Zoning: **OX-3**  
CAC: **Glenwood**  
Drainage Basin: **Crabtree Basin**  
Acreage: **0.87**  
Sq. Ft.\ Lots: **668,159\ 493**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**

Applicant: **Seun Falade**  
Phone: **(704) 971-4822**
Administrative Site Review Application  
(for UDO Districts only)

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE

☑ Detached  ☑ General
☑ Attached  ☐ Mixed Use
☑ Apartment  ☐ Open Lot
☑ Townhouse

FOR OFFICE USE ONLY

Transaction Number: 553444
Assignment Project Coordinator:
Assigned Team Leader:
Walters

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: STERLING GLENWOOD

Zoning District: RX-12-CU, OX-3

Overlay District (if applicable): SHOD-1, SHOD-2

Inside City Limits? ☑ Yes ☐ No

Proposed Use: Residential

Property Address(es): 3939 GLENWOOD AVE.

Major Street Locator: I-440

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0795873928

P.I.N. 0795882475

P.I.N.

What is your project type? ☑ Apartment

☐ Mixed Residential

☐ Non-Residential Condo

☐ Duplex

☐ Telecommunication Tower

☐ Other: if other, please describe: ____________________________

☐ Elderly Facilities

☐ Hospitals

☐ Schools

☐ Religious Institutions

☐ Shopping Center

☐ Residential Condo

☐ Banks

☐ Industrial Building

☐ Retail

☐ Cottage Court

☐ Office

WORK SCOPE

Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.

Renovate two existing residential apartment buildings and build two new residential apartment towers with two structured parking decks.

PERMIT APPLICATION

DESIGN ADJUSTMENT OR ADMIN ALTERNATE

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/OWNER

Company: Grubb Management, Inc

Name(s): Seun Falade

Address: 4601 Park Road, Suite 450 Charlotte, NC 28209

Phone: 704.971.4822 ☐ Email sfalade@grubbproperties.com

Fax: 704.372.9882

CONSULTANT (Contact Person for Plans)

Company: Stewart, Inc.

Name(s): Joseph Puckett

Address: 421 Fayetteville Street, Suite 400

Phone: 919.866.4829 ☐ Email jpuckett@stewartinc.com

Fax: 919.380.8752

WWW.RALEIGHNC.GOV

REVISION 05.13.16
DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

<table>
<thead>
<tr>
<th>Zoning Information</th>
<th>Building Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District(s) RESIDENTIAL MIXED-USE - 12 STORIES - CONDITIONAL Uses (15-20, OFFICE - 3 STORIES (10x3)</td>
<td>Proposed building use(s) Apartments</td>
</tr>
<tr>
<td>If more than one district, provide the area of each:</td>
<td>Existing Building(s) sq. ft. gross 258030, 1635</td>
</tr>
<tr>
<td>Overlay District SHOD-1, SHOD-2</td>
<td>Proposed Building(s) sq. ft. gross 1629002, 95716, 83331, 76046</td>
</tr>
<tr>
<td>Total Site Acres Inside City Limits □ Yes □ No Raleigh</td>
<td>Total sq. ft. gross (existing &amp; proposed) 668159</td>
</tr>
<tr>
<td>Off street parking: Required 599 Provided 623</td>
<td>Proposed height of building(s) 128'-5&quot;, 50'-4&quot;, 49'-10&quot;, 37'-4&quot;</td>
</tr>
<tr>
<td>COA (Certificate of Appropriateness) case #</td>
<td># of stories 11, 5, 5, 5</td>
</tr>
<tr>
<td>BOA (Board of Adjustment) case # A-</td>
<td>Ceiling height of 1st Floor 13'-0&quot;, 11'-4&quot;</td>
</tr>
<tr>
<td>CUD (Conditional Use District) case # Z</td>
<td></td>
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</tbody>
</table>

|Stormwater Information|                                           |
|Existing Impervious Surface 3.93/171.055 acres/square feet| Flood Hazard Area □ Yes □ No |
|Proposed Impervious Surface 4.10/178.61 acres/square feet| If Yes, please provide: |
|Neuse River Buffer □ Yes □ No Wetlands □ Yes □ No| Alluvial Soils |
|                                           | Flood Study |
|                                           | FEMA Map Panel # |

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 493
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A
3. Total Number of Hotel Units N/A
4. Overall Total # Of Dwelling Units (1-6 Above) 493
5. Bedroom Units: 1br 37', 2br 12', 3br 0', 4br or more 0'
6. Infill Development 2.2.7
7. Open Space (only) or Amenity 34,391
8. Is your project a cottage court? □ Yes □ No

SIGNATURE BLOCK (Applicable to all developments)

In filling this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate Joe Puckett (Stewart Inc.) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledged and affirm that this project is conformed to all application requirements applicable with the proposed development use.

Signed ____________________________ Date 4/30/2018
Printed Name ____________________________

Signed ____________________________ Date ____________________________
Printed Name ____________________________
<table>
<thead>
<tr>
<th>General Requirements</th>
<th>YES</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh</td>
<td>✔</td>
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<tr>
<td>2. Administrative Site Review Application completed and signed by the property owner(s)</td>
<td>✔</td>
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<tr>
<td>3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet</td>
<td>✔</td>
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<tr>
<td>4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh</td>
<td>✔</td>
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<td>5. Provide the following plan sheets:</td>
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<tr>
<td>a) Cover sheet: includes general notes, owner’s name, contact’s name, telephone number, mailing address and email address</td>
<td>✔</td>
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<tr>
<td>b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation</td>
<td>✔</td>
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<tr>
<td>c) Proposed Site Plan</td>
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<tr>
<td>d) Proposed Grading Plan</td>
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<tr>
<td>e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.</td>
<td>✔</td>
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<tr>
<td>f) Proposed Utility Plan, including Fire</td>
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<tr>
<td>g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.</td>
<td>✔</td>
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<tr>
<td>h) Proposed Landscape Plan</td>
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<tr>
<td>i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.</td>
<td>✔</td>
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<tr>
<td>j) Transportation Plan</td>
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<tr>
<td>6. Ten (10) sets of proposed plans to engineering scale (1&quot; = 20', 1&quot; =100', etc.), and date of preparation. For re-submittals – include all revision dates</td>
<td>✔</td>
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<tr>
<td>7. Minimum plan size 18”x24” not to exceed 36”x42”</td>
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<tr>
<td>8. A vicinity map no smaller/less than 1’=500’ and no larger than 1’=1000’ to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan</td>
<td>✔</td>
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<tr>
<td>9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map</td>
<td>✔</td>
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<tr>
<td>10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.</td>
<td>✔</td>
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<tr>
<td>11. Wake County School Form, if dwelling units are proposed</td>
<td>✔</td>
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<tr>
<td>12. If applicable, zoning conditions adhered to the plan cover sheet</td>
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</table>
STERLING GLENWOOD
3939 GLENWOOD AVENUE
RALEIGH, NC 27612

CITY OF RALEIGH
ADMINISTRATIVE SITE SUBMITTAL

GENERAL CONDITIONS OF APPROVAL:
SR-39-18, TR # 553444
SUBMITTED ON 06.12.2018

APPLICATION

Administrative Site Review Application
for (UDD Districts only)

Development Services Coordinator
C-1051
2000 Mail Service Center
Raleigh, NC 27602
919-733-3600

City of Raleigh Solid Waste Collection
Design Manual

Property owner will use private trash collection services for the subject property. Solid waste services for the existing buildings will not be affected. The proposed high rise will handle trash and recycling with its own waste hauler.

Glenwood Raleigh Apartments LLC.
RESIDENTIAL APARTMENTS

CONDITIONAL USE (RX-12-CU)

12 STORY 150

Sterling Glenwood
404 Total Units

267

NORTH

Utilities improvements: Qty

Utility

Quantity

Water Main

8" Water Main

8" PVC

6" Water Main

2592.0x1728.0

SCALE: 1" = 500'

VICINITY MAP

PROPOSED IMPERVIOUS AREA:
EXISTING IMPERVIOUS AREA:

PROPOSED BUILDING HEIGHT:
RIVER BASIN:

PROPOSED USE:
EXISTING LAND USE:

PARCEL OWNER:
PARCEL PIN #:

PROJECT NAME:
CONSTRUCTION TYPE:
CURRENT ZONING:
COUNTY:

SITE ADDRESS:
TOTAL DISTURBED/ PROJECT AREA:
TOTAL PARCEL AREA:

2 PER RESIDENTIAL UNIT + 1 PER 10 UNITS FOR VISITORS
VEHICULAR SPACE - 1 PER 400 S.F. OF OFFICE SPACE
VEHICULAR SPACE - 1 PER 300 S.F. OF RETAIL SPACE
VEHICULAR SPACE - 1 PER 150 S.F. OF RESTAURANT SPACE

21
21
267
546
202
492
40
21
0
0
0
0
0
21

NOTE: ADMINISTRATIVE ALTERNATES FOR BUILD-TO AND MASSING COMMISSION AS OF 06.07.2018

GENERAL CONDITIONS OF APPROVAL:

SOLID WASTE NOTES

For more information, please visit http://www.jacksonvillenc.gov/396/Development-Services for the Solid Waste Ordinance.

For more information on solid waste, please visit http://www.jacksonvillenc.gov/396/Development-Services for the Solid Waste Ordinance.

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For more information on solid waste, please visit http://www.j...
1. REFER TO SHEET C3.00 FOR GENERAL NOTES.

3. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UTILITIES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION.

7. THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS EXISTING 20' CORRUGATEDchio 8" CLAY.

8. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DRAWINGS SHALL BE EXCAVATED AND THE EXISTING CONDITIONS VERIFIED. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

2. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST MONOLITHIC CONCRETE STRUCTURES.

3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE.

5. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR TRANSITION BETWEEN DISCIPLINES.

8. A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION.

2. CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS A WATER MAIN OVER A SEWER, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT ELEVATIONS.

4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS MEMBERS OR WITHOUT DISINFECTION PROCEDURE AND TESTING SHALL BE COMPLETED OR COMPLETELY TESTED.

3. TESTING NOTES:

5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET LOCAL ORDINATIONAL REQUIREMENTS.
**LANDSCAPING/C.O. STANDARDS**

- **NOTE:** ALL LANDSCAPING MUST BE IN PLACE SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR TREE PROTECTION
- **NOTE:** TREE PROTECTION FENCING MUST BE IN PLACE

**LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT**

**USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.**

**ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE**

**PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3.**