

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

BUILDING TYPE							FOR OFFICE USE ONLY			
Detached Attached Apartment Townhouse	General Mixed Use Open Lot							Transaction Number 589168 Assigned Project Coordinator Assigned Team Leader		
						100 100 100	torifoy			
Has your project previou	sly been through	the Due Diligenc	e or Sketch Plan Rev	riew p	orocess? If yes	, provide t	he transa	ction # 5	52316	
			GENERAL INFOR	MAT	ION					
Development Name A		ndow Fi	lms							
Zoning District CX	-3-PL	Overlay District	t (if applicable)			Inside Ci	ity Limits i	Limits? ■Yes □No		
Proposed Use Vehi	cle Rep	air (Min	or)							
				Falls	alls of Neuse Rd					
Wake County Property lo	dentification Num	ber(s) for each p	arcel to which these	guide	elines will app	ly:			•	
P.I.N. 1717057	057482 P.I.N. P.I.N.			٧.	P.I.N.					
What is your project type? Mixed Residential Duplex Other: If other, please d	□ Non-Residential Condo □ School □ Shopping Center □ Banks □ Industrial Banks □ Telecommunication Tower □ Religious Institutions □ Residential Condo □ Retail □ Cottage Co				Office Industrial Building Cottage Court					
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. Building addition										
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										
CHENT/DEVELOBER/	Company All Pro Window Films Name (s) Keith Garwood					d				
OWNER										
	Phone 981	-8468	Email keitl	h@	allprot	tint.co	om	Fax		
CONSULTANT			ssociates,							
(Contact Person for Plans)	Address 74	2 McKni	ght Dr., S				<u>-</u>			
Phone 919–295–5463 Email pmeder@riversandassociates.com Fax (252) 752						2) 752-3974				

DEVELOPMENT TYPE & SITE DATA TA	BLE (Applicable to all developments)		
Zoning Information	Building Information		
Zoning District(s) CX-3-PL	Proposed building use(s)Vehicle Service		
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross2,005		
Overlay District No	Proposed Building(s) sq. ft. gross 1,893		
Total Site Acres Inside City Limits 🗏 Yes 🗆 No 0.24	Total sq. ft. gross (existing & proposed) 3,898		
Off street parking: Required 7 Provided 7	Proposed height of building(s)28'		
COA (Certificate of Appropriateness) case #	# of stories 2		
BOA (Board of Adjustment) case # A-	Ceiling height of 1st Floor 11'-6"		
CUD (Conditional Use District) case # Z-			
Stormwater	Information		
Existing Impervious Surface 7,056 acres square feet	Flood Hazard Area 🔲 Yes 🔳 No		
Proposed Impervious Surface 6,500 acres square feet	If Yes, please provide:		
Neuse River Buffer Yes No Wetlands Yes No	Alluvial Soils Flood Study FEMA Map Panel #		
FOR RESIDENTIAL	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 (Appli	able 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 Paul Meder 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 all application requirements applicable with the proposed development use. Signed			
Signed	Date		
Printed Name			

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
General Requirements	YES	N/A	YES	NO	N/A
Filling 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)	X				* 15 15 15 1
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	X				
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				
5. Provide the following plan sheets:	X				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X				
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	X		3		
c) Proposed Site Plan	X				
d) Proposed Grading Plan	X				
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.		X	V		7
f) Proposed Utility Plan, including Fire		X	N. Waling		1
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			
h) Proposed Landscape Plan	X				
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	X		7		
j) Transportation Plan		X			No.
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"	X				
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	X				
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		X			
12. If applicable, zoning conditions adhered to the plan cover sheet		X			1

Rivers & Associates, Inc.

Greenville, NC

Knightdale, NC

742 McKnight Dr, Suite 200 Knightdale, NC 27545 (919) 295-5463

Contact: Paul Meder, PLA pmeder@riversandassociates.com

McClentic Design, PLLC

Clayton, NC

P.O. Box 763 Clayton, NC 27528 (919) 901-7445

Contact: Doug McClentic

ARCHITECT

ARCHITECTS

Vision Contractors Incorporated Raleigh, NC

2315 Myron Drive, Suite 200 Raleigh, NC 27607 (919) 787-7045

CONTRACTOR

Contact: Jason Ganes, President jason@vci-nc.com

OWNER

All Pro Window Films Raleigh, NC

1301 Newton Road Raleigh, NC 27615 (919) 981-8468



Contact: Keith Garwood, President keith@allprotint.com

ADMINISTRATIVE SITE REVIEW

All Pro Window Films

Administrative Site Review Application (for UDO Districts only)

Development Name All Pro Window Films

Proposed Use Vehicle Repair (Minor)

Property Address(es) 1301 Newton Rd

P.I.N. 1717057482 P.I.N.

Zoning District **CX-3-PL** Overlay District (if applicable)

Building addition

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

☐ Apartment

☐ Townhouse

WORK SCOPE

Zoning District(s) CX-3-PL

Off street parking: Required 7

COA (Certificate of Appropriateness) case a

BOA (Board of Adjustment) case # A-

CUD (Conditional Use District) case # Z-

Existing Impervious Surface 7 056

Proposed Impervious Surface 6.500

Neuse River Buffer Yes No

3. Total Number of Hotel Units

Overlay District No

If more than one district, provide the acreage of each

Total Site Acres Inside City Limits ■ Yes □ No 0.24

1. Total # Of Apartment, Condominium or Residential Units

2. Total # Of Congregate Care Or Life Care Dwelling Units

4. Overall Total # Of Dwelling Units (1-6 Above

BUILDING TYPE

☐ Mixed Use

Open Lot

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 552316

Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate

| Address 742 McKnight Dr., Suite 200, Knightdale, NC 27545

Phone 919-295-5463 | Email pmeder@riversandassociates.com | Fax (252) 752-3974

Company All Pro Window Films Name (s) Keith Garwood

Address 1301 Newton Rd, Raleigh, NC 27615

Phone 981-8468 Email keith@allprotint.com Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

acres/square feet

Company Rivers & Associates, Inc Name (s) Paul Meder

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

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



Inside City Limits?

Major Street Locator: Falls of Neuse Rd

Building Information

Proposed building use(s) Vehicle Service

Total sq. ft. gross (existing & proposed) 3.898

Existing Building(s) sq. ft. gross 2,005

Proposed height of building(s) 28'

Ceiling height of 1st Floor 11'-6"

5. Bedroom Units: 1br 2br 3br 4br or more

8. Is your project a cottage court? Yes No

to serve as my agent regarding this application, to

If Yes, please provide:

FEMA Map Panel #

6. Infill Development 2.2.7

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

7. Open Space (only) or Amenity

roposed Building(s) sq. ft. gross 1,893

GENERAL NOTES:

1. REFER TO C1.1 FOR SURVEY CONTROL INFORMATION.

2. ALL REQUIRED IMPROVEMENTS SHALL COMPLY WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARD SPECIFICATIONS AND DETAILS MANUAL, AS WELL AS THE CITY OF RALEIGH PUBLIC UTILITIES DEPT. WATER AND SEWER DESIGN STANDARDS

3. PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD ZONE 'X' (AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 3720171700J, EFFECTIVE MAY 2, 2006.

4. A STORMWATER PLAN IS NOT REQUIRED PER UDO SEC. 9.2.2.A.1.b.ii.

5. A TREE CONSERVATION PLAN IS NOT REQUIRED PER SEC. 9.1.2 - LOT IS LESS THAN 2 ACRES.

6. CONTRACTOR SHALL NOTIFY PUBLIC WORKS 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING

7. NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANNTENNAS, MASTS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES, AND IMPERVIOUS SURFACES SHALI ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF CITY OF RALEIGH PUBLIC UTILITIES DEPT..

PROPOSED USES SHALL COMPLY WITH CITY OF RALEIGH REGULATIONS FOR CX-3-PL ZONING DISTRICT

9. PAVED AREAS SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY EXCEPT FOR THE TOP 6" OF SUBGRADE. WHICH SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY IN ACCORDANCE WITH

10. AGGREGATE BASE COURSE SHALL BE TYPE 'ABC' CONFORMING TO SECTION 529 OF THE NCDOT STANDARD SPECIFICATIONS.

11. BITUMINOUS CONCRETE SURFACE COURSE SHALL BE TYPE SF9.5B CONFORMING TO SECTION 645 OF THE NCDOT STANDARD SPECIFICATIONS.

12. CONTRACTOR(S) SHALL VERIFY ALL EXISTING AND PROPOSED INVERTS IN THE CONSTRUCTION AREA AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO INSTALLATION OF ANY UTILITIES. 13. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE FENCING WILL BE INSTALLED

AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS,

MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING. 14. PROVIDE CONCRETE AREAS WITH EXPANSION AND SCORED JOINTS IN PRE-APPROVED LOCATIONS. EXPANSION JOINTS SHALL BE ½" WIDE WITH EDGES TOOLED TO ½" RAD, AND FILLED WITH HOT RUBBER ASPHALT SEALANT. PROVIDE ALL CORNERS, INTERSECTIONS, CHANGES IN SLOPE OR DIRECTION, AGAINST EXISTING OR NEW PAVEMENTS, AND AT INTERVALS NOTE TO EXCEED 30'. SCORED JOINTS SHALL BE SCORED 1" DEEP (MIN.) AND RADIUS $\frac{1}{8}$ ", AND SHALL BE PLACED AT INTERVALS NOT TO EXCEED

15. A PLANTING PLAN, INDICATING REQUIREMENTS AND LOCATIONS OF PROPOSED LANDSCAPING, WILL BE

SUBMITTED TO THE CITY OF RALEIGH PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. 16. SITE SHALL MEET ALL ACCESSIBILITY REQUIREMENTS OF THE NC BUILDING CODE, VOL. I-C, DEPT. OF

INSURANCE, APPROVAL OF CONSTRUCTION PLANS. 17. NO WETLANDS EXIST WITHIN THE CONSTRUCTION LIMITS OF THIS PROPERTY.

18. ALL SIGNS AND PAVEMENT MARKINGS, IN AREAS OPEN TO PUBLIC TRAFFIC, ARE TO MEET THE LATEST VERSION AND/OR INTERPRETATION OF THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)

19. ALL PARKING STALL MARKINGS AND LANE ARROWS, WITHIN THE PARKING AREAS, SHALL BE WHITE.

20. ALL PAVEMENT MARKINGS FOR PARKING SPACES SHALL BE 4" SOLID WHITE STRIPES.

21. CONTRACTOR TO COORDINATE WITH EXISTING UTILITY PROVIDER(S) FOR INSTALLATION OR MODIFICATION OF UTILITY SERVICES.

22. HANDICAP PARKING SPACES SHALL BE PROVIDED DURING CONSTRUCTION PHASES. WHERE TEMPORARY SPACES ARE NECESSARY, INSTALL SIGNAGE AS REQUIRED.

RIGHT-OF-WAY OBSTRUCTION NOTES:

1. STREET, LANE, AND SIDEWALK CLOSURES OR DETOUR\$ PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.

2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV, KEYWORD "RIGHT-OF-WAY

3. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.

4. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.

ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.

6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SITE DATA PROJECT INFO: All Pro Window Films, Inc.

MUNICIPALITY: City of Raleigh WAKE CO. PIN / REAL ESTATE ID: 1717057482 / 0029462 DEED REFERENCE: D.B. 15726, PG. 451 - LOT 36 B.M. 2004, PG. 1690 LOT AREA: 10,225 SF (0.235 AC)

ZONING: CX-3-PL ADJACENT ZONING: NORTH - OX-3 & OX-3-PL SOUTH - R-4 & OX-3-PL (Across Street) CURRENT / PROPOSED USE: Vehicle Repair (Minor) - No change

(GFA) GROSS FLOOR AREA: 2,005 (Existing) + 1,893 (Proposed) = 3,898 SF

LOT AREA 9,075 SF BUILDING FOOTPRINT: 2,931 SF CONCRETE: 1,082 SF TOTAL IMPERVIOUS: 6,440 SF

LOT COVERAGE: 71.0%

BUILDING SETBACK Minimu PRIMARY / SIDE STREET 5' SIDE / REAR LOT 0' or 6' MAX BUILDING HEIGHT: 3 Stories / 50'

FLOOR TO FLOOR HEIGHTS: Ground 13' - Upper story 9'

PARKING SETBACK Minimum PRIMARY / SIDE STREET 10' SIDE / REAR LOT 0' or 3'

BUILD-TO PRIMARY / SIDE STREET (MIN/MAX) 0' / 100' BUILDING WIDTH IN PRIMARY 50%

BUILDING WIDTH IN SIDE 25% PROTECTIVE YARDS

> STREET NA TRANSITIONAL NA

STREET TREES

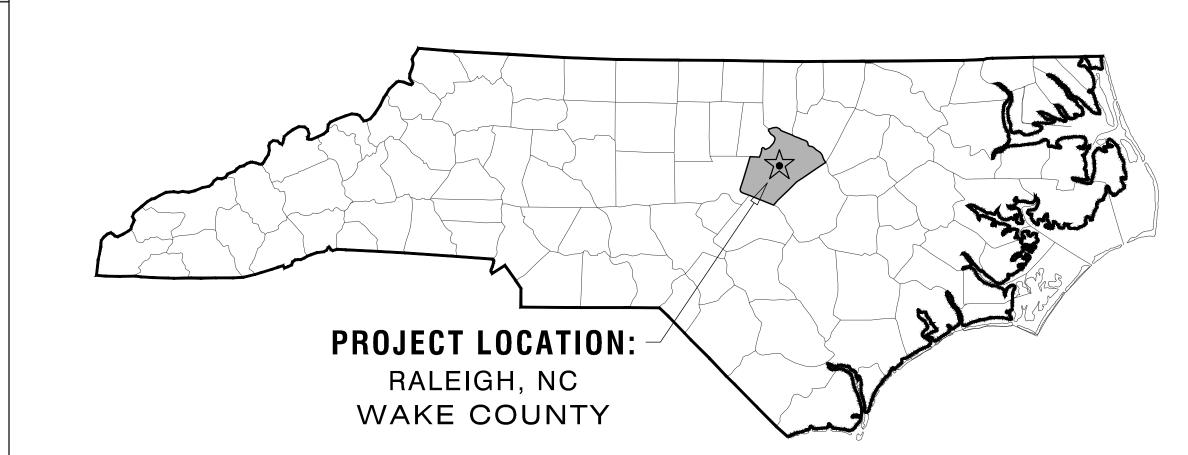
SHADE TREES REQUIRED 1 PER 40 LF SHADE TREES PROVIDED 4

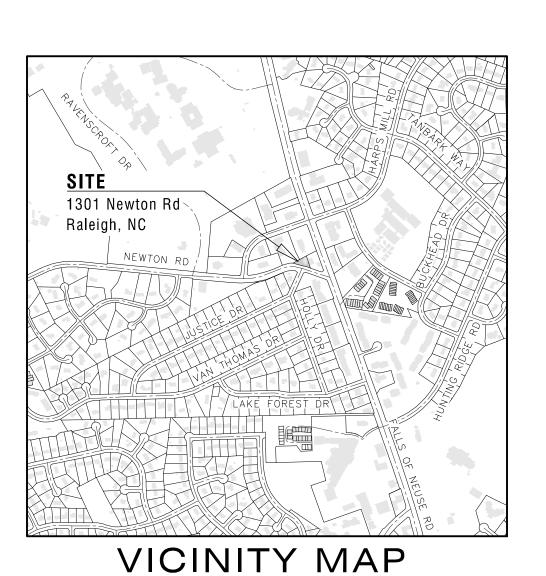
PARKING space per 600 SF GFA = REQUIRED 6 = 3,898 GFA / 600 PROVIDED 7 (incl. 1 H/C) BICYCLE (SHORT TERM) NONE REQUIRED BICYCLE (LONG TERM) 4 REQUIRED

> 4 PROVIDED LANDSCAPE 1 Shade Tree per Surface Parking of 10 spaces or less 2 PROVIDED

BLOCK PERIMETER 3,000 max. EX. BLOCK PERIMETER 2,234 LF

REQUIRED: 908 SF = 9,075 SF x 10% of Site Area PROVIDED: 958 SF (10.56%)



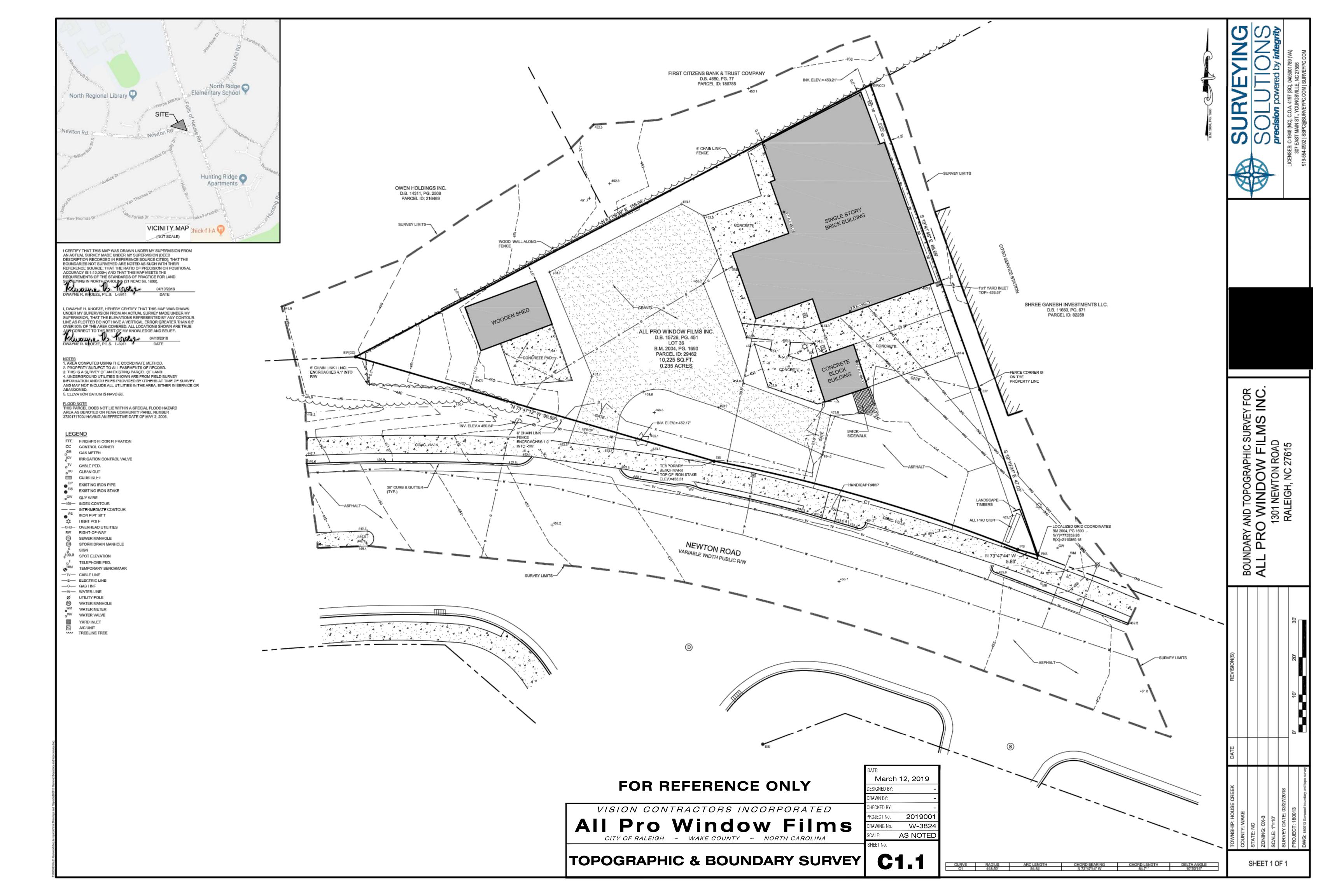


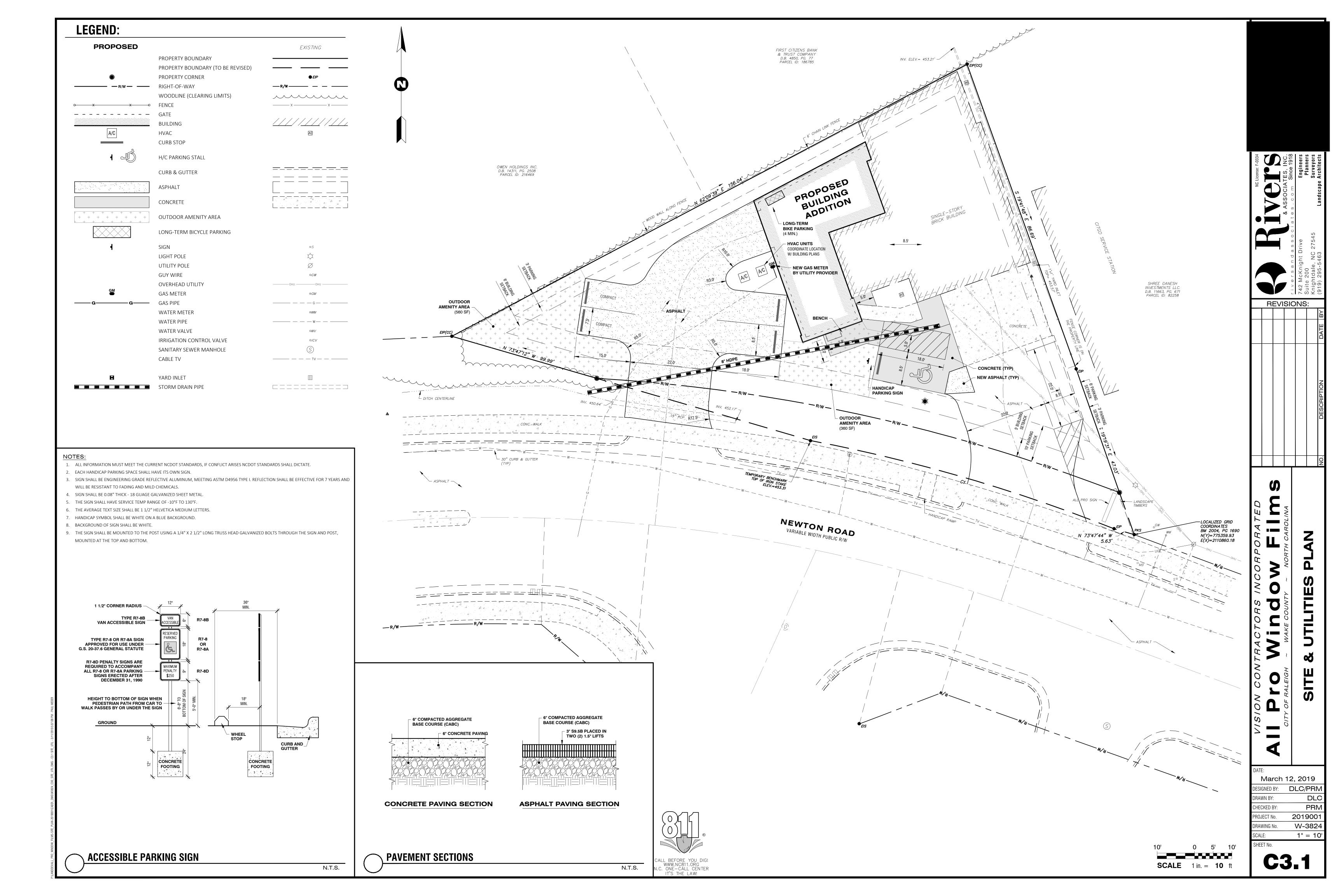
	SHEET INDEX		
#	Description		
C1.0	Cover		
C1.1	Topographic & Boundary Survey		
C2.1	Demolition and Erosion Control Plan		
C2.2	Erosion Control Notes and Details		
C3.1	Site & Utilities Plan		
C4.1	Grading & Drainage Plan		
C5.1	Landscape Plan		
C6.1	Building Elevations		
C6.2	Building Elevations		

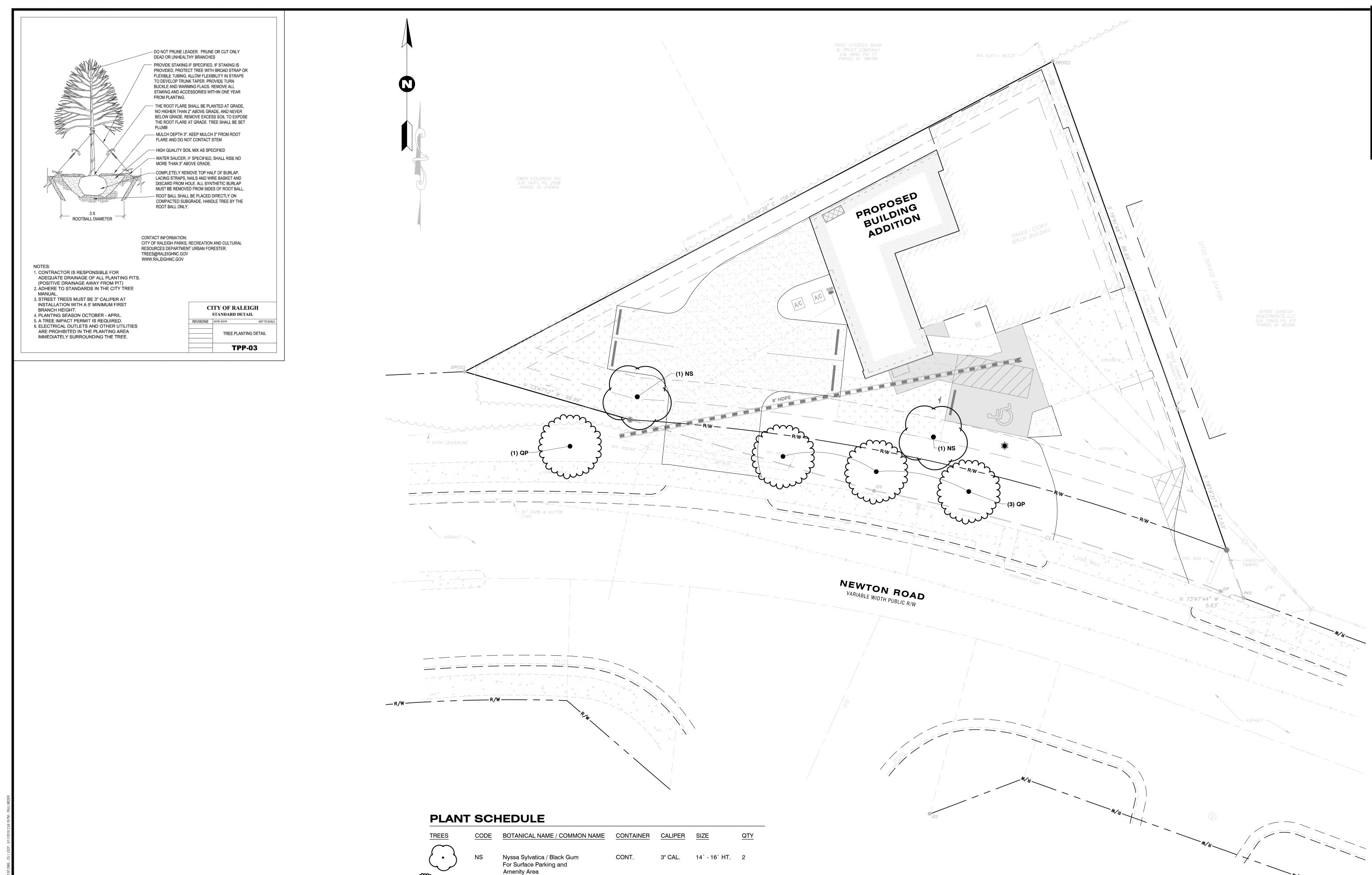
REVISIONS:

March 12, 2019 PRM/DL0 ESIGNED BY: CHECKED BY: PROJECT No. 201900° RAWING No. W-3824 AS NOTED

TRANSACTION No. SKETCH PLAN: 552316







3" CAL. 14` - 16` HT. 4

Quercus phellos / Willow Oak

For Street Trees

10' 0 5' 10'

SCALE 1 in. = 10 ft

 March 12, 2019

 DESIGNED BY:
 DLC/PRM

 DRAWN BY:
 DLC

 CHECKED BY:
 PRM

 PROJECT No.
 2019001

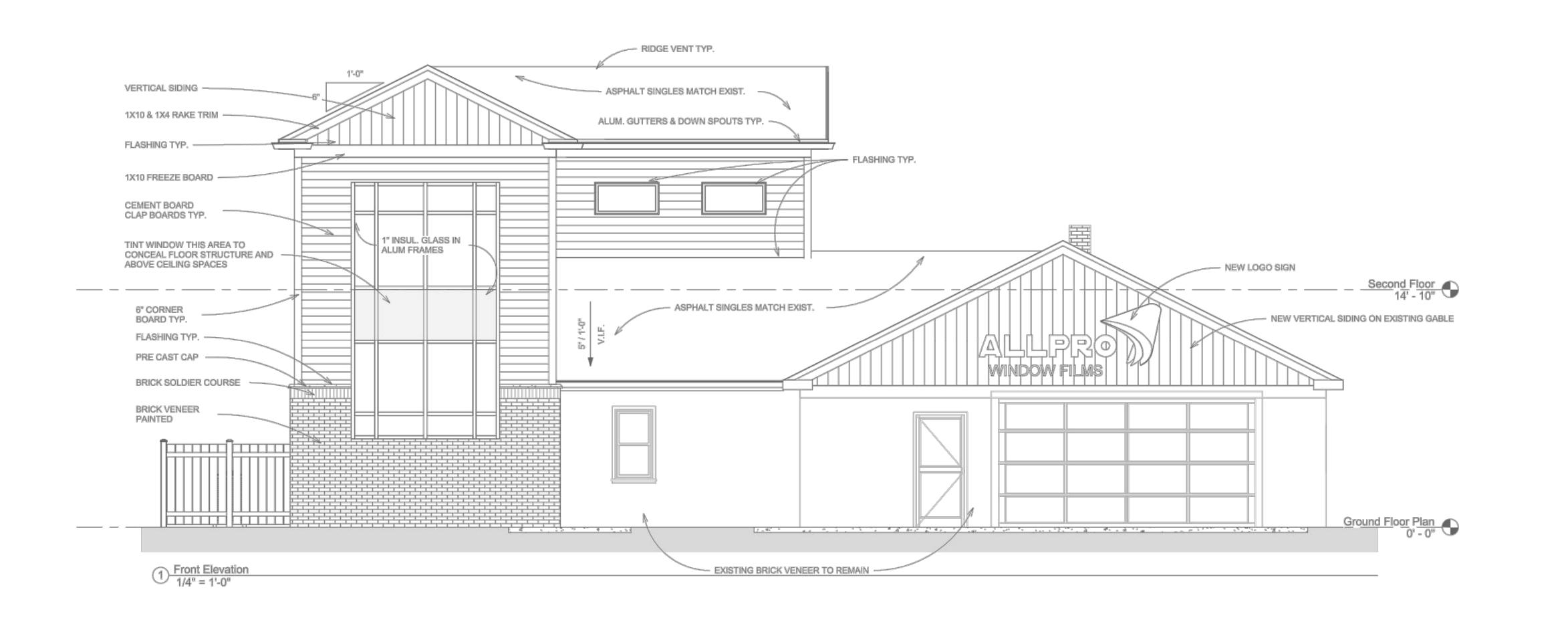
 DRAWING No.
 W-3824

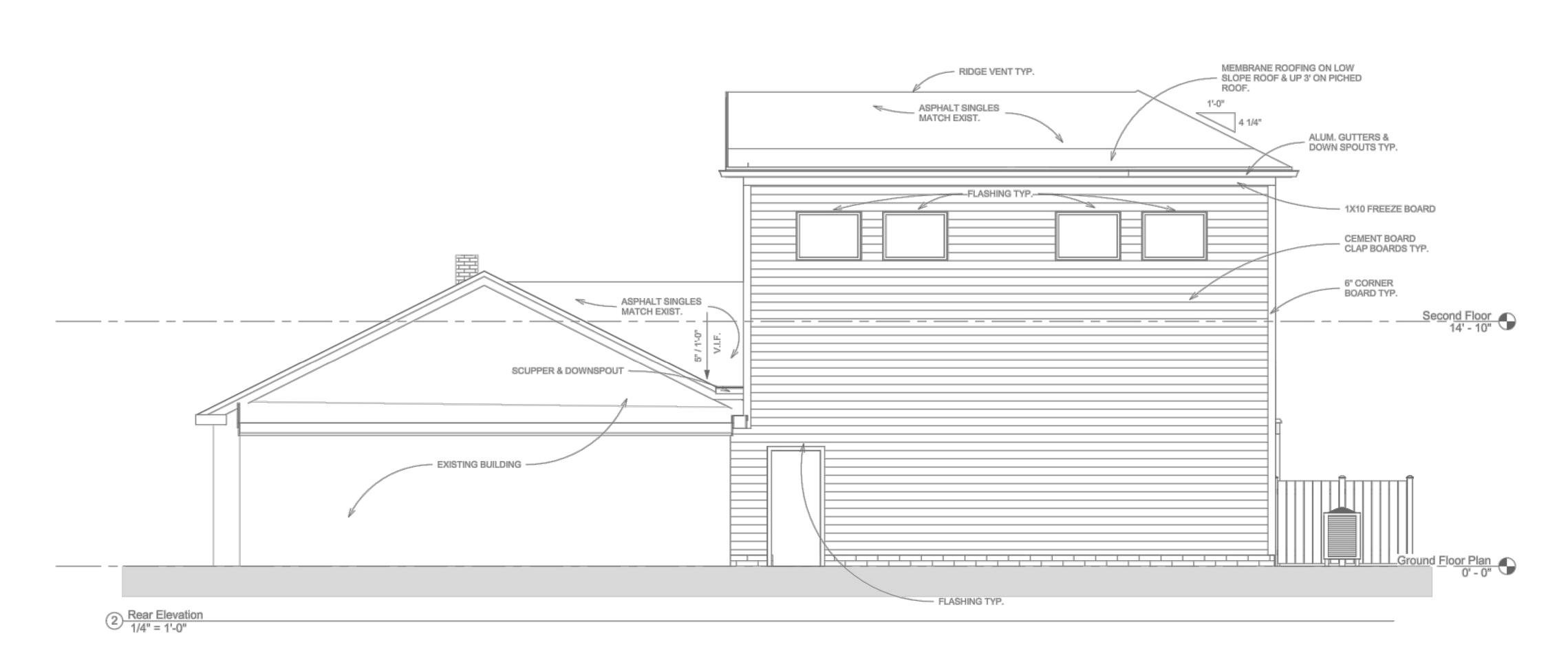
 SCALE:
 1" = 10'

 SHEET No.

REVISIONS:

C5.1





DESIGN, PLLC P.O. Box 763 Clayton, NC 27528 phone (339) 987-0437 www.mcclenticdesign.com MCCLENTIC

Keith Garwood All Pro Window Films - Addition 1301 Newton Rd, Raleigh NC

Elevations

REVISIONS:

March 12, 2019 DESIGNED BY: DRAWN BY: CHECKED BY: 2019001 PROJECT No. W-3824 DRAWING No. AS NOTED

C6.1

Checked by

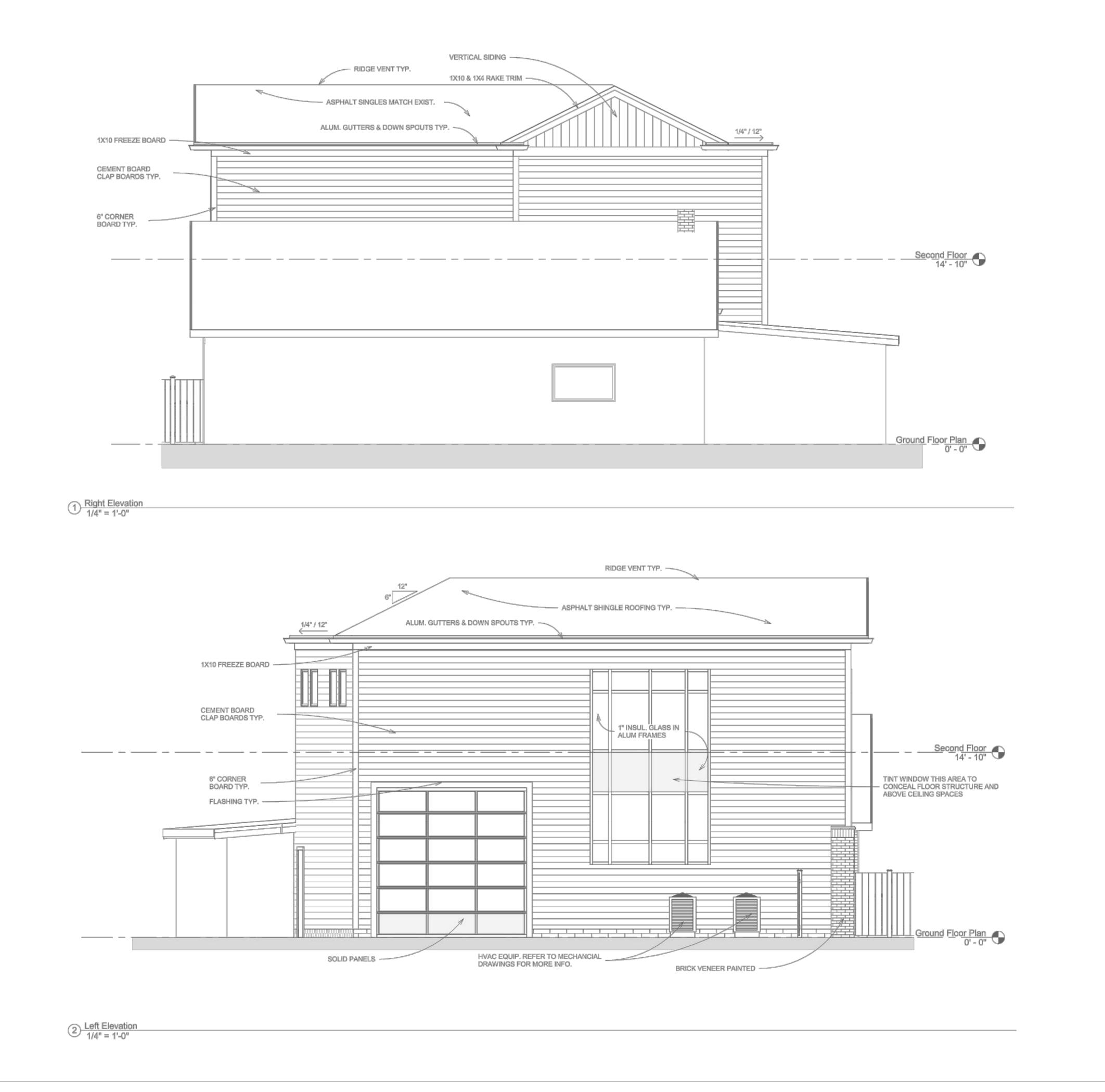
Project # C18-APW-001

11-27-18

1/4" = 1'-0"

DAM

DAM



Keith Garwood

Indow Films - Addition
wton Rd, Raleigh NC

Elevations

MCCLENTIC DESIGN, PLLC
P.O. Box 763 Clayton, NC 27528
phone (339) 987-0437
www.mcclenticdesign.com

All Pro Window Films - Addition
1301 Newton Rd, Raleigh NC
Elevations

Project # C18-APW-001

11-27-18

1/4" = 1'-0"

DAM

DAM

VISION CONTRACTORS INCORPORATED

NI Pro Window Film

REVISIONS:

DATE:

March 12, 2019

DESIGNED BY:

DRAWN BY:

CHECKED BY:

PROJECT No.

DRAWING No.

W-3824

SCALE:

AS NOTED

Checked by

ONLY C6.2