

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.

Z-14-19/MP-1-19 - Carolina Coach Mixed-Use Master Plan - Adopted October 4,

2020 & Effective October 11, 2020. Tracts A & B.

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 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:

☑ <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. 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

 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. 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.

\triangleright	Right of Way Deed of Easement Required
V	Public Access Deed of Easement Required

Ø	Utility Placement Deed of Easement Required

☑ **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)

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

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: 07/22/2022 Date: Development Services Dir/Designee Staff Coordinator: Jermont Purifoy

SITE DATA

1201 S BLOUINT ST

251,218 SF

6.11 AC/ 222,392 SF 3.84 AC / 167,381 SF

2,82 AC/ 123,000 SF

101/50 2-REDROOM UNITS 50 3-REDROOM UNITS

0.35 AC / 15,338 SF (10% REQUIRED) 0.35 AC | 15.338 SE (PROMIDED)

SITE ADDRESS

NUMBER OF UNITS: PROPOSED BUILDING SP.
TREE CONSERVATION AREA AMENITY AREA OPEN SPACE:

PROPOSED IMPERVIOUS AREA. REQUIRED PARISING PROPOSED PARKING

UTILITIES IMPROVEMENTS QTY

NUMBER OF LOT(S)	1				
LOT NUMBER(S) BY PHASE	1				
NUMBER OF UNITS	0				
LIVABLE BUILDINGS	10				
OPEN SPACE	0				
NUMBER OF OPEN SPACE LOTS	0				
PUBLIC WATER (LF)	1260				
PUBLIC SEWER (LF)	356				
PUBLIC STREET (LF) - FULL	0				
PUBLIC STREET (LF) - PARTIAL	1875				
PUBLIC SIDEWALK (LF) - FULL	0				
PUBLIC SIDEWALK (LF) - PARTIAL	1620				
STREET SIGNS (LF)	0				
2" WATER SERVICE STUBS	11				
4" FIRE WATER SERVICE STUBS	10				
FIRE HYDRANT SERVICES	8				
SEWER SERVICE STURS	11				

- LANE AND SIDEMALK CLOSURES OR DETCURS: PRIOR TO ANY LANE OR SIDEMALK CRESTRUCTION. THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG MITH A RIGHT-OF-MAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK TO REPORTANCES MYSTER START OF MORE TO BE START OF MORE TO RECOVER STARTS OF THE START OF MORE TO RECOVER TO A START OF MORE TO THE START OF MORE TO RECOVER TO A START OF MORE TO THE ST
- THE CITY OF RALEIGH REQUIRES AN APPROVED MIGHT-OF-WAY DISTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NODOT ROAD WITHIN RALEIGHS JURISDICTION.
- ALL PUBLIC SIDEVALAS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND PEDEVE WITH MOBILITY CONCERNS. EVISTING AND ALTERNATIVE PEDESTRIAN SOLTES DURING CONSTRUCTION SHALL BE REQUISED TO BE COMPAINT WITH THE PUBLIS REGISTS OF WAY ACCESSIBLITY GUIDELINES PROUNCE). THE ADM STANDARD STORMACCESSIBLE DESIGN AND THE MANUAL OLD MITORY INSTRUCTION.
- 6. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPEN CLIENT

THE GREY CONDOMINIUMS

1201 S BLOUNT St. RALEIGH, NC 27601 CITY OF RALEIGH

ADMINISTRATIVE SITE PLAN REVIEW

ASR-0008-2022,MP-1-19 / Z-14-19

1st SUBMITTAL: FEBRUARY 7, 2022 2nd SUBMITTAL: APRIL 8, 2022 3rd SUBMITTAL: MAY 18, 2022 4th SUBMITTAL: JUNE 24, 2022

	OTES REFER TO MASTER PLAN NARRATIVE (98.10): LAND USES & INTENSITY
ľ	A flair Childref. The base depict for this Planned Development devict shall be the Neighborhood Mood Use (NO) devict. All permitted, Irrited and special principal uses and accomprose permitted in the 4XX debtet and by permitted, Irrited and or special uses on the property in accordance with the UDO, except as difference modified, by its Mediater Plan.
L L	8. Overall Maintain Development Haznaky. The bold amount of development on the Property shall not exceed the intensities for each use as set forth below. Commencate 100,000 ff, which can be bested in Niked-bia and Carrend Not July appear. General Notice 100,000 ff, which can be bested in Appearant about the property of the Carrend Notice 100,000 ff, which can be bested in Appearant about the property of the Carrend Notice 100,000 ff, which can be bested in Appearant about the property of the Carrend Notice 100,000 ff, which can be bested in Appearant about the Carrend Notice 100,000 ff, which can be bested in Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Appearant about the Carrend Notice 100,000 ff, which can be bested in the Carrend Notice 100,000 ff, which can be be be the Carrend Notice 100,000 ff, which can be be the Carrend Notice 100,000 ff, which can be be the Carrend Notice 100,000 ff, which can be be the Carrend Notice 100,000 ff, which can be be the Carrend Notice 100,000 ff, which can be be the Carrend Notice 100,000 ff, which
	 The term 'reconnectal' shall not act as a intration or problems on those allowable Principal uses for NOF districts as shown in UDO Section 6.1.4. unless specifiedly prohibited in Section 10 of the Master Plan. Any principal use other than a residential shall not part shall be classified as 'commercial' for this Master Plan.
ı	C. Tract A Maximum Development Intensity: The total amount of development on the Property shall not exceed the intensities for each use as set forth below: Residential Dwelling Units - 100 units, which can be located in Apartment building types
i.	D. Tract B Maximum Development Intensity: The total amount of development on the Property shall not exceed the intensities for each use as set forth below: Commercial-10,000 SF, which can be located in Mixed-Use and Cen
1.	MODIFICATIONS
	A Periong Standards - The Planned Development shall comply with the Downtown District (DIC) which parking standards in UDO Section 7.1.8. It is expressly understood that the vehicle parking instanton attacks of UDO Section 7.1.8.4. It is explyed, All parking to be accessed by shaller alley. 4. Vehicle Periods of Lindan - The vehicle period of the Internocements in UDO Section 7.1.3.4. It is start to King by the parking section bushes within a solidingly
	C. Utility Essentent - These shall be no five-foot (5) utility essentent requirement along Person Street and Blount Street. D. Street sections will be those shown on Sheet C.6.01 Typical Roadway Sections.
	E.10% of the gross site area will be open space, and will be located on Tract A.
	F. Outdoor amenity area will not be required for Tract A or Tract B. G. The following base dimensional standards, also found in Table 1 of Sheet CXXIII, shall popy for any Apertment building type:
1.	The minimum lot area shall not apply.
1	The maximum lot area shall not apply. The building width in primary build-to (min.) shall be 56%.
iv.	The building width in side build to (min.) shall be 20%.
V.	The ground floor elevation (min) shall be 0': The blank wall area (more,) standard shall not apply along Bragg Street and Branch Street.
	H. The following base dimensional standards, also found in Table 1 of Sheet C3 DL shall apply for any General building type:
	The maximum lot orea shall not apply. The building/spucture sepacks from an alley (min. I shall be 4.).
	 The following base dimensional standards, also found in Table 1 of Sheet C3.00, shall apply for any Mixed Use building type:
	The maximum let area shall not apply.
	The building is inucture serbacks from an alley (min.) shall be 4. The ground story height, floor to floor own, I shall be 11.
	iv. The ground story (min.) transparency standard shall be 33%.
2	ADDITIONAL DEVELOPMENT STANDARDS
١.	
	A, The following principal uses as listed in UDO section 6.1.4 shall be prohibited: i. Vehicle fuel sales
	F. Verhide sejectority
	II. Detention center, jat. prison
	iv. Venicle repair (minor) 8. The recommen building beints for any building on Tract A will be 6 stories and fifty-five feet (65%. The recommen building beints for any building on Tract B
	 The micromism customy region for any outcome; or Trace, A and do a susmed and Tray-five lister (as). The micromism customy region or any outcome; or Trace, and the 3 stories and fifty feet (507).
	C. The Ifth floor of any building containing residential divelling units shall be limited to the following uses: conditioned space will be limited to vertical circulation, including stairs, landings, and vestibules; the remainder will be open air decks.
1	D. Bolld-To standards for the General and Mixed Use building types shall follow Table 1 of Master Plan sheet CS.00. E. The recommendants and area for a General policing type shall be 207.
1	 The modernam blank was area for a General building type shall be 207. The Project shall county with NOS shan standards.
	G.Building orientation - A minimum of 40% of units will have a primary pedestrian access on the public streets. The remaining units will have primary pedestrian access from the common open space which is ADA-accessible.
	H. The fiscades of the building shall be constructed from one or more of the following meterials: glass, concrete, day or brick mesonry, stone mesonry, studous, commentious siding, native and manufactured stone, and pre-cent concrete.
	I. Synthetic stucco (EFS) and viryl shall be prohibited as building siding materials. However, viryl windows, decorative elements and trim are permitted.
	 Developer shall engage a local arist to create on-site art that recognizes the history and significance of the South Park neighborhood.
	K. Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual.

TABLE 1: BASE DIMENSONAL STANDARDS					
	APARTMENT	GENERAL BUILDING	MIXED USE BUILDING		
A. LOT DIMENSIONS					
A1 Area (min)	N/A	N/A	N/A		
A1 Area (max)	N/A	N/A	N/A		
A2 Width (min)	N/A	N/A	N/A		
A3 Outdoor amenity area (min)	10% (see notes 4.)	10% (see notes 4.)	10% (see notes 4.)		
B. Building/Structure Setbacks					
B1 From primary street (min)	5'	5'	5'		
B2 From side street (min)	5'	5'	5'		
B3 From side lot line (min)	0' or 6'	0' or 6'	0' or 6'		
84 From rear lot line (min)	0' or 6'	0' or 6'	0' or 6'		
84 From alley (min)	4'	4'	4'		
C. Parking Setbacks					
C1 From primary street (min)	10'	10'	10'		
C2 From side street (min)	10'	10'	10'		
C3 From side lot line (min)	0' OR 3'	0' OR 3'	0' OR 3'		
C4 From rear lot line (min)	0' OR 3'	0' OR 3"	0' OR 3'		
C4 From alley (min)	4'	4'	4'		
D. Build-to					
D1 Blount and Person street build-to	5'/55'	5'/55'	5'/55'		
D2 Building width in primary build-to (min)	55%	55%	55%		
D3 Bragg and Branch street build-to (min/max)	5'/55'	5'/55'	5'/55'		
D4 Building width in side build-to (min)	20%	20%	20%		
E. Floor Heights					
E1 Ground floor elevation (min)	0'	0'	0'		
E2 Ground story height, floor to floor (min)	N/A	11'	11'		
E3 Upper story height, floor to floor (min)	N/A	9'	9'		
F. Transparency					
G1 Ground story (min)	N/A	33%	33%		
G2 Upper story (min)	N/A	20%	20%		
G3 Blank wall area (max) (1)	35'	20'	20'		
G. Allowed Building Elements					
	porch, stoop	balcony, gallery, awning	balcony, gallery, awning		

(1) Blank wall does not apply to Bragg St. and Branch St.

C0,00	COVER SHEET
C0.01	APPROVALS & ZONING NARRATIVE
C0.10	GENERAL NOTES
C1,90	EXISTING CONDITIONS SURVEY
C1,91	EXISTING CONDITIONS PLAN
C2.00	DEVOLITION PLAN
C3.00	SITE PLAN
C3,91	OPEN SPACE PLAN
C3-02	TRANSPORTATION PLAN
C3.04	SIGHT DISTANCE TRIANGLES PLAN
C3.10	R.O.W. AND EASEMENT PLAN
C3.20	WASTE MANAGEMENT PLAN
C3-30	FIRE ACCESS PLAN
C3.40	SIGNAGE & PAVEMENT MARKING PLAN
C5.00	GRADING & STORM DRAINAGE PLAN
C6,00	UTILITIES PLAN
C6.10	FIRE ACCESS HOSE PULL
C6.40	SEWER BYPASS PHASING PLAN
C7.10	ROADWAY PLAN & PROFILE - ALLEY A
C7,11	ROADWAY PLAN & PROFILE - ALLEY B
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.02	SITE DETAILS - STREET SECTIONS
C9-03	DUMPSTER ENGLOSURE
L1200	TREE CONSERVATION PLAN
L5.00	PLANTING PLAN
L6,00	PLANTING & SQLS DETAILS
L7400	SITE LIGHTING PLAN
C1.00	COVER SHEET
C1.01	SITE KEY DIAGRAM
C1.02	FLOOR PLANS
C1.03	UGAT FETURES
A1,00	FRONT & REAR ELEVATIONS, BUILDING #1
A1.01	SIDE BLEVATIONS, BUILDING #1
A2.00	FRONT & REAR ELEVATIONS, BUILDING #2
A2.01	SIDE ELEVATIONS, BUILDING #2
A3.00	FRONT & REAR ELEVATIONS, BUILDING #3
A3.01	SIDE ELEVATIONS, BUILDING 40
M4.00	FRONT & REAR ELEVATIONS, BUILDING #4
A4.01	SIDE FLEVATIONS BUILDING 84
A5.00	FRONT & REAR ELEVATIONS, BUILDING #5
A5.01	Side elevations, bullding 45
A6.00	FRONT S REAR ELEVATIONS, BUILDING #6
A8.01	SIDE ELEVATIONS BUILDING #8
A7,00	FRONT & REAR ELEVATIONS, BUILDING #7
A7.01	Side BLEVATIONS, BULDING #7
A0.00	FRONT 8 REAR ELEVATIONS, BUILDING #8
A8.00	SIDE ELEVATIONS, BUILDING #8
A9.00	FRONT & REAR ELEVATIONS, BUILDING #9
A9,01	SIDE ELEVATIONS, BUILDING #9
A10.00	FRONT & REAR ELEVATIONS, BUILDING #10 SIDE BLEVATIONS, BUILDING #10

SHEET INDEX

BUILDING DATA							
BUILDING NUMBER NUMBER OF UNITS TOTAL SQUARE FOOTAGE							
BUILDING 1	10	25,498					
BUILDING 2	10	24,871					
BUILDING 3	8	20,161					
BUILDING 4	10	25,498					
BUILDING 5	8	20,161					
BUILDING 6		20,161					
BUILDING 7	10	25,498					
BUILDING 8	8	20,161					
BUILDING 9	14	33,037					
BUILDING 10	14	36,172					
TOTAL	100	251218					

Residential		No vertice parking is required for the first 16 dwelling units. required for the first 16 dwelling units.				
NonResidentia	a. No vel	hicle parking is required fo	r commercial	use		
					- 1	
	VEHIC	ULAR PARKING DA	ATA			
	Units	Required Rate	Required	Provided	1	
Residential	100	1 spaces per dwelling unit (None for the first 16 units)	84	100		

a. One parking space is required per dwelling unit;.

PER TC.5A-18 PRIMARY STREET DETERMINATION: THE PRIMARY STREETS ARE S. BLOUNT ST, AND S. PERSON ST.

BIKE PARKING DATA

_	
	ATTENTION CONTRACTORS
The	Construction Contractor responsible for the extension of water.
109	er, and/or reuse, as approved in these plans, is responsible for
	tecting the Public Works Department at (919) 996-2409, and
	Public Utilities Department at (929) 996-4549 at least

APPLICATION

Administrative Site Review Application

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

General

Mixed use
Open tot
Open tot
Civic Zoring Case of Adjustment #:
Zoring Case of Adjustment #:
Zoring Case #: 24*45
Administrative Alternate #: GENERAL INFORMATION

Development name: The Gray
Inside City limits? Yes V No Property address(es): 1201 S BLOUNT ST

Please describe the scope of work. Include any additions, expansions, and change of use.

Construct for-sale condo buildings with a 2-story unit stacked above a 2-story unit with an integrated grange on the 1st floor. Parallel parking will be provided on side streets. Site layout will include private alleys with a countyard area for open space and a future commercial pad.

Address: 4020 Westchase Blvd., Building One, Suite 190, Raleigh, NC 27607 Phone #: 919-977-8760 Applicant Name: Joseph Pung Company: Stewart Address: 223 S. West Street, Suite 1100, Raleigh, NC 27503

xisting gross floor area to be der # of parking spaces required: # Total sf gross (to remain and new): 251,218 sf Existing use (UDO 6.1.4):Vacan

	STORM	WATER	INFORMATION		
	re Feet: 167,381	Proposed Impervious Surface: Acres: 2.82 cm Square Feet: 123,000			
Is this a flood hazard area? If yes, please provide: Alluvial solls: Rood study: FEMA Map Panel #: 3720180000	Yes N	lo 🗹			
Neuse River Buffer Yes	No 🗸		Wetlands	Yes 🗌	No 🗸
	RESIDEN	TIAL DE	VELOPMENTS		
Total # of dwelling units: 100			Total # of hotel	units:	
# of bedroom units: 1br	2br 50	3br 50	4br or mon	-	
# of lots: 1			Is your project a		Yes No 9

SIGNATURE BLOCK The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plants and specifications submitted herewith, and in accordance with the provisions and negulations of the City of Raleigh Unified Development Ordinance. u-outpri r*Ung will serve as the agent reparting this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

live have read, acknowledge, and affirm that this project is conforming to all application requirements applicate proposed development use. It advantages due to the fifting calendar and submittal products to the fifting calendar and submittal products to the submittal products with any submittal products and support the submittal products are submitted to the submittal products and support to the submittal products are submitted to the submittal products and submitted to the su

THE GREY CONDOMINIUMS

ADMINISTRATIVE SITE PLAN REVIEW

COVER SHEET

bsued Date: 2022.02.07

Drawn by: RS

Approved by: RS

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE



STANLEY MARTÍN 4020 WESTCHASE BLVD. SUÍTE 470 RALEIGH, NC 27607 CONTACT: BRÍAN KETCHEM



Stewart 223 S. West Street, Suite 1100 Raleigh, North Carolina 27603

Subject: Planting Permit for The Grey Condominium

To whom it may concern:

Figure be advised that the planting plans have been conditionally approved for The Gray calentiniums bested at 1201.8. Blood Street in Wake County, North Carolina.

This letter is issuing the Planting Permit per North Carolina Department of Transportation policy. The following standard provisions are made part of this agreement

- The permittee shall maintain a clear sign distance for vehicles utilizing driveway connections.
- The Division of Highways will not be responsible for my damage to the plants, which may be done by third parties.
- Maintenance of the plannings will be the responsibility of the permittee. Should the plants act be maintained in a sufficient manner the plants could be subject to prepaying.
- 4. Pluts to be first class quality of their species.
- 5. A copy of this permit must be on the worksite it all times while the work is being performed.
- All trees not plants shall be proved and materialized in such a materia as to not exerciscly upon the travel vary.

AND ASSESSED OF BRANDOUS TO ALL NOR HE RELL.

ADMIN OF THE RELL.

SIZ NORTH BARE FO BURRANDE STORE

7. The traveling public shall be wasted of construction with complete and proper signing and totallic control decrease in secondance with the garront Manual on the form frathic Devices (MUCED). No work shall be perfected in the Right of Way uties with experience the statistical. NCDOT reserves the right to require a written radial control plan for secondance to recommend the control plan for secondance.

- NCDOT does not guarantee the Right of Way on this read, nor will a be responsible for any claim for demages brought by any property owner by reason of the fistallation.
- x. Two-way (riffic shall be noticiained at all times.
- No lane of traffic shall be closed or restricted between the hours of 600 AM 500 AM and
 400 PM 780 PM Monday Frozy Any violation of these issues will result in termination
 of the anticational agreement.
- NCDOF reserves the right to further limit, restrict, or suspand operations within Way if, in the opmoon of NCDOF, safety or traffic conditions warrant such self-
- 12. The Tradie Services Searchiser shall be notified at (919) 479-2934 in Durhum prior to beginning work on the Right of Way of their rice estings ACDCT signs, tradits against, or signal supportant into moral the proposed works zero. Costs or release, Equate, or report NCDCT signs, saguels, or associated equipment shall be the responsibility of the Enerocities.
- The applicant will be required to notify the Readside Environmental Technician; Mark Counter at (919) 816-9290 poer to beginning and after completion of work.
- (4) In stall be the responsibility of the Fraumcher to determine the leading of other utilities within the encounters area. The forecaster shall be responsible for notifying other at any owners and revelding convolution and adolegants to prevent divising on internation or estimate britishing are to maintain accessibility to extend the Laboratory of the property of the contraction.
- 15. At the end of each working day, equipment shall be probed a minimum of 30 fest from the edge of any street line and be barriested in order not to have any equipment obstruction within the clear receivery zons.
- (6. The options a suppossible for identifying projects installation when of the Local Indees (verificial, if termines, secons) processis streams and product context within the MEXOT relationship of the project of the second second
- 17. The applicant is use consider for complying with the Neuse and Tar-Parathol Riperian Buffer. Rule to reput at all by the NCDWO. The Rule regulates activity within a 50-feet buffer rilous personal streams at terms tent streams and points. Additional information can be obtained be extracted just be NCDWO.

18. The applignt is recoverable for providing intensis to fosciously protected species chaining preject constraints. Both eagls, Mushing's sumes, stock to conform, but of weight entering the constraints of the conformation of the conformation

19. In the over this plants require reference or necessal for highway construction, reconstruction, millimentation is sixty, such removal or relectation will be determined all by the permittee (mandiaphity-tice perceptional) upon notification by the Division of Highways, otherly at the expense of the permittee.

If you should need further successive, please contact Corey Suddenth by plane is \$19-317-42 or by critical action in Sudden highest traject.

Sciencely, (cr) Branco H. Jones, P.S. Division Engineer

Ce: Corey Sucderth, Roydside Environmental Engineer

ZONING NARRATIVE

ORDINANCE NO. (2016) 154-2C 805

AN ORDERANCE TO AMEND THE OFFICIAL ZORING MAP OF THE CITY OF RALEIGH WHICH IS CORNICED IN PART 10 OF THE CITY OF RALEIGH CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEBOH:

Section 8. That the Zhoning District Map, which is realized in Part 10 of the City of Releigh Code, be end the search to bester years and the search to be self-of the City of Releigh Code, Z-14-19/81P-1-19 - 1766 Sauth Rhunet Street, in the birch hereafied by Bloom, Brugg, Brunch, and Prome Stants, consisting of Withe Louwip FM 1 935738054. Approximately 3.9 secon records to Euroral Development (FD).

Muster Nov dated: October 5, 2000

CAROLINA COACH MINED USE MARTER PLAN OCTOBER 8, 2020

). INTRODUCTION

The proposed development mean the fracts of the PD District set from it UDO based with a making wage. The PD District allows the opplicate is condify without UDO terminals from both conditions the applicant is covered by writing the proposed prop

COMPREHENSIVE PLAN CONFORMANCE

The Petron Load Use May identifies the property in Neighborhood Mitterd Use. Registerbood Minte Use incompass in the dearmensel men than are the investigately amountainey neighborhood, insidential may seel robust trans. Neighborhood Mitted Use encourages probabilisher reliated a fund-trans developments, and adamstedges that fund-trans-

Ordinary (1879) MALC 689 Adopted: 11(82)26

Propert Discolver HARCHISE

DERAN DERGN CAMPELINE COMPORMANCE

The property is bested within a Cover Theories was on the 190cs Found hips, but is close within 160 fail at lease to rectionate drawing confined community; thes, the property should be considered of December 100 feet by the property should be considered of December 100 feet by the 150 feet by the property should be considered through the property of the 150 feet by the 150 feet b

Sect besome the cell of template in the medical politicals, the Topical confidence with a cell of principals, under the cell of principals and the cell of principals and the cell of the

The Project recognise with same of the General Design Principles out forth in UDD section 4.7.5. Specifically, the Finject Sections the approximate to provide excelerations:

Chaffrence (1998) TSEEC 495 Al mobile TIMOSEE

Page 3 EMONTAL MACROS

units with southing become access absorption commental spects, and it accesses a compact, well-stripped rate of fixed was inducted or make sets being verbely supported and information. The Shorer Plan and incompanion as given again while the control field in the industrial control and with a good property and the fixed of the development for complete and the control property and the control of the development for complete and the control of the control of the development for complete and the control of the cont

The block parienses sind he solubilisted by the interactions of livings, Person, Beauth and Blocus Stocks. This block parients to the approximately 1600 flow, and conforms to the Blocks Personer reached in Section 8.3.5 of the URIO. "A STREET PROXIMATION OF THE PROXIMATION OF

bing T-1 of the Conspectanove First Mentifies both S. Blazer Street and S. Fescar. Storlet and America 4-Lotin. Facilist. Politics. Contently, both are non-your street. It is the Conty of Bedging From Storlet in Industriates to Mention of contrology in Control Storlet Storlet and sound storlet in Soldings on both sides of the storlet, storlets in Control Storlets and CONTROL sound storlet in Soldings on both sides of the storlet, storlets in Control Storlets and CONTROL sound storlets on both sides of the storlets, storlets in Control Storlets on the Transportation. The storlets are Storlets and Storlets are considered Heighborhand Storlets for the Transportation. Department 7-1 in proportation for all of a storlets are designed as the Storlets and Storlets and Storlets are Storlets and Storle

LAND USES & INTENSITY

A. Basa District. The base dise in this Phoned Development district shall be the Neighborhand Mined Use (NO) district. All permitted, familed and special assamments. The support of the North State of the N

- **SECTIONATE or select Line General Conference on the Conference of Conference on the Conference on th

Drifferent (2015) ISBNC NIS Admiris 11/4/1009

The term "teammers at" shall not set as a finitesion or problet to an illustration with Principal rates for NN-district to above in UDC Boetico 6.1.4., unless specifically problished in Section 12 of this

Mention Plan.

Ausy principal use cates flata a contributed dyselling pair shall be classified as "nonremarks" for this Resum Plan.

Page 4 Ellective H.SCORD

Control Publishmen Transferrent doubt de proposet.

C. Trad a Publishmen Transferrence Hagenfry The bold nearest of development are the Perport, shall not sussed the thousand the shall are set as a furth below:

S. Rechard Feeling Name - Later - 100 volte, which can be breated in Appetrant feeling types.

Tenument ment any appear.

Apprinted to the control of the cont

- A. Probing Standards The Planned Development shall comply with the Developm District (DNO) which probing standards to DDD Station 7.1.1. It is expressly understand that the widels to mixing measures readests of UDD Station 5.1.3.A.1.a. shall not apply. All perhaps to be excessed by phosis-alized.
- Sherican violate can seem to make the soliticle parting (at historic requirements for UDO Scotian 7.17 shell not upply to proking spaces invarial within a
- briking's frequent.

 Liking Engeneent These shall be the favo-face (8") milling securious propiences:
 shang Ferrors fitted and Bloom librari.

 Birest sections will be those shown on Short C.5.81 Typical Rendway.

- D. Brits insertions will be those shown on Stant CL-3D Typichal Tensions.

 1. Why of the man do not well the new part, and will be brits on Their A.

 F. Carbinovarrelly was well not be required for Treat A. or Treat B.

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- and Bronch Street.

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□ The following box discontinued attractive, also fasted in Table 1 of Short (2003, 4-50) apply for registed the intelling type:

1. The build supply from printed the intelling open.

1. The build supply from the finance of the same allow states of the file. The general stary length four to finance prints and file 17.

1. The pasted stary length four ten finance prints and the 15-76.

1. The pasted stary length to the finance prints and start for 1-76.

1. The pasted stary finals the same part should distribute 1-75% conventions examen to preproduce at most derive show a present.

2. Death Timbal. A DIVAL CONSENT OF ATABLEMS.

The following principal uses as finised in CIDCI results not.: A shall far prehiblised:

1. Velicity full sales.

- Vendole mice/scatal
- Yelidde mischentali.
 Detection mother, July schools.
 Verbiele require (misched).
 Verbiele require (misched).
 The requirement fundibug beight for may building on Tract A will be 3 stories and Figu. Thus feet (SSF). This recolors an intifficing height for any facilities on a contract of the contract of the contract.
- See Vol. Het was per). The volume on maning registed was parameter from a few parameters of the foreign of the foreign of the few parameters of the foreign of any building consisting space will be flowed to the facilities the see will be flowed to the following times consistent guess will be flowed to the facilities of the flowed parameters of the flowed parameters

- capes the dealer.

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 The Copies dealer county with the Art garman to the construction of the construction of
- amount, concernitions while, matter and recombinated when, and pre-sur-concerns.

 Septimble stores (EPS) and visual shall be probabled as bettlebug stilling resistable. However, virual whiteless, decentive observes and into see
- makefule. However, very levitalews, doorstrov obsermés and time are paracitated. Developer appear to level table to revole on-side out side to recognise when the based and elaborate and prescreed by the propagationaries. Said art shall be suitectuded and prescreed by the propagationaries transferiant responsible size onescena over references over references over references. The Open Space deal is published socialistic. No inverse shall be exceeded to provide the opposite the opposite the opposite from the state of the accordibility.

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STEWART 223 S. WEST ST., #1100 FRULICENSE ft. C-1051
RALBIGN, NC 27633 revenuelment incom
T 919,380,8750 PROJECT is C19088

Client







THE GREY CONDOMINIUMS

ADMINISTRATIVE SITE

PLAN REVIEW Date Descriptio

1 04,08,2022 CITY COMMENTS 2 05,18,2022 CITY COMMENTS 3 05,24,2022 CITY COMMENTS =

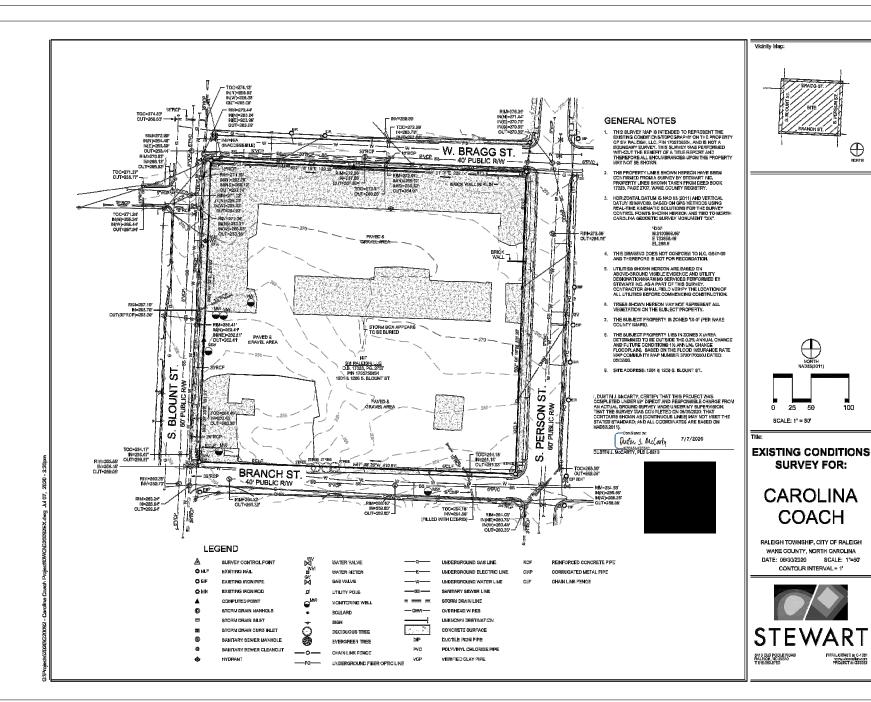
APPROVALS & ZONING NARRATIVE

oject number: C18088 Sheet# RS C0.01 Issued Date: 2022.02.07

approved by:

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Clen:

STANLEY MARTIN HOMES 4000 WESTCHASE BLVD. RALEISH, NC 27607 CONTACT: BRIAN KETCHAM 919.977.8780 (T) Kerther (Kiffsharkkurnarin com



PRELIMINARY - DO NOT

THE GREY

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ADMINISTRATIVE SITE PLAN REVIEW

No. Dable Description

3.040020 (N COMMUNIC)

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EXISTING CONDITIONS SURVEY

Project number: C18088 Sheet #:
Issued Date: 2022.02.07
Drawn by: RS
Approved by: CRM

