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
Detached	General	Subdivision case #: MP-1-19
Attached	Mixed use	Scoping/sketch plan case #:
		Certificate of Appropriateness #:
Apartment	Open lot	
Townhouse	Civic	Zoning Case #: 2-14-19 Administrative Alternate #:
		FORMATION
Development name: CAROLINA COA		
Development name: CAROLINA COA	CH (subject to cha	nge)
Inside City limits? 🖌 Yes 🗌 No		
Property address(es): 1208 S B	LOUNT S	Г
Site P.I.N.(s): 1703738654		
Please describe the scope of work. Incl	ude any additions, e	expansions, and change of use.
Construct for-sale condo buildings garage on the 1st floor. Parallel pa alleys with a courtyard area for ope	arking will be prov	t stacked above a 2-story unit with an integrated ided on side streets. Site layout will include private ture commercial pad.
Current Property Owner/Developer Con	tact Name:	
NOTE: please attach purchase agree	ment when submit	ting this form.
Company: Stanley Martin Homes		Title: Brian Ketchem
Address: 4020 Westchase Blvd., Build	ding One, Suite 19	90, Raleigh, NC 27607
Phone #: 919-977-8760	Email: Ketche	emBK@stanleymartin.com
Applicant Name: Craig Duerr		
Company: Stewart Inc.	Address: 223	S. West Street, Suite 1100, Raleigh, NC 27603
Phone #:919-380-8750		@stewartinc.com

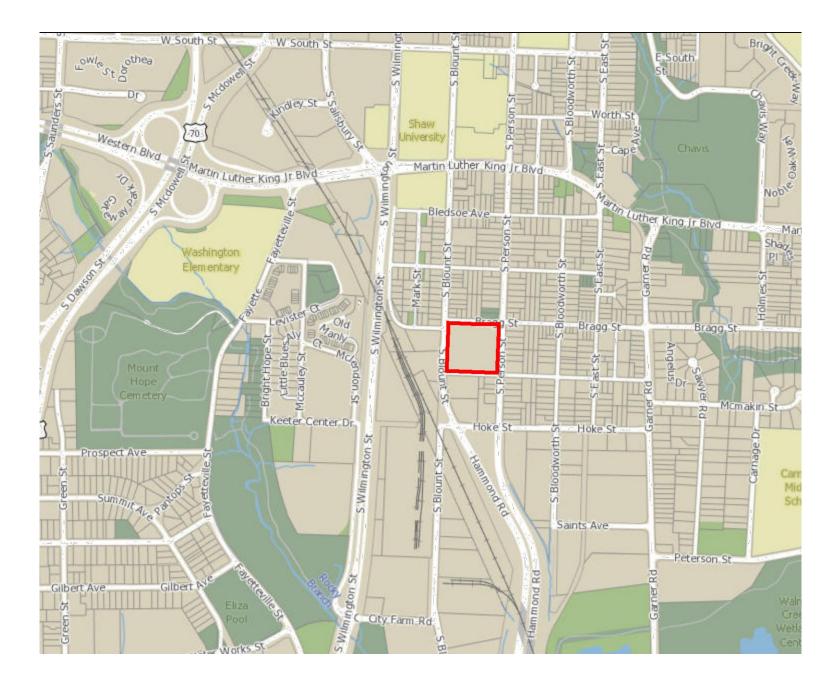
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)		
SITE DATA	BUILDING DATA	
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished): 0	
PD	Existing gross floor area to be demolished: 0	
Gross site acreage: 3.23 Ac Tract A and 0.21 Ac Tract B	New gross floor area: 199,000	
# of parking spaces required: N/A	Total sf gross (to remain and new): 199.000	
# of parking spaces proposed:	Proposed # of buildings: 10	
Overlay District (if applicable): Downtown District	Proposed # of stories for each: 4	
Existing use (UDO 6.1.4): Vacant		
Proposed use (UDO 6.1.4): Residential		

STORMWATE	R INFORMATION	
Existing Impervious Surface:	Proposed Impervious	Surface:
Acres: <u>3.4</u> Square Feet: <u>148,104</u>	Acres: 3.0	Square Feet: 130,680
Is this a flood hazard area? Yes 🖌 No		
If yes, please provide:		
Alluvial soils: Urban Land		
Flood study: N/A		
FEMA Map Panel #: 3720170300J		
Neuse River Buffer Yes Vo	Wetlands Y	es 🖌 No

and the second	RESID	ENTIAL DE	VELOPMENTS	
Total # of dwelling units: 100			Total # of hotel units: 0	
# of bedroom units: 1br	2br 🖌	3br 🖌	4br or more	
# of lots: 1			Is your project a cottage court?	res 🖌 No

SIGNATURE BLOC	СК
I hereby designate <u>Craig Duerr with Stewart Inc.</u> regarding this application, to receive and response to administra and to represent me in any public meeting regarding this applica	to serve as my agent ative comments, to resubmit plans on my behalf, ation.
I/we have read, acknowledge, and affirm that this project is confi applicable with the proposed development use. I acknowledge the calendar and submittal policy, which states applications will expl	hat this application is subject to the filing
Signature: Brekel	Date: 11/9/2020
Printed Name: BRING KETCHEM	

REVISION 07.07.20



A. LOT DIMENSIONS A1 Area (min)
A1 Area (max)
A2 Width (min)
A3 Outdoor amenity area (min)
B. Building/Structure Setbacks
B1 From primary street (min)
B2 From side street (min)
B3 From side lot line (min)
B4 From rear lot line (min)
B4 From alley (min)
C. Parking Setbacks
C1 From primary street (min)
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C4 From alley (min)
D. Build-to
D1 Blount and Person street build-to
D2 Building width in primary build-to (min)
D3 Bragg and Branch street build-to (min/max
D4 Building width in side build-to (min)
E. Floor Heights
E1 Ground floor elevation (min)
E2 Ground story height, floor to floor (min)
E3 Upper story height, floor to floor (min)
F. Transparency
G1 Ground story (min)
G2 Upper story (min)
G3 Blank wall area (max) (1)
G. Allowed Building Elements

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

1201 & 1208 S BLOUNT St RALEIGH, NC 27601

CITY OF RALEIGH ADMINISTRATIVE SITE PLAN REVIEW

1st SUBMITTAL: 18 NOVEMBER 2020

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apply for any Apartment building type:

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apply for any Mixed Use building type:

eet (55'). The maximum building height for any building on Tract B following uses: conditioned space will be limited to vertical circulation, f Master Plan sheet C3.00.

on the public streets. The remaining units will have primary rials: glass, concrete, clay or brick masonry, stone masonry, stucco, ver, vinyl windows, decorative elements and trim are permitted. d significance of the South Park neighborhood.

TABLE 1: BASE DIMENSONAL STANDARDS			
APARTMENT	GENERAL BUILDING	MIXED USE BUILDING	
N/A	N/A	N/A	
N/A	N/A	N/A	
N/A	N/A	N/A	
10% (see notes 4.)	10% (see notes 4.)	10% (see notes 4.)	
5'	5'	5'	
5'	5'	5'	
0' or 6'	0' or 6'	0' or 6'	
0' or 6'	0' or 6'	0' or 6'	
4'	4'	4'	
10'	10'	10'	
10'	10'	10'	
0' OR 3'	0' OR 3'	0' OR 3'	
0' OR 3'	0' OR 3'	0' OR 3'	
4'	4'	4'	
5'/55'	5'/55'	5'/55'	
55%	55%	55%	
5'/55'	5'/55'	5'/55'	
20%	20%	20%	
0'	0'	0'	
N/A	11'	11'	
N/A	9'	9'	
N/A	33%	33%	
N/A	20%	20%	
35'	20'	20'	
porch, stoop	balcony, gallery, awning	balcony, gallery, awning	

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.10	GENERAL NOTES
C1.00	EXISTING CONDITIONS SURVEY
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.01	OPEN SPACE 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 - STREET SECTIONS
L1.00	TREE CONSERVATION PLAN
L5.00	PLANTING PLAN
L6.00	PLANTING & SOILS DETAILS
L7.00	SITE LIGHTING PLAN
A1.00	BUILDING ELEVATIONS
A1.01	BUILDING PROFILES
A1.02	BUILDING PROFILES
C9.10	EROSION CONTROL DETAILS
C9.20	STORM DRAINAGE DETAILS
C9.30	UTILITY DETAILS

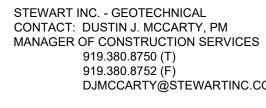
Sheet List Table

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL



JPUNG@STEWARTINC.COM

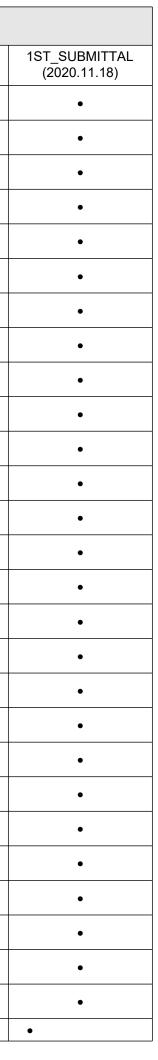
CONTACT: FRANK G. MUNDY, II, PLS DIRECTOR OF GEOMATICS 919.866.4806 (T) 919.380.8752 (F) FMUNDY@STEWARTINC.COM



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Planning and Development Customer	r Service Conter - One Evelope	
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Raleigh

Building Type Detached Gene Attached Mixed u ✓ Apartment Open Townhouse Cit	Site Transaction History
Detached Gene Attached Mixed u V Apartment Open	
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Apartment Open	Scoping/sketch plan case #:
	Certificate of Appropriateness #:
Townhouse	Zoning Coop # 7-14-19
	Vic Administrative Alternate #:
GENERAI	
Development name: CAROLINA COACH (subject to	change)
Inside City limits? Yes No	
Property address(es): 1208 S BLOUNT	ST
Site P.I.N.(s): 1703738654	
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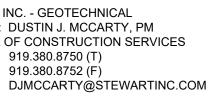


ATTENTION CONTRACTORS The Construction Contractor responsible for the extension of

sewer, and/or reuse, as approved in these plans, is responsible contacting the Public Works Department at (919) 996-. the Public Utilities Department at (919) 996-4540 at lea twenty four hours prior to beginning any of their construction Failure to notify both City Departments in advance of begin

construction, will result in the issuance of monetary fines, and reinstallation of any water or sewer facilities not inspected as a of this notification failure.

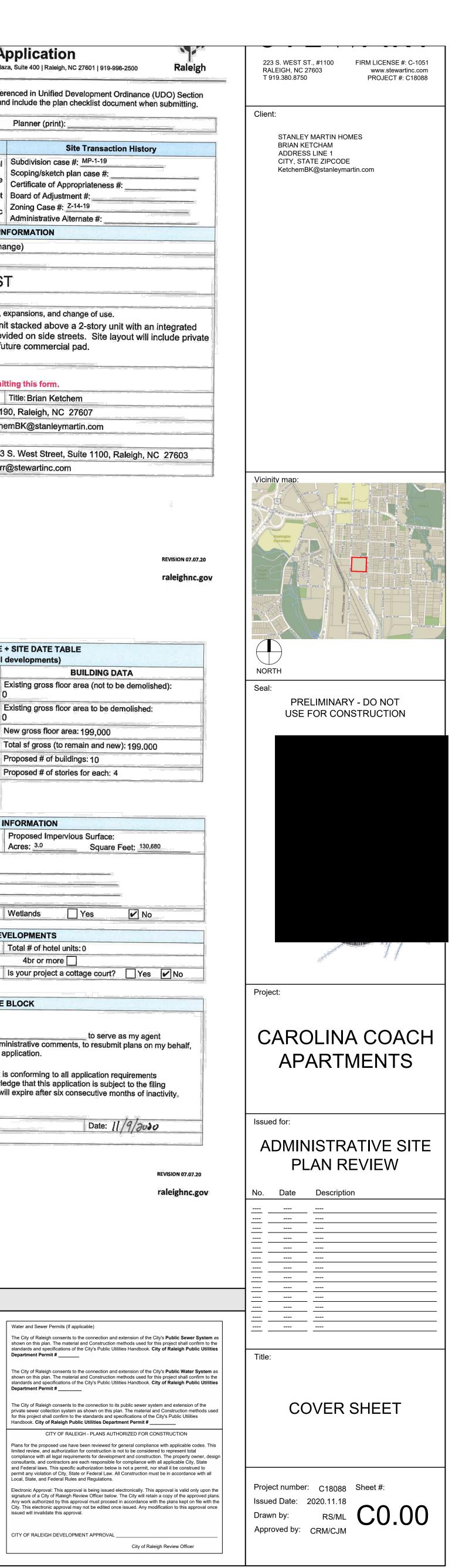
Failure to call for Inspection, Install a Downstream Plug, Permitted Plans on the Jobsite, or any other Violation of City Raleigh Standards will result in a Fine and Possible Exclusion future work in the City of Raleigh.

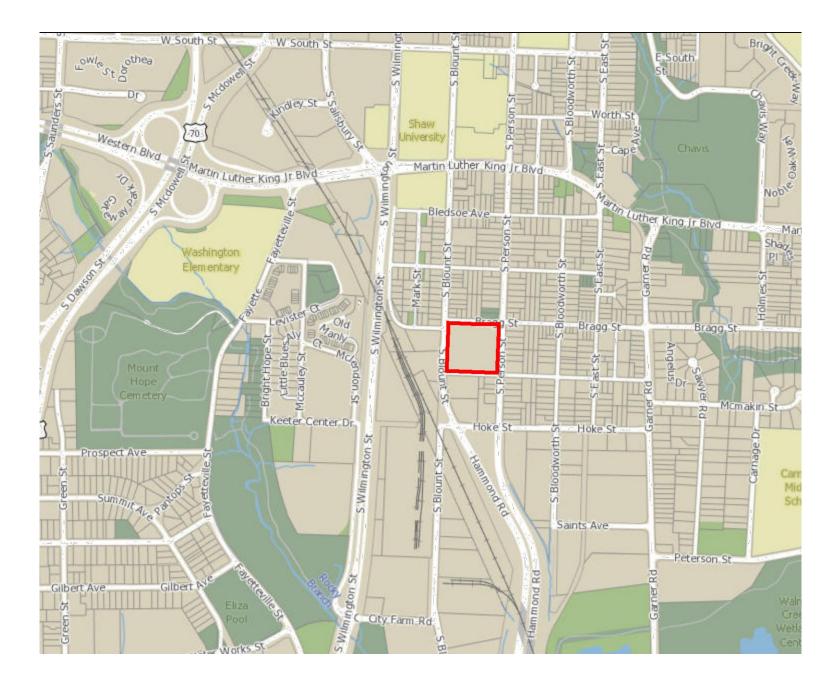


The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and Construction methods used for this project shall confirm to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit #_____ CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations. Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval. CITY OF RALEIGH DEVELOPMENT APPROVAL

City of Raleigh Review Officer

Water and Sewer Permits (If applicable)





A. LOT DIMENSIONS	
A1 Area (min)	
A1 Area (max)	
A2 Width (min)	
A3 Outdoor amenity area (min)	
B. Building/Structure Setbacks	
B1 From primary street (min)	
B2 From side street (min)	
B3 From side lot line (min)	
B4 From rear lot line (min)	
B4 From alley (min)	
C. Parking Setbacks	
C1 From primary street (min)	
C2 From side street (min)	
C3 From side lot line (min)	
C4 From rear lot line (min)	
C4 From alley (min)	
D. Build-to	
D1 Blount and Person street build-to	
D2 Building width in primary build-to (min)	
D3 Bragg and Branch street build-to (min/ma	ix)
D4 Building width in side build-to (min)	
E. Floor Heights	
E1 Ground floor elevation (min)	
E2 Ground story height, floor to floor (min)	
E3 Upper story height, floor to floor (min)	
F. Transparency	
G1 Ground story (min)	
G2 Upper story (min)	
G3 Blank wall area (max) (1)	
G. Allowed Building Elements	

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

1201 & 1208 S BLOUNT St RALEIGH, NC 27601

CITY OF RALEIGH ADMINISTRATIVE SITE PLAN REVIEW

1st SUBMITTAL: 11 NOVEMBER 2020

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apply for any Mixed Use building type:

eet (55'). The maximum building height for any building on Tract B following uses: conditioned space will be limited to vertical circulation, f Master Plan sheet C3.00.

on the public streets. The remaining units will have primary rials: glass, concrete, clay or brick masonry, stone masonry, stucco, ver, vinyl windows, decorative elements and trim are permitted. d significance of the South Park neighborhood.

TABLE 1: BASE DIMENS	ONAL STANDARDS	
APARTMENT	GENERAL BUILDING	MIXED USE BUILDING
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
10% (see notes 4.)	10% (see notes 4.)	10% (see notes 4.)
5'	5'	5'
5'	5'	5'
0' or 6'	0' or 6'	0' or 6'
0' or 6'	0' or 6'	0' or 6'
4'	4'	4'
10'	10'	10'
10'	10'	10'
0' OR 3'	0' OR 3'	0' OR 3'
0' OR 3'	0' OR 3'	0' OR 3'
4'	4'	4'
5'/55'	5'/55'	5'/55'
55%	55%	55%
5'/55'	5'/55'	5'/55'
20%	20%	20%
0'	0'	0'
N/A	11'	11'
N/A	9'	9'
N/A	33%	33%
N/A	20%	20%
35'	20'	20'
porch, stoop	balcony, gallery, awning	balcony, gallery, awning

an	ich	St.	

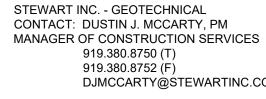
	Sheet List Table	
Sheet Number	Sheet Title	Γ
C0.00	COVER SHEET	
C0.10	GENERAL NOTES	Ī
C1.00	EXISTING CONDITIONS SURVEY	Ī
C2.00	DEMOLITION PLAN	Ī
C3.00	SITE PLAN	Ī
C3.01	OPEN SPACE PLAN	Ī
C3.10	EASEMENT PLAN	Ī
C3.20	WASTE MANAGEMENT PLAN	
C3.30	FIRE ACCESS PLAN	
C3.40	SIGNAGE & PAVEMENT MARKING PLAN	
C5.00	GRADING & STORM DRAINAGE PLAN	Ī
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 - STREET SECTIONS	
C9.10	EROSION CONTROL DETAILS	
C9.20	STORM DRAINAGE DETAILS	
C9.30	UTILITY DETAILS	
L1.00	TREE CONSERVATION PLAN	
L5.00	PLANTING PLAN	
L6.00	PLANTING & SOILS DETAILS	
L7.00	SITE LIGHTING PLAN	
A1.00	BUILDING ELEVATIONS	
A1.01	BUILDING PROFILES	ĺ
A1.02	BUILDING PROFILES	

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL



JPUNG@STEWARTINC.COM

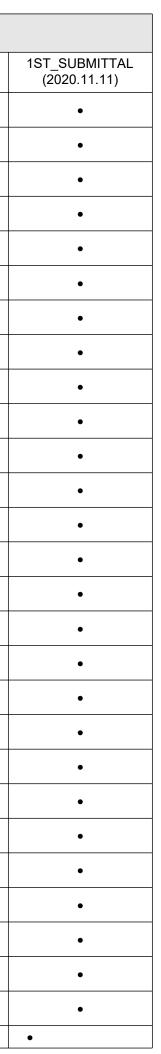
CONTACT: FRANK G. MUNDY, II, PLS DIRECTOR OF GEOMATICS 919.866.4806 (T) 919.380.8752 (F) FMUNDY@STEWARTINC.COM



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Raleigh

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 PD Existing gross floor area to be demolished): 0 Gross site acreage: 3.23 Ac Tract A and 0.21 Ac Tract B New gross floor area: 199,000 # of parking spaces required: N/A Total sf gross (to remain and new): 199,000 # of parking spaces proposed: Proposed # of buildings: 10 Overlay District (if applicable): Downtown District Proposed # of stories for each: 4 Existing use (UDO 6.1.4): Vacant Proposed # of stories for each: 4 Proposed use (UDO 6.1.4): Residential Proposed Impervious Surface: Acres: 3.4 StorRMWATER INFORMATION Existing Impervious Surface: Acres: 3.4 B this a flood hazard rea? Yes Is this a flood hazard rea? Yes Flood study: NA Fease provide: Altivial soits: Urban Land Flood study: NA Fease INO FEMA Map Panel #: 3720170300J Wetlands Yes Neuse River Buffer Yes No # of dwelling units: 100 Total # of notel units: 0 # dof ormore # of	Detached General Subdivision case #: MP-119 Attached Mixed use Configuration case #: MP-119 Configuration of Appropriateness #: Configuration of Appropriateness #: Configuration of Appropriateness #: Townhouse Cell Configuration of Appropriateness #: Configuration of Appropriateness #: Development name: CAROLINA COACH (subject to change) Inside City limits? Yes No Property address(se): 1208 S BLOUNT ST Sile P1.1A(g): 170378654 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 integrarage on the 1st foor. Parallel parking with be provided on sile streets. Sile Isoyou will include alleys with a county and area for open space and a future commercial pad. Current Property Owner/Developer Context Name: NOTE: please attuch purchase greement when submitting this form. Company: Stanley Martin Homes Title: Brian Ketchem Address: 2020 Westchase Bird., Building One, Suite 140, Raleigh, NC 27607 Phone #: 919-380-8750 Email: coluerr@stewartinc.com Company: Stawart Inc. Address: 223 S. West Street, Suife 1100, Raleigh, NC 27 Phone #: 919-380-8750 Email: coluerr@stewartinc.com Gross file arcmage: 3.23 Ac Track A and 0.21 Ac Track B	□ Detached □ General Subdivision case #: MP:10 □ Apartment □ Open to Decade of Appropriateness #: □ Townhouse □ Certificate of Appropriateness #: Decade of Appropriateness #: □ Townhouse □ Certificate of Appropriateness #: Decade :: Amministrative Alternate #: □ Townhouse □ Certificate of Appropriateness #: Decade :: Decade ::: Decade :::: Decade :::: Decade :::: Decade :::: Decade ::::::::::::::::::::::::::::::::::::	Descried Descried <td< th=""><th>Office Use Only: Case #:</th><th></th><th>Planner (print):</th></td<>	Office Use Only: Case #:		Planner (print):
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Company: Stanwari Inc. Applicant Name Cring Duer Company: Stanwari Inc. Applicant Name Cring Duer Company: Stawari Inc. Applicant Name Cring Duer Company: Stawari Inc. Applicant Name Cring Duer Edvelophing stacked above sprowide the acreage of	☐ Attachet Mixed use Coppredictech plan case # ☐ Apartment ☐ Control E Control Appropriateness # ☐ Townhouse Cvvc Control Appropriateness # ☐ Townhouse Cvvc Control Cose #: 244-19 Administrative Alternate #: Control Cose #: 244-19 ☐ Development name: CAROLINA COACH (subject to change) ExertEAL INFORMATION ☐ Property address(es): IOBS S BLOUNT ST Site PLM.(s): 1703738654 Present descripte 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 integrare on the 1st foce. Present elevent of the subort with a courty and rase for open space and a future commercial pad. Current Property Owner/Developer Contack Name: NOTE: please attach purchase agreement when subnitting this form. Company: Stanley Martin Homes Title Brian Katchem Address: 4020 Westchase Btvd., Building One, Suile 190, Raleigh, NC 27607 Phone #: 919-380-8750 Email: cduerr@stewartinc.com Applicant Name: Craig Duer Company: Stavari Inc. Address: 223 S. West Street, Suife 1100, Raleigh, NC 27 Phone #: 919-380-8750 Email: cduerr@stewartinc.com Grees alle acreage: 323 Ac Track A and 0.21 Ac Tract B New Yooss floor area: 199,000 </th <th>□ Attached □ Scopingketch plan case #: □ Apartment □ Open fat Scopingketch plan case #: □ Townhouse □ City Zoning case #: 214-19 Admissibative Alemate #: □ City Zoning case #: 214-19 Admissibative Alemate #: □ EENERAL INFORMATION □ Development name: CAROLINA COACH (subject to change) Initial City limits/□ Yes No Property address(m): 1208 S BLOUNT ST Ste P JAI.(b: 1703738654 Presedeconde buildings with a 2-story unit stacked above a 2-story unit with an integrarage of the 15t foor. Parallel parking with be provided on side streets. Stills isout will includ alleys with a courtyard area for open space and a future commercial pad. Current Property Ower/Developer Contact Name: MOTE: place attach purchase agreement when submitting this form. Company: Startey Martin Homes Tite: Erian Ketchem Address: 223 5. West Street, Sulie 1100, Raleigh, NC 27 Phone #:319-380-8750 Emait: Catern@Stewartinc.com Address: 223 5. West Street, Sulie 1100, Raleigh, NC 27 Phone #:319-380-8750 Emait: Catern@Stewartinc.com Existing gross floor area to be demolished: Data and the evelopments) Second difficult (finder than one, places provide the arestof a store site acreage: 323 Ao. Tract A and 0.21 Aor</th> <th><form> Attached Mindel us Description of Agustrant & more care. 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↓ Automa ↓ Moted use Carlificate of Appropriateness #: ↓ Townhouse □ Board of Adjustment #: ↓ Comparison □ Board of Adjustment #: ↓ Comparison □ Board of Adjustment #: ↓ Development name: CAROLINA COACH (subject to change) Inside CB (thinking) ↓ Mote Property address(ce): 1208 S BLOUNT ST Site PLM.(s): 170373664 ■ Property address(ce): 1208 S BLOUNT ST Site PLM.(s): 1703736654 ■ Please describe the scope of work. Include any additions, expansions, and change of use. Construct for-sele conto buildings with a 2-story unit stackcash box a 2-story unit with an integrazage on the 1st floor. Parallel parking will be provided on side streets. Site layout will inglucality with a contrast flooren. Cornstruct forward Property Ower/Developer Contact Name: Title: Brain Ketchem Address: 2020 Westchase Brid, Builling One. Subil 190, Relaigh, NC 276 Phone #: 919-977-9760 Phone #: 919-977-9760 Emait KetchemBK@stanleymartin.com Applicable to all dovelopments) Builling One. Subil 190, Relaigh, NC 276 Phone #: 919-380-8750 Emait: coluerr@stewartinc.com Page 1 of 2 Exet Contrage of acch): Pole PD Edating gross floor	Image: State in the state	☐ Aukurea Mode use Certificate of Appropriateness # ☐ Townhouse ☐ Opin lo Board of Aplasmant # Civital Board of Aplasmant # ☐ Townhouse ☐ Opin lo Board of Aplasmant # Aminestante Altmands #: ☐ Development Iname: CAROLINA COACH (subject to change) Inside Cly Impathwe Altmands #: Aminestante Altmands #: ☐ Development Iname: CAROLINA COACH (subject to change) Inside Cly Impathwe Altmands #: Opin log Attack ☐ Property address(es): 1208 S BLOUNT ST Site P.I.M.(a): 1703736654 Presenty address(es): Construct foro-Parallel parking will be provided on side strends. Site layout will includ alleys with a courty and area for open space and a future commercial pad. Current Property Owner/Developer Contact Name: MOTE: plasse attach purchase agreement when submitting this form. Company: Stanley Martin Homes Itile Brian Katchem Address: 2020 Westchase Birb. Building One, 2023 S. West Street, Sulfe 1100, Raleigh, NC 27 Phone # 919-977-8760 Emait KatchemBK@stanley Martin .com Applicable to all development() Company: Stanley Martin Homes STEE DATA Eduing gross floor area Sulfa 100, Raleigh, NC 27 Phone # 919-977-8760 Emait KatchemBK@stanley.or X2 STEE DATA Eduing gross floor area (not to be demolished): 0 <t< td=""><td><form> Audminist </form></td><td>Detached</td><td>General</td><td></td></t<>	<form> Audminist </form>	Detached	General	
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West Street, Suite 1100, Raleigh, NC 27 Phone #: 919-930-9750 Email: cduerr@stewartinc.com Phone #: 919-380-8750 Email: cduerr@stewartinc.com Pace 1 of 2 Exating gross floor area (not to be demolished): Offices all developments Stating gross floor area: 199,000 # of parking spaces required: N/A Total af gross (to ramain and new): 199,000 # of parking spaces required	Development name: CAROLINA COACH (subject to change) Inside City limits? [☐] Ye [] No Property address(es): Site PLIN.(s): 1703788654 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 integrare on the 1st foor. Parallel parking with be provided on side streats. Site layout will include alleys with a courtyard area for open space and a future commercial pad. Current Property Owner/Developer Contact Name: MOTE: please attach purchase agreement when submitting this form. 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West Street, Suite 1100, Rateigh, NC 27 Phone: #: 919-380-8750 Email: cduerr@stewartinc.com Phone: #: 919-380-8750 Email: cduerr@stewartinc.com Page 1 of 2 atv Coning distict (ff more than one, please provide the contrage of each): Existing gross fioor area to be demolished: O Existing gross fioor area: 199,000 PD Existing acces required: N/A Total if gross (tor area: 199,000 Pd of arking spaces required: N/A Proposed if o buildings: 10 Ourrend Sufface: Proposed if o buildings: 10 Ourrend Sufface: Proposed if o buildings: 10 Ourrend District (ff a	Site P LN.(s): 1703738654 Please describe the scope of work. Incluide 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 integrange on the 1st floor. Parallel parking will be provided on side streets. Site layout will include alleys with a courtyard area for open space and a future commercial pad. 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West Street, Suite 1100, Rateigh, NC 27 Phone: #:919-380-8750 Email: cduer@stewartinc.com Phone: #:919-380-8750 Email: cduer@stewartinc.com Page 1 of 2 axv Variang district (ff more than one, please provide the correspect of each): Disting gross floor area to be demolished: O Existing gross floor area: 196,000 PD Existing gross floor area: 196,000 Fotal st gross (for area: 196,000 Pd parking spaces required: N/A Proposed if orbidings: 10 Ourrend Sufface: Proposed if orbidings: 10 Ourrend Sufface: Proposed if orbidings: 10 Ourrend y	Ste PLN(s): 1703738654 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 into genge on the 151 too: Parallel park(ng with a county and and a for some space and a future commercial park. Current Property Conardie-veloper Contact Name: MOTE: please attach purchase agreement when submitting this form. Company: Stanked Mattin Homes Title: Brian Katchem Address: 4020 Westchase Bird, Building One, Sulfs 190, Raleigh, NC 27607 Phone #: 919-977-8760 Address: 223 S. West Street, Sulie 1100, Raleigh, NC 27607 Phone #: 919-977-8760 Address: 223 S. West Street, Sulie 1100, Raleigh, NC 27607 Phone #: 919-977-8760 Email KatchemBK@stanteymartin.com Paglicant Name: Craig Duer Address: 223 S. West Street, Sulie 1100, Raleigh, NC 2 Company: Stewart Inc. Address: 223 S. West Street, Sulie 1100, Raleigh, NC 2 Page 1 of 2 Email coluer@stewartinc.com Very Stewart Inc. Address: 223 S. West Street, Sulie 1100, Raleigh, NC 2 FD Existing gross floor area: to be demolished 0 Gross alle acreage 3,23 Ac Tract A and 0.21 Ac Trast B Existing gross floor area: to be demolished 0 Overlay Detrict (ff applitablit): Downtown District Propaced to f			
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Current Property Owner/Developer Contact Name: NOTE; please attach purchase agreement whon submitting this form. Company: Stanley Martin Homes Title: Brian Ketchem Address: 4020 Westchase BUrd, Building One, Suife 190, Raleigh, NC 27607 Phone #: 919-977-8760 Email: KetchemBK@stanleymartin.com Applicant Name: Craig Duer Address: 223 S. West Street, Suite 1100, Raleigh, NC 27 Phone #: 919-380-8750 Email: cduerr@stawartinc.com Phone #: 919-380-8750 Email: cduerr@stawartinc.com Page 1 of 2 ration of the street of the company start in the street of the company. Stewart Inc. Page 1 of 2 Rev Stree DATA Buill.DING DATA Zoning district (ff more than one, please provide the core of each): Developments) PD Existing gross floor area to be demolished; on cores of each): PD Existing gross floor area: 199,000 # of arking spaces proposece: Proposed # of stories for each: 4<!--</td--><td>Sile FLM(s): 1703788854. Prease describe the score drowth. Include any additions, expansions, and change of use. 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NOTE: please attach purchase agreement when submitting this form. Company: Stanley Martin Homes Title: Strian Ketchem Address: 420: Westchase Blvd., Building One, Suife 190, Rateigh, NC 27607 Phone #: 919-977-9760 Email: KetchemBK@stanleymartin.com Applicatit Name: Craig Duerr Company: Stewart Inc. Address: 223 S. West Street, Suite 1100, Rateigh, NC 27 Phone #: 919-380-8750 Email: KetchemBK@stanleymartinc.com Page 1 of 2 exercise Registration of the street of the s	NOTE: please attach purchase agreement when submitting this form. Company: Stanley Martin Homes Title: Strian Ketchem Address: 420: Westchase Blvd., Building One, Suife 190, Rateigh, NC 27607 Phone #: 919-977-9760 Email: KetchemBK@stanleymartin.com Applicatit Name: Craig Duerr Company: Stewart Inc. Address: 223 S. West Street, Suite 1100, Rateigh, NC 27 Phone #: 919-380-8750 Email: KetchemBK@stanleymartinc.com Page 1 of 2 exercise Registration of the street of the s	NOTE: please attach purchase agreement when submitting this form. Company: Stanley Martin Homes Title: Brian Ketchem Address: 420: Westchase Bivd., Building One, Suife 190, Raleigh, NC 27607 Phone #: 919-977-9760 Email: Ketchem BKK@stanleymartin.com Applicatit Name: Creig Duerr Company: Stewart Inc. Address: 223 S. West Street, Suite 1100, Raleigh, NC 27 Phone #: 919-380-8750 Email: ketchem BK@stanleymartinc.com Page 1 of 2 rail Street Agrees: 4919-380-8750 Email: cduerr@stewartinc.com Page 1 of 2 rail Company: Stewart Inc. Address: 223 S. West Street, Suite 1100, Raleigh, NC 27 Phone #: 919-380-8750 Email: cduerr@stewartinc.com Page 1 of 2 rail Company: Stewart Inc. Address: 223 S. West Street, Suite 100, Raleigh, NC 27 Phone #: 919-380-8750 Email: cduerr@stewartinc.com Street Agrees: 400 Email: cduerr@stewartinc.com Page 1 of 2 rail Company: Stewart Inc. Address: 223 S. Vest Street, Suite 100, Raleigh, NC 27 Phone #: 919-300-8750 Existing roome at rea (not to be demolished): 0 Company: Stewart (find profile Note: NA Existing room area (not to be demolished): 0 Cross s	Normany: Stanley Martin Homes Title: Brank Katchem Company: Stanley Martin Homes Title: Brank Katchem Address: 2020 Westchase Blvd., Building One, Suite 190, Raleigh, NC 27607 Phone #: 919-378-370 Enail: KetchemBK@stanleymartin.com Appleant Name: Craig Duer Address: 223 S. West Street, Suite 1100, Raleigh, NC 2 Company: Stavart Inc. Address: 223 S. West Street, Suite 1100, Raleigh, NC 2 Phone #: 919-380-8750 Email: cduer@stewartinc.com Page 1 of 2 Title: Company: Stanley Martin Homes Company: Stanley Martin Phone Pho	garage on the 1st floor. Parallel parking	g will be prov	vided on side streets. Site layout will include
Company: Stanley Martin Homes Title: Brian Ketchem Address: 4020 Westchase Blvd., Building One, Suite 190, Raleigh, NC 27607 Phone #: 919-97-8760 Email: KetchemBK@stanleymartin.com Applicant Name: Craig Duer Address: 223 S. West Street, Suite 1100, Raleigh, NC 27 Company: Stewart Inc. Address: 223 S. West Street, Suite 1100, Raleigh, NC 27 Phone #: 919-380-8750 Email: cduerr@stewartinc.com Page 1 of 2 exact Phone #: 919-380-8750 Existing cross floor area (not to be demolished): 0 Coning district (fi more than one, please provide the exact e	Company: Stanley Martin Homes Title: Brian Ketchem Address: 4020 Westchase Blvd., Building One, Suite 190, Raleigh, NC 27607 Phone #: 919-97-8760 Email: KetchemBK@stanleymartin.com Applicant Name: Craig Duer Address: 223 S. West Street, Suite 1100, Raleigh, NC 27 Company: Stewart Inc. Address: 223 S. West Street, Suite 1100, Raleigh, NC 27 Phone #: 919-380-8750 Email: cduerr@stewartinc.com Page 1 of 2 exact Phone #: 919-380-8750 Existing cross floor area (not to be demolished): 0 Coning district (fi more than one, please provide the exact e	Company: Stanley Martin Homes Title: Brian Ketchem Address: 4020 Westchase Blvd., Building One, Suite 190, Raleigh, NC 27607 Phone #: 919-97-8760 Email: KetchemBK@stanleymartin.com Applicant Name: Craig Duer Address: 223 S. West Street, Suite 1100, Raleigh, NC 27 Company: Stewart Inc. Address: 223 S. West Street, Suite 1100, Raleigh, NC 27 Phone #: 919-380-8750 Email: cduerr@stewartinc.com Page 1 of 2 exx Phone #: 919-380-8750 Existing cross floor area (not to be demolished): 0 Existing gross floor area (not to be demolished): 0 Existing gross floor area: 199,000 # of parking spaces required: N/A Total sf gross (foor area: 199,000 # of parking spaces required: N/A Total sf gross (foor area: 199,000 # of parking spaces proposed: Proposed # of stories for each: 4 Existing gross floor area: 199,000 </td <td>Company: Stanley Martin Homes Title Brian Ketchem Address: 4020 Westchase Bivd., Building One, Suite 190, Releigh, NC 278707 Phone #: 919-73760 Email: KetchemBK@stanleymartin.com Applcant Name: Craig Duerr Address: 223 S. West Street, Suite 1100, Raleigh, NC 2 Phone #: 919-380-8750 Email: douerr@stewartinc.com Phone #: 919-380-8750 Email: douerr@stewartinc.com Page 1 of 2 mail: coluerr@stewartinc.com Page 1 of 2 Existing gross floor area (not to be demolished Douers) SITE DATA SULDING DATA Zoning district (if more than one, please provide the arcseg of each); Existing gross floor area (not to be demolished Douers) PD Existing gross floor area (not to be demolished Douers); Develop.000 of oparking spaces proposed; Proposed of obuilding; 10 Overstor District Proposed of obuilding: 10 Overstor District Proposed of obuilding; 10 Stating unpervious Surface: Ares: 3 Square Feet: 180,600 If ohedring units: 10 Total gross floor area: 199,000 Flooread they Suburding Company: 199,000 If ohedring units: 10 Proposed of building: 10 Overstor District Stating units: 10 Stree Marketeeeeeee: 199,600 Freeposed of Subilding: 1</td> <td></td> <td></td> <td></td>	Company: Stanley Martin Homes Title Brian Ketchem Address: 4020 Westchase Bivd., Building One, Suite 190, Releigh, NC 278707 Phone #: 919-73760 Email: KetchemBK@stanleymartin.com Applcant Name: Craig Duerr Address: 223 S. West Street, Suite 1100, Raleigh, NC 2 Phone #: 919-380-8750 Email: douerr@stewartinc.com Phone #: 919-380-8750 Email: douerr@stewartinc.com Page 1 of 2 mail: coluerr@stewartinc.com Page 1 of 2 Existing gross floor area (not to be demolished Douers) SITE DATA SULDING DATA Zoning district (if more than one, please provide the arcseg of each); Existing gross floor area (not to be demolished Douers) PD Existing gross floor area (not to be demolished Douers); Develop.000 of oparking spaces proposed; Proposed of obuilding; 10 Overstor District Proposed of obuilding: 10 Overstor District Proposed of obuilding; 10 Stating unpervious Surface: Ares: 3 Square Feet: 180,600 If ohedring units: 10 Total gross floor area: 199,000 Flooread they Suburding Company: 199,000 If ohedring units: 10 Proposed of building: 10 Overstor District Stating units: 10 Stree Marketeeeeeee: 199,600 Freeposed of Subilding: 1			
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ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of v sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-240 the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and re reinstallation of any water or sewer facilities not inspected as a re of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, hav Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion future work in the City of Raleigh.



The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and Construction methods used for this project shall confirm to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit #_____ CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations. Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

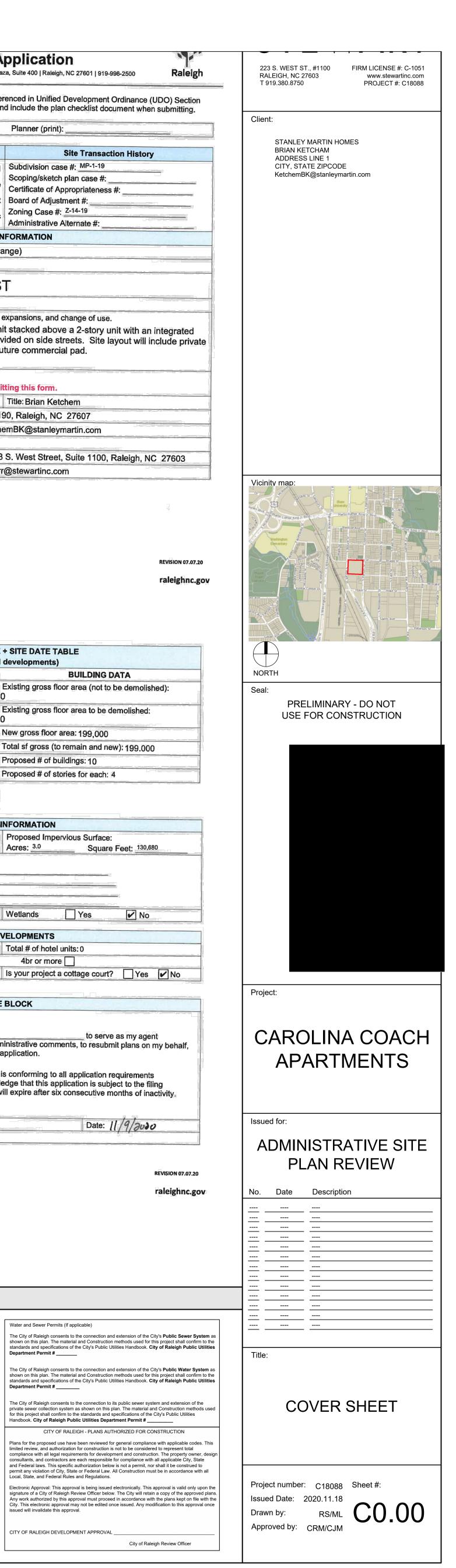
City of Raleigh Review Officer

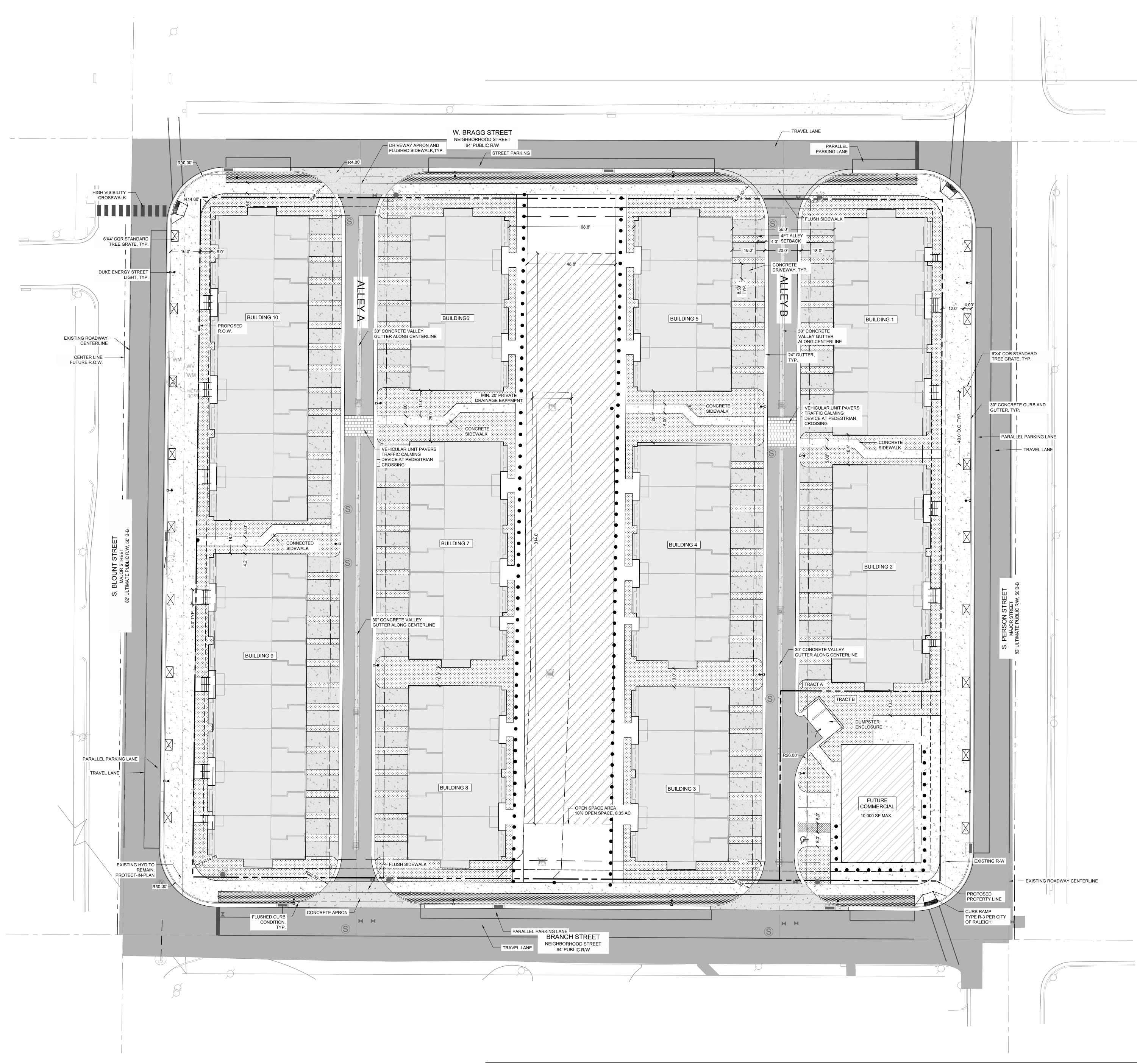
The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and Construction methods used for this project shall confirm to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit #

Water and Sewer Permits (If applicable)

Department Permit # _____

CITY OF RALEIGH DEVELOPMENT APPROVAL





	PROPOSED CURB &	GUTTER	#/C9.XX
	PROPOSED 6' WIDE		#/C9.XX
	STANDARD CROSS	VALK	#/09.77
	PROPOSED SIGN		N/A
 ● 	PROPOSED LIGHT PROPOSED BIKE RA	СК	#/C9.XX #/C9.XX
•	PROPOSED BOLLAR	D	#/C9.XX
	PLANTING AREA ON	SITE	
	PLANTING AREA WI	THIN R.O.W.	
• • •	ACCESSIBLE ROUT	E	
NOTES:			
	ET C0.10 FOR GENERAL	AND SITE NOTES.	
SITE DAT	A:		
ORIGINAL PA	RCEL : 3.84 AC		
PROPOSED F	ARCEL : 3.52 AC (0.32 AC RIGHT (OF WAY DEDICATION)	
	(0.027.07.001.0011.0		
TRACT A : ACREAGE	: 3.3 AC		
BLDG HEI	GHT : 5 STORIES, 55' MA	K	
_	I RESIDENTIAL DWELLING PE: APARTMENT	GUNITS : 100 UNITS	
TRACT B:			
	E : 0.21 AC		
	IGHT : 3 STORIES, 50' MA /I DEVELOPMENT INTENS		
BLDG TY	PE: GENERAL OR MIXED	USE	
	PEN SPACE : 10% MIN. PEN SPACE : 10% MIN		
		,	
	JILDING TYPES : 2 TYPES UILDING TYPES: 2 TYPES		
DEVELOPM		CAROLINA COAC	
SITE ADDRE	:55	1208 S. BLOUNT S RALEIGH, NC 276	
COUNTY OWNER'S N	AME	WAKE	
ADDRESS			
ZONING		EXISTING, IX-3.	PROPOSED PD
OVERLAY PARCEL ARI	ΞΔ	3.51 AC (IMAP S	
DIMENSION	AL STANDARDS		
Area (min.) Area (max.)		N/ N/	
Width (min.) Outdoor Ope	n Space (min.)	N/ 10	
	ucture Setbacks	5	
From side str	eet (min.)	5	
From side lot From rear lot	· · ·	0' o 0' o	-
From alley (m PARKING SE		4	
From primary	v street (min.)	1(
From side str From side lot	()	10 0' 0	
From rear lot From alley (n		0' o 4	-
BUILD-TO	erson Street build-to		
(min/max)		5' /	
-	n in primary build-to ranch Street build-to	55 5' /	
(min/max)	n in side build-to	20	%
HEIGHT Prinicipal buil		5 stories	and 55 '
Accessory st	ructure (max.)	5 stones N/	
FLOOR HEIC Ground floor	GHTS elevation (min.)	C	'
Residential Non-residenti	al	N/ N/	
Ground story	height, floor to ceiling	1	
	eight, floor to ceiling	N/	A
(min.) TRANSPARE	ENCY (NOT REQUIRED	FOR APARTMENT B	UILDING)
Ground story		33	,

Balcony Porch, stoop

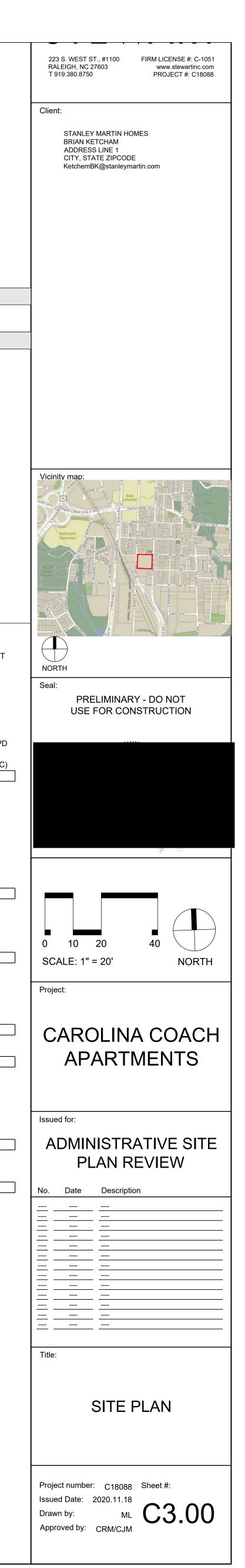
Ground story (min.)

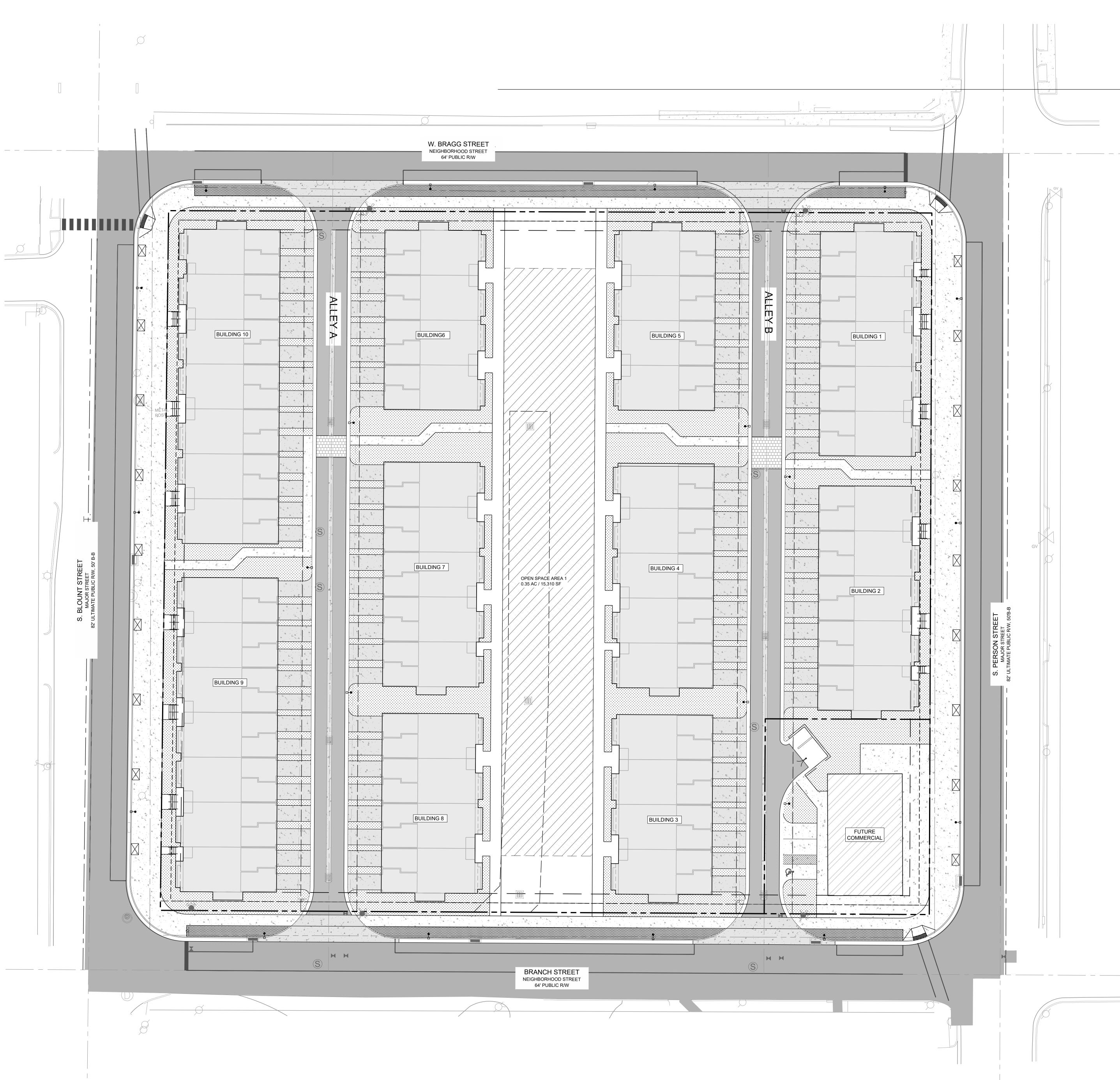
Upper story (min.) Blank wall area (max.)

ALLOWED BUILDING

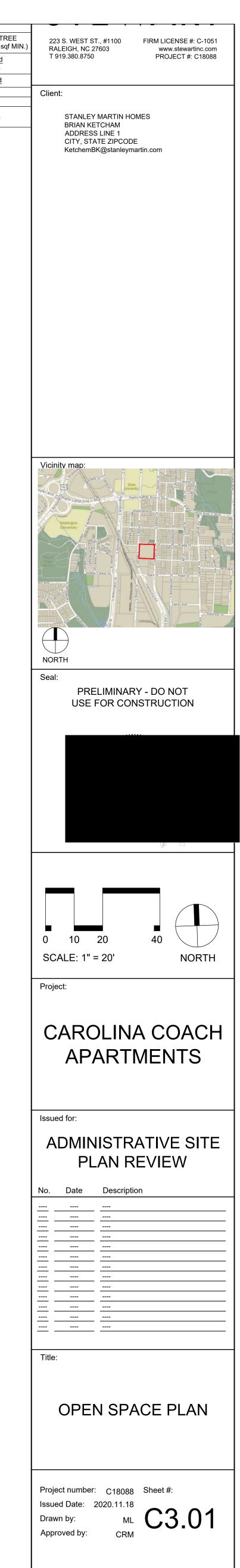
N/A

20'





PARCEL AI	REA : 3.51 AC		
	OUTDOOR AMENITY AREA (10% MIN.)	LINEAR FOOT OF SEAT (1 ft per 50 sqf MIN.)	2" CALIPER TRI (1 tree per 1,000 sqf
	<u>Required</u> 0.35 AC / 15,246 SF	Required 305 ft	<u>Required</u> 16 trees
/ / /	Provided	Provided (ft)	Provided
Area 1	0.35 AC / 15,310 SF	305	16
Total Provided:	0.35 AC / 15,310 SF	305 ft	16 trees



BUILDING 1 AVERAGE CURB TAKEN ON SOUTH PERSO		BUILDING 2 AVERAGE CURB TAKEN ON SOUTH PERSO	
EL: HIGH	275.01	EL: HIGH	271.51
EL: LOW	272.02	EL: LOW	268.50
AVERAGE ELEVATION	273.52	AVERAGE ELEVATION	270.01
BUILDING 9 AVERAGE CURB TAKEN ON SOUTH BLOUI		BUILDING 10 AVERAGE CURB TAKEN ON SOUTH BLOUI	
EL: HIGH	266.90	EL: HIGH	271.62
EL: LOW	264.17	EL: LOW	267.32
AVERAGE ELEVATION	265.69	AVERAGE ELEVATION	269.47

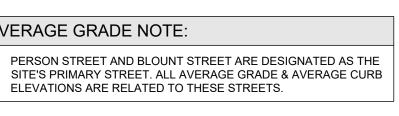
AVERAGE GRADE NOTE ELEVATIONS ARE RELATED TO THESE STREETS.



S. PERSON STREET VIEW - BUILDING 1 EAST ELEVATION



BLOUNT STREET VIEW - BUILDING 9 WEST ELEVATION



TERRACE ACCESS ROOF

ROOF DWELLING +10.5' UNIT HEIGHT:

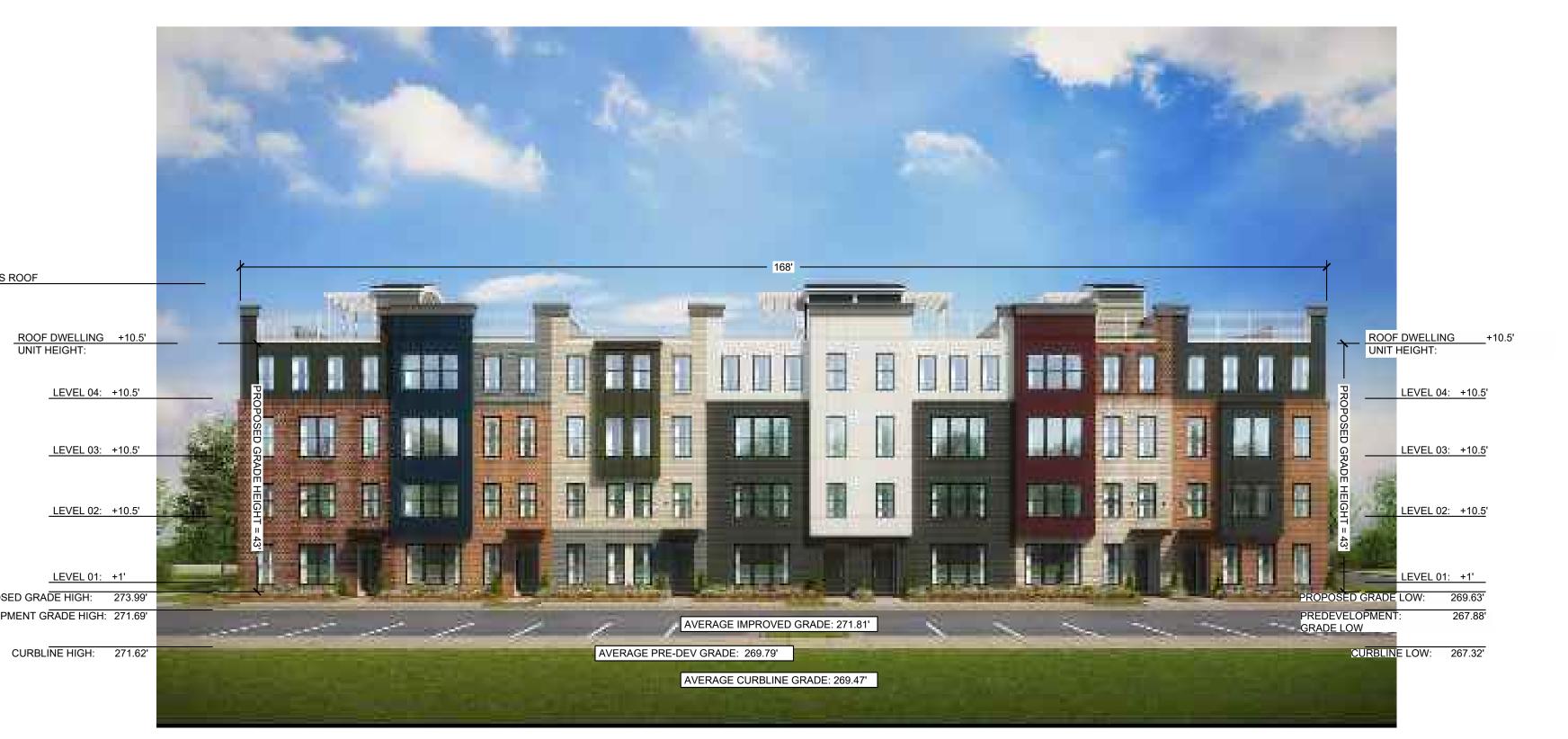
LEVEL 03: +10.5'

LEVEL 02: +10.

LEVEL 01: +1' PROPOSED GRADE PREDEVELOPMENT GRADE LOW CURBLINE LOW:



S. PERSON STREET VIEW - BUILDING 2 EAST ELEVATION



BLOUNT STREET VIEW - BUILDING 10 WEST ELEVATION

TERRACE ACCESS ROOF

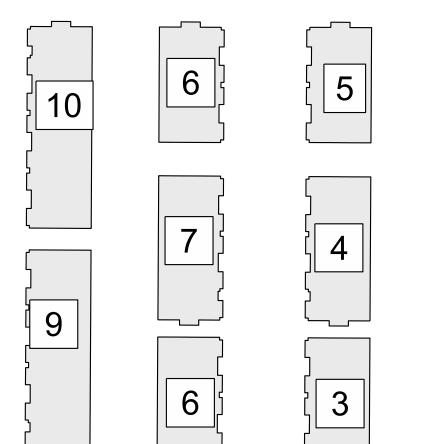
LEVEL 03: +10.5

LEVEL 02: +10.5

LEVEL 01: +1' PROPOSED GRADE HIGH: 273.99' PREDEVELOPMENT GRADE HIGH: 271.69

CURBLINE LOW: 264.17'

265.27



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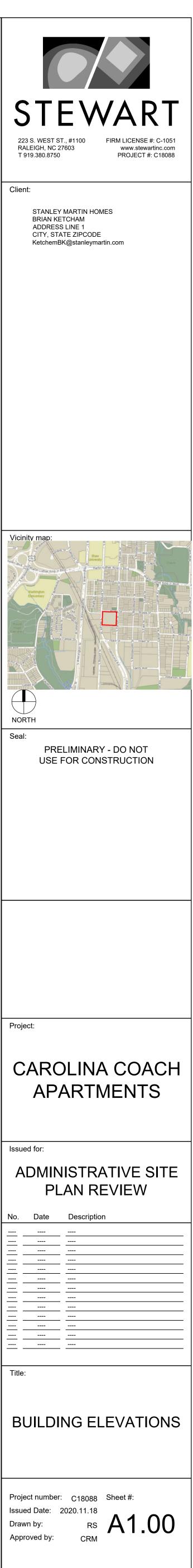
ВГ

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