

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): _____

| Building Type | | Site Transaction History | |
|---|------------------------------------|---|--|
| <input type="checkbox"/> Detached | <input type="checkbox"/> General | Subdivision case #: _____ | |
| <input type="checkbox"/> Attached | <input type="checkbox"/> Mixed use | Scoping/sketch plan case #: _____ | |
| <input checked="" 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: The Flats at Gorman

Inside City limits? ☒ Yes ☐ No

Property address(es): **1128 GORMAN STREET**

Site P.I.N.(s): 0793-29-6992, 0793-29-6899, 0793-29-6897, 0793-29-6894, 0793-29-6892, 0793-29-6799, 0793-29-6797, 0793-29-6794, 0793-29-6792

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

PROPOSED APARTMENT BUILDING

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: WEIKAN HOLDINGS, LLC

Title: MICHAEL WEI-OWNER

Address: 2701 HAWTREE DRIVE, RALEIGH, NC 27613

Phone #: 919-673-8403

Email: MWEI04@GMAIL.COM

Applicant Name: MICHAEL WEI

Company: WEIKAN HOLDINGS, LLC

Address: 2701 HAWTREE DRIVE, RALEIGH, NC 27613

Phone #: 919-673-8403

Email: MWEI04@GMAIL.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): RX-3 | Existing gross floor area (not to be demolished): 0 |
| | Existing gross floor area to be demolished: 2,800 SF |
| Gross site acreage: 0.776AC/33,788SF | New gross floor area: 37,215 SF |
| # of parking spaces required: 40 | Total sf gross (to remain and new): 37,215 SF |
| # of parking spaces proposed: 38 | Proposed # of buildings: 1 |
| Overlay District (if applicable): SRPOD | Proposed # of stories for each: 3 |
| Existing use (UDO 6.1.4): SINGLE FAMILY | |
| Proposed use (UDO 6.1.4): APARTMENTS | |

STORMWATER INFORMATION

| | |
|---|--|
| Existing Impervious Surface: Acres: <u>0.126</u> Square Feet: <u>5,487</u> | Proposed Impervious Surface: Acres: <u>0.604</u> Square Feet: <u>26,325</u> |
| 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 #: _____ | |
| 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: 37 | Total # of hotel units: |
| # of bedroom units: 1br <input checked="" type="checkbox"/> 2br <input checked="" type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/> | |
| # of lots: | 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.

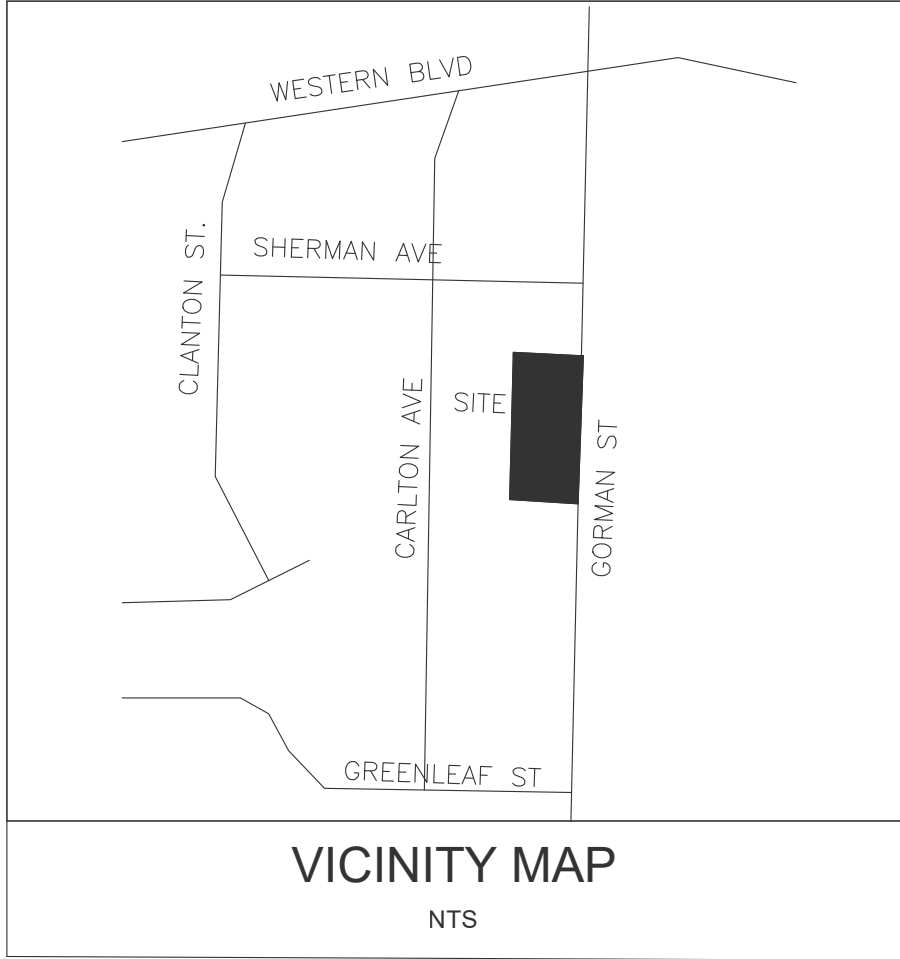
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive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

Signature: 

Date: 10/14/2020


Printed Name: MICHAEL WEI

CAD FILE: E:\CDS\Projects\2019\1027-Weikan Gorman Street\Basel LAYOUT - Cover



ADMINISTRATIVE SITE PLAN FOR THE FLATS AT GORMAN RALEIGH, NORTH CAROLINA

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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| | | Zoning Case #: | |
| | | Administrative Alternate #: | |

GENERAL INFORMATION

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Site P.I.N.(s): 0793-29-6992, 0793-29-6999, 0793-29-6997, 0793-29-6994, 0793-29-6992, 0793-29-6799, 0793-29-6797, 0793-29-6794, 0793-29-6792

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

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| Phone #: 919-673-8403 | Email: MWEI04@GMAIL.COM |

Page 1 of 2

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| DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments) | |
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| Proposed use (UDO 6.1.4): APARTMENTS | |


| STORMWATER INFORMATION | |
|---|--|
| Existing Impervious Surface: Acres: 0.128 Square Feet: 5,487 | Proposed Impervious Surface: Acres: 0.604 Square Feet: 26,325 |
| 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 #: _____ | |
| Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| RESIDENTIAL DEVELOPMENTS | |
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| | |
|--|------------------|
| Signature:  | Date: 10/14/2020 |
| Printed Name: MICHAEL WEI | |

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CITY OF RALEIGH FILE: ASR-XXXX-2020

PREPARED FOR:
WEIKAN HOLDINGS, LLC
2701 HAWTREE DRIVE
RALEIGH, NORTH CAROLINA 27613

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
C-7
D-1
D-2

DESCRIPTION

COVER
EXISTING CONDITIONS PLAN
SITE PLAN
UTILITY PLAN
GRADING AND
STORMDRAINAGE PLAN
LANDSCAPING PLAN
OUTDOOR AMENITY PLAN
DETAILS
DETAILS

ISSUED FOR
PERMITTING

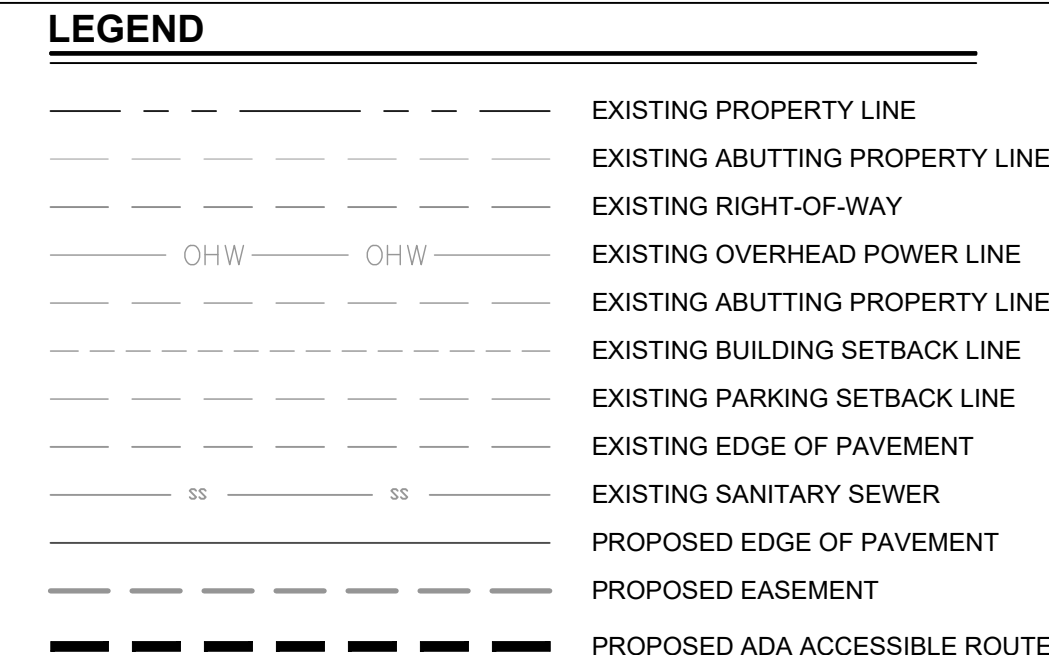
| DATE | | | | |
|-------------|--|--|--|--|
| REV. | | | | |
| DESCRIPTION | | | | |

COVER
THE FLATS AT GORMAN
1132 GORMAN STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19027
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 10/14/20
SCALE: NOT TO SCALE

C-1
1 of 9

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



DEVELOPMENT NAME: THE FLATS AT GORMAN

SITE ADDRESS: 1128 GORMAN STREET
RALEIGH, NORTH CAROLINA 27606

PIN NUMBER: 0793-29-6992, 0793-29-6899, 0793-29-6897,
0793-29-6894, 0793-29-6892, 0793-29-6799,
0793-29-6797, 0793-29-6794, 0793-29-6792

GROSS TOTAL ACREAGE: 0.776 ACRES (33.788SF)
ROW DEDICATION ACREAGE: 0.039 ACRES (1.715SF)
GROSS TOTAL ACREAGE: 0.737 ACRES (32.073SF)

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: RX-3
OVERLAY DISTRICT: SRPOD

EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: APARTMENTS

PROPOSED BUILDING SQUARE FOOTAGE: 37,215SF

BUILDING SETBACKS:
FRONT: 5'
SIDE STREET: 5'
SIDE: 0 OR 6'
REAR: 0 OR 6'

PARKING SETBACKS:
FRONT: 10'
SIDE STREET: 10'
SIDE: 0 OR 3'
REAR: 0 OR 3'

REQUIRED PRIMARY BUILD-TO (70% BETWEEN 10'-55'): 157 SF
PROVIDED PRIMARY BUILD-TO: 169'

PARKING CALCULATIONS:
-1 BEDROOM UNIT=1 SPACE PER UNIT
-2 BEDROOM UNIT=1.5 SPACES PER UNIT

EXISTING PARKING:
N/A

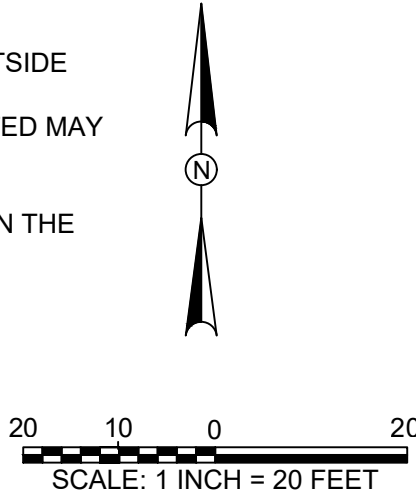
PROPOSED PARKING:
-1 BEDROOM UNITS=31 UNITS = 31 SPACES
-2 BEDROOM UNITS=9 SPACES
-TOTAL PARKING SPACES PROVIDED = 40 SPACES*
(2 ADA ACCESSIBLE, 2 VAN ACCESSIBLE)
*A VARIANCE WILL BE REQUESTED FOR 2 SPACES

REQUIRED SHORT TERM BIKE PARKING:
-1 BIKE SPACE PER UNIT WITH A MINIMUM OF 4 SPACES
PROVIDED SHORT TERM BIKE PARKING:
4 BIKE SPACES

REQUIRED OUTDOOR AMENITY AREA: 10% OF 32,073 SF=3,207 SF
PROVIDED OUTDOOR AMENITY AREA: 3,209 SF
AREA "1" = 1,157 SF
AREA "2" = 230 SF
AREA "3" = 293 SF
AREA "4" = 336 SF
AREA "5" = 1,193 SF
TOTAL AREA = 3,209 SF

PRE DEVELOPMENT IMPIEVIOUS AREA (SF/AC): 5.487SF/0.12
POST DEVELOPMENT IMPIEVIOUS AREA (SF/AC): 26.325SF/0.12

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING, DATED 07-21-2020.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720079300J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR CONSTRUCTION.



**ISSUED FOR
PERMITTING**

[illegible]

SITE PLAN

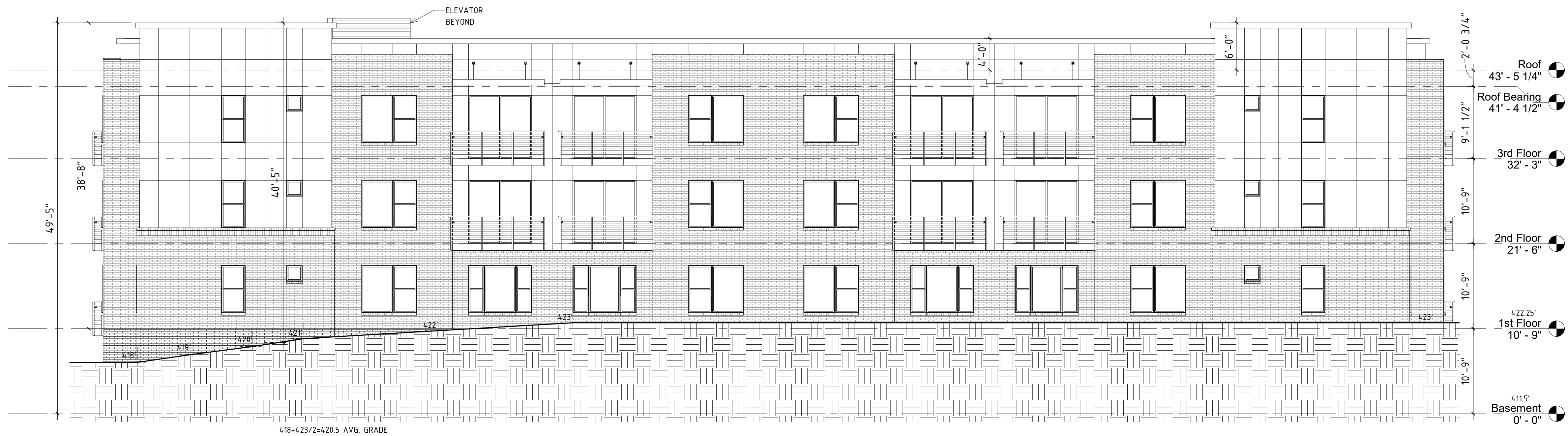
THE FLATS AT GORMAN

1132 GORMAN STREET
RALEIGH, NORTH CAROLINA

| | |
|--------------|----------|
| PROJECT NO.: | 19027 |
| DRAWN BY: | JAC |
| CHECKED BY: | JAC |
| DATE: | 10/14/20 |
| SCALE: | 1"=20' |



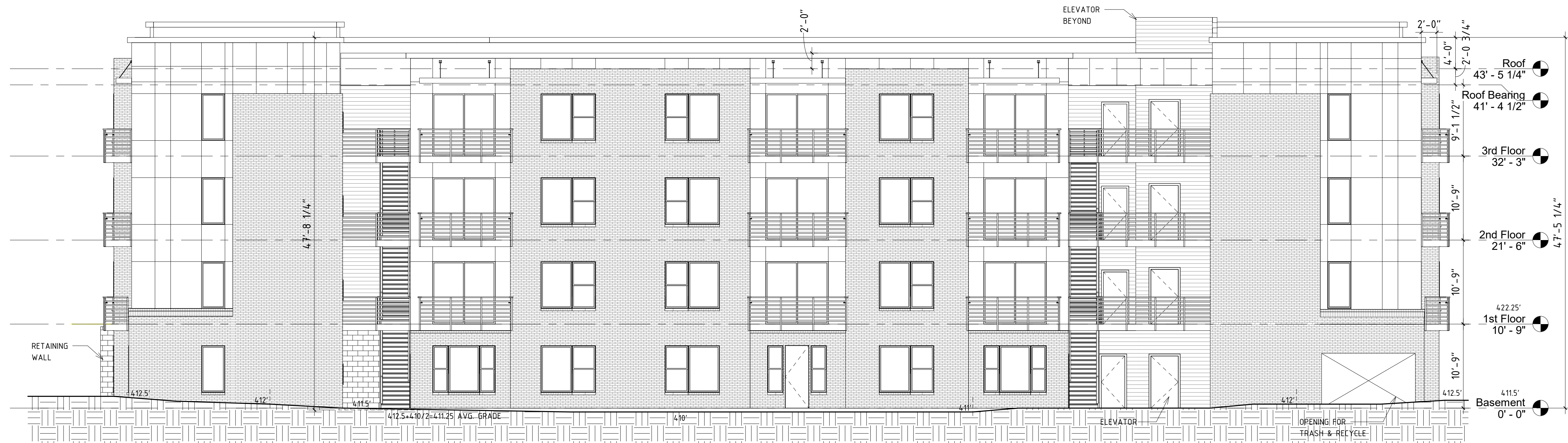
② South Elevation - Driveway
1/8" = 1'-0"



① East Elevation - Gorman Street
1/8" = 1'-0"



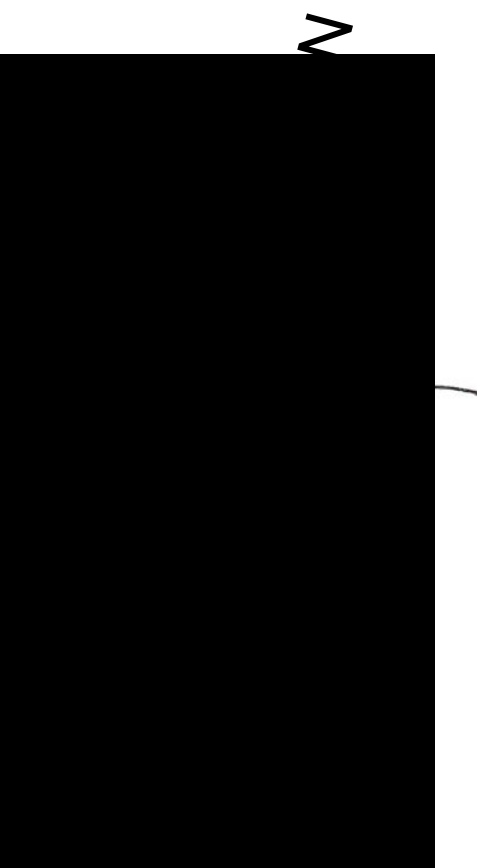
| | |
|----------------|------------|
| date | 09-14-2020 |
| drafter | RLM |
| checked by | RLM |
| project number | T-19068.1 |
| revisions | date |
| 1-x | xx/xx/xx |



① West Elevation - Parking Lot
1/8" = 1'-0"



② North Elevation
1/8" = 1'-0"



| | |
|----------------|------------|
| date | 09-14-2020 |
| drafter | RLM |
| checked by | RLM |
| project number | T-19068.1 |
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