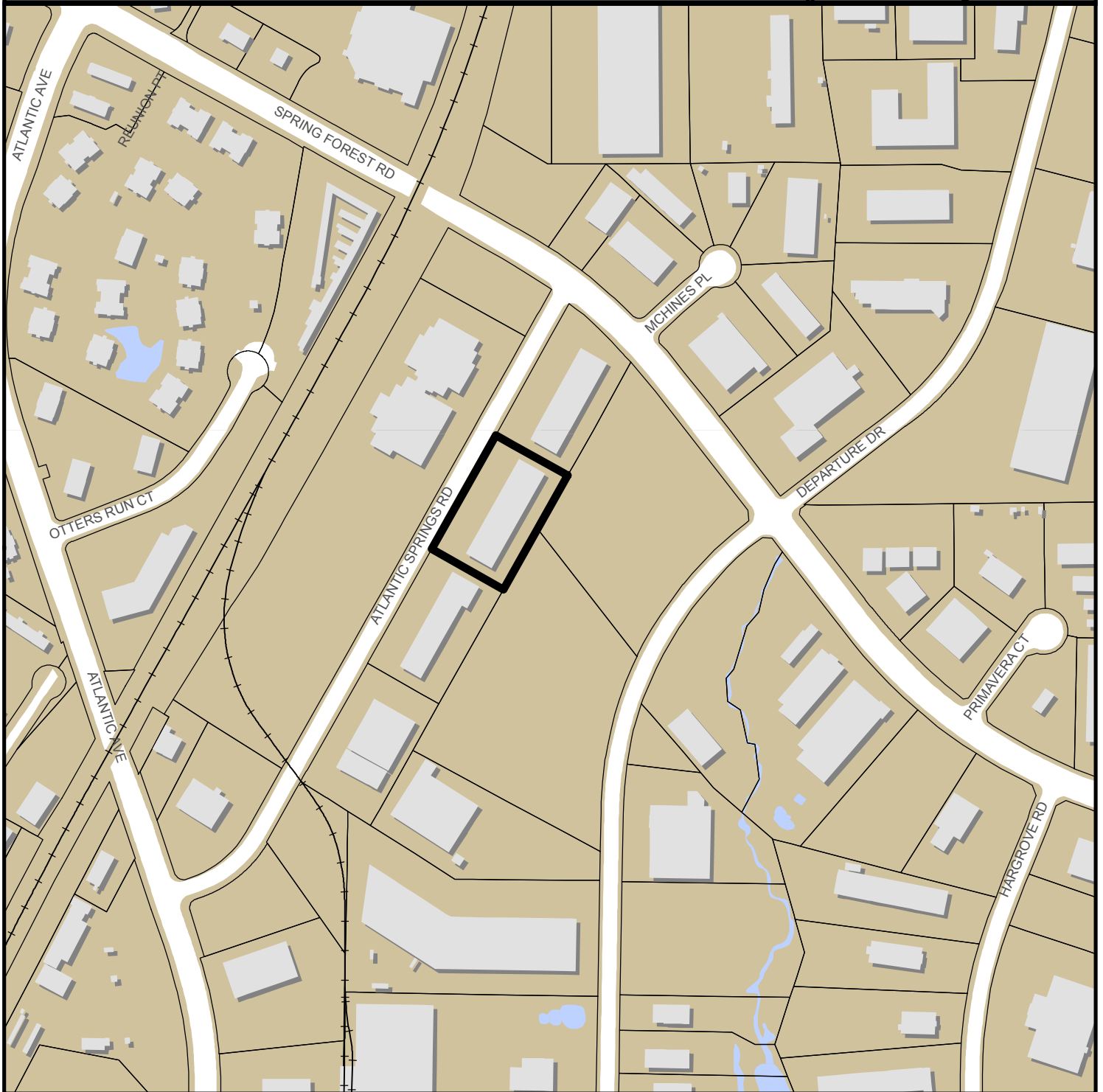


PARIS LOUNGE SR-33-2018



0 300 600 Feet

Zoning: **CX-3**
CAC: **North**

Drainage Basin: **Marsh Creek**
Acreage: **1.78**
Sq. Ft.: **5,463**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**

Applicant: **Illya Alexieff**
Phone: **(919) 869-6245**





Administrative Approval Action

Case File / Name: SR-33-18, Paris Lounge
Transaction # 550928, AA # 3833

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 east side of Atlantic Springs Road. The site is addressed at 5500 Atlantic Springs Rd, which is inside City limits.

REQUEST: Development of a 1.78 acre tract zoned CX-3 for a change of use in an existing multi-tenant commercial building. A 5,463 SF tenant space is changing from Warehouse to Restaurant/Bar use.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment has been submitted for the relief from the block perimeter and cross-access requirements of article 8.3 of the UDO.

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 submitted by Matt Anderson, PE of Kimley-Horn and Associates, Inc., dated 7/9/2018.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

URBAN FORESTRY

1. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications, and Tree Save Areas.
3. Proof of an offsite parking lease agreement or easement within 660 feet of the entrance of this site plan building for customer/employee parking. The applicant shall provide a signed and recorded agreement indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Section 7.1.5 of the Unified Development Ordinance.



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ENGINEERING

4. 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.
5. A 5' general utility easement and associated deed of easement shall be approved by the City 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 350 linear feet of 6' wide sidewalk shall be paid to the City of Raleigh.
7. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

STORMWATER

8. Next Step: A final inspection to ensure no net change of impervious is required.

URBAN FORESTRY

9. A final inspection of required right of way tree protection areas by Urban Forestry staff must be completed.

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. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
3. Next Step: All street lights and street signs required as part of the development approval are installed.
4. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
6. Next Step: Final inspection of all required right of way tree protection areas by Urban Forestry Staff.



Administrative Approval Action

Case File / Name: SR-33-18, Paris Lounge
Transaction # 550928, AA # 3833

City of Raleigh
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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: 7-26-2021

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:(Planning Dir./Designee) *Ryan Boivin* Date: 7/26/2018

Staff Coordinator: Ryan Boivin

ADMINISTRATIVE SITE REVIEW FOR PARIS LOUNGE AT 5500 ATLANTIC SPRINGS ROAD RALEIGH, WAKE COUNTY, NC

Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT SERVICES
DEPARTMENT**

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfas 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27604 | 919-996-4200

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

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

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

GENERAL INFORMATION

Development Name: **PARIS LOUNGE**

Zoning District: **CX-3** Overlay District (if applicable): **N/A** Inside City Limits? Yes No

Proposed Use: **LOUNGE**

Property Address(es): **5500 ATLANTIC SPRINGS RD #103, RALEIGH, NC 27616** Major Street Locator: **SPRING FOREST RD**

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

P.I.N. **1716974298** P.I.N. P.I.N. P.I.N.

<input type="checkbox"/> Detached <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input checked="" type="checkbox"/> Other: if other, please describe: Lounge	<input type="checkbox"/> Apartment <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court
---	---

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 WILL REQUIRE AN INCREASE TO PARKING. DUE TO THE HOURS OF OPERATION FOR THIS ESTABLISHMENT, AN EXISTING SHARED PARKING AGREEMENT WILL BE UTILIZED.

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. **DESIGN ADJUSTMENT REQUESTED FOR CROSS ACCESS EASEMENT AND BLOCK PERIMETER REQUIREMENT.**

CLIENT/DEVELOPER/OWNER
Company: **BPG MANAGEMENT CO. NC LLC** Name (s): **SCOTT GARDNER**
Address: **2700 SUMMER BLVD, SUITE 178**
Phone: **919-872-9000** Email: **sgardner@bpgmanagementnc.com** Fax: **N/A**

CONSULTANT (Contact Person for Plans)
Company: **Illya Alexieff Architecture** Name (s): **Illya Alexieff**
Address: **1005 Northcliff Drive - Raleigh, NC 27609**
Phone: **919-869-6245** Email: **ialexieff@gmail.com** Fax: **919-977-1263**

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) CX-3	Proposed building use(s) LOUNGE
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 23,180
Overlay District N/A	Proposed Building(s) sq. ft. gross 5,463 (INTERIOR MODIFICATIONS ONLY)
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1.776	Total sq. ft. gross (existing & proposed) 23,180
Off street parking: Required 107 Provided 96 (Existing)	Proposed height of building(s) 20'-0" (EXISTING)
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor 14'-0"
CUD (Conditional Use District) case # Z-	

Stormwater Information	
Existing Impervious Surface: 1.46 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 1.46 acres/square feet	If Yes, please provide: Alluvial Soils FEMA Map Panel # Flood Study
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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.

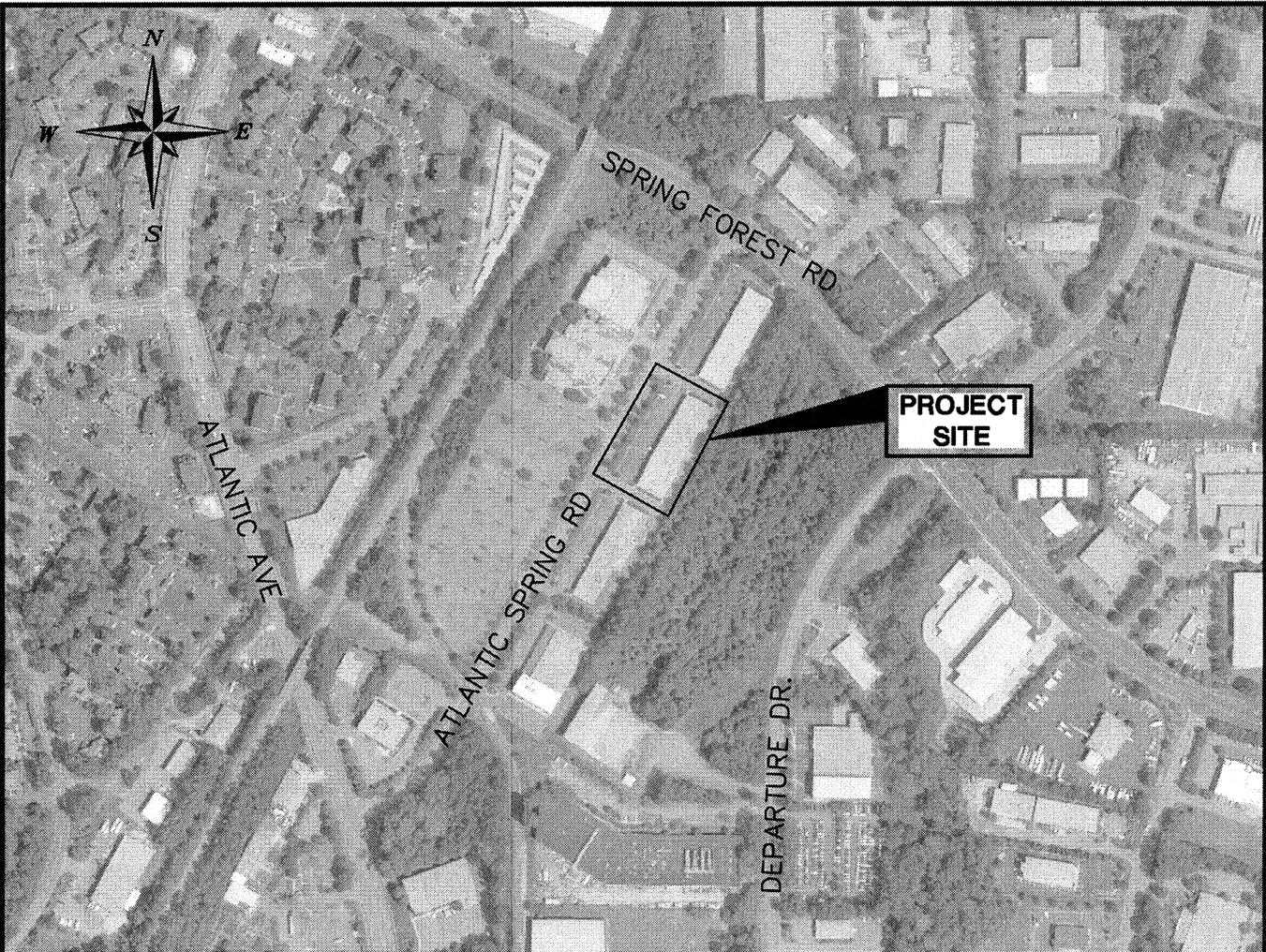
I/We designate **Illya Alexieff, RA** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

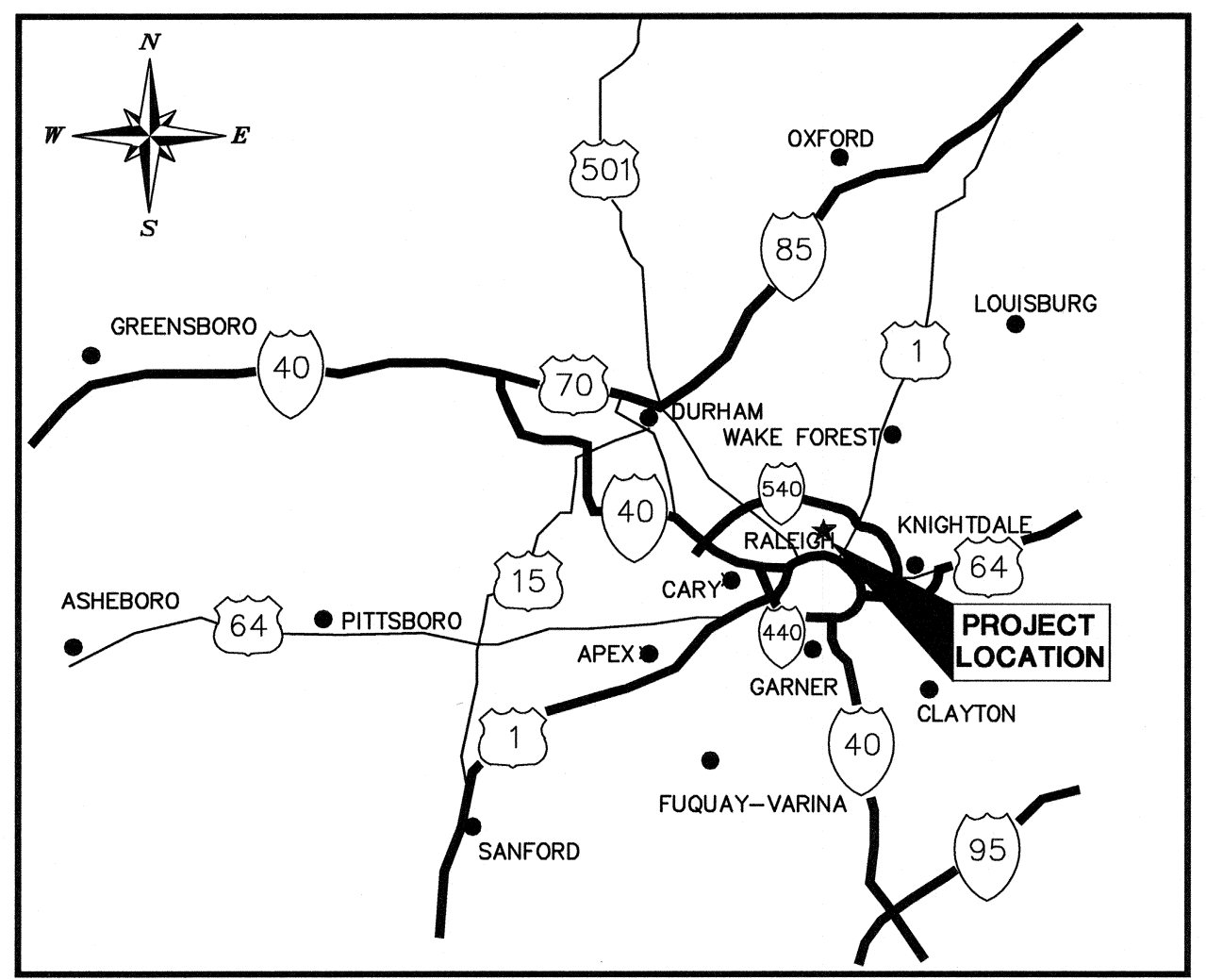
Signed: *Scott Gardner* Date: **5-2-18**
Printed Name: **Scott Gardner / Property Manager**

Signed: _____ Date: _____
Printed Name: _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16



VICINITY MAP SCALE: 1" = 500'



PROJECT LOCATION

OWNER/DEVELOPER

PARIS LOUNGE, LLC
5500 ATLANTIC SPRINGS RD, SUITE 103
RALEIGH, NC
CONTACT: NUNESS BIONGO
PHONE: 919-757-7163
EMAIL: PARISLOUNGENC@GMAIL.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST, STE 600
RALEIGH, NC 27601
CONTACT: MATTHEW ANDERSON, PE
PHONE: 919-677-2020
EMAIL: MATT.ANDERSON@KIMLEY-HORN.COM

SURVEYOR

STEWART - PROCTOR ENGINEERING & SURVEYING
319-106 CHAPANCKE RD
RALEIGH, NC 27603
CONTACT: DAN HATCH
PHONE: 919-779-1855
EMAIL: DHATCH@SPESMAIL.COM

ARCHITECT

ILLYA ALEXIEFF ARCHITECTURE
1005 NORTHCLIFF DR.
RALEIGH, NC 27609
CONTACT: ILLYA ALEXIEFF, RA
PHONE: 919-869-6245
EMAIL: ILLYA.ALEXIEFF@ARCHITECTURE@GMAIL.COM

SHEET LIST	
NUMBER	TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS/DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN

- DEVELOPMENT NOTES:**
- PROPOSED PROJECT IS FOR INTERIOR ALTERATIONS ONLY FOR THE EXISTING BUILDING AND A NEW ADA PATH TO THE PROPOSED RIGHT OF WAY.
 - LONG TERM BICYCLE PARKING WILL BE INSTALLED INTERIOR TO THE BUILDING WITH BICYCLE WALL HOOKS.
 - THERE IS NO PROPOSED MODIFICATIONS TO THE EXISTING SITE LIGHTING OR EXTERIOR BUILDING LIGHTING.
 - THERE IS NO PROPOSED IMPROVEMENT TO THE EXTERIOR HVAC EQUIPMENT. EXISTING HVAC EQUIPMENT IS ROOF MOUNTED AND NOT VISIBLE FROM THE PROPERTY LINE.
 - THERE WILL BE NO CHANGES TO THE EXISTING BUILDING FACADE. NO IMPROVEMENTS TO EXISTING LANDSCAPING REQUIRED PER UDO SEC 7.2.2.C AND SEC 8.5.1.B.2.A
 - THERE WILL BE NO MODIFICATIONS TO THE EXISTING WATER/SEWER/STORM SYSTEM ON SITE.
 - PARKING REQUIREMENT OBTAINED WITH SHARED PARKING AGREEMENT - REFER TO BOOK 017161 PAGE 01810.

CASE FILE: SR-33-18
TRANSACTION #: 550928

**PRELIMINARY
NOT FOR CONSTRUCTION**

SURVEY NOTE:
EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A TOPOGRAPHIC SURVEY RECEIVED 04/06/2018 PROVIDED BY STEWARD PROCTOR ENGINEERING AND SURVEYING.

THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1-2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR, OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH, WAKE COUNTY, AND/OR MCDOT STANDARDS AND SPECIFICATIONS.



Know what's below.
Call before you dig.

GENERAL NOTES:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, DOWNSPUTS, GRAVEL AREAS ADJACENT TO BUILDING WALLS, UTILITY ENTRANCE LOCATIONS AND BOLLARDS IN BUILDING SIDEWALKS. ANY DISCREPANCIES FOUND BETWEEN THE BUILDING AND CIVIL PLANS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NORTH CAROLINA DEPT. OF TRANSPORTATION (NCDOT) AND CITY OF RALEIGH INSPECTIONS.
- THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REPLACE EXISTING CONCRETE CURBS, SIDEWALK, PAVING, AND GUTTER AS INDICATED ON PLANS AND AS NECESSARY TO CONNECT TO EXISTING INFRASTRUCTURE, INCLUDING ANY DAMAGE CAUSED BY THE CONTRACTOR AT THE CONTRACTORS COST.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND TEMPORARY CONSTRUCTION EASEMENTS MAY BE REQUIRED.
- CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO PRIVATE PROPERTY AND THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT AND CITY OF RALEIGH.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING CODE AND NORTH CAROLINA ACCESSIBILITY CODE CHAPTER 11 AS WELL AS FEDERAL, STATE AND LOCAL ACCESSIBILITY REQUIREMENTS.
- ADJACENT STREETS SHALL BE KEPT CLEAN AT ALL TIMES.

No.	REVISIONS	DATE	BY
3	REVISED PER 3RD COMMENTS	07/09/2018	MTA
2	REVISED PER 2ND COMMENTS	06/21/2018	MTA
1	REVISED PER 1ST COMMENTS	05/18/2018	MTA

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
013133000	07/09/2018	AS SHOWN	MTA	MTA	WJB

COVER SHEET

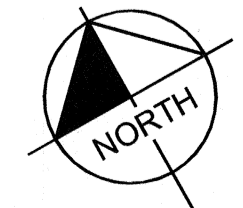
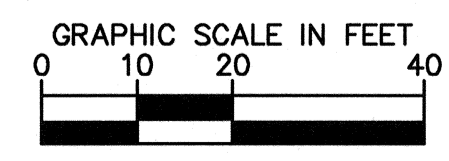
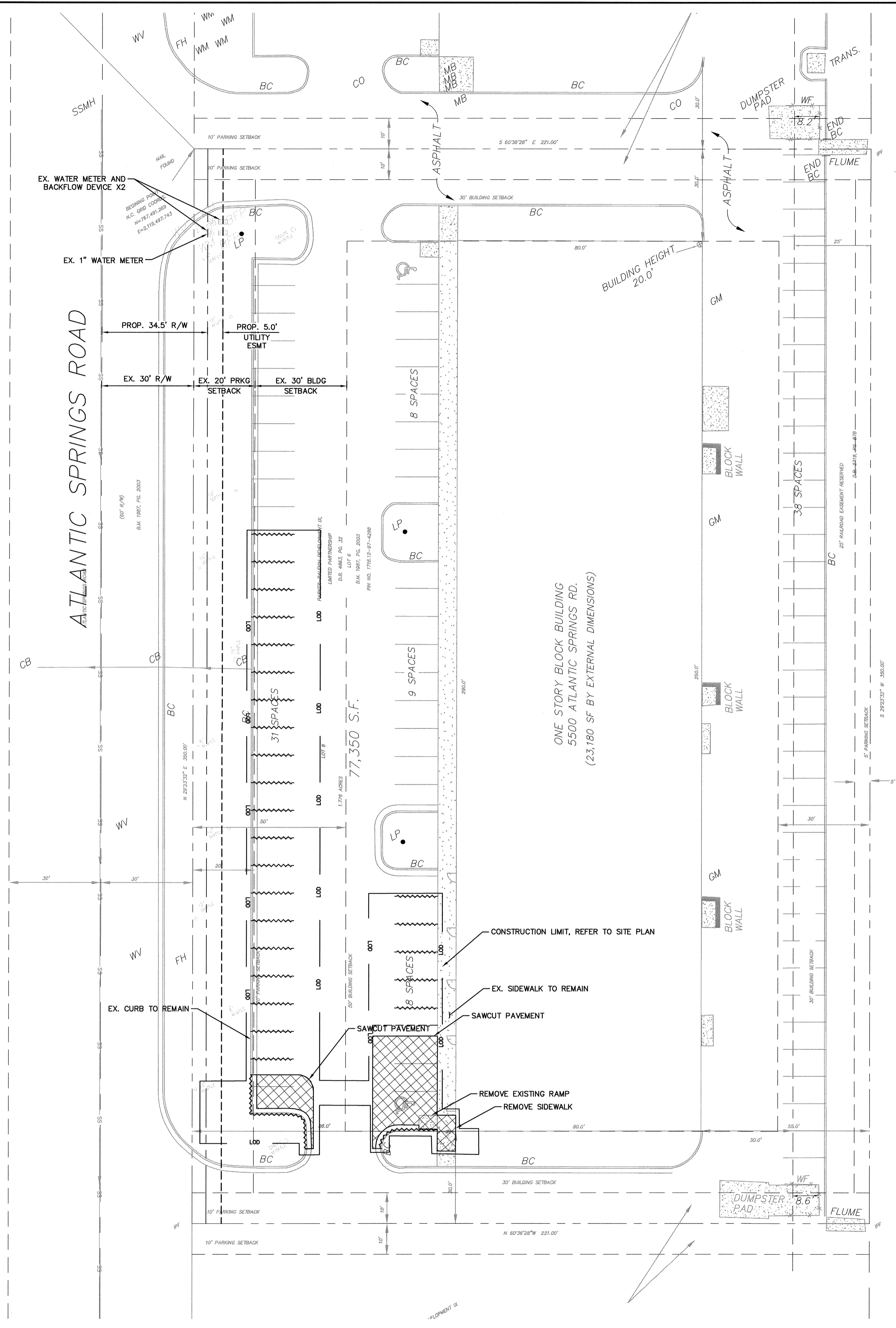
**PARIS LOUNGE
PREPARED FOR
PARIS LOUNGE, LLC**

NORTH CAROLINA
CITY OF RALEIGH

SHEET NUMBER
C0.0

Plotted By: Anderson, Matt Layout: C0.0 COVER SHEET July 09, 2018 12:54:58pm \\kimley-horn.com\SE_RAL\RAL_DEVA\013133000_Paris Lounge_08_CAD_Files\PlanSheets\C0-133000.dwg
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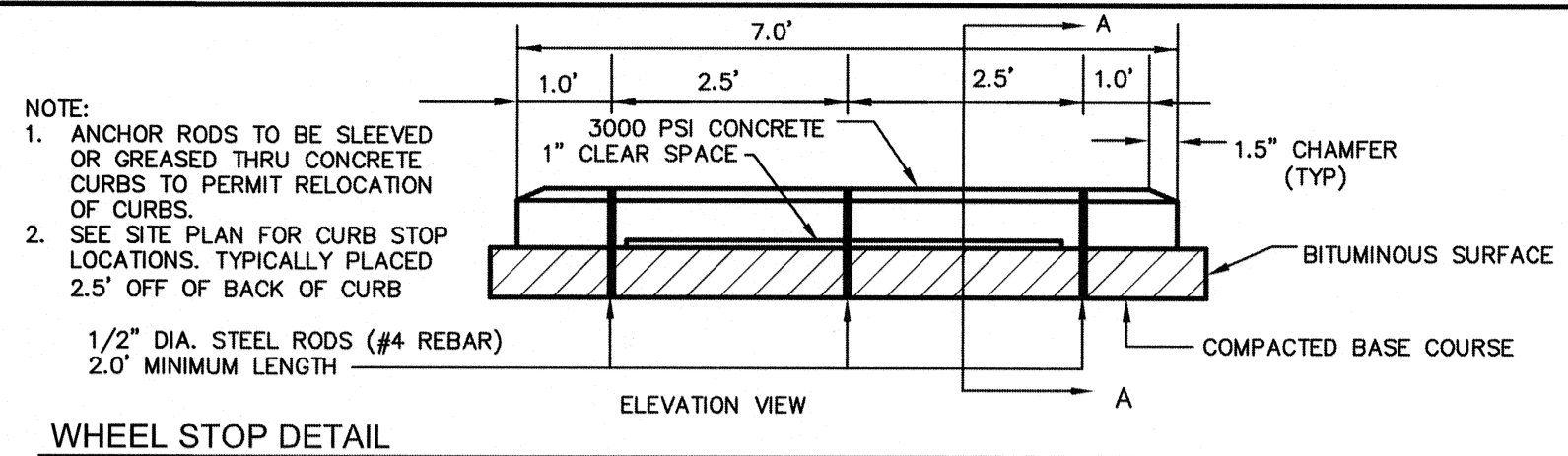
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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF
RALEIGH, WAKE COUNTY, AND/OR NCDOT STANDARDS AND
SPECIFICATIONS.

PARIS LOUNGE PREPARED FOR PARIS LOUNGE, LLC CITY OF RALEIGH NORTH CAROLINA	EXISTING CONDITION/ DEMOLITION PLAN	KHA PROJECT 013133000	DATE 07/09/2018	SCALE AS SHOWN	DESIGNED BY MTA	DRAWN BY MTA	CHECKED BY WJE
		© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-835-4494 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102		REVISIONS No. 1 DATE 05/18/2018 MTA REVISED PER 1ST COMMENTS	REVISIONS No. 2 DATE 06/21/2018 MTA REVISED PER 2ND COMMENTS	REVISIONS No. 3 DATE 07/09/2018 MTA REVISED PER 3RD COMMENTS	
		SHEET NUMBER C1.0					

Pinned By Anderson, Matt July 09, 2018 12:58:49pm K:\RAL_LDEV\013133000_Paris Lounge\08_CAD Files\PlanSheets\SP-133000.dwg
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BUILDING 5540 REQUIRED PARKING CALCULATION (LOT 5)

UNIT	BUSINESS	TYPE	SUITE SF	1/xx SF	Req'd Prkg
101	USA Insulation	Office	2400	400	6.0
102	DR Unisex Salon	Personal Care	1600	400	4.0
103	Montech	Office	1600	400	4.0
104	First Impressions Hair & Nail Salon	Personal Care	1600	400	4.0
105	The Kola Nut	Retail	1600	300	5.3
106	Partners Personnel	Office	2400	400	6.0
107	Cash out	Retail	2400	300	8.0
108	Marly's Hair Braiding	Personal Care	1600	400	4.0
109	919 Motoring	Office	1600	400	4.0
110	Triangle Garage Doors	Office	1600	400	4.0
111	Nay's Hair Braiding & Wireless	Personal Care	1520	400	3.8
112	Carolina Dive Center	Office	2480	400	6.2
TOTAL			22400		59.3

EX. 95 STALLS ON PARCEL 35 STALL SURPLUS

BUILDING 5500 REQUIRED PARKING CALCULATION (LOT 6)

UNIT	BUSINESS	TYPE	SUITE SF	1/xx SF	Req'd Prkg
111-112	Appliance	Retail	3240	300	10.8
110	Tobacco	Wholesale Trade	2600	600	4.3
109	Jamaican Rest.	Restaurant/Bar	1600	150	10.7
107-108	Browns Billiards	Restaurant/Bar	4200	150	28.0
106	Dolceria	Retail	2600	300	8.7
103-105	Paris Lounge	Restaurant/Bar	5463	150	36.4
102	Electrical Contractor	Office	1600	400	4.0
101	Tax Service	Office	1640	400	4.1
n/a	Fire Riser	N/A	237	n/a	n/a
TOTAL			23180		107.0

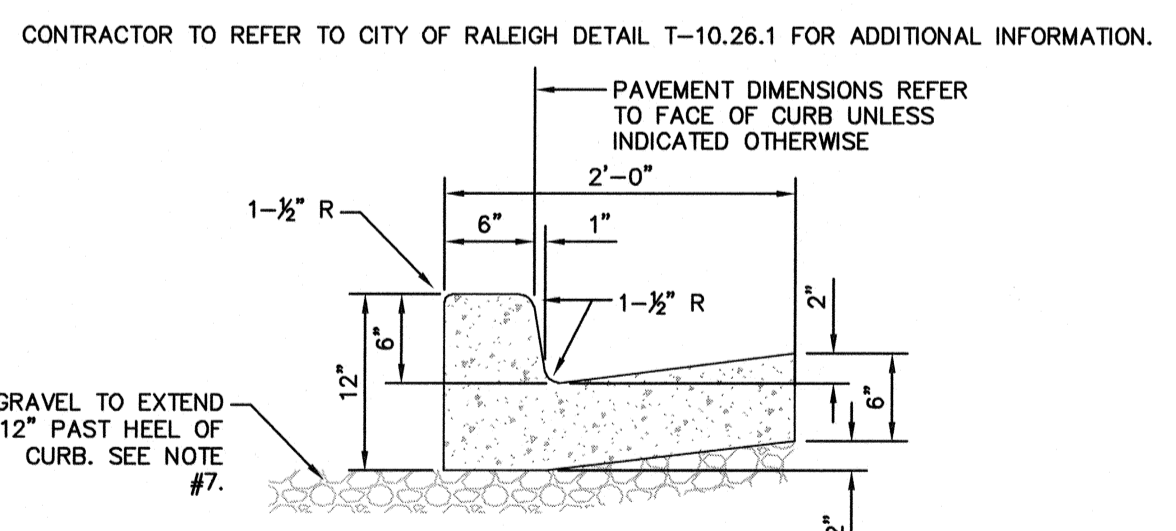
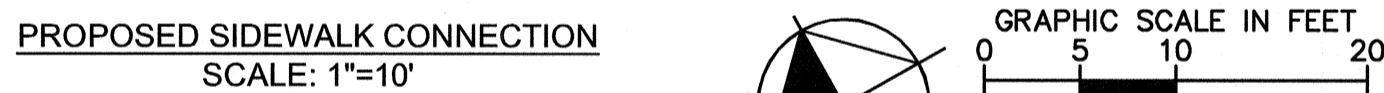
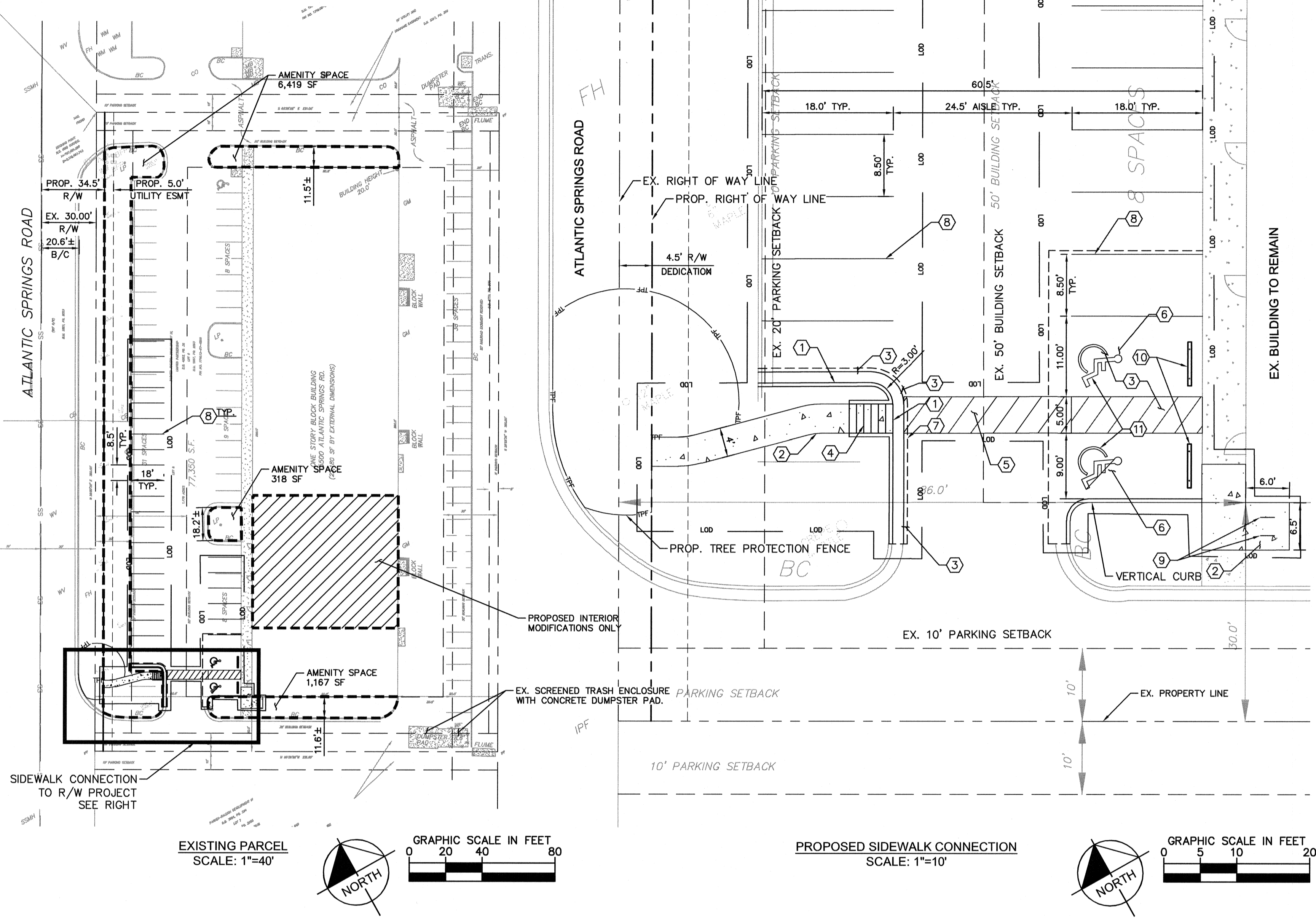
EX. 96 STALLS ON PARCEL 11 STALL DEFICIT

BUILDING 5440 REQUIRED PARKING CALCULATION (LOT 7)

UNIT	BUSINESS	TYPE	SUITE SF	1/xx SF	Req'd Prkg
114	Lagos Super Market	Retail	6366	300	21.2
113	Raquel Salon	Personal Care	1024	400	2.6
111-112	NC Progress Remodeling	Office	2048	400	5.1
110	Mia's International Salon	Personal Care	1024	400	2.6
109	Metromane	Office	1024	400	2.6
108	ASAF Academy	Office	1024	400	2.6
107	Latino Servi-Tax	Office	1024	400	2.6
106	The Dominicans	Personal Care	1024	400	2.6
105	Salon Esmeralda	Personal Care	1024	400	2.6
104	Amazing Cutz	Personal Care	1024	400	2.6
103	Polish Market	Retail	1024	300	3.4
101-102	Power Up	Retail	2112	300	7.0
TOTAL			19742		57.3

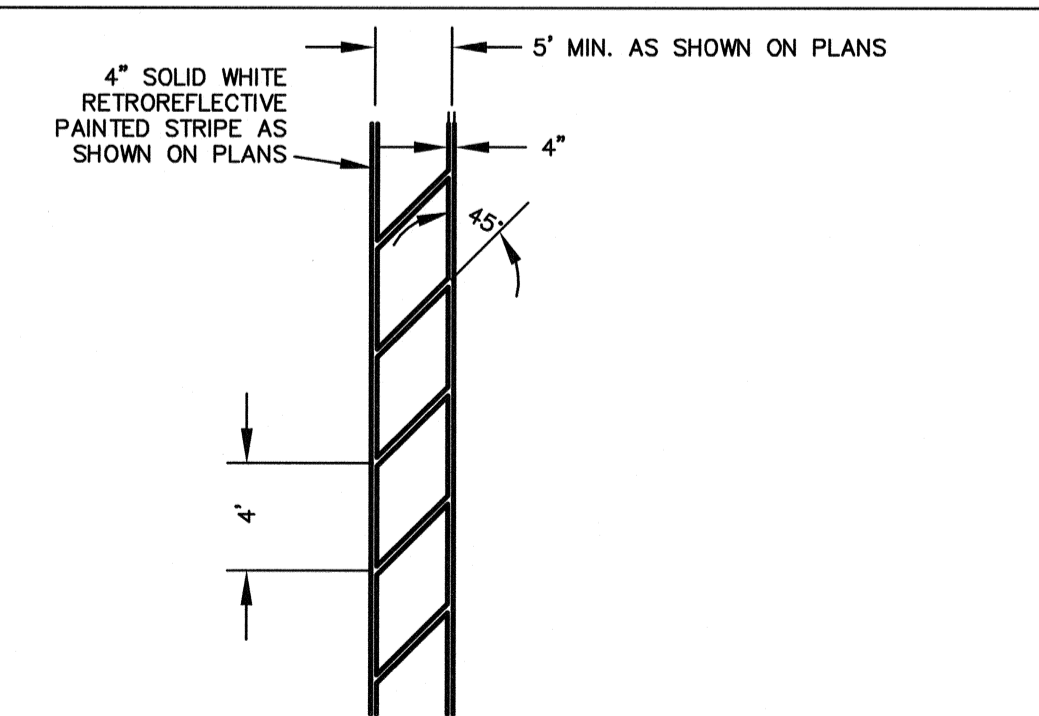
EX. 87 STALLS ON PARCEL 29 STALL SURPLUS

RECORDED SHARED PARKING AGREEMENT FOR PROJECT. REFER TO "REMOTE PARKING AGREEMENT" BOOK 017161 PAGE 01810



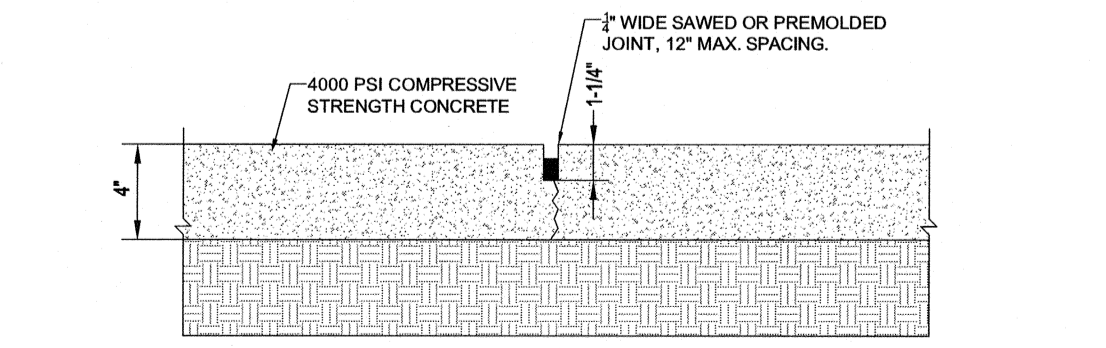
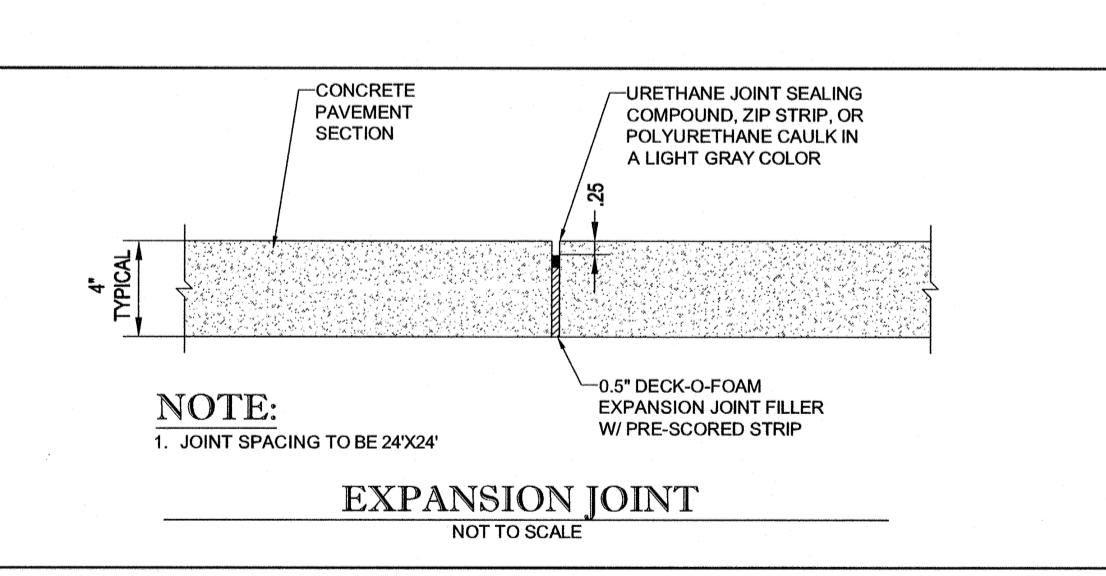
- CURB AND GUTTER NOTES**
- CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
 - CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
 - ALL EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ADJUTING SIDEWALK.
 - CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 P.S.I. IN 28 DAYS.
 - CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS, REFER TO SITE PLAN FOR LOCATIONS.
 - TOP 6" OF SUBGRADE BENEATH THE CURB AND GUTTER SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - EXTEND GRAVEL 12" PAST HEEL OF CURB IF REQUIRED PER GEOTECHNICAL RECOMMENDATIONS, MIN. DEPTH 4" IF FIELD CONDITIONS WARRANT.

24" CURB AND GUTTER
N.T.S. KHA DETAIL NO: 02.203.R01

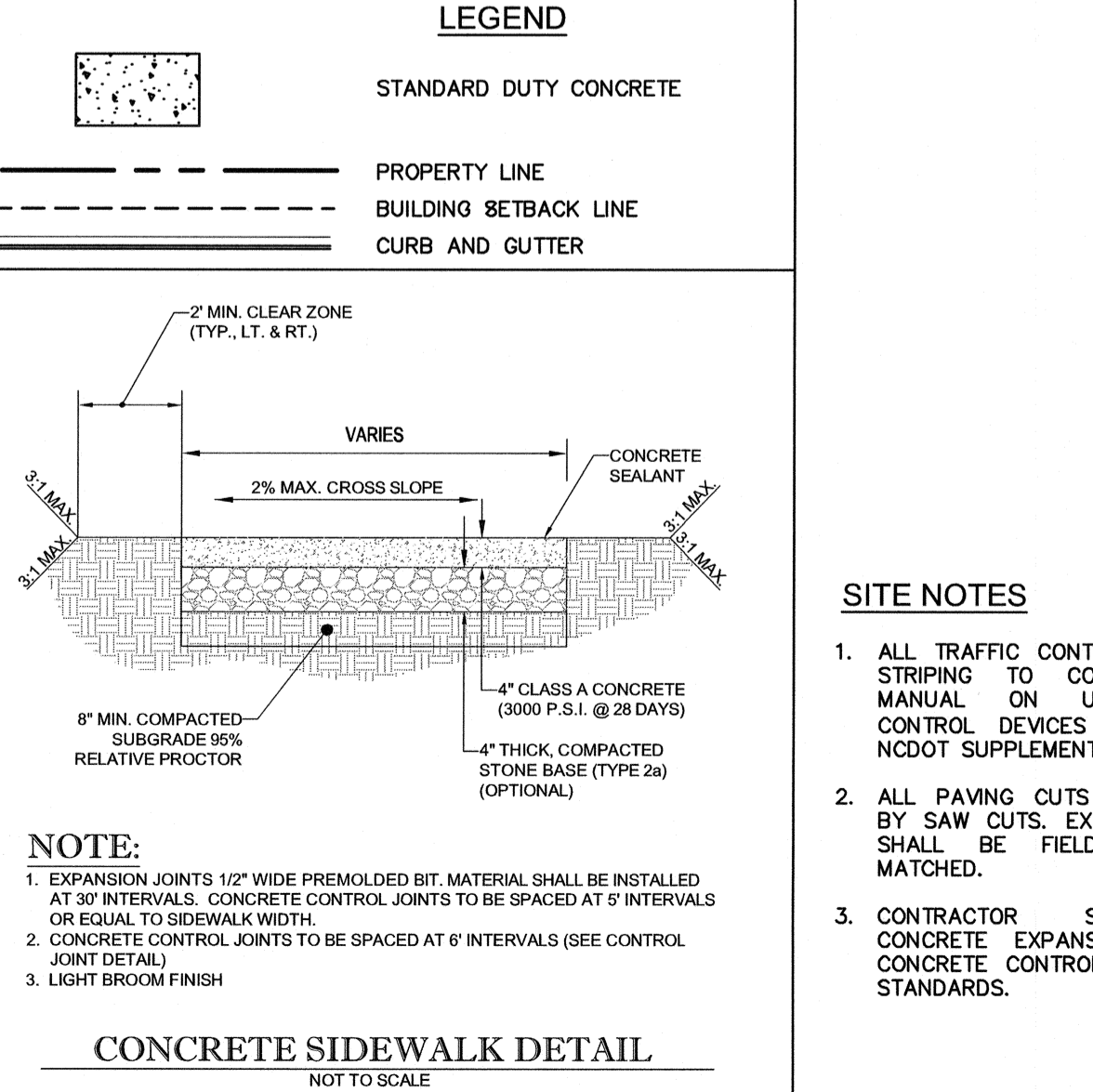


- NOTES:**
- SIDEWALKS TO HAVE A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM 5% LONGITUDINAL SLOPE.
 - PEDESTRIAN CROSSWALKS TO HAVE MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% LONGITUDINAL SLOPE WITHIN STRIPED AREA.
 - ADA PARKING AREAS AND ACCESSIBLE AREAS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
 - SIDEWALK INTERSECTIONS AND RAMP LANDINGS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.

HATCHED PEDESTRIAN/ ACCESSIBILITY CROSSWALK
NOT TO SCALE



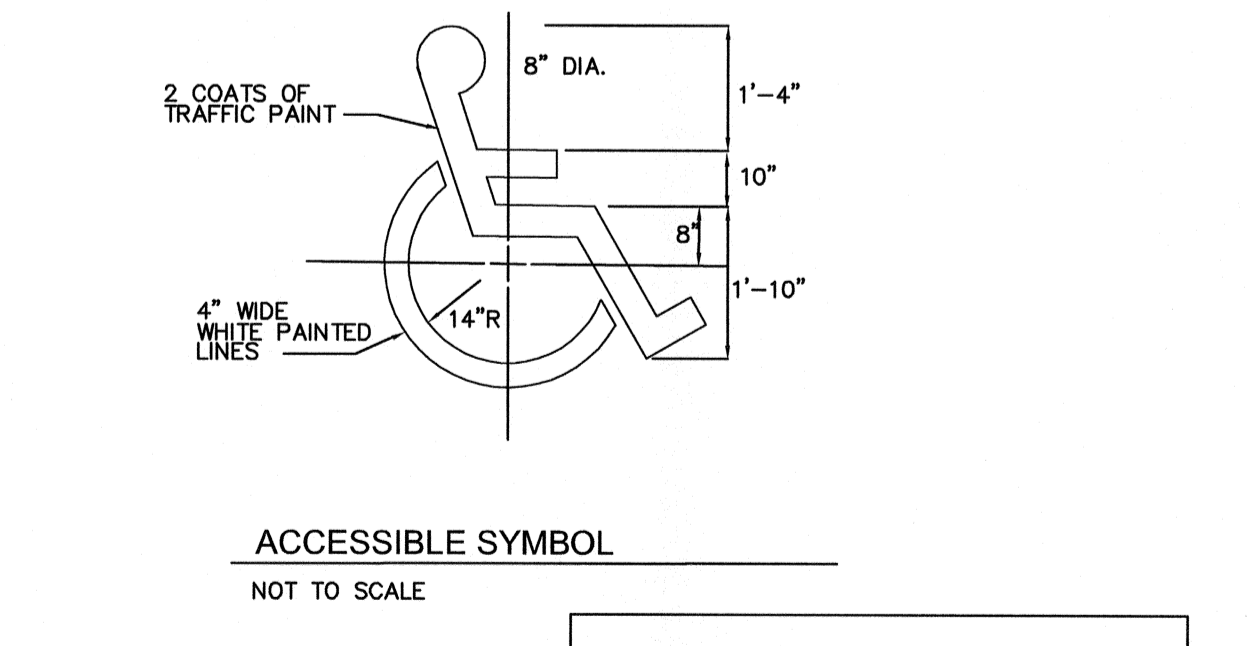
- NOTE:**
- DEEP TOoled CONTROL JOINTS UTILIZING CONCRETE GROOVING TOOL AT THE FIRST PASS OR FLOATING.
 - CONTROL JOINTS SHALL BE RE-ESTABLISHED AFTER BROOM FINISHING OPERATION.
- CONTROL JOINT**
NOT TO SCALE



- NOTE:**
- EXPANSION JOINTS 1/2" WIDE PRE-MOLDED BIT MATERIAL SHALL BE INSTALLED AT 30' INTERVALS. CONCRETE CONTROL JOINTS TO BE SPACED AT 8' INTERVALS OR EQUAL TO SIDEWALK WIDTH.
 - CONCRETE CONTROL JOINTS TO BE SPACED AT 6' INTERVALS (SEE CONTROL JOINT DETAIL).
 - LIGHT BROOM FINISH.
- CONCRETE SIDEWALK DETAIL**
NOT TO SCALE

SITE DATA	
PROJECT INFORMATION	
PROJECT NAME:	PARIS LOUNGE
CURRENT OWNER:	PARIS LOUNGE, LLC
JURISDICTION:	CITY OF RALEIGH
PIN #S:	1716974298
TAXABLE DEED #:	
STREET ADDRESS:	5500 ATLANTIC SPRINGS RD #103 RALEIGH, NC
SITE SIZE & COVERAGES	
TOTAL ACREAGE:	1.776 ACRES
PROJECT ACREAGE:	0.11 ACRES
GROSS BUILDING SQUARE FOOTAGE (PROJECT LIMITS):	5,463 SF (TOTAL BUILDING: 23,180 SF)
BUILDING HEIGHT (PROJECT LIMITS):	EX. 20' BUILDING
AMENITY SPACE REQUIRED:	0.1776 AC (7,736 SF)
AMENITY SPACE PROVIDED:	0.1815 AC (7,906 SF)
BICYCLE PARKING:	REQ'D: 8 / PROVIDED: 8
ZONING	
EXISTING ZONING:	CX-3
PROPOSED ZONING:	CX-3
EXISTING USE (WITHIN PROJECT LIMITS):	FLEX WAREHOUSE
PROPOSED USE (WITHIN PROJECT LIMITS):	LOUNGE
SETBACK REQUIREMENTS	
FRONT:	50'
SIDE:	30'
REAR:	30'
OFF-STREET PARKING (THIS PROJECT)	
REQUIRED PARKING (INCLUDES PROP. BLDG):	107 - SEE TABLE THIS SHEET
EXISTING PARKING:	96
PROPOSED PARKING:	96
OFF-STREET LOADING (PROJECT LIMITS)	
LOADING/UNLOADING SPACES REQUIRED:	N/A
LOADING/UNLOADING SPACES PROVIDED:	N/A
BUFFERYARDS	
ADJOINING ZONING:	CX-3
TYPE REQUIRED:	N/A
WATERSHED CALCULATIONS	
THIS PROJECT PROPOSES A REDUCTION IN IMPERVIOUS AREA, THEREFORE NO CHANGES TO EXISTING SITE STORM WATER DESIGN. REFER TO GRADING PLAN FOR CALCULATIONS.	

- SITE PLAN NOTES**
- CONSTRUCT 2" CURB AND GUTTER PER DETAIL ON THIS SHEET.
 - CONSTRUCTION CONCRETE SIDEWALK PER DETAIL ON THIS SHEET.
 - REMOVE AND REPLACE, IN KIND, ASPHALT PAVEMENT. ADJUST TO GRADE PER GRADING PLAN.
 - CONSTRUCT TYPE N-2 SIDEWALK RAMP PER CITY OF RALEIGH STANDARD DETAIL T-20.01.2.
 - INSTALL CROSS WALK PER DETAIL THIS SHEET.
 - INSTALL ADA PAVEMENT MARKING AND SIGNAGE PER DETAIL THIS SHEET.
 - SAWCUT LINE, REFER TO DEMOLITION PLAN.
 - 4" TRAFFIC WHITE PARKING STRIPE, 2 COATS MIN.
 - INSTALL TWO "U" BIKE RACKS PER MANUFACTURERS RECOMMENDATIONS.
 - CONCRETE WHEEL STOP PER DETAIL THIS SHEET.
 - INSTALL ADA PAVEMENT SYMBOL PER DETAIL THIS SHEET.



PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A TOPOGRAPHIC SURVEY RECEIVED 04/06/2018 PROVIDED BY STEWARD PROCTOR ENGINEERING AND SURVEYING.

THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1-2009 AND CHAPTER 11 OF THE NCCCO) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR, OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH, WAKE COUNTY, AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

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

KHA PROJECT: 013133000		DATE: 07/09/2018		SCALE: AS SHOWN		DESIGNED BY: MTA		DRAWN BY: MTA		CHECKED BY: WJB	
KIMLEY-HORN AND ASSOCIATES, INC.		421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601		PHONE: 919-855-4644		WWW.KIMLEY-HORN.COM		NC LICENSE #0102		REVISIONS	
KIMLEY-HORN AND ASSOCIATES, INC.		07/09/2018 MTA		06/21/2018 MTA		05/18/2018 MTA		DATE		BY	
3		REVISED PER 3RD COMMENTS		2		REVISED PER 2ND COMMENTS		1		REVISED PER 1ST COMMENTS	
NO.											

PARIS LOUNGE
PREPARED FOR
PARIS LOUNGE, LLC
NORTH CAROLINA
CITY OF RALEIGH

SITE PLAN

SHEET NUMBER
C2.0