



Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

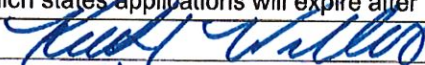
This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: <u>ASR-0008-2020</u> Planning Coordinator: _____			
Building Type		Site Transaction History	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input checked="" type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	Subdivision transaction #: <u>412776</u> Sketch transaction #: <u>N/A</u> Certificate of Appropriateness #: <u>N/A</u> Board of Adjustment #: <u>N/A</u> Zoning Case #: <u>N/A</u> Administrative Alternate #: <u>N/A</u>	
GENERAL INFORMATION			
Development name: <u>City Barbeque Lake Boone Trail</u>			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <u>4122 Lake Boone Trail</u>			
Site P.I.N.(s): <u>0785920043</u>			
Please describe the scope of work. Include any additions, expansions, and change of use. Proposed improvements include a single story BBQ restaurant with the associated parking and utilities required to serve the use.			
Current Property Owner/Developer Contact Name: <u>KEITH WILLIS</u> NOTE: please attach purchase agreement when submitting this form.			
Company: <u>City Barbeque, LLC</u>		Title: <u>Director of Construction, Design & Facilities</u>	
Address: <u>6175 Emerald Parkway, Dublin, OH 43016</u>			
Phone #: <u>614-583-0999</u>		Email: <u>kwillis@citybbq.com</u>	
Applicant Name: <u>Rick Slater</u>			
Company: <u>McAdams</u>		Address: <u>One Glenwood, Suite 201, Raleigh, NC 27603</u>	
Phone #: <u>919-361-5000</u>		Email: <u>slater@mcadamsco.com</u>	

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): CX-5-PL-CU	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: N/A
Gross site acreage: 0.74	New gross floor area: 4,000
# of parking spaces required: 26	Total sf gross (to remain and new): 4,000
# of parking spaces proposed: 38	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): vacant	
Proposed use (UDO 6.1.4): restaurant	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 0.55 Square Feet: 24,161
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: N/A	
Flood stu: N/A	
FEMA Map Panel #: N/A	
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: N/A	Total # of hotel units: N/A
# of bedroom units: 1br: N/A 2br: N/A 3br: N/A 4br or more: N/A	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

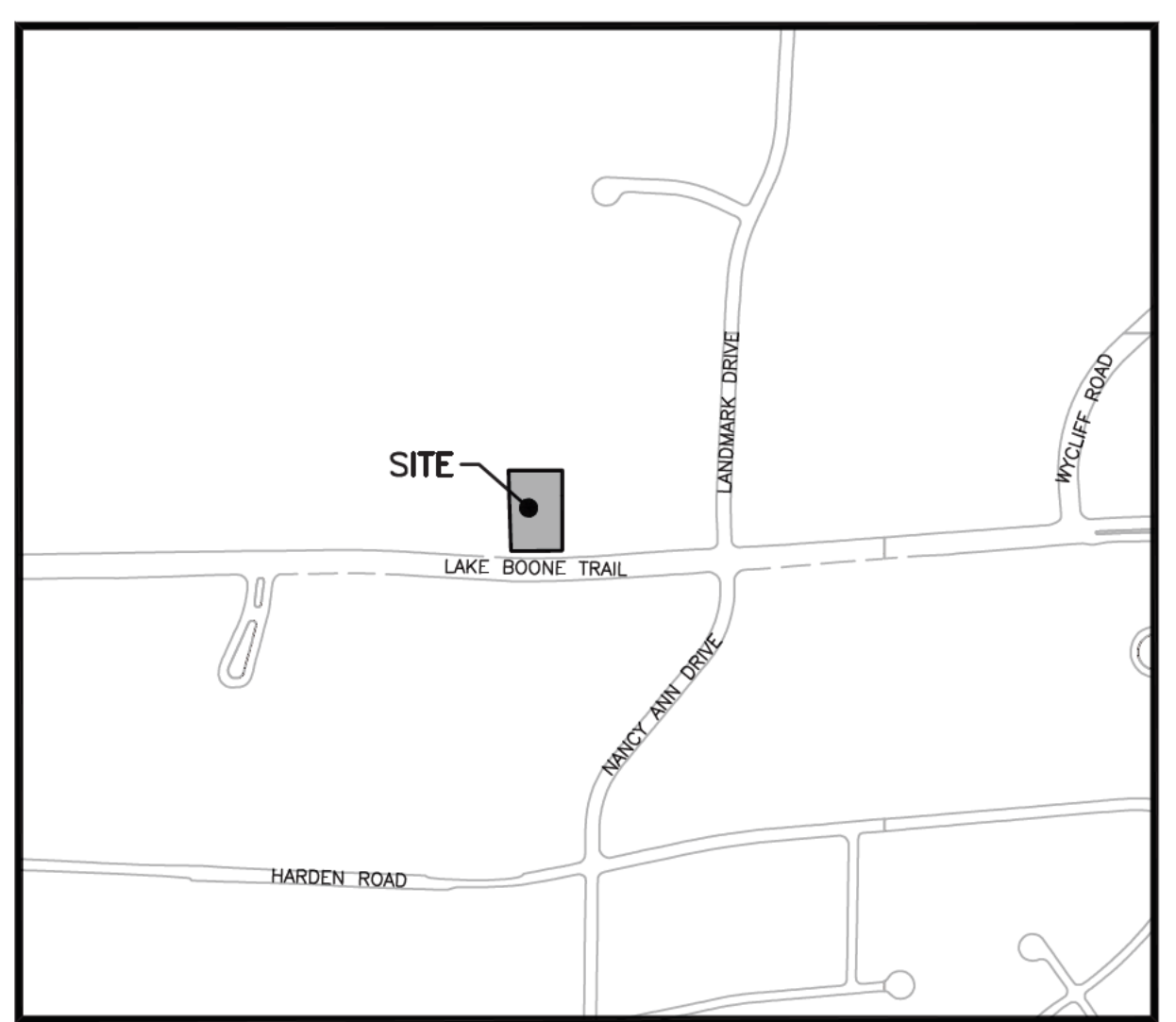
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Rick Slater</u> 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 180 days of inactivity.	
Signature: 	Date: 1-30-20
Printed Name: Keith E. Willis	



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Office Use Only: Transaction #:		Planning Coordinator:	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse		<input checked="" type="checkbox"/> General <input type="checkbox"/> Special Use <input type="checkbox"/> Open to Civic	
Development name: City Barbeque Lake Boone Trail		Subdivision transaction #: 412776	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Sketch transaction #: N/A	
Property address(es): 4122 Lake Boone Trail		Certificate of Appropriateness #: N/A	
Site P.I.N. (s): 0785920043; 078522003		Board of Adjustment #: N/A	
Please describe the scope of work, include any additions, expansions, and change of use. Proposed improvements include a single story BBQ restaurant with associated parking and utilities on Lot 4. Lot 3 development is limited to access drives to serve Lot 4 development as well as storm drainage structures.		Zoning Case #: N/A	
Current Property Owner/Developer Contact Name: Keith Willis		Administrative Alternate #: N/A	
NOTE: please attach purchase agreement when submitting this form.			
Company: City Barbeque, LLC		Title: Director of Construction, Design & Facilities	
Address: 6175 Emerald Parkway, Dublin, OH 43016			
Phone #: 614-583-0999		Email: kwillis@citybbq.com	
Applicant Name: Rick Slater			
Company: McAdams		Address: One Glenwood, Suite 201, Raleigh, NC 27603	
Phone #: 919-361-5000		Email: slater@mcadamsco.com	

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-5-PL-CU	Existing gross floor area (not to be demolished): N/A
Gross site acreage: See Site Data Table	Existing gross floor area to be demolished: N/A
# of parking spaces required: 26	New gross floor area: 4,000
# of parking spaces proposed: 37	Total of gross (to remain and new): 4,000
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): restaurant	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.01 Square Feet: 126	Proposed Impervious Surface: Acres: See Site Data Table Square Feet: See Site Data Table
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Flood zone: N/A Flood sub: N/A FEMA Map Panel #: N/A	
Nearby 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: N/A	Total # of hotel units: N/A
# of bedroom units: 1br: N/A 2br: N/A 3br: N/A 4br or more: N/A	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK	
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 approved by the City of Raleigh.	
I hereby designate: Rick Slater 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. I acknowledge that this application is subject to the filing calendar and submit policy, which suggest applications will appear after 150 days of inactivity.	
Signature: <i>Keith Willis</i>	Date: 1-30-20
Printed Name: Keith P. Willis	



VICINITY MAP
1"=500'

CITY BARBEQUE LAKE BOONE TRAIL

4122 LAKE BOONE TRAIL
 RALEIGH, NORTH CAROLINA, 27607
ADMINISTRATIVE SITE REVIEW
 PROJECT NUMBER: CBQ-19000
 CITY OF RALEIGH CASE #: ASR-0008-2020

DATE: MARCH 6, 2020
 REVISED: APRIL 21, 2020
 REVISED: JUNE 5, 2020
 REVISED: JULY 13, 2020

SITE DATA	
PHYSICAL ADDRESS:	LOT 4: 4122 LAKE BOONE TRAIL LOT 3: RALEIGH, NORTH CAROLINA 27607 4122 LAKE BOONE TRAIL RALEIGH, NORTH CAROLINA 27607
OWNER:	TBR LAKE BOONE OWNER, LLC PO BOX 56607 ATLANTA, GEORGIA 30343
PIN:	LOT 4: 0785920043 LOT 3: 0785922003
EXISTING USE:	LOT 4: VACANT LOT 3: VACANT
PROPOSED USE:	LOT 4: GENERAL (RESTAURANT) LOT 3: OPEN LOT/VACANT
REAL ESTATE ID:	LOT 4: 0434935 LOT 3: 0434935
ZONING:	CX-5-PL-CU
WATERSHED:	CRABTREE CREEK
LOT AREA:	LOT 4: 32,264 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
PROJECT AREA:	69,696 SF / 1.60 AC
AREA IN FLOODWAY/FLOODPLAIN:	NONE
BUILDING SQUARE FOOTAGE:	4,000 SF
AMENITY AREA REQUIRED:	32,264x10% = 3,226 SF
AMENITY AREA PROPOSED:	3,255 SF
BUILDING SETBACKS:	
PRIMARY STREET:	5'
SIDE:	0' OR 6'
REAR:	0' OR 6'
PARKING SETBACKS:	
PRIMARY STREET:	10'
SIDE:	0' OR 3'
REAR:	0' OR 3'
PARKING SUMMARY:	
REQUIRED PARKING:	27 (1 PER 150 SF)
PROVIDED PARKING:	37 SPACES
ACCESSIBLE PARKING:	REQUIRED - 2 SPACES PROPOSED - 2 SPACES (1 VAN ACCESSIBLE)
Bike PARKING SUMMARY:	
REQUIRED PARKING (MIN. UDO 7.1.2.C):	
TOTAL REQUIRED SHORT-TERM PARKING:	SHORT-TERM: 1 PER 50,000 SF (MIN. 4)
TOTAL REQUIRED LONG-TERM PARKING:	LONG-TERM: 1 PER 25,000 SF (MIN. 4)
TOTAL PROVIDED PARKING:	4 8
LOT IMPERVIOUS:	
LOT 3 IMPERVIOUS:	0.35 AC/15,296 SF. (40%)
LOT 4 IMPERVIOUS:	0.55 AC/24,161 SF. (74%)

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88

NOTE:
 A CROSS ACCESS AGREEMENT HAS BEEN PREVIOUSLY RECORDED FOR LOTS 2-5 UNDER BM: 16461, PGS. 1503-1542.

SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



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 reinstatement 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**.

SHEET INDEX	
C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C3.00	GRADING & STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C7.00	PAVEMENT MARKING PLAN - LAKE BOONE TRAIL
C8.00	SITE DETAILS
C8.01	WATER AND SANITARY SEWER DETAILS
C8.02	STORM DRAINAGE DETAILS
L5.00	LANDSCAPE PLAN
A2.3	CONCEPT FIT PLAN
A4.5	EXTERIOR ELEVATIONS
A4.6	EXTERIOR ELEVATIONS

CONDITION OF APPROVAL

- A TRANSPROSED COPY OF THE PROPOSED SOLID WASTE SERVICE AGREEMENT FROM THE PRIVATE CONTRACTOR SHALL BE PROVIDED PRIOR TO SITE PERMIT REVIEW APPROVAL OUTLINING TIMES OF SERVICE ON THE PROVIDERS LETTER HEAD.

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: 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.
- 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 SERVICES".
- 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.
- 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.
- 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).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

CONTACT
 RICK SLATER
 slater@mcadamsco.com
 PHONE: 919. 287. 0894

CLIENT
 CITY BARBEQUE, LLC
 6175 EMERALD PARKWAY
 DUBLIN, OHIO 43016
 PHONE: 614. 538. 0999

PROJECT DIRECTORY

DEVELOPER
 CITY BARBEQUE, LLC
 6175 EMERALD PARKWAY
 DUBLIN, OHIO 43016
 PHONE: 614. 583. 0999

ARCHITECT
 DESIGN COLLECTIVE
 151 EAST NATIONWIDE BLVD.
 COLUMBUS, OHIO 43215
 PHONE: 614. 464. 2880

REVISIONS

NO.	DATE	DESCRIPTION
1	04. 21. 2020	RESPONSE TO 1ST ASR SUBMITTAL
2	06. 05. 2020	RESPONSE TO 2ND ASR SUBMITTAL
3	07. 13. 2020	RESPONSE TO 3RD ASR SUBMITTAL

**ADMINISTRATIVE
 SITE REVIEW FOR:**
 CITY BARBEQUE
 LAKE BOONE TRAIL
 4122 LAKE BOONE TRAIL
 RALEIGH, NORTH CAROLINA, 27607
 PROJECT NUMBER: CBQ-19000



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

CITY BARBEQUE, LLC
6175 EMERALD PARKWAY
DUBLIN, OHIO 43016
PHONE: 614.583.0999

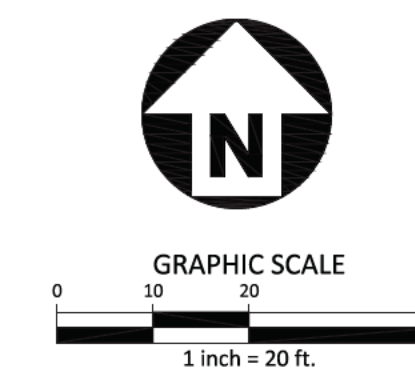
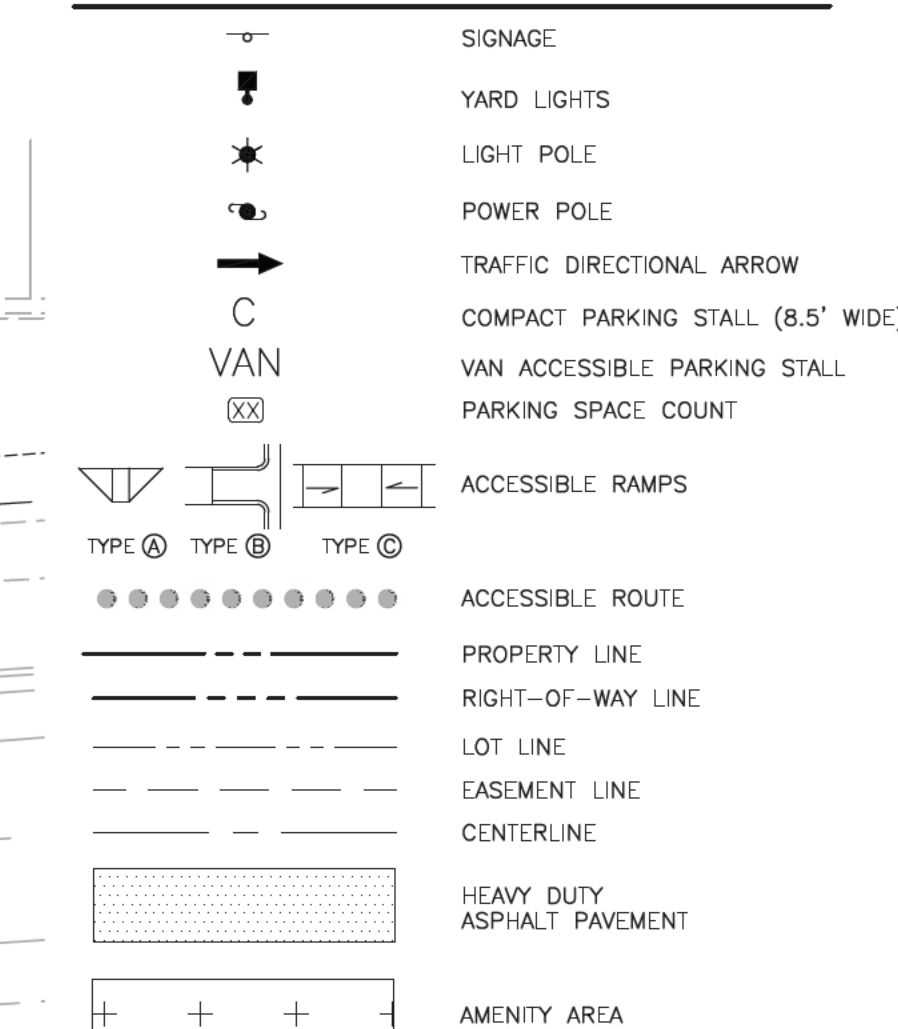
PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
T2 24" WHITE STOPBAR
TQ 8" WHITE CROSSWALK LINE
ARROWS/CHARACTERS
UC STRAIGHT ARROW

SIGNAGE LEGEND



SITE LEGEND



NOTES

- 1. THE COLLECTION DEVICE PADS MUST BE A MINIMUM 10' WIDE X 16" DEEP, AND MUST BE CONSTRUCTED OF REINFORCED PAVING MATERIAL ABLE TO WITHSTAND 50,000 LB. LOAD (6" CONCRETE OVER 6" COMPACTED STONE ON COMPACTED SOIL). AREAS 30' IN FRONT OF THE PADS SHOULD ALSO BE REINFORCED TO A PAVEMENT STRENGTH THAT WILL WITHSTAND THE PRESSURES OF A 25-TON COLLECTION VEHICLE. 8" SUB-BASE AND 3" ASPHALT SURFACE COURSE OR 8" REINFORCED CONCRETE.
- 2. PATIO AREA HAS NO BEARING ON THE GROSS FLOOR AREA.

OUTDOOR AMENITY REQUIREMENTS
TOTAL SITE AREA: 32,264 SF.
OUTDOOR AMENITY REQUIRED: 3,226 SF. (10%)
OUTDOOR AMENITY PROVIDED: 3,255 SF.

BUILD-TO REQUIREMENTS
LAKE BOONE TRAIL FRONTAGE: 141 LF
BUILDING WITHIN BUILD-TO: 84 LF (BETWEEN 5' AND 100')
REQUIRED: 70.50 LF (50.0%)
PROVIDED: 84.00 LF (60.0%)

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	04.21.2020	RESPONSE TO 1ST ASR SUBMITTAL
2	06.05.2020	RESPONSE TO 2ND ASR SUBMITTAL
3	07.13.2020	RESPONSE TO 3RD ASR SUBMITTAL

PLAN INFORMATION

PROJECT NO. CBQ-19000
FILENAME CBQ19000-ASR-S1
CHECKED BY RSS
DRAWN BY CGH
SCALE 1"=20'
DATE 01.29.2020

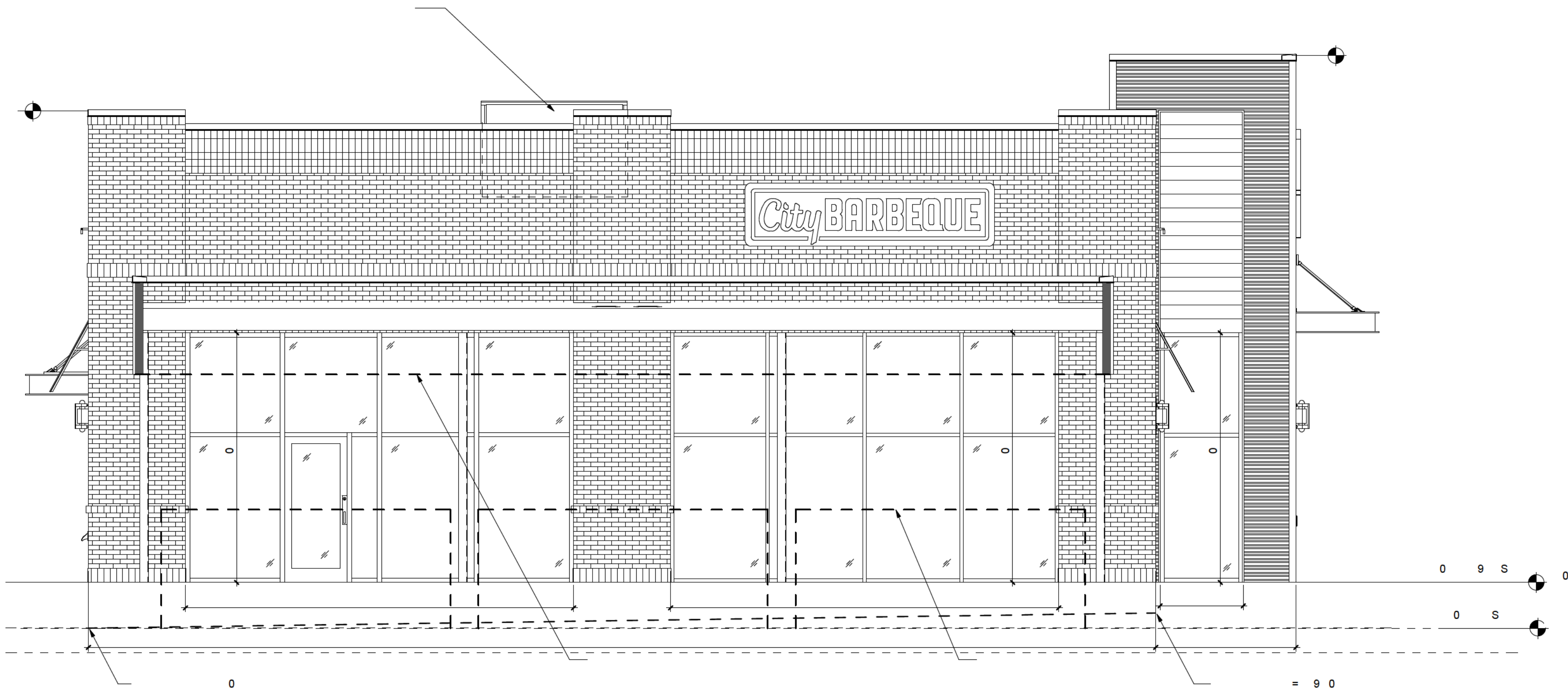
SHEET

SITE PLAN

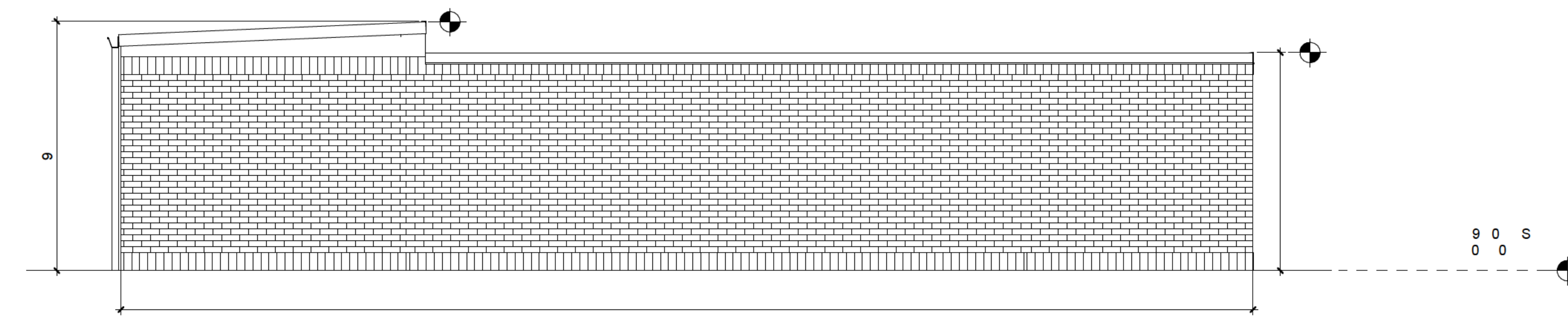
C2.00

CITY BARBEQUE
LAKE BOONE TRAIL
ADMINISTRATIVE SITE REVIEW
ASR-0008-2020
4122 LAKE BOONE TRAIL
RALEIGH, NORTH CAROLINA, 27607

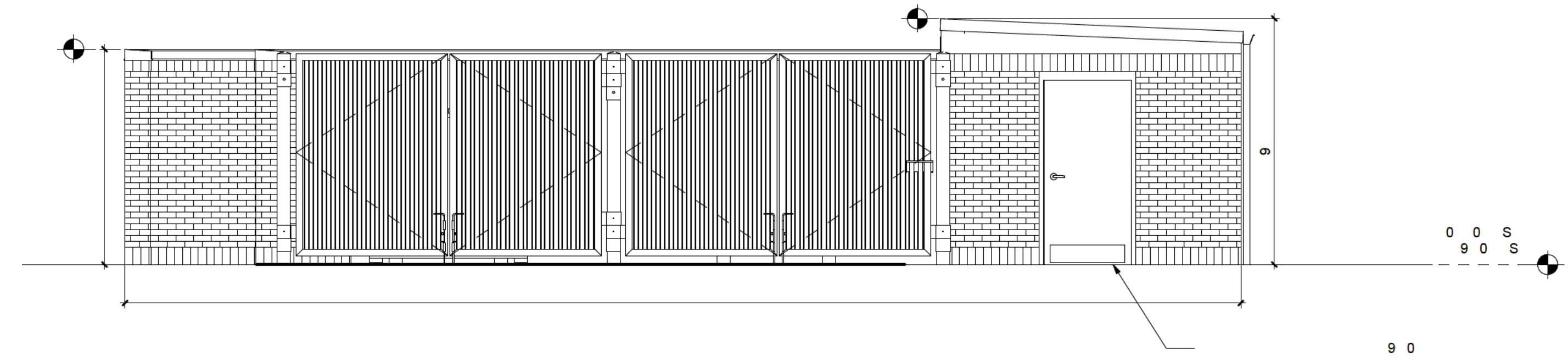
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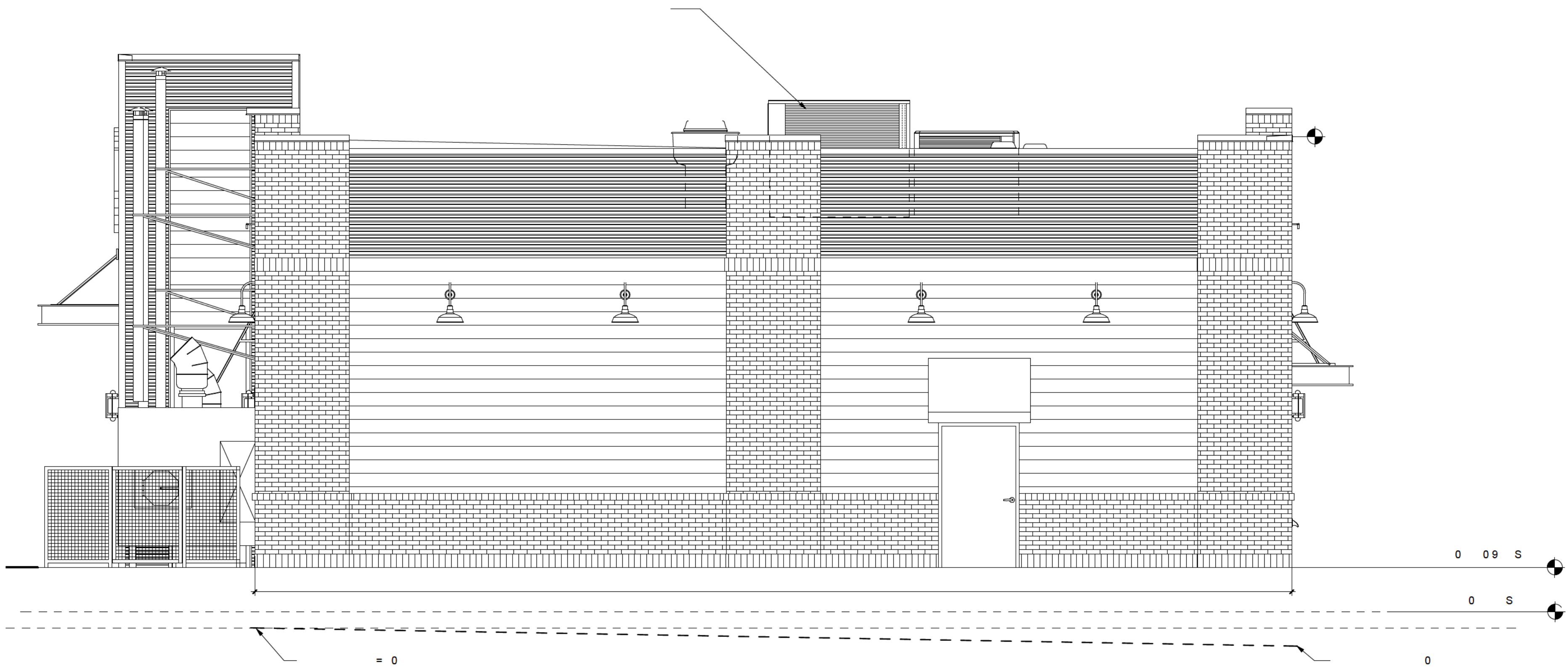
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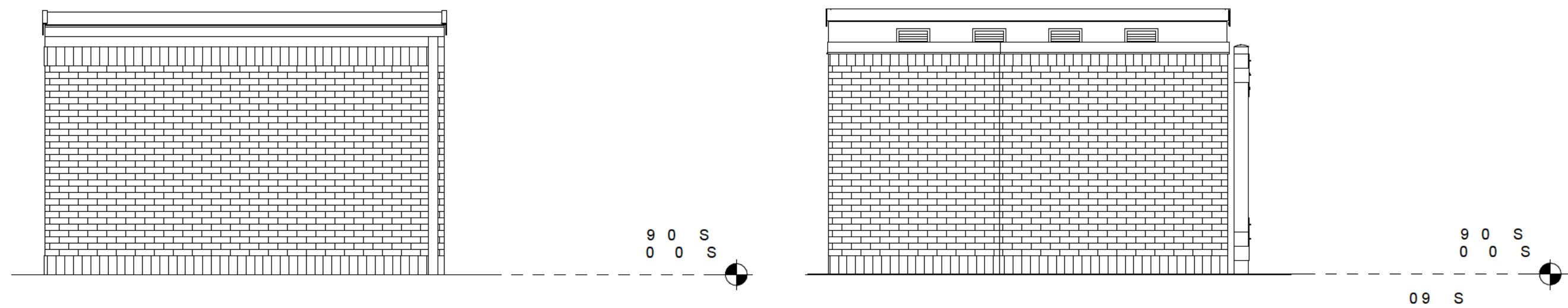
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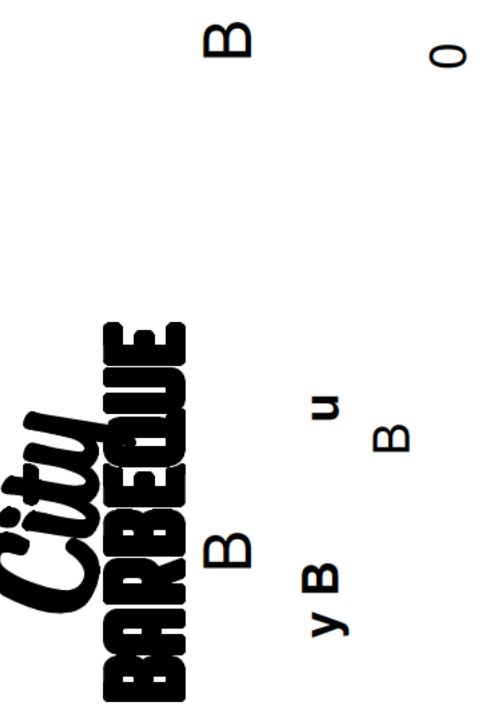
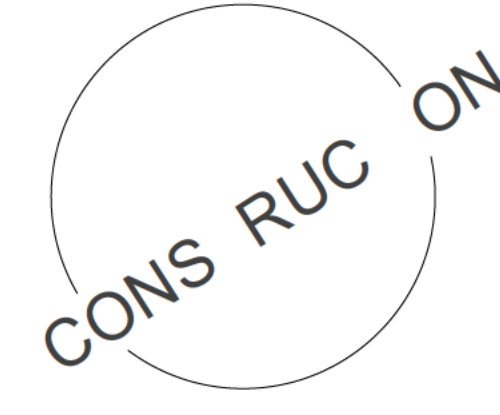
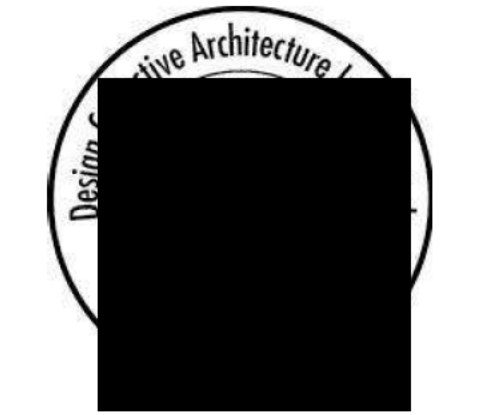
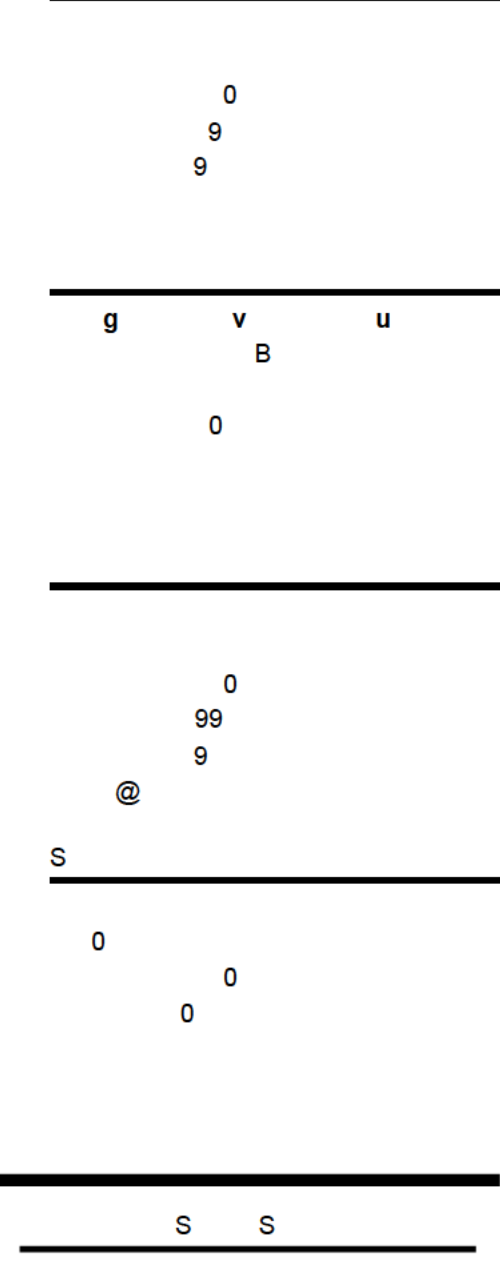
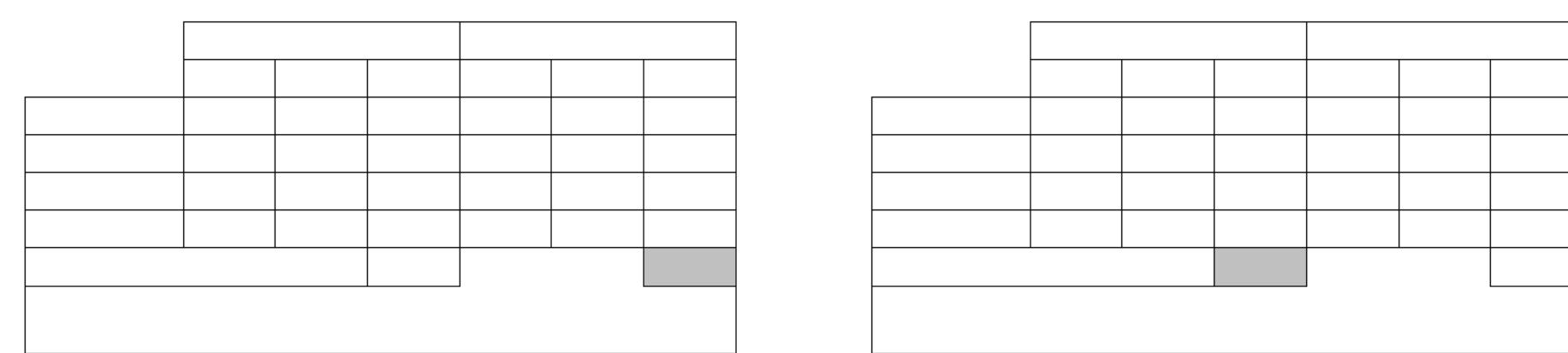
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V B S



V S	S

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