Administrative Site Review Application



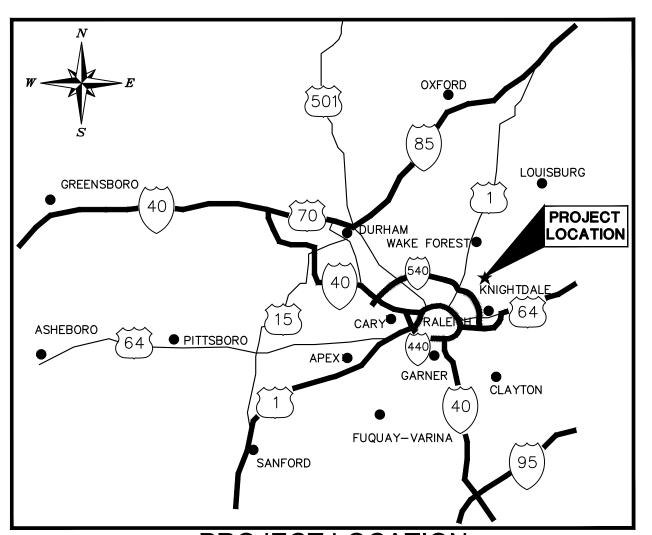
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

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 <u>TC-14-19</u> 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 <u>Permit and Development Portal</u> . (Note: There is a fee for this verification service.)			
Site Plan Tier: Tier Two Site Plan 🗸 Tier Three Site Plan 🗌			
Building Type Site Transaction History			
Detached Attached Apartment Townhouse	General Subdivision case #: SUB-0002-2022 Scoping/sketch plan case #: SCOPE-0069-2021 Certificate of Appropriateness #: Copen lot Board of Adjustment #: Zoning Case #: Z-34-20 Administrative Alternate #: Administrative Alternate #: Zoning Case #: Z-34-20		
G	GENERAL INFORMATION		
Development name: Perry Farms Commercial			
Inside City limits? Yes 🗸 No			
Property address(es): 8601 and 8705 Louisburg Rd			
Site P.I.N.(s): 1748612519 & 1748733146			
Please describe the scope of work. Include any additions, expansions, and change of use. Project includes construction of a convenience store and fuel pumps with associated infrastructure.			
Current Property Owner/Developer Contact Name: Cambridge Properties, Inc. NOTE: please attach purchase agreement when submitting this form.			
Company: Cambridge Properties, Inc. Title:			
Address: 831 E. Morehead Street, Suite 245, Charlotte, NC 28202			
Phone #: 704-333-2393 Email: nkb@cambridgeprop.com			
Applicant Name: Tim Carter, PE			
Company: Kimley-Horn and Associates, Inc	Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601		
Phone #: (919) 677-2197	ne #: (919) 677-2197 Email: tim.carter@kimley-horn.com		

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(Applicable to all developments)				
SITE DATA	BUILDING DATA			
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):			
CX-3-CU	Existing gross floor area to be demolished: 0			
Gross site acreage: 3.65	New gross floor area: 5,646 SF			
# of parking spaces required: MAX. 39	Total sf gross (to remain and new): 5,646 SF			
# of parking spaces proposed: 37	Proposed # of buildings: 2			
Overlay District (if applicable):	Proposed # of stories for each: 1			
Existing use (UDO 6.1.4): Vacant Lot				
Proposed use (UDO 6.1.4): Retail, Restaurant, Fuel Sales	S			
STORMWATI	ER INFORMATION			
Existing Impervious Surface:	Proposed Impervious Surface:			
Acres: 0.49 Square Feet: 21,344	Acres: 1.91 Square Feet: 83,200			
Is this a flood hazard area? Yes No V If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #:				
Neuse River Buffer Yes ✓ No	Wetlands Yes No ✓			
	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 No			
SIGNATURE BLOCK				
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.				
I, Kimley-Horn and Associates, Inc. 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.				
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.				
Signature:	Date: 5/11/22			
Printed Name: Nate Buhler				



PROJECT LOCATION

PERRY FARMS COMMERCIAL - CX-3-CU ZONING CONDITIONS

I.) THE FOLLOWING PRINCIPAL USES SHALL BE PROHIBITED: (i) ADULT ESTABLISHMENT; (ii) BAR, NIGHTCLUB, TAVERN, LOUNGE; (iii) VEHICLE SALES/RENTAL: (iv) DETENTION CENTER, JAIL PRISON: (v) LIGHT MANUFACTURING; (vi) RESEARCH AND DEVELOPMENT; (vii) VEHICLE REPAIR (MINOR); (viii) VEHICLE REPAIR (MAJOR); (ix) OVERNIGHT LODGING; (x) SELF-SERVICE STORAGE.

NONE OF THESE USES ARE PROPOSED WITHIN THIS BUILDING/DEVELOPMENT.

2.) THE MAXIMUM GROSS FLOOR AREA SHALL BE 50,000 SQUARE FEET.

THIS OUTPARCEL PROPOSES 5,721 SF. 44,279 SF OF GROSS FLOOR AREA FOR THE

ASR SUBMITTAL

PERRY FARMS COMMERCIAL

LOT 1

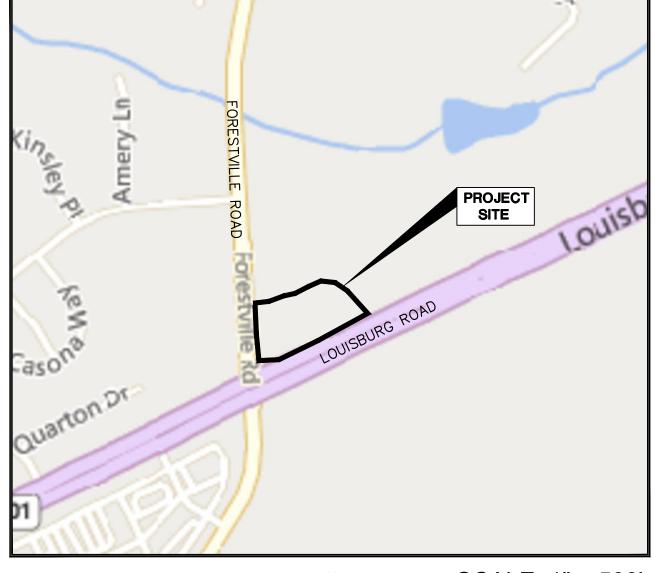
ASR-0040-2022

SUB-0002-2022 (SUBDIVISION) Z-34-20

SCOPE-0069-2021

NE CORNER OF LOUISBURG RD AND FORESTVILLE ROAD RALEIGH, NORTH CAROLINA 27587

A DEVELOPMENT BY: CAMBRIDGE PROPERTIES, INC. 831 E. MOREHEAD STREET, SUITE 245 CHARLOTTE, NORTH CAROLINA 28202



VICINITY MAP

SCALE: 1" = 500'

STREET, LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET,

LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT

WWW.RALEIGHNC.GO KEYWORD "RIGHT-OF-WAY SERVICES". PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVEI PLAN, AND ENSURE ALL PERMITS ARE ISSUED.

THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND

ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO

ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY BOHLER, 4130 PARKLAKE AVENUE, SUITE 130, RALEIGH, NC 27612. PHONE: 919-578-9000 AND DATED OCTOBER 15, 2021

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

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

Site Plan Tier: Tier Two Site Plan 🗸 Tier Three Site Plan 🗌

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET

LOUISBURG ROAD IS THE PRIMARY STREET DESIGNATION PER TC-5A-18 AND CITY OF

FOURTH IN THE SOLID WASTE DESIGN

RALEIGH DEVELOPMENT SERVICES.

Office Use Only: Case #:

10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

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 Portal. (Note: There is a fee for this verification service.)

Building Type		Site Transaction History		
Detached Attached Apartment Townhouse Development name: Perry Farms Commercia		Subdivision case #: SUB-0002-2022 Scoping/sketch plan case #: SCOPE-0069-2021 Certificate of Appropriateness #:		
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Property address(es): 8601 and 8705 Louisburg Rd				
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Please describe the scope of work. Include any additions, expansions, and change of use. Project includes construction of a convenience store and fuel pumps with associated infrastructure. Current Property Owner/Developer Contact Name: Cambridge Properties, Inc. NOTE: please attach purchase agreement when submitting this form.				
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Address: 831 E. Morehead Street, Suite 245, Charlotte, NC 28202				
Phone #: 704-333-2393 Email: nkb@cambridgeprop.com				
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Phone #: (919) 677-2197	Email: tim.carter@kimley-horn.com			
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	PE + SITE DATE TABLE all developments)			
SITE DATA	BUILDING DATA			
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	Existing gross floor area to be demolished:			
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Existing use (UDO 6.1.4): Vacant Lot				
Proposed use (UDO 6.1.4): Retail, Fuel Sales				
STORMWAT	ER INFORMATION			
Existing Impervious Surface:	Proposed Impervious Surface:			
Acres: 0.49 Square Feet: 21,344 Square Feet: 21,344	Acres: 1.91 Square Feet: 83,200			

Acres: 0.49	Square Feet: 21,344		Acres: 1.91	Square F	eet: _83,200	
Is this a flood hazard area	? Yes	No 🔽				
If yes, please provide:						
Alluvial soils:						
Flood study:						
FEMA Map Panel #:					·	
Neuse River Buffer	Yes ✓ No		Wetlands	Yes	No 🗹	
	RESIDE	ENTIAL DE	VELOPMENTS			
Total # of dwelling units:			Total # of hotel units	s:		
# of bedroom units: 1br	2br	3br	4br or more			
# of lots:			Is your project a cot	tage court?	Yes	No 🗌
	S	IGNATURE	BLOCK			
The undersigned indicates	that the property owne	r(s) is awar	e of this application an	d that the pro	posed project	
described in this applicatio						
herewith, and in accordance	ce with the provisions a	nd regulatio	ns of the City of Raleiເ	gh Unified Dev	velopment Ord	dinance.
_{I,} Kimley-Horn and As	sociates, Inc.	will ser	ve as the agent regard	ling this applic	ration, and wil	l receive
and respond to administrat	ive comments, resubm	it plans and	applicable documenta	ation, and will	represent the	property
owner(s) in any public mee				,	-	
I/we have read, acknowled						
proposed development use which states applications w				g calendar an	ia submiliai po	olicy,
Signature:				Date:		
Printed Name:						
- Timed Hamo.						

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	raleighnc.gov

Sheet List Table Sheet Number Sheet Title COVER SHEET C0.0 CO.1 NCDOT TREE PERMIT C0.2 SWS LETTER EXISTING CONDITIONS - DEMOLITION PLAN PRELIMINARY SITE PLAN PRELIMINARY GRADING AND DRAINAGE PRELIMINARY UTILITY PLAN C4.0 L1.0 LANDSCAPE PLAN LANDSCAPE DETAILS L2.0 BUILDING ELEVATIONS R0.00-R1.01

> SHE COVER

C0.0

SHEET NUMBER

MAY 10, 2022

This document, together with the concepts and designs

presented herein, as an instrument of services, is intended

NC CERTIFICATE OF AUTHORIZATION: F-0102

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER:

CAMBRIDGE PROPERTIES, INC. 831 E. MOREHEAD STREET, SUITE 245 CHARLOTTE, NC 28202 PHONE: (704) 333-2393 ATTN.: NATE BUHLER nkb@cambridgeprop.com

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 677-2197 ATTN.: TIM CARTER, P.E tim.carter@kimley-horn.com

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 678-4170 ATTN.: MATT GROSS matt.gross@kimley-horn.com

SURVEYOR:

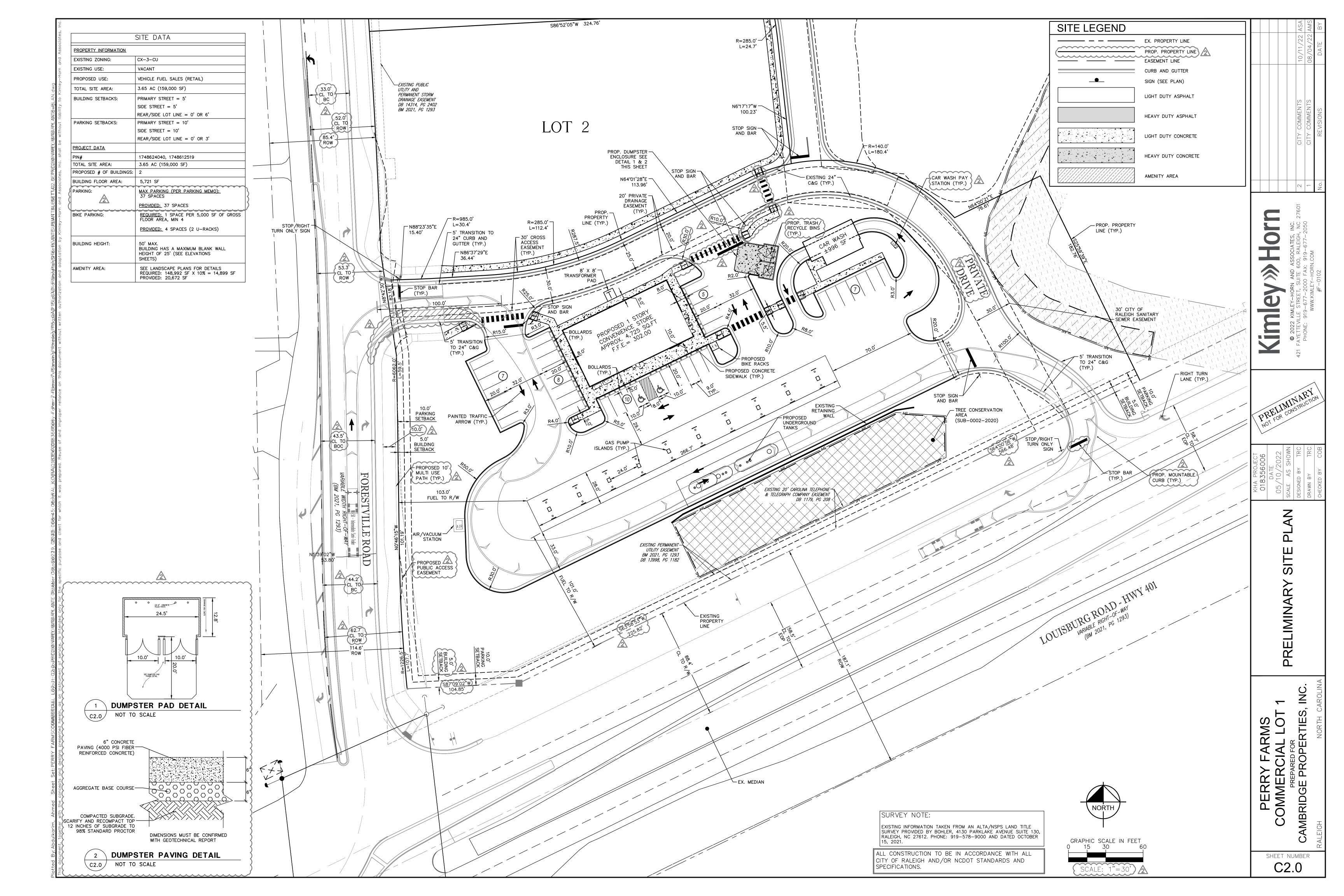
4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612 PHONE: (919) 578-9000 ATTN.: THOMAS E. TEABO, PLS

PHONE: (919) 677-2000

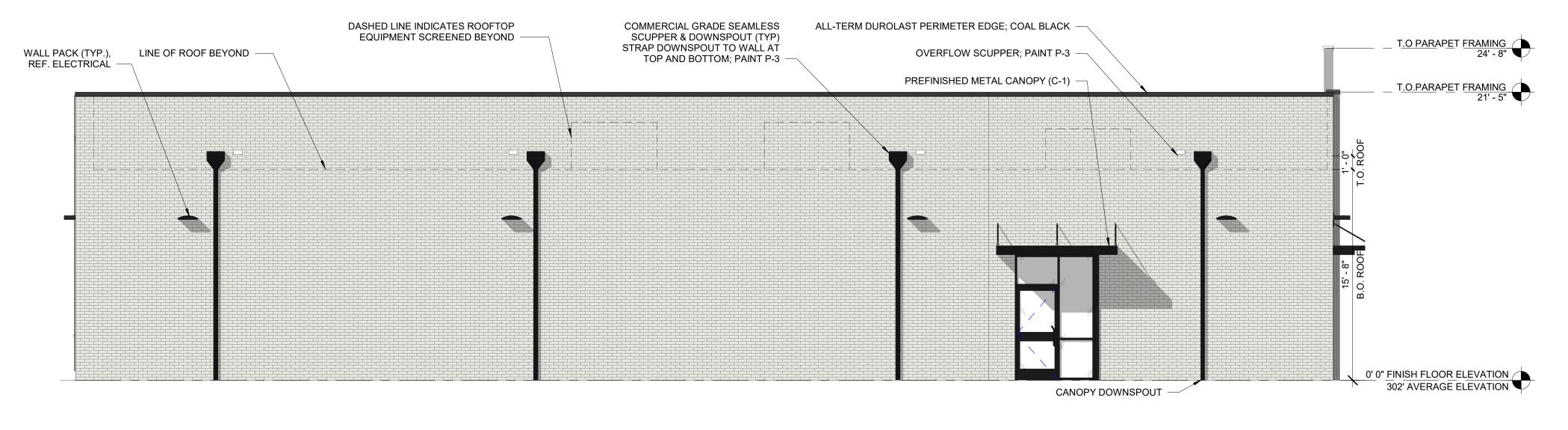
Kimley» Horn 421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601

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2 ELEVATION - FACING NORTHEAST (NON-ROW FACING)
3/16" = 1'-0"

3 ELEVATION - FACING SOUTHWEST (ROW FACING)
3/16" = 1'-0"

UDO SECTION 1.5.9 TRANSPARENCY

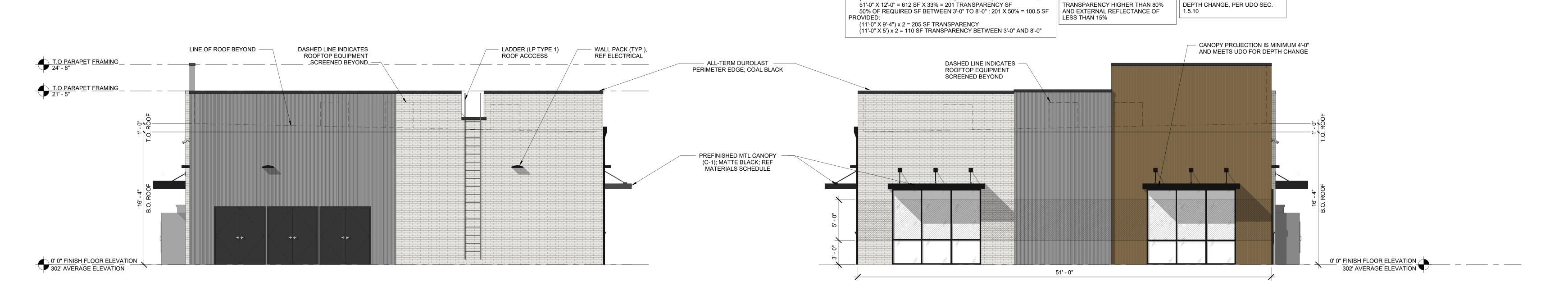
(LENGTH OF FACADE X MIN. 12'-0") X 33% = REQ. TRANSPARENCY SF | TRANSPARENT WHERE IT HAS A

PER RALEIGH NC UDO SEC 1.5.9.B.4 STREET FACING FACADES DO NOT ALL GALSS SHALL BE CONSIDERED EXCEED 30' IN LENGTH WITHOUT

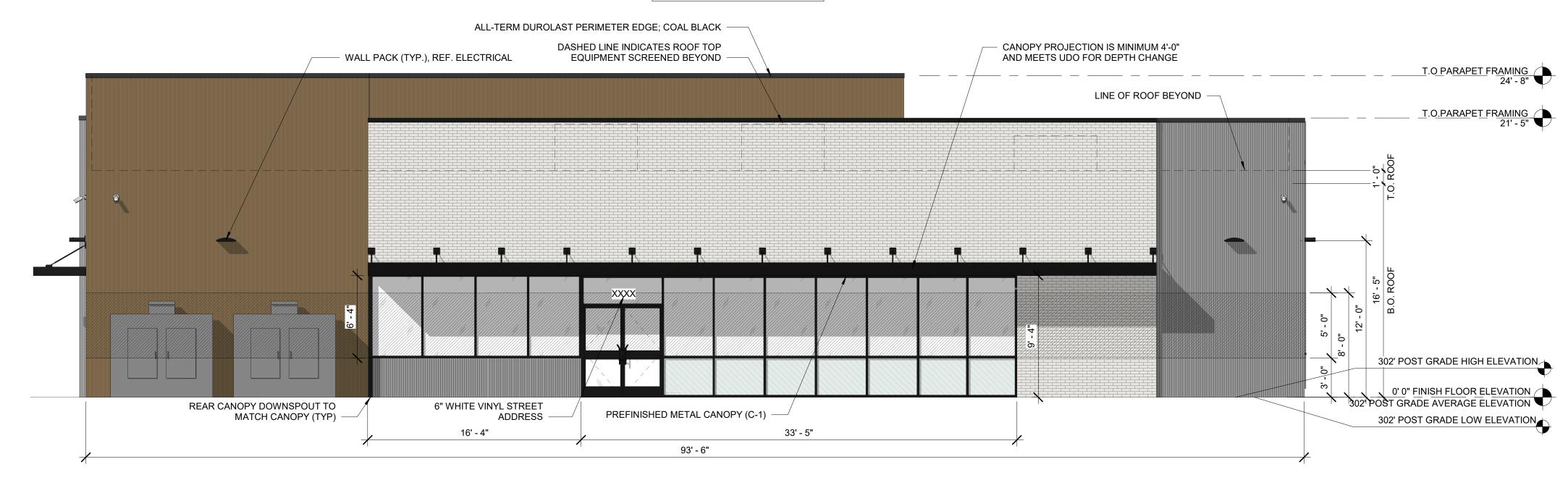
1.5.10

MINIMUM 12" ARTICULATION

DEPTH CHANGE, PER UDO SEC.



1 ELEVATION - FACING SOUTHEAST (ROW FACING)
3/16" = 1'-0"



UDO SECTION 1.5.9 TRANSPARENCY REQUIRED: (LENGTH OF FACADE X MIN. 12'-0") X 33% = REQ. TRANSPARENCY SF 93'-6" X 12'-0" = 1122 SF X 33% = 370 TRANSPARENCY SF 50% OF REQUIRED SF BETWEEN 3'-0" TO 8'-0" : 370 X 50% = 185 SF (16'-4" X 6'-4") + (33'-5" X 9'-4") = 420 SF TRANSPARENCY (16'-4" X 5') + (33'-5" X 5') = 249 SF TRANSPARENCY BETWEEN 3'-0" AND 8'-0"

PER RALEIGH NC UDO SEC 1.5.9.B.4 ALL GALSS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%

STREET FACING FACADES DO NOT EXCEED 30' IN LENGTH WITHOUT MINIMUM 12" ARTICULATION DEPTH CHANGE, PER UDO SEC. 1.5.10 BUILDING HEIGHT DOES NOT EXCEED 12 STORIES PER UDO

SEC. 1.5.7

ORE

Architect Name - RYAN M. FAUST

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

REVIEW BOARD

ELEVATIONS

R1.00

Project #:

Checked By:

NO. DATE DESCRIPTION

30 x 42 Drawn By:

Title:

Sheet Number:

Architect Number - a7189

PROTO:9350-(2021-01)

7-ELEVEN 3200 HACKBERRY RD, IRVING, TX 75063 MEP CONSULTANT BUF STUDIO 702 SE 5TH STREET, STE 30 BENTONVILLE, AR 72712 CONTACT:ANDREW D. FINNEGAN

STRUCTURAL CONSULTANT PINNACLE DESIGN CONSULTANT

SPRINGFIELD, MO 65807 CONTACT:RONALD HAMME

304 W. ERIE ST.

CLIENT NAME CAMBRIDGE PROPERTIES 831 E. MOREHED STREET, SUITE 245 CHARLOTTE, NC 28202

writing & with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating dimensionat job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project. ©Copyright 2022

remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in

TEL: 479.579.9959

STUDIO 702 SE 5TH ST. SUITE 30 BENTONVILLE, AR 72712