



# Administrative Approval Action

Case File / Name: ASR-0008-2022  
DSLC - The Grey

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:  
REQUEST:**

This site is located on the south side of Bragg Street at 1201 S. Blount Street. Development of a 3.84 acre/167,381 sf tract zoned PD (based districts - NX (Land Use) & DX (parking) on Tract A portion of the site, as shown on MP-1-19/Z-14-19. The plan on this vacant site is for 100 residential condominium units, (50-3 bedroom & 50-2 bedroom units) in 10 buildings of 251,218 square feet total with .32 acres/13,999.68 sf of right-of-way dedication, leaving a net area of 3.52 acres/153,381.75 sf.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:**

Z-14-19/MP-1-19 - Carolina Coach Mixed-Use Master Plan - Adopted October 4, 2020 & Effective October 11, 2020. Tracts A & B.

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 June 24, 2022 by Stewart Inc.

## **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:*

☒ **SITE PERMITTING REVIEW** - 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. Elevation sheets, for buildings 1-8 & 10, are revised to show building heights from avg. grade points to 'top of roof', demonstrating compliance with MP-1-19/Z-14-19 and max building height for Tract
2. All proposed stairways are labeled on the elevations sheet in the Site Permit Review plans set.
3. Proposed buildings 1-8 & 10 as shown on the elevation sheets, are revised, dimensioning the proposed stairways enclosure from FFE and demonstrate compliance with height encroachment, setbacks and 25% space area, as noted in Sec.1.5.7.D.
4. Permit approval stamps, as shown on the coversheet page, are removed on the civil plans set. This preliminary plan approval is not approving any building permit plans reviews.



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5. The proposed building area is revised and noted on the Site Permit plans to match the building area being proposed; on the site data table and application forms, which lists 2 different building gross areas?
6. Demonstrate compliance with UDO Section 2.5.7 regarding required open space.

## Engineering

7. 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

8. 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.
9. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

## Stormwater

10. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Public Access Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - 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:***

## General

1. A note is placed on any record plat noting Item 9.J of MP-1-19, PD plan related to on-site artist artwork shall be preserved & maintained by the property owner's condominium association responsible for common area maintenance.



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2. Provide documentation indicating a Property Owner's Association has been established for the subject development in accordance with UDO Section 4.7.4.

## Public Utilities

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

## Stormwater

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

☒ **BUILDING PERMITS** - 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. Provide fire flow analysis.
2. Comply with all conditions of Z-14-19 & MP-1-19.
3. A note is placed on all building permit plans stating that "Developer shall engage a local artist to create on-site art that recognizes the history and significance of the South Park neighborhood & shall be maintained and preserved by the property owners' association responsible for common area maintenance per Sec.10.J of the master plan for Carolina Coach (Z-14-19/MP-1-19). And a separate permit shall be required for future artwork.
4. Provide documentation indicating a Property Owner's Association has been established for the subject development in accordance with UDO Section 4.7.4.
5. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

## Engineering

6. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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7. 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.
8. A public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
9. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement along Bragg Street and Branch Street, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
10. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

## Public Utilities

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

## Stormwater

12. 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

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along S. Blount Street, 9 street trees along W. Bragg Street, 9 street trees along S. Person Street, and 9 street trees along Branch Street.





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14. A public infrastructure surety for the 36 required street trees 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.

***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.

## **Stormwater**

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**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:** July 22, 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: Daniel L. Stegall Date: 07/22/2022  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy



NCDDOT APPROVAL



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY DODD  
COMMISSIONER

J. ERIC BOYETTE  
ACTING

March 24, 2022

Joe Pung  
Surveyor  
223 S. West Street, Suite 1100  
Raleigh, North Carolina 27601

Subject: Parking Permit for The Grey Condominiums

To whom it may concern:

Perme is advised that any planning plans have been conditionally approved for The Grey Condominiums located at 1218 S. Street Street in Wake County, North Carolina.

This letter is issued by the Planning Permit for North Carolina Department of Transportation policy.

The following stated provisions are made per the agreement:

- The applicant shall maintain a clear sight triangle for vehicles at the driveway intersection.
- The Division of Highways will be responsible for any damage to the plans, which may be done by third parties.
- Maintenance of the plan shall be the responsibility of the applicant. Should the plan be damaged or destroyed, the applicant shall be responsible for its replacement.
- Plans to be first class quality of the project.
- A copy of this permit shall be on the site at all times while the work is being performed.
- All other plans shall be printed and maintained in such manner as to not exceed upon the project.

JOHN HARRIS  
Vice President of Transportation  
10000 N. Rte. 100  
Raleigh, NC 27615

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Vice President of Transportation  
10000 N. Rte. 100  
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STEWART

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ZONING NARRATIVE

16. The applicant is responsible for providing impacts to identify protected species during project construction. Field signs, habitat signs, and other signs must be clearly posted and maintained. All signs must be clearly posted and maintained. All signs must be clearly posted and maintained.

19. In the event that the applicant is required to provide for highway construction, reconstruction, maintenance or safety, such work shall be done in accordance with the provisions of the North Carolina Department of Transportation. The applicant shall be responsible for providing for highway construction, reconstruction, maintenance or safety, such work shall be done in accordance with the provisions of the North Carolina Department of Transportation.

If you should need further assistance, please contact City Solicitor by phone at 919-977-4762 or by email at: [cs@cityofraleigh.org](mailto:cs@cityofraleigh.org).

Sincerely,  
*[Signature]*  
Domen H. Jones, PE  
City Solicitor

11/11/21

City Solicitor, North Carolina Department of Transportation

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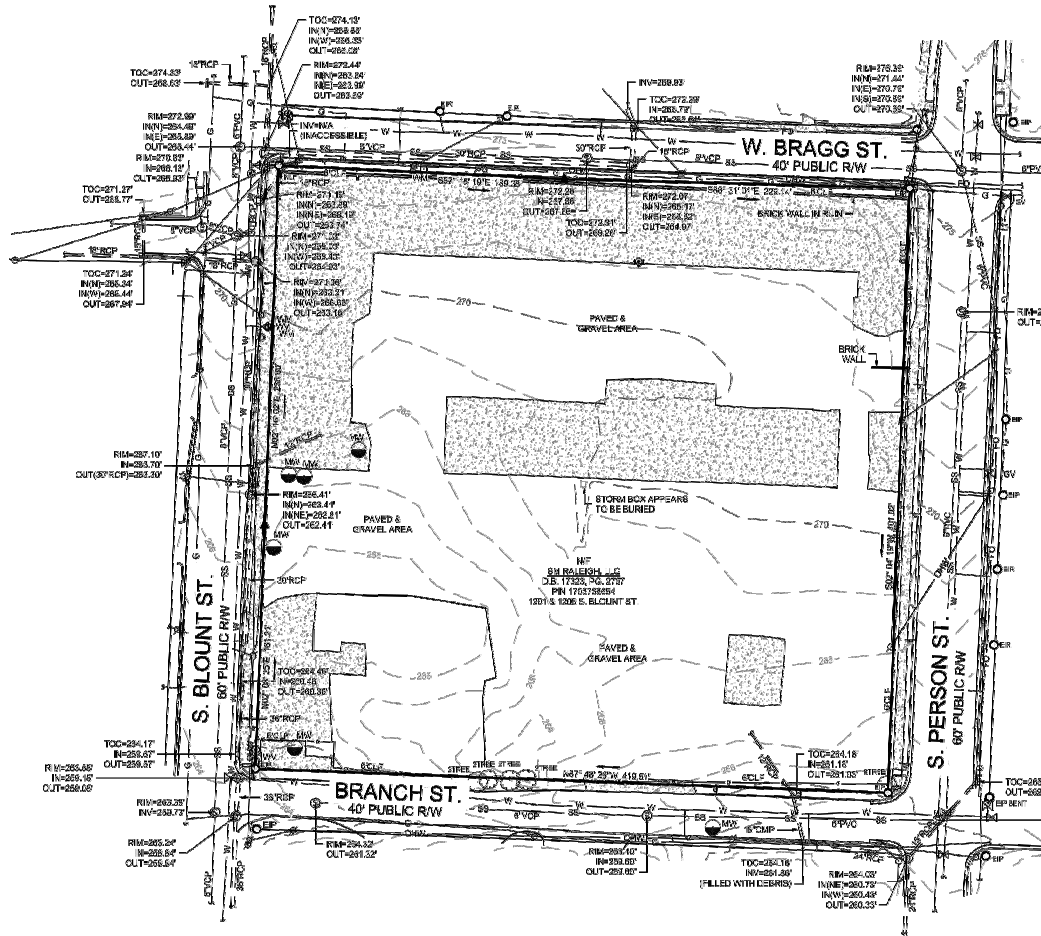
Page 4  
Ordinance 11/20/22-005

Ordinance 11/20/22-005  
Adopted 11/20/22

Page 4  
Ordinance 11/20/22-005

Ordinance 11/





### LEGEND

	SURVEY CONTROL POINT		WATER VALVE		UNDERGROUND GAS LINE		REINFORCED CONCRETE PIPE
	EXISTING RAIL		WATER METER		UNDERGROUND ELECTRIC LINE		CORRUGATED METAL PIPE
	EXISTING IRON PIPE		GAS VALVE		UNDERGROUND WATER LINE		CHAIN LINK FENCE
	EXISTING IRON ROD		UTILITY POLE		SANITARY SEWER LINE		
	COMPUTED POINT		STORM DRAIN WELL		STORM DRAIN LINE		
	STORM DRAIN MANHOLE		BOLLARD		OVERHEAD WIRES		
	STORM DRAIN INLET		SIGN		UNKNOWN DESTINATION		
	STORM DRAIN CURVE INLET		DECIDUOUS TREE		CONCRETE SURFACE		
	SANITARY SEWER MANHOLE		EVERGREEN TREE		CAST IRON PIPE		
	SANITARY SEWER CLEANOUT		CHAIN LINK FENCE		POLY/VINYL CHLORIDE PIPE		
	HYDRANT		UNDERGROUND FIBER OPTIC LINE		VITRIFIED CLAY PIPE		

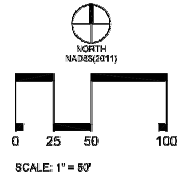
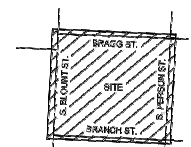
### GENERAL NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS ON THE PROPERTY OF S.V. RALPH, LLC, P.M. 110323933, AND IS NOT A BOUNDARY SURVEY. THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREIN HAVE BEEN CONTINUED FROM A SURVEY BY STEWART INC. PROPERTY LINES SHOWN TAKEN FROM DEED BOOK 17223, PAGE 2707, WAKE COUNTY REGISTRY.
3. HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD83. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY. CONTROL POINTS SHOWN HEREIN AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENT "10".
4. THIS DRAWING DOES NOT CONFORM TO N.C. 6847-50 AND THEREFORE IS NOT FOR RECORDATION.
5. UTILITIES SHOWN HEREIN ARE BASED ON ABOVE-GROUND VISUAL EVIDENCE AND UTILITY DEMARKATION/MAINTENANCE SERVICES PERFORMED BY STEWART INC. AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
6. TREES SHOWN HEREIN MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS ZONED "R-3" (PER WAKE COUNTY MAPS).
8. THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720770000 DATED 06/03/2011).
9. SITE ADDRESS: 1291 & 1233 S. BLOUNT ST.

I, DUSTIN J. MCCARTY, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL ON-GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE SURVEY WAS COMPLETED ON 06/30/2020; THAT THE CONTOURS SHOWN AS CONTINUOUS LINES MAY NOT MEET THE STATED STANDARDS, AND ALL COORDINATES ARE BASED ON NAD83(2011).

Dustin J. McCarty 7/7/2020  
DUSTIN J. MCCARTY, P.E. 06813

### Locality Map:

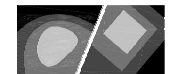


### Title:

## EXISTING CONDITIONS SURVEY FOR:

# CAROLINA COACH

RALEIGH TOWNSHIP, CITY OF RALEIGH  
WAKE COUNTY, NORTH CAROLINA  
DATE: 06/30/2020 SCALE: 1"=50'  
CONTOUR INTERVAL = 1'



STEWART  
8113 OLD POOLE ROAD  
RALEIGH, NC 27601  
757.655.5125

PROFESSIONAL ENGINEER  
PROJECT # C1008



STEWART  
223 S. WEST ST., #110  
RALEIGH, NC 27601  
757.655.5125

Client:  
STANLEY MARTIN HOMES  
400 WESTCHASE BLVD.  
RALEIGH, NC 27607  
CONTACT: BRIAN HETEMAN  
757.777.8700  
brianh@stanleyhomes.com



PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

## THE GREY CONDOMINIUMS

### ADMINISTRATIVE SITE PLAN REVIEW

No.	Date	Description
1	06/30/2020	CITY COMMENTS
2	07/01/2020	CITY COMMENTS
3	07/01/2020	CITY COMMENTS
4	07/01/2020	CITY COMMENTS
5	07/01/2020	CITY COMMENTS
6	07/01/2020	CITY COMMENTS
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8	07/01/2020	CITY COMMENTS
9	07/01/2020	CITY COMMENTS
10	07/01/2020	CITY COMMENTS

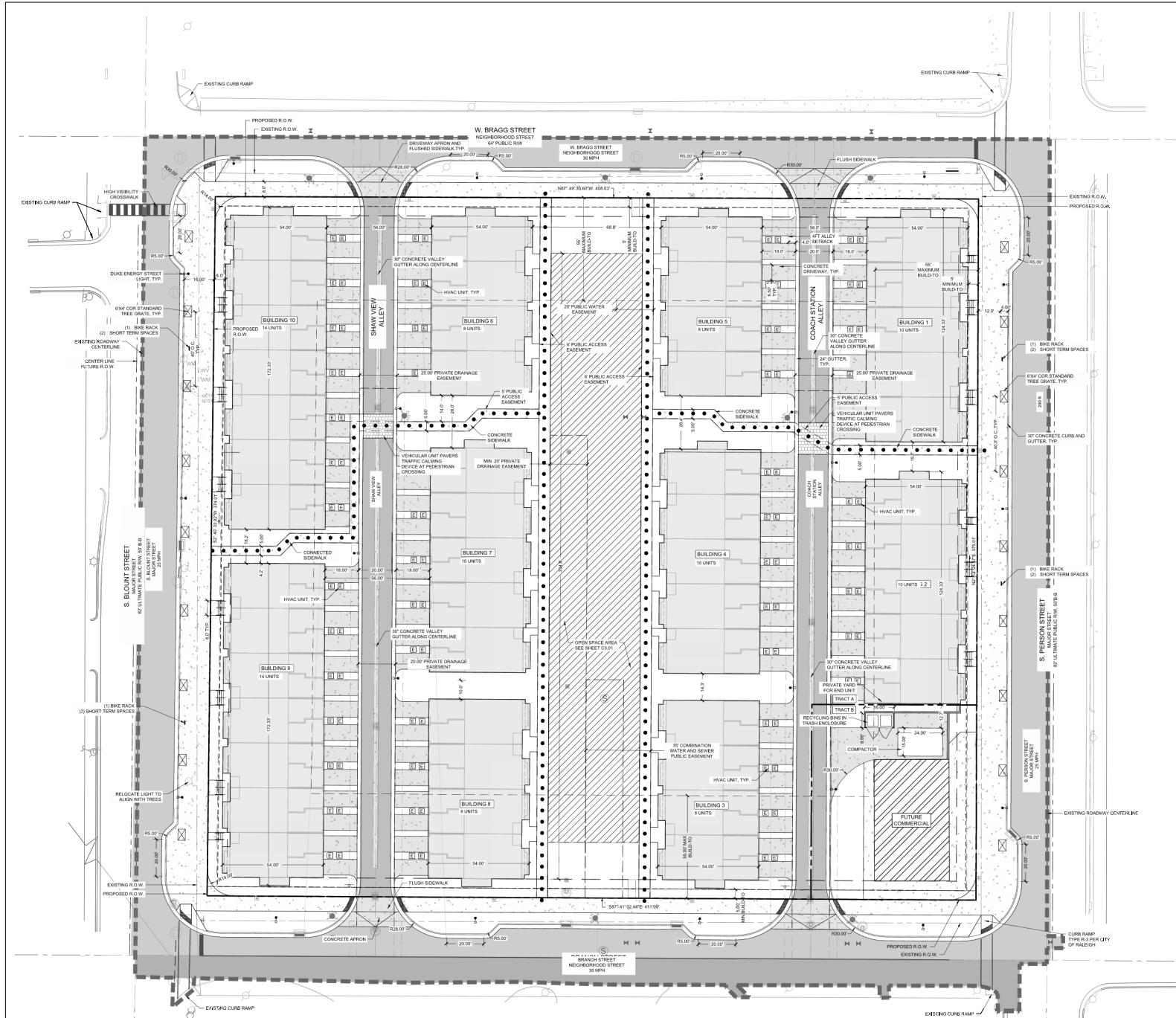
### EXISTING CONDITIONS SURVEY

Project number: C1008 Sheet #  
Revised Date: 2020.07.07  
Drawn by: RS  
Approved by: CRM

C1.00

C:\Projects\2020\06\20200622 - Carolina Coach Project\W\06200622.dwg Jul 07, 2020 - 2:40pm





THE GREY  
CONDOMINIUMS

Issued for:	
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ADMINISTRATIVE SITE  
PLAN REVIEW

No.

No.	Date	Description
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1	04.08.2022	CITY CONME
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2	06.18.2022	CITY COMME
3	06.24.2022	CITY COMME

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NAME	DATE	SCORE
NAME	DATE	SCORE
NAME	DATE	SCORE

[illegible]

Title:	
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SITE P

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Project number: C19055

Issued Date: 2022.02.07

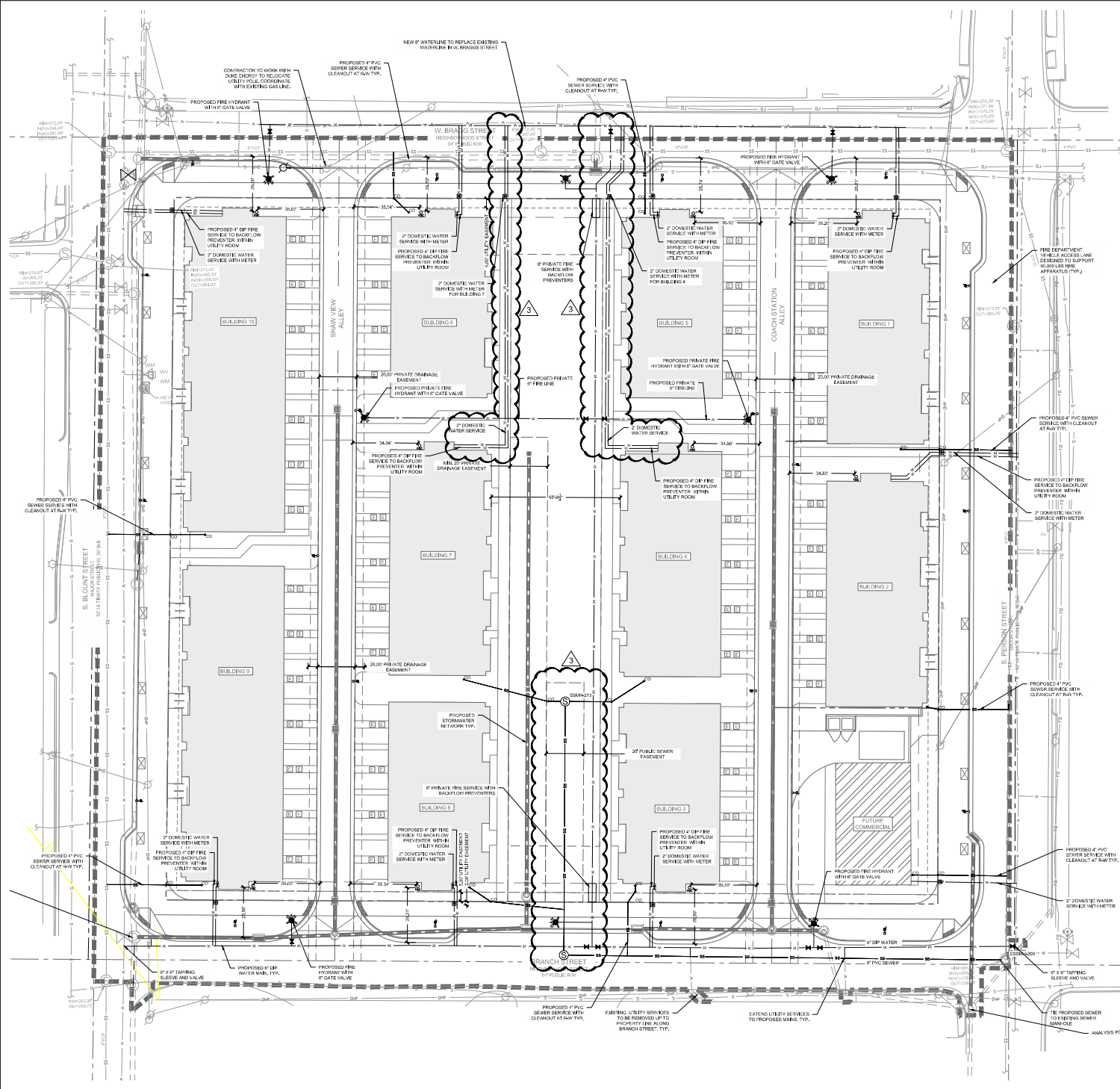
Drawn by: ML

Approved by: CRITICAL

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**UTILITY LEGEND:**

SYMBOL	DESCRIPTION	DETAIL REFERENCE
—	EXISTING WATERLINE	N/A
—	PROPOSED WATERLINE	W-1000
—	EXISTING SANITARY SEWER LINE	N/A
—	PROPOSED SANITARY SEWER LINE	SS-1000
—	PROPOSED WATER VALVE	W-1000
—	EXISTING WATER VALVE	W-1000
—	PROPOSED SANITARY SEWER MANHOLE	N/A
—	EXISTING SANITARY SEWER MANHOLE	W-1000
—	PROPOSED CLEANOUT	N/A
—	PROPOSED FDC	W-1000
—	PROPOSED BACKFLOW METER	W-1000
—	PROPOSED POST INDICATOR VALVE (PIV)	W-1000
—	DEBRIS INTERCEPTOR	W-1000
—	30" HYDRANT COVERAGE CIRCLE	N/A
—	LIMIT OF DISTURBANCE	N/A

**NOTES:**

1. SEE SHEET C6.05 FOR GENERAL AND UTILITY NOTES.

# STEWART

223 & WEST ST., #100  
DALLAS, TX 75201  
1.214.826.2150

PROJECT # C1008

Client:

STANLEY MARTIN HOUSE  
400 WESTCHASE BLVD.  
DALLAS, TX 75207  
www.stanleymartinhouse.com  
stanleymartinhouse@gmail.com

Project:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Scale:

0 10 20 40  
SCALE: 1" = 20'

THE GREY CONDOMINIUMS

Issued for:

ADMINISTRATIVE SITE PLAN REVIEW

No.	Date	Description
1	04/05/2023	CITY COMMENTS
2	05/10/2023	CITY COMMENTS
3	05/25/2023	CITY COMMENTS
4		
5		
6		
7		
8		
9		
10		

Title:

UTILITIES PLAN

Project number: C1008 Sheet #

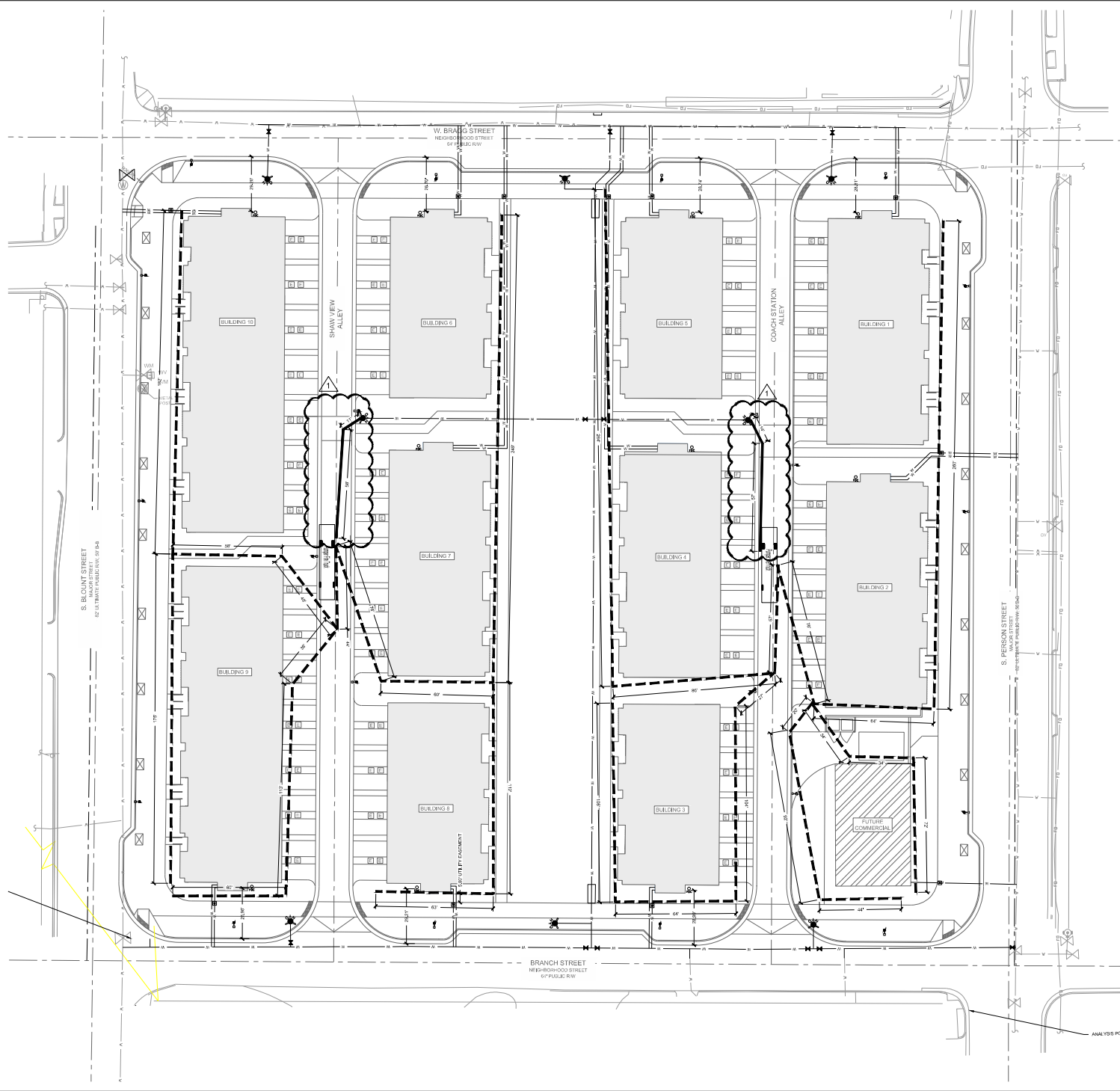
Issue Date: 2023.07.07

Drawn by: CC

Approved by: CRM

**C6.00**





**UTILITY LEGEND:**

**SYMBOLS:**

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED CLEANOUT
- PROPOSED FDC
- LIMITS OF DISTURBANCE

**NOTES:**

- SEE SHEET 01.01 FOR GENERAL AND UTILITY NOTES.

**STEWART**

223 & WEST ST., #150  
DALLAS, TX 75201  
1.817.882.2156

PROJ. LICENSE # C-1001  
www.stewartinc.com  
PROJECT # C1008

Client:

STANLEY MARTIN HOMES  
4000 WILSON BLVD.  
DALLAS, TX 75207  
CONTACT: BRIAN NICHOLSON  
1.817.777.5700 (TX)  
brian@stanleyhomes.com

Location map:

Scale:

PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Project:

**THE GREY  
CONDOMINIUMS**

Issued for:

**ADMINISTRATIVE SITE  
PLAN REVIEW**

No.	Date	Description
1	04/05/2023	CITY COMMENTS
2	05/10/2023	CITY COMMENTS
3	05/10/2023	CITY COMMENTS
4	05/10/2023	CITY COMMENTS
5	05/10/2023	CITY COMMENTS
6	05/10/2023	CITY COMMENTS
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8	05/10/2023	CITY COMMENTS
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17	05/10/2023	CITY COMMENTS
18	05/10/2023	CITY COMMENTS
19	05/10/2023	CITY COMMENTS
20	05/10/2023	CITY COMMENTS

Title:

**FIRE ACCESS HOSE  
PULL**

Project number: C1008 Sheet #

Issue Date: 2023.02.07

Drawn by: CMC

Approved by: CRM

**C6.10**

**ATTENTION CONTRACTORS**

The City of Dallas is not responsible for the accuracy of the information provided on this plan. It is the responsibility of the contractor to verify the information provided on this plan with the City of Dallas. The City of Dallas is not responsible for the accuracy of the information provided on this plan. It is the responsibility of the contractor to verify the information provided on this plan with the City of Dallas.

**Public**

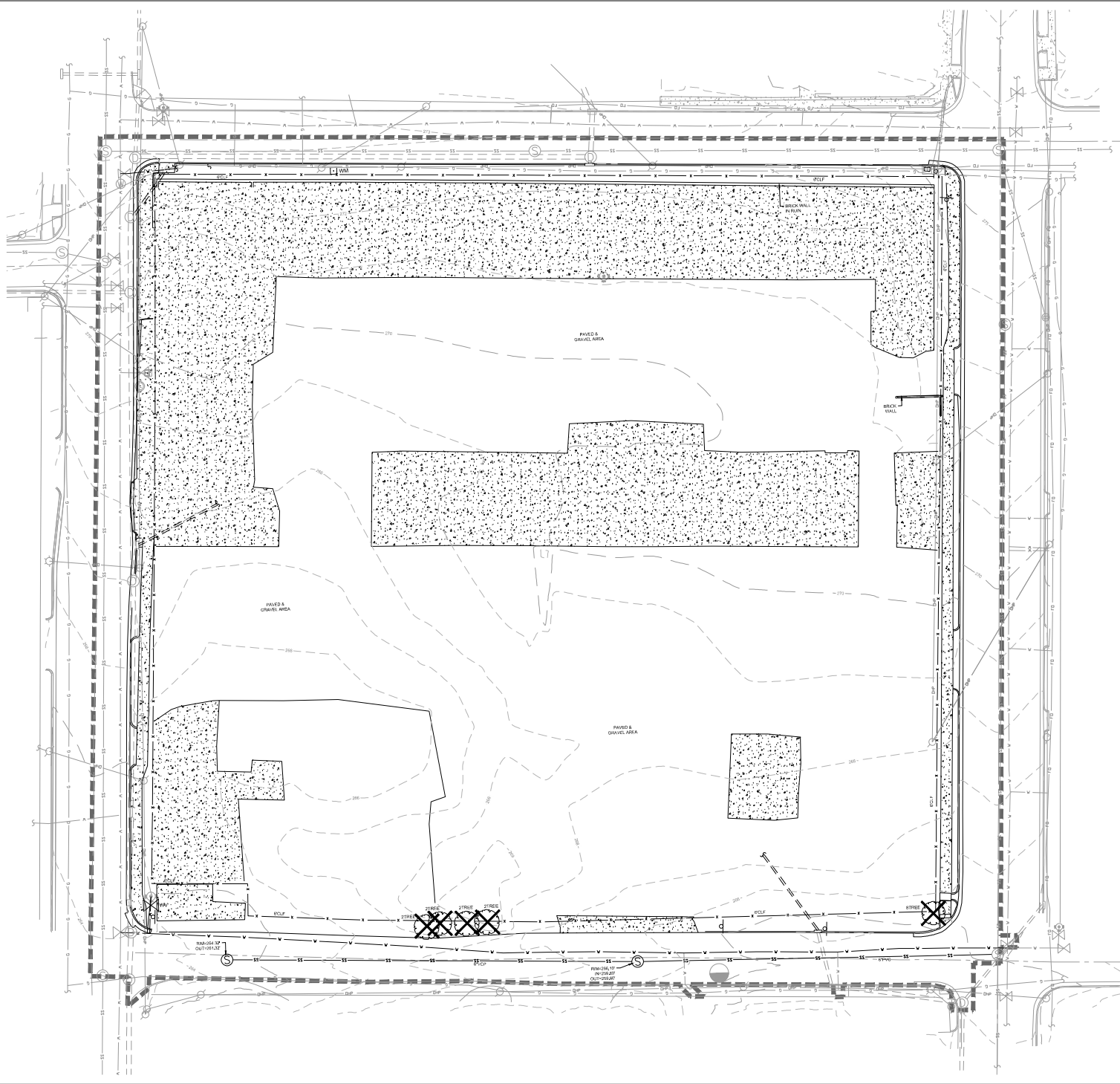
**Water Collection Extension System**  
The City of Dallas is not responsible for the accuracy of the information provided on this plan. It is the responsibility of the contractor to verify the information provided on this plan with the City of Dallas.

**Public**

**Sewer Collection Extension System**  
The City of Dallas is not responsible for the accuracy of the information provided on this plan. It is the responsibility of the contractor to verify the information provided on this plan with the City of Dallas.

**Notes and/or Remarks (if applicable)**

The City of Dallas is not responsible for the accuracy of the information provided on this plan. It is the responsibility of the contractor to verify the information provided on this plan with the City of Dallas.



NOTES

1. SEE SHEET CLUB FOR DEMOLITION PLAN.
2. THERE IS NO TREE CONSERVATION AVAILABLE ON SITE.
3. ALL EXISTING TREES ARE LESS THAN 10" DBH.

LEGEND

- TREES TO BE REMOVED
- PROJECT LIMITS



**STEWART**

223 S. WEST ST., #150  
DALLAS, TX 75201  
T: 214.262.2550  
F: 214.262.2551  
www.stewarttx.com  
PROJECT # C19088

Client

STANLEY MARTIN HOMES  
4002 WESTCHASE BLVD.  
DALLAS, TX 75207  
CONTACT: JIMMY HETZEL  
JIMMY.HETZEL@SMH.COM

Location map



North

NORTH

Scale

PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION



Project

**THE GREY  
CONDOMINIUMS**

Issued for

**ADMINISTRATIVE SITE  
PLAN REVIEW**

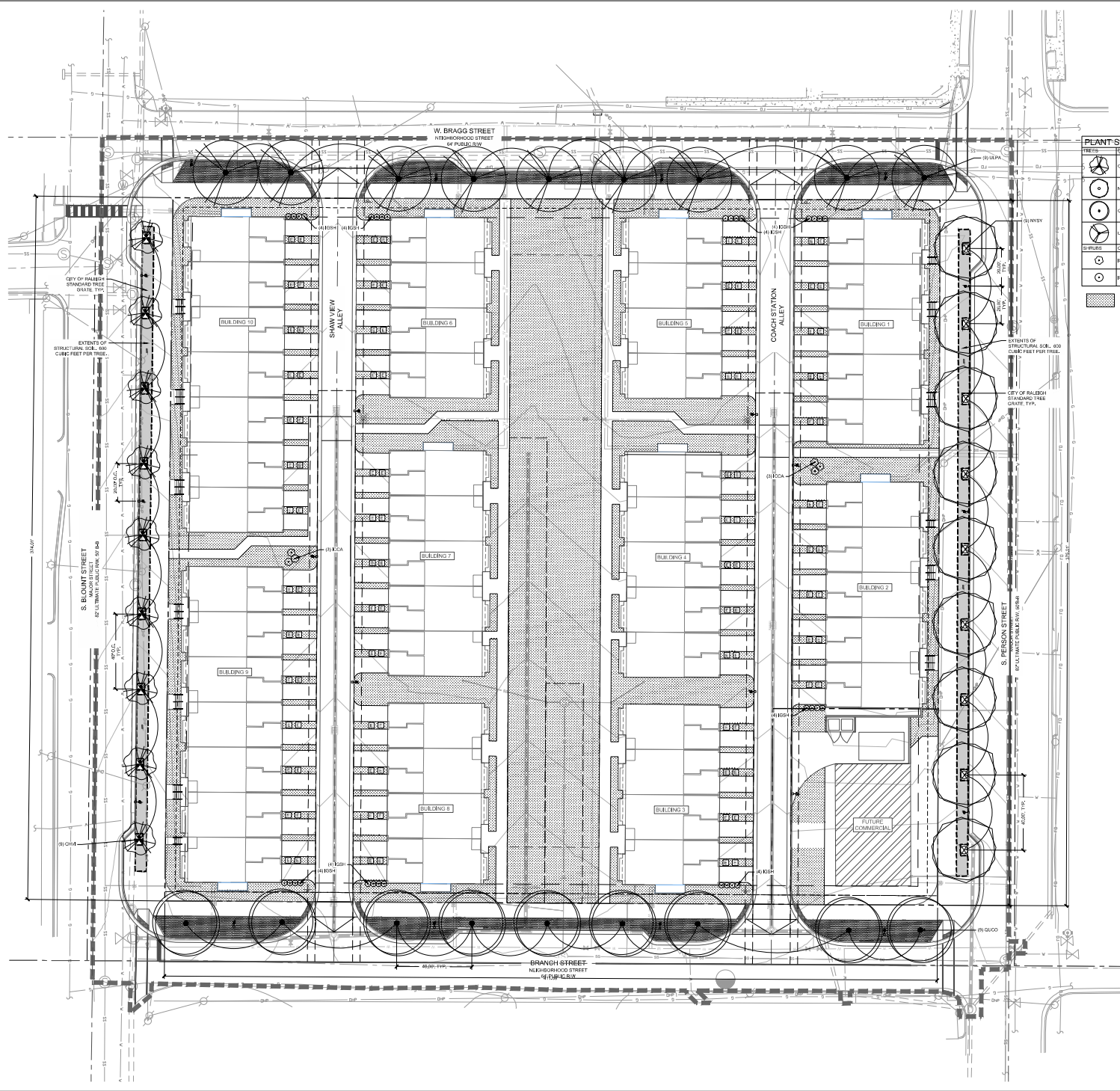
No.	Date	Description
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3	06/01/2022	CITY COMMENTS
4	06/01/2022	CITY COMMENTS
5	06/01/2022	CITY COMMENTS
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15	06/01/2022	CITY COMMENTS
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17	06/01/2022	CITY COMMENTS
18	06/01/2022	CITY COMMENTS
19	06/01/2022	CITY COMMENTS
20	06/01/2022	CITY COMMENTS

Title

**TREE CONSERVATION  
PLAN**

Project number: C19088 Sheet #  
Issued Date: 2022.02.07  
Drawn by: ML  
Approved by: JP

**L1.00**



NOTES:  
1. SEE SHEET 02.10 FOR GENERAL AND PLANTING NOTES.

LANDSCAPE CALCULATIONS		
LINEAR FEET OF RIGHT-OF-WAY	REQUIRED (1 TREE / 40 LF)	PROVIDED (AVERAGE OF 40 D.C.)
MAJOR STREET - S. PERSON STREET, 335 LF	8	8
MAJOR STREET - S. BLOUNT STREET, 374 LF	9	9
10 BRANCH STREET, 385 LF (EXCLUDED THE WIDTH OF ALLEYS)	9	9
BRANCH STREET, 355 LF (EXCLUDED THE WIDTH OF ALLEYS)	8	8

NOTE: STREET TREES ARE PROVIDED AT AN AVERAGE OF 40 D.C.

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	GH1	8	DIPILOCELE VIRENS/POUR WHITE FRINGETREE	SAD	1 1/2 IN	10 FT	SEMI-CASCADE
	NYBY	8	NYSSA SYLVATICA GREEN GABLE TM BLACK GUM	SAD	1 1/2 IN	10 FT	
	QUAD	8	QUERCUS COCCINEA SCARLET OAK	SAD	1 1/2 IN	10 FT	
	ULPA	8	ULMUS PARVIFOLIA ALLEE ALLEE LACINIAE SUM	SAD	1 1/2 IN	10 FT	
	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER		HEIGHT	NOTES
	ICCA	8	ICHA CORONATA CARLEBERRY CAMBRIA CHINESE HOLLY	45		30' MIN.	
	IBSH	32	ILEX GLABRA SHAWBROOK SHAWBROOK BURNING HOLLY	45		30' MIN.	

PLANTING AREA



**Siding: Alabaster SW 7008**



Bay Window #2: Foggy Day SW 6235



**OTHER:**  
Front Door: White  
Windows: Black  
Gutters & Downspouts: Black  
Rails: Black Aluminum  
Roof: Moire Black  
Metal Roof: Matte Black



<u>GROSS BUILDING AREA</u>	
UTILITY SHED	67 SF
FIRST FLOOR:	5835 SF
SECOND FLOOR:	5405 SF
THIRD FLOOR:	5405 SF
FOURTH FLOOR:	5405 SF
TERRACE LEVEL:	<u>1881 SF</u>
TOTAL:	25493 SF



DRAWING BY: BSJ / DEW 06/21/2022		DRAWING TITLE: <b>BUILDING #1 - FRONT &amp; REAR ELEV.</b> CLIENT: <b>STANLEY MARTIN - REGION #3</b> PROJECT: <b>1761 - TESSA &amp; 1762 - JULIANNE</b>	Johnson & Leach Design Corp. ARCHITECTURE • PLANNING • CONSULTING • INTERIORS • MARKET ANALYTICS 1150 FAIRFAX BLVD., SUITE 402, FAIRFAX, VA 22030 (703) 236-5400 <a href="http://www.jl-design.com">www.jl-design.com</a>
REV No.      DATE			
SHEET No. <b>4100</b>			





Siding: Alabaster SW 7008

**Bay Window #1: Retreat SW 6207**

**Bay Window #2: Foggy Day SW 6235**

Bay Window #3: Gale Force SW 7605

**OTHER:**  
Front Door: White  
Windows: Black  
Gutters & Downspouts: Black  
Rails: Black Aluminum  
Roof: Moire Black  
Metal Roof: Matte Black



**EAST ELEVATION - BUILDING #2**  
SCALE 1/8" = 1'-0"

<u>GROSS BUILDING AREA</u>	
UTILITY SHED	67 SF
FIRST FLOOR:	5835 SF
SECOND FLOOR:	5905 SF
THIRD FLOOR:	5905 SF
FOURTH FLOOR:	5905 SF
TERRACE LEVEL:	1254 SF
TOTAL:	24871 SF



WEST ELEVATION - BUILDING #2  
SCALE 1/8" = 1'-0"

**Johnson & Leddy Design Corp.**  
ARCHITECTURE • PLANNING • CONSULTING • BROCHURES • MARKET ANALYSIS  
1150 FAIRFAX BLVD., SUITE 402, FAIRFAX, VA 22030  
(703) 216-3400  
[www.jdc-home.com](http://www.jdc-home.com)

Drawing Title:  
**BUILDING #2 - FRONT & REAR ELEV.**

---

Client:  
**STANLEY MARTIN - REGION #3**

---

Project:  
**1761 - TESSA & 1762 - JULIANNE**

DRAWN BY: SBJ / DEW	
06/21/2022	
REV No.	DATE

SHEET No.

SHEET No. 42.00

**1/01 - ILESSA & 1/02 - JULLIANNE**



**Johnson & Leedy Design Corp.**  
ARCHITECTURE • PLANNING • CONSULTING • BROCKHORN • MARKET ANALYSIS  
11150 FAIRFAX BLVD., SUITE 402, FAIRFAX, VA 22030  
(703) 218-3400  
www.jlpc-home.com

**Drawing Title:**  
**BUILDING #2 - SIDE ELEVATIONS**

---

**Client:**  
***STANLEY MARTIN - REGION #3***

---

**Project:**  
***1761 - TESSA & 1762 - JULIANNE***

[illegible]

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**OTHER:**  
Front Door: White  
Windows: Black  
Gutters & Downspouts: Black  
Rails: Black Aluminum  
Roof: Moire Black  
Metal Roof: Matte Black



<u>GROSS BUILDING AREA</u>	
UTILITY SHED	67 SF
FIRST FLOOR:	4668 SF
SECOND FLOOR:	4724 SF
THIRD FLOOR:	4724 SF
FOURTH FLOOR:	4724 SF
TERRACE LEVEL:	1254 SF
TOTAL:	20161 SF



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ARCHITECTURE • PLANNING • CONSULTING • BROCHURES • MARKET ANALYSIS  
11150 FAIRFAX BLVD., SUITE 402, FAIRFAX, VA 22030  
(703) 218-3400  
[www.jdc-home.com](http://www.jdc-home.com)

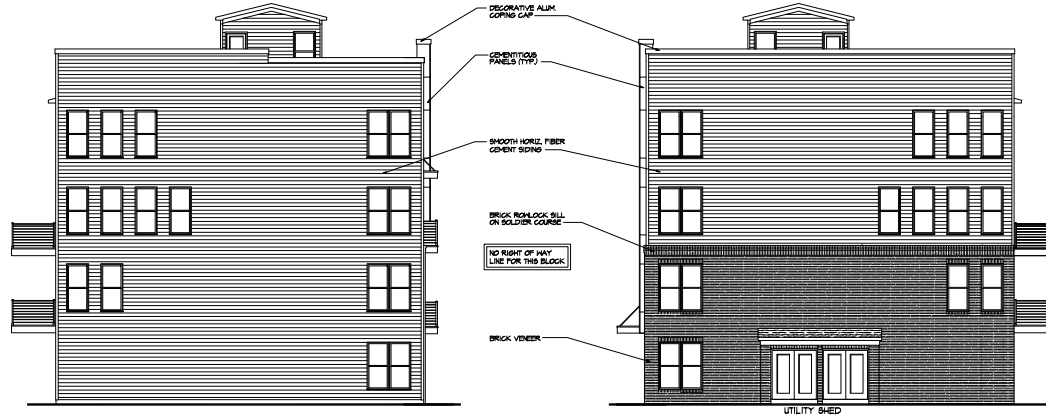
Drawing Title:  
 BUILDING #3 - FRONT & REAR ELEV.  
 Client:  
**STANLEY MARTIN - REGION #3**  
 Project:  
**1761 - TESSA & 1762 - JULIANNE**

DRAWN BY: SBJ / DEW	
06/21/2022	
REV No.	DATE

SHEET No.

SHEET No. 43.00

**1/01 - IESSA & 1/02 - JULIANNE**



6 NORTH ELEVATION - BUILDING #3  
A3.0 SCALE 1/8" = 1'-0"

8 SOUTH ELEVATION - BUILDING #3  
A3.0 SCALE 1/8" = 1'-0"

Johnson & Leedy Design Corp.

ARCHITECTURAL PLANNING & DESIGN SERVICES

1150 PARKWAY BLVD., SUITE 200

ANNAPOLIS, MD 21403

410.291.1000

www.jl-design.com

Client:

Project:

1761 - TESSA & JULIANNE

Drawing Title:

Building #3 - SIDE ELEVATIONS

Client:

Project:

1761 - TESSA & JULIANNE

Drawn By:

08/21/2022

REV No.

DATE

Sheet No.

A3.01

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**Siding: Alabaster SW 7006**

**Bay Window #1: Retreat SW 6207**

Bay Window #2: Foggy Day SW 6235

Bay Window #3: Gale Force SW 7605

**OTHER:**  
Front Door: White  
Windows: Black  
Gutters & Downspouts: Black  
Rails: Black Aluminum  
Roof: Moire Black  
Metal Roof: Matte Black



<u>GROSS BUILDING AREA</u>	
UTILITY SHED	67 SF
FIRST FLOOR:	5835 SF
SECOND FLOOR:	5405 SF
THIRD FLOOR:	5405 SF
FOURTH FLOOR:	5405 SF
TERRACE LEVEL:	<u>1001 SF</u>
TOTAL:	25498 SF



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**Drawing Title:**  
**BUILDING #4 - FRONT & REAR ELEV.**

Client: **STANLEY MARTIN - REGION #3**

Project: **1761 - TESSA & 1762 - JULIANNE**

DRAWN BY: SBJ / DEW	
06/21/2022	
REV No.	DA

SHEET No.

SHEET No. 44.00

***1761 - TESSA & 1762 - JULIANNE***





**Siding: Alabaster SW 7008**

**Bay Window #1: Retreat SW 6207**

Bay Window #2: Foggy Day SW 6235

**Bay Window #3: Gale Force SW 7805**

**OTHER:**  
Front Door: White  
Windows: Black  
Gutters & Downspouts: Black  
Rails: Black Aluminum  
Roof: Moire Black  
Metal Roof: Matte Black



A WEST ELEVATION - BUILDING #5  
A102 SCALE 1/8" = 1'-0"

<u>GROSS BUILDING AREA</u>	
UTILITY SHED	67 SF
FIRST FLOOR:	4668 SF
SECOND FLOOR:	4724 SF
THIRD FLOOR:	4724 SF
FOURTH FLOOR:	4724 SF
TERRACE LEVEL:	1254 SF
TOTAL:	20161 SF



**B EAST ELEVATION - BUILDING #5**  
45.00 SCALE 1/8" = 1'-0"

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Drawing Title: BUILDING #5 - FRONT & REAR ELEV.

Client: **STANLEY MARTIN - REGION #3**

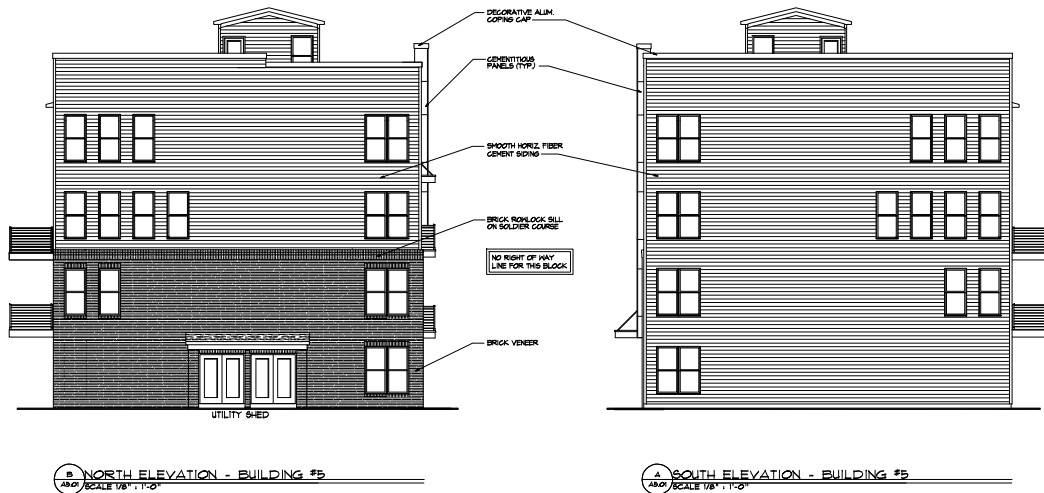
Project: **1761 - TESSA & 1762 - JULIANNE**

DRAWN BY: SBJ / DEW	
08/21/2022	
REV No.	DAY

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SHEET No. 45.00

**1/01 - ILESSA & 1/02 - JULLIANNE**









<b>SHEET No.</b> <span style="font-size: 2em; transform: rotate(-45deg); display: inline-block;">A6.01</span>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; height: 20px;"></td> <td style="width: 25%; height: 20px;"></td> <td style="width: 25%; height: 20px;"></td> <td style="width: 25%; height: 20px;"></td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>																		Drawing Title: <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>BUILDING #6 - SIDE ELEVATIONS</b> </div>	Client: <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>STANLEY MARTIN - REGION #3</b> </div>	Project: <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>1761 - TESSA &amp; 1762 - JULIANNE</b> </div>	Drawing By: SSJ / DEW <div style="border: 1px solid black; padding: 2px; text-align: center;">             05/21/2022         </div>	REV No.      DATE	Johnson & Leady Design Corp. <small>           ARCHITECTURE 14 MANNO CORRELING &amp; BROSIGUES MARKET ANALYTICS            1150 PARKWAY BLVD. SUITE 402Z, PARKWAY, VA 22050            703.426.1000  <a href="http://www.johnson-lead.com">www.johnson-lead.com</a> </small>
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**Brick: Bassemer Gray**

Siding: Alabaster SW 7008

Bay Window #1: Retreat SW 6207

Bay Window #2: Foggy Day SW 6235

Bay Window #3: Gale Force SW 7605

**OTHER:**  
Front Door: White  
Windows: Black  
Gutters & Downspouts: Black  
Rails: Black Aluminum  
Roof: Moist Black  
Metal Roof: Matte Black



**A EAST ELEVATION - BUILDING #7**  
4700 SCALE 1/8" = 1'-0"

<u>GROSS BUILDING AREA</u>	
UTILITY SHED	67 SF
FIRST FLOOR:	5833 SF
SECOND FLOOR:	5405 SF
THIRD FLOOR:	5405 SF
FOURTH FLOOR:	5405 SF
TERRACE LEVEL:	1881 SF
TOTAL:	25498 SF



WEST ELEVATION - BUILDING #7

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Drawing Title:  
BUILDING #7 - FRONT & REAR ELEV.

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Client:  
**STANLEY MARTIN - REGION #3**

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Project:  
**1761 - TESSA & 1762 - JULIANNE**

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Brick: Bassener Gray



Sliding: Alabaster SW 7006



Bay Window #1: Retreat SW 6207



Bay Window #2: Foggy Day SW 6235



Bay Window #3: Gale Force SW 7805

OTHER:  
Front Door: White  
Windows: Black  
Gutters & Downspouts: Black  
Rails: Black Aluminum  
Roof: Matte Black  
Metal Roof: Matte Black



**A EAST ELEVATION - BUILDING #8**  
SCALE 1/8" = 1'-0"

GROSS BUILDING AREA	67 SF
UTILITY SHED	4660 SF
FIRST FLOOR:	4724 SF
SECOND FLOOR:	4724 SF
THIRD FLOOR:	4724 SF
FOURTH FLOOR:	4724 SF
TERRACE LEVEL:	1254 SF
TOTAL:	20161 SF



**B WEST ELEVATION - BUILDING #8**  
SCALE 1/8" = 1'-0"

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**BUILDING #8 - FRONT & REAR ELEV.**  
Client: **STANLEY MARTIN - REGION #3**  
Project: **1761 - TESSA & 1762 - JULIANNE**

Drawing Title: **BUILDING #8 - FRONT & REAR ELEV.**  
Client: **STANLEY MARTIN - REGION #3**  
Project: **1761 - TESSA & 1762 - JULIANNE**

Drawn By: **BSU / DEW**  
Date: **08/21/2022**

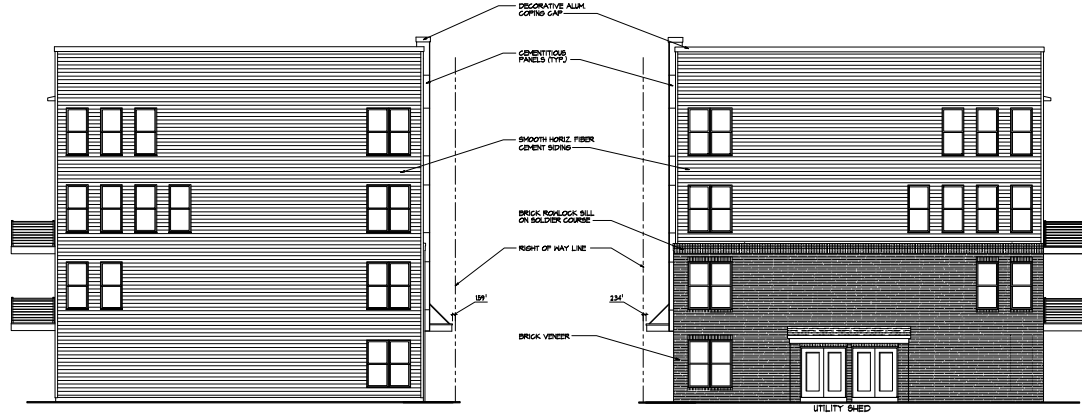
Rev. No. **1** Date **08/21/2022**

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**B NORTH ELEVATION - BUILDING #9**  
 A9.0 SCALE 1/8" = 1'-0"

**A SOUTH ELEVATION - BUILDING #9**  
 A9.0 SCALE 1/8" = 1'-0"

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**STANLEY MARTIN - REGION #3**  
**1761 - TESSA & 1762 - JULIANNE**

**DRAWN BY:**  
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**Drawing Title:**  
 BUILDING #9 - SIDE ELEVATIONS

**Client:**  
 STANLEY MARTIN - REGION #3

**Project:**  
 1761 - TESSA & 1762 - JULIANNE

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