LIGHTS
*	LIGHT POLE
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\sim	LINE BREAK SYMBOL
·	WATERLINE
·	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
———— FM ———— FM ————	SEWER FORCE MAIN
GGG	GAS LINE
OUOU	OVERHEAD UTILITY
UEUE	UNDERGROUND ELECTRIC
TTT	TELEPHONE
	EASEMENT LINE
· · · · · · · · · · · · · · · · · · ·	CITY OF RALEIGH PAVEMENT PATCH

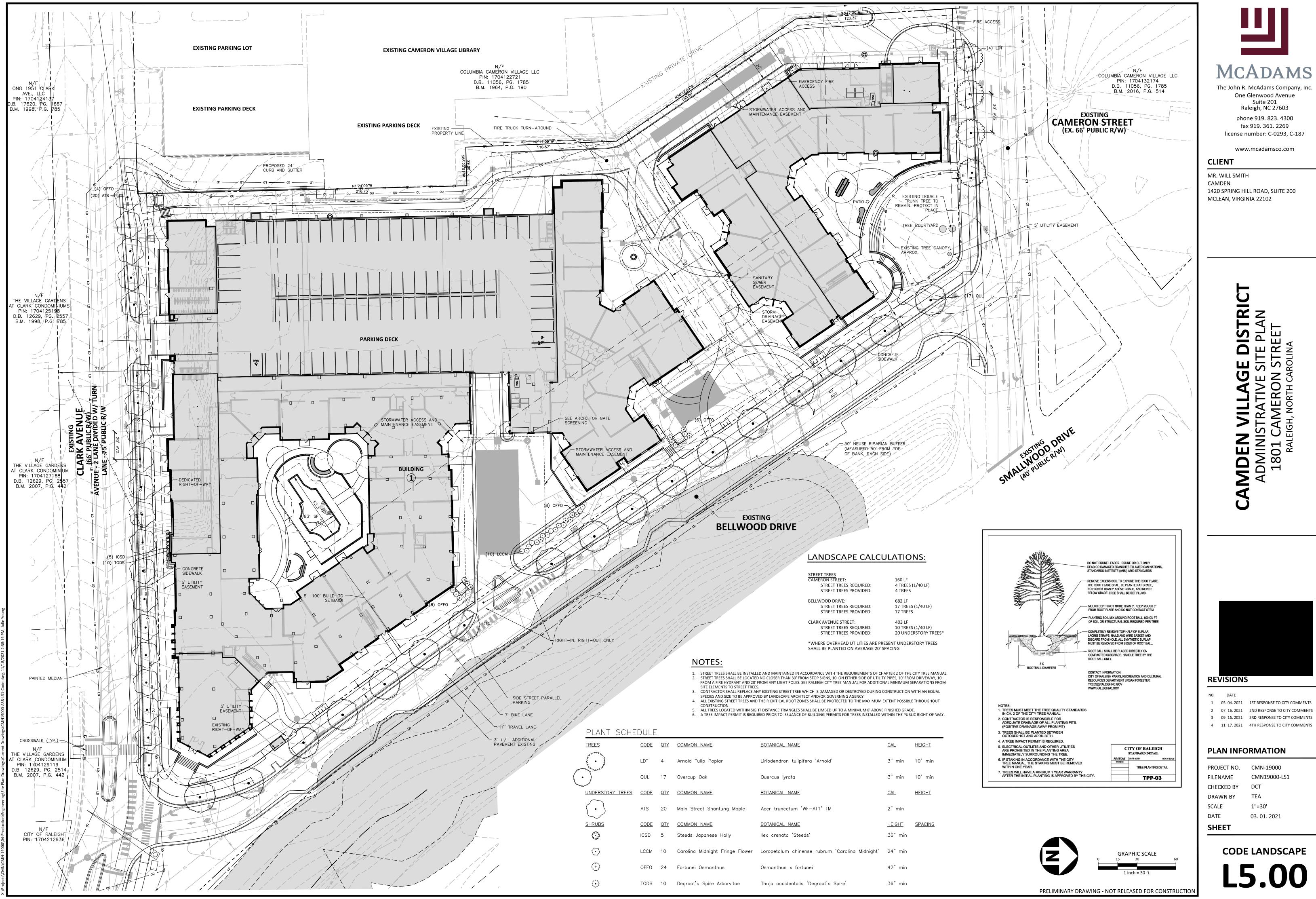
UTILITY LEGEND

PUBLIC WATER MAIN REPLACEMENT CONSTRUCTION DETAILS TO BE PROVIDE WITH SITE PERMIT REVIEW SET. EX. WATER SERVICES TO BE REINSTALLED TO ADJACENT PROPERTY OWNERS. CONTRACTOR TO COORDINATE CLOSELY WITH THE CITY OF RALEIGH AND ADJACENT PROPERTY OWNERS

PRIOR TO WATER LINE REPLACEMENT.



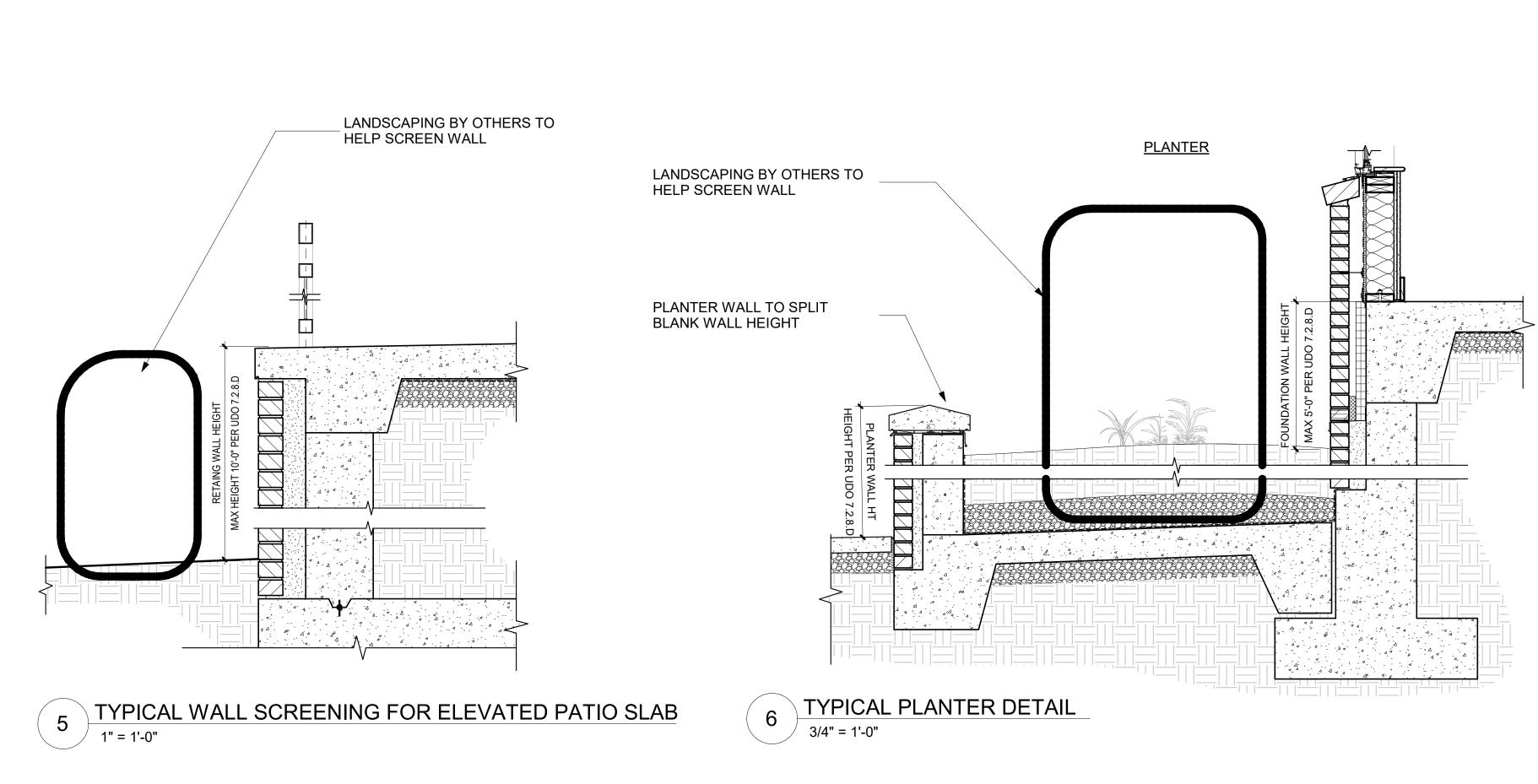


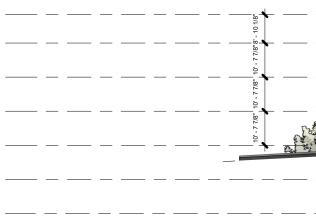


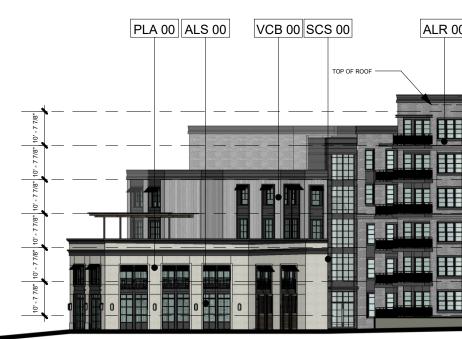
	PLANT SCHE	DULE					
NL G	TREES	<u>CODE</u>	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	CAL	<u>HEIGH</u>
		LDT	4	Arnold Tulip Poplar	Liriodendron tulipifera 'Arnold'	3" min	10' m
	$(\cdot)^{\circ}$	QUL	17	Overcup Oak	Quercus lyrata	3" min	10' m
	UNDERSTORY TREES	<u>CODE</u>	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	CAL	<u>HEIGH</u>
	$\overline{ \cdot }$	ATS	20	Main Street Shantung Maple	Acer truncatum 'WF-AT1' TM	2" min	
	SHRUBS	<u>CODE</u>	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	<u>HEIGHT</u>	<u>SPACII</u>
	500 B	ICSD	5	Steeds Japanese Holly	llex crenata 'Steeds'	36" min	
	$\langle \cdot \rangle$	LCCM	10	Carolina Midnight Fringe Flower	Loropetalum chinense rubrum 'Carolina Midnight'	24" min	
	(+)	OFFO	24	Fortunei Osmanthus	Osmanthus x fortunei	42" min	
	,	TODS	10	Degroot's Spire Arborvitae	Thuja occidentalis 'Degroot's Spire'	36" min	

N0.	DATE	
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PROJECT NO.	CMN-19000
FILENAME	CMN19000-LS1
CHECKED BY	DCT
DRAWN BY	TEA
SCALE	1"=30'
DATE	03.01.2021
SHEET	





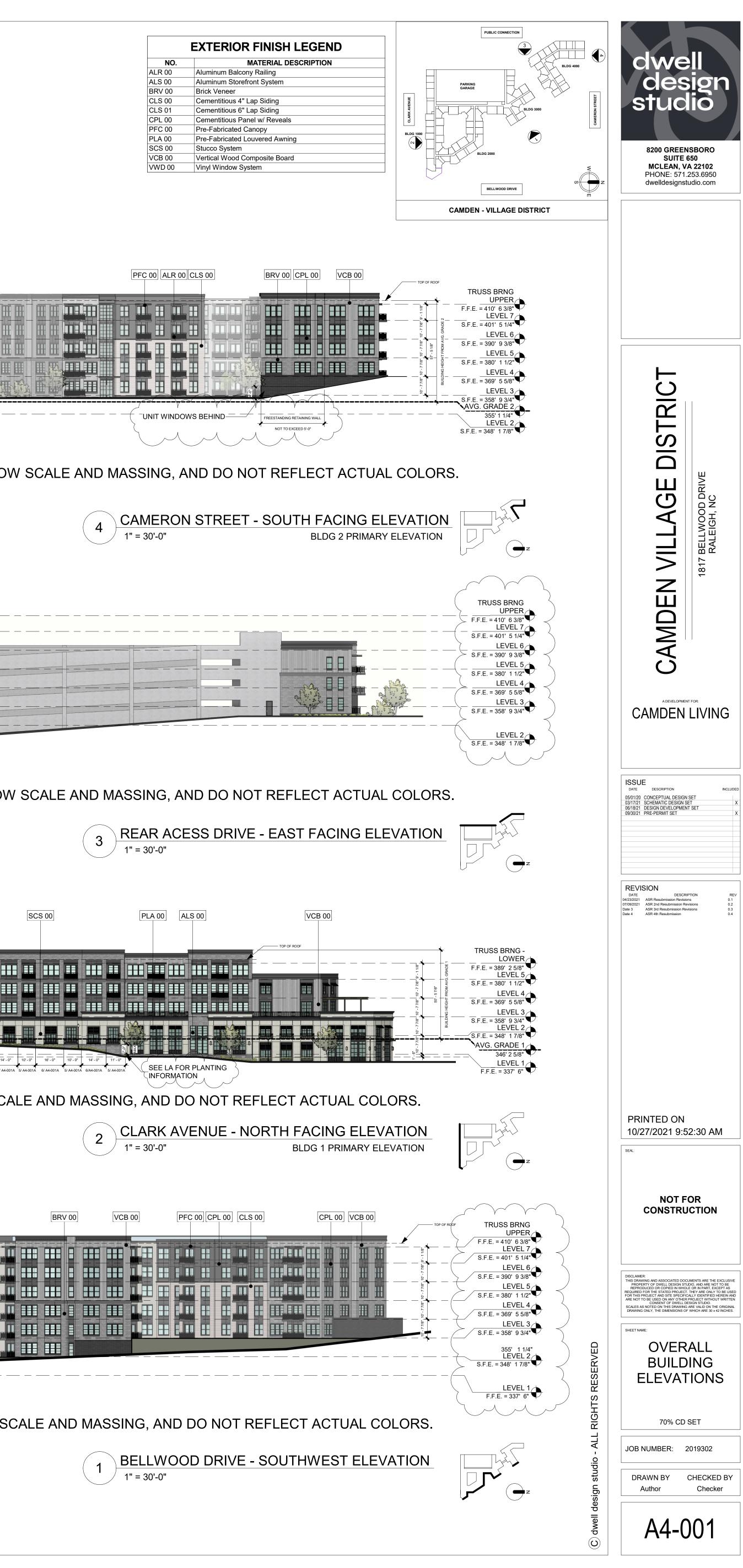


TOP OF ROOF	
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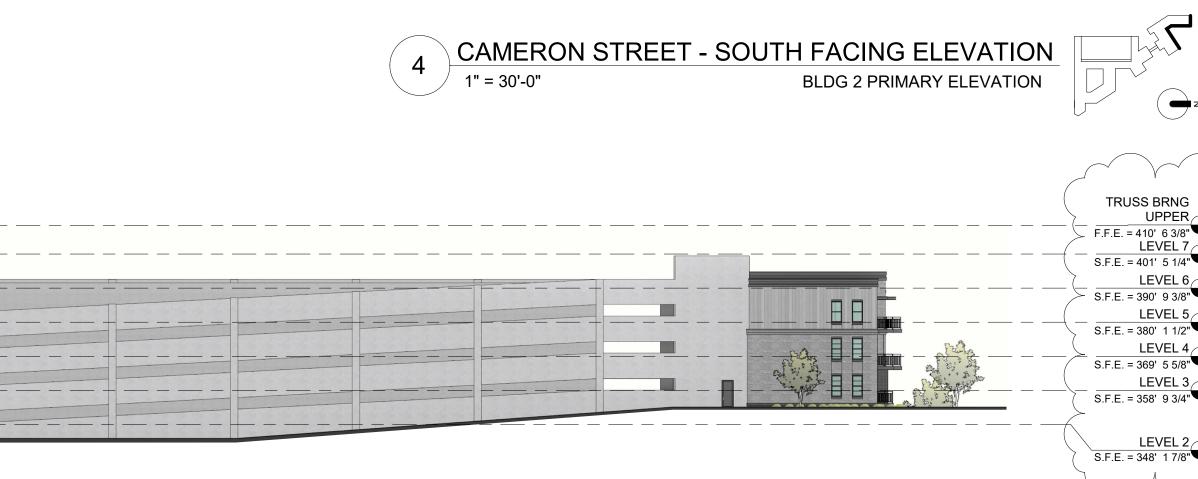
	CB 00 BRV 00 PFC	00 ALR 00	VWD 00	CLS 00 CPL 00	CLS 01 BRV 00	BRV 00 [CPL 00]	CLS 01 CLS 00	
TOP OF ROOF								TOP OF ROOF
								- 10 1/8"
								N/ L L - 01 - 8/ L L
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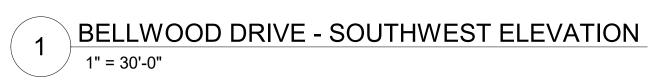


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PFC 00 ALR 00 CLS 00	BRV 00 CPL 00 VCB 00	
		F.F.E. = 410' 6 3/8" LEVEL 7
	Br. 10 7 78-	S.F.E. = 401' 5 1/4" LEVEL 6
	10 - 7 7/8"	S.F.E. = 390' 9 3/8" LEVEL 5
		S.F.E. = 380' 1 1/2" LEVEL 4
	PUIL BUIL	S.F.E. = 369' 5 5/8" LEVEL 3
		S.F.E. = 358' 9 3/4" AVG. GRADE 2 355' 1 1/4"
	FREESTANDING RETAINING WALL	S.F.E. = 348' 1 7/8"
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VCB 00 PFC 00 BRV 00 CPL 00	CPL 00 BRV 00 BRV	

	CLS 00	PFC 00	

	EXTERIOR FINISH LEGEND					
NO.	MATERIAL DESCRIPTION					
ALR 00	Aluminum Balcony Railing					
ALS 00	Aluminum Storefront System					
BRV 00	Brick Veneer					
CLS 00	Cementitious 4" Lap Siding					
CLS 01	Cementitious 6" Lap Siding					
CPL 00	Cementitious Panel w/ Reveals					
PFC 00	Pre-Fabricated Canopy					
PLA 00	Pre-Fabricated Louvered Awning					
SCS 00	Stucco System					
VCB 00	Vertical Wood Composite Board					
VWD 00	Vinyl Window System					

