Administrative Site Review Application (for UDO Districts only)



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

When suk	omitting plans, p	please check the app	propriate buildin	g type and inc	clude the Plan Che	scklist document.		
		BUILDING TY	PE.			FOR OFFICE USE ONLY		
Detached		■ _G	General			Transaction Number		
☐ Attached		_ r	⁄iixed Use			583775		
Apartment		-	Open Lot			Assigned Project Coordinator		
☐ Townhouse		-,	hen rot			Assigned Team Leader		
			d					
Has your project previou	usly been through	the Due Diligence or !	Sketch Plan Revie	w process? If ye	es, provide the trans	action #		
			NERAL INFORMA	ATION				
Development Name 30	06 GLENV	VOOD RENO	VATIONS					
Zoning District DX-	7-SH	Overlay District (if a			Inside City Limits	s? Yes No		
Proposed Use Bar/N	lightclub		Charles Control of the Control of th					
Property Address(es) 3(Glenwood Ave	enue	Major Stre	et Locator: Glen	wood Avenue		
Wake County Property Id	dentification Num	nber(s) for each parcel	to which these gr					
P.I.N. 17044066	52 P.I.N	^{N.} 1704406657	7 P.I.N.		P.I.N	٧.		
What is your project type?				Hospitals	Hotels			
Mixed Residential Duplex	Non-Residentia			Shopping Cer				
Other: If other, please d			igious materialia	NCSIGCITION C	JOHOU — NEXA.	Cottage Court		
	Per City Code Sc	ection 10.2.8.D.1, sum	marize the projec	t work scope. F	or additions, change	es of use or		
WORK SCOPE	occupancy (per	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.						
VV TRI SCOTE	The proposed project is to renovate the existing building at 304 Glenwood into a bar and renovate 306 Glenwood to serve as an outdoor bar/patio space for the bar at 304 Glenwood.							
					· · · · · · · · · · · · · · · · · · ·			
DESIGN ADJUSTMENT		Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE						
OR ADMIN ALTERNATE		Existing building cannot meet streetscape or R/W width requirements per UDO and Street Type.						
	Company Lar	Company Lanewood 2, LLC & LANEWOOD 3, LLC Name (s)						
CLIENT/DEVELOPER/		9 W North Str		<u></u>	Carolina 276	30.3		
OWNER	Phone		Email	.119 1 1 4 1 1 1 1		Fax		
	Company Re	ed Line Engin	eering, P.	C. Name (s	s) Gary J. Mo	cCabe, P.E.		
CONSULTANT (Contact Person for						th Carolina 27529		
Plans)		Phone 919-779-6851 Email gary.mccabe@rlenc						

DEVELOPMENT TYPE & SITE DATA TA	ABLE (Applicable to all developments)		
Zoning Information	Building Information		
Zoning District(s) DX-7-SH	Proposed building use(s) Bar/Nightclub		
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 5,927 Sf		
Overlay District N/A	Proposed Building(s) sq. ft. gross (2,201 sf)		
Total Site Acres Inside City Limits Yes No	Total sq. ft. gross (existing & proposed) 3,726 sf		
Off street parking: Required () Provided ()	Proposed height of building(s) 25 ft.		
COA (Certificate of Appropriateness) case #	# of stories 1		
BOA (Board of Adjustment) case # A-	Celling height of 1st Floor 10		
CUD (Conditional Use District) case # Z-			
Stormwater	Information		
Existing Impervious Surface 6,002 acres/square feet	Flood Hazard Area Yes No		
Proposed Impervious Surface 7,376 acres/square feet	If Yes, please provide:		
Neuse River Buffer ☐ Yes ☐ No Wetlands ☐ Yes ☐ No	Alluvial Soils Flood Study FEMA Map Panel #		
FOR RESIDENTIAL	L DEVELOPMENTS		
1. Total # Of Apartment, Condominium or Residential Units	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		
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? Yes No		
SIGNATURE BLOCK (Applie	cable to all developments)		
In filing this plan as the property owner(s), I/we do hereby agree and firm and assigns jointly and severally to construct all improvements and make approved by the City. I hereby designate Gary J. McCabe, P.E. receive and respond to administrative comments, to resubmit plans on mapplication.	all dedications as shown on this proposed development plan as to serve as my agent regarding this application, to		
I/we have read, acknowledge and affirm that this project is conforming to use. Signed	DateDate		
Signed	Date		
Printed Name	4 14		

TO BE COMPLETED BY APPLICANT		TO BE (TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
 Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh 	X				
2. Administrative Site Review Application_completed and signed by the property owner(s)	×				
Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	х				
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	x		ر ا		
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	x		1		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	х				
c) Proposed Site Plan	х				
d) Proposed Grading Plan	х				
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	x		<u> </u>		
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.		x	W.		
h) Proposed Landscape Plan		х			
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	x				
j) Transportation Plan		x			\ \cu
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	X				
7. Minimum plan size 18"x24" not to exceed 36"x42"	х				
B. 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	х				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X				
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		х			
12. If applicable, zoning conditions adhered to the plan cover sheet		x			

306 GLENWOOD RENOVATIONS

304 & 306 GLENWOOD AVENUE (P.I.N. 1704-40-6652 & 1704-40-6657) RALEIGH, NORTH CAROLINA 27603 ASR # SR-6-2019

OWNER

LANEWOOD 2, LLC & LANEWOOD 3, LLC **509 W NORTH STREET** RALEIGH, NORTH CAROLINA 27603

DEVELOPER

306 GLENWOOD, LLC 610 W. JOHNSON STREET RALEIGH, NORTH CAROLINA 27603 PHONE - (704) 830-6853

CIVIL ENGINEER



RED LINE ENGINEERING, P.C. (C-3075) 1401 AVERSBORO ROAD, SUITE 210 **GARNER, NORTH CAROLINA 27529** PHONE - (919) 779-6851

SURVEYOR

NEWCOMB LAND SURVEYORS, LLC (P-0203) 7008 HARPS MILL ROAD, SUITE #105 RALEIGH, NORTH CAROLINA 27615 PHONE: (919) 847-1800

SHEET INDEX

COVER SHEET NOTES & LEGEND

EXISTING CONDITIONS & DEMOLITION PLAN

PROPOSED SITE PLAN

PROPOSED GRADING PLAN

PROPOSED UTILITY IMPROVEMENTS

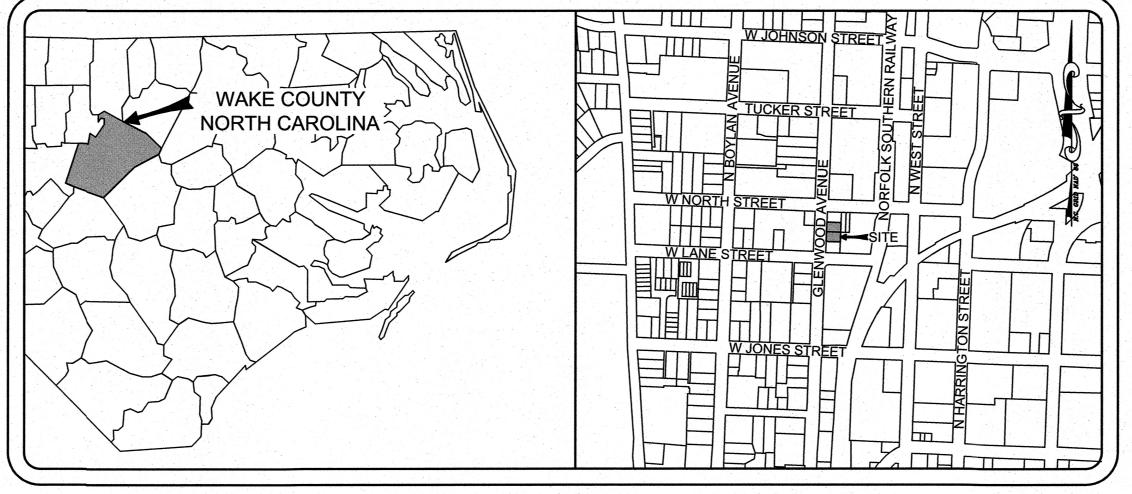
SITE DETAILS

EXISTING ELEVATIONS PROPOSED ELEVATIONS

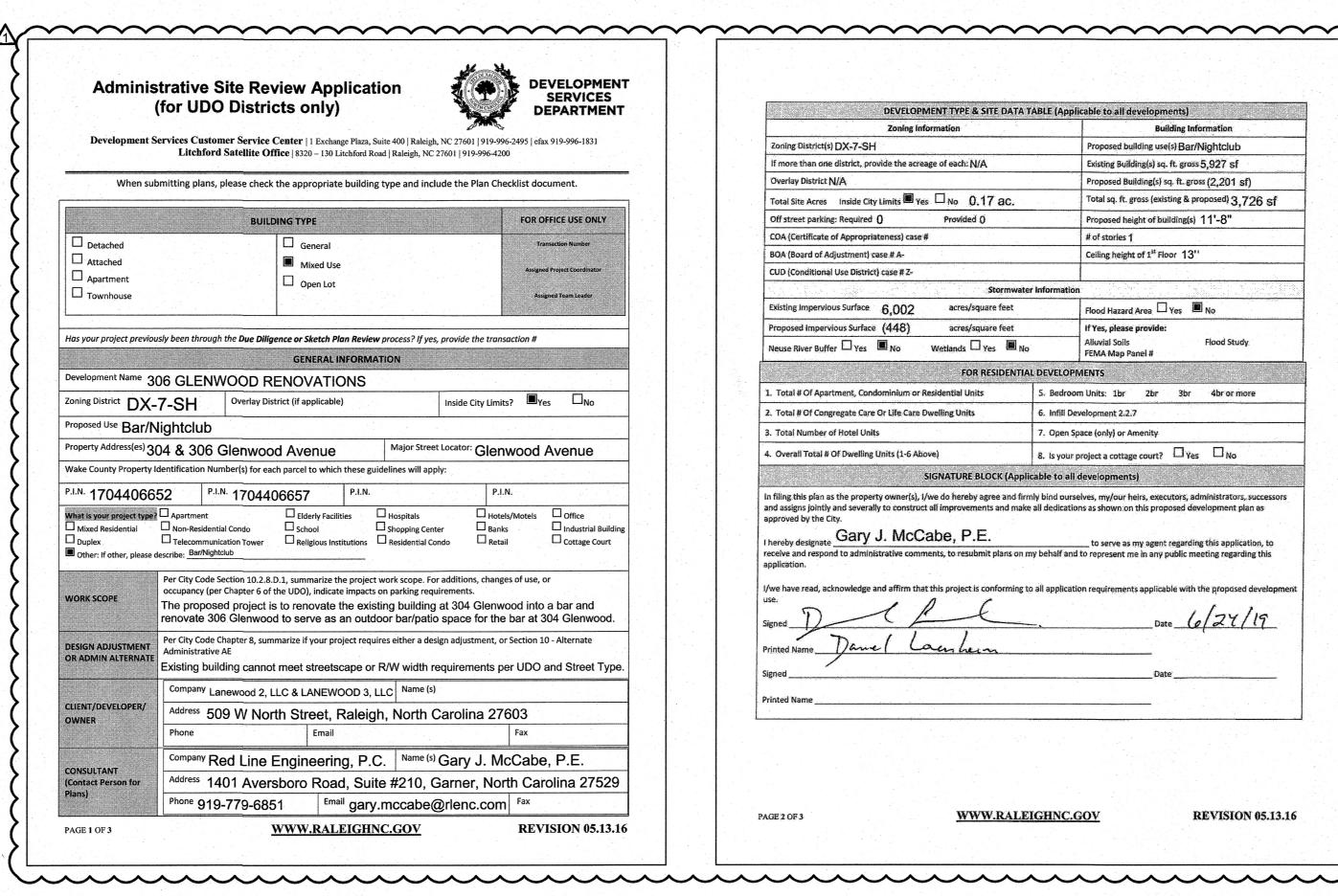
NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODE VOL. 1C., AND WITH THE CITY OF RALEIGH AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.

TREE CONSERVATION EXEMPTION NOTE: THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS PER UDO SECTION 9.1.10.A.1. THIS SITE IS 0.17 ACRES < 2.00 ACRES.

TORMWATER EXEMPTION NOTE: THIS PROJECT IS EXEMPT FROM THE NEUSE RIVER NUTRIENT MANAGEMENT STRATEGY IN ACCORDANCE WITH CITY OF RALEIGH UDO SECTION 9.2.2.2.b.ii (SITE IS LESS THAN 0.5 ACRES).



VICINITY MAP SCALE: 1"=500'



DEVELOTIMENT THE COSTIC DATA	A TABLE (App	licable to all developments)			
Zoning Information		Building Information			
Zoning District(s) DX-7-SH	Proposed building use(s) Bar/Nightclub				
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 5,927 sf				
Overlay District N/A		Proposed Building(s) sq. ft. gross (2,201 sf)			
Total Site Acres Inside City Limits Yes No 0.17 ac.		Total sq. ft. gross (existing & proposed) 3,726 sf			
Off street parking: Required () Provided ()		Proposed height of building(s) 11'-8"			
COA (Certificate of Appropriateness) case #	# of stories 1				
BOA (Board of Adjustment) case # A-		Ceiling height of 1st Floor 13"			
CUD (Conditional Use District) case # Z-					
	iter Informatio	•			
xisting Impervious Surface 6,002 acres/square feet		Flood Hazard Area Yes No			
Proposed Impervious Surface (448) acres/square feet		If Yes, please provide:			
Neuse River Buffer Yes No Wetlands Yes	No	Alluvial Soils Flood Study: FEMA Map Panel #			
FOR RESIDENT	IAL DEVELOP				
Total # Of Apartment, Condominium or Residential Units		m Units: 1br 2br 3br 4br or more			
Total # Of Congregate Care Or Life Care Dwelling Units		evelopment 2.2.7			
Total Number of Hotel Units					
		pace (only) or Amenity			
Overall Total # Of Dwelling Units (1-6 Above)	8. Is your	project a cottage court? Yes No			
SIGNATURE BLOCK (APP	plicable to all	developments)			
filing this plan as the property owner(s), I/we do hereby agree and find assigns jointly and severally to construct all improvements and mapproved by the City. Gary J. McCabe, P.E. ceive and respond to administrative comments, to resubmit plans or oplication. We have read, acknowledge and affirm that this project is conforming the control of the conforming that the conforming the conforming that the c	nke all dedication	ons as shown on this proposed development plan as to serve as my agent regarding this application, to I to represent me in any public meeting regarding this			
inted Name					

FINAL DRAWING FOR REVIEW **PURPOSES ONLY**

REVISION 1: JULY 2, 2019 DATE: JANUARY 22, 2019

C-VALUE=

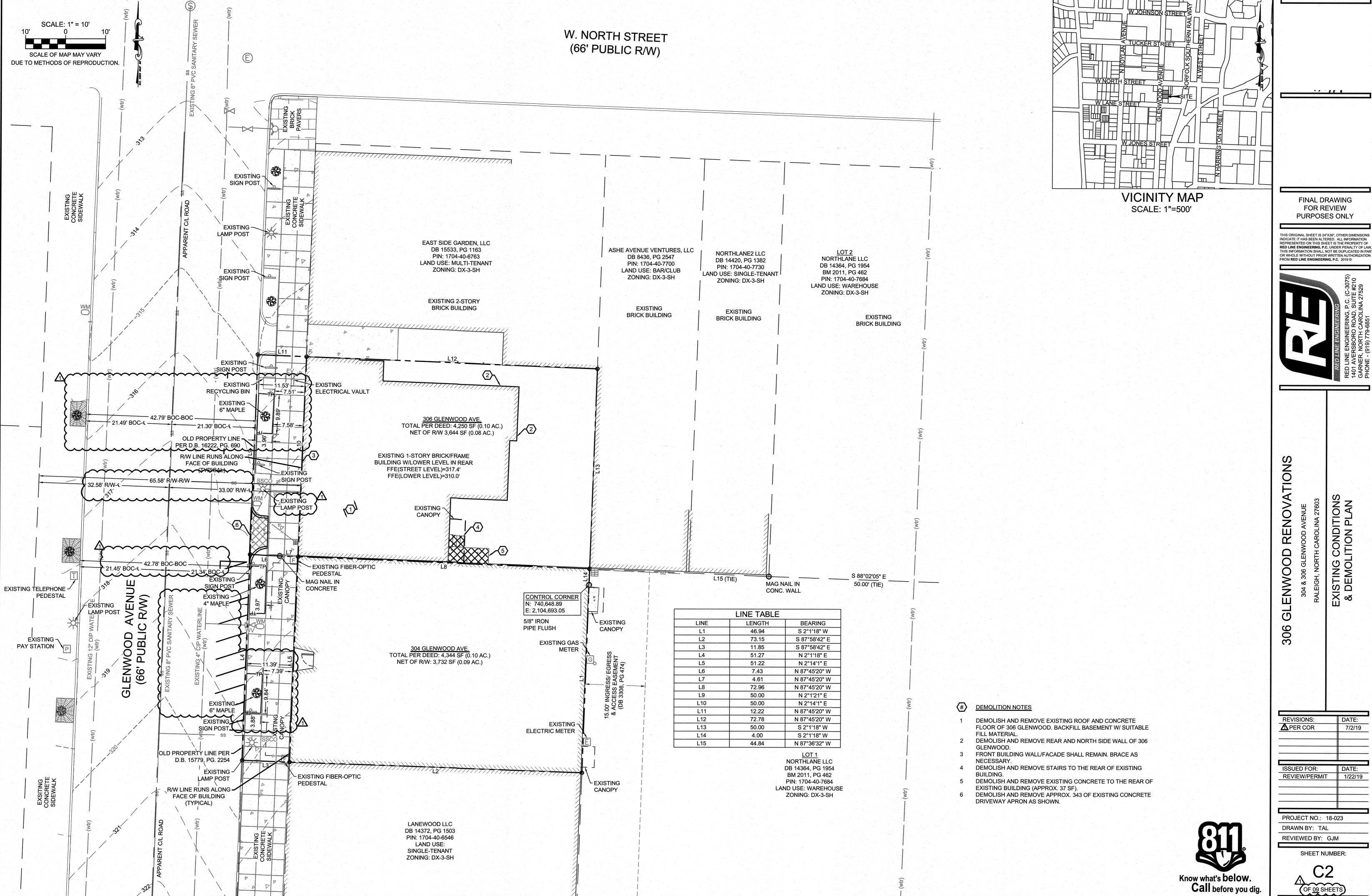
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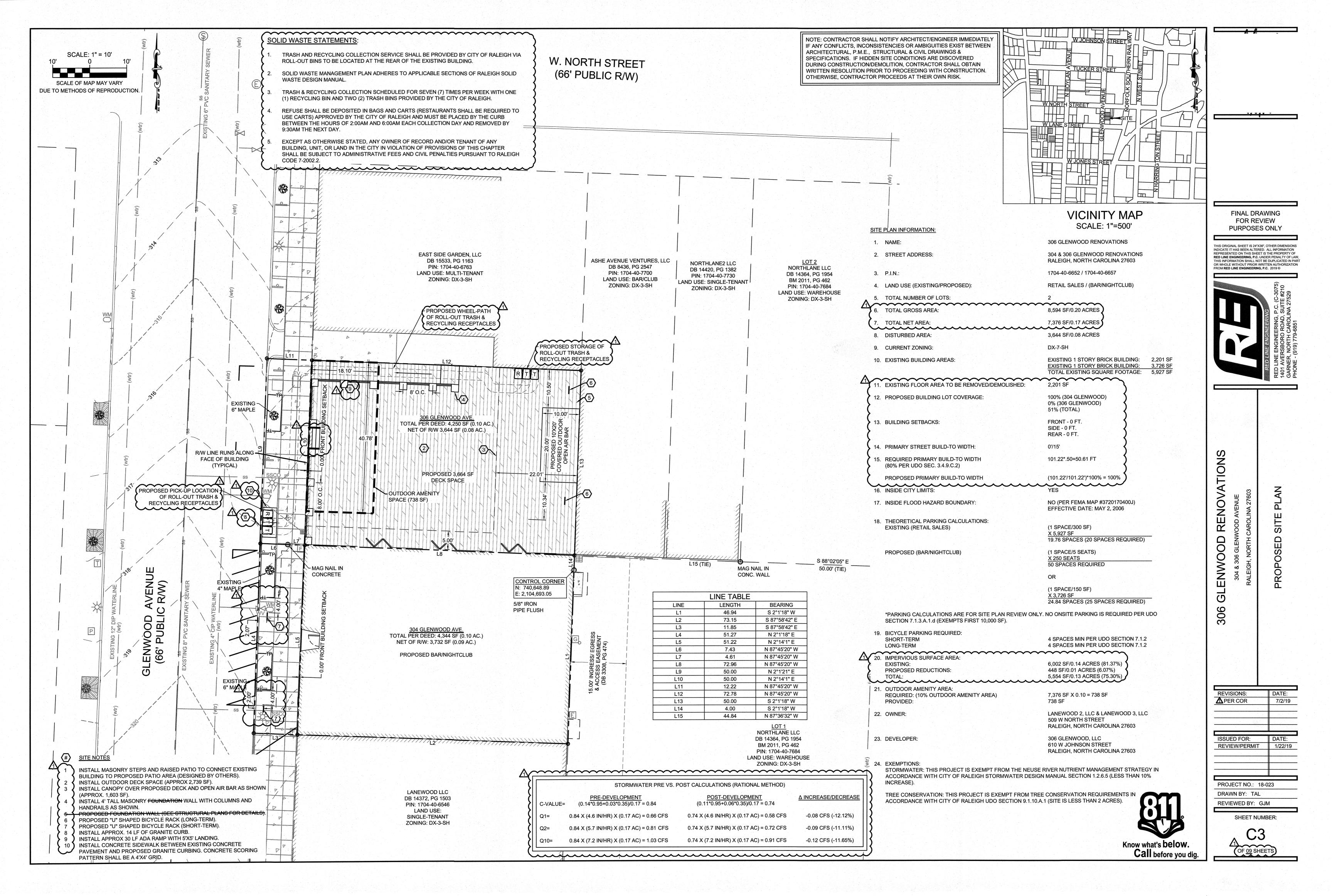
PROJ. NO.: 18-023

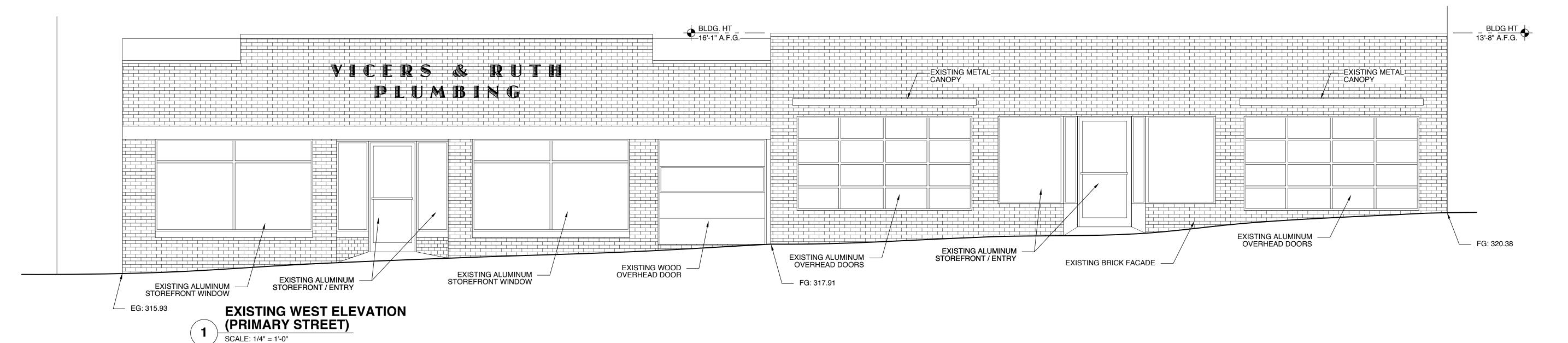
SHEET CO



} STORMWATER PRE VS. POST CALCULATIONS (RATIONAL METHOD) $\frac{PRE-DEVELOPMENT}{(0.14*0.95+0.03*0.35)/0.17} = 0.84$ POST-DEVELOPMENT (0.11*0.95+0.06*0.35)/0.17 = 0.74 Δ INCREASE/DECREASE 0.84 X (4.6 IN/HR) X (0.17 AC) = 0.66 CFS 0.74 X (4.6 IN/HR) X (0.17 AC) = 0.58 CFS -0.08 CFS (-12.12%) 0.84 X (5.7 IN/HR) X (0.17 AC) = 0.81 CFS 0.74 X (5.7 IN/HR) X (0.17 AC) = 0.72 CFS -0.09 CFS (-11.11%) 0.84 X (7.2 IN/HR) X (0.17 AC) = 1.03 CFS 0.74 X (7.2 IN/HR) X (0.17 AC) = 0.91 CFS -0.12 CFS (-11.65%) *NOTE: PER SECTION 1.2.6.5 OF THE RALEIGH STORMWATER DESIGN MANUAL, THE PROPOSED PROJECT INCREASES THE PEAK STORMWATER RUNOFF BY LESS THAN 10% FOR THE 1, 2, AND 10 YEAR STORM. AS SUCH, ONSITE TREATMENT AND DETENTION IS NOT REQUIRED.







EXISTING SRICK FACADE

FO. 310.20

EXISTING SRICK FACADE

EXISTING SRICK FACADE

FO. 310.20

EXISTING BRICK FACADE

FO. 310.20

EXISTING BRICK FACADE

EXISTING NORTH ELEVATION

FG: 311.81 —

EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"

WEEKS TURNER ARCHITECTURE

WEEKS TURNER ARCHITECTURE, PA 3305-109 Durham Drive Raleigh, North Carolina 27603 919.779.9797 fax: 919.779.0826 www.weeksturner.com

PROJECT TITLE

306 GLENWOOD

RENOVATIONS

304 & 306 GLENWOOD AVE RALEIGH, NORTH CAROLINA

PROJECT NO. **1911**DRAWING TITLE

EXISTING ELEVATIONS0

SHEET 1 OF 2

A1.0

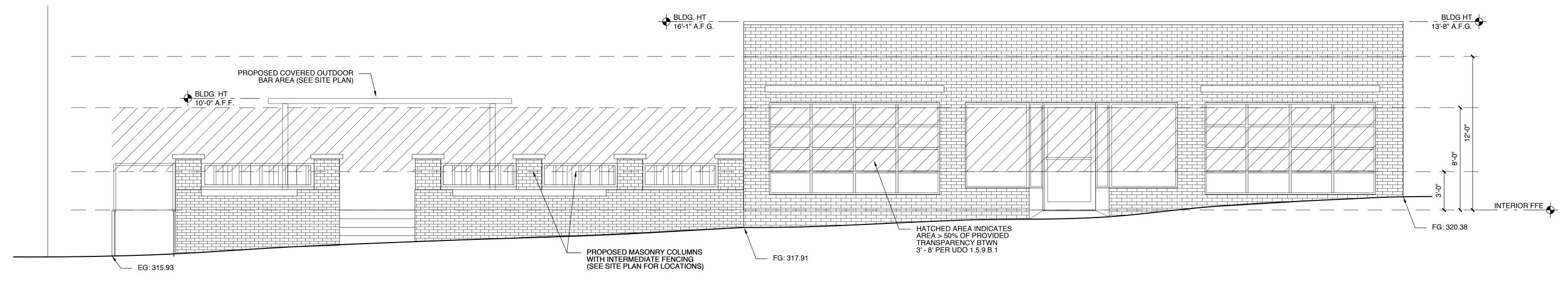
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6/28/19

00/00/17



WEST ELEVATION (PRIMARY STREET) SCALE: 1/4" = 1'-0"

TRANSPARENCY REQUIREMENTS FOR STREET-FACING (WEST) FACADE:						
FACADE TOTAL AREA TO 12 FT:	800 SQ FT					
FACADE TOTAL TRANSPARENCY:	604 SQ FT - 75% OF FACADE (INCLUDES DIAGONAL INSET WINDOWS)					
TRANSPARENCY LOCATED BTWN 3' - 8' ON LOWER FACADE (50% OF REQ'D AREA)	445 SQ FT (> 50% OF TRANSPARENCY)					

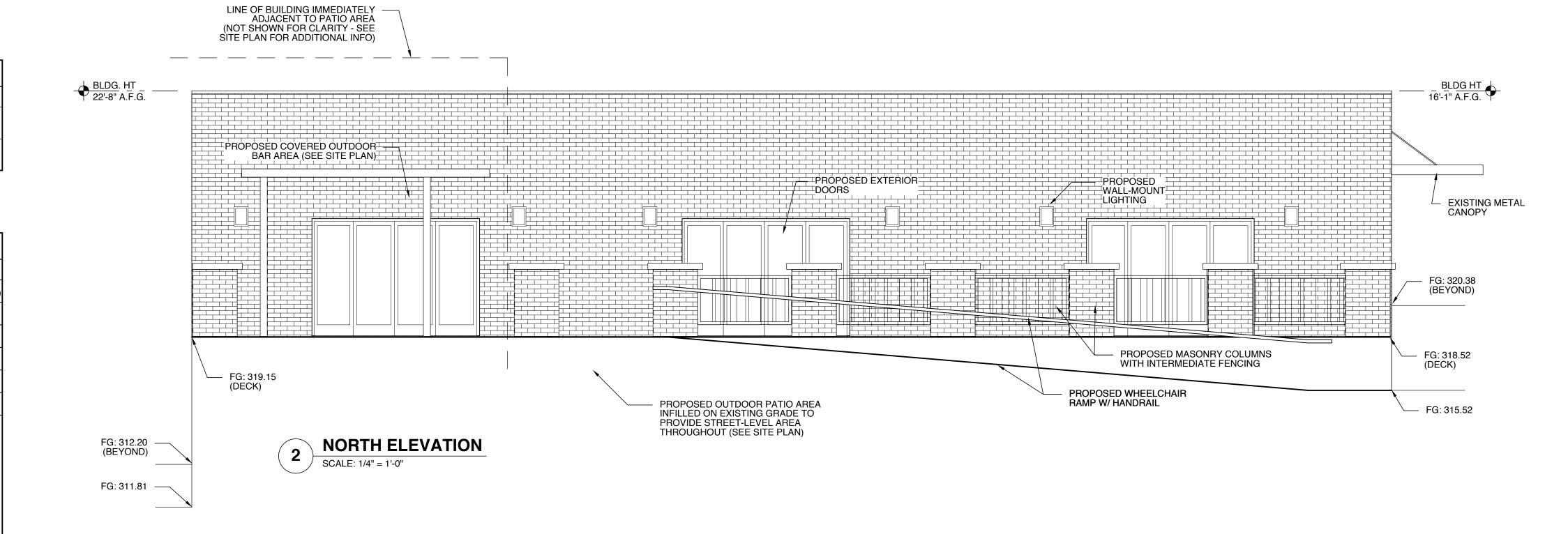
AVERAGE GRADE CALCULATIONS								
	EXISTING				PROPOSEI	ס		
ELEVATION	HIGH (FT)	LOW (FT)	AVERAGE (FT)	HIGH (FTI)	LOW (FT)	AVERAGE (FT)		
NORTH	331.04	311.81	321.42	331.01	311.81	321.42		
SOUTH	SOUTH FAC	 ADE NOT SH 	 OWN : EXISTING 	PARTY WALL	 WITH ADJAC 	 ENT BUILDING 		
EAST	331.04	312.81	321.92	331.04	311.81	321.42		
WEST	333.04	315.93	324.48	333.04	315.93	324.48		
			322.60			322.44		

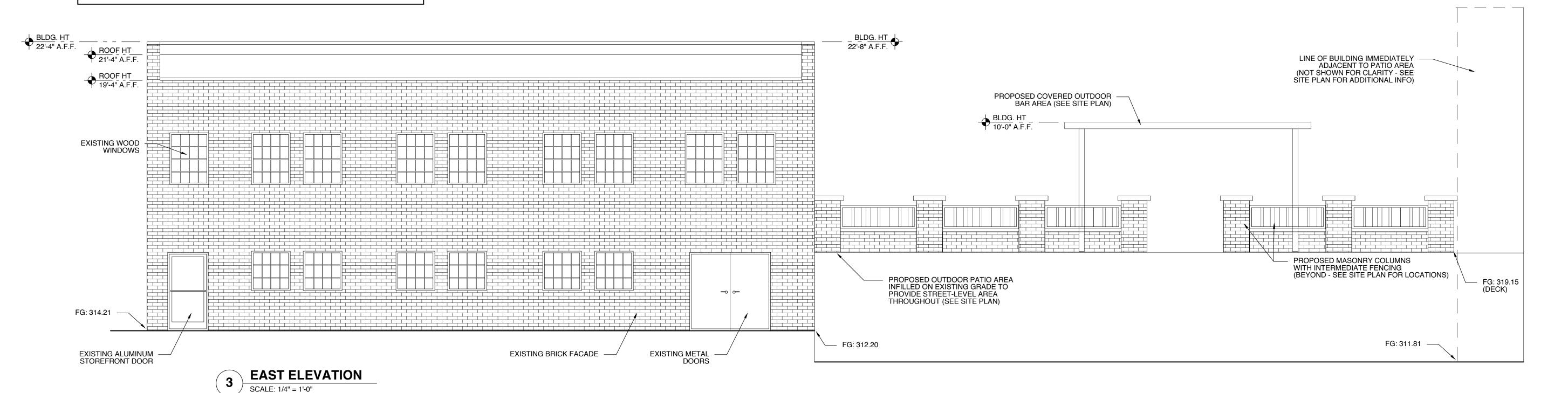
PER SECTION 1.5.7.A.2 (TC-17-16) OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PREDEVELOPMENTY GRADE OR IMPROVED GRADE, WHICHEVER IS THE MOST RESTRICTIVE ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVATIONS.

WORK PROPOSED DOES NOT INCREASE LOWEST CONDITION OR DECREASE HIGHEST CONDITION FOR THE EXISTING PRIMARY (STREET-FACING) BUILDING FACADE.

THE MOST RESTRICTIVE CONDITIONS OCCURS IN THE EXISTING CONDITION WITH AN AVERAGE GRADE OF 322.4'





WEEKS TURNER ARCHITECTURE

WEEKS TURNER ARCHITECTURE, PA 3305-109 Durham Drive Raleigh, North Carolina 27603 919.779.9797 fax: 919.779.0826 www.weeksturner.com

PROJECT TITLE

306 GLENWOOD

RENOVATIONS

304 & 306 GLENWOOD AVE
RALEIGH, NORTH CAROLINA

PROJECT NO. **1911**

PROPOSED ELEVATIONSO

SHEET 2 OF

A1.1

PLOT DATE REVISION

6/28/19 00/00/17

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