

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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: Case #: _____ Planner (print): _____

Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input type="checkbox"/> Apartment	<input 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: **Covenant Roofing**

Inside City limits? ☒ Yes ☐ No

Property address(es): **1714 & 1718 Roundrock Drive**

Site P.I.N.(s): **1727130749 & 1727131954**

Please describe the scope of work. Include any additions, expansions, and change of use.
Phase 1 construction of a building and parking lot to two vacant lots.

Current Property Owner/Developer Contact Name: **Julian Hall**

NOTE: please attach purchase agreement when submitting this form.

Company: **HWP Properties 3 LLC**

Title: **Property Owner**

Address: **3200 Gresham Lake Road Suite 113, Raleigh, NC 27615**

Phone #: **919-848-4474**

Email: **tomw@designdevelopment.com**

Applicant Name: **Don Curry**

Company: **Curry Engineering, PLLC**

Address: **205 S. Fuquay Ave., Fuquay-Varina, NC 27526**

Phone #: **919-552-0849**

Email: **don@curryeng.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): IX-3	Existing gross floor area (not to be demolished): n/a
	Existing gross floor area to be demolished: n/a
Gross site acreage: 2.0 AC	New gross floor area: 8,000 sf
# of parking spaces required: 10	Total sf gross (to remain and new): 8,000 sf
# of parking spaces proposed: 32	Proposed # of buildings: 1
Overlay District (if applicable): SHOD 2	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Warehouse & Distribution	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 0.64 Square Feet: 28,079
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: Cm, WkE	
Flood study: N/A	
FEMA Map Panel #: 3720172700J	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

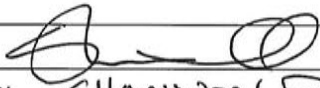
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK

I hereby designate The Curry Engineering Group, PLLC 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 six consecutive months of inactivity.

Signature:



Date:

12-1-2020

Printed Name:

SHANNON POWELL

COVENANT ROOFING - PHASE 1

CITY OF RALEIGH - WAKE COUNTY, NORTH CAROLINA

ADMINISTRATIVE SITE REVIEW (ASR) PACKAGE

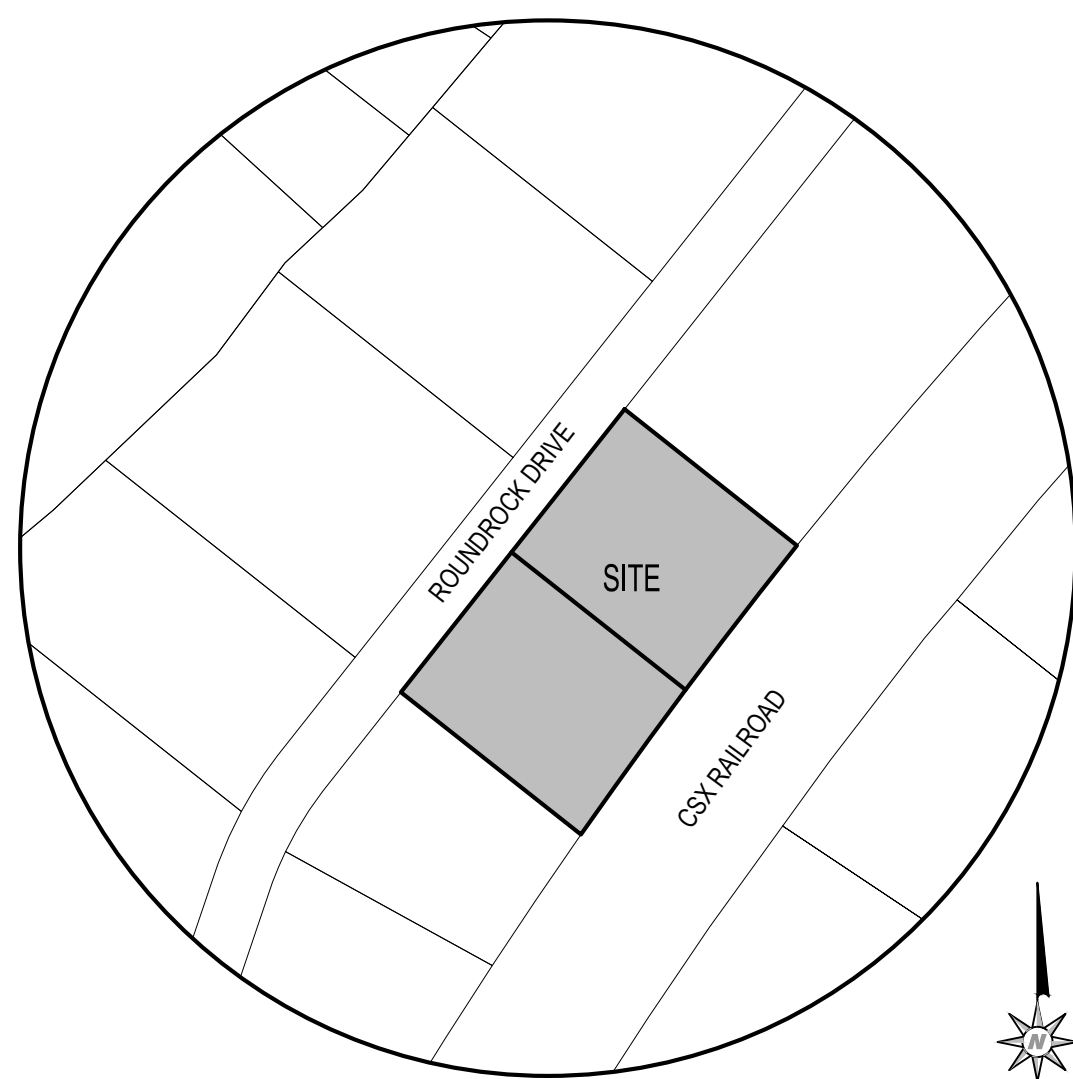
ADMINISTRATIVE SITE REVIEW #ASR-0099-2020

1st SUBMITTAL TO CITY OF RALEIGH: DECEMBER 03, 2020

2nd SUBMITTAL TO CITY OF RALEIGH: FEBRUARY 9, 2021

3rd SUBMITTAL TO CITY OF RALEIGH: APRIL 20, 2021

4th SUBMITTAL TO CITY OF RALEIGH: MAY 28, 2021



VICINITY MAP

SCALE: 1" = 200'

SITE INFORMATION:

LOCATION: 1718 ROUNDROCK DRIVE (LOT #235)
RALEIGH, NC 27615
COUNTY: WAKE
PARCEL #: 1727 13 1954
REID #: 0404310
DB/PG: 018097 / 00711
CURRENT ZONING: IX-3 SHOD 2
PROPOSED ZONING: IX-3 SHOD 2
GROSS ACREAGE: 1.0 AC
ROW DEDICATION: 0.01 AC
NET ACREAGE: 0.99 AC
LAND CLASS: VACANT
PROPOSED USE: WAREHOUSE & DISTRIBUTION

REQUIRED PARKING:
WAREHOUSE & DISTRIBUTION: 1 PER 600 SF OFFICE SPACE
1 PER 3,000 SF ADDITIONAL AREA
REQUIRED OFFICE SPACES: 8,460 SF / 600 = 15 SPACES
REQUIRED ADDITIONAL AREA SPACES: 3,410 SF / 3,000 = 2 SPACES

TOTAL REQUIRED PARKING: 17 SPACES

PROVIDED PARKING:
REGULAR SPACES: 25 SPACES
HANDICAP SPACES: 2 SPACES
TOTAL PROVIDED PARKING: 27 TOTAL SPACES

*PROVIDED PARKING EXCEEDS 150% OF THE REQUIRED PARKING. THE MEASURE BEING USED TO MITIGATE THE ADDITIONAL IMPERVIOUS SURFACE IS:
1. DETAIN STORMWATER RUNOFF TO PRE-DEVELOPMENT LEVELS FOR THE 2-, 10- AND 30-, YEAR STORM EVENT FOR THE PARKING AREA ABOVE THE MAXIMUM.

REQUIRED BICYCLE PARKING:
WAREHOUSE & DISTRIBUTION: 1 SPACE PER 40,000 SF FLOOR AREA
(4 MINIMUM)
BUILDING SF: 11,870 SF
TOTAL REQUIRED LONG TERM BICYCLE PARKING: 4 SPACES
TOTAL PROVIDED LONG TERM BICYCLE PARKING: 4 SPACES

IMPERVIOUS AREAS:
EXISTING: 0 SF (0 AC.)
PROPOSED:
PAVEMENT/SIDEWALKS: 19,007 SF
BUILDINGS: 8,000 SF
TOTAL IMPERVIOUS: 27,007 SF (0.62 AC)

AMENITY AREAS:
REQUIRED: 1 ACRE * 10% = 4,356 SF
PROPOSED: 5,505 SF

SETBACK DATA

REQUIRED BUILDING/STRUCTURE SETBACK: 0' OR 6' SIDE SETBACK; 3' PRIMARY STREET SETBACK;
0' OR 6' REAR SETBACK
PROPOSED BUILDING/STRUCTURE SETBACK: 0' SIDE SETBACK; 3' PRIMARY STREET SETBACK;
6' REAR SETBACK
REQUIRED PARKING SETBACK: 0' OR 3' SIDE SETBACK; 10' PRIMARY STREET SETBACK;
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PROPOSED PARKING SETBACK: 3' SIDE SETBACK; 10' PRIMARY STREET SETBACK;
3' REAR SETBACK

TRANSPARENCY DATA:

REQUIRED GROUND STORY: 20% TRANSPARENCY
PROPOSED GROUND STORY: 274 SF / 974 SF = 28.1% TRANSPARENCY
REQUIRED UPPER STORY: 20% TRANSPARENCY
PROPOSED UPPER STORY: 253.6 SF / 974 SF = 26% TRANSPARENCY

Sheet List Table

C-00	COVER SHEET
C-01	CIVIL NOTES
C-02	EXISTING CONDITIONS
C-03	SITE PLAN
C-04	UTILITY PLAN
C-05	GRADING AND DRAINAGE PLAN
ESP-1.1	ELECTRICAL SITE LIGHTING PLAN
L-01	LANDSCAPE PLAN
SW-01	STORMWATER PLAN - EXIST
SW-02	STORMWATER PLAN - PROP
D-01	SITE DETAILS I
D-02	STORM DRAINAGE DETAILS I
D-03	LANDSCAPE DETAILS
D-04	STORMWATER BMP DETAILS
S-01	SEALED SURVEY
A-2.1	BUILDING ELEVATIONS

SITE INFORMATION:

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PARCEL #: 1727 13 0749
REID #: 0404311
DB/PG: 018097 / 00711
CURRENT ZONING: IX-3 SHOD 2
PROPOSED ZONING: IX-3 SHOD 2
GROSS ACREAGE: 1.0 AC
ROW DEDICATION: 0.01 AC
NET ACREAGE: 0.99 AC
LAND CLASS: VACANT
PROPOSED USE: VACANT (NO BUILDING), SHARED DRIVEWAY WITH LOT #235

IMPERVIOUS AREAS:
EXISTING: 0 SF (0 AC.)
PROPOSED:
PAVEMENT/SIDEWALKS: 2,178 SF
BUILDINGS: 0 SF
TOTAL IMPERVIOUS: 2,178 SF (0.05 AC)

Civil Engineer:

The Curry Engineering Group, PLLC
NC License # P-0799
205 S. Fuquay Ave
Fuquay-Varina, NC 27626
919.552.0849 (o)
919.880.9857 (m)
Contact: Don Curry, PE
don@curryeng.com

Surveyor:

B.L. Scott Land Surveying
P.O. Box 12493
Raleigh, NC 27615
919.859.0464
Contact: Barry Scott

Owner:

HWP Properties LLC
3200 Gresham Lake Road Suite 113
Raleigh, NC 27615
919.796.8005
Contact: Julian Hall
shannonp@covenantroofingusa.com

Architect:

Design Development Architects
800 Salem Wood Drive Suite 102
Raleigh, NC 27615
919.848.4474
Contact: Tom Wells
tomw@designdevelopment.com

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS

NOT FOR CONSTRUCTION

Administrative Site Review Application

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GENERAL INFORMATION

Development name: Covenant Roofing
Inside City limits? ☒ Yes ☐ No
Property address(es): 1714 & 1718 Roundrock Drive

Site P.I.N.(s): 1727130749 & 1727131054
Please describe the scope of work. Include any additions, expansions, and change of use.
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Current Property Owner/Developer Contact Name: Julian Hall
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Company: HWP Properties 3 LLC Title: Owner Representative
Address: 3200 Gresham Lake Road Suite 113, Raleigh, NC 27615
Phone #: 919-848-4474 Email: tomw@designdevelopment.com
Applicant Name: Don Curry
Company: Curry Engineering, PLLC Address: 205 S. Fuquay Ave., Fuquay-Varina, NC 27626
Phone #: 919-552-0849 Email: don@curryeng.com

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REVISION 07.07.20
raleighnc.gov

GOVERNING AGENCIES:

PLANNING/ZONING:
CITY OF RALEIGH
ONE EXCHANGE PLAZA SUITE 304
RALEIGH, NC 27601
919-996-2437

STORMWATER ENGINEERING
CITY OF RALEIGH
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3515 (o)
CONTACT: BEN BROWN
EMAIL: ben.brown@raleighnc.gov

SEDIMENTATION & EROSION CONTROL
CITY OF RALEIGH
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3515 (o)
CONTACT: BEN BROWN
EMAIL: ben.brown@raleighnc.gov

UTILITY AGENCIES:

WATER & SEWER
CITY OF RALEIGH PUBLIC UTILITIES
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3484 (o)
CONTACT: KEITH TEW
EMAIL: keith.tew@raleighnc.gov

NATURAL GAS
PSNC ENERGY - SCANA
3516 SPRING FOREST ROAD
RALEIGH, NC 27616
919-501-7665 (o)
919-501-7665 (f)
CONTACT: CRAIG SCHOLL
EMAIL: cscholl@scana.com

ELECTRIC
PROGRESS ENERGY BUSINESS
9920 FAYETTEVILLE ROAD
RALEIGH, NC 27603
919-557-2611 (o)

PHONE
AT&T NC
5715 GLENWOOD AVE.
RALEIGH, NC 27612
910-785-7856 (o)
CONTACT: WANDA HARRIS
EMAIL: wh1741@att.com (e)

CABLE
TIME WARNER CABLE
101 INNOVATION AVE.
MORRISVILLE, NC 27660
919-882-4748 (o)
CONTACT: JEFF HUNTER
EMAIL: jeffrey.hunter@twcable.com

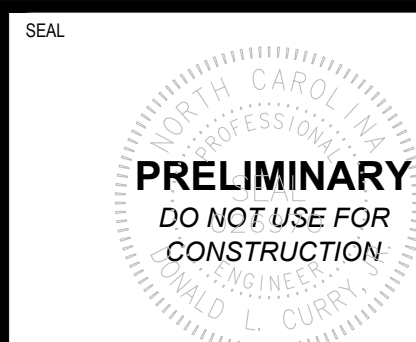
ASR APPLICATION

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

SOLID WASTE NOTES:

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF DESIGN MANUAL CAN BE FOUND: <http://www.raleighnc.gov/content/SolidWaste/Documents/SolidWasteServicesDesignManual.pdf>
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY A PRIVATE GARBAGE COLLECTION SERVICE.



Curry
ENGINEERING
C-00

COVENANT ROOFING - RALEIGH, NC

COVER SHEET

205 S. Fuquay Avenue
Fuquay-Varina, NC 27626
T (919) 552-0849
F (919) 552-0843

REVISIONS	DATE	DESCRIPTION
1	2020-12-08	CAD COMMENTS #1
2	2021-04-26	CAD COMMENTS #2
3	2021-05-28	CAD COMMENTS #3
DATE:	2020-11-19	FILE NO. 2020-046
SCALE:		ORIG. SHEET SIZE: 24" x 36"

COVENANT ROOFING - PHASE 1

CITY OF RALEIGH - WAKE COUNTY, NORTH CAROLINA

ADMINISTRATIVE SITE REVIEW (ASR) PACKAGE

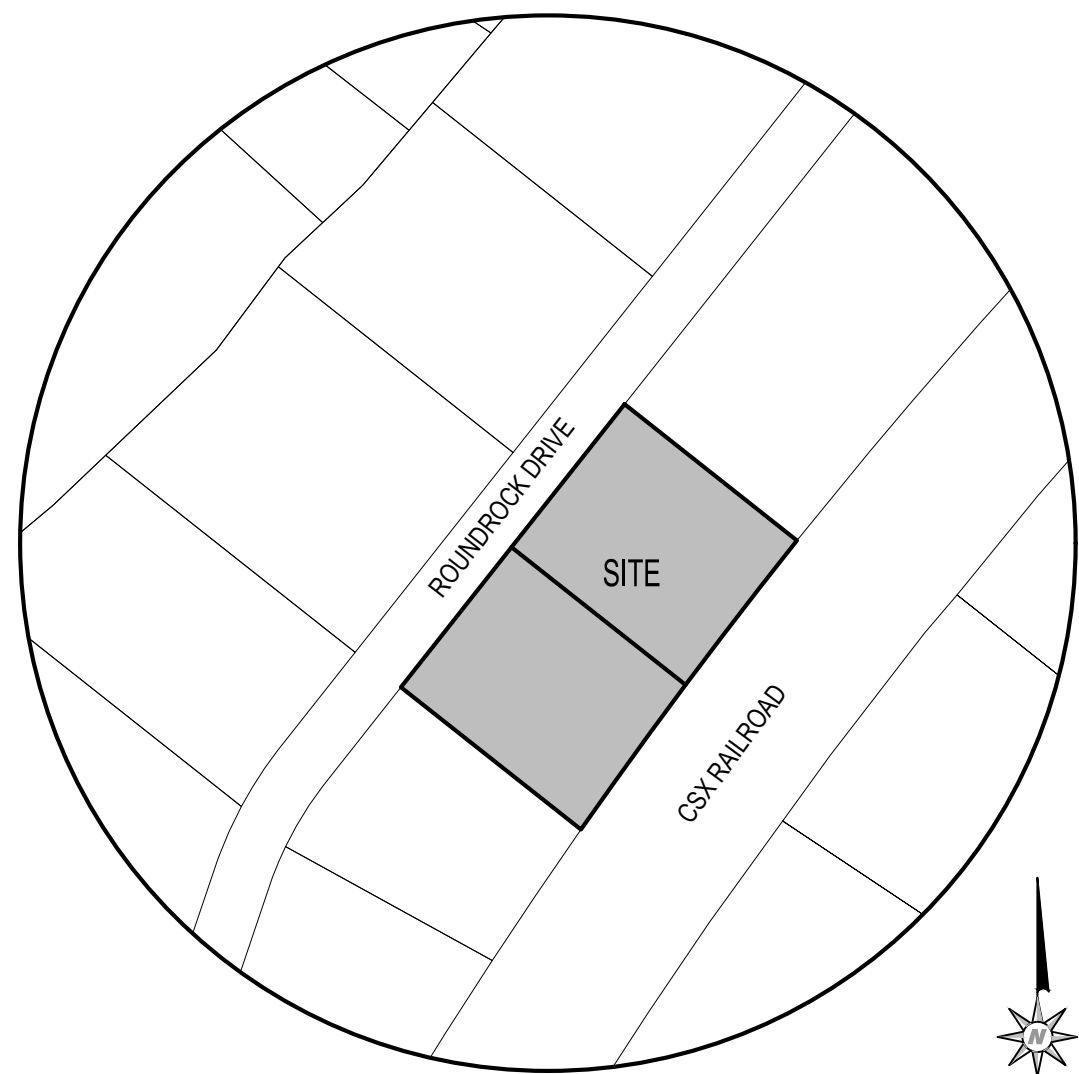
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REID #: 0404310
DB/PG: 018097 / 00711
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GROSS ACREAGE: 1.0 AC
ROW DEDICATION: 0.01 AC
NET ACREAGE: 0.99 AC
LAND CLASS: VACANT
PROPOSED USE: WAREHOUSE & DISTRIBUTION

REQUIRED PARKING:
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TOTAL IMPERVIOUS: 2,178 SF (0.05 AC)

Civil Engineer:

The Curry Engineering Group, PLLC
NC License # P-0799
205 S. Fuquay Ave
Fuquay-Varina, NC 27626
919.552.0849 (o)
919.880.9857 (m)
Contact: Don Curry, PE
don@curryeng.com

Surveyor:

B.L. Scott Land Surveying
P.O. Box 12493
Raleigh, NC 27605
919.859.0464
Contact: Barry Scott

Owner:

HWP Properties LLC
3200 Gresham Lake Road Suite 113
Raleigh, NC 27615
919.796.8005
Contact: Julian Hall
shannonp@covenantroofingusa.com

Architect:

Design Development Architects
800 Salem Wood Drive Suite 102
Raleigh, NC 27615
919.848.4474
Contact: Tom Wells
tomw@designdevelopment.com

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS

Administrative Site Review Application

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ASR APPLICATION

GOVERNING AGENCIES:

PLANNING/ZONING:
CITY OF RALEIGH
ONE EXCHANGE PLAZA SUITE 304
RALEIGH, NC 27601
919-996-2437

STORMWATER ENGINEERING
CITY OF RALEIGH
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3515 (o)
CONTACT: BEN BROWN
EMAIL: ben.brown@raleighnc.gov

SEDIMENTATION & EROSION CONTROL
CITY OF RALEIGH
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3515 (o)
CONTACT: BEN BROWN
EMAIL: ben.brown@raleighnc.gov

UTILITY AGENCIES:

WATER & SEWER
CITY OF RALEIGH PUBLIC UTILITIES
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3484 (o)
CONTACT: KEITH TEW
EMAIL: keith.tew@raleighnc.gov

NATURAL GAS
PSNC ENERGY - SCANA
3516 SPRING FOREST ROAD
RALEIGH, NC 27616
919-501-7665 (o)
919-501-7665 (f)
CONTACT: CRAIG SCHOLL
EMAIL: cscholl@scana.com

ELECTRIC
PROGRESS ENERGY BUSINESS
9920 FAYETTEVILLE ROAD
RALEIGH, NC 27603
919-557-2611 (o)

PHONE
AT&T NC
5715 GLENWOOD AVE.
RALEIGH, NC 27612
910-785-7856 (o)
CONTACT: WANDA HARRIS
EMAIL: wh1741@att.com (e)

CABLE
TIME WARNER CABLE
101 INNOVATION AVE.
MORRISVILLE, NC 27660
919-882-4748 (o)
CONTACT: JEFF HUNTER
EMAIL: jeffrey.hunter@twcable.com

DEVELOPMENT TYPE + SITE DATE TABLE

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3	Existing gross floor area (not to be demolished): n/a Existing gross floor area to be demolished: n/a
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STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0
Is this a flood hazard area? ☐ Yes ☒ No
If yes, please provide:
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Flood study: N/A
FEMA Map Panel #: 3720172700J
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ 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? ☐ Yes ☐ No

SIGNATURE BLOCK

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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 six consecutive months of inactivity.

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Printed Name:

Page 2 of 2

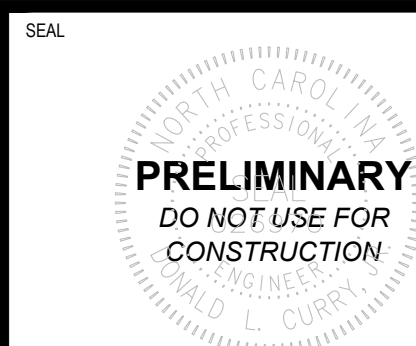
REVISION 07.07.20
raleighnc.gov

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

SOLID WASTE NOTES:

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF DESIGN MANUAL CAN BE FOUND: <http://www.raleighnc.gov/content/SolidWaste/Documents/SolidWasteServicesDesignManual.pdf>
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY A PRIVATE GARBAGE COLLECTION SERVICE.



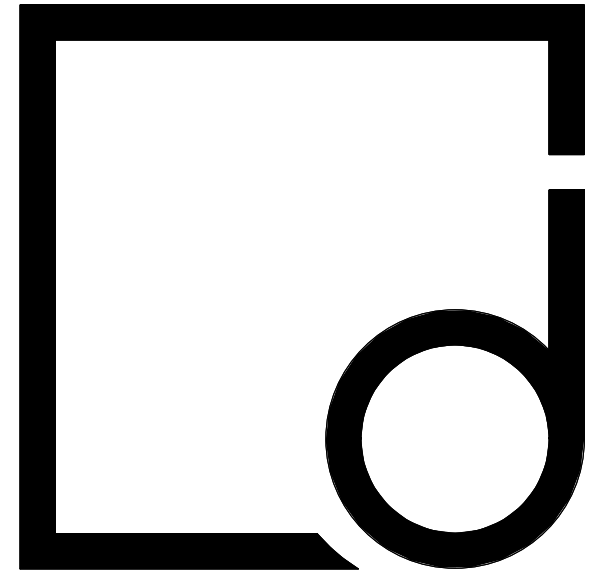
NOT FOR CONSTRUCTION

COVENANT ROOFING - RALEIGH, NC

COVER SHEET

205 S. Fuquay Avenue
Fuquay-Varina, NC 27626
T (919) 552-0849
F (919) 552-0843

Curry
ENGINEERING
C-00



REVIEW SET
NOT FOR
CONSTRUCTION

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Designdevelopment
ARCHITECTS

800 Salem Woods
Drive
Suite 102
Raleigh, NC 27615
919.848.4474

COVENANT
ROOFING

1718 ROUNDROCK DR
RALEIGH, NC 27615

No.	Description	Date
1	City Comment	4/7/21

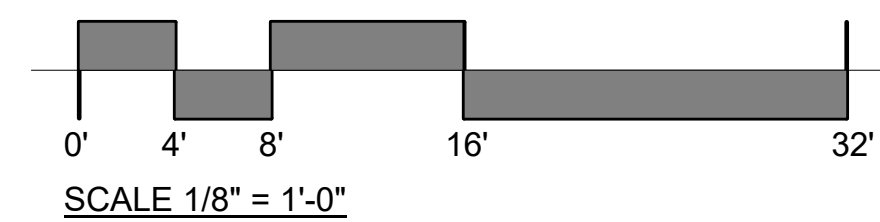
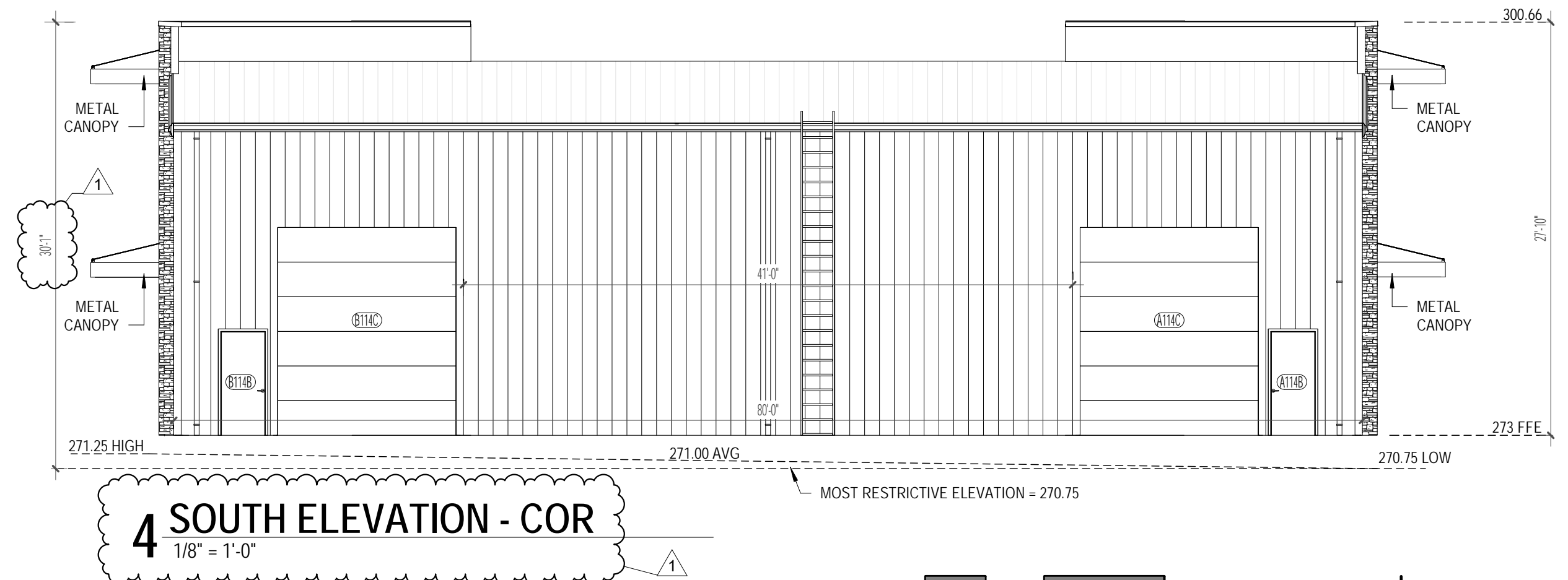
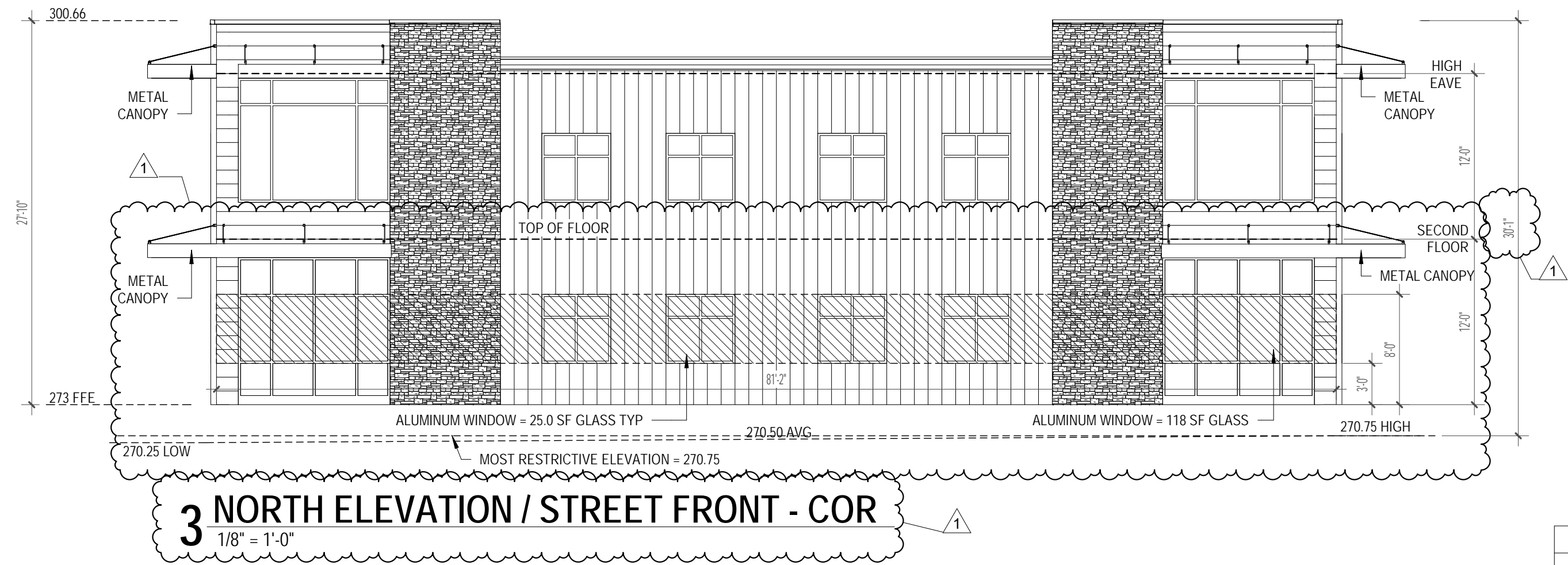
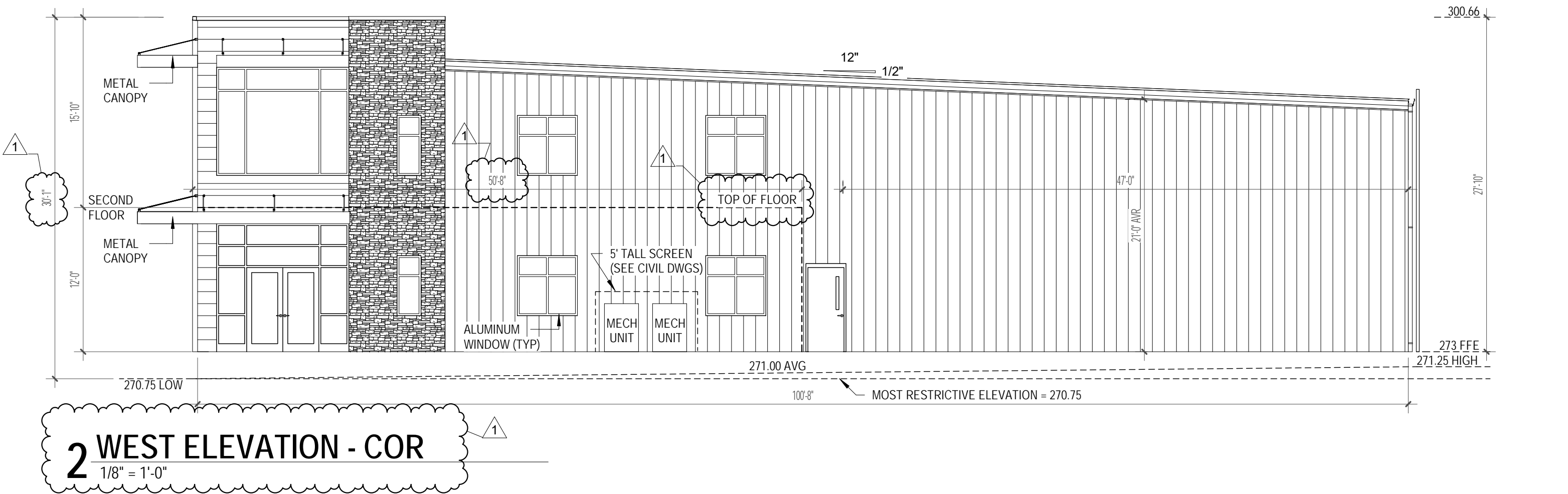
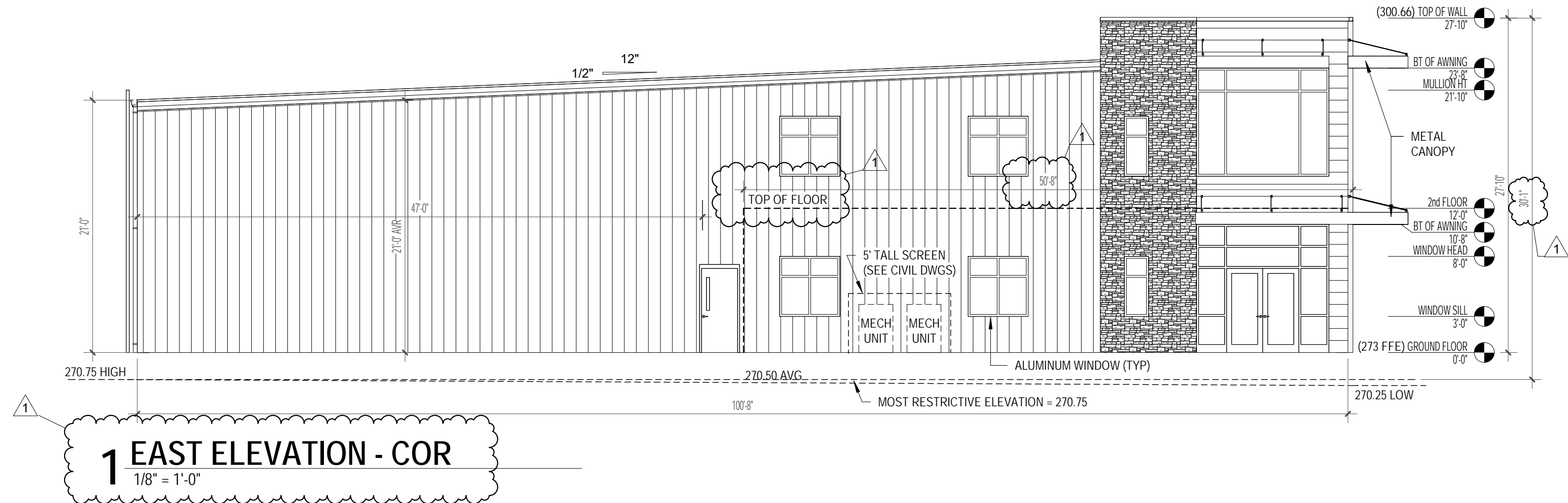
PROJECT #: 200042

DATE: Issue Date

EXTERIOR ELEVATION

A2.1 COR

DIGITAL PRINT DATE: 5/27/2021 3:47:27 PM



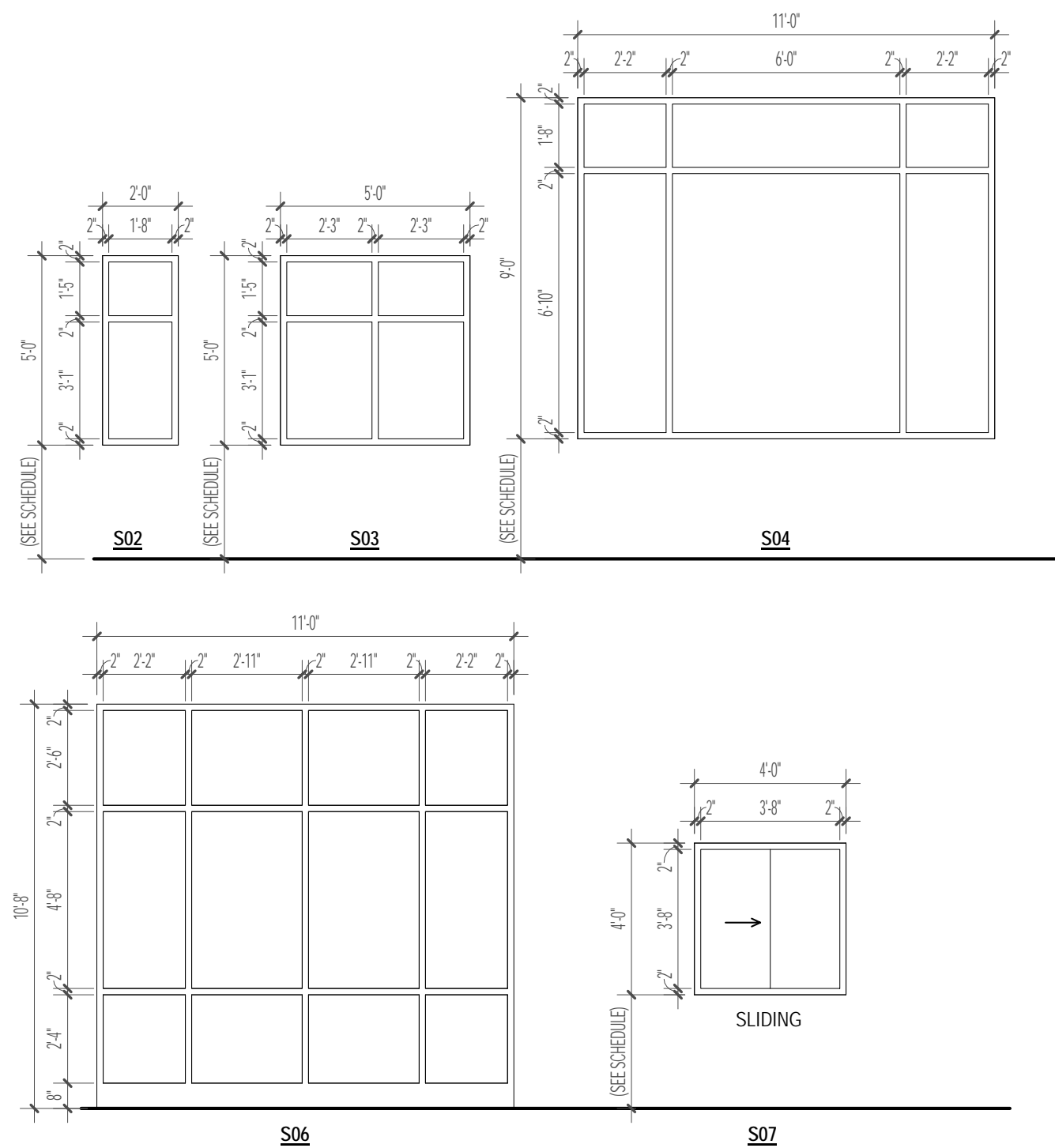
SCALE 1/8" = 1'-0"

NOTE:
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.

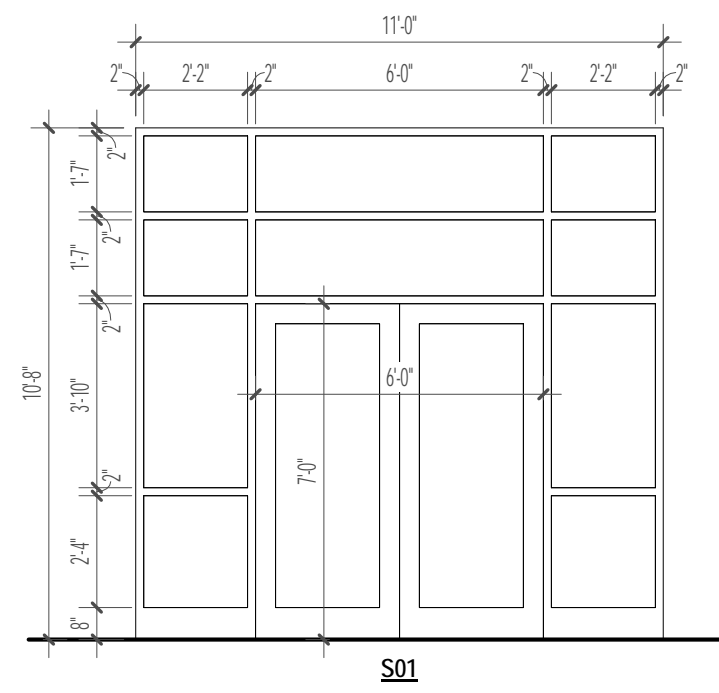
NORTH STREET FRONT CALC'S
TOTAL SECOND FLOOR AREA = 974 sqft
TOTAL SECOND FLOOR TRANSPARENCY = 298 sqft - PROVIDED
TOTAL REQUIRED TRANSPARENCY = 194.8 sqft

TOTAL GROUND FLOOR AREA = 974 sqft
TOTAL GROUND FLOOR TRANSPARENCY = 334.74 sqft - PROVIDED
TOTAL GROUND FLOOR REQUIRED TRANSPARENCY = 195 sqft
TOTAL GROUND FLOOR TRANSPARENCY 3'-8" = 210 sqft - PROVIDED
TOTAL GROUND FLOOR TRANSPARENCY 3'-8" - REQUIRED 97.5 sqft

Project Data				Revisions			
Project #	2020-046			No	Date		
Project Name	Concrete Roofing				Description		
Date	2021-01-27						
Average Grade Calculation							
Building Expansion							
Building A		Existing Elevations			Proposed Elevations		
	Exist. Elevation "Low"	Exist. Elevation "High"	Average	Prop. Elevation "Low"	Prop. Elevation "High"	Average	
NorthWall (1)	270.25	270.75	270.50	272.50	272.75	272.63	
West Wall (2)	270.75	271.25	271.00	272.50	272.86	272.66	
South Wall (3)	271.25	271.50	271.00	272.75	272.86	272.86	
East Wall (4)	270.25	270.75	270.50	272.75	272.96	272.86	
Average - Building A			270.75			272.80	
Use Most Restrictive Elevation (compare exist. vs. proposed)							
Maximum Allowable Building Height (UDO 3.2.5)			50				
Maximum Allowable Building Elevation			320.75				
FFE			Proposed Bldg. Ht.	Proposed Bldg. Elev. (Top of Roof)			
Building A			273	27.66	300.66		
Are Building A Elevations Under the Max Allowable Elevation?							
			YES				



ELEVATIONS - STOREFRONT
1/4" = 1'-0"



ELEVATIONS - STOREFRONT WITH LEAFS
1/4" = 1'-0"