LOCATION: This site is located on the west side of Glenwood Avenue, on the southwest corner of the intersection of Glenwood Avenue and Willard Place, at 21 Glenwood Avenue.

REQUEST: Development of two parcels recombined into a 0.9 acre tract zoned DX-7-SH for development of a 7 story, 119,596 gross square foot mixed use building consisting of retail space (3,865 SF on the ground floor) and overnight lodging (147 rooms). **THIS IS A REVISION TO A PREVIOUSLY APPROVED SITE PLAN SR-96-17, TRANSACTION (#535899), AA # 3779.** This revised plan increases the number of lodging units, removes residential units entirely, decreases the overall size of the structure, and changes the traffic circulation into the parking deck.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. Allowing the percentage Build To requirement and the corner lot Build To requirement to be met with building façade and amenity area.

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 1/11/19 by JDavis 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:

☐ **CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ **CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be REVISED upon receipt of this signed approval document.
The following items are required prior to approval of Concurrent Site Review plans:

**Engineering**

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

**Stormwater**

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

[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.

| ☒ City Code Covenant | ☐ Slope Easement |
| ☐ Stormwater Maintenance Covenant | ☐ Transit Easement |
| ☐ Utility Placement Easement | ☐ Cross Access Easement |
| ☒ Sidewalk Easement | ☐ Public Access Easement |
| ☐ Other: |

[RECORDED MAP(S)] - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

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

**General**

1. A demolition permit shall be issued for the existing buildings on site and this building permit number shown on all maps for recording.

2. The required water line easement shown on the preliminary plan shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
Engineering

3. 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.

4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

Stormwater

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. 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).

7. 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).

☒ BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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 prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.

2. Provide fire flow analysis.

Engineering

3. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.
4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of these documents shall be provided to the Development Services Department one day from authorization of recordation. If a recorded copy of the documents is not provided within this time period, further recordings and building permit issuance may be withheld.

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

6. Real time deck occupancy signage will be required at the deck entrance on Glenwood Ave S for vehicular traffic to know whether spaces are available on that level of the parking deck and an internal notifier will be required for front desk staff to accurately direct patrons to the deck entrance with available parking.

7. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

19. 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).

20. 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).

21. 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).

Urban Forestry

22. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes ___6___ street trees along ___Glenwood Ave__and seven street trees along Willard Place, all using structural soils.

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

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

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

7. Final inspection of all right of way street trees by Urban Forestry Staff.

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 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: 2-28-2022
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: (Development Services Dir./Designee) ___________________________ Date: 2/15/19

Staff Coordinator: Michael Walters
The Willard
9 Glenwood Ave
Raleigh, North Carolina 27603

General Notes

1. No changes have been made to the original workmanship or materials of the building.
2. All interior materials, plumbing, electrical, and mechanical systems remain as originally installed.
3. The building’s structure, including the foundation, has been inspected and deemed safe for occupancy.
4. The building’s roof, including flashing and parapets, has been inspected and deemed in good condition.
5. The building’s exterior walls and windows are in good condition and have been inspected for any signs of wear or damage.

Solid Waste Inspection Statement

1. Solid waste services are to be provided by a private vendor.
2. The building has dumpsters for solid waste and single-stream recycling.

Tree Conservation Notes

1. All trees within the protected area shall be protected from damage during construction.
2. All tree locations shall be marked with paint or stakes.
3. All tree locations shall be protected from construction equipment.

Fire Department Notes

1. Fire hydrants shall be equipped with NST threads and with a 5-inch Storz connection.
2. Fire hydrants shall be located at accessible points.
3. Fire hydrants shall be accessible from the street.
4. Fire hydrants shall be protected from damage during construction.

Solid Waste Inspection Statement

1. Solid waste services are to be provided by a private vendor.
2. The building has dumpsters for solid waste and single-stream recycling.

General Notes

1. No changes have been made to the original workmanship or materials of the building.
2. All interior materials, plumbing, electrical, and mechanical systems remain as originally installed.
3. The building’s structure, including the foundation, has been inspected and deemed safe for occupancy.
4. The building’s roof, including flashing and parapets, has been inspected and deemed in good condition.
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4. Fire hydrants shall be protected from damage during construction.

Solid Waste Inspection Statement

1. Solid waste services are to be provided by a private vendor.
2. The building has dumpsters for solid waste and single-stream recycling.
Zoning: DX-7-SH  
CAC: Hillsborough  
Drainage Basin: Pigeon House  
Acreage: 0.9  
Sq. Ft.: 164,229

Planner: Michael Walters  
Phone: (919) 996-2636  
Applicant: Summit Hospitality Group  
Phone: (919) 576-2845
LOCATION: This site is located on the west side of Glenwood Avenue, on the southwest corner of the intersection of Glenwood Avenue and Willard Place, at 21 Glenwood Avenue.

REQUEST: Development of two parcels recombined into a 0.9 acre tract zoned DX-7-SH for development of a 7 story, 164,229 gross square foot mixed use building consisting of retail, overnight lodging, and residential uses.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. Allowing the percentage Build To requirement and the corner lot Build To requirement to be met with building façade and amenity area. (AAD-01-18)

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 submitted by JDavis Architects.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

STORMWATER

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

2. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

   Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

3. Next Step: 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.
4. **Next Step:** 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.

5. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

6. **Next Step:** The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.

7. That as the preliminary plan shows proposed abandonment of public street right-of-way the developer shall file a request with the City Transportation Department for City Council approval of the right-of-way closure and upon approval a recombination map shall be recorded in accordance with the terms of the approved closure. A copy of the recombination map shall be provided to the City’s Development Services Department prior to building permit issuance.

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications, and Tree Save Areas.

2. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.

3. A demolition permit shall be obtained.

4. Provide fire flow analysis.

5. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

6. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of these documents shall be provided to the Development Services Department one day from authorization of recordation. If a recorded copy of the documents is not provided within this time period, further recordings and building permit issuance may be withheld.

### PUBLIC UTILITIES

7. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas.

### URBAN FORESTRY

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.
Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. **Next Step:** Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. **Next Step:** All street lights and street signs required as part of the development approval are installed.

5. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.

7. **Next Step:** Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.

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 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:** 4-11-2021
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: (Planning Dir./Designee) [Signature] Date: 4/11/2018

Staff Coordinator: Michael Walters
IN OCTOBER, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN AUGUST, 2017.

16. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS & COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT.

2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

4. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

13. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE.

27. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS, AND REQUIRED BY IRC 1103.1.3.


17. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.

5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A PUBLIC STREET.

6. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION DEPARTMENT.

10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.

25. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.

26. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY.
EXISTING IMPERVIOUS CALC.

TOTAL EFFECTIVE AREA...................................45,685 SF
EXISTING IMPERVIOUS AREA...........................33,864 SF
EXISTING PERVIOUS AREA...............................11,821 SF

SURVEY NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
3. ALL AREAS COMPUTED USING COORDINATES FROM MEASURED FIELD DATA.
5. THE SUBJECT PROPERTIES ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATIONS "X" BY FEMA PANELS 3720170300J WITH AN EFFECTIVE DATE OF MAY 2, 2006. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
6. MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SUBJECT PROPERTY, UNLESS ALREADY MARKED BY EXISTING MONUMENTS OR UNABLE TO SET DUE TO CONCRETE OR INSIDE BUILDING. MONUMENTS INCLUDE IRON PIPES, IRON PIPES WITH A CAP AND TACK, MAG NAILS, RAILROAD SPIKES, CONCRETE NAILS AND CONCRETE MONUMENTS.
7. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
8. THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
9. ALL REFERENCES ARE MADE TO THE WAKE COUNTY REGISTRY.
10. NO EVIDENCE OF RECENT STREET CONSTRUCTION OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY. SURVEYOR HAS NO KNOWLEDGE OF PROPOSED RIGHT OF WAY CHANGES.

Copyright 2017 Overcash Demmitt Architects
1. **NORTH ELEVATION - WILLARD PLACE**

2. **Scale:** 1/8" = 1'-0"

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**ODA Project No. 163073**

**DESIGN DEVELOPMENT**

**PRICING**

**REVISIONS**

<table>
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**SUMMIT HOSPITALITY GROUP LTD.**

**White Oak Properties Inc.**

**THE WILLARD**

**01.18.2018**

**ELEVATIONS**

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**A-202**