



# 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): \_\_\_\_\_

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input checked="" type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: <u>N/A</u>	
<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>N/A</u>	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: <u>N/A</u>	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: <u>N/A</u>	
		Zoning Case #: <u>N/A</u>	
		Administrative Alternate #: <u>N/A</u>	
GENERAL INFORMATION			
Development name: Cottages of Idlewild			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 907 E Lane St, 913 E Lane St, 301 Idlewild Ave, Raleigh, NC 27601			
Site P.I.N.(s): 1714007339, 1714007470, 1714009410			
Please describe the scope of work. Include any additions, expansions, and change of use.  This project proposes a cottage court with 17 new dwelling units on a 1.17 acre site which will require construction of a driveway, parking, utilities, and drainage. The site is currently vacant and will be utilized for single-unit living and two-unit living.			
Current Property Owner/Developer Contact Name: Michael Linsenmeyer (City of Raleigh)			
<b>NOTE: please attach purchase agreement when submitting this form.</b> Please see attached letter			
Company: N/A		Title: Project Manager	
Address: One City Plaza, Suite 1200, 421 Fayetteville St., Raleigh, NC 27601			
Phone #: 919-996-6934		Email: Michael.Linsenmeyer@raleighnc.gov	
Applicant Name: Jordan J. Boggess, P.E.			
Company: Wetherill Engineering Inc.		Address: 1223 Jones Franklin Rd. Raleigh, NC 27606	
Phone #: 919-851-8077		Email: jboggess@wetherilleng.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): R-10	Existing gross floor area (not to be demolished): 0 S.F.
	Existing gross floor area to be demolished: 0 S.F.
Gross site acreage: 1.17 AC.	New gross floor area: 21,478 S.F.
# of parking spaces required: 17	Total sf gross (to remain and new): 21,478 S.F.
# of parking spaces proposed: 25	Proposed # of buildings: 9
Overlay District (if applicable): -NCOD	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Single-Unit and Two-Unit Living	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: <u>0.10</u> Square Feet: <u>4,350</u>	Proposed Impervious Surface: Acres: <u>0.75</u> Square Feet: <u>32,725</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: <u>N/A</u>	
Alluvial soils: <u>N/A</u>	
Flood study: <u>N/A</u>	
FEMA Map Panel #: <u>3720171400J</u>	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 17	Total # of hotel units: N/A
# of bedroom units: 1br N/A 2br 8 3br 9 4br or more N/A	
# of lots: N/A	Is your project a cottage court? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**SIGNATURE BLOCK**

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Jordan J. Boggess, P.E. will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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 180 days of inactivity.

Signature: <u>Jordan J. Boggess</u>	Date: <u>4/11/2022</u>
Printed Name: Jordan J. Boggess, P.E.	

H
VING AND TWO-UNIT LIVING
P14007470, 1714009410
(1 S.F.)
(4 S.F.)
RT
BORHOOD CONSERVATION OVERLAY DISTRICT)
= 14.53 DU/AC
J.
S.F. PER UNIT OVER FOUR
UNITS X 550 S.F. PER UNIT = 9,250 S.F.
S.F.)
: 0.27 AC. (11,688 S.F.)
(15,328 S.F.)
AC. (4,577 S.F.)
S: 0.02 AC. (1,013 S.F.)
(32,725 S.F.) [64.5%]

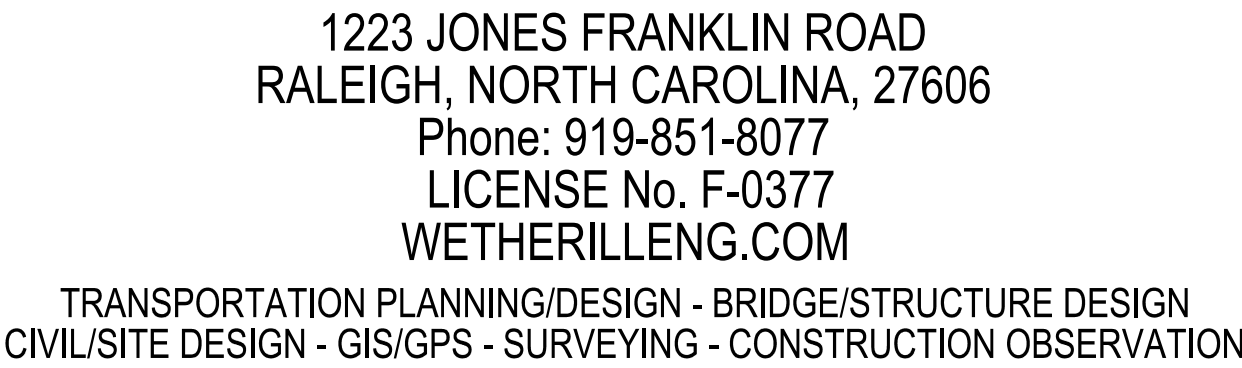
2.2.A and therefore exempt from the active

ble to this site due to the parcel being less than 2 acres

**(TCPED) NOTES:**

any street, lane, or  
 vices. Please direct any  
 k on any public street or  
 ay Services through the  
 meeting with the  
 is of the approved plan, and  
 rements and standards,  
 y impaired and/or people  
 uring construction shall be  
 uidelines (PROWAG), the  
 ffic Control Devices

PUBLIC IMPROVEMENT QUANTITY TABLE	
PHASE NUMBER(S)	N/A
NUMBER OF LOT(S)	1
LOT NUMBER(S) BY PHASE	N/A
NUMBER OF UNITS	17
LIVABLE BUILDINGS	9
OPEN SPACE?	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0 LF
PUBLIC SEWER (LF)	198 LF
PUBLIC STREET (LF) - FULL	0 LF
PUBLIC STREET (LF) - PARTIAL	0 LF
PUBLIC SIDEWALK (LF) - FULL	0 LF
PUBLIC SIDEWALK (LF) - PARTIAL	452 LF
STREET SIGNS (LF)	0 LF
WATER SERVICE STUBS	17
SEWER SERVICE STUBS	17



**OWNER:**

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CITY OF RALEIGH  
421 FAYETTEVILLE ST, STE 1200,  
RALEIGH, NC 27601  
ATTN: MICHAEL LINSSENMEYER  
919-996-6934

**DEVELOPER:**

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**RALEIGH AREA LAND TRUST**  
**900 S WILMINGTON ST.**  
**RALEIGH, NC 27601**  
**ATTN: RHETT FUSSELL**  
**503-333-5774**

**ARCHITECT**

---

**HAVEN VENTURES, LLC.**  
**800 N. MANGUM STREET SUITE A**  
**DURHAM, NC 27701**  
**ATTN: ROBYN HEEKS**  
**919-627-2968**

**ENGINEER:**

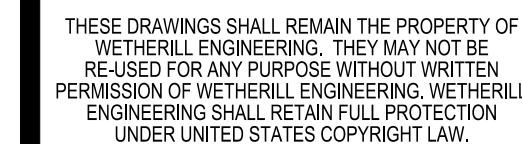
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**WETHERILL ENGINEERING INC.**  
1223 JONES FRANKLIN RD  
RALEIGH, NC 27606  
ATTN: JORDAN BOGGESE, PE  
919-851-8077

Sheet List Table		
Sheet Number	Sheet Title	Issue Date
CVR	Cover Sheet	4/5/2022
APP	ASR Application	
CIVIL - SITE		
C001	Notes, Legend and Abbreviations	4/5/2022
C101	Existing Conditions and Demolition	4/5/2022
C201	Site Layout	4/5/2022
C301	Grading & Drainage Plan	4/5/2022
C302	Drainage Profiles	4/5/2022
C303	Erosion Control - Phase 1	4/5/2022
C304	Erosion Control - Phase 2	4/5/2022
C401	Utility Plan	4/5/2022
C701	Details	4/5/2022
C702	Details	4/5/2022
C703	Details	4/5/2022
C704	Details	4/5/2022
C705	Details	4/5/2022
C706	Details	4/5/2022
C707	Details	4/5/2022
C708	Details	4/5/2022
LANDSCAPE		
L101	Landscape Plans	4/5/2022
L201	Landscape Details	4/5/2022
ARCHITECTURAL		
B - A1.00	Baylock Floor Plans	4/5/2022
B - A3.00	Baylock Elevations	4/5/2022
F - A1.00	Faison Floor Plans	4/5/2022
F - A3.00	Faison Elevations	4/5/2022
J - A1.00	Jones Floor Plans	4/5/2022
J - A3.00	Jones Elevations	4/5/2022
JF - A1.00	Jeffers Floor Plans	4/5/2022
JF - A3.00	Jeffers Elevations	4/5/2022
M - A1.00	McDougald Floor Plans	4/5/2022
M - A3.00	McDougald Elevations	4/5/2022
P - A1.00	Puley Floor Plans	4/5/2022
P - A3.00	Puley Elevations	4/5/2022

COTTAGES OF IDLEWILD - PRJ # 22301.03

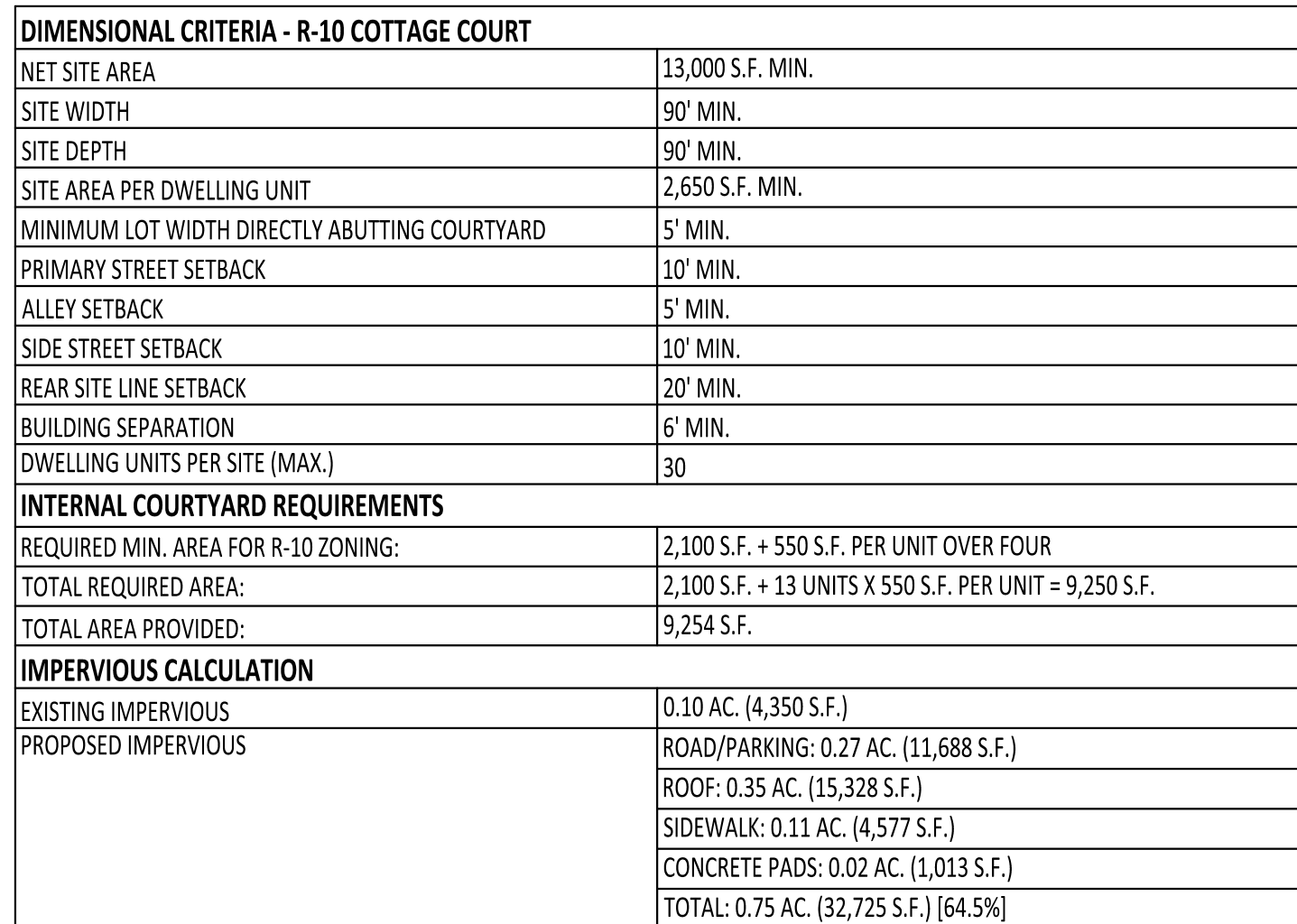




301 IDLEWILD AVE. - RALEIGH, NC  
WAKE COUNTY, NORTH CAROLINA - 1.17 ACRES

[illegible]

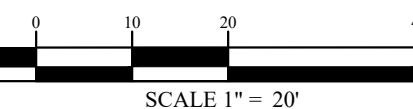
C201



1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED.
2. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS REQUIRED IN SPECIS. ALL PAINTS SHALL BE SLIP-RESISTANT.
3. ALL RADI TO BE 3'-0" BOC UNLESS OTHERWISE NOTED.
4. ALL SIGNS AND RETAINING WALLS MUST BE PERMITTED SEPARATELY.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS AND ALL OTHER LOCAL REQUIREMENTS BASED ON IT.

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. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid:

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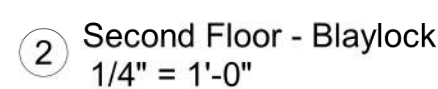
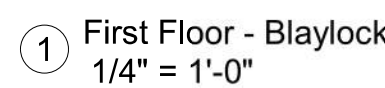


## Raleigh, North Carolina

REV NO	REV DATE
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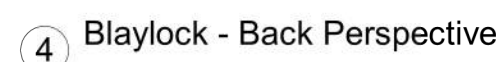
## Blaylock Floor Plans

B-A1.00

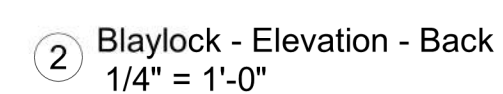
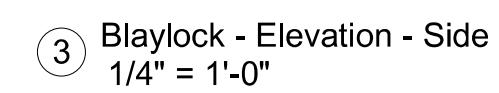
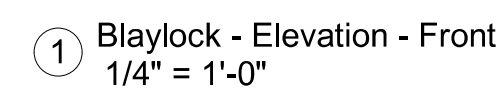


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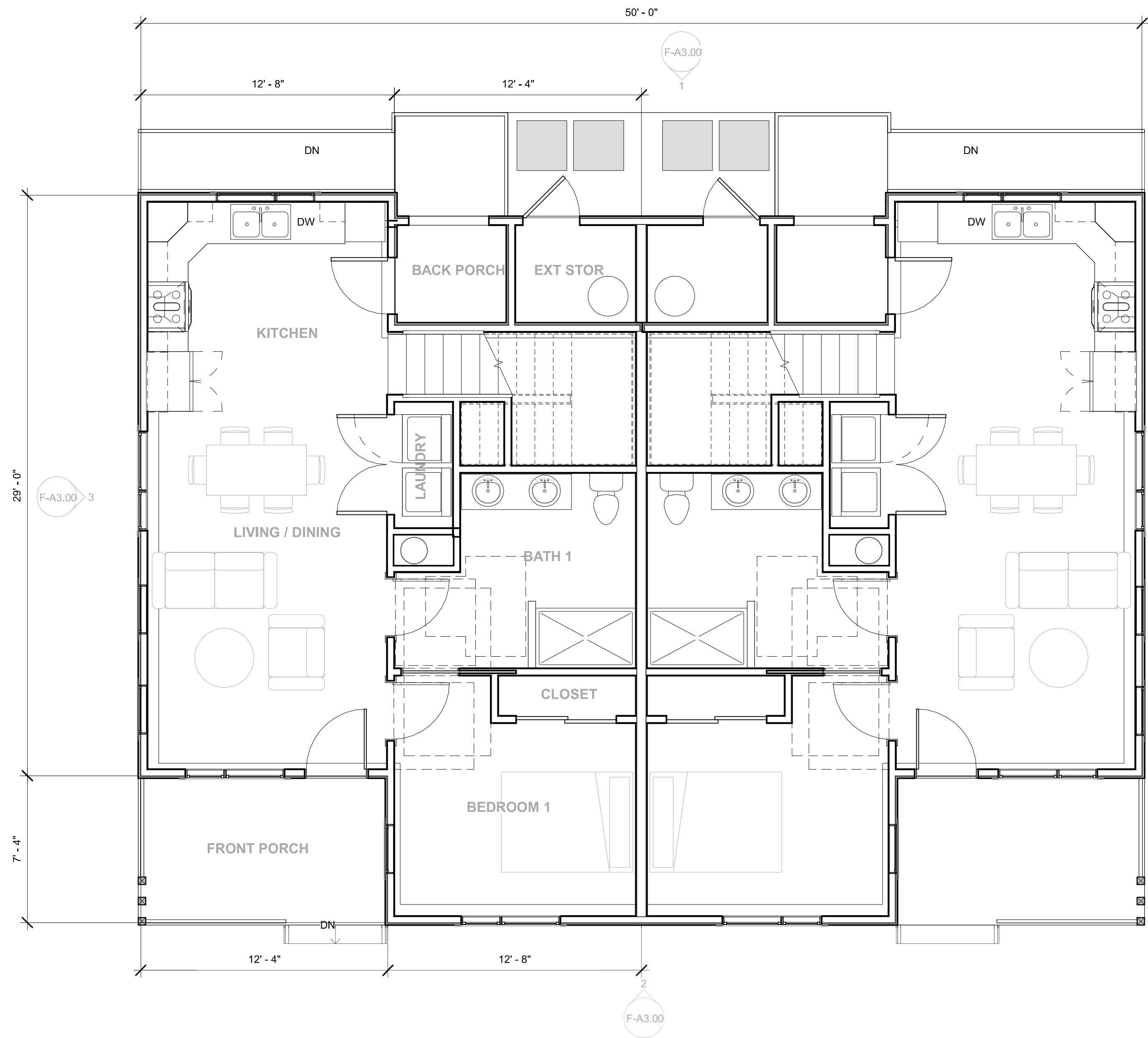
REVISION SCHEDULE	
EV NO	REV DATE

TE: 04/05/2022

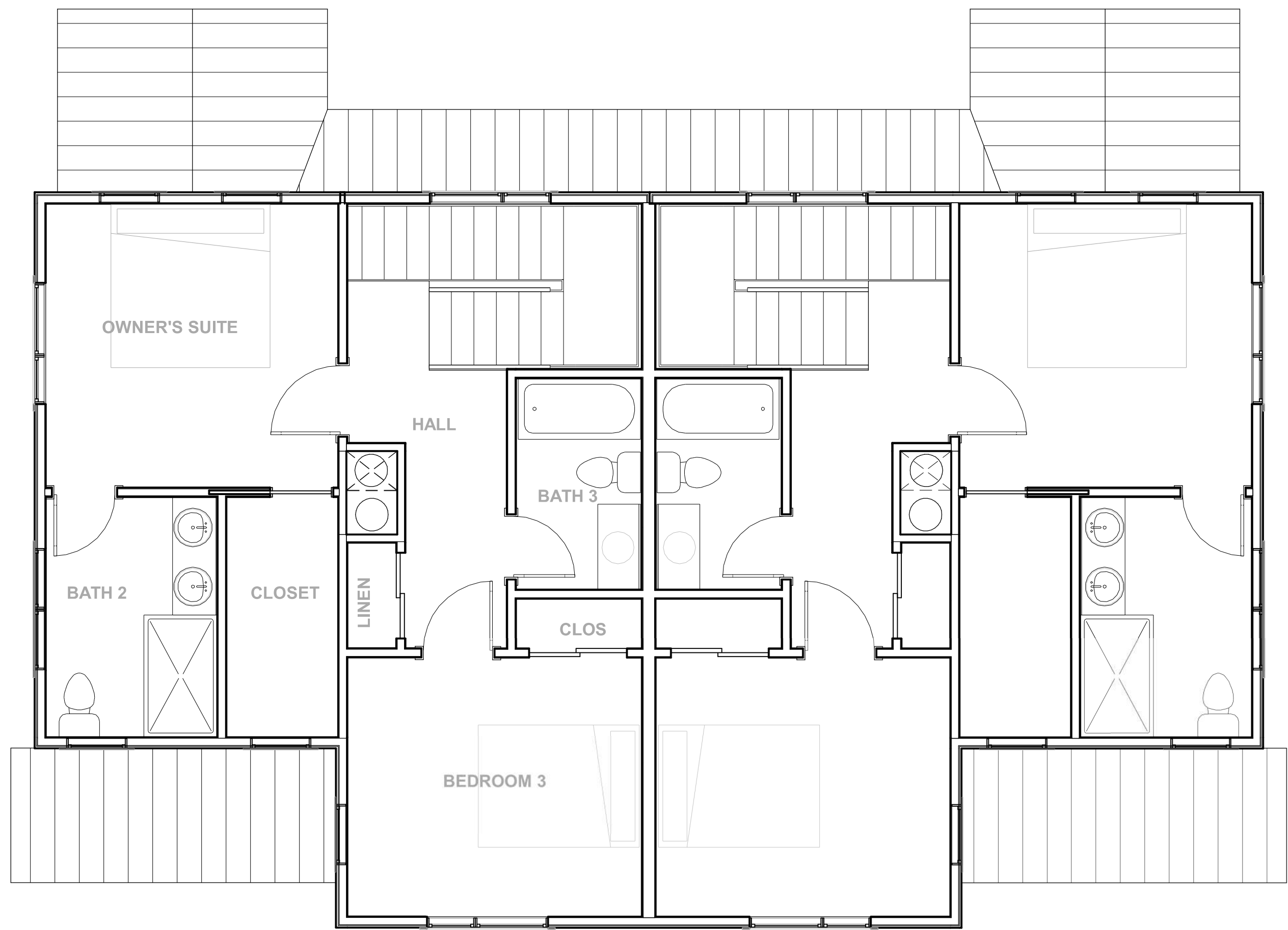
## Blaylock elevations

B-A3.00





① First Floor - Faison  
1/4" = 1'-0"



② Second Floor - Faison  
1/4" = 1'-0"

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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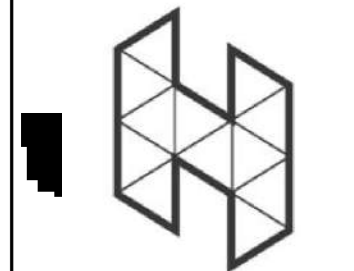
City of Raleigh Development Approval \_\_\_\_\_



③ Faison - Front Perspective



④ Faison - Back Perspective



HAVEN DESIGN|BUILD  
727 N. MANGUM ST., STE #200  
DURHAM, NC. 27701  
919.499.1002  
HAVENDSIGNBUILD.ORG

Cottages of Idlewild || The Faison  
Raleigh, North Carolina

REVISION SCHEDULE

REV NO | REV DATE

DATE: 04/05/2022

Faison Floor Plans

F-A1.00



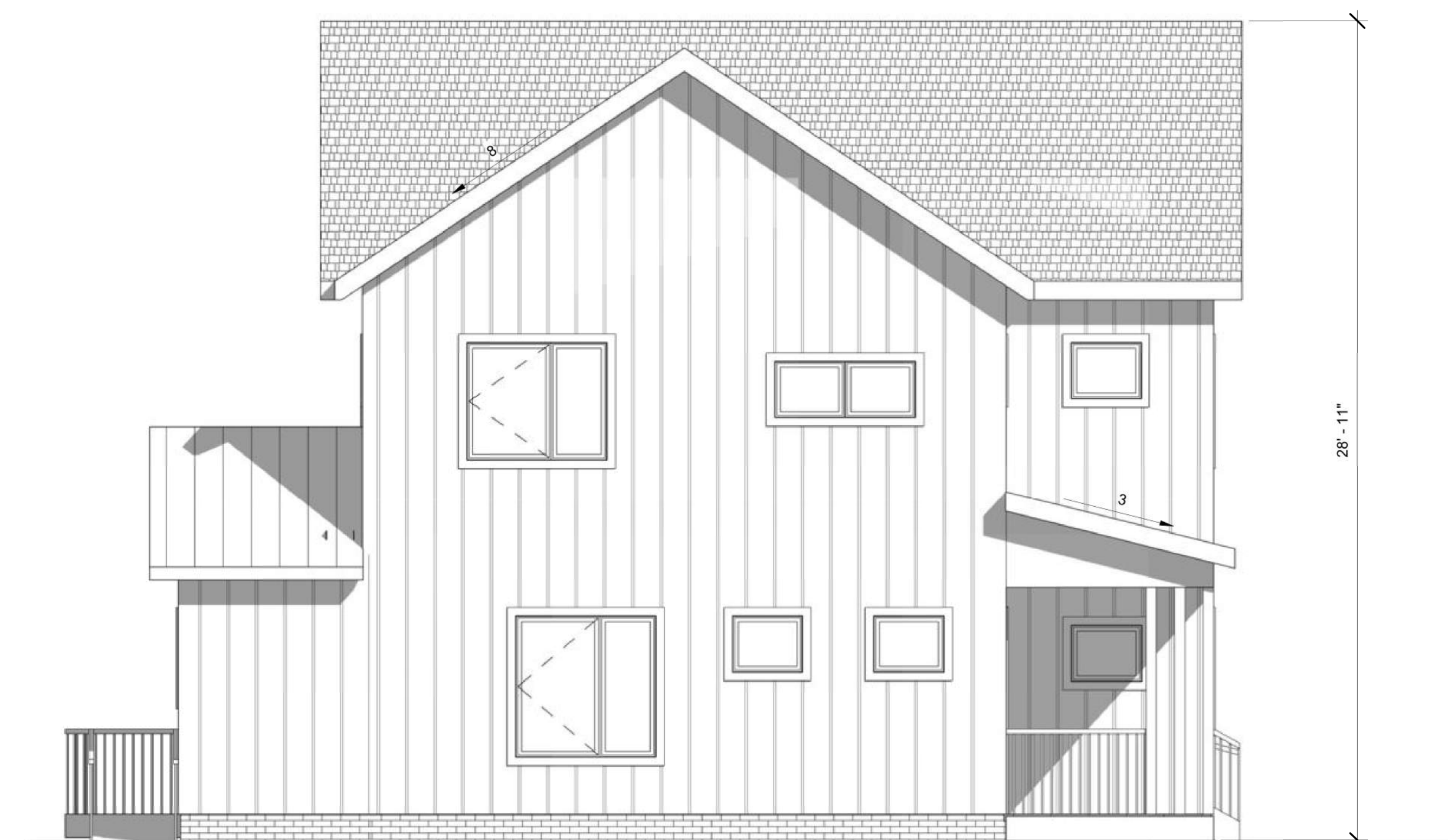


**Cottages of Idlewild || The Faison**  
Raleigh, North Carolina

REV NO	REV DATE
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## Faison Elevations

F-A3.00



② Faison - Elevation Front  
1/4" = 1'-0"



① Faison - Elevation - Back  
1/4" = 1'-0"

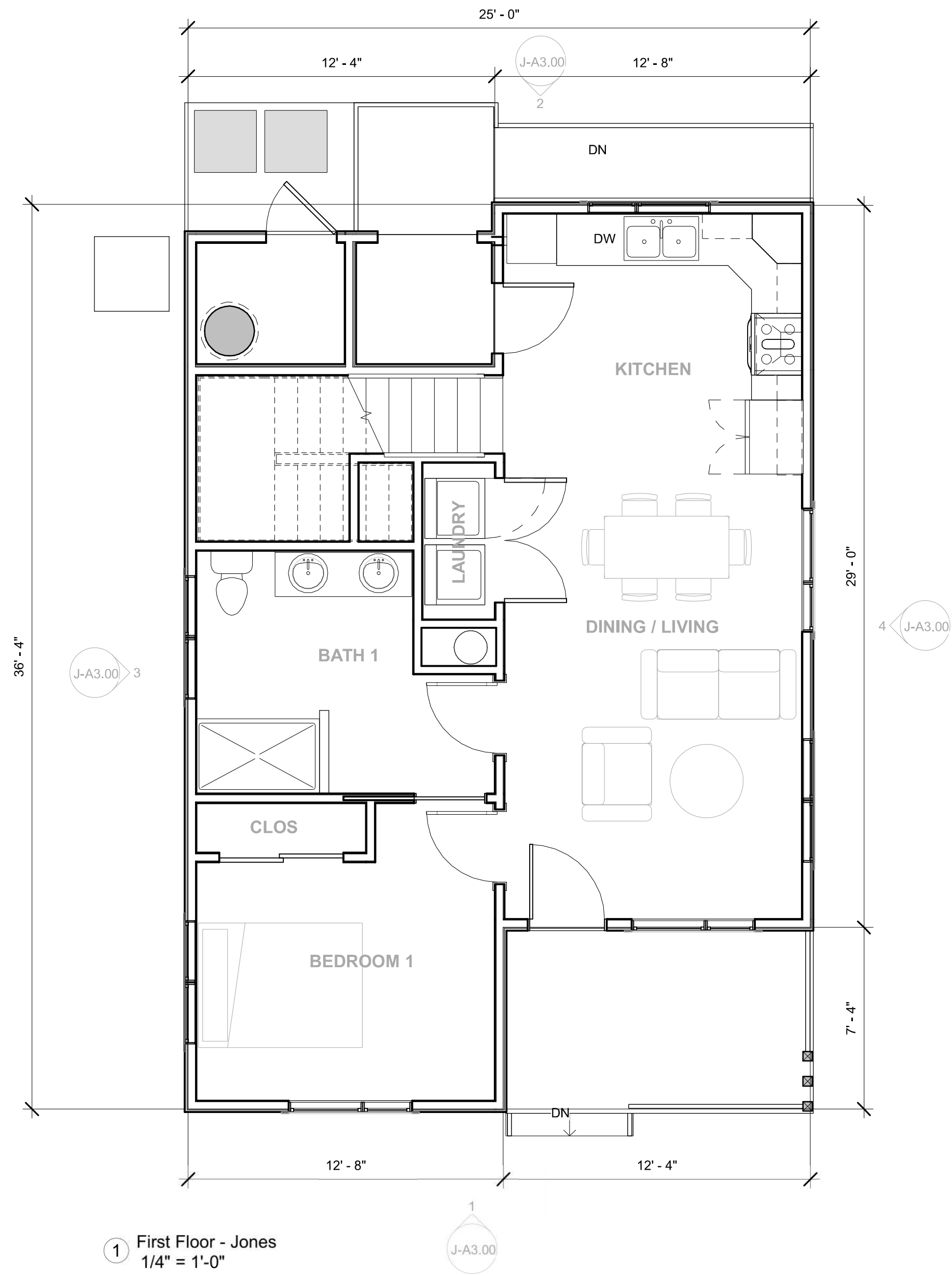
③ Faison - Elevation - Side  
1/4" = 1'-0"

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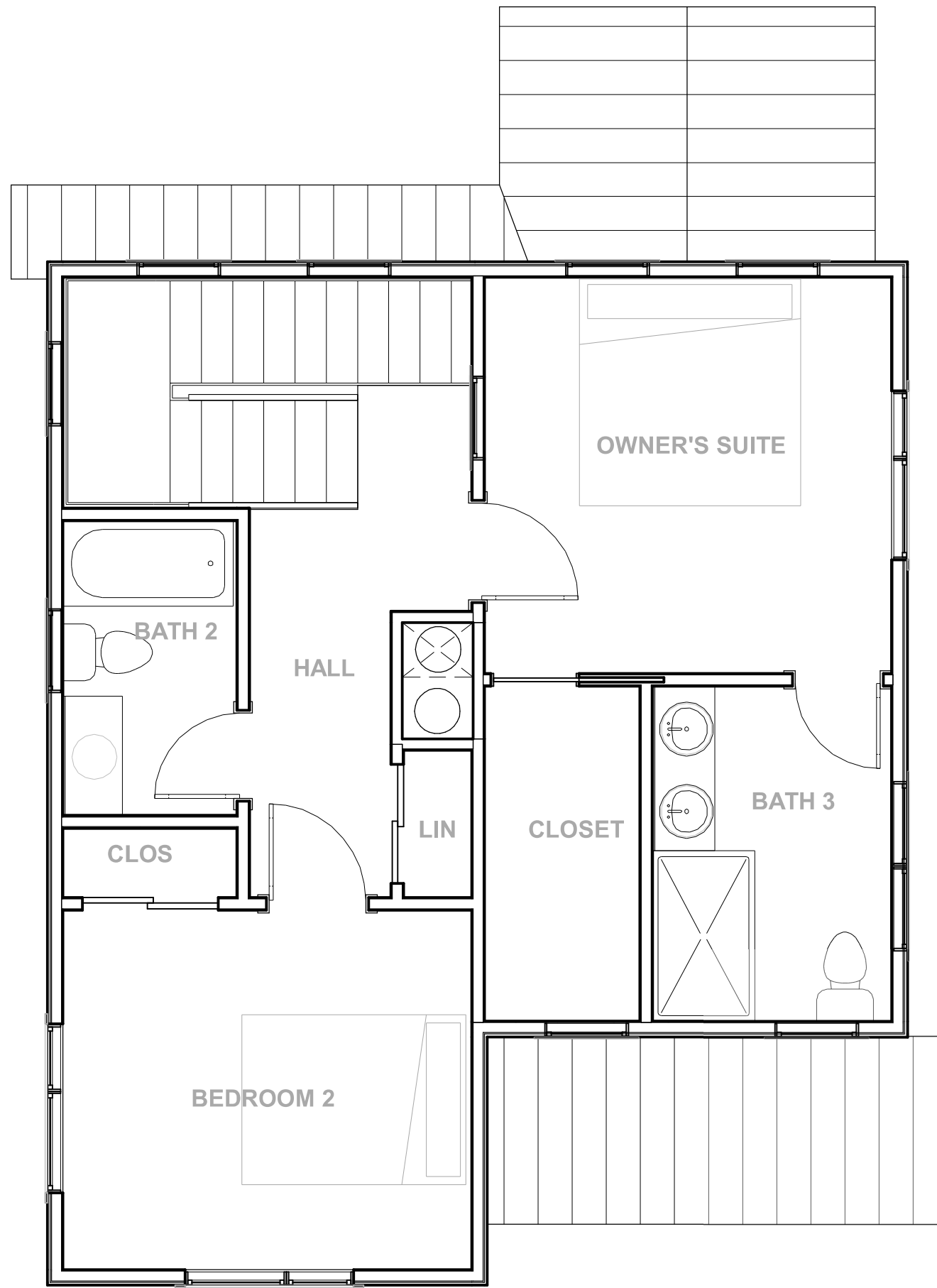




1 First Floor - Jones  
1/4" = 1'-0"



3 Jones - Front Perspective



2 Second Floor - Jones  
1/4" = 1'-0"



4 Jones Back Perspective

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## Cottages of Idlewild || The Jones

Raleigh, North Carolina

#### REVISION SCHEDULE

REV NO	REV DATE
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DATE: 04/05/2022

Jones Floor Plans

J-A1.00





③ Jones - Elevation - Side 1  
1/4" = 1'-0"



④ Jones - Elevation - Side 2  
1/4" = 1'-0"



② Jones - Elevation - Back  
1/4" = 1'-0"

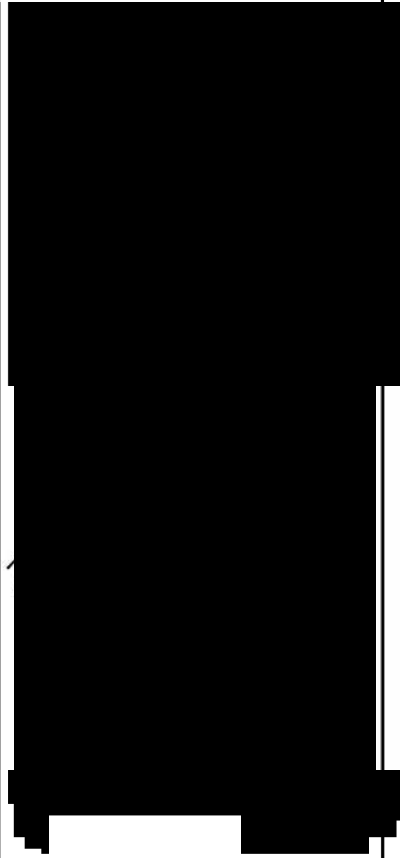


① Jones - Elevation - Front  
1/4" = 1'-0"

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REVISION SCHEDULE

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DATE: 04/05/2022

Jones Elevations

J-A3.00





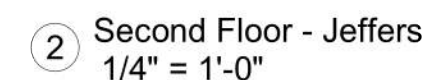
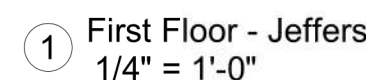
**Cottages of Idlewild || The Jeffers**  
Raleigh, North Carolina

REVISION SCHEDULE	
REV NO	REV DATE

DATE: 04/05/2022

## Jeffers Floor Plans

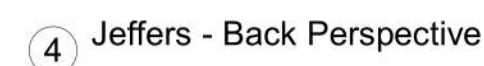
JF-A1.00



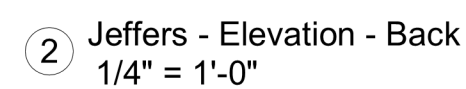
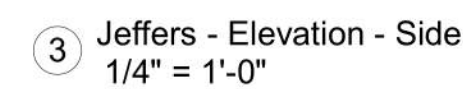
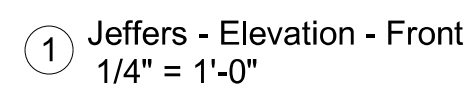
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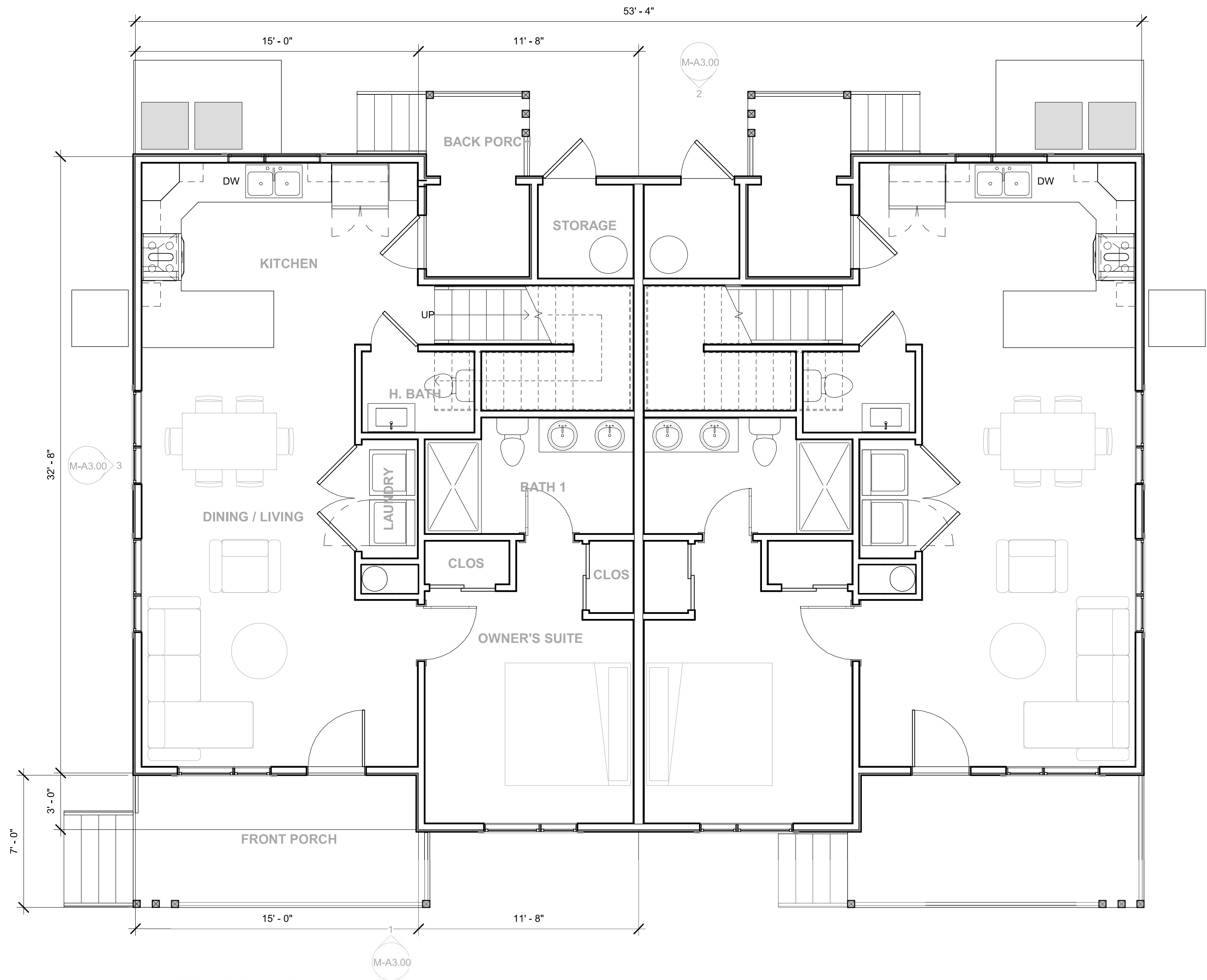
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DATE: 04/05/2022

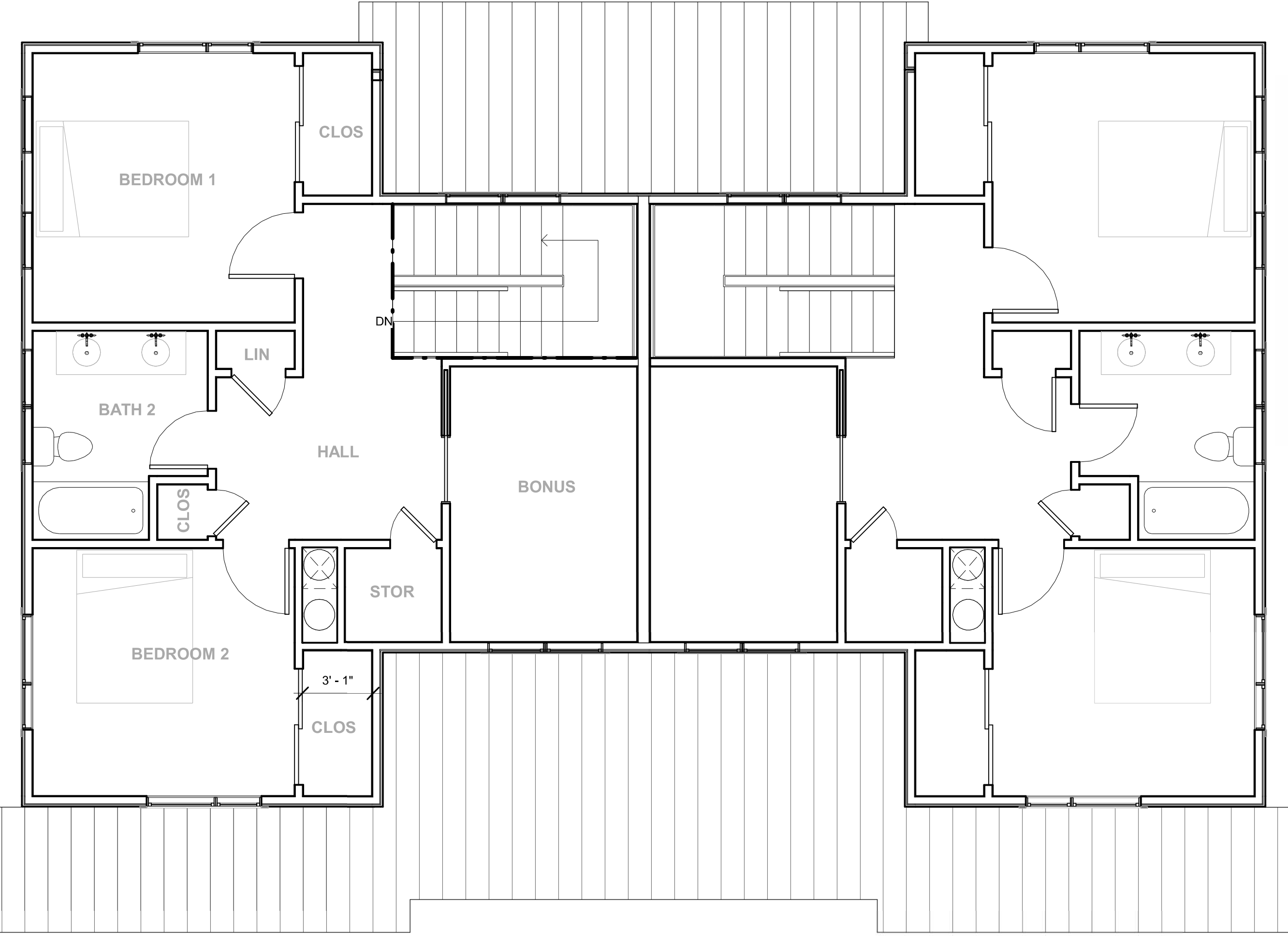
## Jeffers Elevations

JF-A3.00





① First Floor - McDougald  
1/4" = 1'-0"



② Second Floor - McDougald  
1/4" = 1'-0"

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③ McDougald - Front Perspective



④ McDougald - Back Perspective



REVISION SCHEDULE

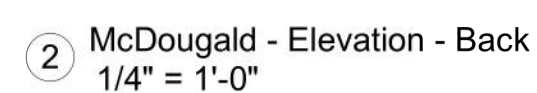
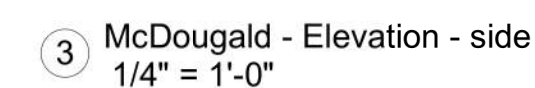
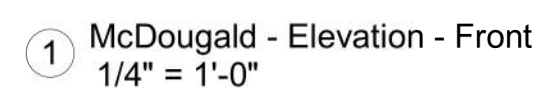
REV NO	REV DATE
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DATE: 04/05/2022

**McDougald Floor Plans**





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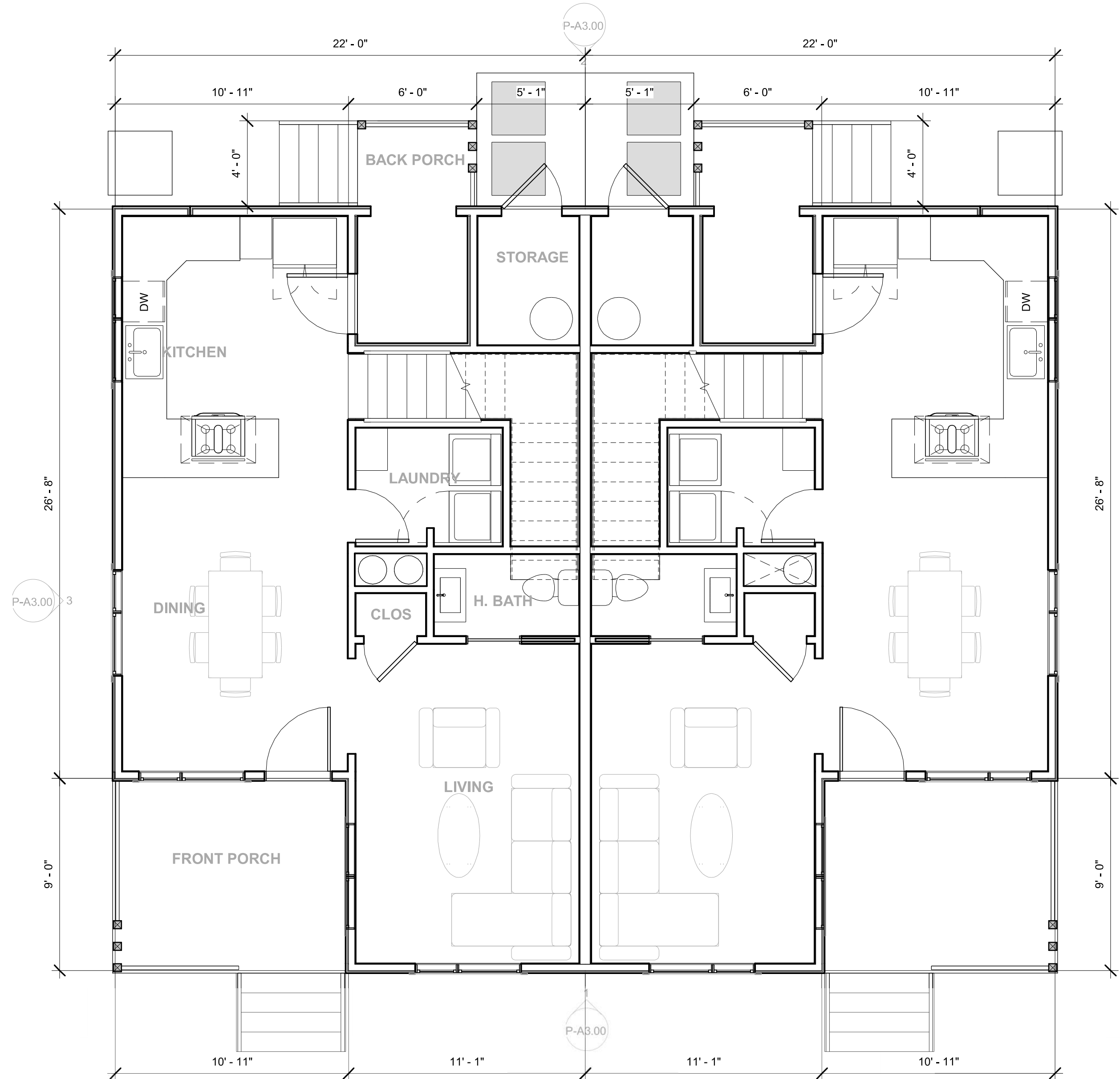
REVISION SCHEDULE	
REV NO	REV DATE

DATE: 04/05/2022

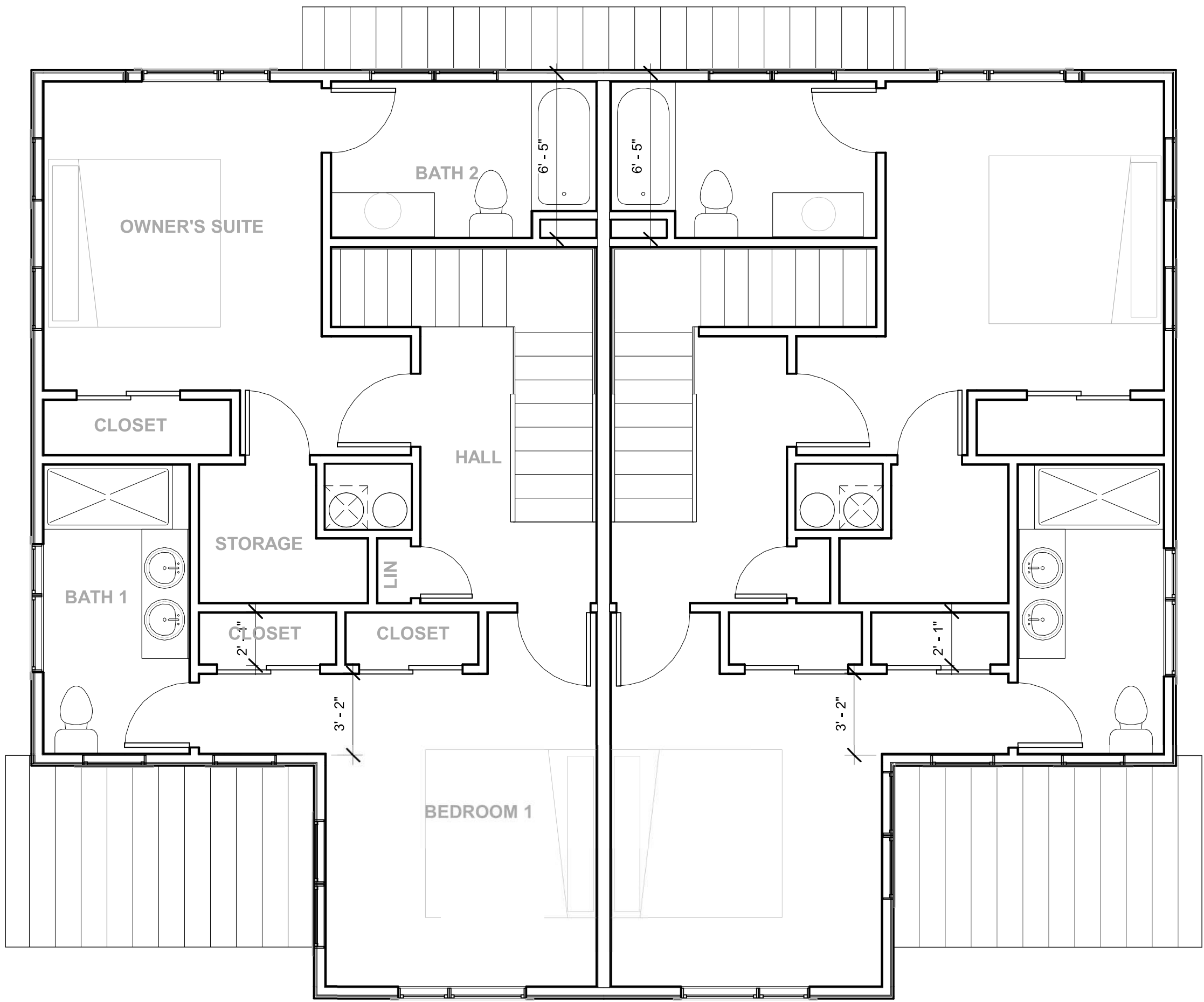
## McDougal Elevations

M-A3.00





1 First Floor - Pulley  
1/4" = 1'-0"



2 Second Floor - Pulley  
1/4" = 1'-0"

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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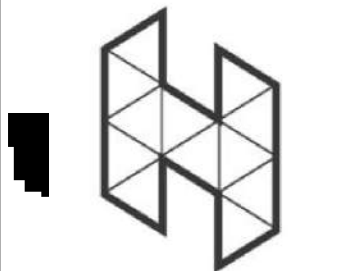
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3 Pulley - Front Perspective



4 Pulley - Back Perspective



HAVEN DESIGN|BUILD  
727 N. MANGUM ST., STE #200  
DURHAM, NC, 27701  
919.499.1002  
HAVENDSIGNBUILD.ORG

Cottages of Idlewild || The Pulley  
Raleigh, North Carolina

REVISION SCHEDULE

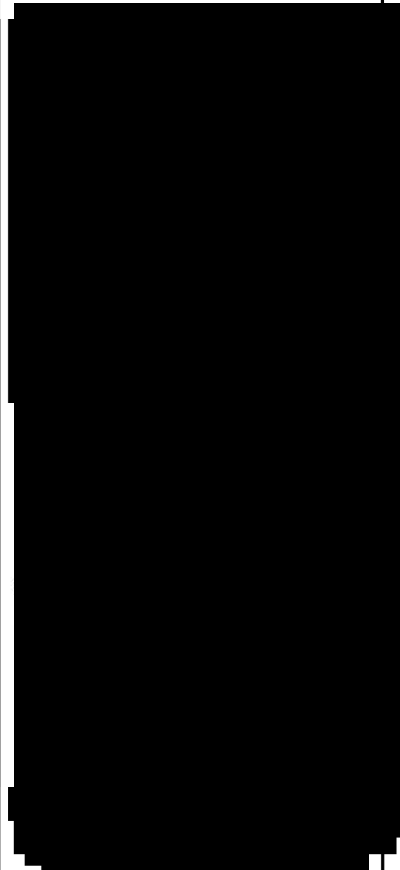
REV NO	REV DATE
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DATE: 04/05/2022

Pulley Floor Plans

P-A1.00





Cottages of Idlewild || The Pulley

Raleigh, North Carolina



① Pulley - Elevation - Front  
1/4" = 1'-0"



③ Pulley - Elevation - Side  
1/4" = 1'-0"



② Pulley - Elevation - Back  
1/4" = 1'-0"

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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Pulley Elevations

P-A3.00