

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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):
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Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case :	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case :	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness :	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment :	
		Zoning Case :	
		Administrative Alternate :	

GENERAL INFORMATION

Development name: Dorothea Dix Development	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Property address(es): 1036, 1040, 1044, & 1048 S SAUNDERS ST	
Site P.I.N.(s): 1703349335, 1703349257, 1703349179, 1703349192	
Please describe the scope of work. Include any additions, expansions, and change of use. Change of use of existing building from vehicle services to a shopping center	
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.	
Company: DOROTHEA DIX DEVELOPMENT LLC	Title: Owner
Address: PO Box 6309, Raleigh, NC 27628	
Phone : 919-656-4937	Email: gguillois@atlasstark.com
Applicant Name: Gabriel Guillois	
Company: Atlas Stark Holdings	Address: PO Box 6309, Raleigh, NC 27628
Phone : 919-656-4937	Email: gguillois@atlasstark.com

DEVELOPMENT TYPE SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3	Existing gross floor area (not to be demolished): 26,231sf
	Existing gross floor area to be demolished: 0sf
Gross site acreage: 54,300sf/1.25ac	New gross floor area: 0sf
of parking spaces required: 75	Total sf gross (to remain and new): 26,231
of parking spaces proposed: 0	Proposed of buildings: 4
Overlay District (if applicable): N/A	Proposed of stories for each: 1
Existing use (UDO 6.1.4): Service Garage	
Proposed use (UDO 6.1.4): Shopping Center	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.90 Square Feet: 39,090	Proposed Impervious Surface: Acres: 0.90 Square Feet: 39,090
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel : 3720170300J	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

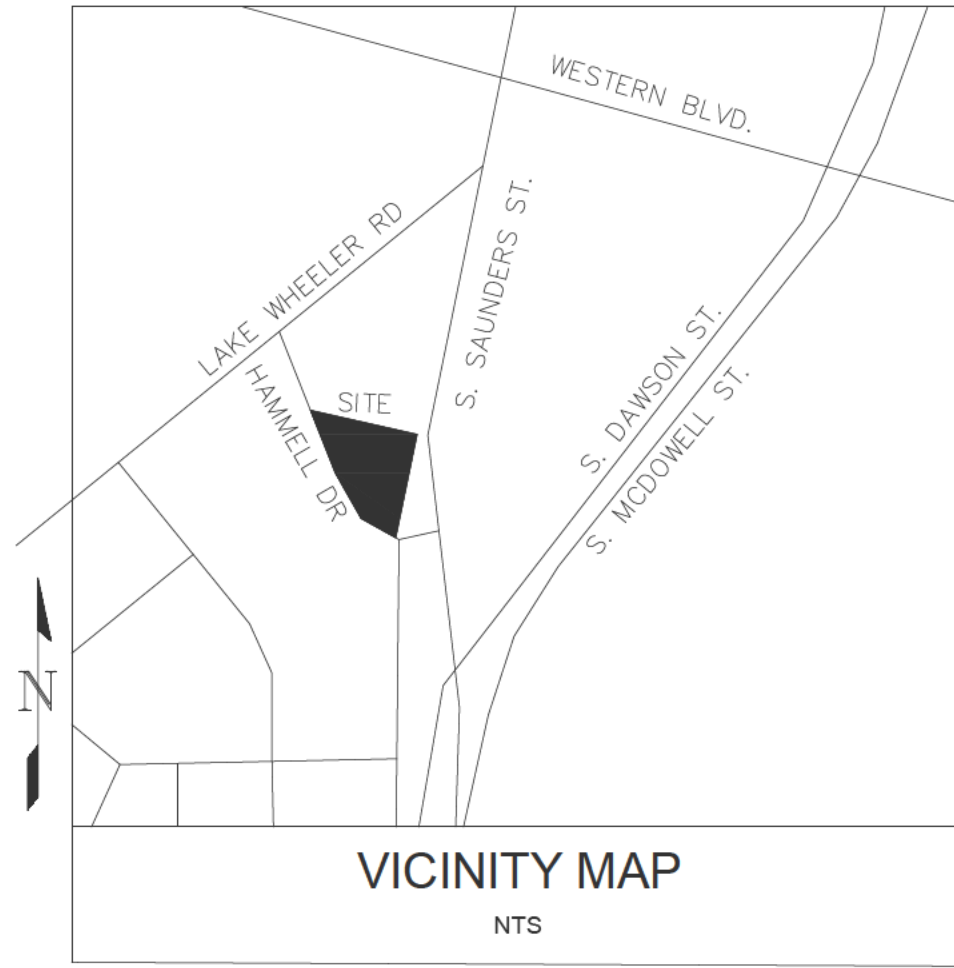
Total of dwelling units: NA	Total of hotel units: NA
of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	
of lots: N/A	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

I hereby designate Joshua Crumpler, PE to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.

Signature: <u>Joshua Crumpler</u>	Date: <u>8/31/20</u>
Printed Name: <u>Gabriel Guillot</u>	



ADMINISTRATIVE SITE PLAN FOR DOROTHEA DIX DEVELOPMENT RALEIGH, NORTH CAROLINA

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533



ISSUED FOR
PERMITTING

Administrative Site Review Application
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919.996.2500

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GENERAL INFORMATION

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Applicant Name: Gabriel Guillois
Company: Atlas Stark Holdings Address: PO Box 6309, Raleigh, NC 27628
Phone: 919-656-4937 Email: ggullois@atlasstark.com

CITY OF RALEIGH FILE: ASR-XXXX-2020

PREPARED FOR:
ATLAS STARK HOLDKINGS
PO BOX 6309
RALEIGH, NC 27628

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

SHEET

- C-1
- C-2
- C-3
- C-4
- C5

- C-6
- D-1

DESCRIPTION

- COVER
- EXISTING CONDITIONS PLAN
- SITE PLAN
- UTILITY PLAN
- GRADING AND STORMDRAINAGE PLAN
- LANDSCAPING PLAN
- DETAILS

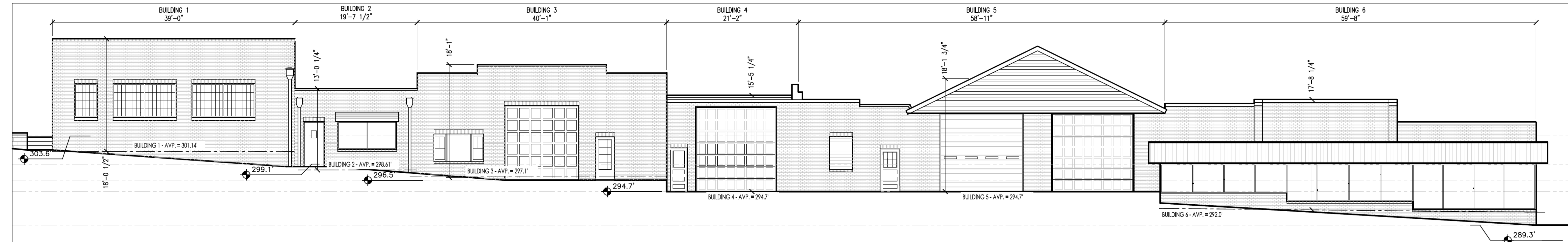
REV.	DATE	DESCRIPTION

COVER
DOROTHEA DIX DEVELOPMENT
1036, 1040, 1044, AND 1048 S. SAUNDERS STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	20008
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/27/20
SCALE:	NOT TO SCALE

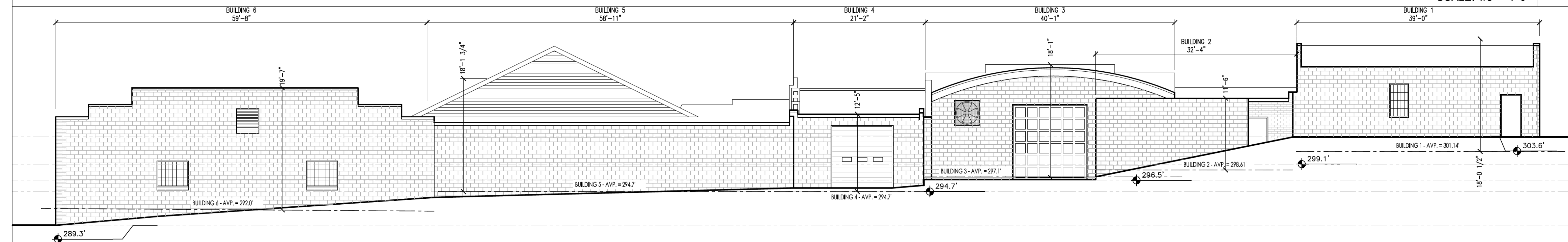
C-1

DEVELOPMENT TYPE		SITE DATE TABLE	
(Applicable to all developments)			
SITE DATA		BUILDING DATA	
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If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel: 1728170302			
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
RESIDENTIAL DEVELOPMENTS			
Total of dwelling units: NA	Total of hotel units: NA	of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	
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I hereby designate <u>Gabriel Guillois</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.			
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Signature: <u>Gabriel Guillois</u>	Date: <u>8/31/20</u>		
Printed Name: <u>Gabriel Guillois</u>			



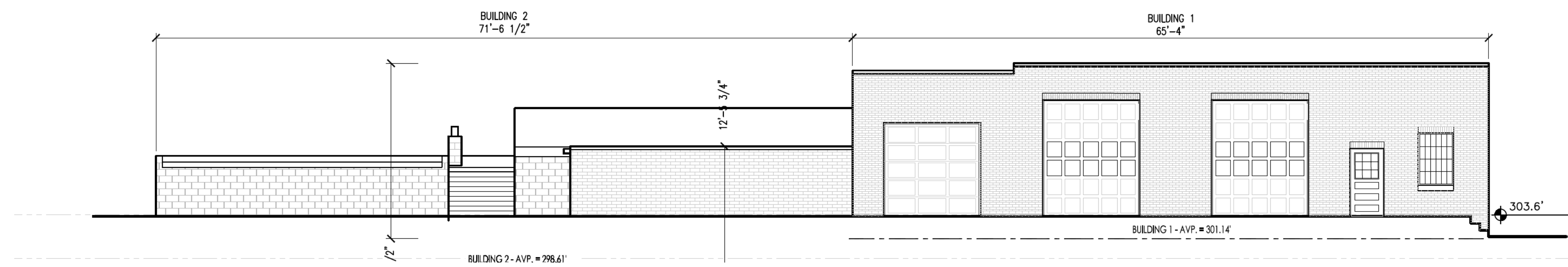
East Elevation - South Sanders Street
SCALE: 1/8" = 1'-0"

4



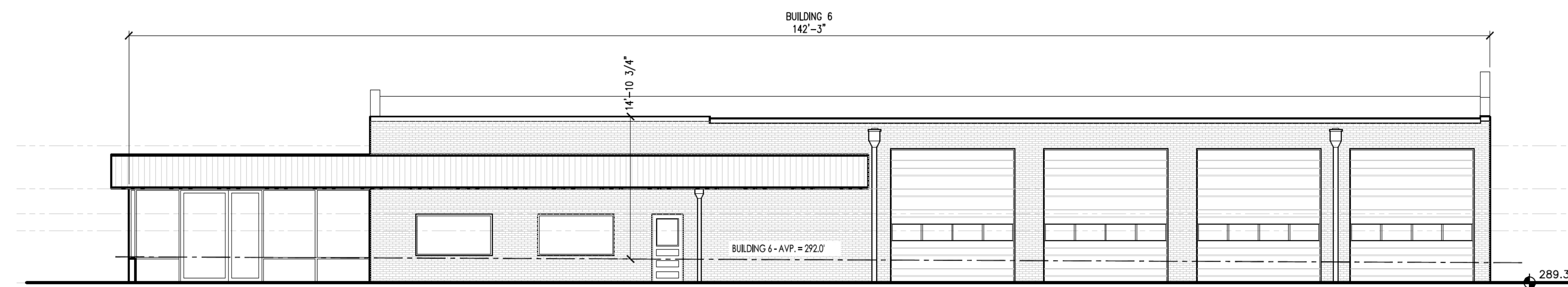
West Elevation - Hammell Drive
SCALE: 1/8" = 1'-0"

3



South Elevation
SCALE: 1/8" = 1'-0"

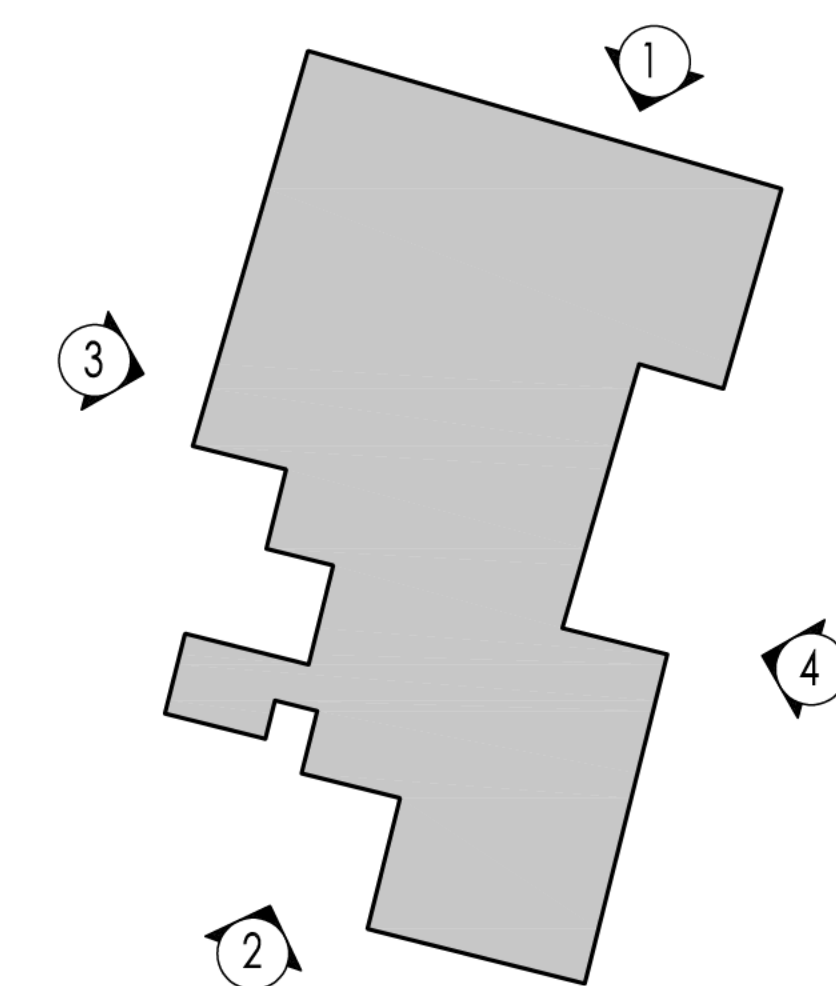
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North Elevation
SCALE: 1/8" = 1'-0"

1

KEY PLAN

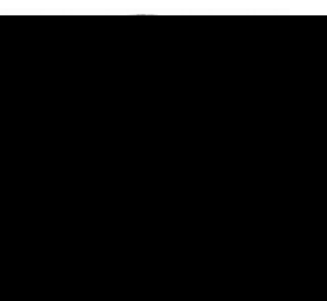


GENERAL NOTES

- These structures were constructed prior to September 1, 2013.
- Per Section 1.1.11 of the Unified Development: No existing building or structure constructed prior to September 1, 2013 shall be considered a nonconforming structure based on any of the following provisions:
 - Build-to regulations in Sec. 1.5.6;
 - Pedestrian access regulation in Sec. 1.5.8;
 - Transparency regulations in Sec. 1.5.9;
 - Blank wall regulations in Sec. 1.5.19; and
 - Residential garage parking options in Sec. 1.5.12

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NOT FOR
CONSTRUCTION



	PROJECT:	DATE
	20041	06.23.2020
	ISSUE: ASR SUBMITTAL	06.23.2020
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	EXISTING ELEVATIONS	