

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
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Subdivision case #: <u>MP-1-19</u>	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: <u>Z-14-19</u>	
Administrative Alternate #: _____	

GENERAL INFORMATION

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**

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 garage on the 1st floor. Parallel parking will be provided on side streets. Site layout will include private alleys with a courtyard area for open space and a future commercial pad.

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: Stanley Martin Homes	Title: Brian Ketchem
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Address: **4020 Westchase Blvd., Building One, Suite 190, Raleigh, NC 27607**

Phone #: 919-977-8760	Email: KetchemBK@stanleymartin.com
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Applicant Name: **Craig Duerr**

Company: Stewart Inc.	Address: 223 S. West Street, Suite 1100, Raleigh, NC 27603
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Phone #: 919-380-8750	Email: cduerr@stewartinc.com
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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): PD	Existing gross floor area (not to be demolished): 0
	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	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 3.4 Square Feet: 148,104	Proposed Impervious Surface: Acres: 3.0 Square Feet: 130,680
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: Urban Land	
Flood study: N/A	
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: 100	Total # of hotel units: 0
# of bedroom units: 1br <input type="checkbox"/> 2br <input checked="" type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more <input type="checkbox"/>	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

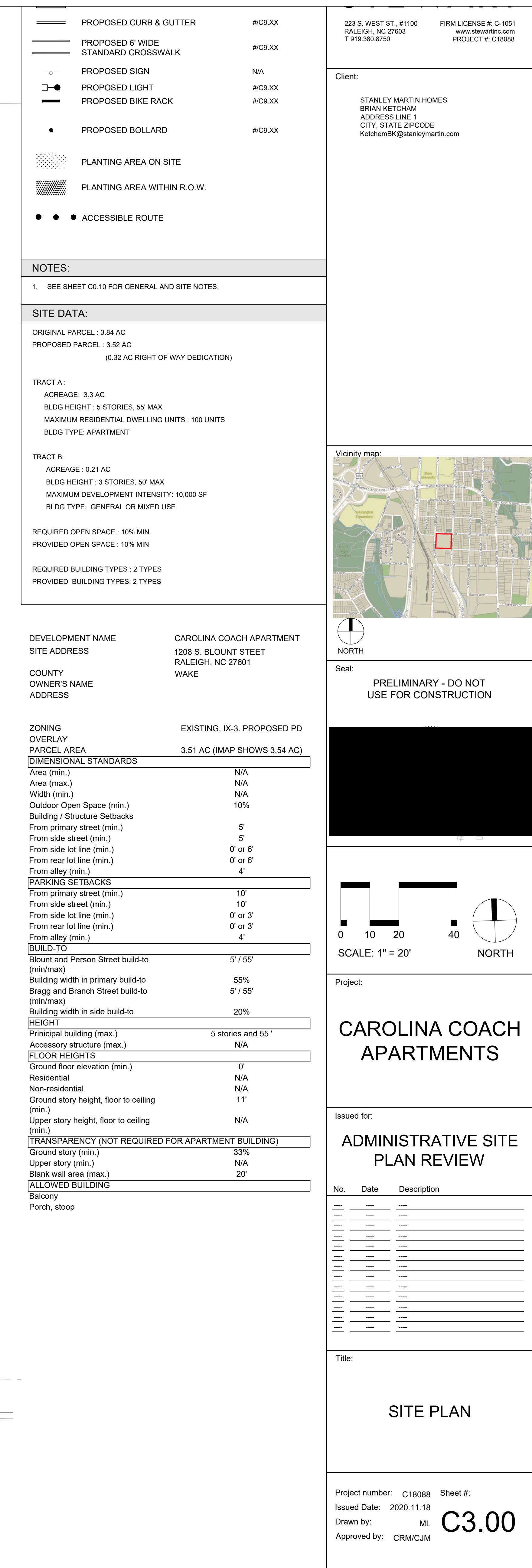
I hereby designate Craig Duerr with Stewart Inc. to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

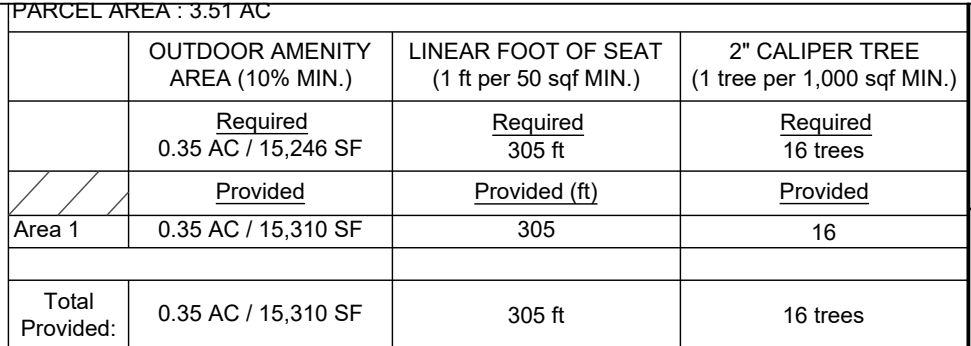
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive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

Signature: 	Date: 11/9/2020
Printed Name: BRIAN KETCHUM	

C0.00

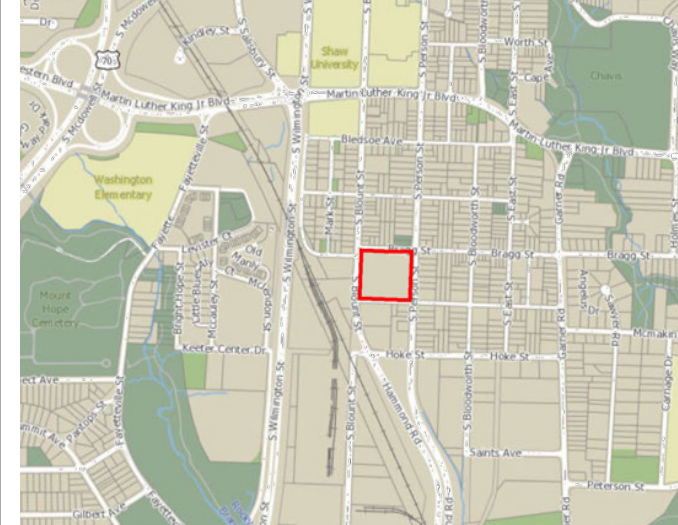
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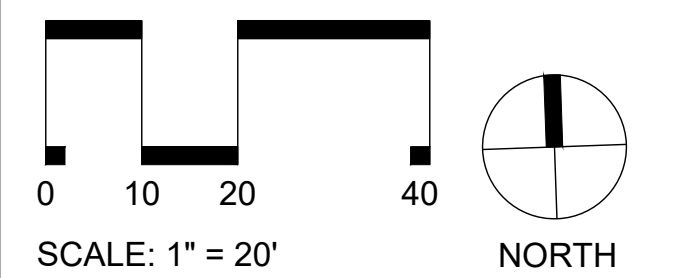
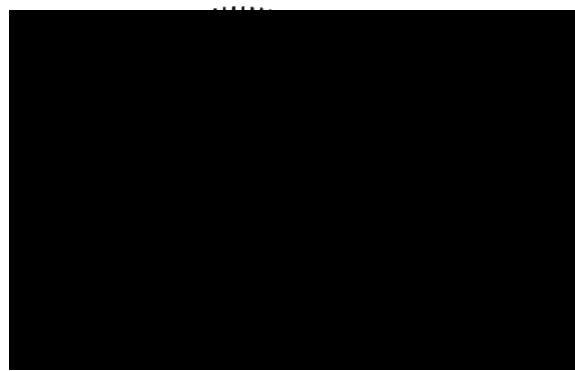
Client:

Vicinity map:



Seal

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:

CAROLINA COACH
APARTMENTS

Issued for:

ADMINISTRATIVE SITE PLAN REVIEW

No.	Date	Description
000001	000001	000001
000002	000002	000002
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Title

OPEN SPACE PLAN

Project number: C18088 Sheet #:

Issued Date: 2020.11.18

Drawn by:

Drawn by:
A. ...

C3.01



Client:

Vicinity map:



Project:

ssued for:

No.	Date	Description
1000	2000-01-01	Initial deposit
1001	2000-01-05	Withdrawal
1002	2000-01-10	Deposit
1003	2000-01-15	Withdrawal
1004	2000-01-20	Deposit
1005	2000-01-25	Withdrawal
1006	2000-02-01	Deposit
1007	2000-02-05	Withdrawal
1008	2000-02-10	Deposit
1009	2000-02-15	Withdrawal
1010	2000-02-20	Deposit
1011	2000-02-25	Withdrawal
1012	2000-03-01	Deposit
1013	2000-03-05	Withdrawal
1014	2000-03-10	Deposit
1015	2000-03-15	Withdrawal
1016	2000-03-20	Deposit
1017	2000-03-25	Withdrawal
1018	2000-04-01	Deposit
1019	2000-04-05	Withdrawal
1020	2000-04-10	Deposit
1021	2000-04-15	Withdrawal
1022	2000-04-20	Deposit
1023	2000-04-25	Withdrawal
1024	2000-05-01	Deposit
1025	2000-05-05	Withdrawal
1026	2000-05-10	Deposit
1027	2000-05-15	Withdrawal
1028	2000-05-20	Deposit
1029	2000-05-25	Withdrawal
1030	2000-06-01	Deposit
1031	2000-06-05	Withdrawal
1032	2000-06-10	Deposit
1033	2000-06-15	Withdrawal
1034	2000-06-20	Deposit
1035	2000-06-25	Withdrawal
1036	2000-07-01	Deposit
1037	2000-07-05	Withdrawal
1038	2000-07-10	Deposit
1039	2000-07-15	Withdrawal
1040	2000-07-20	Deposit
1041	2000-07-25	Withdrawal
1042	2000-08-01	Deposit
1043	2000-08-05	Withdrawal
1044	2000-08-10	Deposit
1045	2000-08-15	Withdrawal
1046	2000-08-20	Deposit
1047	2000-08-25	Withdrawal
1048	2000-09-01	Deposit
1049	2000-09-05	Withdrawal
1050	2000-09-10	Deposit
1051	2000-09-15	Withdrawal
1052	2000-09-20	Deposit
1053	2000-09-25	Withdrawal
1054	2000-10-01	Deposit
1055	2000-10-05	Withdrawal
1056	2000-10-10	Deposit
1057	2000-10-15	Withdrawal
1058	2000-10-20	Deposit
1059	2000-10-25	Withdrawal
1060	2000-11-01	Deposit
1061	2000-11-05	Withdrawal
1062	2000-11-10	Deposit
1063	2000-11-15	Withdrawal
1064	2000-11-20	Deposit
1065	2000-11-25	Withdrawal
1066	2000-12-01	Deposit
1067	2000-12-05	Withdrawal
1068	2000-12-10	Deposit
1069	2000-12-15	Withdrawal
1070	2000-12-20	Deposit
1071	2000-12-25	Withdrawal
1072	2001-01-01	Final balance

Title:

Project number: C18088 Sheet #:

ssued Date: 2020.11.18

Drawn by: RS

Approved by: CRM

A1.01

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 the applicant are 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. 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. The applicant must submit a printed set of the approved plans to the City to 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