

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case TC-14-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

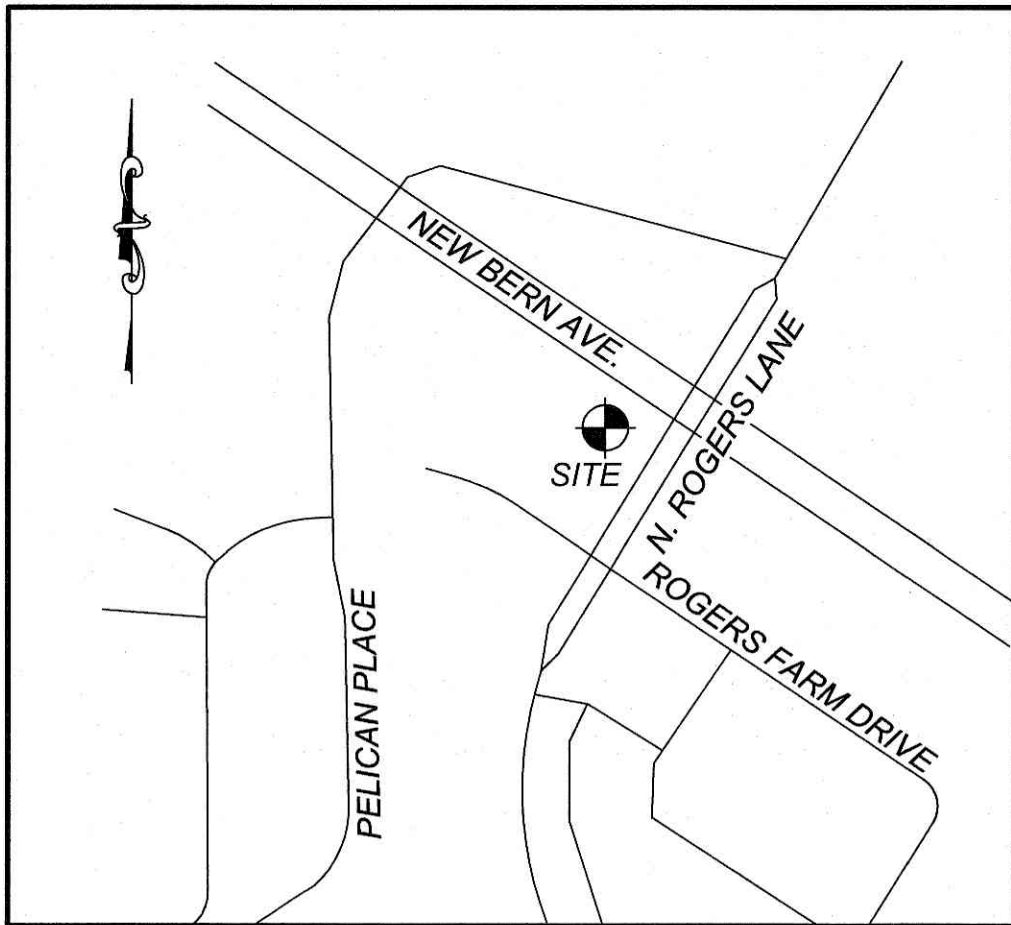
Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>		
Building Type		Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: 0065-2021
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____
GENERAL INFORMATION		
Development name: Caliber Carwash		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 5150 New Bern Avenue		
Site P.I.N.(s): 1734343294; 1734345171		
Please describe the scope of work. Include any additions, expansions, and change of use. Construct a car wash with associated utilities and parking.		
Current Property Owner/Developer Contact Name: Matt Widmaier NOTE: please attach purchase agreement when submitting this form.		
Company: Track West Partners		Title: Partner
Address: 445 Bishop Street NW, Atlanta, GA 30318		
Phone #: 404-913-9131		Email: matt@trackwestpartners.com
Applicant Name: Matt Watterson		
Company: Commercial Site Design		Address: 8312 Creedmoor Road, Raleigh, NC 27613
Phone #: 919-848-6121		Email: watterson@csitedesign.com

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): P-D	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: 0
Gross site acreage: 1.25	New gross floor area: 3,648
# of parking spaces required: 16	Total sf gross (to remain and new): 3,648
# of parking spaces proposed: 29	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): Car wash	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: .81 Square Feet: 35,267
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, <u>Matt Watters</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: <u>Matt Watters</u>	Date: <u>3/2/22</u>
Printed Name: <u>Matt Watters</u>	



VICINITY MAP
NTS

SITE INFORMATION			
OWNER:		OP EDGEWATER, LLC 330 PASSAIC AVE, SUITE 110 FAIRVIEW, NJ 07004-2009	
DEVELOPER:		TRACK WEST PARTNERS 445 BISHOP ST NW ATLANTA, GA 20318 PHONE: (404) 913-9131 Matt@Trackwestpartners.com	
DESIGNER:		COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121	
ZONING:		PLANNED DEVELOPMENT CONDITIONAL USE OVERLAY DISTRICT (CASE # MP-1-96CZ-45-96) * THE UDO BASE DISTRICT FOR DESIGN FEATURES SHALL BE - CX DISTRICT FOR NOTE #2 IN MP-1-96	
LOT 8 EXISTING USE:		VACANT	
LOT 8 PROPOSED USE:		VEHICLE SERVICE (AUTOMATIC CAR WASH)	
SITE ADDRESS:		5150 NEW BERN AVENUE	
PRIMARY STREETS:		PER TC-5A-18, THE PRIMARY STREET DESIGNATION FOR LOT 8 SHALL BE NEW BERN AVENUE	
PARCEL IDENTIFICATION NUMBER:		1734-34-3294	
PARKING REQUIREMENTS:		PER SECTION 10-2081(p) MINIMUM FIVE STORAGE (QUEUING) SPACES FOR VEHICLES AT EACH PROCESSING PLACE	
PARKING PROVIDED:		21 VACUUM AND DRYING SPACES 3 EMPLOYEE SPACES 3 BUG PREP SPACES 2 HANDICAP SPACES 29 TOTAL SPACES	
BUILDING SETBACKS:		REQUIRED PER UDO 5 FEET 5 FEET 5 FEET 0 OR 6 FEET PROVIDED 64.7 FEET 117.8 FEET 9.1 FEET 144.3 FEET PER PD, MP-1-96 (SEC. 10-2035.D.3). *(FRONT YARD- (MEASURED FROM MAJOR STREET): 30'; AGGREGATE FRONT YARD AND REAR YARD: 50' SIDE YARD: 5' AGGREGATE SIDE YARD (OTHER THAN CORNER:10'); CORNER LOT SIDE YARD: 5' REAR YARD 20'	
PARKING SETBACKS:		REQUIRED PER UDO 20 FEET 7 FEET 7 FEET 7 FEET PROVIDED 25.5 FEET 22.9 FEET 13.2 FEET 17.1 FEET	
LOT 8 AREA (EXISTING): LOT 8 AREA (AFTER R/W DEDICATED):		54,345 SF OR 1.25 ACRES 54,092 SF OR 1.24 ACRES	
TOTAL SITE AREA:		54,092 SF OR 1.24 ACRES	
DISTURBED AREA:		59,556 SF OR 1.37 ACRES	
LOT 8 EXISTING IMPERVIOUS AREA: LOT 8 PROPOSED IMPERVIOUS AREA:		3,439 SF OR 0.08 ACRES 38,003 SF OR 0.87 ACRES	
PROPOSED BUILDING AREA:		4,332 SF	
WATER:		CITY OF RALEIGH PUBLIC UTILITIES	
SEWER:		CITY OF RALEIGH PUBLIC UTILITIES	
AMENITY AREA LOT 8:		REQUIRED = 10 % OR 5,409 SF PROVIDED = 10 % OR 5,409 SF	
TREE CONSERVATION AREA:		NOT REQUIRED - LESS THAN 2 ACRES	
HEIGHT:		PERMITTED PER CITY ORDINANCE 10-2035(d)3 = 40' PROPOSED BUILDING HEIGHT = 25'-4"	

CALIBER CARWASH

TRACK WEST PARTNERS
445 BISHOP ST NW
ATLANTA, GEORGIA
PHONE: (404) 913-9131
Matt@Trackwestpartners.com

ADMINISTRATIVE SITE PLAN CASE NUMBER: ASR-0016-2022

SITE ADDRESS: 5150 NEW BERN AVENUE
RALEIGH, NORTH CAROLINA 27610

CSD PROJECT NUMBER: TRW-2117

SHEET INDEX

C-1 RECORD PLAT

C-2 EXISTING CONDITIONS

C-3 SITE PLAN

C-3a SOLID WASTE TRUCK TURN PLAN

C-4 GRADING & EROSION CONTROL PLAN

C-5 UTILITY PLAN

C-6 LANDSCAPE PLAN

C-7 LIGHTING PLAN

C-8 DETAILS

C-9 DETAILS

C-10 DETAILS

C-11 SCM DETAILS

C-12 SCM DETAILS

A1 ARCHITECTURAL FLOOR PLAN

A2 ARCHITECTURAL ELEVATIONS

REVISION DATE



6/15/2022

8/2/2022

NOTE:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIRED SET FORTH IN SOLID WASTE DESIGN MODEL.

REVISIONS:

	6/15/2022	RALEIGH ASR COMMENTS REVISION #1	STH
	8/1/2022	RALEIGH ASR COMMENTS REVISION #2	STH
NO.	DATE	DESCRIPTION	BY

STORMWATER NARRATIVE:

THE DEVELOPMENT OF THIS SITE WILL RESULT IN THE ADDITION OF 42,283 SF OF IMPERVIOUS SURFACE AREA AND THE INSTALLATION OF STORMWATER WATER QUALITY TREATMENT DEVICES AND RUNOFF DETENTION INFRASTRUCTURE. THE WATER QUALITY TREATMENT DEVICES ARE SIZED TO PROVIDE TREATMENT OF THE DESIGN WATER QUALITY VOLUME FOR THE FIRST 1.0" OF RAINFALL IN THE POST-DEVELOPMENT CONDITION PER NCDEQ GUIDELINES. THE RUNOFF DETENTION INFRASTRUCTURE IS DESIGNED TO DETAIN AND RELEASE THE RUNOFF GENERATED BY THE 2 YEAR AND 10-YEAR, 24-HOUR STORM EVENTS AT OR BELOW PRE-DEVELOPMENT RUNOFF RATES DETAIN AND RELEASE.

PER TC-5A 18, THE PRIMARY STREET
DESIGNATION FOR LOT 8 SHALL BE
NEW BERN AVENUE

DEVELOPERS HAVE RENEWED AND ARE IN
COMPLIANCE WITH THE REQUIREMENTS SET
FORTH IN THE SOLID DESIGN WASTE MANUAL

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CURRENT CITY OF
RALEIGH AND NCDOT STANDARDS,
SPECIFICATIONS AND DETAILS.



Know what's below.
Call before you
nc811.org or 1-800-632-49



CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613

COMMERCIAL
SITE DESIGN

PHONE: (919) 848-6121
WWW.CSITEDSIGN.COM

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Scoping/sketch plan case #: 0965-2021	
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Board of Adjustment #:	
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GENERAL INFORMATION

Development name: Caliber Carwash

Inside City limits? Yes ☒ No ☐

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REVISION 02.15.21

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Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	
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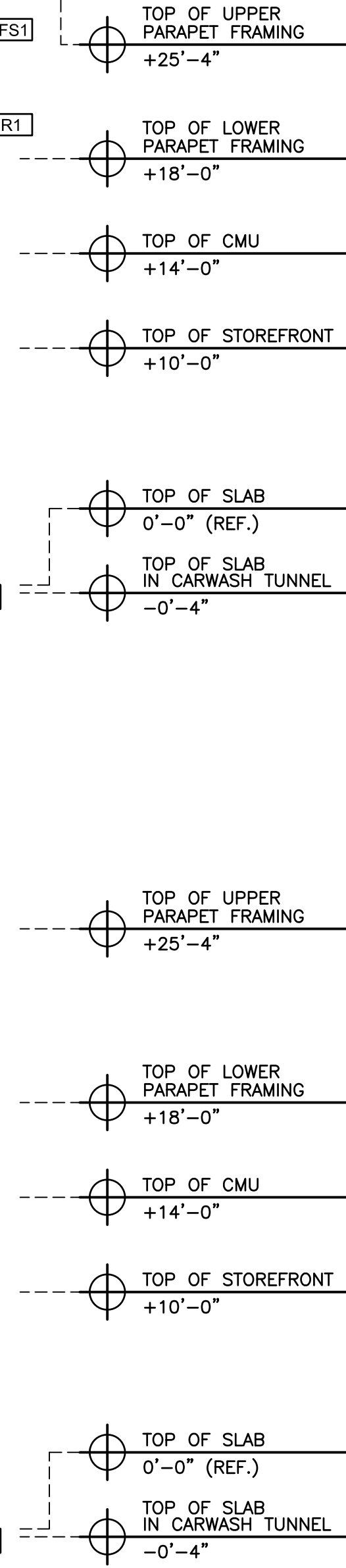
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REVISION 02.15.21

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PER CITY OF RALEIGH, NC U.D.O. SECTION 1.5.9(B)(4):
GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER
THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER
STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.

1 EAST (RIGHT SIDE) ELEVATION
A2.0 SCALE: 3/16" = 1'-0"



NORTH FACADE TRANSPARENCY TABLE		
TOTAL FACADE AREA (SF):	854.0	
FACADE AREA BETWEEN 0'-12' (SF):	442.0	
TOTAL LENGTH OF FACADE (ENCLOSED BUILDING SPACE) (LF):	36'-10"	
REQUIRED TRANSPARENCY: % REQUIRED BETWEEN 0'-12': % REQUIRED WITHIN 3'-8':	33% 50%	145.9 SF 72.9 SF
PROVIDED TRANSPARENCY: PROVIDED AREA BETWEEN 0'-12' (SF):	171.8 SF	38.9%
38.9% > 33%	(MEETS MIN. REQUIREMENT)	
PROVIDED AREA BETWEEN 3'-8' (SF):	76.7 SF	52.6%
52.6% > 50%	(MEETS MIN. REQUIREMENT)	

Architectural section drawing of a building facade. The drawing shows a cross-section of the building with various components labeled and dimensions provided.

Labels:

- MC1 (Mechanical Component 1)
- EIFS1 (Exterior Insulation and Finish System 1)
- BR1 (Brick 1)
- MP1 (Mechanical Panel 1)
- EP1 (Exterior Panel 1)
- AGRD1 (Air/Gas Resistance Detail 1)
- BR1 (Brick 1)
- SF1 (Structural Frame 1)
- BR1 (Brick 1)

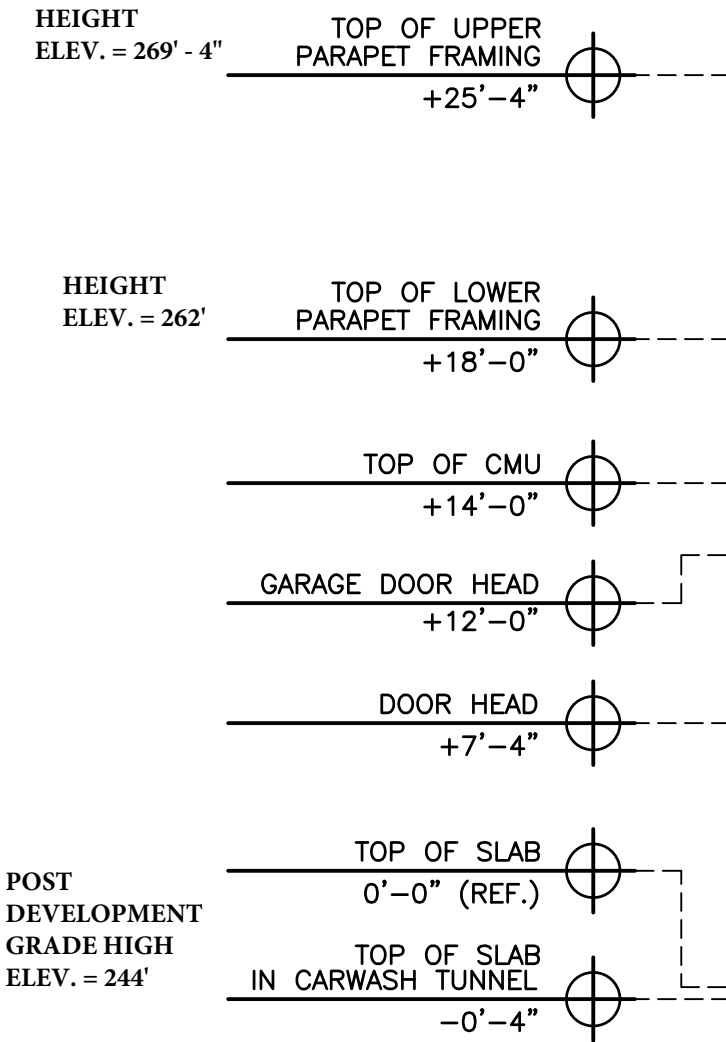
Dimensions:

- 16'-0"
- 10'-8"
- 12'-0"
- 8'-0"
- 5'-0"
- 3'-0"
- 12'-4"
- 10'-0"
- 36'-10"

Notes:

- (ENCLOSED BUILDING SPACE)
- (TOTAL FLOOR AREA)

4 SOUTH (FRONT) ELEVATION
A2.0 SCALE: 3/16" = 1'-0"



3 NORTH (REAR) ELEVATION
A2.0 SCALE: 3/16" = 1'-0"

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION