



Administrative Approval Action

SR-108-18 / 502 W. Lenoir Street
Transaction# 577517 / AA #3976

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the northwest corner of the intersection of W. Lenoir Street and S. West Street, at 502 W. Lenoir Street.

REQUEST: The change of use and addition from a 5,482 square foot auto shop/garage into a 6,259 square foot restaurant including a building addition and construction of an accessory building, all on a 0.38 acre tract zoned IX-4 UL CU (Z-46-15). Note a previous site plan for a restaurant on this site, case SR-103-16, has been withdrawn.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

Two hardship variances have been approved by the City of Raleigh Board of Adjustment for this project, noted below.

1. Relief from the cross-access requirements (8.3.5 d) to the parcel to the north. (A-22-19)
2. Relief from the required parking requirement from 13 spaces to 7 spaces. (A-109-18)

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 05/17/19 by Crumpler Consulting Services, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input checked="" type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Comply with all conditions of Z-46-15.
2. Provide fire flow analysis.

Engineering

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
6. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Public Utilities

7. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.



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8. Proposed 2" water meter must be within the right of way or dedicated easement entitled "City of Raleigh Water Line Easement"

Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes four street trees along W Lenoir St, five street trees along S West St.

The following are required prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. All street lights and street signs required as part of the development approval are installed.
4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. Final inspection of all right of way street trees by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 5-29-2022

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

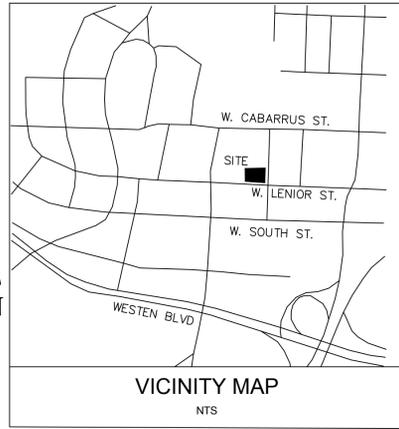
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 5/29/19

Staff Coordinator: Michael Walters



ADMINISTRATIVE SITE PLAN FOR 502 W. LENOIR STREET RALEIGH, NORTH CAROLINA

Administrative Site Review Application
(for UDO Districts only)



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-8492 | Fax 919-996-8181
Litchford Satellite Office | 100 - 193 Litchford Road | Raleigh, NC 27601 | 919-996-8200

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Transaction Number
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned From Label
<input type="checkbox"/> Townhouse		

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

Development Name: 502 W Lenoir Street

Zoning District: IX-4-UL-CU Overlay District (if applicable) Inside City Limits? Yes No

Proposed Use: Restaurant

Property Address(es): 502 W. Lenoir Street Major Street Location:

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

P.I.N. 1703-46-8600 P.I.N. P.I.N. P.I.N.

<input type="checkbox"/> Warehouse	<input type="checkbox"/> Apartment	<input type="checkbox"/> Storage Facilities	<input type="checkbox"/> Hospital	<input type="checkbox"/> Assembly/Trade	<input type="checkbox"/> Office
<input type="checkbox"/> Mass Residential	<input type="checkbox"/> Non-Residential Code	<input type="checkbox"/> School	<input type="checkbox"/> Recycling Center	<input type="checkbox"/> Bank	<input type="checkbox"/> Industrial Building
<input type="checkbox"/> Doge	<input type="checkbox"/> Telecommunication Tower	<input type="checkbox"/> Religious Institution	<input type="checkbox"/> Residential Code	<input type="checkbox"/> Retail	<input type="checkbox"/> Cottage Court
<input type="checkbox"/> Other: If other, please describe: Restaurant					

WORK SCOPE Per City Code Section 10.2.8.2.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDC), indicate impacts on parking requirements.
Change of Use and remodel of existing building from a garage to a restaurant.

DESIGN ADJUSTMENT OR ADMIN. ALTERNATE Per City Code Chapter 6, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/OWNER Company: SILVERPLATE PROPERTIES, LLC Name: James Goodnight
Address: 801 Oberlin Road, Suite 335
Phone: 919-821-1350 Email: james.goodnight@sas.com Fax: 919-828-9240

CONSULTANT (Contact Person for Plans) Company: Crumpler Consulting Services, PLLC Name: Josh Crumpler
Address: 2308 Ridge Road, Raleigh, NC 27612
Phone: 919-413-1704 Email: josh@crumplerconsulting.com Fax:

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CITY OF RALEIGH FILE: SR-XXX-XX
CITY OF RALEIGH TRANSACTION #: XXXXXX

SITE EXEMPTION NOTES:
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) Industrial Mixed Use (IX-4-UL-CU)	Proposed building use(s) Restaurant
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 5,084
Overlay District	Proposed Building(s) sq. ft. gross 1,000
Total Site Acres Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No .38	Total sq. ft. gross (existing & proposed) 6,084
Off street parking: Required 13 Provided 9	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	# of stories 1 - 1, 6x15'7" ING
BOA (Board of Adjustment) case # A:	Ceiling height of 1 st floor - garage C.H. 17'-0"
CUO (Conditional Use District) case # Z:	
Stormwater Information	
Existing Impervious Surface 11,100/0.25 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 13,152/0.30 acres/square feet	If Yes, please provide: Allowable Soils: FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Study
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 approved by the City.	
I hereby designate Joshua Crumpler 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: <i>James Goodnight</i> Date: 11/20/18	
Printed Name: James Goodnight	
Signed: _____ Date: _____	
Printed Name: _____	

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PREPARED FOR:
SILVERPLATE PROPERTIES, LLC
801 OBERLIN ROAD, SUITE 335
RALEIGH, NC 27605

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

SHEET	DESCRIPTION
C-1	COVER
C-2	ZONING NOTES
C-3	EXISTING CONDITIONS PLAN
C-4	SITE PLAN
C-5	UTILITY PLAN
C-6	GRADING AND STORMDRAINAGE PLAN
C-7	LANDSCAPING PLAN
D-1	DETAILS
D-2	DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER
1-800-632-4949

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533



ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.

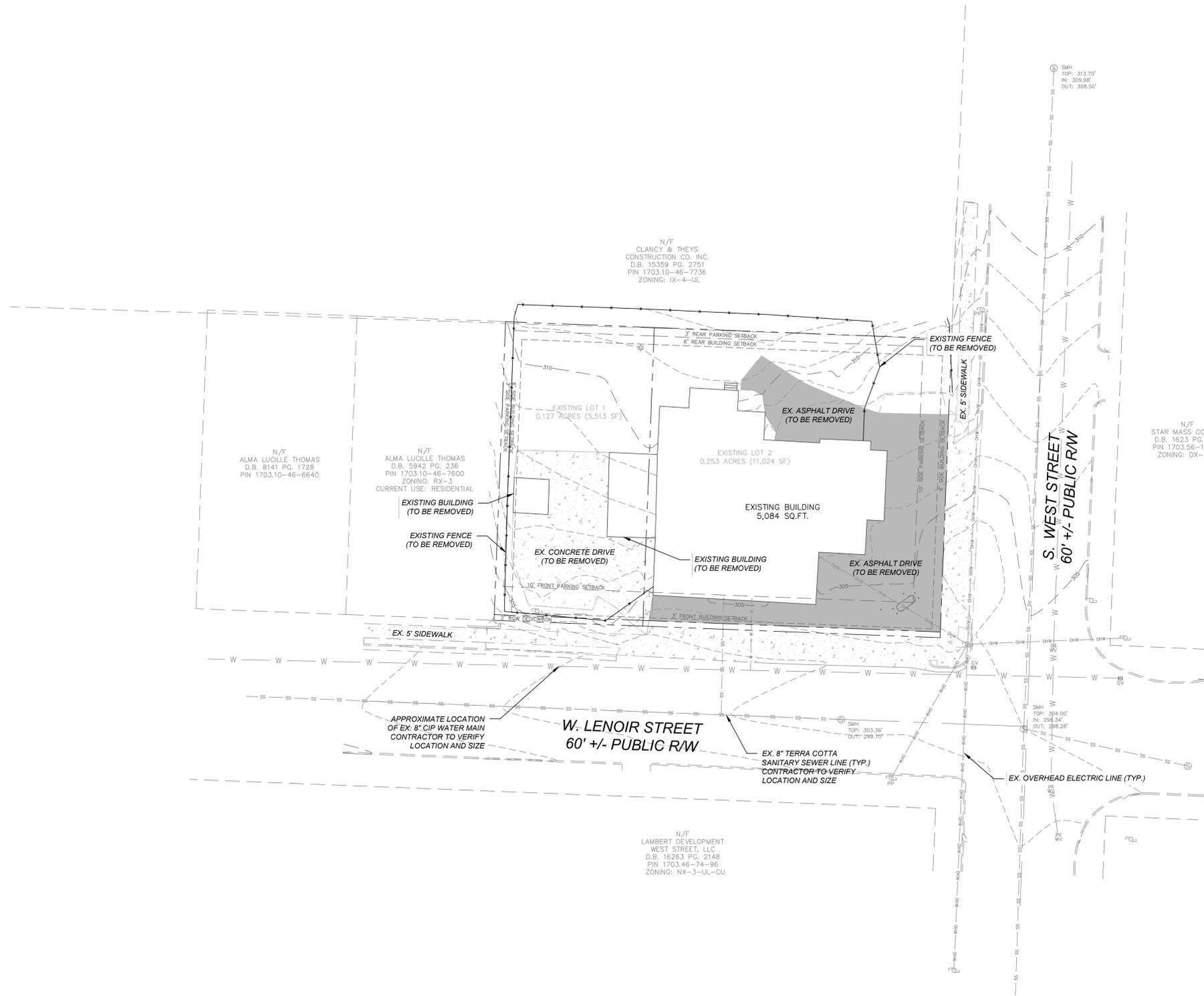
COVER SHEET
502 W. LENOIR STREET
502 W. LENOIR STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 501
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 11/15/18
SCALE: NOT TO SCALE

C-1
1 of 9

CAD FILE: D:\GIS\Projects\2018\Main\502 W. Lenoir (Dwg)_LAYOUT_Cover

CAD FILE: D:\CIS\Projects\2018\Main\W. Lenoir (Daisy). LAYOUT: Existing



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW --- OHW --- OHW --- OHW --- OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
SS --- SS --- SS --- SS --- SS	EXISTING SANITARY SEWER

- NOTES**
1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CAWTHORNE, MOSS, & PANCIERA, DATED 05-03-2016.
 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. A DEMOLITION PLAN WILL BE REQUIRED AS A CONDITION OF APPROVAL
 5. PARCELS WILL BE RECOMBINED PRIOR TO ISSUANCE OF BUILDING PERMITS.

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Consulting Services, PLLC

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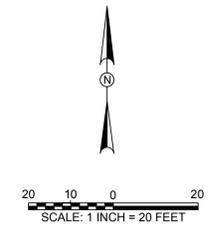


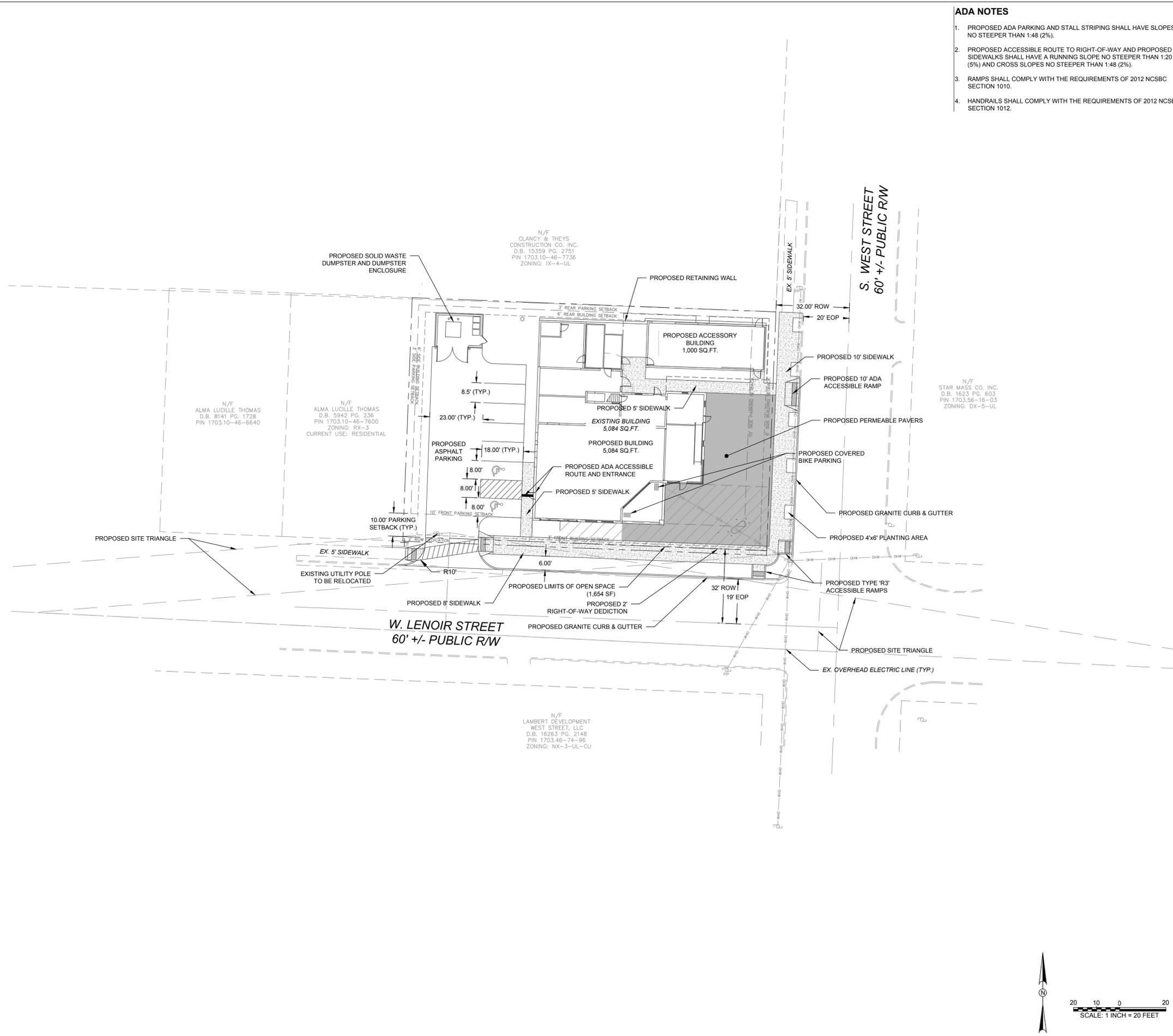
ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.

EXISTING CONDITIONS
502 W. LENOIR STREET
502 W. LENOIR STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 501
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 11/15/18
SCALE: 1" = 20'





- ADA NOTES**
1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
 2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
 3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
 4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING ABUTTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING OVERHEAD POWER LINE
 - EXISTING ABUTTING PROPERTY LINE
 - EXISTING BUILDING SETBACK LINE
 - EXISTING PARKING SETBACK LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING SANITARY SEWER
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED PERMEABLE PAVERS
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED OUTDOOR AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: 502 W. LENOIR STREET
SITE ADDRESS: 502 W. LENOIR STREET
 RALEIGH, NORTH CAROLINA 27601

PIN NUMBER: 1703.10-46-8620
 1703.10-46-7650

TOTAL ACREAGE: 0.38 ACRES (16,538SF)

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: IX-4-UL-CU

EXISTING USE: AUTO SHOP/GARAGE
PROPOSED USE: RESTAURANT

BUILDING SETBACKS:
 FRONT: 3'
 SIDE STREET: 3'
 SIDE: 6'
 REAR: 6'

PARKING SETBACKS:
 FRONT: 10'
 SIDE STREET: 10'
 SIDE: 3'
 REAR: 3'

REQUIRED OUTDOOR AMENITY AREA: 1,654 SF
PROVIDED OUTDOOR AMENITY AREA: 1,654 SF

PRE DEVELOPMENT IMPERVIOUS AREA (SF/AC): 13,845SF/0.32 AC
POST DEVELOPMENT IMPERVIOUS AREA (SF/AC): 15,494SF/0.35 AC

PARKING CALCULATIONS:
 PARKING = 1 SPACE PER 600 SF GROSS FLOOR AREA
 PRIMARY BUILDING: 5,084 SF / 600 SF = 8 SPACES
 ACCESSORY BUILDING: 1,000 SF / 600 SF = 2 SPACES

EXISTING PARKING:
 0 PARKING SPACES (0 ADA ACCESSIBLE, 0 VAN ACCESSIBLE)

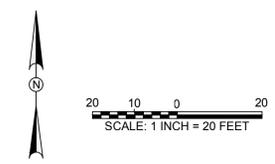
ONSITE PROPOSED PARKING:
 7 PARKING SPACES (2 ADA ACCESSIBLE, 2 VAN ACCESSIBLE)
 VARIANCE REQUESTED FOR TO REMOVE REQUIREMENT OF 5 PARKING SPACES

BIKE PARKING REQUIRED: 4 SHORT TERM, 4 LONG TERM
BIKE PARKING PROVIDED: 4 SHORT TERM, 4 LONG TERM

OWNER/DEVELOPER:
 SILVERPLATE PROPERTIES, LLC
 801 OBERLIN ROAD, SUITE 335
 RALEIGH, NC 27605

ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 413-1704

- NOTES**
1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CAWTHORNE, MOSS, & PANCIERA, DATED 05-03-2016.
 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. THIS DRAWING IS NOT FOR RECORDATION.
 5. IN NO CASE SHALL ALCOHOL SALES EXCEED 70% OF ANNUAL BUSINESS SALES.
 6. A DEMOLITION PLAN WILL BE REQUIRED AS A CONDITION OF APPROVAL
 7. PARCELS WILL BE RECOMBINED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 8. NO PARKING IS ALLOWED OR PROPOSED IN THE SITE HARDSCAPE AREA BETWEEN BUILDING AND STREET.



CRUMPLER
 Consulting Services, PLLC

2308 Ridge Road
 Raleigh, North Carolina 27612
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ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.

SITE PLAN

502 W. LENOIR STREET
 502 W. LENOIR STREET
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 501
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 11/15/18
 SCALE: 1" = 20'

C-4

4 of 9

LEGEND	
---	EXISTING PROPERTY LINE
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---	EXISTING RIGHT-OF-WAY
OHW --- OHW --- OHW --- OHW --- OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED SANITARY SEWER SERVICE
---	PROPOSED WATER SERVICE

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & R/S SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-433-1704
P-1533

ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.

UTILITY PLAN

502 W. LENOIR STREET

502 W. LENOIR STREET

RALEIGH, NORTH CAROLINA

PROJECT NO.: 501

DRAWN BY: JAC

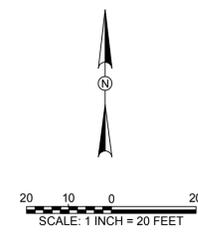
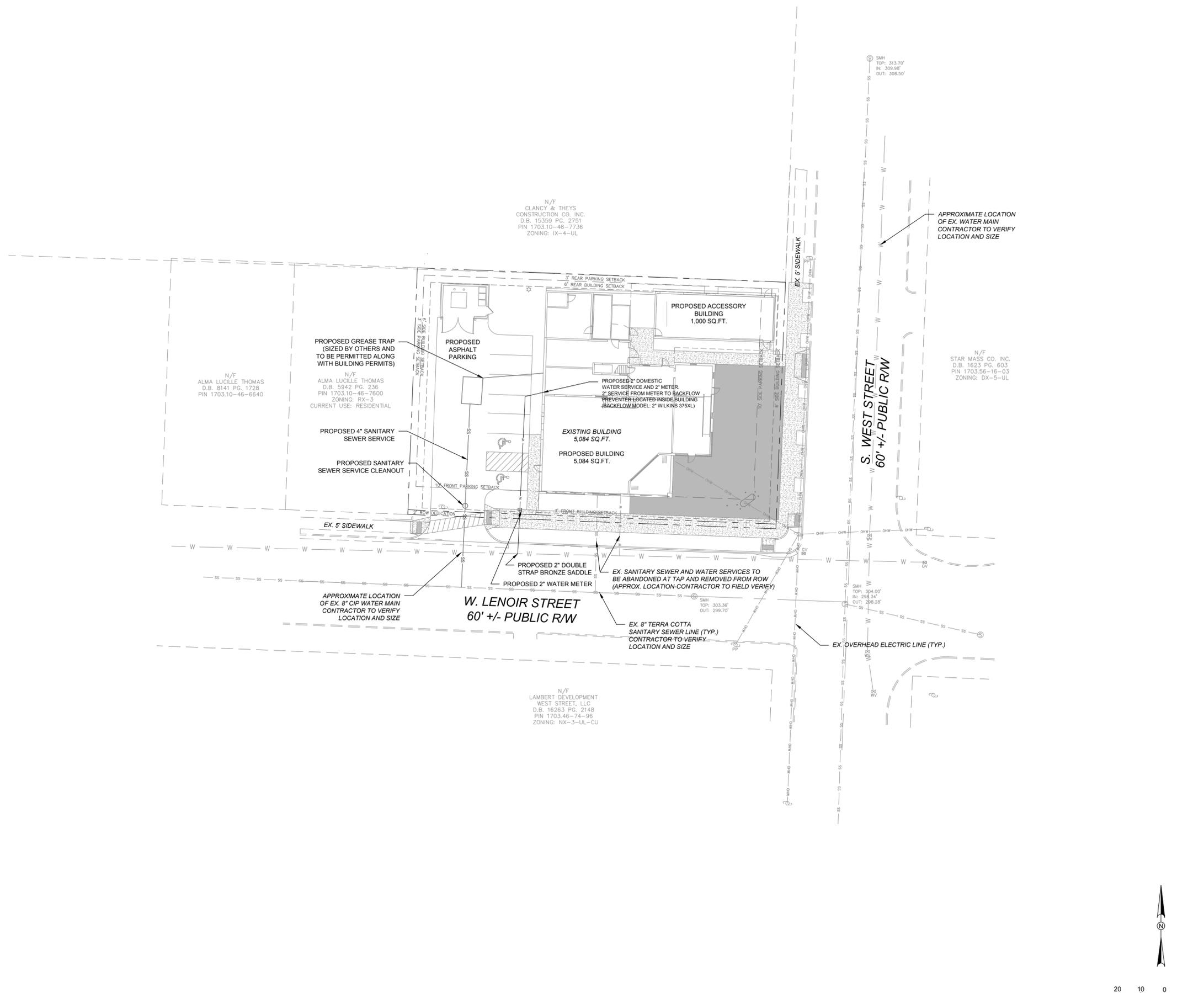
CHECKED BY: JAC

DATE: 11/15/18

SCALE: 1" = 20'

C-5

5 of 9



ISSUED FOR PERMITTING

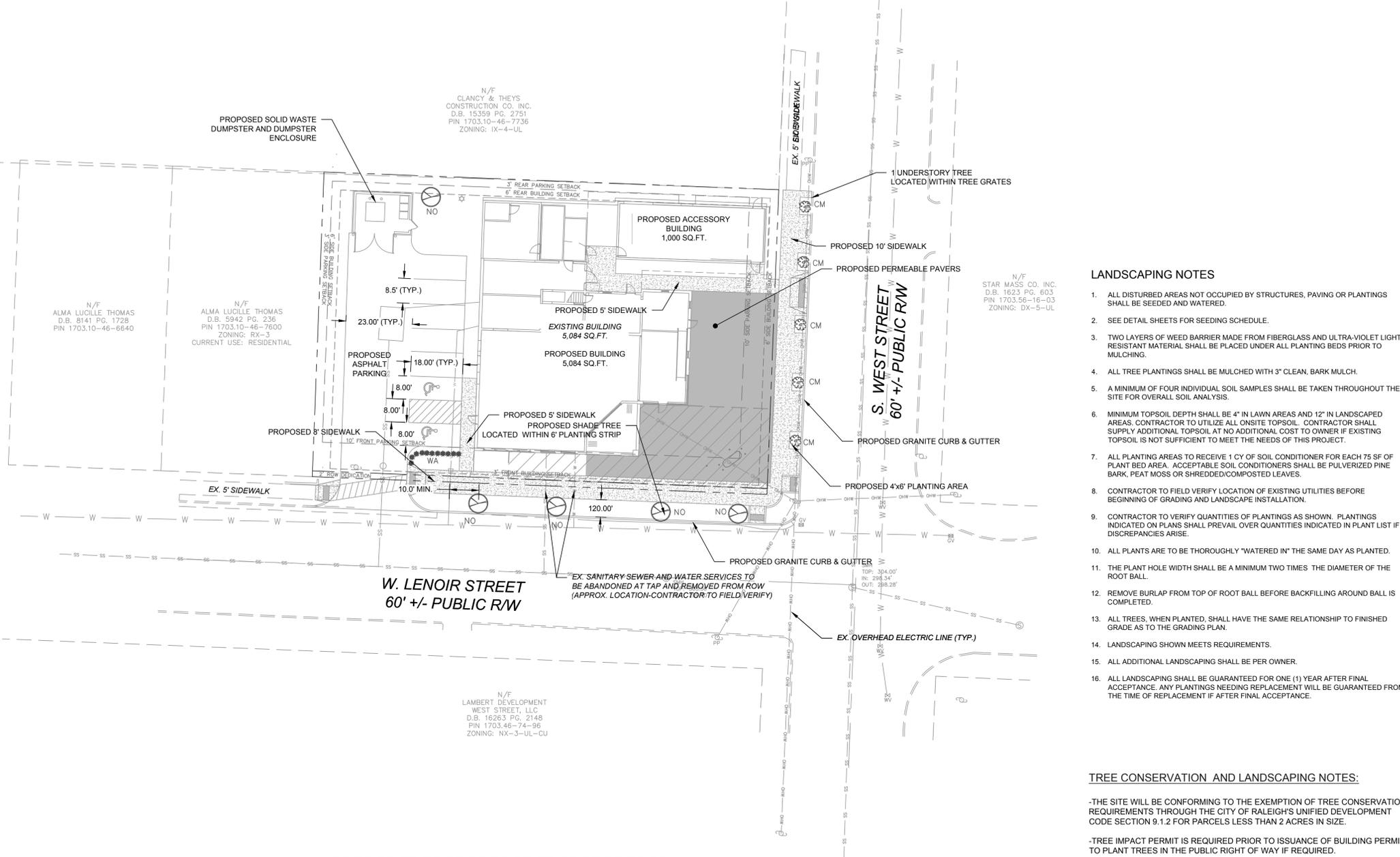
DATE	DESCRIPTION	REV.

LANDSCAPING PLAN
502 W. LENOIR STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 501
DRAWN BY: JAC
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SCALE: 1" = 20'

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	PROPOSED EDGE OF PAVEMENT
	PROPOSED PERMEABLE PAVERS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED OUTDOOR AMENITY AREA



LANDSCAPING NOTES

- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED UNDER ALL PLANTING BEDS PRIOR TO MULCHING.
- ALL TREE PLANTINGS SHALL BE MULCHED WITH 3" CLEAN, BARK MULCH.
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM TWO TIMES THE DIAMETER OF THE ROOT BALL.
- REMOVE BURLAP FROM TOP OF ROOT BALL BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

PLANTING REQUIREMENTS

- GENERAL PRODUCT REQUIREMENTS
 - PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARDS AS FOLLOWS:
 - 3/4" EXPANDED SLATE 80%
 - SANDY CLAY LOAM 20%
 - PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS.
 - COMPACTION: WHEN CALCULATING THE VOLUME NECESSARY FOR THE PROJECT, ADD APPROXIMATELY 18% TO THE CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT, IN ADDITION TO THE NATURAL SETTLING PROCESS.
 - STRUCTURAL SOIL COMPONENTS:
 - SIZE 3/4" ROTARY KILN EXPANDED SLATE
 - ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE.
 - UNIT DRY WEIGHT LOOSE: 48 LB./C.F. TO 55 LB./C.F. (ASTM C29)(SATURATED SURFACE LOOSE: 55 LBS./C.F. TO 60 LBS./C.F.)
 - SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127)
 - GRADATION: 3/4" - #4 SIZE

SIEVE SIZE	% PASSING
1"	100
3/4"	90-100
3/8"	10-50
#4	0-10
 - TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-131 MODIFIED METHOD FM 1-T096. NO MORE THAN 28% OF THE WEIGHT OF THE AGGREGATE MUST BE LOST TO DEGRADATION.
 - SANDY CLAY LOAM: SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED WITH "PLANTING SOIL".
 - TEXTURE:
 - 40 - 65% SAND
 - 15 - 25% SILT
 - 20 - 35% CLAY
 - 2 - 5 % ORGANIC MATTER
- PREPARATION:
 - GENERAL:
 - STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL
 - ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D698)
 - PREPARING SUBGRADE:
 - THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE: REMOVE ALL ORGANIC MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS.
 - DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL.
 - LOOSEN HARD SPOTS, UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY.
 - PERFORATED UNDERDRAIN SYSTEM (IF USED):
 - INSTALL UNDER DRAIN SYSTEM, WITH SOCK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN.
- INSTALLATION OF STRUCTURAL SOIL MIX:
 - GENERAL:
 - INSTALL THE SOIL DRAINS ENSURING THE STRUCTURAL SOIL IS PROPERLY COMPACTED UNDER AND AROUND EACH PIPE.
 - CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES.
 - PLACING AND COMPACTING STRUCTURAL SOIL:
 - PLACE STRUCTURAL SOIL MIX IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. COMPACT USING A VIBRATORY PLATE COMPACTING MACHINE. PERFORM A MINIMUM OF TWO PASSES, OF NOT LESS THAN 10 SECONDS PER PASS, BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS REACHED.
 - FOR LARGE SPACES, A VIBRATORY STEEL ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES COMPACTED. THE MINIMUM NUMBER OF PASSES IS TWO AND MAXIMUM NUMBER IS FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER.
- TREE PIT PREPARATION:
 - TREE PIT EXCAVATION:
 - EXCAVATE THE TREE PIT USING THE FOLLOWING PROCEDURE:
 - EXCAVATE THE STRUCTURAL SOIL MIX TO A DEPTH EQUAL TO THE HEIGHT OF THE ROOT BALL OF THE TREE TO BE PLANTED. REMOVE THE STRUCTURAL SOIL TO WITHIN NO MORE THAN ONE FOOT OF THE EDGE OF THE PAVED AREA.
 - PLACE THE TREE IN THE PIT AND BACKFILL AS DESCRIBED BELOW AS SOON AS POSSIBLE.
 - NO TREE PIT SHALL REMAIN EXCAVATED FOR MORE THAN 2 HOURS UNLESS FORMS ARE USED.
 - TREE PIT BACKFILL PLANTING MIX:
 - BACKFILL TREE PIT USING THE FOLLOWING PROCEDURE:
 - REMOVE ANY WOODEN FORMS. IMMEDIATELY PLACE THE TREE IN THE PIT AS DETAILED AND REPLACE THE EXCAVATED STRUCTURAL SOIL WITH EITHER OF THE FOLLOWING:
 - PLANTING SOIL FOR TREES AS SPECIFIED
 - HAND TAMP THE PLANTING MIX IN 12 INCH LIFTS UNTIL THE PIT IS FILLED TO THE SPECIFIED GRADE.
 - DO NOT USE EXCAVATED SOIL AS ENGINEERED FILL TO SUPPORT PAVING OR STRUCTURES. EXCESS EXCAVATED STRUCTURAL SOIL MIX MAY BE USED FOR OTHER PLANTING BACKFILL OPERATIONS.

TREE CONSERVATION AND LANDSCAPING NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT OF WAY IF REQUIRED.

LANDSCAPING REQUIREMENTS

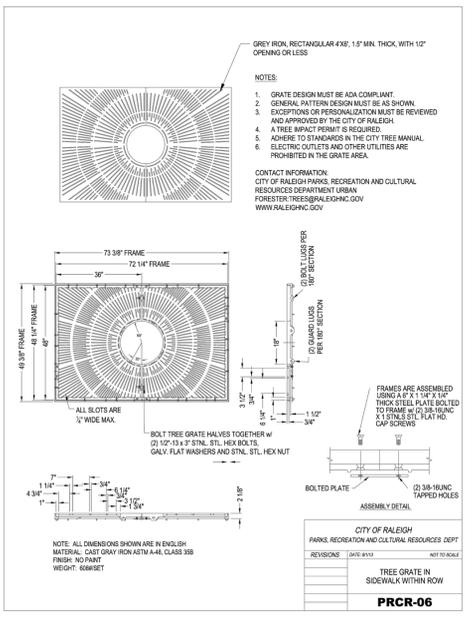
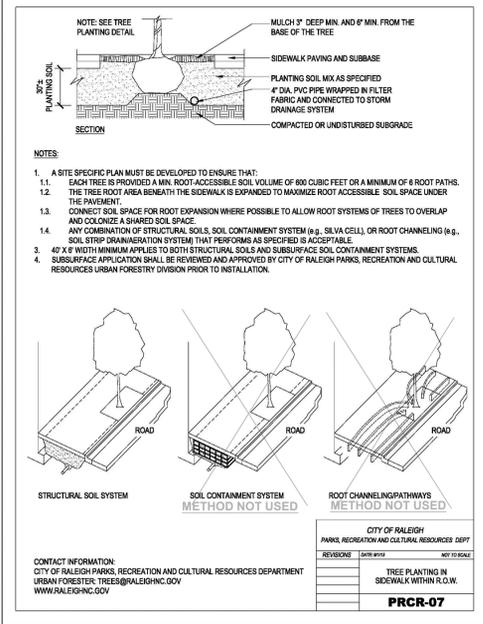
W. LENOIR STREET (MAIN STREET STREETScape-SEC. 8.5.2.B)
REQUIREMENT: 1 TREE PER 40LF=157.5LF/40LF=4 TREES
PROVIDED: 4 TREES

S. WEST STREET (MAIN STREET STREETScape-SEC. 8.5.2.A)
REQUIREMENT: 1 TREE PER 20LF=105LF/20LF=5 TREES
PROVIDED: 5 TREES UNDERSTORY TREES DUE TO OVERHEAD POWER LINE

PARKING LOT LANDSCAPING
REQUIREMENT: 1 SHADE TREE FOR PARKING LESS THAN 10 SPACES
PROVIDED: 1 SHADE TREE

TYPE C-3' STREETYARD BUFFER
REQUIREMENT: 30 SHRUBS PER 100LF
PROVIDED: 11 SHRUBS

KEY	QUA.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ROOT	CALIPER
		UNDERSTORY TREES					
CM	5	LAGERSTROEMIA SPP., L HYBRIDS	SINGLE STEM CREPE MYRTLE "COMANCHE"	6'		B&B	2"
		SHADE TREES					
NO	5	QUERCUS NUTTALLII	NUTTALL OAK	10'		B&B	3"
		SHRUBS					
WA	11	RHODODENDRON PERICLYMENOIDES	WILD AZALEA	18"		5 GAL.	





1 SOUTH ELEVATION
A2.1 1/4" = 1'-0"

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Raleigh, NC

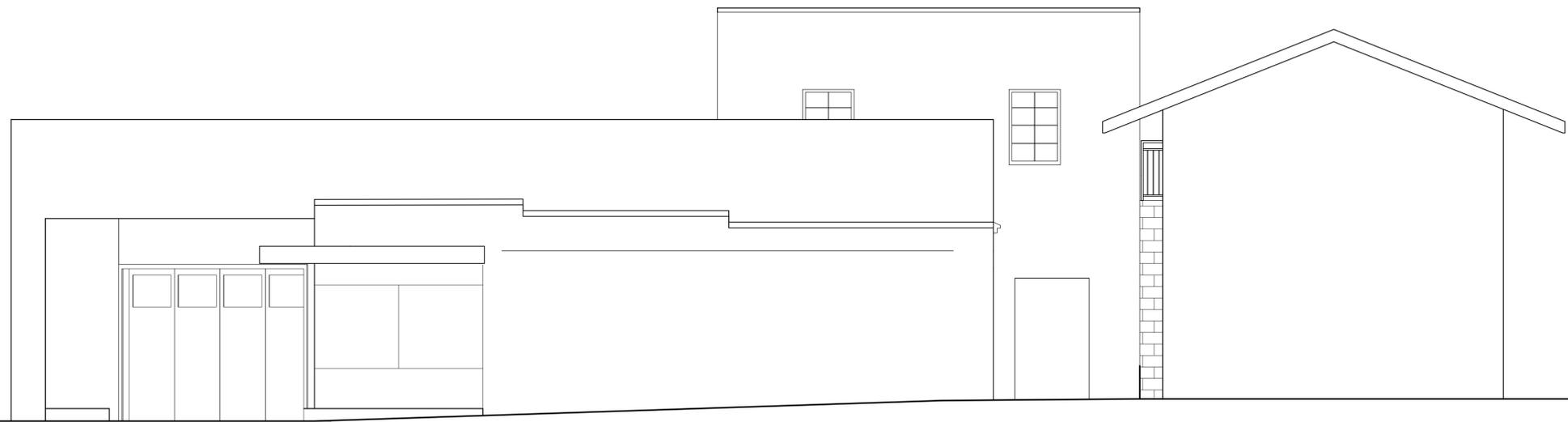
MAURER ARCHITECTURE

115.5 E. HARGETT ST., SUITE 300, RALEIGH, NC 27601
TEL. 919-829-4969 FAX. 919-829-0860

DATE	11.02.18
DR.	LP
CH.	DSM
PROJ. #	
REVISIONS	DATE
--	--/--/--

PROPOSED
ELEVATIONS

A2.1



1 EAST ELEVATION
A2.2
1/4" = 1'-0"

502 W. LENOIR ST.
Raleigh, NC

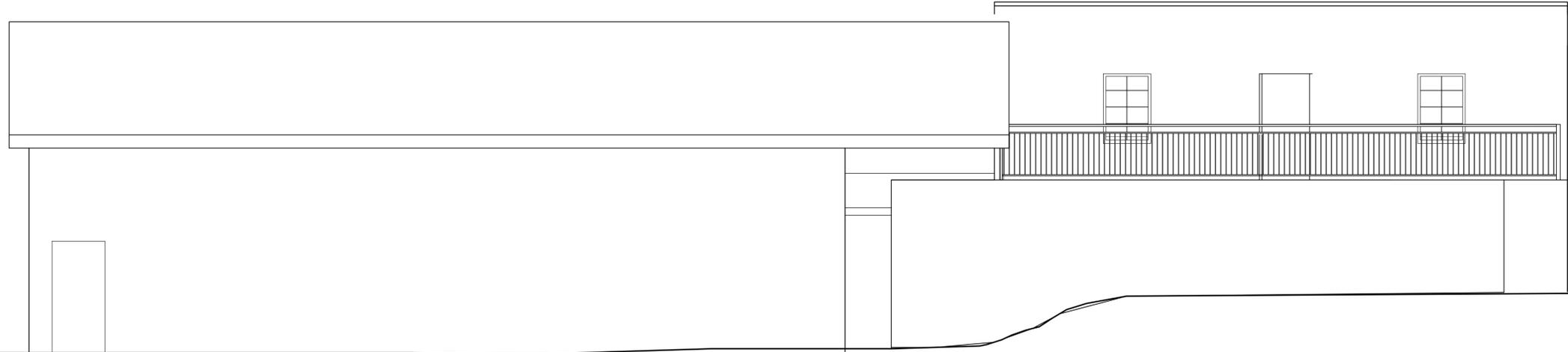
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PROPOSED
ELEVATIONS

A2.2



1 NORTH ELEVATION
 A2.2 1/4" = 1'-0"

502 W. LENOIR ST.
 Raleigh, NC

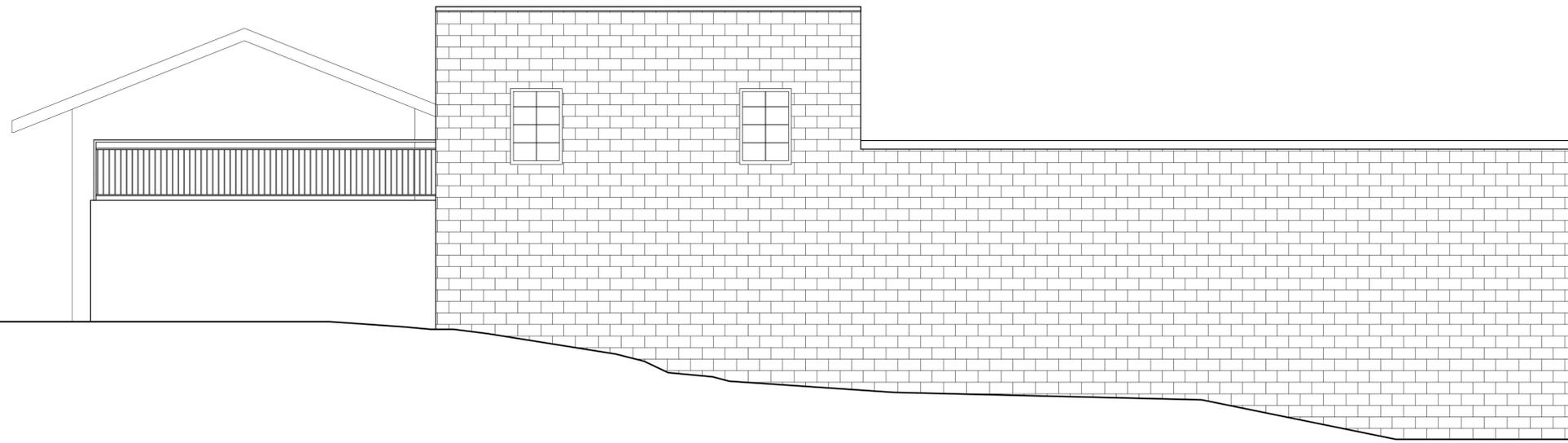
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PROPOSED
 ELEVATIONS

A2.3



1 WEST ELEVATION
A2.2 1/4" = 1'-0"

502 W. LENOIR ST.
Raleigh, NC

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PROPOSED
ELEVATIONS

A2.4