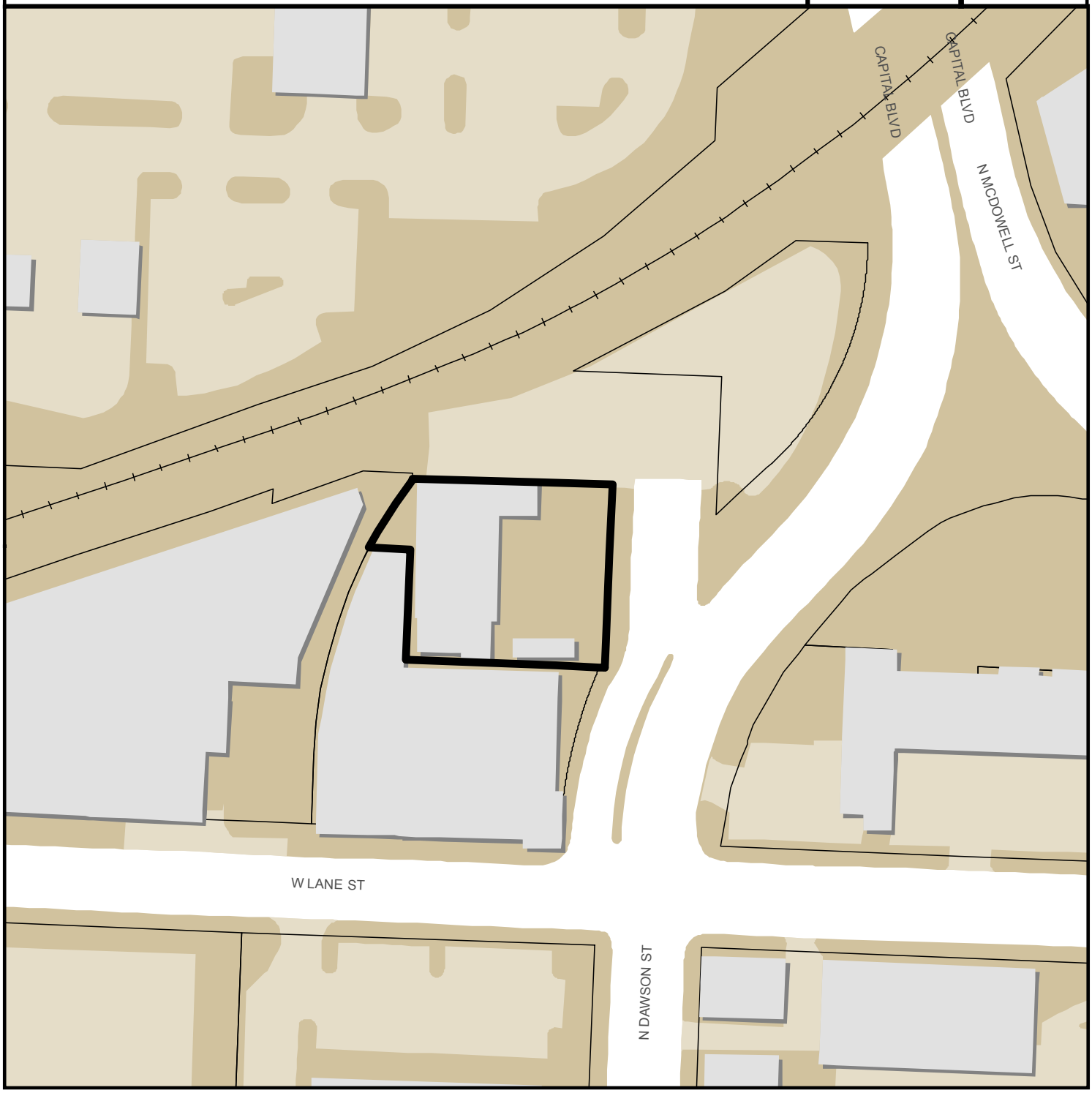
309 N. DAWSON STREET



Zoning: **IND-2, DOD**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **0.31**
Square Feet: **13,275**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **309 N. Dawson Street, LLC**
Phone: **(919) 244-4422**

Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

SP-25-15

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☒ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☐ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number Assigned Project Coordinator Assigned Team Leader Walters
* May require Planning Commission or City Council Approval	** Legacy Districts Only	

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name 309 N. Dawson Street

Proposed Use Restaurant and Event Space

Property Address(es) 309 N. Dawson Street

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1704-50-7646

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
DB:15572 PG:2740			

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☒ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. Site lies outside of the Historic Downtown East Council approval area, and is within the DoD Overlay allowing City Admin approval.
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A

CLIENT (Owner or Developer)	Company 309 N. Dawson Street, LLC	Name (s)	
	Address 302 W. Lane Street Raleigh, NC 27603		
	Phone (919) 244-4422	Email hachby@gmail.com	Fax N/A
CONSULTANT (Contact Person for Plans)	Company Red Line Engineering, P.C.	Name (s) Gary J. McCabe, P.E.	
	Address 3305-109 Durham Drive Raleigh, NC 27603		
	Phone (919) 779-6851	Email gary.mccabe@rle-pc.com	Fax (919) 779-2486

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

Zoning Information	Building Information
Zoning District(s) IND-2	Proposed building use(s) Restaurant and Event Space
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 13,275 SF
Overlay District DOD - Downtown Overlay District	Proposed Building(s) sq. ft. gross 0 SF Additional
Total Site Acres Inside City Limits ☐ Yes ☐ No	Total sq. ft. gross (existing & proposed) 13,275 SF (No Change)
Off street parking Required 0 Provided 0	Proposed height of building(s) 42 Feet (Existing)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 99%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 37% (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface acres/square feet 0.286Ac/12,475SF	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet 0 SF Additional	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel # 3720170400J

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

Site and building are existing and conform to all applicable guidelines of the Comprehensive Plan 2030.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached N/A Attached N/A	11. Total number of all lots N/A
2. Total # Of Single Family Lots N/A	12. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total # Of Apartment Or Condominium Units N/A	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots N/A	b) Total number of Single Family Lots
6. Total Number of Hotel Units N/A	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) N/A	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) N/A	f) Total Number of Phases
10. Total number of Open Space (only) lots N/A	g) Perimeter Protective Yard Provided ☐ Yes ☒ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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 subdivision plan as approved by the City.

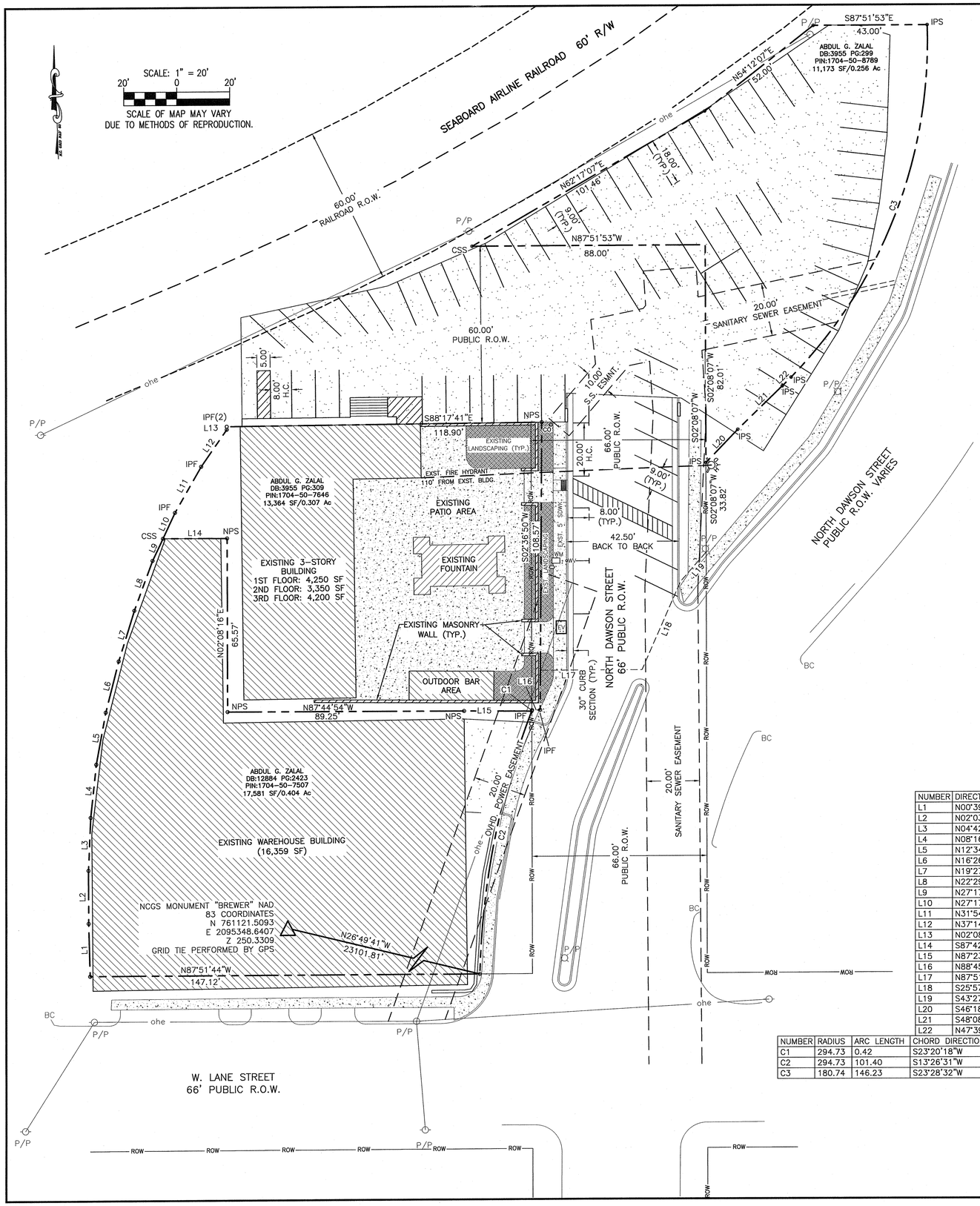
I hereby designate Red Line Engineering, P.C. / Gary J. McCabe, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

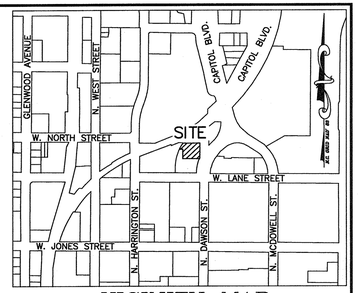
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 4-9-15

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☒		✓		~~18~~ 190
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☒	☐	✓		
4. I have referenced the **Preliminary Development Plan 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	☒		✓		
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	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site or Subdivision Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☐	☒			✓
e) Proposed Utility Plan, including Fire	☐	☒			✓
f) Proposed Tree Conservation Plan	☐	☒			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☐	☒			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒			✓
i) Transportation Plan	☐	☒			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☒			✓
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☒			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☐	☒			✓





VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

(1) BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY TRUE LINE SURVEYING, P.C., PERFORMED BY CURK T. LANE, P.L.S. (L-3990), DATED SEPTEMBER 16, 2013. INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY. NOT FOR SALE OR RECORDATION.

(2) CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF **ALL** EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES **PRIOR TO COMMENCING CONSTRUCTION.** ELEVATIONS INDICATED ON PLANS SHOWN AS APPROXIMATE, CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS **PRIOR TO COMMENCING CONSTRUCTION.**

(3) CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH ALL CONSTRUCTION RELATED ACTIVITIES, INCLUDING ROCK AND UNSUITABLE SOILS ENCOUNTERED.

(4) ACCORDING TO THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973 (NORTH CAROLINA GENERAL STATUTE 113A 51-66) THIS PROJECT **IS NOT** SUBJECT TO AN APPROVED SEDIMENTATION AND EROSION CONTROL PLAN.

(5) ALL WORK MUST COMPLY WITH APPLICABLE NCDOT STANDARDS, NORTH CAROLINA BUILDING CODES, CITY OF RALEIGH STANDARDS, DETAILS AND SPECIFICATIONS AND WITH HANDICAPPED ACCESSIBILITY CODE (ANSI A117.1).

(6) LATERAL SEPARATION OF SEWERS OR WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A TEN (10) FOOT LATERAL SEPARATION -- IN WHICH CASE:

(A) THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION ON THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER; OR

(B) THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.

(11) CROSSING A WATER MAIN OVER A SEWER. WHENEVER NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN EIGHTEEN (18) INCH SEPARATION -- IN WHICH CASE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE CROSSING.

(12) CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE POINT(S) OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

NUMBER	DIRECTION	DISTANCE
L1	N00°39'57"E	19.88'
L2	N02°03'55"E	20.00'
L3	N04°42'57"E	19.98'
L4	N08°16'32"E	20.09'
L5	N12°34'36"E	19.96'
L6	N16°26'46"E	19.98'
L7	N19°27'04"E	19.96'
L8	N22°29'41"E	19.98'
L9	N27°17'10"E	9.25'
L10	N27°17'10"E	10.78'
L11	N31°54'53"E	20.01'
L12	N37°14'18"E	16.91'
L13	N02°08'16"E	1.13'
L14	S87°42'56"E	24.24'
L15	N87°23'10"W	25.52'
L16	N88°45'32"W	3.07'
L17	N87°51'44"W	38.36'
L18	S25°57'54"W	36.29'
L19	S43°27'33"W	14.69'
L20	S46°18'07"W	17.32'
L21	S48°08'07"W	23.40'
L22	N47°39'07"E	4.68'

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	294.73	0.42	S23°20'18"W	0.42
C2	294.73	101.40	S13°26'31"W	100.90
C3	180.74	146.23	S23°28'32"W	142.27

SCOPE OF WORK: THIS SITE PLAN IS SUBMITTED FOR THE CHANGE OF OCCUPANCY OF THE VACANT THIRD FLOOR OF THE EXISTING BUILDING FOR USE AS EVENT SPACE (APPROX. 4,425 SF). NO BUILDING OR SITE EXPANSIONS/IMPROVEMENTS ARE PROPOSED AT THIS TIME. THE OWNER HAS SUBMITTED A PETITION FOR RIGHT OF WAY CLOSURE FOR THE N. DAWSON STREET RIGHT OF WAY THAT EXTENDS TO THE ADJACENT RAILROAD. AS SUCH, THE OWNER HAS ALSO REQUESTED A DESIGN ADJUSTMENT FOR SIDEWALK IMPROVEMENTS ON THE PORTION OF N. DAWSON STREET THAT IS TO BE CLOSED/ABANDONED. NO SITE IMPROVEMENTS ARE PROPOSED AND EXISTING UTILITIES ARE ADEQUATE FOR THE INTENDED USE.

811 Know what's **below.** **Call** before you dig.

[redacted]

FINAL DRAWING FOR REVIEW PURPOSES ONLY

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Red Line Engineering, P.C.
"Engineering Relationships"
(C-3075)
3305-109 DURHAM DRIVE
RALEIGH, NORTH CAROLINA 27603
PHONE - (919) 779-6851
FAX - (919) 779-0826

[redacted]

309 N. DAWSON STREET
RALEIGH, NORTH CAROLINA 27603

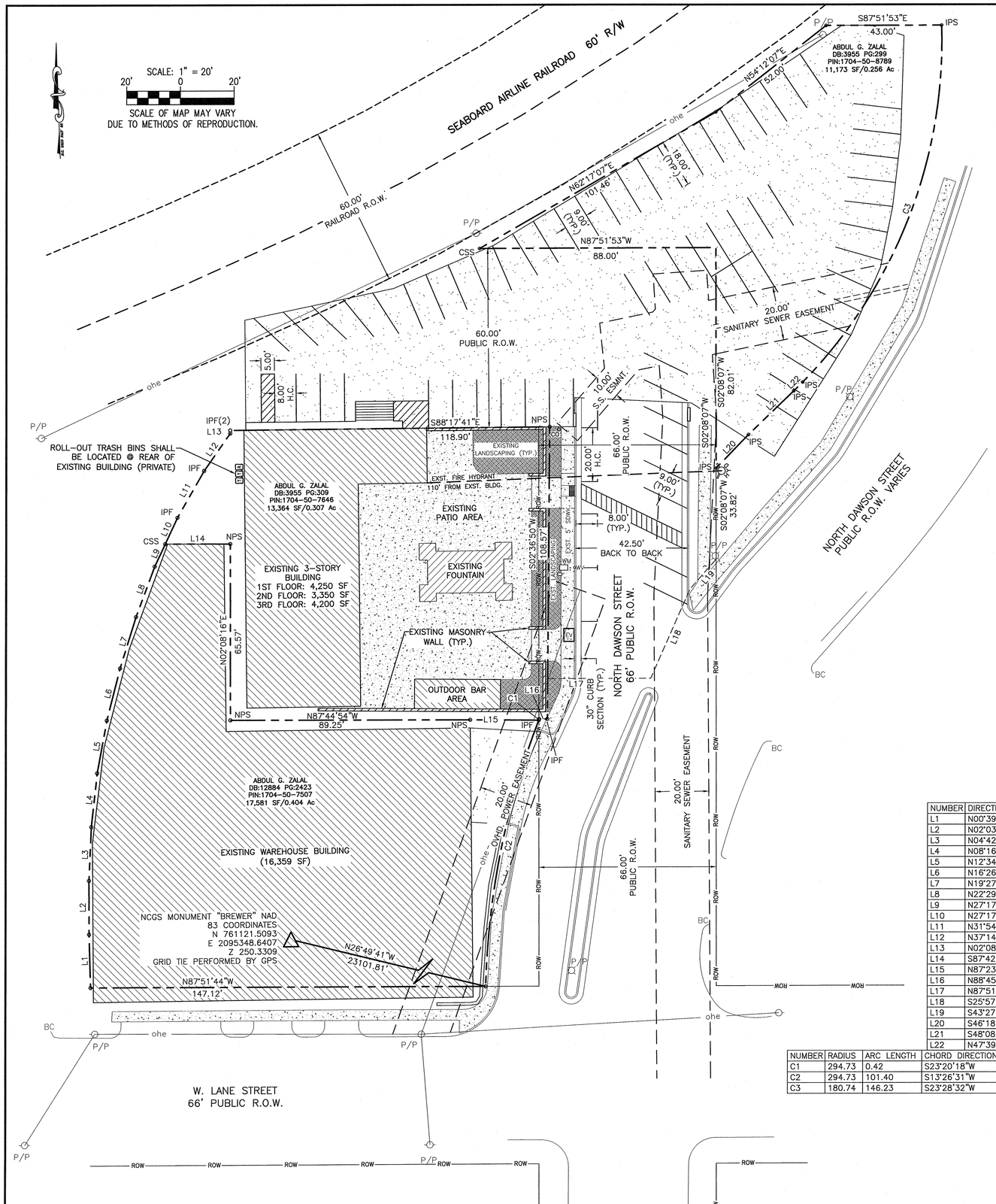
EXISTING CONDITIONS

REVISIONS:	DATE:

ISSUED FOR:	DATE:
REVIEW/PERMITS	4/9/15

PROJECT NO.: 15-006
DRAWN BY: DEM
REVIEWED BY: GJM

SHEET NUMBER:
C2
OF 3 SHEETS



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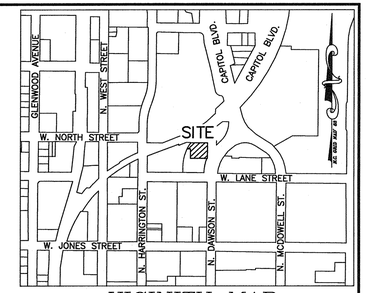
C3	180.74	146.23	S23°28'32"W	142.27

SOLID WASTE STATEMENTS:

1. TRASH AND RECYCLING COLLECTION SERVICE SHALL BE FROM PRIVATE COLLECTION SERVICE VIA ROLL-OUT BINS TO BE LOCATED AT THE REAR OF THE EXISTING BUILDING.
2. PLEASE SEE SITE PLAN ON SHEET C3 FOR LOCATION OF ROLL-OUT BINS.
3. SOLID WASTE MANAGEMENT PLAN ADHERES TO APPLICABLE SECTIONS OF RALEIGH SOLID WASTE DESIGN MANUAL.



VICINITY MAP
SCALE: 1"=500'

CITY OF RALEIGH SITE PLAN INFORMATION:

REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES _____ NO __X__ .

1. DEVELOPMENT NAME: 309 N. DAWSON STREET
2. STREET ADDRESS: 309 N. DAWSON STREET RALEIGH, NORTH CAROLINA 27603
3. WAKE COUNTY P.I.N.: 1704-50-7646
4. TOTAL NUMBER OF LOTS: 1
5. TOTAL AREA: 13,363 SF/0.307 Ac
6. DISTURBED AREA: N/A
7. ZONING: IND-2 W/DOWNTOWN OVERLAY DISTRICT
8. NUMBER OF STORIES: 3 STORIES
9. PARKING DATA:

1ST FLOOR: 4,425 SF RESTAURANT SPACE	0 SPACES REQUIRED
2ND FLOOR: 4,425 SF VACANT SPACE	0 SPACES REQUIRED
3RD FLOOR: 4,425 SF EVENT SPACE	0 SPACES REQUIRED
TOTAL: 13,275 SF	

TOTAL OCCUPIED SPACE: **8,850 SF** (RESTAURANT + EVENT SPACE)

UDO SECTION 7.1.3.C.2 EXEMPTS PARKING REQUIREMENTS FOR THE FIRST 10,000 SF	0 SPACES REQUIRED
PARKING PROVIDED	0 SPACES PROVIDED

*PARKING NOTE: NO ONSITE PARKING IS PROVIDED OR AVAILABLE. HOWEVER 67 EXISTING PARKING SPACES ON THE ADJACENT PROPERTIES ARE OWNED BY THE APPLICANT AND ARE AVAILABLE FOR USE BY THIS BUILDING.

BICYCLE PARKING REQUIRED:	0 SPACES
BICYCLE PARKING PROVIDED:	0 SPACES

10. BUILDING SQUARE FOOTAGE & USE:

1ST FLOOR: RESTAURANT	4,425 SF
2ND FLOOR: VACANT	4,425 SF
3RD FLOOR: EVENT SPACE	4,425 SF
TOTAL:	13,275 SF

14. IMPERVIOUS SURFACE AREA

EXISTING:	12,475 SF/0.29 Ac (93%)
PROPOSED ADDITIONAL:	0 SF/0.00 ACRES (0%)
TOTAL:	12,475 SF/0.29 Ac (93%)

15. INSIDE CITY LIMITS: YES
16. INSIDE FLOOD HAZARD BOUNDARY: NO
17. BUILDING LOT COVERAGE: 37%
18. INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA: NO
19. DEDICATED STREET RIGHT OF WAY: DESIGN ADJUSTMENT REQUESTED
20. OWNERS: 309 N. DAWSON STREET, LLC. 302 W. LANE STREET RALEIGH, NORTH CAROLINA 27603
20. DEVELOPER: 309 N. DAWSON STREET, LLC. 302 W. LANE STREET RALEIGH, NORTH CAROLINA 27603
21. EXEMPTIONS:

STORMWATER: THIS PROJECT IS EXEMPT FROM THE NEUSE RIVER NUTRIENT MANAGEMENT STRATEGY IN ACCORDANCE WITH SECTION 1.2.6.2 (SITE LESS THAN 0.5 ACRES) AND SECTION 1.2.6.5 (POST RUNOFF HAS LESS THAN 10% INCREASE) OF THE COR STORMWATER DESIGN MANUAL

TREE CONSERVATION: THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS 10-2082.14 (SITE IS LESS THAN 2 ACRES).

SCOPE OF WORK: THIS SITE PLAN IS SUBMITTED FOR THE CHANGE OF OCCUPANCY OF THE VACANT THIRD FLOOR OF THE EXISTING BUILDING FOR USE AS EVENT SPACE (APPROX. 4,425 SF). NO BUILDING OR SITE EXPANSIONS/IMPROVEMENTS ARE PROPOSED AT THIS TIME. THE OWNER HAS SUBMITTED A PETITION FOR RIGHT OF WAY CLOSURE FOR THE N. DAWSON STREET RIGHT OF WAY THAT EXTENDS TO THE ADJACENT RAILROAD. AS SUCH, THE OWNER HAS ALSO REQUESTED A DESIGN ADJUSTMENT FOR SIDEWALK IMPROVEMENTS ON THE PORTION OF N. DAWSON STREET THAT IS TO BE CLOSED/ABANDONED. NO SITE IMPROVEMENTS ARE PROPOSED AND EXISTING UTILITIES ARE ADEQUATE FOR THE INTENDED USE.

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[redacted]

309 N. DAWSON STREET
RALEIGH, NORTH CAROLINA 27603

PROPOSED SITE PLAN

REVISIONS:	DATE:

ISSUED FOR:	DATE:
REVIEW/PERMITS	4/9/15

PROJECT NO.: 15-006
DRAWN BY: DEM
REVIEWED BY: GJM

SHEET NUMBER:
C3
OF 3 SHEETS