



Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: _____		Planning Coordinator: _____	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Madtrst LLC			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 616 St. Mary's St Raleigh, NC 27605			
Site P.I.N.(s): 1704-31-5986			
Please describe the scope of work. Include any additions, expansions, and change of use. Change of use for a 2,891 SF Building from Personal Service to Restaurant/Bar. Improvements include a patio area, pedestrian access, grading and landscaping.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: Cityplat Holdings, LLC		Title: Adam Koppin	
Address: 119 SW Maynard Rd Ste 200 Cary, NC 27511			
Phone #: 919-917-8701		Email: adamkoppin@gmail.com	
Applicant Name: Laura Kordulewski			
Company: Pabst Design Group		Address: 404-B Glenwood Ave, Raleigh, NC	
Phone #: 919-848-4399 x 118		Email: lkordulewski@pabstdesign.com	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): NX-3-UL	Existing gross floor area (not to be demolished): 2,891 SF
	Existing gross floor area to be demolished: 0 SF
Gross site acreage: .11 acres	New gross floor area: 0 SF
# of parking spaces required:	Total sf gross (to remain and new): 2,891 SF (to remain)
# of parking spaces proposed:	Proposed # of buildings: 0
Overlay District (if applicable): N/A	Proposed # of stories for each: 0
Existing use (UDO 6.1.4): Personal Service	
Proposed use (UDO 6.1.4): Restaurant/Bar	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>.11 AC</u> Square Feet: <u>4,792 SF</u>	Proposed Impervious Surface: Acres: <u>.11 AC</u> Square Feet: <u>4,593 SF</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

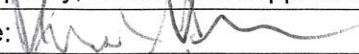
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK

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 of Raleigh.

I hereby designate Laura Kordulewski, Pabst Design Group, to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: <u>3/20/2020</u>
Printed Name: <u>Vincent Verdina</u>	

ADMINISTRATIVE SITE REVIEW PLAN FOR: 616 SAINT MARY'S STREET RALEIGH, NORTH CAROLINA

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

DEVELOPMENT SERVICES

Administrative Site Review Application

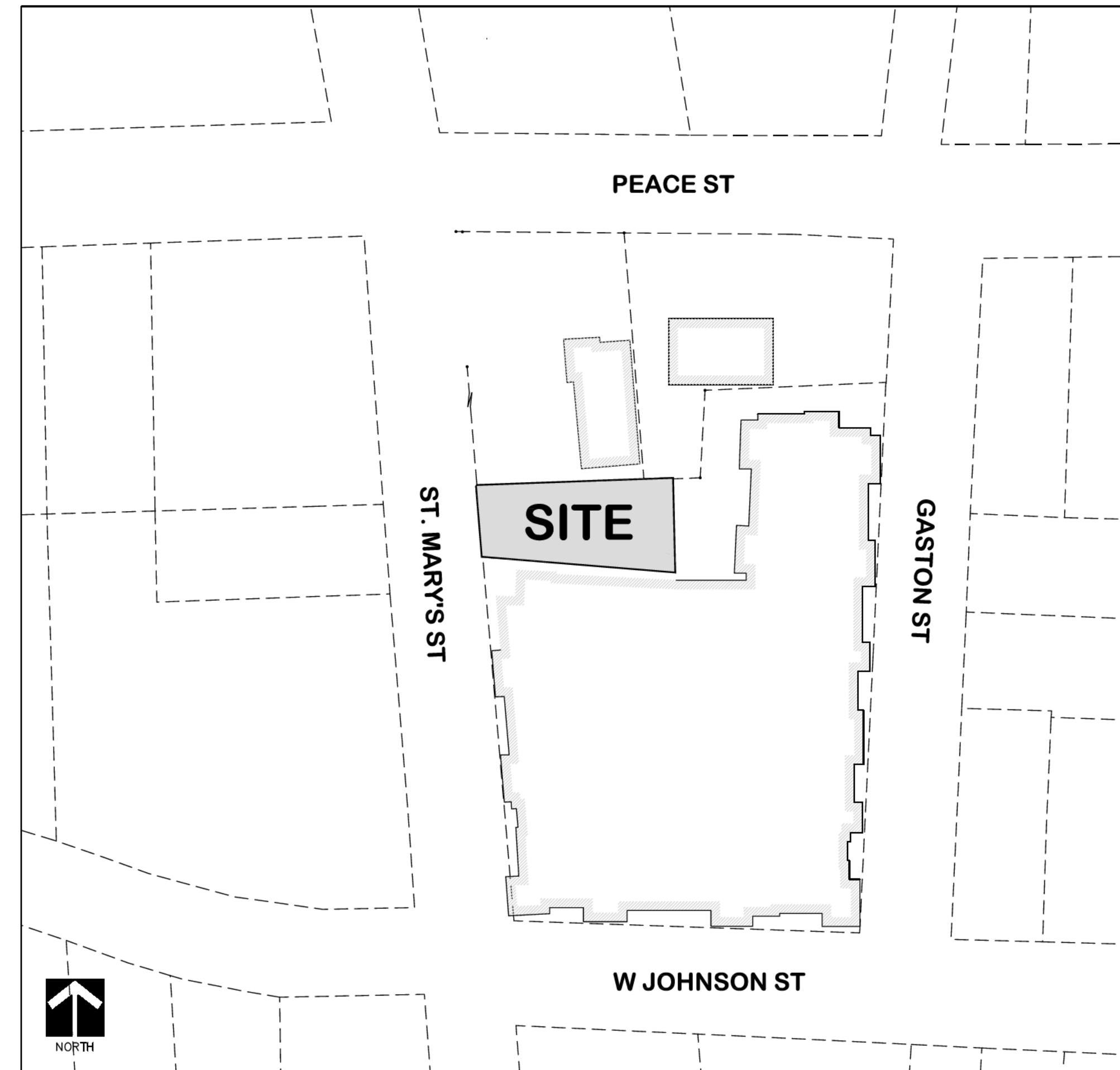
Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Building Type</th> <th style="text-align: left;">Site Transaction History</th> </tr> <tr> <td> <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse </td> <td> <input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic </td> </tr> </table>	Building Type	Site Transaction History	<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	Subdivision transaction #: _____ Sketch transaction #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Administrative Alternate #: _____
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GENERAL INFORMATION					
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Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.					
Company: Cityplat Holdings, LLC / Vincent Verdino	Title: Managing Member				
Address: 107 Fayetteville St 3rd and 4th Floor, Raleigh, NC 27601					
Phone #: 919-450-2543	Email: vverdino@cityplat.com				
Applicant Name: Laura Kordulewski					
Company: Pabst Design Group	Address: 404-B Glenwood Ave, Raleigh, NC				
Phone #: 919-848-4399 x 118	Email: lkordulewski@pabstdesign.com				

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VICINITY MAP
1" = 60'

<p>C-0.0 COVER SHEET</p> <p>C-1.0 EXISTING CONDITIONS AND DEMOLITION PLAN</p> <p>C-2.0 SITE LAYOUT PLAN</p> <p>C-2.1 REMOTE PARKING PLAN</p> <p>C-4.0 GRADING AND STORM DRAINAGE PLAN</p> <p>D-1.0 SITE DETAIL SHEET</p>	<p>D-1.1 SITE DETAIL SHEET</p> <p>D-2.0 UTILITY DETAIL SHEET</p> <p>L-1.0 LANDSCAPE PLAN</p> <p>L-1.1 LANDSCAPE DETAIL SHEET</p> <p>A2.0 EXTERIOR ELEVATIONS</p>	<p>D-1.1 SITE DETAIL SHEET</p> <p>D-2.0 UTILITY DETAIL SHEET</p> <p>L-1.0 LANDSCAPE PLAN</p> <p>L-1.1 LANDSCAPE DETAIL SHEET</p> <p>A2.0 EXTERIOR ELEVATIONS</p>
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<p>OWNER: CITYPLAT HOLDINGS, LLC 119 SW MAYNARD ROAD STE 200 CARY, NC 27511</p> <p>DEVELOPER: MADRST, LLC 205 BROOK CREEK DRIVE CARY, NC 27519</p>	<p>CIVIL ENGINEER: PABST DESIGN GROUP, PA 404-B GLENWOOD AVENUE RALEIGH, NC 27603 TEL: 919.848.4399 FAX: 919.848.4395 E-MAIL: dpabst@pabstdesign.com</p>	<p>ARCHITECT: PERRY COX ARCHITECT PA 124 SALEM TOWNE CT APEX, NC 27502 TEL: 919-363-5411 E-MAIL: perry@pcoxdesign.com</p> <p>SURVEYOR: NEWCOMB LAND SURVEYING, PLLC 7008 HARPS MILL ROAD, SUITE 105 RALEIGH, NC 27615 TEL: 919.847.1800 E-MAIL: justin@nls-nc.com</p>
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NOTES:
IN ACCORDANCE WITH THE USE STANDARDS IN UDO SECTION 6.4.10.B.2, THERE WILL BE NO LIVE PERFORMANCES, NO DANCE FLOOR AND NO OUTDOOR SEATING IN EXCESS OF 8 SEATS.

SITE DATA TABLE	
DEVELOPER:	MADRST, LLC 205 BROOK CREEK DRIVE CARY, NC 27519 (O) 919.747.4901
OWNER(S):	CITYPLAT HOLDINGS, LLC 119 SW MAYNARD ROAD STE 200 CARY, NC 27511 919.552.2149
PIN:	1704-31-5986
EXISTING ZONING:	NX-3-UL
EXISTING LAND USE:	PERSONAL SERVICE
PROPOSED LAND USE:	BAR
LOT AREA:	0.11 ACRES
WATERSHED OVERLAY:	NONE
ADDITIONAL OVERLAY:	NONE
WATERSHED:	CRABTREE CREEK
DRAINAGE BASIN:	PIGEON HOUSE
RIVER BASIN:	NEUSE
FLOODPLAIN DATA:	NO PORTION OF THE PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 3720170400J PANEL 1704J DATED MAY 2, 2006.
IMPERVIOUS AREA:	EXISTING IMPERVIOUS = 0.11 ACRES PROPOSED IMPERVIOUS = 0.11 ACRES
AMENITY SPACE:	REQUIRED: 10% OF SITE AREA = 4,792 SF 4,792 SF X 10% = 479 SF OF AMENITY AREA PROVIDED: OUTDOOR AMENITY AREA = 789 SF 789 SF / 4,792 SF = 16.5%
BUILDING SQUARE FOOTAGE:	2,891 SF
BUILDING SETBACKS:	5' MIN. FRONT YARD (ST. MARY'S ST) 0' SIDE LOT LINE 0' REAR LOT LINE
BUILD-TO:	PRIMARY STREET (ST. MARY'S ST) 0'20' BUILDING WIDTH IN PRIMARY MIN. (ST. MARY'S ST) 50% 45' (BLDG WIDTH) / 42' (FRONTAGE LENGTH) = 93% PROVIDED
PARKING:	BAR BASED ON PARKING REQUIREMENTS PER USE (UDO SECTION 7.1.2.C) REQUIRED BAR PARKING AT 616 ST MARY'S ST (NEW USE): 1 SPACE / 150 SF OF GROSS FLOOR AREA OR 1 SPACE / 5 SEATS, WHICHEVER IS GREATER 2,891 SF / 150 SF = 19.3 SPACES OR 74 SEATS / 5 SEATS = 14.8 SPACES PER UDO 7.1.3.C.8 AN UNCOVERED OUTDOOR DINING AREA OF NO MORE THAN 25% OF THE AREA OF ANY INDOOR DINING IS EXEMPT FROM THE CALCULATION OF REQUIRED PARKING SPACES. 2,163 SF (INDOOR DINING) / 274 SF (OUTDOOR DINING) = 12.67% PER UDO 7.1.3.C.3 1 SPACE/ 500 SF OF GROSS FLOOR AREA 2,891 SF / 500 SF = 6 SPACES PARKING REQUIRED: 6 SPACES (PER UDO 7.1.3.C.3) REQUIRED RESTAURANT PARKING AT 805 W PEACE ST: 1 SPACE / 150 SF OF GROSS FLOOR AREA OR 1 SPACE / 5 SEATS, WHICHEVER IS GREATER 2,156 SF / 150 SF = 14 SPACES OR 36 SEATS / 5 SEATS = 7 SPACES PER UDO 7.1.3.C.8 AN UNCOVERED OUTDOOR DINING AREA OF NO MORE THAN 25% OF THE AREA OF ANY INDOOR DINING IS EXEMPT FROM THE CALCULATION OF REQUIRED PARKING SPACES. 848 SF (INDOOR DINING) / 200 SF (OUTDOOR DINING) = 23.6% PER UDO 7.1.3.C.3 1 SPACE/ 500 SF OF GROSS FLOOR AREA 2,156 SF / 500 SF = 4 SPACES PARKING REQUIRED: 2 SPACES (PER UDO 7.1.4.C.3) TOTAL PARKING SPACES REQUIRED: 6 SPACES (616 ST MARY'S ST) + 4 SPACES (805 W PEACE ST) = 10 SPACES PARKING PROVIDED: 24 SPACES LOCATED AT 805 W PEACE ST REQUIRED SHORT-TERM BICYCLE PARKING: 1 SPACE/ 50,000 SF GROSS FLOOR AREA, MIN. 4 (3,621/50,000) = 1 SPACE PROVIDED SHORT-TERM BICYCLE PARKING: 4 SPACES REQUIRED LONG-TERM BICYCLE PARKING: 1 SPACE/25,000 SF GROSS FLOOR AREA, MIN. 4 PROVIDED LONG-TERM BICYCLE PARKING: 4 SPACES

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): NX-3-UL	Existing gross floor area (not to be demolished): 2,891 SF
Gross site acreage: .11 acres	Existing gross floor area to be demolished: 0 SF
# of parking spaces required: 6	New gross floor area: 0 SF
# of parking spaces proposed: 7	Total sf gross (to remain and new): 2,891 SF (to remain)
Overlay District (if applicable): N/A	Proposed # of buildings: 0
Existing use (UDO 6.1.4): Personal Service	Proposed # of stories for each: 0
Proposed use (UDO 6.1.4): Bar	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: .11 AC Square Feet: 4,792 SF	Proposed Impervious Surface: Acres: .11 AC Square Feet: 4,893 SF
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: # of bedroom units: 1br: _____ 2br: _____ 3br: _____	Total # of hotel units: 4br or more: _____
# of lots: _____ Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No	
SIGNATURE BLOCK	
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 of Raleigh.	
I hereby designate <u>Laura Kordulewski, Pabst Design Group, PA</u> 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. I acknowledge that this application is subject to the filing calendar and substantial policy, which stages applications will expire after 180 days of inactivity.	
Signature: <u>Vincent Verdino</u>	Date: <u>8/3/2020</u>
Printed Name: <u>Vincent Verdino</u>	

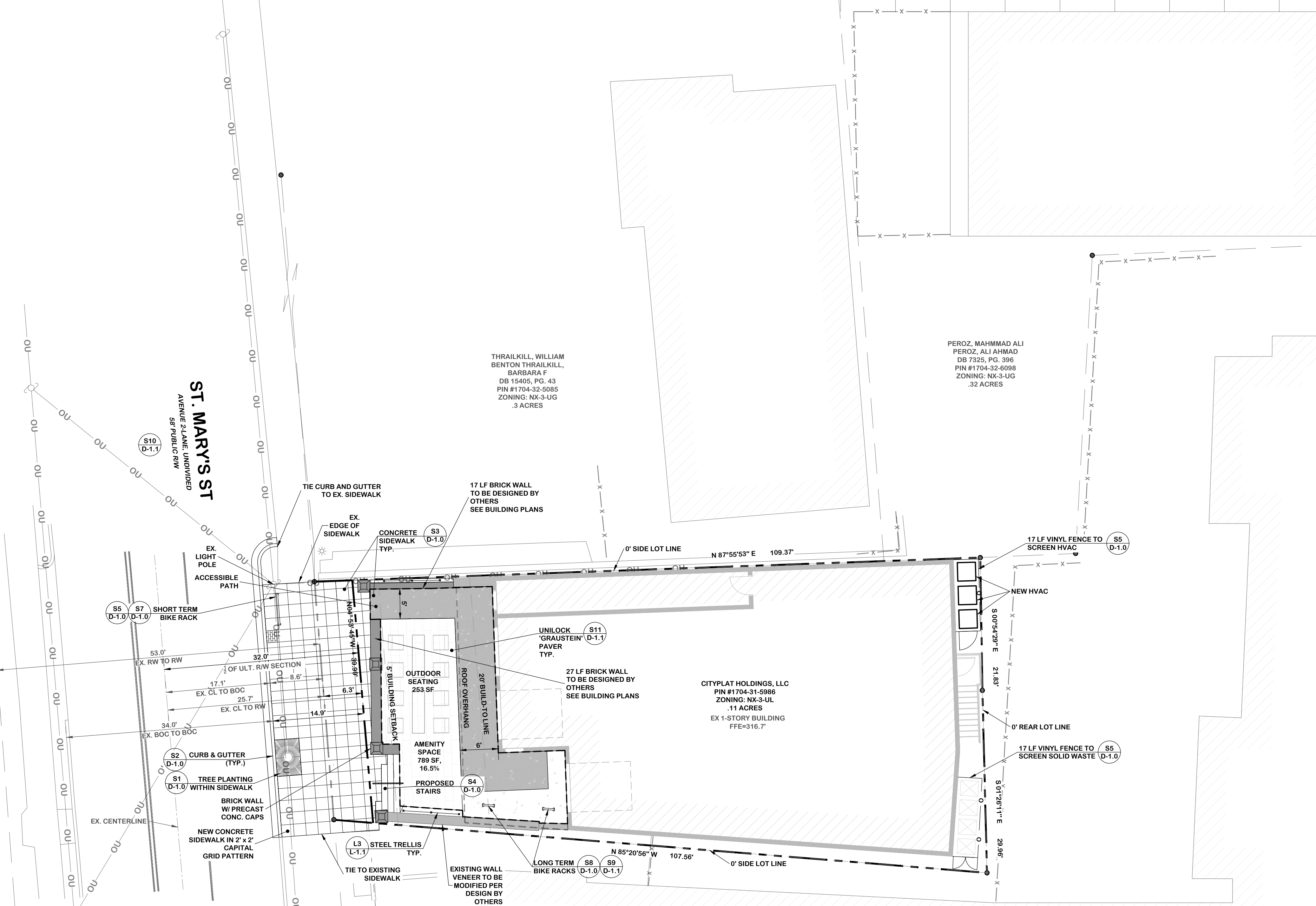
Page 2 of 2 REVISION 05.01.19
raleighnc.gov

PABST DESIGN GROUP, PA
Engineering | Consulting
404-B Glenwood Avenue, Raleigh, North Carolina 27603
Phone: 919-848-4399 | Fax: 919-848-4395 | NC LICENSE NUMBER: C-3011

616 SAINT MARY'S STREET
RALEIGH, WAKE COUNTY, NORTH CAROLINA
ADMINISTRATIVE SITE REVIEW PLAN
COVER SHEET

DRAWING SHEET
C-0.0
PROJECT NUMBER
493-19

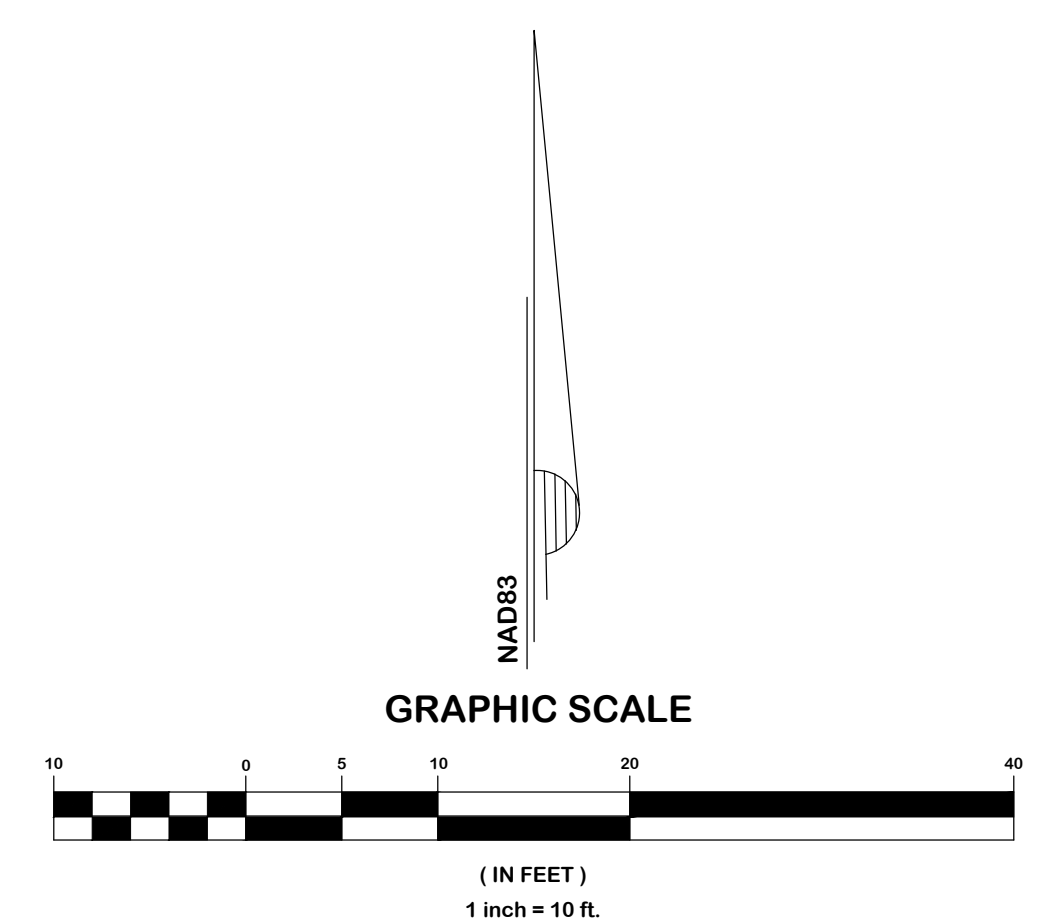
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SYMBOLS		LINETYPES	
●	Ex. iron pipe/rod or nail	-x-x-	Fence
■	Ex. concrete monument	-OU-	Overhead utility
●	New iron pipe	-w-	Water
○	Calculated point	-SS-	Sanitary sewer
□	Cable pedestal	-SD-	Storm drain
□	Telephone pedestal		
□	Electric pedestal		
□	Fiber-optic marker		
□	Traffic signal box		
□	Water meter		
□	Fire hydrant		
□	Valve (water or gas)		
□	Sanitary sewer manhole		
□	Sanitary sewer cleanout		
□	Storm curb inlet		
□	Drainage inlet (w/ grate)		
□	Storm drain manhole		
□	Utility pole		
□	Lamp post		
□	Signal pole		
□	Guy wire		
□	Sign post		

ABBREVIATIONS	
DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
NCDDOT	North Carolina Dept. of Transportation
R/W	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
(M)	Measured
AG	Above ground
BG	Below ground

LEGEND	
- - - - -	PROPOSED AMENITY AREA
-x-x-x-	EXISTING FENCE
-OU-	EXISTING OVERHEAD UTILITY
□	PROPOSED CONCRETE
□	PROPOSED PAVERS



- ### LAYOUT NOTES
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
 - ALL SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS REQUIRED IN SPECIFICATIONS.
 - VERIFY ALL SETBACKS WITH LOCAL CODES.
 - A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
 - WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AT CONSTRUCTION DRAWING REVIEW AS WELL AS A BUILDING PERMIT.
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AS SHOWN ON THE CONSTRUCTION PLANS.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - ALL HVAC AND MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH UDO SECTION 7.2.5.D. GROUND-MOUNTED EQUIPMENT SCREENING SHALL BE AS HIGH AS THE HIGHEST POINT OF THE EQUIPMENT BEING SCREENED. SCREENING SHALL CONSIST OF LANDSCAPING OR AN OPAQUE SCREEN COMPATIBLE WITH THE PRINCIPAL BUILDING IN TERMS OF TEXTURE, QUALITY, MATERIAL AND COLOR.

NOTE:
IN ACCORDANCE WITH THE USE STANDARDS IN UDO SECTION 6.4.10.B.2, THERE WILL BE NO LIVE PERFORMANCES, NO DANCE FLOOR AND NO OUTDOOR SEATING IN EXCESS OF 8 SEATS.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PREPARED FOR:	MASTRIK, LLC
PROJECT ENGINEER:	DATE: 7/7/2020
PROJECT CADD DESIGNER:	PROJECT SURVEYOR:
LAK	WESTCOMB LAND SURVEYORS, PLLC

616 SAINT MARY'S STREET
RALEIGH, WAKE COUNTY, NORTH CAROLINA
ADMINISTRATIVE SITE REVIEW PLAN
SITE LAYOUT PLAN

SCALE:	
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DATE:	7/1/20
REVISION:	
REVISED PER COR COMMENTS:	
REVISED PER COR COMMENTS:	

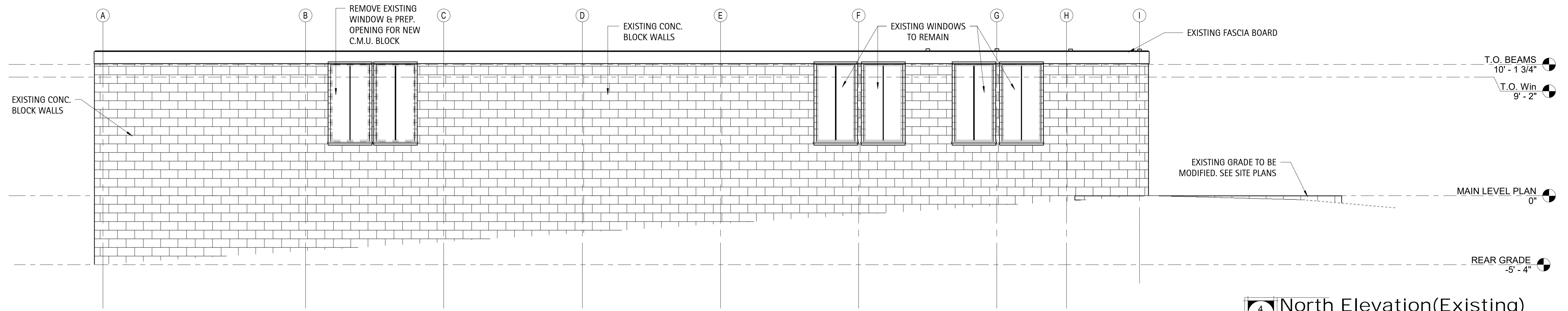
NOT FOR CONSTRUCTION

NO.	REVISION	DATE

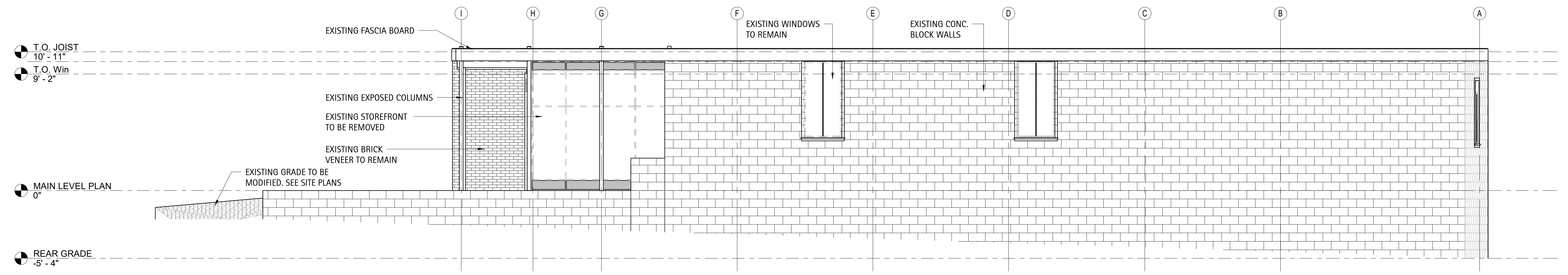
SHEET DESCRIPTION
EXISTING ELEVATIONS

PROJECT #: 2019.067
DATE ISSUED: 06/15/2020
DRAWING BY: JGM/BSJ
CHECKED BY: DSC/PBC

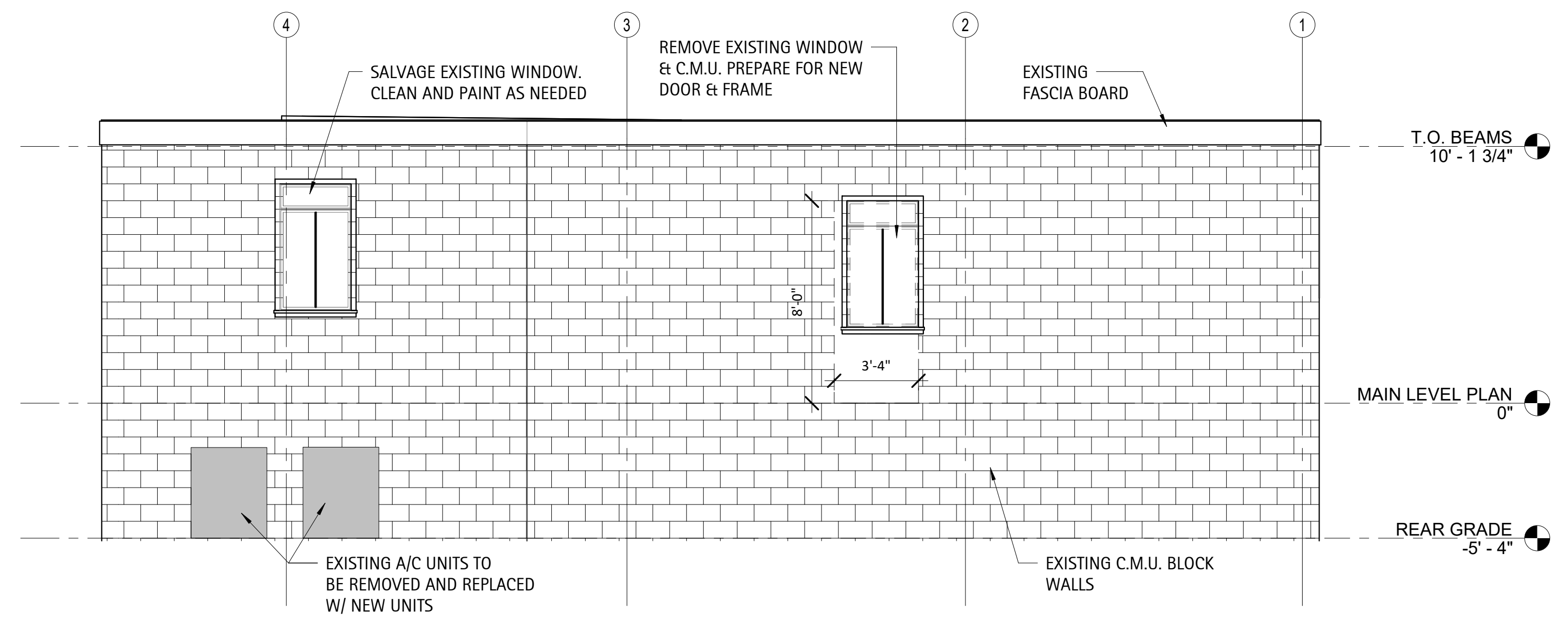
616 ST MARY ST BAR
PEACE & SAINT
CITYPLAT HOLDINGS
Raleigh, NC



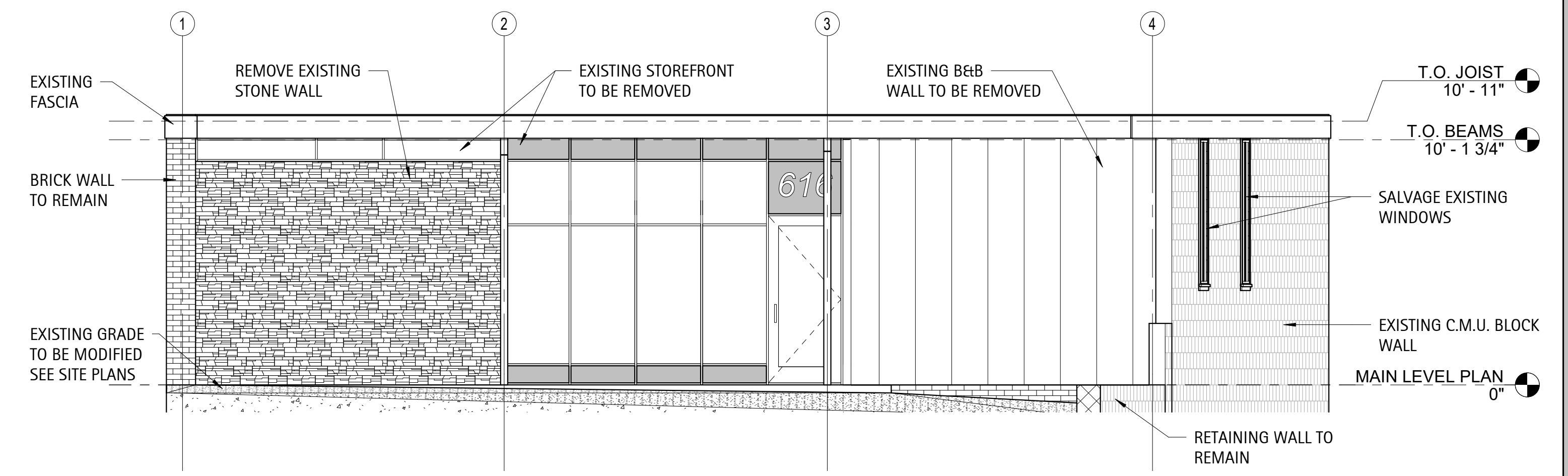
4 North Elevation(Existing)
1/4" = 1'-0"



3 South Elevation(Existing)
1/4" = 1'-0"



2 East Elevation(Existing)
1/4" = 1'-0"



1 West Elevation (Existing)
1/4" = 1'-0"

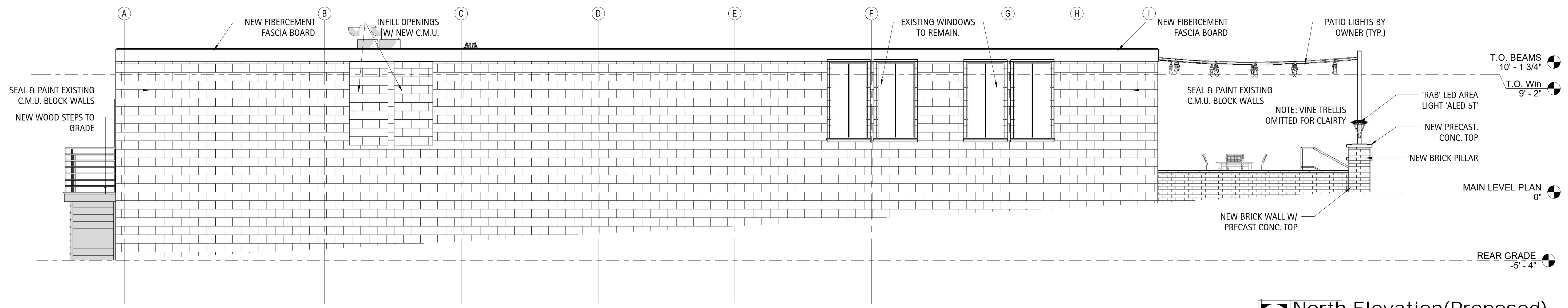
NOT FOR CONSTRUCTION

NO.	REVISION	DATE

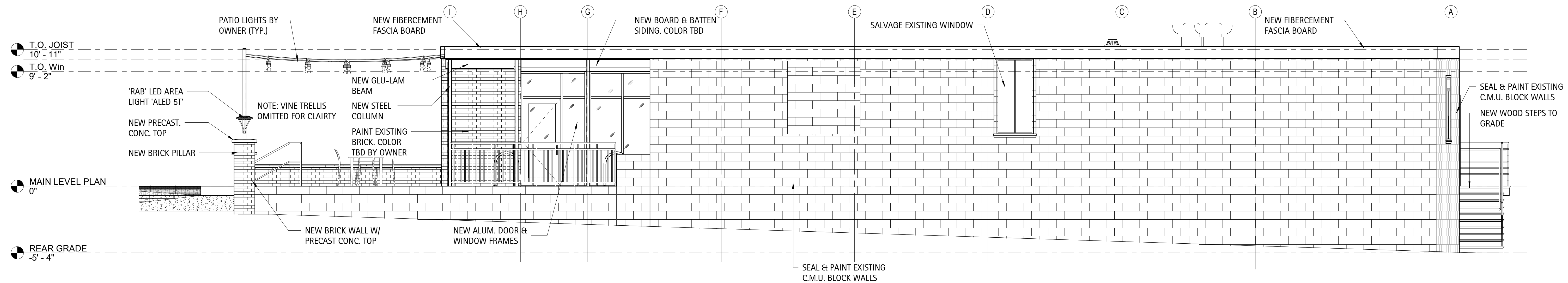
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PROPOSED ELEVATIONS

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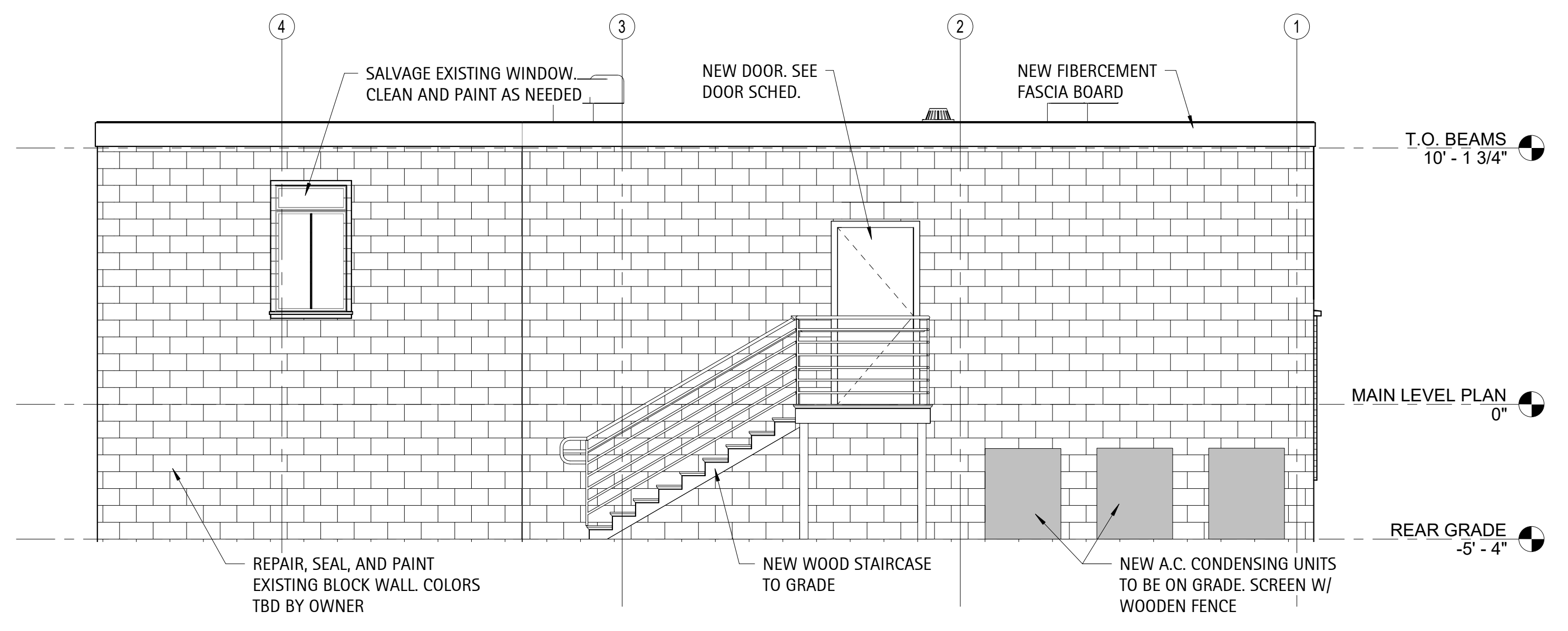
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PEACE & SAINT
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Raleigh, NC



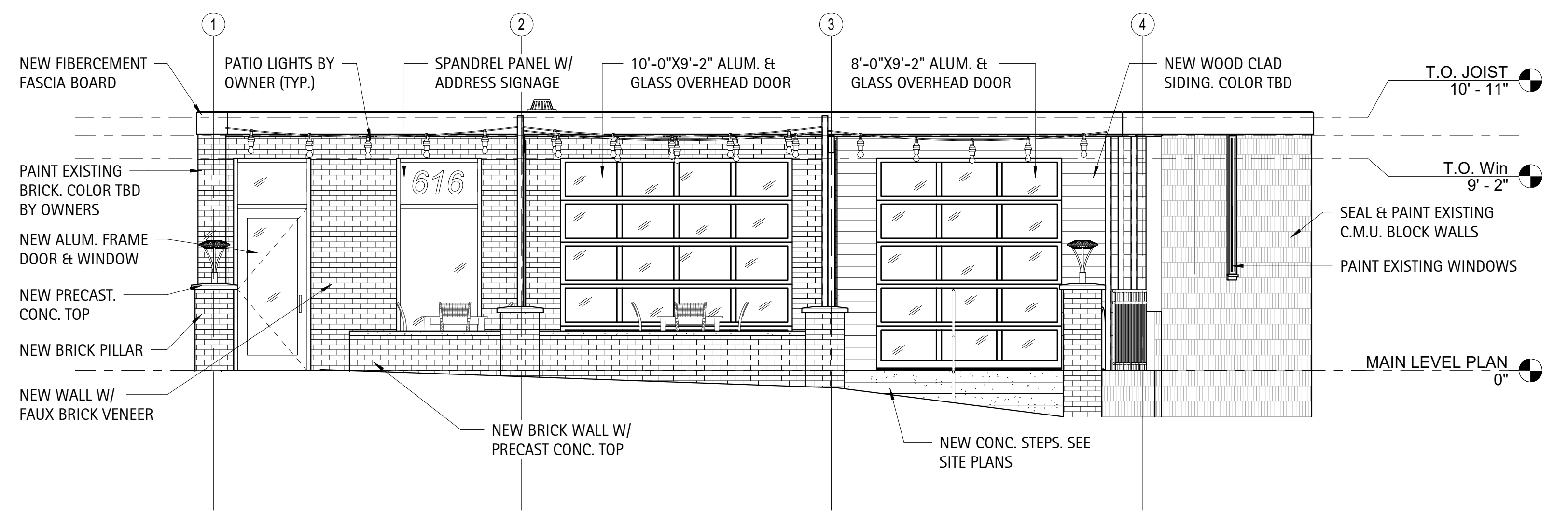
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1/4" = 1'-0"



3 South Elevation(Proposed)
1/4" = 1'-0"



2 East Elevation(Proposed)
1/4" = 1'-0"



1 West Elevation(Proposed)
1/4" = 1'-0"