



Administrative Approval Action

Case File / Name: ASR-0093-2020
Booker Park South

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 on the south side of Booker Drive, east of the intersection of Booker Drive and Hill Street, with a common street address of 1810 Bakers Grove Way. The future development is on proposed Lot 1 of recently approved subdivision case SUB-0059-2020.

REQUEST: Development of a 68 unit affordable senior apartment building consisting of approximately 70,269 square feet of gross floor area, and associated surface parking lot. The site is approximately 1.84 acres zoned RX-3.

**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 February 26, 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:

General

1. The lot for the proposed development shall be recorded prior to SPR approval (associated Preliminary Subdivision case: SUB-0059-2020 / Washington Terrace III) and all conditions of subdivision approval shall be met.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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6. A tree impact permit must be obtained for the removal of 2 existing street trees in the right of way along Booker Drive.

☒ **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:

Public Utilities

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

Stormwater

2. 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).
3. 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).
4. 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).

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Booker Drive, 3 street trees along Hill Street, 8 street trees along Sunglow Lane Extension, and 4 street trees along Robin Hill Lane.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. 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 approval, that approval may expire and be declared void, requiring re-approval before



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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: July 22, 2024

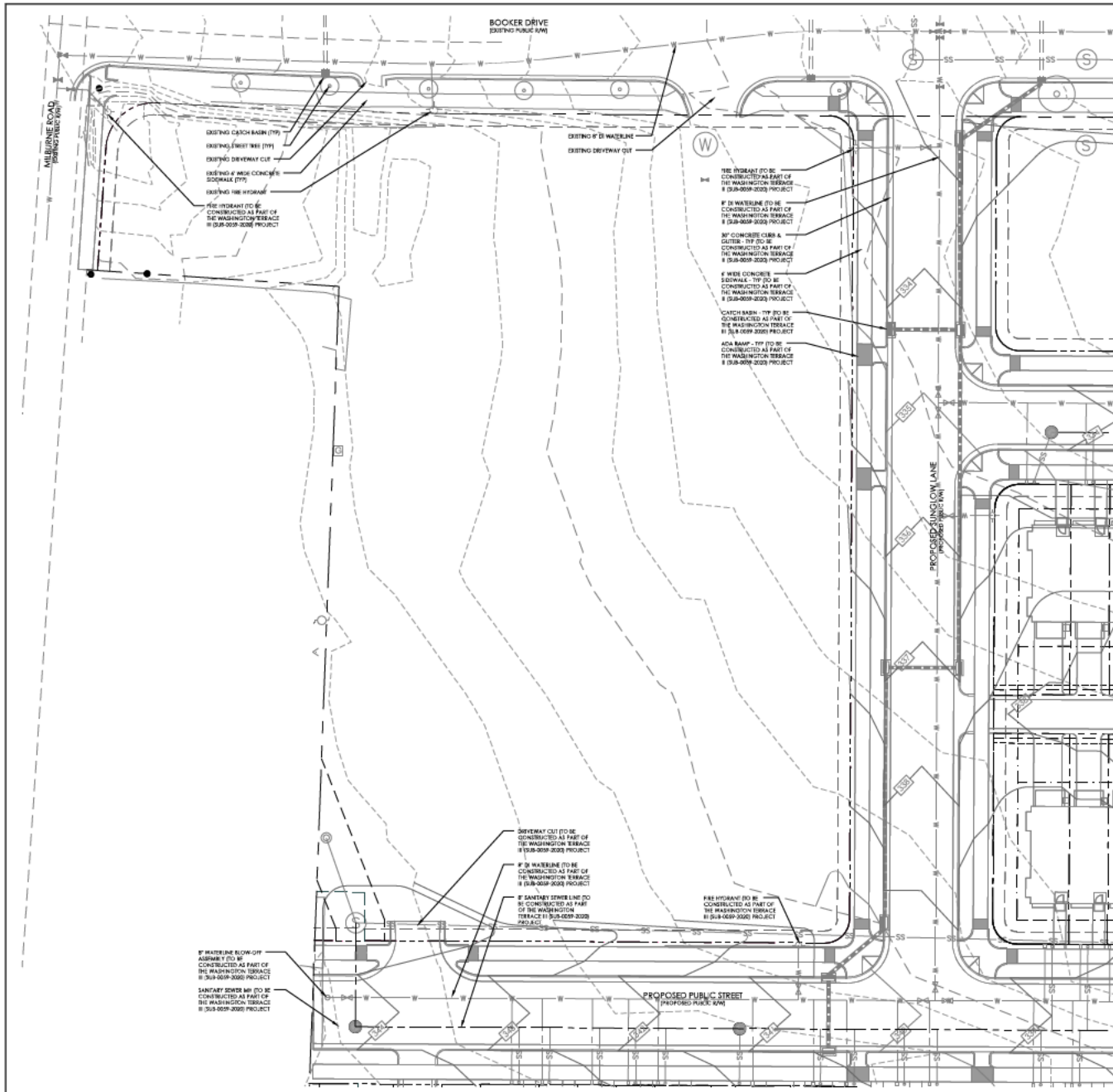
Obtain a valid building permit for the total area of the project, or a phase of the project.

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: *Alysia Bailey Taylor* Date: 03/25/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

LEGEND

---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	EXISTING WATERLINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAINAGE
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING FIRE HYDRANT
---	EXISTING WATERLINE VALVE
---	EXISTING SANITARY SEWER MAN
---	EXISTING STORM DRAINAGE MAN



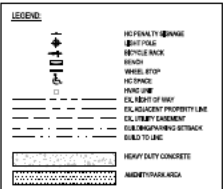
NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

grounded
ENGINEERING

BOOKER PARK SOUTH
RALEIGH, NORTH CAROLINA
EXISTING COINDITIONS PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION
11.15.2020	0- INITIAL SUBMITTAL TO CITY OF RALEIGH
02.07.2021	1- REV. PER CITY OF RALEIGH COMMENTS
02.26.2021	2- REV. PER CITY OF RALEIGH COMMENTS
PROJECT # 19040	
SHEET # C-100	

4007 Lee Road
Raleigh, NC 27604
919.488.1884 (tel)
Per License C-3999

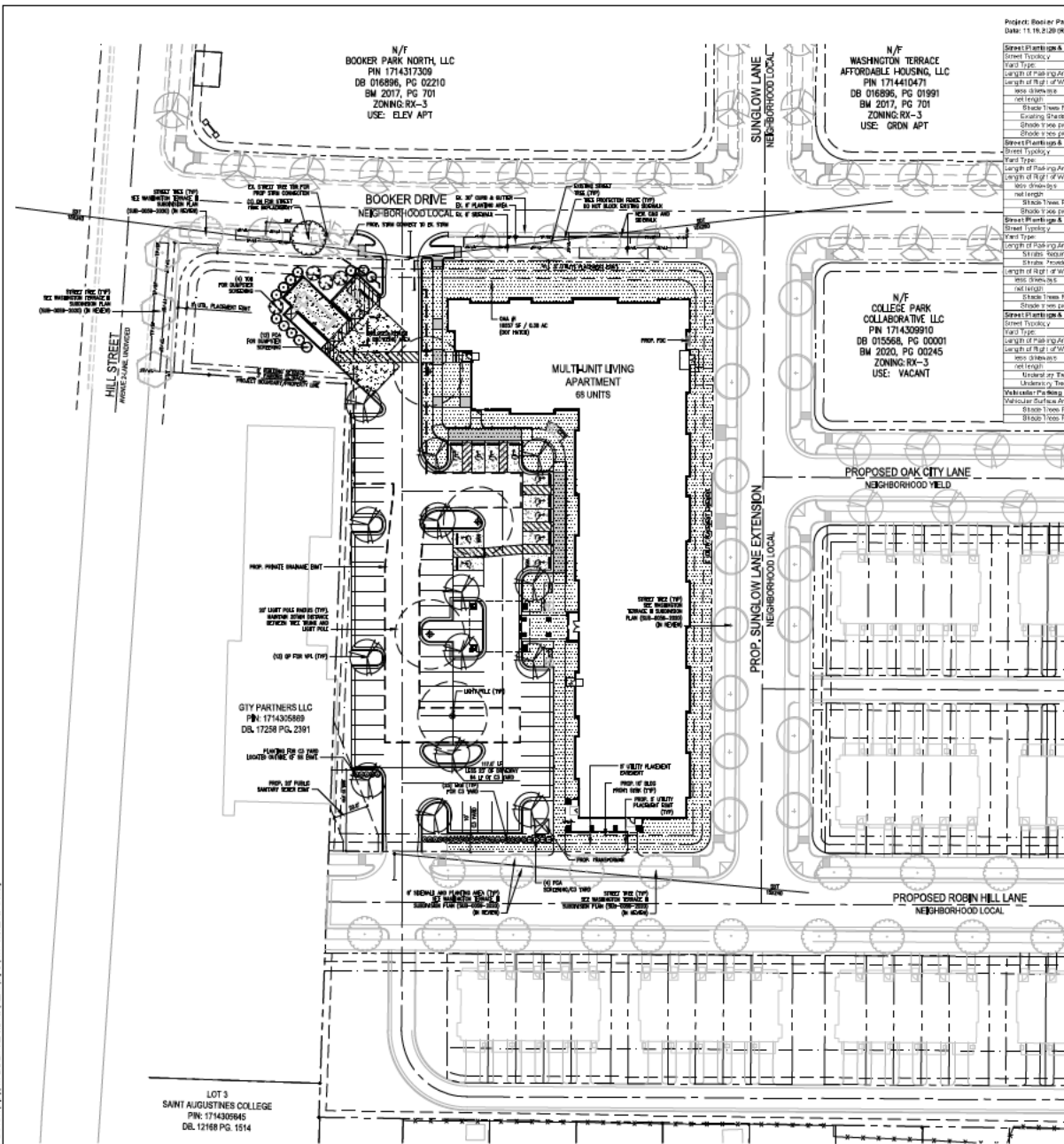


ADMINISTRATIVE SITE REVIEW

AD		
PROJECT:	ZMC-0004L01	DATE:
ISSUE:	Administrative Site Review	11/19/2020
	-	-
	-	-
	-	-
	-	-
REVISIONS:	1st Review Comments	01/22/2021
	2nd Review Comments	03/26/2021
	-	-
	-	-
	-	-
	-	-

DRAWN BY	KT. SA CHK
CHECKED BY	KT
CONTENT	RE PLAN
LS1.1	

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Project: Bosler Park South
Date: 11.16.2020 (Rev. 02.02.2021)

[illegible]

TREE LEGEND

- | | |
|---|--|
|  | QUERCUS NUTTALLII
3' CAN., 12' HT MIN, STREET TREE |
|  | QUERCUS PHELLOS
3' CAN., 12' HT MIN, VPL |
|  | THUJA OCCIDENTALIS 14' HT WINTERGREEN
8' HT MIN, SCREENING |
|  | MANHATTAN EUONYMUS
24' MIN. SCREENING |
|  | PRUNUS CAROLINIANA
30' MIN. SCREENING |
|  | EMPTY STREET TREES |
|  | EMPTY STREET TREES TO BE REMOVED |

PROPOSED STREET TREES, SEE WASHINGTON TERRACE II
SUBDIVISION PLAN SUB-0069-2020, IN REVIEW

PLANT LIST							
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HG CHT	ROOT	SEEDING
TREES							
1	TR	<i>Thuja occidentalis</i> Mill. (Horse Tail)	Red Cedar	12" MIN	12' MIN	Dist	Scrub
1	QF	<i>Quercus floridensis</i>	White Oak	3" MIN	12' MIN	Dist	Scrub
1	QF	<i>Quercus laevis</i>	Willow Oak	3" MIN	12' MIN	Dist	Scrub
SHRUBS/ORNAMENTAL GRASSES							
25	SPR	<i>Sparganium angustifolium</i> Michx.	Sparganium	24"	3'	3' Grows	WPL
25	SPR	<i>Sparganium angustifolium</i> Michx.	Sparganium	24"	3'	3' Grows	WPL

LEGEND:

- ☐ HO PRIORITY SIGNAGE
☐ LIGHT POLE
☐ BICYCLE RACK
☐ BENCH
☐ WHEEL STOP
☐ HO SPACE
☐ HOV LANE
☐ EX RIGHT OF WAY
☐ EX ADJACENT PROPERTY L
☐ EX UTILITY easement
☐ BUILDING/IMPROVING SETBACK
☐ BUILD TO LINE

HEAVY DUTY CONCRETE
AMENITY WORK AREA

EXISTING SITE DATA

SITE ADDRESS: 1810 BARKERS CIRCLE, WAKE, NC 27159
 PIN NUMBER: 1714289978
 DEED BOOK: D-161898, PG 00811
 RECORDED MAP: SM 2020, PG 0046
 ZONING(S): R-5A
 ADDRESS: 1810 RD
 EXISTING USE: VACANT
 PROPOSED USE: MULTIFAMILY (10-14)
 PROPOSED UNITS: 88 UNITS
 REQUIRED PARKING: 88 SPACES
 PROPOSED PARKING: 88 SPACES TOTAL (18 HO SPACES)
 NO FLOODING CRIT ON THIS SITE.

LANDSCAPE NOTES

- [illegible]

SEE LP3.1 FOR LANDSCAPE DETAILS.

REFERENCE: SUB-0059-2020

ASR-0093-2020

LANDSCAPE PLAN



30' 15' 0 30' 6

SCALE: 1" = 30'

JDAVIS

ASR-0093-2020



DHIC Inc.
Booker Park South
Raleigh, North Carolina

ADMINISTRATIVE SITE REVIEW

PROJECT	CHC-8894301	DATE
ISSUE	Administrative Site Review	11/19/2021
REVISIONS:	1st Review Comments	03/23/2022
	2nd Review Comments	03/26/2022
DRAWN BY	CHK	
CHECKED BY	KT	
CONTENT	LANDSCAPE PLAN	

LP1.1

CURBLINE ELEVATIONS					
STREET	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG		
BROOKER DRIVE	334.30	338.00	336.15	338.15	343.00
SUNGLOW LANE	334.00	340.00	337.00	339.00	343.00

