# BOYLAN FLATS APARTMENTS
# SR-66-2016

Zoning: **NX-5-UL**
CAC: **Hillsborough**
Drainage Basin: **Pigeon House**
Acreage: **0.23**
Sq. Ft./units: **44,250/48**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **615 Boylan. LLC**
Phone: **(919) 861-2900**

# Administrative Site Review Application (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

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

SR-660-16

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

| BUILDING TYPE | | FOR OFFICE USE ONLY |
|---|---|---|
| ☐ Detached<br>☐ Attached<br>☒ Apartment<br>☐ Townhouse | ☐ General<br>☐ Mixed Use<br>☐ Open Lot | Transaction Number 4485252<br>Assigned Project Coordinator Shankle<br>Assigned Team Leader Kamitta |

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

**GENERAL INFORMATION**

Development Name Boylan Flats

Zoning District NX-5-UL | Overlay District (if applicable) N/A | Inside City Limits? ☒ Yes ☐ No

Proposed Use Apartment

Property Address(es) 615 N. Boylan Avenue | Major Street Locator:

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

| P.I.N. 1704-41-0847 | P.I.N. | P.I.N. | P.I.N. |
|---|---|---|---|

**What is your project type?** ☒ Apartment ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Office
☐ Mixed Residential ☐ Non-Residential Condo ☐ School ☐ Shopping Center ☐ Banks ☐ Industrial Building
☐ Duplex ☐ Telecommunication Tower ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ Cottage Court
☐ Other: If other, please describe: _____

| | |
|---|---|
| **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.<br>The proposed project consists of a new 44,250 SF apartment building (48 units) on the 10,169 sf lot located at 615 N. Boylan Avenue. The proposed project will also include streetscape improvements and a rooftop outdoor amenity area (approx. 1017 sf), and installation of new sewer, fire and domestic water services. |
| **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<br>N/A |
| **CLIENT/DEVELOPER/ OWNER** | Company 615 Boylan, LLC \| Name (s) Dicky Walia, CEO & MD<br>Address 130 Sunday Drive, Suite 105, Raleigh, NC 27607<br>Phone (919) 861-2900 \| Email dsw@welcomeholdings.com \| Fax |
| **CONSULTANT (Contact Person for Plans)** | Company Red Line Engineering, P.C. \| Name (s) Gary J. McCabe, P.E.<br>Address 3305-109 Durham Drive, Raleigh, NC 27603<br>Phone (919) 779-6851 \| Email gary.mccabe@rle-pc.com \| Fax |

| DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments) | |
|---|---|
| **Zoning Information** | **Building Information** |
| Zoning District(s) NX-5-UL | Proposed building use(s) Apartment (48 units) |
| If more than one district, provide the acreage of each: .23 acres | Existing Building(s) sq. ft. gross N/A |
| Overlay District N/A | Proposed Building(s) sq. ft. gross 44,250 sf |
| Total Site Acres Inside City Limits ☒ Yes ☐ No 10,169 sf | Total sq. ft. gross (existing & proposed) 44,250 sf |
| Off street parking: Required 37 Provided 37 | Proposed height of building(s) 72 ft |
| COA (Certificate of Appropriateness) case # | # of stories 5 |
| BOA (Board of Adjustment) case # A- | Ceiling height of 1st Floor 10 ft |
| CUD (Conditional Use District) case # Z- | |
| **Stormwater Information** | |
| Existing Impervious Surface 9,062 sf acres/square feet | Flood Hazard Area ☐ Yes ☒ No |
| Proposed Impervious Surface 10,169 sf acres/square feet | **If Yes, please provide:** |
| Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No | Alluvial Soils Flood Study<br>FEMA Map Panel # |

| FOR RESIDENTIAL DEVELOPMENTS | |
|---|---|
| 1. Total # Of Apartment, Condominium or Residential Units 48 | 5. Bedroom Units: 1br 2br 3br 4br or more |
| 2. Total # Of Congregate Care Or Life Care Dwelling Units | 6. Infill Development 2.2.7 |
| 3. Total Number of Hotel Units | 7. Open Space (only) or Amenity 1,025 sf (rooftop) |
| 4. Overall Total # Of Dwelling Units (1-6 Above) 48 | 8. Is your project a cottage court? ☐ Yes ☒ No |

**SIGNATURE BLOCK (Applicable to all developments)**

In filing 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 Gary J. McCabe, P.E. 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, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

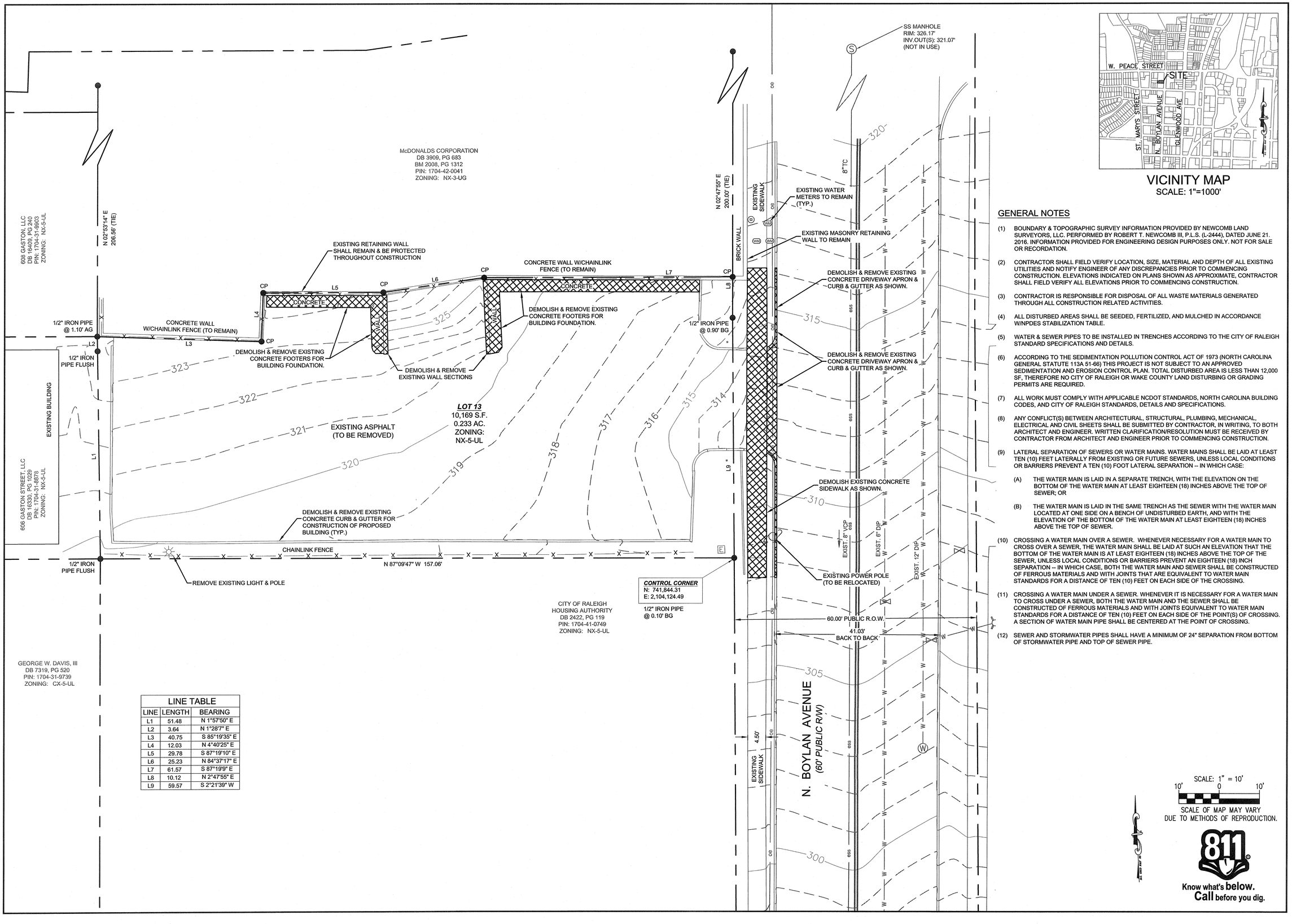
Signed _____ Date 08/24/2016

Printed Name DILEY WALIA, MANAGER

Signed _____ Date _____

Printed Name _____

| TO BE COMPLETED BY APPLICANT | | | TO BE COMPLETED BY CITY STAFF | | |
|---|---|---|---|---|---|
| **General Requirements** | YES | N/A | YES | NO | N/A |
| 1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh | ☑ | | ✓ | | |
| 2. **Administrative Site Review Application** completed and signed by the property owner(s) | ☑ | | ✓ | | |
| 3. Client must complete and adhere page 1 and 2 of the **Administrative Site Review Application** to the plan cover sheet | ☑ | | ✓ | | |
| 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 | ☑ | | | | |
| 5. Provide the following plan sheets: | ☑ | | | | |
| a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address | ☑ | | ✓ | | |
| b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation | ☑ | | ✓ | | |
| c) Proposed Site Plan | ☑ | | ✓ | | |
| d) Proposed Grading Plan | ☑ | | ✓ | | |
| e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover. | ☐ | ☑ | | | ○ |
| f) Proposed Utility Plan, including Fire | ☑ | ☐ | ✓ | | |
| 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. | ☐ | ☑ | | | ○ |
| h) Proposed Landscape Plan | ☐ | ☑ | | | ○ |
| i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished. | ☑ | ☐ | ✓ | | |
| j) Transportation Plan | ☐ | ☑ | | | ✓ |
| 6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u> | ☑ | | ✓ | | |
| 7. Minimum plan size 18"x24" not to exceed 36"x42" | ☑ | | ✓ | | |
| 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 | ☑ | | ✓ | | |
| 9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map | ☑ | | ✓ | | |
| 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 #. | ☑ | | ✓ | | ○ |
| 11. Wake County School Form, if dwelling units are proposed | ☐ | ☑ | | | |
| 12. If applicable, zoning conditions adhered to the plan cover sheet | ☐ | ☑ | ✓ | | |




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 51.48 | N 1°57'50" E |
| L2 | 3.64 | N 1°28'7" E |
| L3 | 40.75 | S 85°19'35" E |
| L4 | 12.03 | N 4°40'25" E |
| L5 | 29.78 | S 87°19'10" E |
| L6 | 25.23 | N 84°37'17" E |
| L7 | 61.57 | S 87°19'9" E |
| L8 | 10.12 | N 2°47'55" E |
| L9 | 59.57 | S 2°21'39" W |




VICINITY MAP
SCALE: 1"=1000'

## GENERAL NOTES

(1) BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY NEWCOMB LAND SURVEYORS, LLC. PERFORMED BY ROBERT T. NEWCOMB III, P.L.S. (L-2444), DATED JUNE 21. 2016. INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY. NOT FOR SALE OR RECORDATION.

(2) CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. ELEVATIONS INDICATED ON PLANS SHOWN AS APPROXIMATE, CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.

(3) CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH ALL CONSTRUCTION RELATED ACTIVITIES.

(4) ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED IN ACCORDANCE W/NPDES STABILIZATION TABLE.

(5) WATER & SEWER PIPES TO BE INSTALLED IN TRENCHES ACCORDING TO THE CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

(6) ACCORDING TO THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973 (NORTH CAROLINA GENERAL STATUTE 113A 51-66) THIS PROJECT IS NOT SUBJECT TO AN APPROVED SEDIMENTATION AND EROSION CONTROL PLAN. TOTAL DISTURBED AREA IS LESS THAN 12,000 SF, THEREFORE NO CITY OF RALEIGH OR WAKE COUNTY LAND DISTURBING OR GRADING PERMITS ARE REQUIRED.

(7) ALL WORK MUST COMPLY WITH APPLICABLE NCDOT STANDARDS, NORTH CAROLINA BUILDING CODES, AND CITY OF RALEIGH STANDARDS, DETAILS AND SPECIFICATIONS.

(8) ANY CONFLICT(S) BETWEEN ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND CIVIL SHEETS SHALL BE SUBMITTED BY CONTRACTOR, IN WRITING, TO BOTH ARCHITECT AND ENGINEER. WRITTEN CLARIFICATION/RESOLUTION MUST BE RECEIVED BY CONTRACTOR FROM ARCHITECT AND ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

(9) LATERAL SEPARATION OF SEWERS OR WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET LATERALLY FROM EXISTING OR FUTURE SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A TEN (10) FOOT LATERAL SEPARATION -- IN WHICH CASE:

(A) THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION ON THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER; OR

(B) THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.

(10) CROSSING A WATER MAIN OVER A SEWER. WHENEVER NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN EIGHTEEN (18) INCH SEPARATION -- IN WHICH CASE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE CROSSING.

(11) CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE POINT(S) OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

(12) SEWER AND STORMWATER PIPES SHALL HAVE A MINIMUM OF 24" SEPARATION FROM BOTTOM OF STORMWATER PIPE AND TOP OF SEWER PIPE.

SCALE: 1" = 10'
10' 0 10'
SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

811
Know what's below.
Call before you dig.

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FINAL DRAWING
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615 N. BOYLAN AVENUE
RALEIGH, NORTH CAROLINA 27603

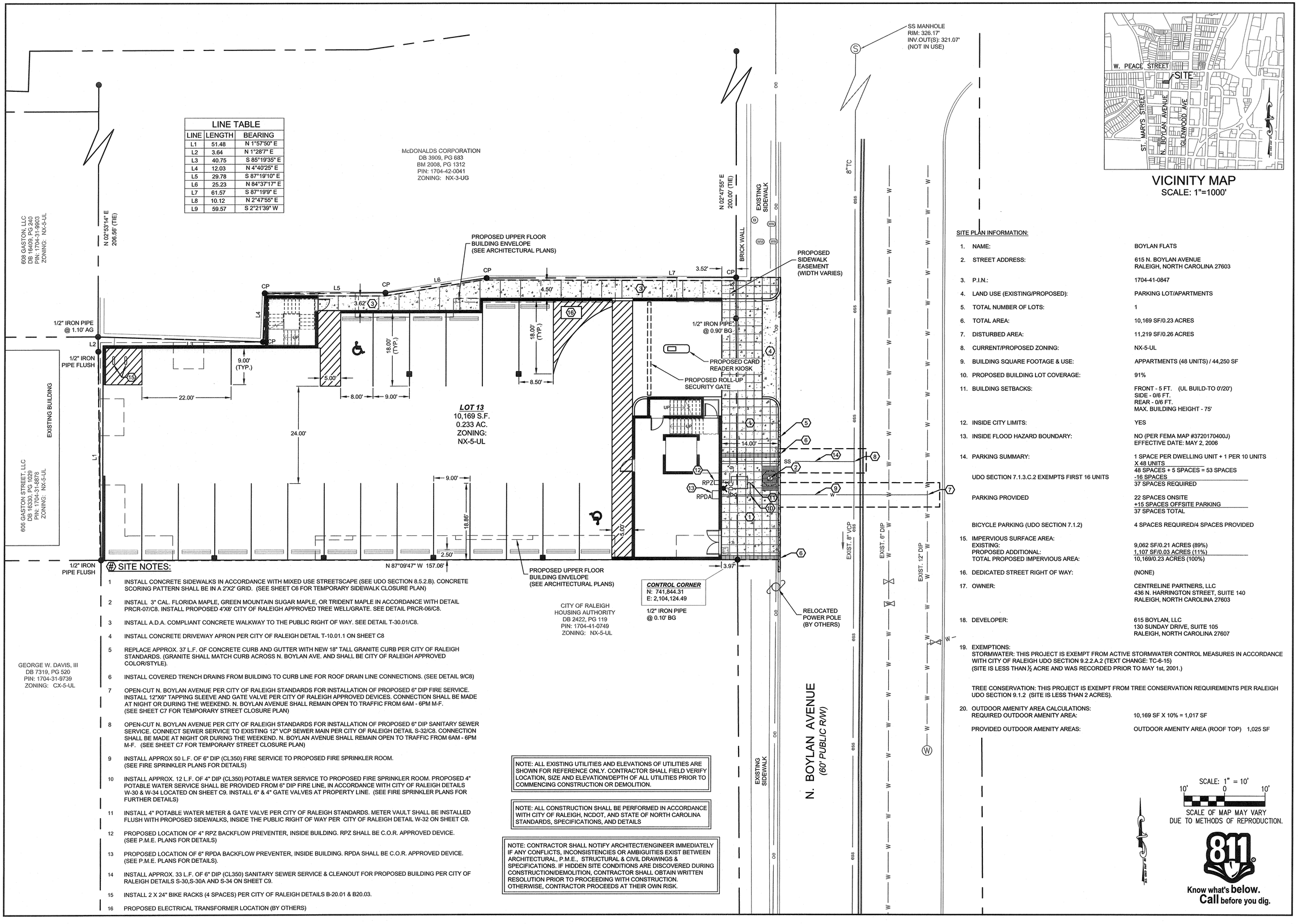
BOYLAN FLATS
EXISTING CONDITIONS & DEMO PLAN

| REVISIONS: | DATE: |
|---|---|
| | |

| ISSUED FOR: | DATE: |
|---|---|
| REVIEW/PERMITS | 8/24/16 |

PROJECT NO.: 16-012
DRAWN BY: DEM
REVIEWED BY: GJM

SHEET NUMBER:
C2
OF 10 SHEETS




## SITE NOTES:

1. INSTALL CONCRETE SIDEWALKS IN ACCORDANCE WITH MIXED USE STREETSCAPE (SEE UDO SECTION 8.5.2.B). CONCRETE SCORING PATTERN SHALL BE IN A 2'X2' GRID. (SEE SHEET C6 FOR TEMPORARY SIDEWALK CLOSURE PLAN)
2. INSTALL 3" CAL. FLORIDA MAPLE, GREEN MOUNTAIN SUGAR MAPLE, OR TRIDENT MAPLE IN ACCORDANCE WITH DETAIL PRCR-07/C8. INSTALL PROPOSED 4'X6' CITY OF RALEIGH APPROVED TREE WELL/GRATE. SEE DETAIL PRCR-06/C8.
3. INSTALL A.D.A. COMPLIANT CONCRETE WALKWAY TO THE PUBLIC RIGHT OF WAY. SEE DETAIL T-30.01/C8.
4. INSTALL CONCRETE DRIVEWAY APRON PER CITY OF RALEIGH DETAIL T-10.01.1 ON SHEET C8
5. REPLACE APPROX. 37 L.F. OF CONCRETE CURB AND GUTTER WITH NEW 18" TALL GRANITE CURB PER CITY OF RALEIGH STANDARDS. (GRANITE SHALL MATCH CURB ACROSS N. BOYLAN AVE. AND SHALL BE CITY OF RALEIGH APPROVED COLOR/STYLE).
6. INSTALL COVERED TRENCH DRAINS FROM BUILDING TO CURB LINE FOR ROOF DRAIN LINE CONNECTIONS. (SEE DETAIL 9/C8)
7. OPEN-CUT N. BOYLAN AVENUE PER CITY OF RALEIGH STANDARDS FOR INSTALLATION OF PROPOSED 6" DIP FIRE SERVICE. INSTALL 12"X6" TAPPING SLEEVE AND GATE VALVE PER CITY OF RALEIGH APPROVED DEVICES. CONNECTION SHALL BE MADE AT NIGHT OR DURING THE WEEKEND. N. BOYLAN AVENUE SHALL REMAIN OPEN TO TRAFFIC FROM 6AM - 6PM M-F. (SEE SHEET C7 FOR TEMPORARY STREET CLOSURE PLAN)
8. OPEN-CUT N. BOYLAN AVENUE PER CITY OF RALEIGH STANDARDS FOR INSTALLATION OF PROPOSED 6" DIP SANITARY SEWER SERVICE. CONNECT SEWER SERVICE TO EXISTING 12" VCP SEWER MAIN PER CITY OF RALEIGH DETAIL S-32/C8. CONNECTION SHALL BE MADE AT NIGHT OR DURING THE WEEKEND. N. BOYLAN AVENUE SHALL REMAIN OPEN TO TRAFFIC FROM 6AM - 6PM M-F. (SEE SHEET C7 FOR TEMPORARY STREET CLOSURE PLAN)
9. INSTALL APPROX 50 L.F. OF 6" DIP (CL350) FIRE SERVICE TO PROPOSED FIRE SPRINKLER ROOM. (SEE FIRE SPRINKLER PLANS FOR DETAILS)
10. INSTALL APPROX. 12 L.F. OF 4" DIP (CL350) POTABLE WATER SERVICE TO PROPOSED FIRE SPRINKLER ROOM. PROPOSED 4" POTABLE WATER SERVICE SHALL BE PROVIDED FROM 6" DIP FIRE LINE, IN ACCORDANCE WITH CITY OF RALEIGH DETAILS W-30 & W-34 LOCATED ON SHEET C9. INSTALL 6" & 4" GATE VALVES AT PROPERTY LINE. (SEE FIRE SPRINKLER PLANS FOR FURTHER DETAILS)
11. INSTALL 4" POTABLE WATER METER & GATE VALVE PER CITY OF RALEIGH STANDARDS. METER VAULT SHALL BE INSTALLED FLUSH WITH PROPOSED SIDEWALKS, INSIDE THE PUBLIC RIGHT OF WAY PER CITY OF RALEIGH DETAIL W-32 ON SHEET C9.
12. PROPOSED LOCATION OF 4" RPZ BACKFLOW PREVENTER, INSIDE BUILDING. RPZ SHALL BE C.O.R. APPROVED DEVICE. (SEE P.M.E. PLANS FOR DETAILS)
13. PROPOSED LOCATION OF 6" RPDA BACKFLOW PREVENTER, INSIDE BUILDING. RPDA SHALL BE C.O.R. APPROVED DEVICE. (SEE P.M.E. PLANS FOR DETAILS).
14. INSTALL APPROX. 33 L.F. OF 6" DIP (CL350) SANITARY SEWER SERVICE & CLEANOUT FOR PROPOSED BUILDING PER CITY OF RALEIGH DETAILS S-30,S-30A AND S-34 ON SHEET C9.
15. INSTALL 2 X 24" BIKE RACKS (4 SPACES) PER CITY OF RALEIGH DETAILS B-20.01 & B20.03.
16. PROPOSED ELECTRICAL TRANSFORMER LOCATION (BY OTHERS)

NOTE: ALL EXISTING UTILITIES AND ELEVATIONS OF UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND ELEVATION/DEPTH OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION OR DEMOLITION.

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH, NCDOT, AND STATE OF NORTH CAROLINA STANDARDS, SPECIFICATIONS, AND DETAILS

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.




## VICINITY MAP
SCALE: 1"=1000'

## SITE PLAN INFORMATION:

| | | |
|---|---|---|
| 1. | NAME: | BOYLAN FLATS |
| 2. | STREET ADDRESS: | 615 N. BOYLAN AVENUE<br>RALEIGH, NORTH CAROLINA 27603 |
| 3. | P.I.N.: | 1704-41-0847 |
| 4. | LAND USE (EXISTING/PROPOSED): | PARKING LOT/APARTMENTS |
| 5. | TOTAL NUMBER OF LOTS: | 1 |
| 6. | TOTAL AREA: | 10,169 SF/0.23 ACRES |
| 7. | DISTURBED AREA: | 11,219 SF/0.26 ACRES |
| 8. | CURRENT/PROPOSED ZONING: | NX-5-UL |
| 9. | BUILDING SQUARE FOOTAGE & USE: | APPARTMENTS (48 UNITS) / 44,250 SF |
| 10. | PROPOSED BUILDING LOT COVERAGE: | 91% |
| 11. | BUILDING SETBACKS: | FRONT - 5 FT. (UL BUILD-TO 0'/20')<br>SIDE - 0/6 FT.<br>REAR - 0/6 FT.<br>MAX. BUILDING HEIGHT - 75' |
| 12. | INSIDE CITY LIMITS: | YES |
| 13. | INSIDE FLOOD HAZARD BOUNDARY: | NO (PER FEMA MAP #3720170400J)<br>EFFECTIVE DATE: MAY 2, 2006 |
| 14. | PARKING SUMMARY: | 1 SPACE PER DWELLING UNIT + 1 PER 10 UNITS<br>X 48 UNITS<br>48 SPACES + 5 SPACES = 53 SPACES<br>-16 SPACES<br>37 SPACES REQUIRED |
| | UDO SECTION 7.1.3.C.2 EXEMPTS FIRST 16 UNITS | |
| | PARKING PROVIDED | 22 SPACES ONSITE<br>+15 SPACES OFFSITE PARKING<br>37 SPACES TOTAL |
| | BICYCLE PARKING (UDO SECTION 7.1.2) | 4 SPACES REQUIRED/4 SPACES PROVIDED |
| 15. | IMPERVIOUS SURFACE AREA:<br>EXISTING:<br>PROPOSED ADDITIONAL:<br>TOTAL PROPOSED IMPERVIOUS AREA: | <br>9,062 SF/0.21 ACRES (89%)<br>1,107 SF/0.03 ACRES (11%)<br>10,169/0.23 ACRES (100%) |
| 16. | DEDICATED STREET RIGHT OF WAY: | (NONE) |
| 17. | OWNER: | CENTRELINE PARTNERS, LLC<br>436 N. HARRINGTON STREET, SUITE 140<br>RALEIGH, NORTH CAROLINA 27603 |
| 18. | DEVELOPER: | 615 BOYLAN, LLC<br>130 SUNDAY DRIVE, SUITE 105<br>RALEIGH, NORTH CAROLINA 27607 |

19. EXEMPTIONS:
STORMWATER: THIS PROJECT IS EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES IN ACCORDANCE WITH CITY OF RALEIGH UDO SECTION 9.2.2.A.2 (TEXT CHANGE: TC-6-15)
(SITE IS LESS THAN ½ ACRE AND WAS RECORDED PRIOR TO MAY 1st, 2001.)

TREE CONSERVATION: THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS PER RALEIGH UDO SECTION 9.1.2 (SITE IS LESS THAN 2 ACRES).

20. OUTDOOR AMENITY AREA CALCULATIONS:
REQUIRED OUTDOOR AMENITY AREA: 10,169 SF X 10% = 1,017 SF
PROVIDED OUTDOOR AMENITY AREAS: OUTDOOR AMENITY AREA (ROOF TOP) 1,025 SF

SCALE: 1" = 10'
10' 0 10'
SCALE OF MAP MAY VARY DUE TO METHODS OF REPRODUCTION.

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[redacted]

FINAL DRAWING
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615 BOYLAN, LLC
615 N. BOYLAN AVENUE
RALEIGH, NORTH CAROLINA 27603

BOYLAN FLATS
PROPOSED SITE PLAN

| REVISIONS: | DATE: |
|---|---|
| | |

| ISSUED FOR: | DATE: |
|---|---|
| REVIEW/PERMITS | 8/24/16 |

PROJECT NO.: 16-012
DRAWN BY: DEM
REVIEWED BY: GJM

SHEET NUMBER:
C3
OF 10 SHEETS