



Administrative Approval Action

Case File / Name: ASR-0053-2021
DSLC - Glenwood South Towns

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located at the northwest corner of N Boylan Avenue and W North Street, with common street addresses of 401 and 405 N Boylan Avenue, and 708 and 710 W North Street.

REQUEST: Development of 3 apartment buildings containing a total of 16 dwelling units and a total gross size of 30,993 square feet. The site consists of two proposed lots totaling approximately 0.77 acres zoned OX-3-DE in the North Boylan Neighborhood NCOD.

Variance (BOA-45-21) approved granting a 5' increase to the maximum building height requirement set forth in UDO Section 5.4.3.F.10.c for each building, a 4' reduction to the front wall offset length requirement set forth in UDO Section 3.4.4.F.2 for Buildings 1 and 2, and complete relief from the primary street-facing entrance requirement set forth in UDO Section 3.4.4.E.1 for proposed Unit 10 in Building 2 along N Boylan Avenue.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 19, 2021 by J DAVIS ARCHITECTS.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a commercial subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
3. A stormwater operations and maintenance manual and budget shall be approved for the proposed offsite flood rise control device (underground pipe detention) (UDO 9.2).
4. A Downstream flood rise analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any site permit (UDO 9.2.2.A.4.b.ii).



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☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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<input checked="" type="checkbox"/>	Cross Access Agreements Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A cross access agreement among the lots identified as (created) Lot 1 and Lot 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Stormwater

4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for offsite Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
7. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).



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☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A recombination map shall be recorded recombining the existing lots into two lots consistent with that shown in ASR-0053-2021.
2. A demolition permit shall be obtained for the existing buildings on site.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. A public infrastructure surety for (9) street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

7. A tree impact permit must be obtained for the removal of (11) trees in the right-way on W. North St. and (1) tree in the right-of-way on N. Boylan Ave. and approved streetscape tree installation in the right of way. This development proposes (10) understory street trees along W. North St. and (4) understory street trees along N. Boylan Ave.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review



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approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: April 13, 2025

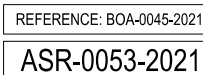
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

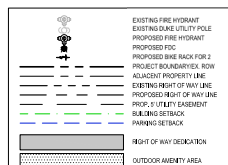
I hereby certify this administrative decision.

Signed: *Alysis Bailey Taylor* Date: 12/15/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans



1st Submittal: June 18, 2021
2nd Submittal: August 24, 2021
3rd Submittal: October 05, 2021
4th Submittal: November 19, 2021

708 & 710 W North Street, and 401 & 405 N Boylan Avenue, Raleigh, North Carolina 27603



COVER	R-0
BOA-04-05-2021 APPROVAL DOCUMENT	1-1
EXISTING CONDITIONS PLAN	C-1
PROPOSED RECOMBINATION PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	L&I-1
LOTS AND EASEMENT PLAN	L&I-2
SITE DETAILS	L&I-3
UTILITY PLAN	C-4
FIRE PROTECTION PLAN	C-4-1
GRADING/STORMWATER MANAGEMENT PLAN	C-5

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL CONTACT THE WORKMAN IN A SAFE MANNER AND ADVISE THE WORKMAN OF ANY INCURRENCE TO INCONVENIENCE TO TRAFFIC. THE CONTRACTOR SHALL INFORM ALL LOCAL BUSINESS AND RESIDENTS OF ANY INCURRENCE TO INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO INFRASTRUCTURE IN THE MIDDLE OF ROAD AND RESTORE TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL INFORM ALL AGENCIES TO ACQUAINT PROPERTIES AND RESTORE TO PREVIOUS OR BETTER CONDITION.
- IF UNPAVED CURBS DEVELOP UP DUE TO ADJACENT PROPERTIES TO CITY OF RALEIGH STREET CLOSURES, MAINTAIN AND CONTRACT THE DEVELOPMENT OF CURBS TO PREVIOUS OR BETTER CONDITION.
- IF CONSTRUCTION PLANS FOR PLAY AND RECREATION SITES, UTILITIES SHOWN ON THIS PLAN MAY REQUIRE THE MOUNT BE APPROVED BY THE PUBLIC UTILITIES AND PUBLIC SAFETY DEPARTMENT FOR THE PROTECTION OF PERSONS OR RECREATION OF ANY PLAY FOR THE DEVELOPMENT.
- FIELD ADJUSTMENTS TO THE PLAN MAY BE REQUIRED BY CITY OF RALEIGH ENGINEER AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION WAS PROVIDED TO ADJACENT ADJACENTS BY JOHN A. EDWARDS AND COMPANY A RALEIGH NORTH CAROLINA CIVIL ENGINEERING FIRM. THE CONTRACTOR SHALL VERIFY THE INFORMATION PROVIDED BY JOHN A. EDWARDS AND COMPANY A RALEIGH NORTH CAROLINA CIVIL ENGINEERING FIRM. THE CONTRACTOR SHALL VERIFY THE INFORMATION PROVIDED BY JOHN A. EDWARDS AND COMPANY A RALEIGH NORTH CAROLINA CIVIL ENGINEERING FIRM. THE CONTRACTOR SHALL VERIFY THE INFORMATION PROVIDED BY JOHN A. EDWARDS AND COMPANY A RALEIGH NORTH CAROLINA CIVIL ENGINEERING FIRM.
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- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN MINIMUM TURNING RADIUS OF 20 FEET.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.
- ALL EXISTING AND PROPOSED UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR AND SHOWN ON THE PLAN. ALL UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR AND SHOWN ON THE PLAN. ALL UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR AND SHOWN ON THE PLAN.
- GROUNDWATER MECHANICAL EQUIPMENT MUST ADHERE TO THE SOUNDING REQUIREMENTS OF 26 C.F.R. 252.2 AND 26 C.F.R. 252.3 AND 26 C.F.R. 252.4 AND 26 C.F.R. 252.5 AND 26 C.F.R. 252.6 AND 26 C.F.R. 252.7 AND 26 C.F.R. 252.8 AND 26 C.F.R. 252.9 AND 26 C.F.R. 252.10 AND 26 C.F.R. 252.11 AND 26 C.F.R. 252.12 AND 26 C.F.R. 252.13 AND 26 C.F.R. 252.14 AND 26 C.F.R. 252.15 AND 26 C.F.R. 252.16 AND 26 C.F.R. 252.17 AND 26 C.F.R. 252.18 AND 26 C.F.R. 252.19 AND 26 C.F.R. 252.20 AND 26 C.F.R. 252.21 AND 26 C.F.R. 252.22 AND 26 C.F.R. 252.23 AND 26 C.F.R. 252.24 AND 26 C.F.R. 252.25 AND 26 C.F.R. 252.26 AND 26 C.F.R. 252.27 AND 26 C.F.R. 252.28 AND 26 C.F.R. 252.29 AND 26 C.F.R. 252.30 AND 26 C.F.R. 252.31 AND 26 C.F.R. 252.32 AND 26 C.F.R. 252.33 AND 26 C.F.R. 252.34 AND 26 C.F.R. 252.35 AND 26 C.F.R. 252.36 AND 26 C.F.R. 252.37 AND 26 C.F.R. 252.38 AND 26 C.F.R. 252.39 AND 26 C.F.R. 252.40 AND 26 C.F.R. 252.41 AND 26 C.F.R. 252.42 AND 26 C.F.R. 252.43 AND 26 C.F.R. 252.44 AND 26 C.F.R. 252.45 AND 26 C.F.R. 252.46 AND 26 C.F.R. 252.47 AND 26 C.F.R. 252.48 AND 26 C.F.R. 252.49 AND 26 C.F.R. 252.50 AND 26 C.F.R. 252.51 AND 26 C.F.R. 252.52 AND 26 C.F.R. 252.53 AND 26 C.F.R. 252.54 AND 26 C.F.R. 252.55 AND 26 C.F.R. 252.56 AND 26 C.F.R. 252.57 AND 26 C.F.R. 252.58 AND 26 C.F.R. 252.59 AND 26 C.F.R. 252.60 AND 26 C.F.R. 252.61 AND 26 C.F.R. 252.62 AND 26 C.F.R. 252.63 AND 26 C.F.R. 252.64 AND 26 C.F.R. 252.65 AND 26 C.F.R. 252.66 AND 26 C.F.R. 252.67 AND 26 C.F.R. 252.68 AND 26 C.F.R. 252.69 AND 26 C.F.R. 252.70 AND 26 C.F.R. 252.71 AND 26 C.F.R. 252.72 AND 26 C.F.R. 252.73 AND 26 C.F.R. 252.74 AND 26 C.F.R. 252.75 AND 26 C.F.R. 252.76 AND 26 C.F.R. 252.77 AND 26 C.F.R. 252.78 AND 26 C.F.R. 252.79 AND 26 C.F.R. 252.80 AND 26 C.F.R. 252.81 AND 26 C.F.R. 252.82 AND 26 C.F.R. 252.83 AND 26 C.F.R. 252.84 AND 26 C.F.R. 252.85 AND 26 C.F.R. 252.86 AND 26 C.F.R. 252.87 AND 26 C.F.R. 252.88 AND 26 C.F.R. 252.89 AND 26 C.F.R. 252.90 AND 26 C.F.R. 252.91 AND 26 C.F.R. 252.92 AND 26 C.F.R. 252.93 AND 26 C.F.R. 252.94 AND 26 C.F.R. 252.95 AND 26 C.F.R. 252.96 AND 26 C.F.R. 252.97 AND 26 C.F.R. 252.98 AND 26 C.F.R. 252.99 AND 26 C.F.R. 252.100 AND 26 C.F.R. 252.101 AND 26 C.F.R. 252.102 AND 26 C.F.R. 252.103 AND 26 C.F.R. 252.104 AND 26 C.F.R. 252.105 AND 26 C.F.R. 252.106 AND 26 C.F.R. 252.107 AND 26 C.F.R. 252.108 AND 26 C.F.R. 252.109 AND 26 C.F.R. 252.110 AND 26 C.F.R. 252.111 AND 26 C.F.R. 252.112 AND 26 C.F.R. 252.113 AND 26 C.F.R. 252.114 AND 26 C.F.R. 252.115 AND 26 C.F.R. 252.116 AND 26 C.F.R. 252.117 AND 26 C.F.R. 252.118 AND 26 C.F.R. 252.119 AND 26 C.F.R. 252.120 AND 26 C.F.R. 252.121 AND 26 C.F.R. 252.122 AND 26 C.F.R. 252.123 AND 26 C.F.R. 252.124 AND 26 C.F.R. 252.125 AND 26 C.F.R. 252.126 AND 26 C.F.R. 252.127 AND 26 C.F.R. 252.128 AND 26 C.F.R. 252.129 AND 26 C.F.R. 252.130 AND 26 C.F.R. 252.131 AND 26 C.F.R. 252.132 AND 26 C.F.R. 252.133 AND 26 C.F.R. 252.134 AND 26 C.F.R. 252.135 AND 26 C.F.R. 252.136 AND 26 C.F.R. 252.137 AND 26 C.F.R. 252.138 AND 26 C.F.R. 252.139 AND 26 C.F.R. 252.140 AND 26 C.F.R. 252.141 AND 26 C.F.R. 252.142 AND 26 C.F.R. 252.143 AND 26 C.F.R. 252.144 AND 26 C.F.R. 252.145 AND 26 C.F.R. 252.146 AND 26 C.F.R. 252.147 AND 26 C.F.R. 252.148 AND 26 C.F.R. 252.149 AND 26 C.F.R. 252.150 AND 26 C.F.R. 252.151 AND 26 C.F.R. 252.152 AND 26 C.F.R. 252.153 AND 26 C.F.R. 252.154 AND 26 C.F.R. 252.155 AND 26 C.F.R. 252.156 AND 26 C.F.R. 252.157 AND 26 C.F.R. 252.158 AND 26 C.F.R. 252.159 AND 26 C.F.R. 252.160 AND 26 C.F.R. 252.161 AND 26 C.F.R. 252.162 AND 26 C.F.R. 252.163 AND 26 C.F.R. 252.164 AND 26 C.F.R. 252.165 AND 26 C.F.R. 252.166 AND 26 C.F.R. 252.167 AND 26 C.F.R. 252.168 AND 26 C.F.R. 252.169 AND 26 C.F.R. 252.170 AND 26 C.F.R. 252.171 AND 26 C.F.R. 252.172 AND 26 C.F.R. 252.173 AND 26 C.F.R. 252.174 AND 26 C.F.R. 252.175 AND 26 C.F.R. 252.176 AND 26 C.F.R. 252.177 AND 26 C.F.R. 252.178 AND 26 C.F.R. 252.179 AND 26 C.F.R. 252.180 AND 26 C.F.R. 252.181 AND 26 C.F.R. 252.182 AND 26 C.F.R. 252.183 AND 26 C.F.R. 252.184 AND 26 C.F.R. 252.185 AND 26 C.F.R. 252.186 AND 26 C.F.R. 252.187 AND 26 C.F.R. 252.188 AND 26 C.F.R. 252.189 AND 26 C.F.R. 252.190 AND 26 C.F.R. 252.191 AND 26 C.F.R. 252.192 AND 26 C.F.R. 252.193 AND 26 C.F.R. 252.194 AND 26 C.F.R. 252.195 AND 26 C.F.R. 252.196 AND 26 C.F.R. 252.197 AND 26 C.F.R. 252.198 AND 26 C.F.R. 252.199 AND 26 C.F.R. 252.200 AND 26 C.F.R. 252.201 AND 26 C.F.R. 252.202 AND 26 C.F.R. 252.203 AND 26 C.F.R. 252.204 AND 26 C.F.R. 252.205 AND 26 C.F.R. 252.206 AND 26 C.F.R. 252.207 AND 26 C.F.R. 252.208 AND 26 C.F.R. 252.209 AND 26 C.F.R. 252.210 AND 26 C.F.R. 252.211 AND 26 C.F.R. 252.212 AND 26 C.F.R. 252.213 AND 26 C.F.R. 252.214 AND 26 C.F.R. 252.215 AND 26 C.F.R. 252.216 AND 26 C.F.R. 252.217 AND 26 C.F.R. 252.218 AND 26 C.F.R. 252.219 AND 26 C.F.R. 252.

LANDSCAPE PLAN (CODE COMPLIANT) _____	LP1.1
LANDSCAPE DETAILS _____	LP3.1
LIGHTING PLAN _____	1
LIGHTING PLAN _____	1
ELEVATIONS BUILDING ONE AND TWO _____	A3.01
ELEVATIONS BUILDING THREE _____	A3.02

FIRE DEPARTMENT NOTES

1. THE APPROPRIATE ROAD SURFACE BE REQUIRED TO BE WITHIN 200 FEET (61 METERS) OF 20% (20 FEET) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING NOT EXCEEDING 10 FEET.
 2. THE WALKWAY SHALL BE LOCATED WITHIN 6 FEET MEASURED ALONG THE ENTIRE PATH OF ANY ACCESS TO ANY ACCESS ROAD (NOT 50 FEET).
 3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NEW THREADS AND WITH A 1/2 INCH FLOW CONNECTION.
 4. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS AND WITH A 1/2 INCH FLOW CONNECTION.
- SOLID WASTE SERVICES STATEMENTS.**
1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF PALMDALE AND COMPLY WITH SECTION 54-2 AND 54-3 OF THE SOLID WASTE MATERIAL, GARBAGE AND RECYCLING CARTS MUST BE PULLED TO THE PUBLIC BAY OF WAY BY 6 AM ON COLLECTION DAYS.
 2. GARBAGE AND RECYCLING CARTS MUST BE 3 FEET FROM NEIGHBORS, UTILITY POLES, PARKED CARS, WASTE CONTAINERS, OTHER ITEMS AND CANNOT BLOCK THE DRIVEWAY OR CURB CUT.
 3. IF THE RESIDENTS REQUIRE SERVICE TO RETURN THE GARBAGE AND RECYCLING CARTS TO THE CURB, AFTER COLLECTION.
 4. RESIDENTS WHO ARE PHYSICALLY UNABLE AND DO NOT HAVE AN ABLE BODIED PERSON JOINED WITH THEM TO BRING GARBAGE AND RECYCLING CARTS TO THE CURB.

SOLID WASTE INSPECTION STATEMENTS

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF FAIRFAX AND COMPLY WITH SECTION 5-A AND 5-A-0 OF THE SOLID WASTE MANUAL.
2. GARBAGE AND RECYCLING CARTS MUST BE ROLLED TO THE PUBLIC RIGHT-OF-WAY BY 8 AM ON COLLECTION DAYS.
3. GARBAGE AND RECYCLING CARTS MUST BE 6 FEET FROM MAJORITIES, UTILITY POLES, PARKING CARS, YARD WASTE CONTAINERS, OTHER TREES AND CANNOT BLOCK THE DRIVEWAY CURB CUT.
4. IF THE RESIDENT'S RESPONSIBILITY IS TO RETURN THE GARBAGE AND RECYCLING CARTS TO THE CURB, AFTER COLLECTION.
5. RESIDENTS WHO ARE PHYSICALLY UNABLE AND DO NOT HAVE AN ELDER OR PERSON LIVING WITH THEM TO BRING GARBAGE AND RECYCLING CARTS TO THE CURB FOR COLLECTION CAN APPLY FOR HOME ASSISTANCE COLLECTION. RESIDENTS MUST CONTACT THE HOME ASSISTANCE ENROLLMENT UNIT, WHICH ISSUES A PHYSICIAN'S STATEMENT. RESIDENTS CAN OBTAIN AN ENROLLMENT FORM, CALL 570-646-3242 OR SEND AN EMAIL TO DISABILITY@FAIRFAX.GOV.

TREE CONSERVATION NOTE

1. THIS PROJECT SITE IS LESS THAN 2 ACRES. TREE CONSERVATION IS NOT REQUIRED PER UDO SEC. 9.1.2. REFER TO RECORDED MAP, BM 2009, PG 965 FOR EXISTING TREE CONSERVATION AREA.


STORMWATER MANAGEMENT NOTE

1. THE PROJECT SITE IS CURRENTLY MADE UP TO 4 GRANDFATHERED LOTS AND WILL BE RECOMBINED INTO 2 LOTS WHICH WILL REMAIN GRANDFATHERED LOTS IN ACCORDANCE WITH UDOG 22.2.A.16.J. AND THEREFORE EXEMPT FROM ACTIVE STORMWATER CONTROLS. NEW LOT 1 PROPOSED IMPERVIOUS EXCEEDS THE 65% LIMIT, AND A FLOOD STUDY IS PROVIDED IN ACCORDANCE WITH 9.22.A.4.J.1. NEW LOT 2 PROPOSED IMPERVIOUS IS UNDER THE 65% MAXIMUM AND THEREFORE NO OTHER CONTROLS REQUIRED.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES


- [illegible]

OWNER	OWNER	DEVELOPER	LANDSCAPE ARCHITECT	ARCHITECT	ENGINEER	SURVEYOR
LG Boylan, LLC C/O Marvin F Poir & Co 3500 Maple Avenue, Suite 1600 Dallas, Texas 75219 919.623.4660 rdavis@whiteoakinc.com	South Glenwood Company LLC 405 N Boylan Avenue Raleigh, North Carolina 27603 919.623.4668	White Oak Properties 3008 Anderson Drive, Suite 120 Raleigh, North Carolina 27601 919.623.4668 rdavis@whiteoakinc.com	JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) kent.j@jDavisArchitects.com	JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) jordan.elliott@jDavisArchitects.com	John A. Edwards & Co. 333 Wade Avenue Raleigh, North Carolina 27605 919.828.4428 919.828.4711 (fax) jon_callenahan@jaeo.com	John A. Edwards & Co. 333 Wade Avenue Raleigh, North Carolina 27605 919.828.4428 919.828.4711 (fax) chris@jaeo.com



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2920



Raleigh

This form is required when submitting site plans as referenced in Uniform 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 (prints) _____

Please review UDO Section 10.2.8, as amended by text change cited [\[10-14-19\]](#) to determine the site plan tier. If additional information is needed, please contact the Planning Department at 919-996-2920. Please check the appropriate building types and include the plan checklist document when submitting online at the [Permit and Development Portal](#). (Note: This is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☐

Building Type

☐ Detached

☐ Attached Apartment

☐ Townhouse

☐ General Mixed use

☐ Open lot

☐ Civic

Site Selection History

Subdivision case #: NA

Scoping/station plan case #: NA

Certificate of Appropriateness #: NA

Board of Adjustment #: NA

Zoning Case #: NA

Administrative Alternate #: NA

GENERAL INFORMATION

Development name: Glenwood South Towns

Inside City limits? Yes ☒ No ☐

Property address(es): 710 & 708 W North Street, and 401 & 405 N Boylan Avenue, Raleigh, North Carolina 27603

Site P.I. #(s): 1704300984, 1704300945, 1704400018, & 1704400212

Please describe the scope of work. Include any additions, expansions, and change of use. (Minimum of three Apartment Buildings and three Single-Family Units are required for all other than proposed lots under two proposed lots. Condominium/Multi-Unit Living w/ retaining walls less than 5' in height.)

Current Property Owner/Developer Contact Name: Rajend Gannon (Developer)

NOTE: Please attach purchase agreement when submitting this form.

Company: White Oak Properties Title: Manager of LLC

Address: 3808 Anderson Drive, Suite 125, Raleigh, North Carolina 27609

Phone #: 919-623-4669 Email: roland@whiteoaknc.com

Applicant Name: Keith Thompson Email: keith@javiarichitects.com

Company: JAVIA Architects Address: 510 S. Wilmington Street, Raleigh, North Carolina 27601

Phone #: 919-833-1950 Email: keith@javiarichitects.com

SITE DATA

Zoning district (if more than one, please provide the acreage of each): QW-3-DE

Gross site area: 0.78 AC

of parking spaces proposed: 32 spaces

of parking spaces required: 32 spaces

Overlyr District (if applicable): NC02: North Baylnt

Existing use (UDO 6.1-4): Office, Warehouse, Single-Unit Living

Proposed use (UDO 6.1-4): Multi-Unit Living [Apartment]

BUILDING DATA

Existing gross floor area (not to be demolished): 0

Existing gross floor area to be demolished: 3,263 SF

New gross floor area: 30,993 SF

Total # of buildings: 3

Proposed # of (rooms) (to remain): 3

Proposed # of stories for each: 3 Stories

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.04 AC Square Feet: 10,046 SF

Is this a flood hazard area? Yes ☐ No ☒

Advisory soils: _____

Flood study: _____

FEMA Map Panel #: _____

Neuse River Buffer: Yes ☐ No ☒ Wetlands: Yes ☐ No ☒

Proposed Impervious Surface: Acres: 0.13 AC Square Feet: 28,088 SF

RESIDENTIAL DEVELOPMENTS

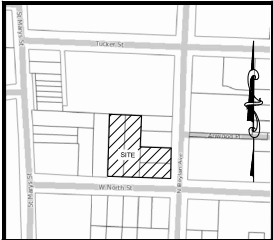
Total # of dwelling units: 16 Total # of hotel units: 0

of bedroom units: 1r 2br 3br 4br or more

ADMINISTRATIVE SITE REVIEW

PROJECT:	WPC-21050	DATE
ISSUE	Administrative Site Review	06.18.2021
	-	
	-	
	-	
	-	
	-	
REVISIONS:	1st Review Comments	08.24.2021
	2nd Review Comments	10.05.2021
	3rd Review Comments	11.19.2021
	-	
	-	
	-	
DRAWN BY	SB	
CHECKED BY	JKT	
CONTENT:	COVER	
	-	
	-	
	-	

Kasey Evans¹ Kasey Evans
1st April 2014 10:00 AM



VICINITY MAP
NOT TO SCALE

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASE OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCATED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERRING TO THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK (BASE STATION NC02, RALEIGH, NC).
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FURTHER SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

SITE DATA

PARCEL 1

TRACT 2

OWNER LG BOYLAN LLC
SITE ADDRESS 710 W. NORTH ST
RALEIGH, NC 27603
PIN 1704-18-30-4984
REFERENCES DB 16882, PG 893
AREA 11,601 S.F. (0.2663 AC.)
ZONING OK-3-DE

SITE DATA

PARCEL 2

TRACT 1

OWNER LG BOYLAN LLC
SITE ADDRESS 708 W. NORTH ST
RALEIGH, NC 27603
PIN 1704-18-30-4985
REFERENCES DB 16882, PG 893
AREA 11,591 S.F. (0.2659 AC.)
ZONING OK-3-DE

SITE DATA

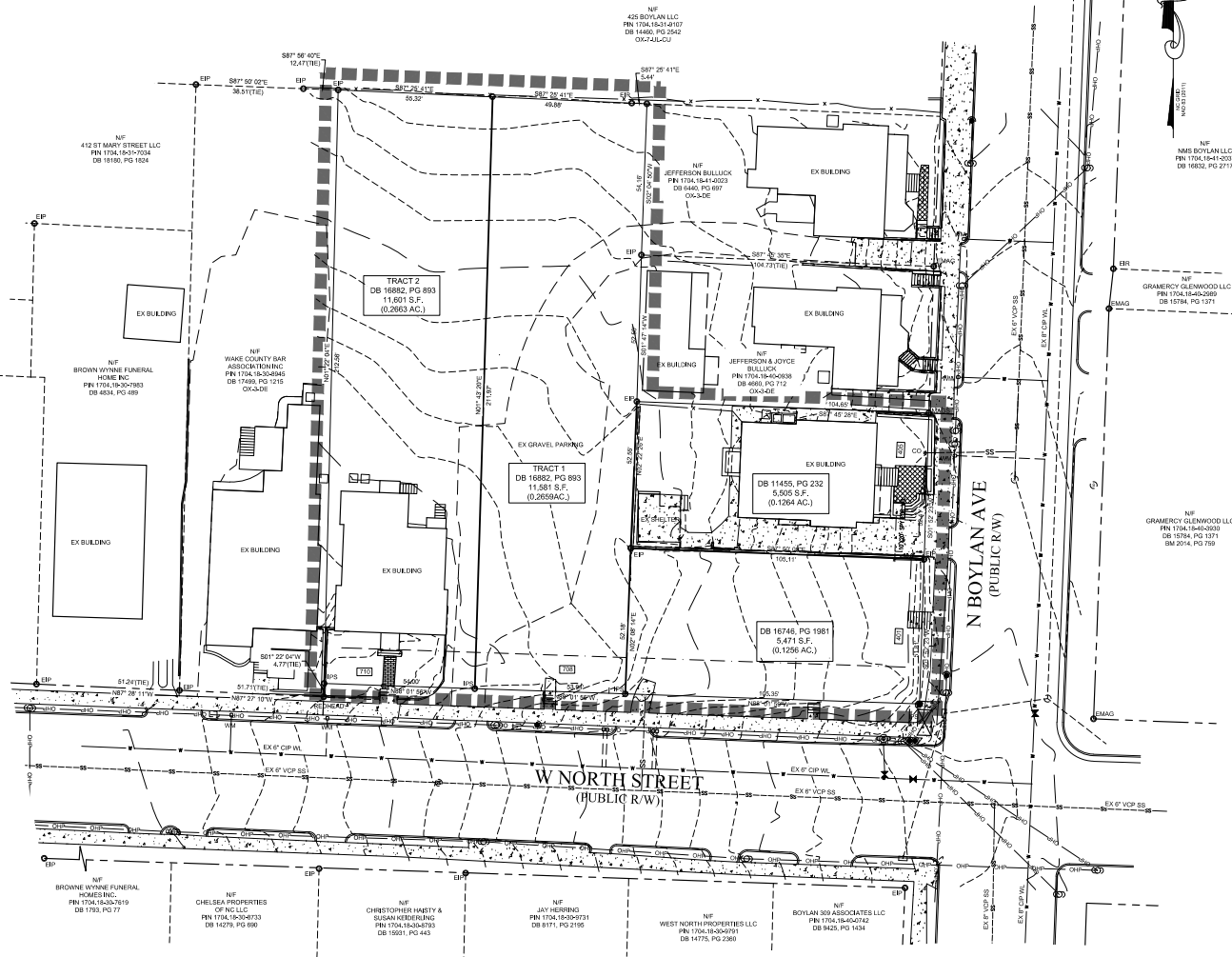
PARCEL 3

OWNER LG BOYLAN LLC
SITE ADDRESS 401 N. BOYLAN AVE
RALEIGH, NC 27603
PIN 1704-18-30-4986
REFERENCES DB 16746, PG 1981
AREA 5,471 S.F. (0.1256 AC.)
ZONING OK-3-DE

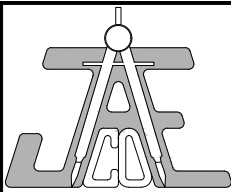
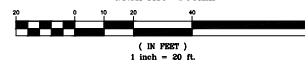
SITE DATA

PARCEL 4

OWNER SOUTH GLENWOOD COMPANY LLC
SITE ADDRESS 405 N. BOYLAN AVE
RALEIGH, NC 27603
PIN 1704-18-30-4992
REFERENCES DB 11455, PG 232
AREA 5,505 S.F. (0.1264 AC.)
ZONING OK-3-DE



GRAPHIC SCALE

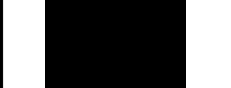


JAECO
Consulting Engineers and Land Surveyors

NC License F-4289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

PROGRESS DRAWINGS



DO NOT USE FOR CONSTRUCTION

GLENWOOD SOUTH TOWNES
401 & 405 N. BOYLAN AVE
708 & 710 W. NORTH STREET
RALEIGH, NC 27603

WHITE OAK PROPERTIES INC.
3008 ANDERSON DR., #120
RALEIGH, NC 27609

Call before you dig.

LEGEND

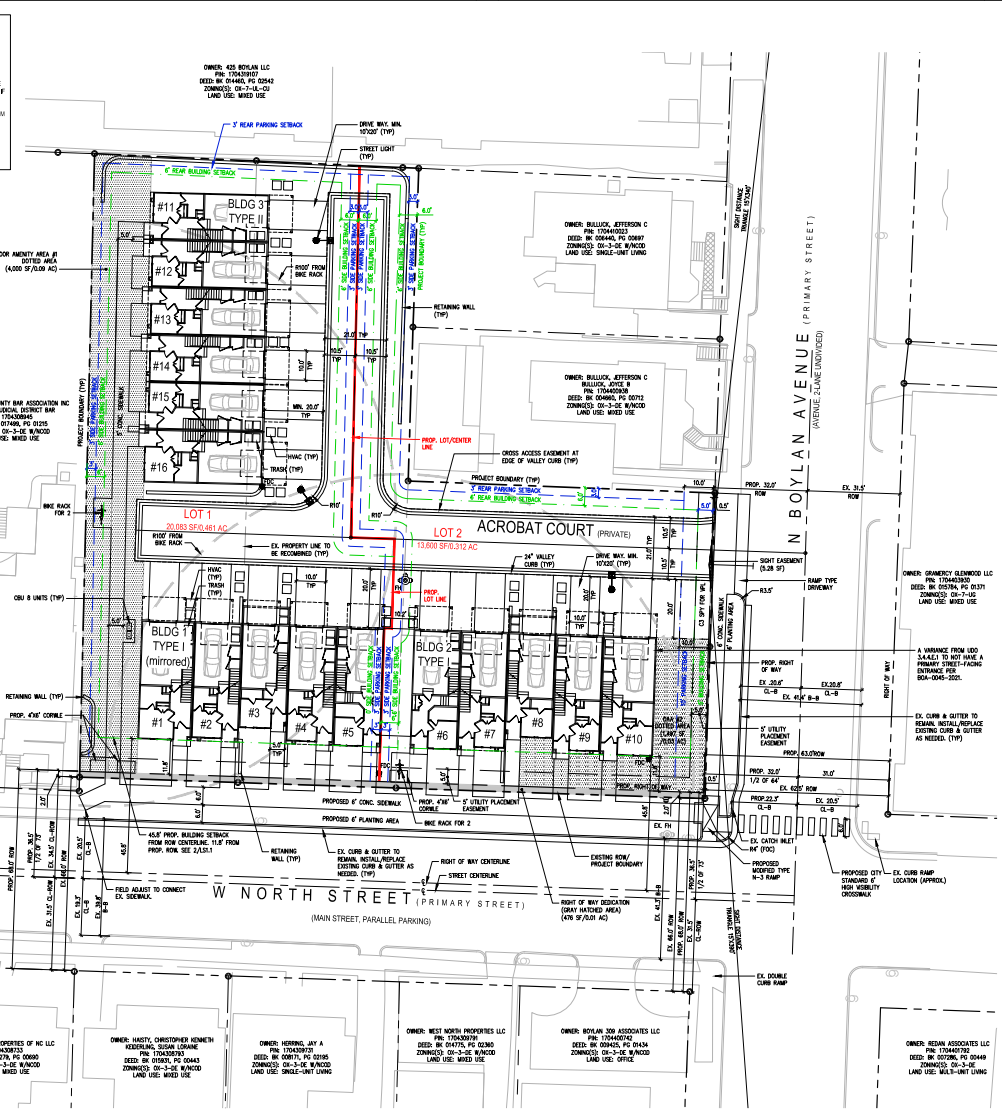
- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- NF NOW OR FORMERLY
- RW RIGHT OF WAY
- EP EXISTING PIPE
- DIAG EXISTING MAG. N.E.
- EP EXISTING PIPE
- MAGS MAGNETIC SET
- CP COMPLETED POINT
- SS SANITARY SEWER
- CO SANITARY SEWER CLEAN OUT
- HC HANDICAPPED
- ST STORM
- TF TRANSFORMER
- CB CATCH BASIN
- WV WATER VALVE
- DA DRAINAGE
- CONC CONCRETE
- SSM SANITARY SEWER
- WM WATER METER
- LP LIGHT POLE
- GM GAS METER
- TP TELEPHONE PEDESTAL
- PH FIRE HYDRANT
- PP POWER POLE
- RFP BACKFLOW PREVENTER
- RCP REINFORCED CONCRETE PIPE
- ESBX ELECTRICAL BOX
- XXXX DENOTES CONCRETE
- XXXX DENOTES ADDRESS
- XXXX DENOTES RCA AREA
- XXXX DENOTES AREA TO BE DEMOLISHED
- PROPERTY LINE
- RIGHT OF WAY LINE
- PROP. LINE NOT SURVEYED
- EASEMENT LINE
- CH- OVERHEAD POWERLINE
- CB CB
- EP EP
- LP LP
- WV WV
- SSM SSM
- GW GW
- MM MM
- PP PP
- TP TP
- GW GW

EXISTING CONDITIONS

Number	Description	Date
1	Address 1st round City ABR comments	8/24/21

JAECO # 405-06
DRAWING SCALE: 1"=20'
DRAWN BY: JRC
CHECKED BY: JRC
DATE ISSUED: 8/16/21

C-1



BUILDING ELEVATIONS

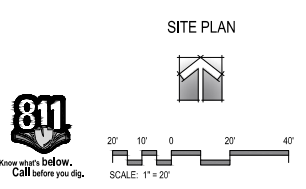
FRONT WALL OFFSET LENGTH
 34.4' ± 2 PER GEOTECH

BUILDING 2

BUILDING FACADE - BUILDING 1 & 2, TYPE 1 (NCOON BOYLAN)

SCALE: 1" = 20'

A-0045-2021 ASR-0053-2021



Know what's below.
Call before you dig.

[illegible]

LS1.1

[illegible]

NC GRID
 NAO 83 (2011)
 N/F
 NMS BOYLAN LL
 PIN 1704, 18-41-20
 DB 16832, PG 27

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

PRELIMINARY





















DO NOT USE FOR CONSTRUCTION

GLENWOOD SOUTH TOWNES
401 & 405 N. BOYLAN AVE
708 & 710 W. NORTH STREET
RALEIGH, NC 27603

WHITE OAK PROPERTIES INC.
3008 ANDERSON DR. #120
RALEIGH, NC 27609

Call 800 before you dig.

LEGEND	
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
NF	NOW OR FORMERLY
WR	RIGHT OF WAY
EP	EXISTING PIPE
EMAC	EXISTING MANHOLE
PS	PLASTIC PIPE SET
MAGS	MANHOLE SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CS	CITY STREET CLEAN OUT
HC	HANDICAPPED
ST	STORM
TF	TRANSFORMER
CB	STORM CATCH BASIN
WV	WATER VALVE
DR	DROP INLET
CNCC	CORNER
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
GM	GAS METER
PR	POWERLINE FEDESTAL
FH	FIRE HYDRANT
PP	POWER POLE
BFP	BACK FLOW PREVENTER
RCP	REINFORCED CONCRETE PIPE
BOX	ELECTRICAL BOX

 DENOTES CONCRETE
 DENOTES ADDRESS
 DENOTES RCA AREA
 DENOTES AREA TO BE DEMOLISHED
 CITY OF RALEIGH WATER LINE EASEMENT
 PROPERTY LINE
 RIGHT OF WAY LINE
 PROP. LINE NOT SURVEYED
 EASEMENT LINE
 OVERHEAD POWERLINE
 CB
 FH
 LP
 WW
 SSMH
 GW
 MW
 PP
 TP
 GM

Revisions		
Number	Description	Date
1	Address 1st round City ASR comments	8/24/21

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (919) 996-2409, and the PUBLIC UTILITIES DEPARTMENT at (919) 996-4560 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 require **reinstatement** of any water or sewer facilities not inspected as a result of this notification failure.

FAILURE to call for Inspection, **Install a Downstream Plug**, have Permitted Plans on the jobsite, or any other **violation of CITY OF RALEIGH STANDARDS** will result in a **Fine and Possible Exclusion** from future work in the CITY OF RALEIGH.

JAECO #: 405-05

DRAWING SCALE: 1"=20'

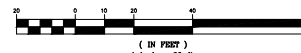
DRAWN BY: JRC

CHECKED BY: JRC

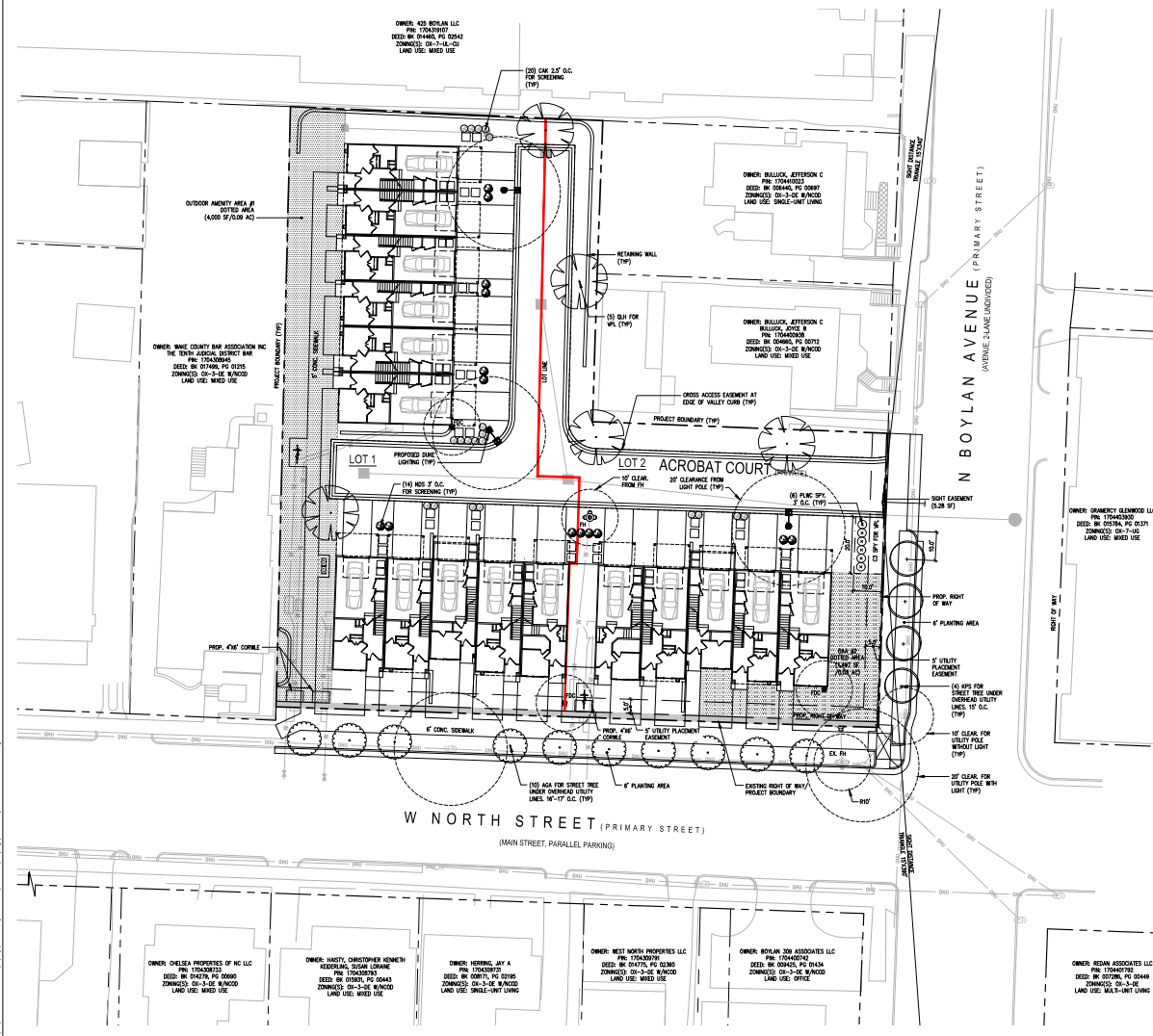
DATE ISSUED: 6/16/21

*ABANDONMENT NOTE: ALL ABANDONMENT SHALL BE TO THE MAIN PER CORPUD STANDARD DETAILS

GRAPHIC SCALE



C-4



PLANT LIST - THIS SHEET ONLY						
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	USE, TYPE, MATURITY SIZE
T R E E S						
10	AGA	Araucaria grandis	Sevacoena	1.5 MIN	6 MIN	Steel Tree, Deciduous/Understory, 20' W
5	KPS	Koeberlinia parvifolia 'September'	September Goldenrain	1.5 MIN	15 MIN	Steel Tree, Deciduous/Understory, 20' W
5	QNS	Quercus laevis	White Oak	3 MIN	15 MIN	Vertical, Deciduous/Understory, 20' W
S H R U B S / G R A S S E S						
20	CF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	20-30" HT		Screening, Grass, 3 x 5 x 2.5 O.C.
20	PLC	Platanus occidentalis	London Plane Tree	20-30" HT		Screening, Lumpy Bark, 4' W 3' O.C.
6	PLWC	Platanus incanous 'West Coast Shipikan's'	West Coast Sugar Laurel	20-30" HT		SPY, Evergreen, 8' W 3' O.C.

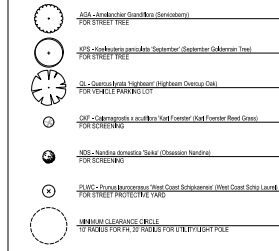
City of Raleigh UDO Landscape & Screening Requirement
Project: Glenwood South Towns

Project: Glenwood South Towns
Date: 06.18.2021 (Rev. 06.23.2021)

Vehicular Parking Lot

Vehicular Parking Lot				
Vehicle Parking			9,620	0
Shade Trees Required (at 10' to 12' @ 200 sq. ft.)	66/25	2000	4.8	0
Shade Trees Provided (10' to 12' @ 200 sq. ft.)			0	0
Shade Trees Required (Lanes 15' to 20' @ 100 sq. ft.)			0	0
Shade Trees Provided (Lanes 15' to 20' @ 100 sq. ft.)			0	0
Vehicle Parking (Lanes 15' to 20' @ 100 sq. ft.)			0	0
Shade Trees Required (50' to 100' @ 100 sq. ft.)	20	13.3	6.0	0
Shade Trees Provided (50' to 100' @ 100 sq. ft.)			0	0
Emergency Street Lighting (10' to 15' @ 100 sq. ft.)			0	0
Street Plantings - W North Street				
Street Typology				
Length of Right of Way			213	0
Shade Trees Required (at 10' to 12' @ 200 sq. ft.)	213/40	8	5.3	0
Shade Trees Provided (10' to 12' @ 200 sq. ft.)			0	0
Shade Trees Required (Lanes 15' to 20' @ 100 sq. ft.)			0	0
Shade Trees Provided (Lanes 15' to 20' @ 100 sq. ft.)			0	0
Street Plantings - W Boylan Avenue				
Street Typology				
Length of Right of Way			213	0
Shade Trees Required (at 10' to 12' @ 200 sq. ft.)	87/40	4	2.0	0
Shade Trees Provided (10' to 12' @ 200 sq. ft.)			0	0
Shade Trees Required (Lanes 15' to 20' @ 100 sq. ft.)			0	0
Shade Trees Provided (Lanes 15' to 20' @ 100 sq. ft.)			0	0

LANDSCAPE PLAN LEGEND:



SEE LP3.1 FOR LANDSCAPE DETAILS AND NOTES

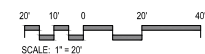
REFERENCE: BOA-0045-2021

ASR-0053-2021

SITE PLAN



Know what's below.
Call before you dig.



ADMINISTRATIVE SITE REVIEW

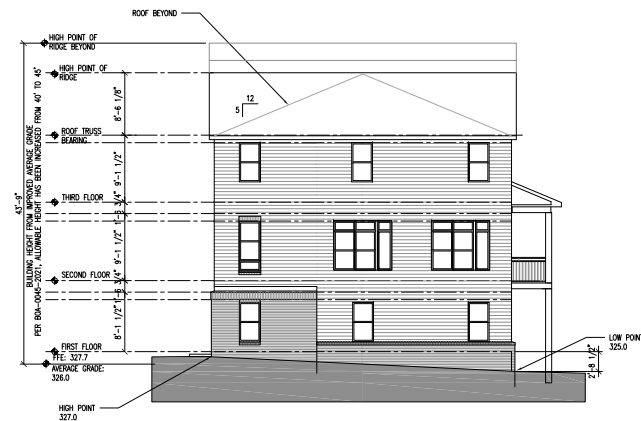
PROJECT	WOP-21050	DATE
ISSUE	Administrative Site Review	06.18.2021
REVISIONS:	1st Review Comments	08.24.2021
	2nd Review Comments	10.05.2021
	3rd Review Comments	11.19.2021
DRAWN BY:	KT, SB	
CHECKED BY:	KT	
CONTENT:	SITE PLAN	

CHECKED BY:	RT
CONTENT:	SITE PLAN

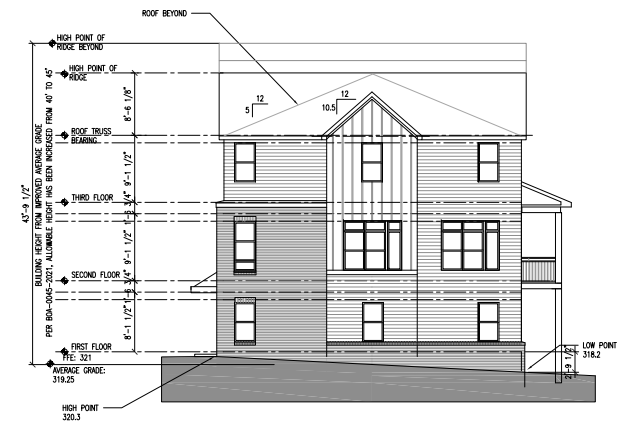
OBJECTS	CONTENT	SITE
---------	---------	------

DAVIS

LP1.1



30



2



1

1/19/2021 12:26:41pm C:\Users\jgarcia\OneDrive\Documents\21050_Boylan-North\4a_ARCHITECTURE\Sheets\A3.01.dwg