



Administrative Approval Action

Case File / Name: ASR-0052-2021
DSLC - 6129 Glenwood Avenue

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Glenwood Avenue, south of Pleasant Valley Road at 6129 Glenwood Avenue.

REQUEST: Development of a 2.39 acre/100,188 sf tract zoned CX-3-PL for a proposed 2,190 sf Popeyes drive-thru restaurant building. The newly proposed restaurant is to be located on the same parcel as an existing vacant commercial structure (Golder Corral).

**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 September 23, 2021 by Kimley-Horn and Associates.

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. Revise the proposed number of new buildings to "1" under the site data table.
2. Incorporate a copy of the Solid Waste Services Will Serve Letter into the Site Permit Review plan set.

Stormwater

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.

☒ Cross Access Agreements Required

--

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



Administrative Approval Action

Case File / Name: ASR-0052-2021
DSLCL - 6129 Glenwood Avenue

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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

Engineering

1. A cross access agreement among the lots identified as PINs 0786769542 and 0786862179 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

☒ **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:

Engineering

1. A fee-in-lieu for 1' of sidewalk width across the Glenwood Avenue frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Stormwater

2. All means of transporting stormwater runoff shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 14 street trees along Glenwood Avenue.
4. A public infrastructure surety for 14 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

General

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



Administrative Approval Action

Case File / Name: ASR-0052-2021
DSLCL - 6129 Glenwood Avenue

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: March 2, 2025

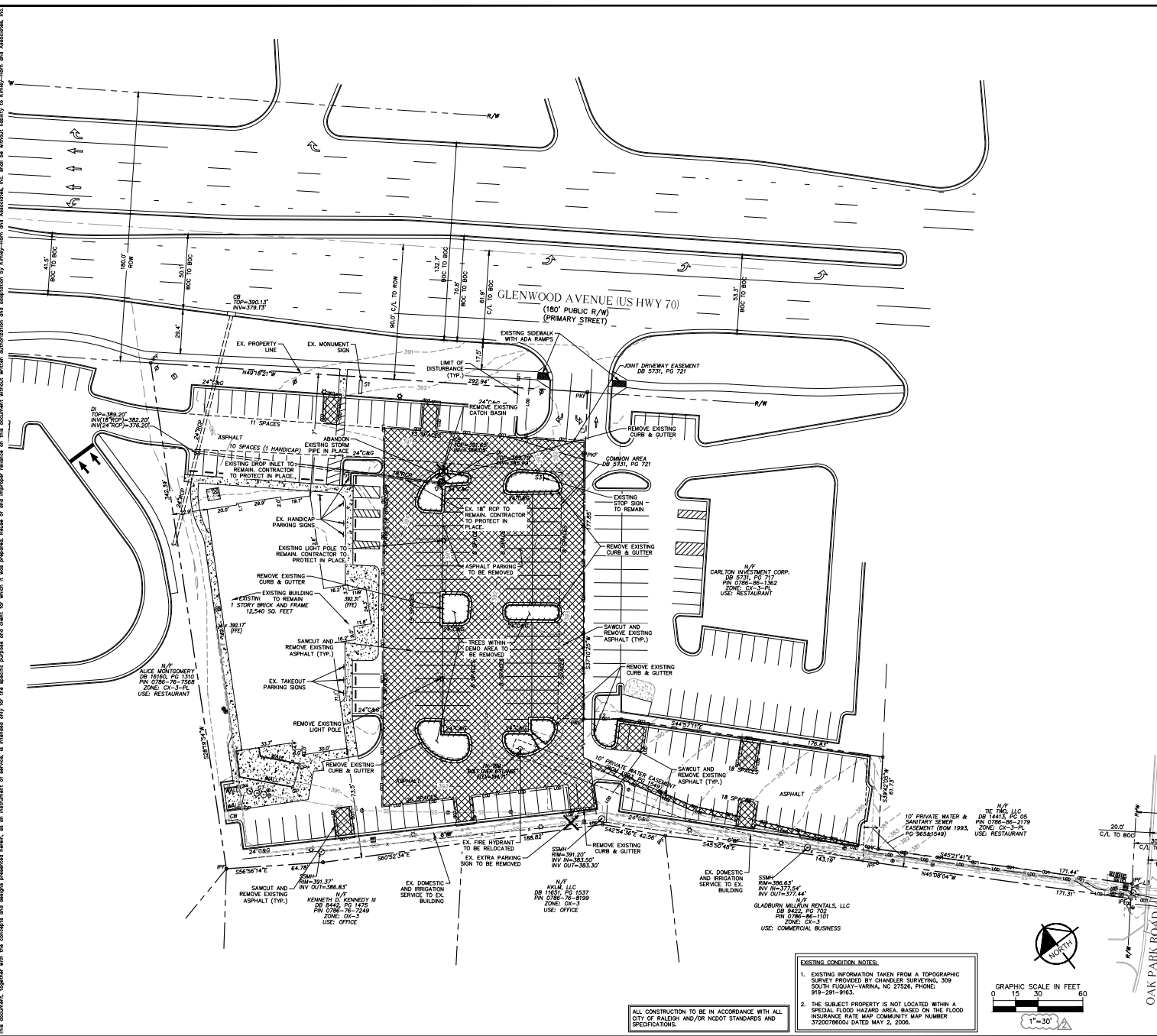
Obtain a valid building permit for the total area of the project, or a phase of the project.

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: 11/03/2021
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**



DEMOLITION NOTES	
1.	CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TO OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF ANY DEMOLITION WORK.
2.	SAW CUT AND REMOVE CONCRETE CURBS TO LIMITS REQUIRED FOR NEW WORK.
3.	REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.
4.	SAW CUT AND REMOVE ALL ASPHALT PAVEMENT TO LIMITS INDICATED ON PLANS.
5.	DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER STATE REQUIREMENTS.
6.	ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT ARE ACTIVITIES OTHER THAN THE PROJECT SITE SHALL BE PROPERLY PRESERVED PRIOR TO ANY DEMOLITION OPERATIONS.
7.	THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER UNFORESEEN OR ADVERSE CONDITIONS, INCLUDING UNWANTED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.
8.	SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY DEPTHS.

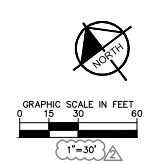
- LEGEND -
 FF RICE FLOW FOUND
 RF RICE FLOW FOUND
 W CONCRETE
 M RIGHT-OF-WAY
 N CANYON
 SBN SANITARY SEWER MANHOLE
 CP CATCH BASIN
 GP GATE POST
 C&G CRACKS AND GUTTER
 CT CURB
 DP DRAIN PIPE
 FN FLOW
 HZ HAZARDOUS
 BE ELECTRICAL BOX
 D DRAIN
 W WHEEL STOP
 M MILE
 U UTILITY POLE
 C CLEAN OUT
 T TRANSFORMER
 W WATER VALVE
 - SIGN LEGEND -
 S1 GOLDER CORRAL
 S3 HAMCAAC PARKING
 S3 STOP
 S4 TO GO PARKING
 S5 ADDITIONAL PARKING

- NOTES -

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. ALL BEARINGS ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
3. THERE IS NO EVIDENCE THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
4. THE SURVEY WAS COMPLETED ON MAY 20, 2021.
5. ALL ELEVATIONS ARE BASED ON NAVD 88.

- LINE TABLE -

LINE	BEARING	LENGTH
L1	S38°55'39"W	40.95
L2	S52°49'35"E	25.10
L3	S40°50'31"W	9.88



OAK PARK ROAD
(60' PUBLIC R/W)

60.0'

30.0'

C/A TO ROW

60.0' ROW

34.4'

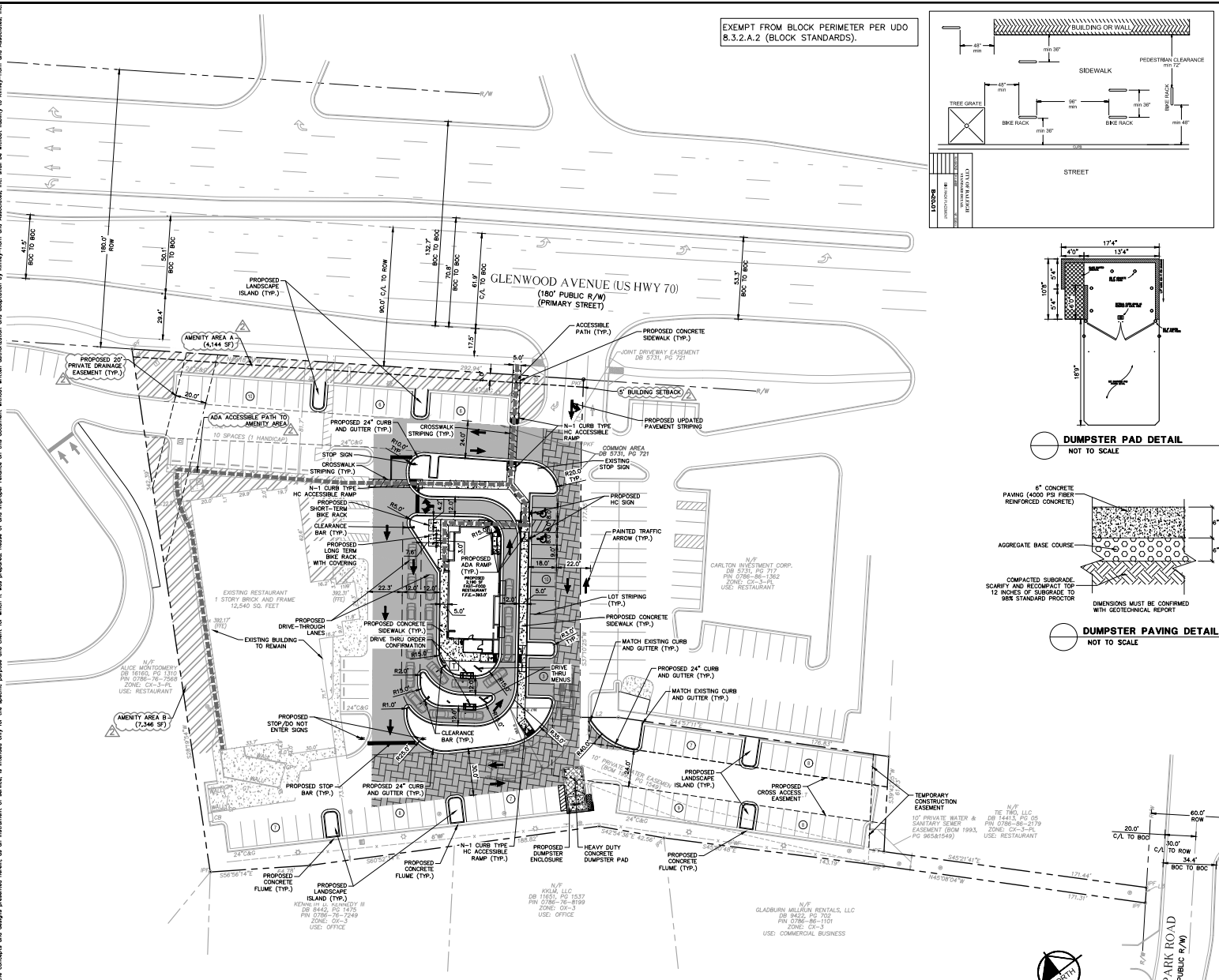
60.0' ROW

150'

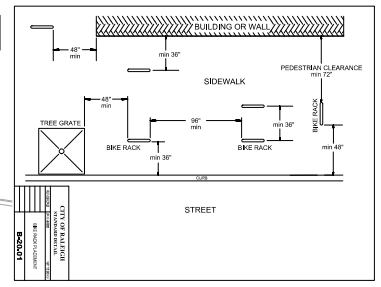
100' (X 120')

SHEET NUMBER C1.0	6129 GLENWOOD RESTAURANT PREPARED FOR THALHIMER REALTY PARTNERS CITY OF RALEIGH NC	EXISTING CONDITIONS AND DEMOLITION PLAN	KIM PROJECT DATE 06/17/2021 SCALE AS SHOWN DESIGNED BY THW DRAWN BY TCB CHECKED BY CRC	<div style="transform: rotate(-45deg); padding: 5px; border: 1px solid black;"> PRELIMINARY NOT FOR CONSTRUCTION </div> <p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-876-7000 FAX: 919-877-2550 WWW.KIMLEY-HORN.COM #-0102</p>	NO. CITY COMMENTS REVISIONS DATE BY	2 CITY COMMENTS 09/23/21 ZDS 1 CITY COMMENTS 08/10/21 TRC
-----------------------------	---	---	--	---	-------------------------------------	--

6129 GLENWOOD RESTAURANT PREPARED FOR THALHIMER REALTY PARTNERS CITY OF RALEIGH

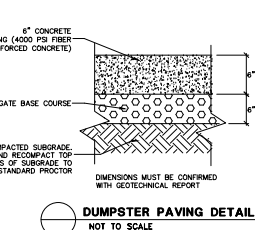
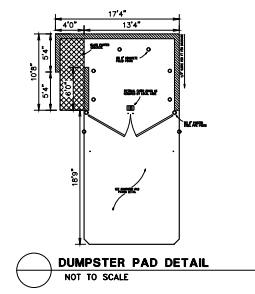


EXEMPT FROM BLOCK PERIMETER PER UDO 8.3.2.A.2 (BLOCK STANDARDS).



SITE LEGEND

PROPERTY LINE
EASEMENT LINE
STANDARD CURB AND GUTTER
PARKING SPACE COUNT
SIGN (SEE PLAN)
ACCESSIBLE PARKING MARKING
(V INDICATES VAN ACCESSIBLE)
DIRECTIONAL PAVEMENT ARROWS
ACCESSIBLE RAMP
DEPRESSED CURB RAMP
LIGHT DUTY ASPHALT
HEAVY DUTY ASPHALT
STANDARD DUTY CONCRETE
HEAVY DUTY CONCRETE



SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CK-3-PL
PROPOSED USE:	RESTAURANT
PROPOSED SITE AREA:	2.30 AC (100,188 SF)
GENERAL BUILDING SETBACKS:	PRIMARY STREET = 5' REAR/SIDE LOT LINE = 0' OR 6'
PARKING SETBACKS:	PRIMARY STREET = 10' REAR/SIDE LOT LINE = 0' OR 3'
PROJECT DATA	
PNM:	0786760542
PROPOSED # OF BUILDINGS:	2
EX. BUILDING FLOOR AREA:	12,540 SF
PROPOSED BUILDING FLOOR AREA:	2,190 SF
TOTAL BUILDING AREA:	14,730 SF
PARKING:	REQUIRED: 12,540 SF / 150=84 SPACES PROVIDED: 108 SPACES
SHORT TERM BIKE PARKING:	REQUIRED: 12,540 SF / 150=84 SPACES PROVIDED: 4 SPACES
LONG TERM BIKE PARKING:	REQUIRED: 12,540 SF / 150=84 SPACES PROVIDED: 4 SPACES
AMENITY AREA:	REQUIRED: 12,540 SF / 150=84 SPACES PROVIDED: 4 SPACES
BUILDING HEIGHT:	50' MAX. SEE ELEVATIONS FOR DETAILS
EXISTING IMPERVIOUS:	1.81 ACRES
PROPOSED IMPERVIOUS:	1.73 ACRES

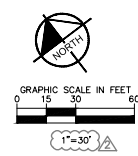
ALL FUTURE & EXISTING PARKING REQUIREMENTS FOR THE EXISTING OR PROPOSED USES MUST DEMONSTRATE COMPLIANCE WITH SEC. 71.2.C. ALL FUTURE SEATING PLANS, FOR RESTAURANT PRINCIPAL USES, MUST DEMONSTRATE, COMPLY AND PROVIDE ADDITIONAL EXCESS PARKING SPACES FOR THAT USE IF ADDITIONAL PARKING SPACES ARE REQUIRED, PRIOR TO BUILDING PLANS APPROVAL & BUILDING PERMIT ISSUANCE.

- NOTE:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET, (UNLESS OTHERWISE STATED).
 2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
 3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

EXISTING CONDITION NOTES:

1. EXISTING INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY CHANDLER SURVEYING, 309 SOUTH FLOUAY-VARNA, NC 27526, PHONE: 919-291-9163.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 37205786005 DATED MAY 2, 2006.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
PHONE: 919-977-1000 FAX: 919-977-2050
WWW.KHINC.COM

PRELIMINARY
NOT FOR CONSTRUCTION

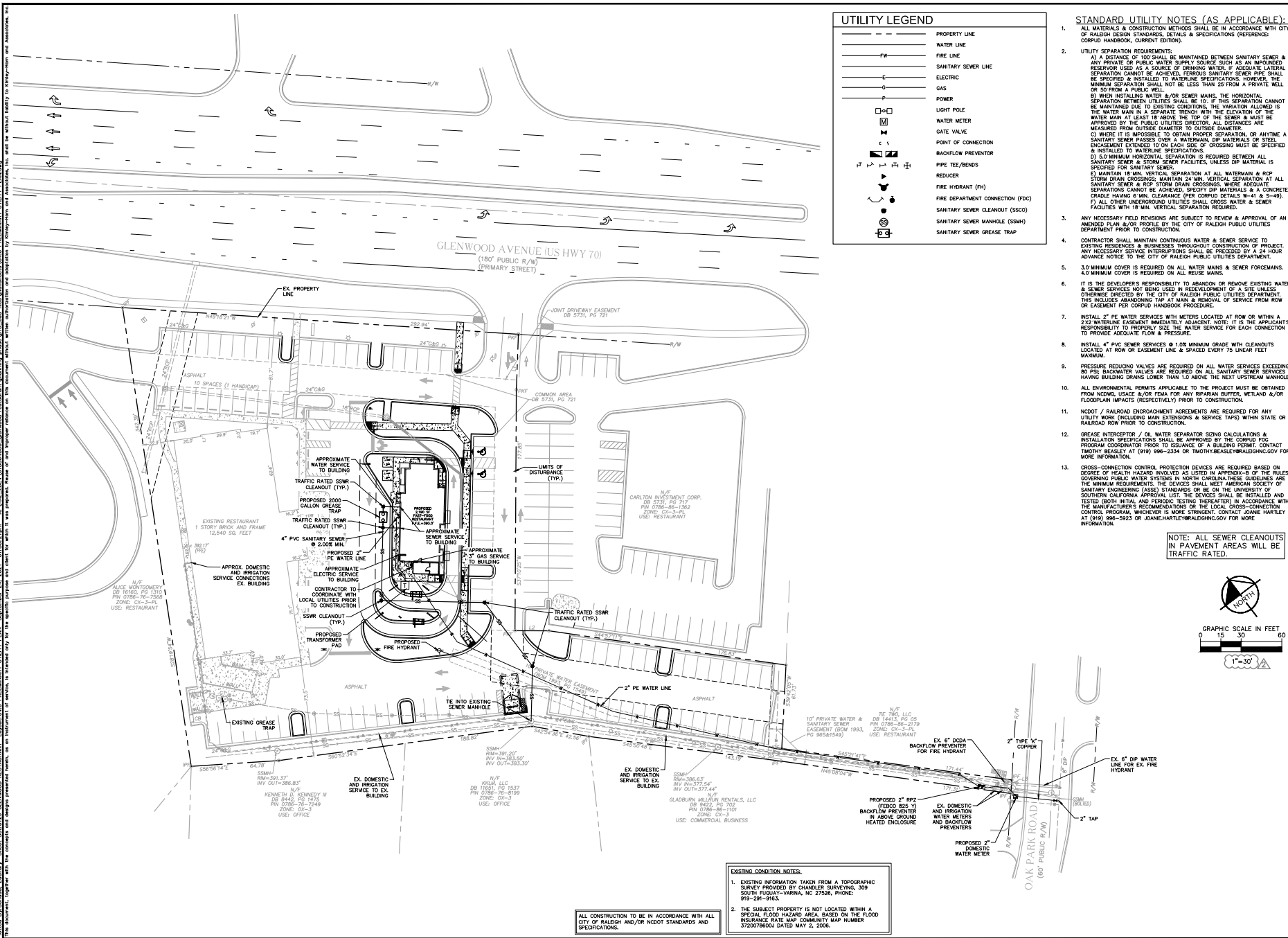
6129 GLENWOOD RESTAURANT

PREPARED FOR
THALHIMER REALTY PARTNERS

CITY OF RALEIGH

SHEET NUMBER
C2.0

DATE
09/23/21 ZDS
CITY COMMENTS
08/10/21 TRC
REVISIONS
1
NO.

















ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

EXISTING CONDITION NOTES:

1. EXISTING INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY CHANDLER SURVEYING, 309 SOUTH FUQUAY-VARINA, NC 27526, PHONE: 919-291-9163.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720076B00J DATED MAY 2, 2006.

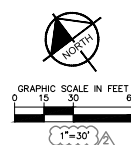
UTILITY LEGEND

— — — — —	PROPERTY LINE
=====	WATER LINE
—FW—	FIRE LINE
=====	SANITARY SEWER LINE
—E—	ELECTRIC
—G—	GAS
—P—	POWER
	LIGHT POLE
	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
  	PIPE TEE/BENDS
	REDUCER
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
	SANITARY SEWER MANHOLE (SSM#)
	SANITARY SEWER GREASE TRAP

STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALPHED DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: www.ci.ralpheed.ca.us/Engineering/DesignStandards).
- UTILITY SEPARATION REQUIREMENTS:
- A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & WATER MAINS, OR PUBLIC UTILITY & WATER MAINS, AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. ADEQUATE LATERAL SEPARATION CANNOT BE MAINTAINED IN ALL AREAS. SEWER MAINS SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS, HOWEVER, THE SEWER MAINS SHALL BE INSTALLED TO A MINIMUM OF 10' FROM THE WELL, OR 50' FROM A PUBLIC WELL.
 - B) WHEN INSTALLING MAINS FOR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED, IT SHALL BE 15'. IF THE SEPARATION CANNOT BE MAINTAINED, THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE MAINS AT LEAST 10' ABOVE THE SEWER MAINS SHALL BE UTILITIES APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. ALL DISTANCES ARE TO BE MEASURED OUTSIDE THE MAINS.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ON ANYTIME WHEN THE MAINS CROSS OUTSIDE THE MAINS, THE MAINS SHALL BE INSTALLED EXTENDED TO 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED TO MAINTAIN WATERLINE.
 - D) 5.0 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL MAINS TO MAINTAIN WATERLINE.
 - E) 10' MINIMUM HORIZONTAL SEPARATION IS REQUIRED IF MAINS ARE NOT SPECIFIED FOR SANITARY SEWER.
 - F) 10' MINIMUM HORIZONTAL SEPARATION AT ALL WATERMAIN & ROP STRAIN DRAINS CROSSES; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL WATER MAINER & ROP STRAIN DRAINS CROSSES. THE MINIMUM VERTICAL SEPARATION CROSSES CANNOT BE ACHIEVED, SPOOF MATERIALS & A CONCRETE CLOSURE IN MIN. CLEARANCE SHALL BE MAINTAINED.
 - G) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER MAINS AT LEAST 18" MIN. VERTICAL SEPARATION.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PERMITS BY THE CITY OF RALPHED PUBLIC UTILITIES DEPARTMENT.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. PROJECT SERVICE SHALL BE MAINTAINED AT ALL TIMES. PROJECT TEAM SHALL ADVANCE NOTICE TO THE CITY OF RALPHED PUBLIC UTILITIES DEPARTMENT.
- 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORMANCES.
 - 4.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORMANCES.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS THE CONTRACTOR HAS BEEN ADVISED BY THE CITY OF RALPHED PUBLIC UTILITIES. THIS INCLUDES ABANDONING TAP MAIN & REMOVAL OF SERVICE FROM ROW OR FROM THE ROW CURB.
- 2.22' ± 2" PE WATER MAINS WITH METERS LOCATED AT ROW OR WITHIN A INSTALLED WATER EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE & INSTALL SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - 2.22' ± 4" PVC SEWER MAINS WITH 1.0M MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' UNLESS FEASIBLE.
- PRELIMINEERING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 12" IN DIAMETER. VALVES SHALL BE INSTALLED AT THE END OF EACH SERVICE HAVING BUILDING DRAINS LOWER THAN 1.0 ABOVE THE NEAREST UPLIFTH MAINLINE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO: WETLAND &/OR FLOODPLAIN AREAS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD DISCHARGEMENT AGREEMENTS ARE REQUIRED FOR ANY DISCHARGE OF WASTEWATER (SEWAGE & SERVICE TAPS) WITHIN STATE OR GREATER ROW PRIOR TO CONSTRUCTION.
- GRADE INTERCEPT / ON WATER SEPARATOR SIZES CALCULATIONS & SIZING SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THE CITY OF RALPHED PUBLIC UTILITIES DEPARTMENT SHALL BE A BUILDING DEPARTMENT CONTACT TIMOTHY BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALPHEDGOV.COM.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES OF THE BOARD OF WATER SUPPLY. THE DEVICES SHALL MEET AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASSE) STANDARD 1013-2010. THE CITY OF RALPHED SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES. THE CITY OF RALPHED SOUTHERN CALIFORNIA APPROVAL LIST. THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAMS, WHICH MAY BE DIFFERENT FROM THE CITY OF RALPHED APPROVAL LIST.
- (919) 996-5923 OR JOANIE.HARTLEY@RALPHEDGOV.COM FOR MORE INFORMATION.

NOTE: ALL SEWER CLEANOUTS
IN PAVEMENT AREAS WILL BE
TRAFFIC RATED.

[illegible]

Kimley»Horn

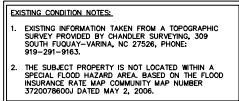
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
013864000	06/17/2021	AS SHOWN	TRF	TRF	CC

PRELIMINARY UTILITY
PLAN






6129 GLENWOOD
RESTAURANT
PREPARED FOR
THALHIMER REALTY PARTNERS
CITY OF RALEIGH

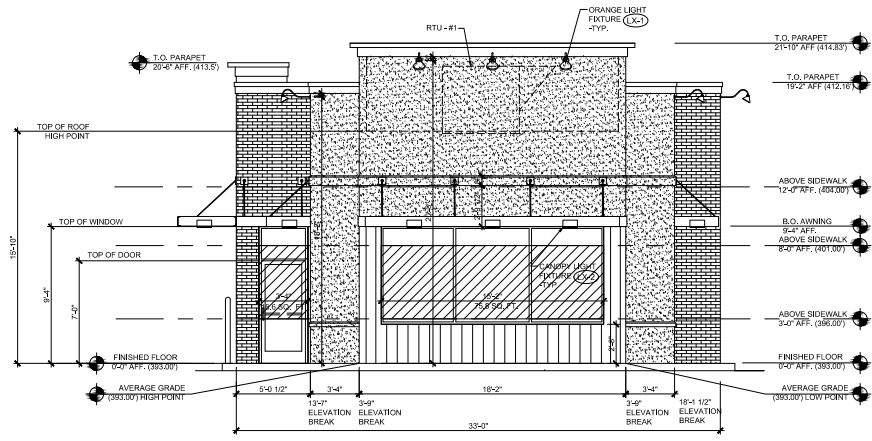
SHEET NUMBER
C4.0



LANDSCAPE REQUIREMENTS & CALCULATIONS						
City of Raleigh LEO						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
STREETSCAPE	1 SHADE TREE PER 40 LF	GLENWOOD AVENUE	268 LF	268 ÷ 40 = 7 SHADE TREES	14 PROPOSED UNDERSTORY TREES OF 3" DB DIA TO OVERSHAD POWERLINES	8.3.2b
		SOUTH	439 LF	(439 / 100) "30" = 122 SHRUBS	132 PROPOSED SHRUBS	7.2.4b
CD PROTECTIVE YARD	30 SHRUBS PER 160 LF IN AREAS BETWEEN PARKING AND STREET FRONT OF WAY OR ADJACENT PROPERTY	NORTH	111 LF (127 LF OF EXISTING ROW TO REMAIN)	(111 / 100) "30" = 34 SHRUBS	127 LF OF EXISTING SHRUBS ROW TO REMAIN 34 PROPOSED SHRUBS	7.2.4b
		WEST	154 LF	(154 / 100) "30" = 33 SHRUBS	33 PROPOSED SHRUBS	7.2.4b
VEHICULAR USE AREA	1 SHADE TREE PER 2,000 SF	SITE	53,262 SF	53,262 / 2,000 = 27 SHADE TREES	10 EXISTING SHADE TREES 17 PROPOSED SHADE TREES	7.11.1f
AMUSEMENT AREA	10% OF TOTAL SITE	SITE	106,186 SF	106,186 / 10 = 10,619 SF	10,619 SF OF 3" DB DIA 17 PROPOSED AREAS = 3,286 SF TOTAL AREAS = 13,905 SF	

- LEGEND**

 -  EXISTING TREE
 -  CRITICAL ROOT ZONE
 -  AMENITY AREA
 -  EXISTING SHRUB ROW TO REMAIN
 -  ADA - ADA ACCESSIBILITY PATH TO AMENITY AREA

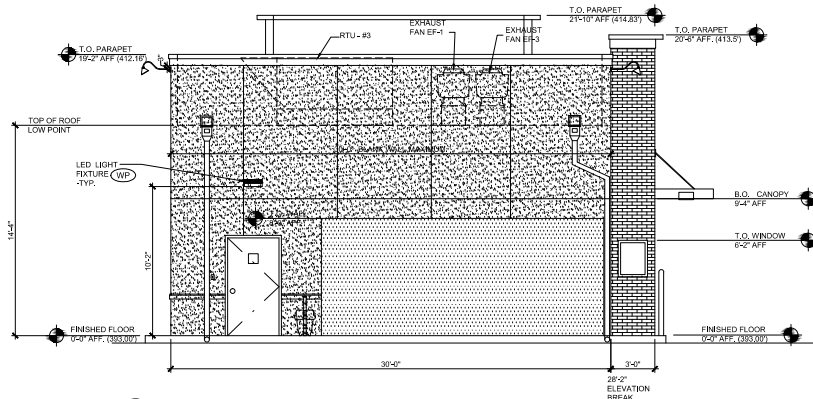


1 NORTH ELEVATION
AS 1/4"=1'-0"

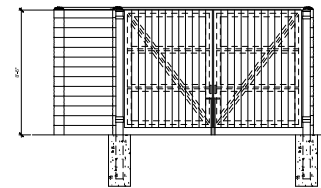
SEC. 1.5.5.B.4 - TRANSPARENCY

GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15% GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.

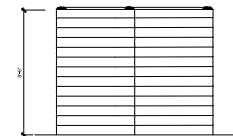
FLOOR LEVEL	SQ. FT. OF WALL	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED	3'-0" TO 6'-0" TRANSPARENCY REQUIRED (50% OF 33% REQ'D)	3'-0" TO 6'-0" TRANSPARENCY PROVIDED
GROUND FLOOR	396 SQ. FT.	130.68 SQ. FT. (33%)	132.1 SQ. FT. (33.3%)	130.68 x .5 = 65.34 SQ. FT.	3.33' x 15.18' x 5' = 82.55 SQ. FT. (70.8% OF THE 33% REQ'D)



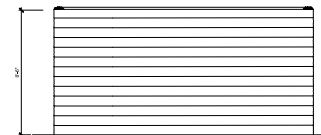
2 SOUTH ELEVATION
AS 1/4"=1'-0"



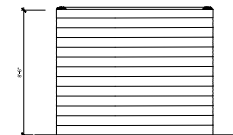
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

3 TRASH ENCLOSURE ELEVATIONS
AS 1/8"=1'-0"

