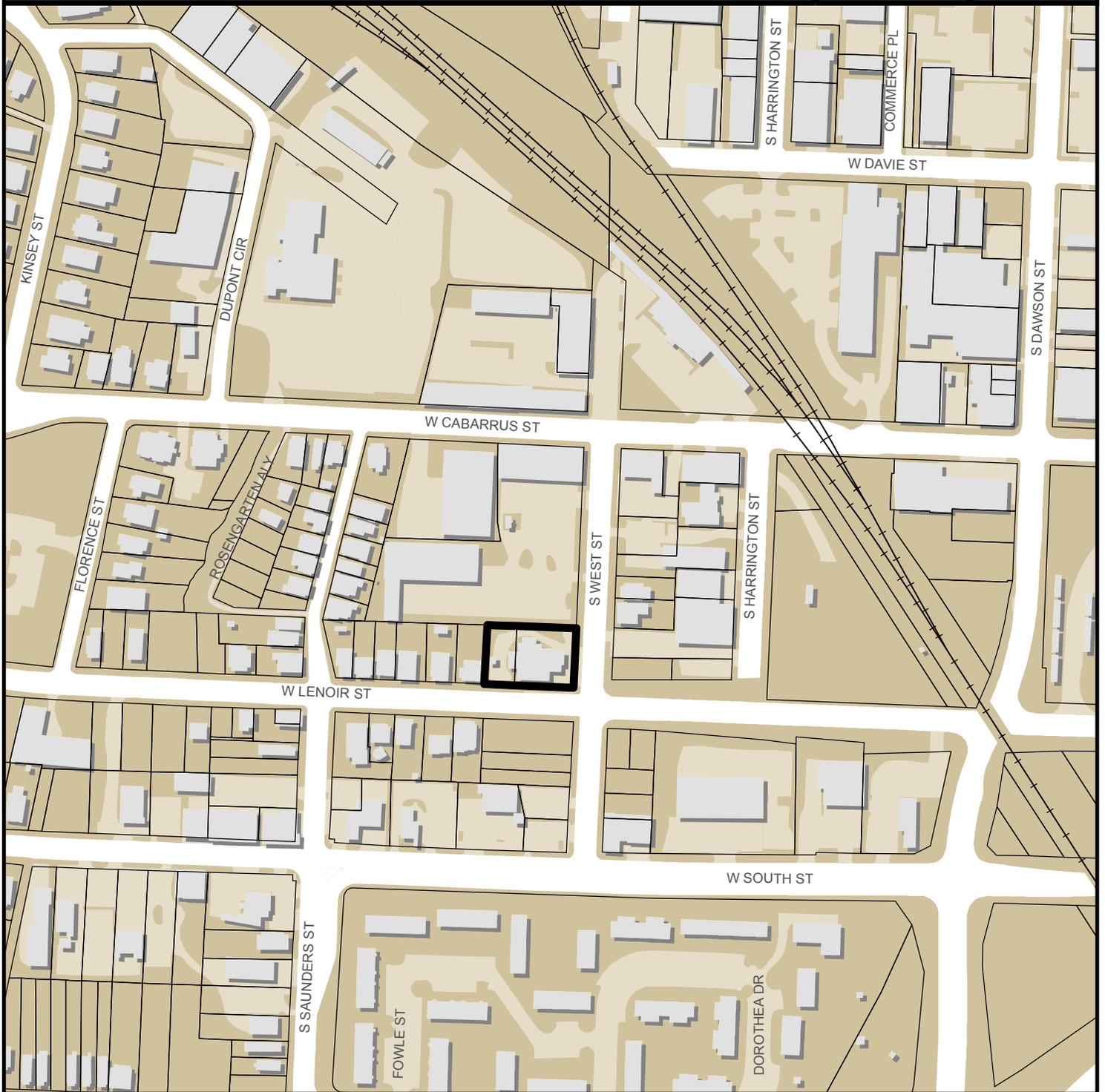


# 502 W. LENOIR STREET SR-103-2016



0 300 600 Feet

Zoning: **IX-4-UL-CU**  
CAC: **Central**  
Drainage Basin: **Rocky Branch**  
Acreage: **0.37**  
Sq. ft.: **4,583**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Silverplate Properties, LLC**  
Phone: **919-821-1350**



# Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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.

2R-103-16

BUILDING TYPE		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 498027 Assigned Project Coordinator  Assigned Team Leader

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

### GENERAL INFORMATION

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 Locator: \_\_\_\_\_

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

P.I.N. **1703.10-46-8620** P.I.N. **1703.10-46-7650** P.I.N. \_\_\_\_\_ P.I.N. \_\_\_\_\_

What is your project type?  Apartment  Elderly Facilities  Hospitals  Hotels/Motels  Office  
 Mixed Residential  Non-Residential Condo  School  Shopping Center  Banks  Industrial Building  
 Duplex  Telecommunication Tower  Religious Institutions  Residential Condo  Retail  Cottage Court  
 Other: If other, please describe: Restaurant/Bar

**WORK SCOPE**  
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.  
**Change of Use and remodel of existing building from a garage to a restaurant/bar.**

**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

**CLIENT/DEVELOPER/OWNER**

Company **SILVERPLATE PROPERTIES, LLC** Name (s) **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 (s) **Josh Crumpler**

Address **2308 Ridge Road, Raleigh, NC 27612**

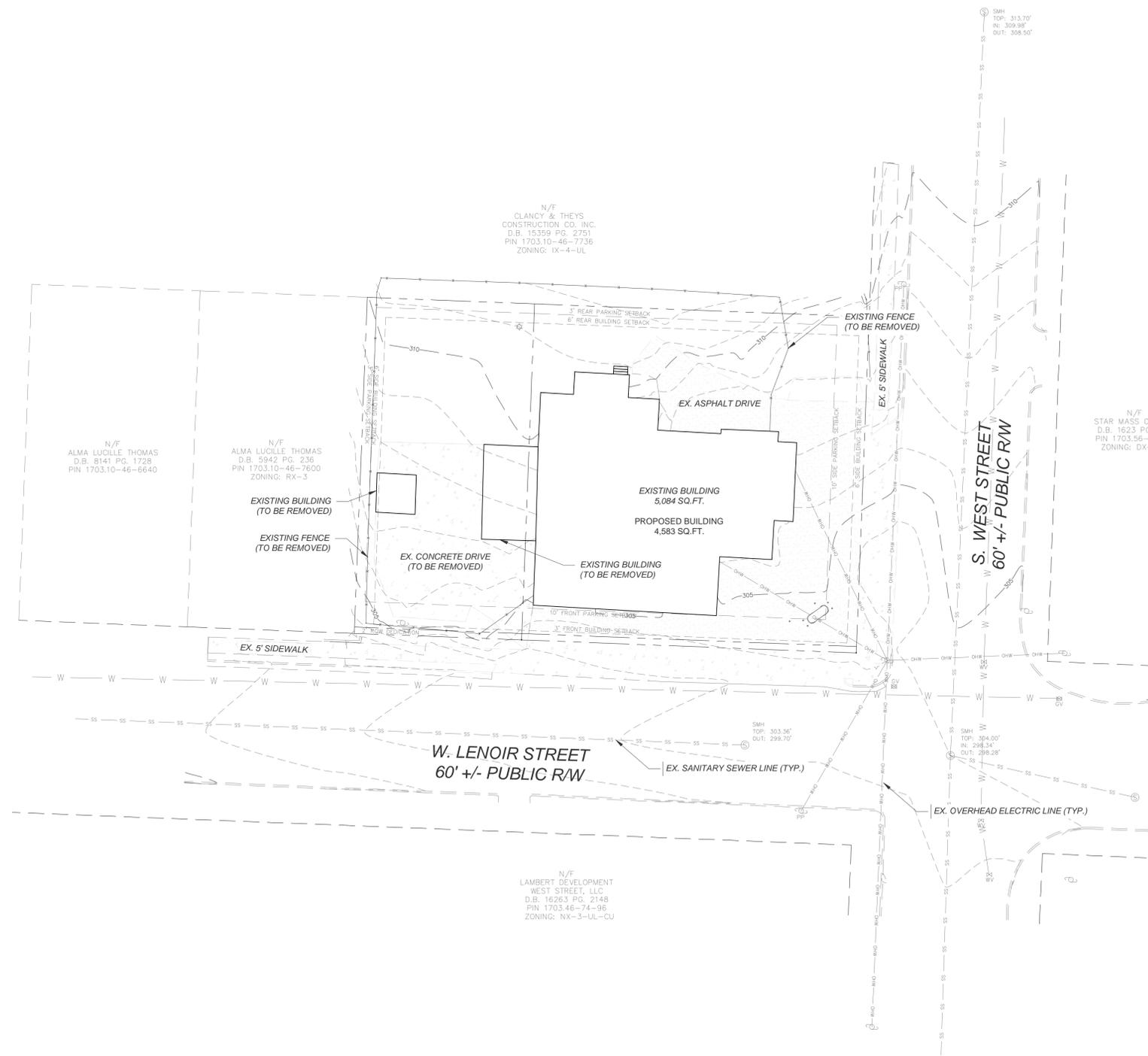
Phone **919-413-1704** Email **josh@crumplerconsulting.com** Fax \_\_\_\_\_

PAGE 1 OF 3  
125 ac  
112

WWW.RALEIGHNC.GOV  
Rocky D...  
Central CAC  
No overlay IX-4-UL-CU

REVISION 05.13.16

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/Bar
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 4,583
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No .38	Total sq. ft. gross (existing & proposed) 4,583
Off street parking: Required 31 Provided 9	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	# of stories 1-2, EXISTING
BOA (Board of Adjustment) case # A-	Ceiling height of 1 <sup>st</sup> Floor - garage C.H. 17'-0"
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 0.251/10933 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.276/1202 acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
<p>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.</p> <p>I hereby designate <u>Joshua Crumpler</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u>James Goodnight</u> Date <u>1/30/16</u></p> <p>Printed Name <u>James Goodnight - President</u></p> <p>Signed _____ Date _____</p> <p>Printed Name _____</p>	



**LEGEND**

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

NO.	REVISION	BY	DATE
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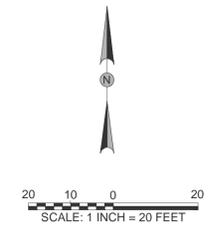
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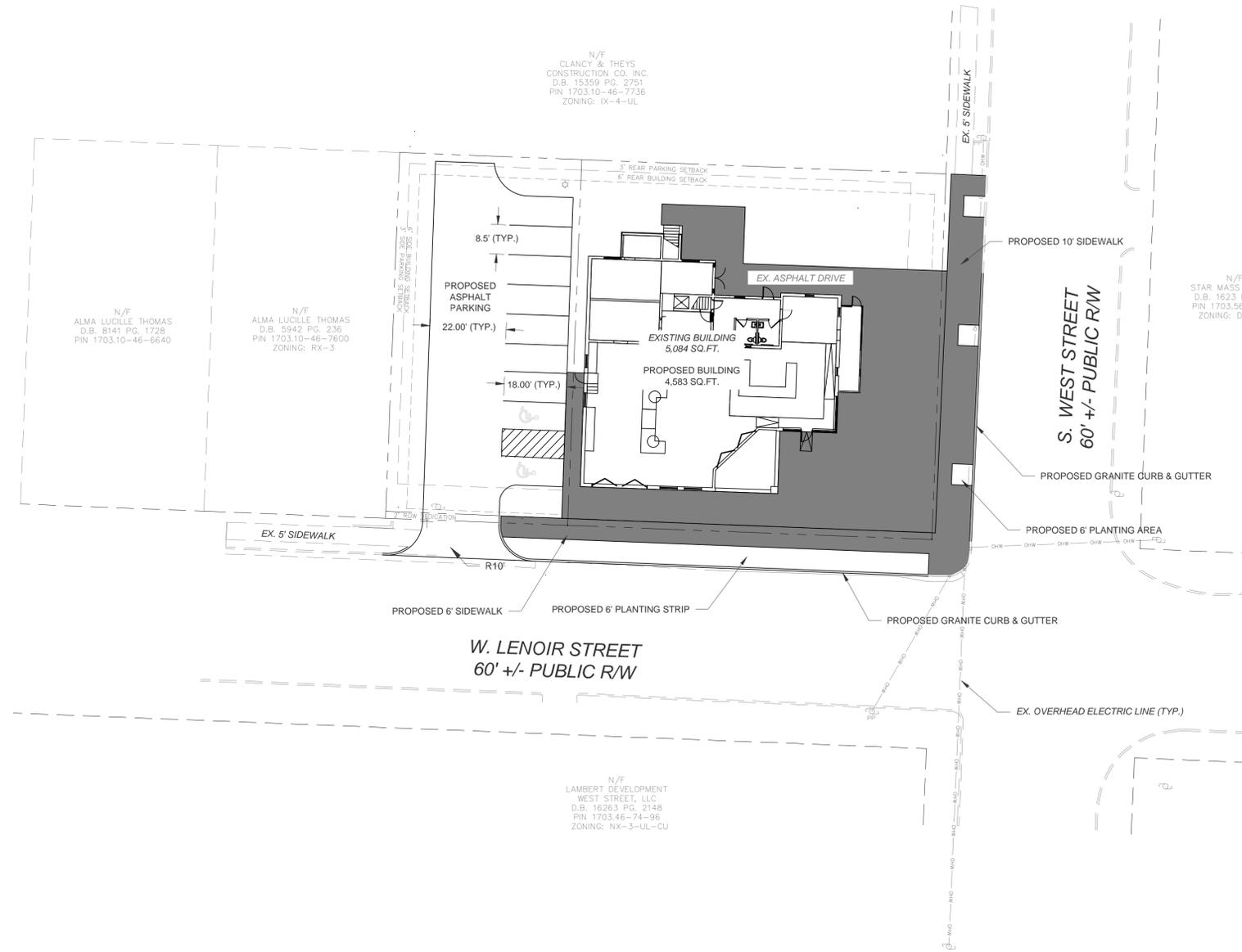
**CRUMPLER**  
Consulting Services, PLLC  
1008 Winona Road  
Raleigh, North Carolina 27609  
Ph: 919.877.1704  
P: 15333  
ACAD FILE: W.Lenoir\_Base-Parking\_Revision1.dwg  
PROJ. NO.: 501

EXISTING CONDITIONS  
502 W. LENOIR STREET  
RALEIGH, NORTH CAROLINA

DESIGNED BY: JAC  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 10/12/16  
SCALE: 1" = 20'

C-2  
2 of 8 sheets





**LEGEND**

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

- ADA NOTES**
- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (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%).
  - RAMP SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
  - HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

**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'

**PRE DEVELOPMENT IMPERVIOUS AREA (AC):** 0.251 AC  
**PRE DEVELOPMENT IMPERVIOUS AREA (%):** 86.0%  
**POST DEVELOPMENT IMPERVIOUS AREA (AC):** 0.276 AC  
**POST DEVELOPMENT IMPERVIOUS AREA (%):** 72.6%

**PARKING CALCULATIONS:**  
 PARKING = 1 SPACE PER 150 SF GROSS FLOOR AREA  
 4,583 SF / 150 SF = 31 SPACES

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

**PROPOSED PARKING:**  
 9 PARKING SPACES (2 ADA ACCESSIBLE, 0 VAN ACCESSIBLE)

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

**ENGINEER:**  
 CRUMPLER CONSULTING SERVICES, PLLC  
 CONTACT: JOSH CRUMPLER, PE  
 1008 WINONA ROAD  
 RALEIGH, NC 27609  
 (919) 413-1704

NO.	REVISION	BY	DATE
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**CRUMPLER**  
 Consulting Services, PLLC

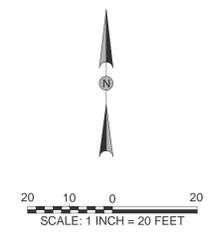
1008 Winona Road  
 Raleigh, North Carolina 27609  
 Ph: (919) 413-1704  
 P: 1533

ACAD FILE: W.Lenoir\_Base-Parking\_Revision1.dwg  
 PLOT NO: 501

**SITE PLAN**

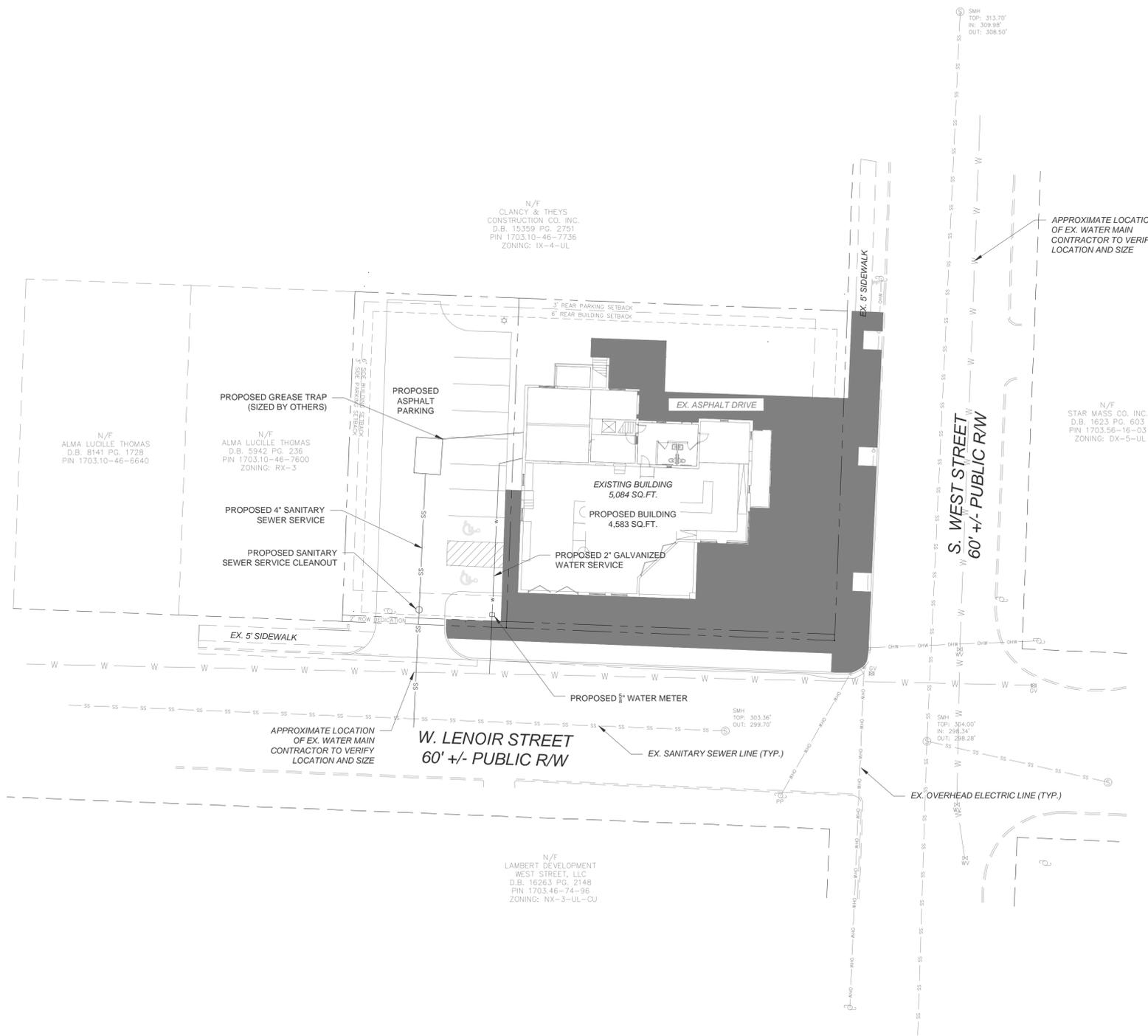
502 W. LENOIR STREET  
 RALEIGH, NORTH CAROLINA

DESIGNED BY: JAC  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 DATE: 10/12/16  
 SCALE: 1" = 20'



PLOTTED: 14 Dec 2016, 3:55pm, jroumber

CAD FILE: G:\C25\Projects\2516\Main\W. Lenoir (Duser). LAYOUT: Utility Plan

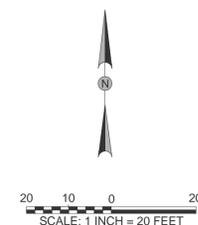


**LEGEND**

---	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
---	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 &/OR 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 WATERMAIN, 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 MATERIALS & A CONCRETE CRADLE.
  - 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.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE 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 2'X2' 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.



NO.	REVISION	BY	DATE



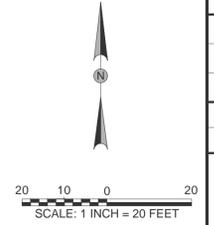
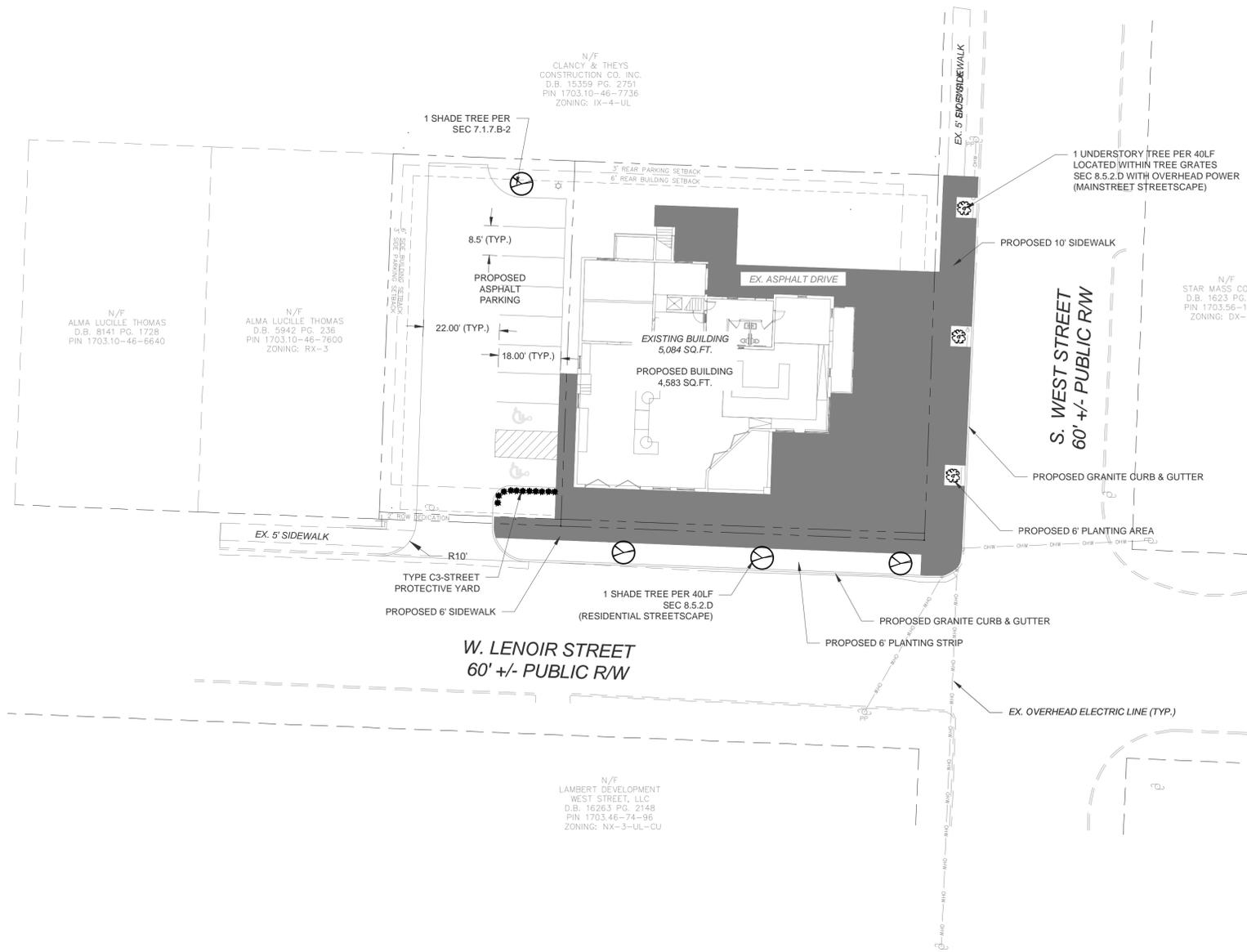
ISSUED FOR PERMITTING

**CRUMPLER**  
Consulting Services, PLLC  
1008 Winona Road  
Raleigh, North Carolina 27609  
Ph: 919-781-1704  
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ACAD FILE: W.Lenoir\_Base-Parking\_Revision.dwg  
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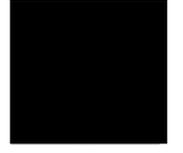
UTILITY PLAN  
502 W. LENOIR STREET  
RALEIGH, NORTH CAROLINA

DESIGNED BY: JAC  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 10/12/16  
SCALE: 1" = 20'

LEGEND	
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---	EXISTING EDGE OF PAVEMENT
---	EXISTING SANITARY SEWER
---	PROPOSED EDGE OF PAVEMENT



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Ph: 919.877.1704  
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LANDSCAPING PLAN

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RALEIGH, NORTH CAROLINA

DESIGNED BY: JAC  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 10/12/16  
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