### **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.

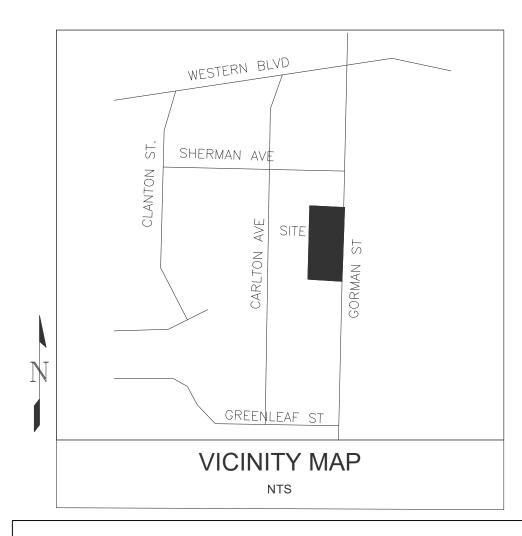
Office Use Only: Case #:	Office Use Only: Case #: Planner (print):					
Building Type		Site Transaction History				
Detached	General	Subdivision case #:				
Attached	Mixed use	Scoping/sketch plan case #:				
		Certificate of Appropriateness #:				
✓ Apartment	Open lot	•				
Townhouse	Civic	Zoning Case #: Administrative Alternate #:				
GENERAL INFORMATION						
Development name: The Flats at Gorman						
Inside City limits? Ves 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: MWEI	Email: MWEI04@GMAIL.COM				
Applicant Name: MICHAEL WEI						
Company: WEIKAN HOLDINGS,	LLC Address: 270	Address: 2701 HAWTREE DRIVE, RALEIGH, NC 27613				
Phone #: 919-673-8403	Email: MWE	Email: MWEI04@GMAIL.COM				

Page 1 of 2 REVISION 07.07.20

SITE DATA   BUILDING DATA	DEVELOPMENT TYPE				
Zoning district (if more than one, please provide the acreage of each):  RX-3  Existing gross floor area (not to be demolished):  DExisting gross floor area to be demolished: 2,800 SF  For parking spaces required: 40  For parking spaces proposed: 38  Overlay District (if applicable): SRPOD  Existing use (UDO 6.1.4): SINGLE FAMILY  Proposed use (UDO 6.1.4): APARTMENTS   STORMWATER INFORMATION  Existing Impervious Surface: Acres: 0.126  Square Feet: 6.487  Is this a flood hazard area? Yes No  If yes, please provide:  Altival soils: Flood study: FEMA Map Panel #:  Neuse River Buffer Yes No  RESIDENTIAL DEVELOPMENTS  SIGNATURE BLOCK  I hereby designate JOSHUA CRUMPLER, PE 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 requirements application will expire after six consecutive months of inactivity.	(Applicable to all developments)				
acreage of each):  RX-3  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  Existing use (UDO 6.1.4): SINGLE FAMILY  Proposed use (UDO 6.1.4): APARTMENTS   STORMWATER INFORMATION  Existing Impervious Surface:	-				
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FIND STATURE BLOCK    Signature Buffer	•				
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Page **2** of **2** REVISION 07.07.20

Printed Name: MICHAEL WEI



Office Use Only: Case #:  Building Type  Detached Attached Apartment Townhouse  Development name: The Flats at Gorn Inside City limits? Yes No  Property address(es):  1128 GC	General Mixed use Open lot Civic GENERAL II	Site Transaction History  Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #: NFORMATION
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•	ludo any additione	
Current Property Owner/Developer Cor NOTE: please attach purchase agree		nitting this form.
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Address: 2701 HAWTREE DRIVE, R	ALEIGH, NC 276	13
Phone #: 919-673-8403	Email: MWE	EI04@GMAIL.COM
Applicant Name: MICHAEL WEI		
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Phone #: 919-673-8403	Email: MWE	EI04@GMAIL.COM
'age <b>1</b> of <b>2</b>		REVISION 07.07.2
		raleighnc.g
05	/ELOPMENT TYPE	E + SITE DATE TABLE

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):	Existing gross floor area (not to be demolished): 0			
RX-3	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			
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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				
STORMWA	TER INFORMATION			
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Acres: 0.126 Square Feet: 5.487	Acres: 0.604 Square Feet: 26,325			
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If yes, please provide: Alluvial soils:				
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SIGNA	TURE BLOCK			
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## ADMINISTRATIVE SITE PLAN FOR

## THE FLATS AT GORMAN RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: ASR-XXXX-2020

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

### PRIMARY STREET DESIGNATION NOTES:

CITY OF RALEIGH PRIMARY STREET DETERMINATION PER TC-5A-18 HAS DESIGNATED W. CABARRUS AND S. DAWSON STREETS AS PRIMARY.

### **SITE EXEMPTION NOTES:**

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-3-B.

### 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 C-1 COVER
C-2 EXISTING CONDITIONS PLAN
C-3 SITE PLAN
C-4 UTILITY PLAN
C5 GRADING AND
STORMDRAINAGE PLAN
C-6 LANDSCAPING PLAN
C-7 OUTDOOR AMENITY PLAN
D-1 DETAILS

**DETAILS** 

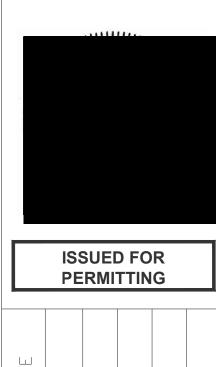
DESCRIPTION

SHEET

D-2

Consulting Services, PLLC

2308 Ridge Road
Roleigh, North Caroling 27612



ISSUED FOR PERMITTING

DESCRIBLION

NOTE OF THE PERMITTING

COVER
THE FLATS AT GORMAN

PROJECT NO.: 19027

DRAWN BY: JAC

DRAWN BY: JAC

CHECKED BY: JAC

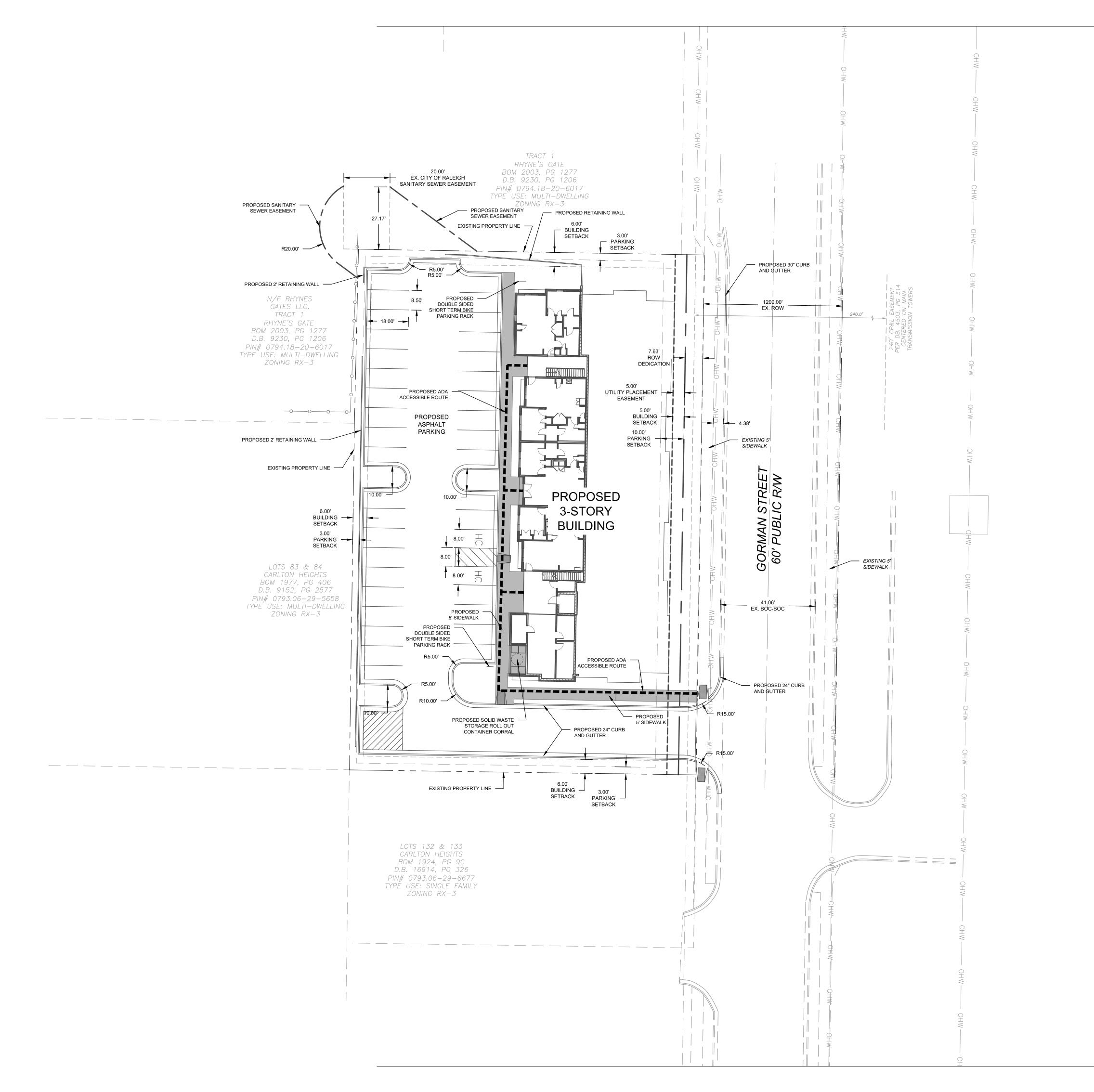
DATE: 10/14/20

SCALE: NOT TO SCALE

C-1

1 of 9

Page **2** of **2** 



EGEND		
		— EXISTING PROPERTY LINE
		EXISTING ABUTTING PROPERTY LI
		— EXISTING RIGHT-OF-WAY
——— OHW——	— OHW —	EXISTING OVERHEAD POWER LINE
		— EXISTING ABUTTING PROPERTY LIN
		— EXISTING BUILDING SETBACK LINE
		EXISTING PARKING SETBACK LINE
		EXISTING EDGE OF PAVEMENT
zz	22	— EXISTING SANITARY SEWER
		PROPOSED EDGE OF PAVEMENT
		PROPOSED EASEMENT

### SUMMARY INFORMATION

PROPOSED ADA ACCESSIBLE ROUTE

**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'): 157.5' 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

ROPOSED PARKING:

-1 BEDROOM UNITS=31 UNITS = 31 SPACES
-2 BEDROOM UNITS=6 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 20 UNITS 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 IMPERVIOUS AREA (SF/AC): 5,487SF/0.126AC
POST DEVELOPMENT IMPERVIOUS AREA (SF/AC): 26,325SF/0.604AC

BLOCK PERIMETER REQUIRED (MAX): 3,000'

BLOCK PERIMETER PROVIDED: 2,890'\*\*

\*\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITE LESS THAN 5 ACRES

OWNER/DEVELOPER: WEIKAN HOLDINGS, LLC

2701 HAWTREE DRIVE RALEIGH, NORTH CAROLINA 27613

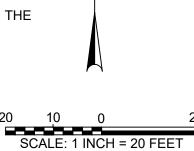
ENGINEER:

CRUMPLER CONSULTING SERVICES, PLLC CONTACT: JOSH CRUMPLER, PE 2308 RIDGE ROAD

RALEIGH, NC 27612 (919) 413-1704

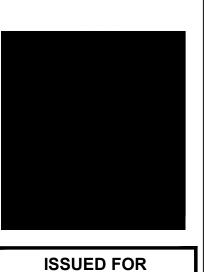
### <u>NOTES</u>

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

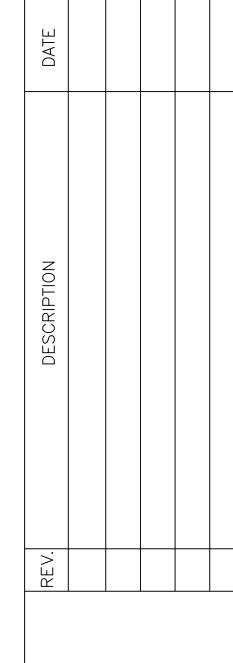


Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612



PERMITTING



SITE PLAN

FLATS AT GORMAN

1132 GORMAN STREET

PROJECT NO.: 19027

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 10/14/20 SCALE: 1"=20'

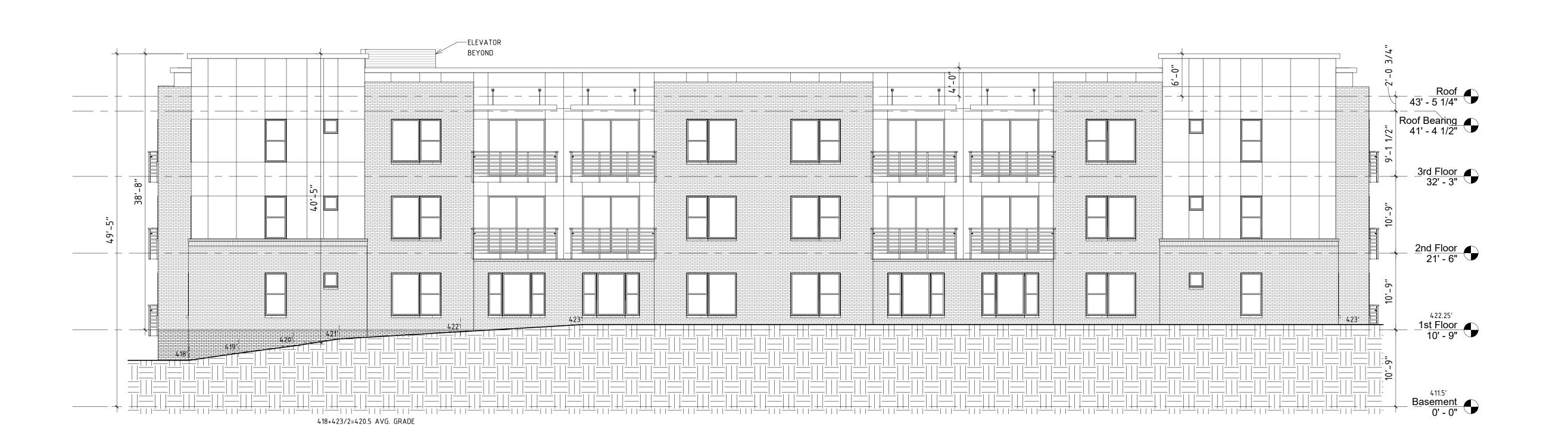
C-3

3 of 9

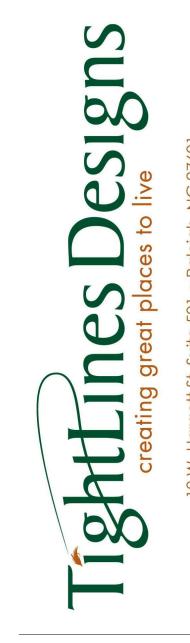
Elevations

**A2.1** 



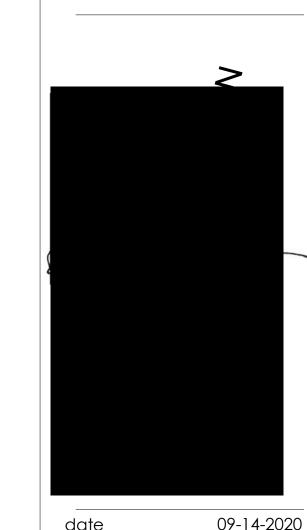


East Elevation - Gorman Street
1/8" = 1'-0"



# Raleigh,





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

Elevations

**A2.2** 



