513 W. PEACE STREET
SP-9-2012

Zoning:	**IND-2 W/PBOD**	Number of Lots:	**0**
CAC:	**HILLSBOROUGH**	Planner:	**JAMES MARAPOTI**
Drainage Basin:	**PIGEON HOUSE**	Phone:	**(919) 516-2642**
		Applicant Contact:	**BLAKELY DESIGN GROUP**
Acreage:	**0.15**	Phone:	**(919) 870-1868**

Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

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

SP-9-12

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 or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☐ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 325662
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name	513 W. PEACE ST.
Proposed Use	BAR
Property Address(es)	513 W. PEACE ST.

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

P.I.N. 1704-42-8055	P.I.N.	P.I.N.	P.I.N.

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. N/A
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)	Company	LEWIS AND SAAD, LLC		
	Name (s)	JAMIL SAAD		
	Address	517 W. PEACE ST., RALEIGH, N.C. 27603		
	Phone (919) 999-7147	Email JSAAD1@NCRR.COM	Fax N/A	
CONSULTANT (Contact Person for Plans)	Company	BLAKELY DESIGN GROUP (919) 870-1868		
	Name (s)	TAYLOR BLAKELY TAYLOR@BLAKELYDESIGN.NET		

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) IND-2 w/ PBOD	Proposed building use(s) BAR
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 1,200
Overlay District PBOD	Proposed Building(s) sq. ft. gross 1,200
Total Site Acres .15 Inside City Limits ☑ Yes ☐ No	Total sq. ft. gross (existing & proposed) 1,200
Off street parking Required 16 Provided 7	Proposed height of building(s) 16'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 17.96%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only) 17.96%
CUD (Conditional Use District) case # Z-	

Stormwater Information	
Existing Impervious Surface acres/square feet 6,221 s.f.	Flood Hazard Area ☐ Yes ☑ No
Proposed Impervious Surface acres/square feet 5,664 s.f.	If Yes, please provide
Neuse River Buffer ☐ Yes ☑ No Wetlands ☐ Yes ☑ No	Alluvial Soils Flood Study FEMA Map Panel #

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

N/A

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? ☐ Yes ☐ No
4. Total # Of Congregate Care Or Life Care Dwelling Units	**If Yes, please answer the questions below:**
5. Total # Of Mobile Home Lots	a) Total number of Townhouse Lots
6. Total Number of Hotel Units	b) Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above)	c) Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br 4br or more	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	e) Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases
	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)

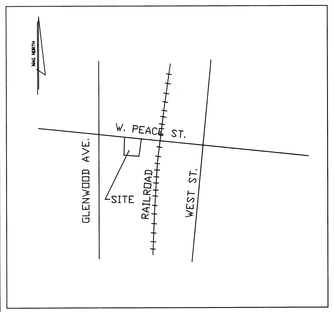
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate TAYLOR BLAKELY 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 [signature] Date 2/29/12

Signed _____ Date



VICINITY MAP

MAG NORTH

0 20 40 60
GRAPHIC SCALE

PIN 1704-42-8055
DB 8585, PG. 1332
OWNER - RALEIGH PROPERTIES & REALTY, INC.

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINETYPES

- —— X —— Fence
- —— OU —— Overhead utility
- —— W —— Water
- —— SS —— Sanitary sewer
- —— SD —— Storm drain

ABBREVIATIONS

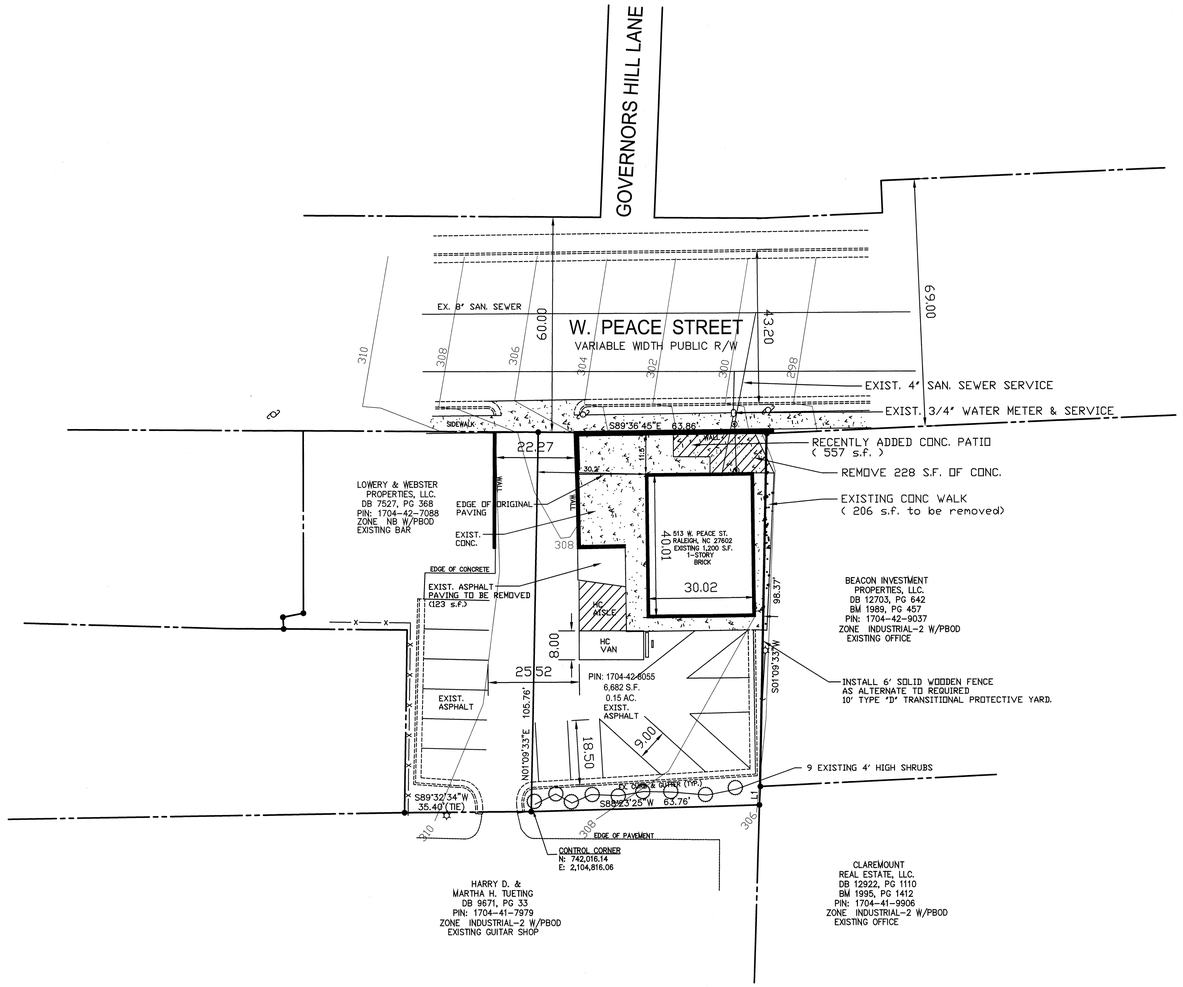
DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
NCDOT	North Carolina Dept. of Transportation
R/W	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
(M)	Measured
(P)	Platted
(D)	Deed

SITE DATA

TOTAL LOT SIZE	6,681 S.F. 0.15 ACRE
ZONE	INDUSTRIAL-2 W/PEDESTRIAN BUSINESS OVERLAY
EXISTING USE (previously hair salon)	1,200 S.F. BUILDING
PROPOSED USE (change of use)	NEIGHBORHOOD BAR
PARKING REQUIRED (1/50 s.f. - 800 s.f. or 1/4 seats -46)	16 SPACES
PARKING EXISTING (INCL. 1 HC.) (1ST 10,000 S.F. EXEMPT)	7 SPACES
VEHICULAR USE AREA	3,420 S.F.
EXISTING IMPERVIOUS AREA	6,221 S.F. 93%
EXISTING IMPERVIOUS AREA TO BE REMOVED	557 S.F.
IMPERVIOUS AREA AFTER DEVELOPMENT	5,664 S.F.
DENUDED AREA	0
WAKE COUNTY P.I.N.	1704-42-8055
OWNER	RALEIGH PROPERTIES & REALTY, INC. P.O. BOX 6494 RALEIGH, N. C. 27628-6494
DEVELOPER	LEWIS AND SAAD, LLC. MR. JAMIL SAAD 517 W. PEACE STREET RALEIGH, N. C. 27603

NOTES

1. BOUNDARY AND AS BUILT INFORMATION TAKEN FROM MAP PREPARED BY NEWCOMB LAND SURVEYORS AND DATED FEBRUARY 2012. TOPOGRAPHIC INFORMATION FROM GIS DATA.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ANY ERROR OR OMISSION ON THE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT
6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
8. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
9. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
10. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
11. DENUDED AREA IS 0 ACRES.
12. THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.



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CLIENT (Owner or Developer): Company: LEWIS AND SAAD, LLC; Name (s): JAMIL SAAD; Address: 517 W. PEACE ST., RALEIGH, N.C. 27603; Phone (919) 899-7147; Email: JSAAD1@NC.RR.COM; Fax: n/a

CONSULTANT (Contact Person for Plans): Company: BLAKELY DESIGN GROUP; Name (s): TAYLOR BLAKELY; TAYLOR@BLAKELYDESIGN.NET

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Neuse River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No	Alluvial Soils	Flood Study	FEMA Map Panel #

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Signed _____ Date 2/27/12
Signed _____ Date _____

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0752
E-Mail taylor@blakelydesign.net

SITE PLAN

513 W. PEACE STREET

513 W. PEACE STREET, RALEIGH, N.C.

DATE	FEB 20,12
SCALE	1"=20'
DRAWN	BTB
JOB NO.	
REVISIONS	
SHEET	C-1