



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): _____

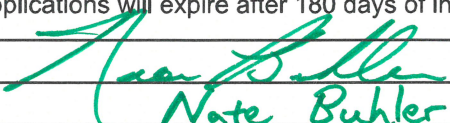
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this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

Site Plan Tier: Tier Two Site Plan <input checked="" type="checkbox"/>		Tier Three Site Plan <input type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: SUB-0002-2022	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: SCOPE-0069-2021	
<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 #: Z-34-20	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Perry Farms Commercial			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
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		Email: tim.carter@kimley-horn.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): CX-3-CU	Existing gross floor area (not to be demolished): 0
	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	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.49</u> Square Feet: <u>21,344</u>	Proposed Impervious Surface: Acres: <u>1.91</u> Square Feet: <u>83,200</u>
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 checked="" type="checkbox"/> No <input 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>Kimley-Horn and Associates, Inc.</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: 	Date: <u>5/11/22</u>
Printed Name: <u>Nate Buhler</u>	

Plotted By: Abulkorim, Ahmed Sheet: PERRY FARMS COMMERCIAL LOT 1 PRELIMINARY SITE PLAN DATE: 05/10/2022
 This document, together with the concepts and designs presented herein, is an instrument of service to be used only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CX-3-CU
EXISTING USE:	VACANT
PROPOSED USE:	VEHICLE FUEL SALES (RETAIL)
TOTAL SITE AREA:	3.65 AC (159,000 SF)
BUILDING SETBACKS:	PRIMARY STREET = 5' SIDE STREET = 5'
PARKING SETBACKS:	PRIMARY STREET = 10' SIDE STREET = 10'
PROJECT DATA	
PIN#	1748624040, 1748612519
TOTAL SITE AREA:	3.65 AC (159,000 SF)
PROPOSED # OF BUILDINGS:	2
BUILDING FLOOR AREA:	5,721 SF
PARKING:	MAX. PARKING (PER PARKING MEMO): 37 SPACES PROVIDED: 37 SPACES
BIKE PARKING:	REQUIRED: 1 SPACE PER 5,000 SF OF GROSS FLOOR AREA, MIN 4 PROVIDED: 4 SPACES (2 U-RACKS)
BUILDING HEIGHT:	50' MAX. BUILDING HAS A MAXIMUM BLANK WALL HEIGHT OF 25' (SEE ELEVATIONS SHEETS)
AMENITY AREA:	SEE LANDSCAPE PLANS FOR DETAILS REQUIRED: 148,992 SF X 10X = 14,899 SF PROVIDED: 20,672 SF

SITE LEGEND	
	EX. PROPERTY LINE
	PROP. PROPERTY LINE
	EASEMENT LINE
	CURB AND GUTTER
	SIGN (SEE PLAN)
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	LIGHT DUTY CONCRETE
	HEAVY DUTY CONCRETE
	AMENITY AREA

NO.	REVISIONS	DATE	BY
2	CITY COMMENTS	10/11/22	ASA
1	CITY COMMENTS	06/04/22	AMS

Kimley-Horn
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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-677-2000 FAX: 919-677-2050
 WWW.KIMLEY-HORN.COM
 #P-0102

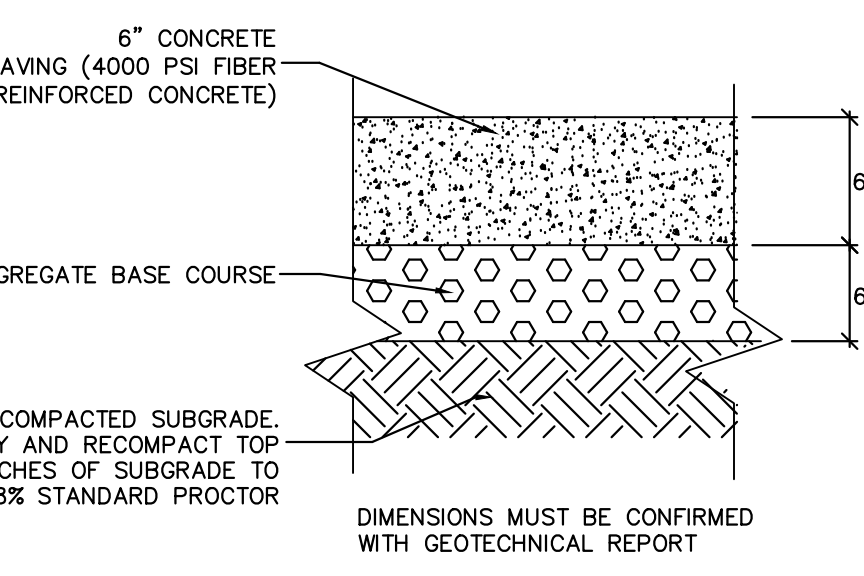
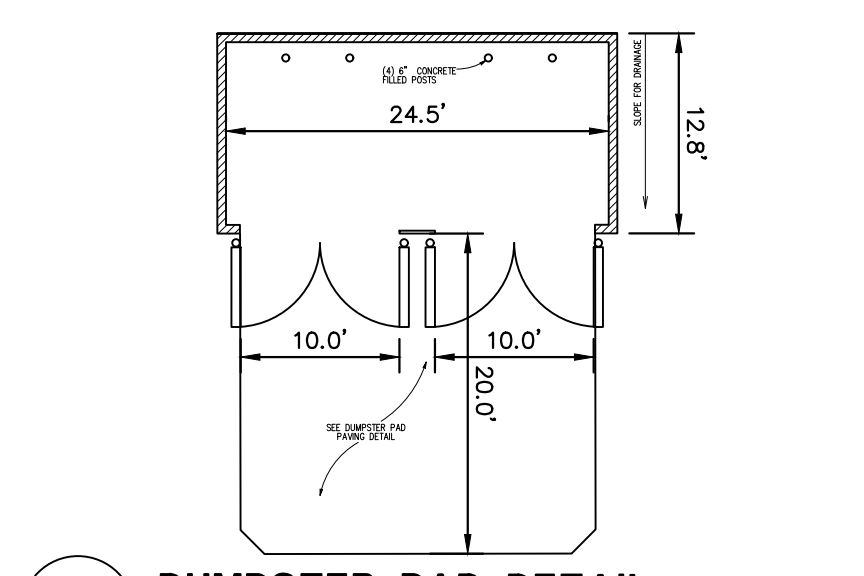
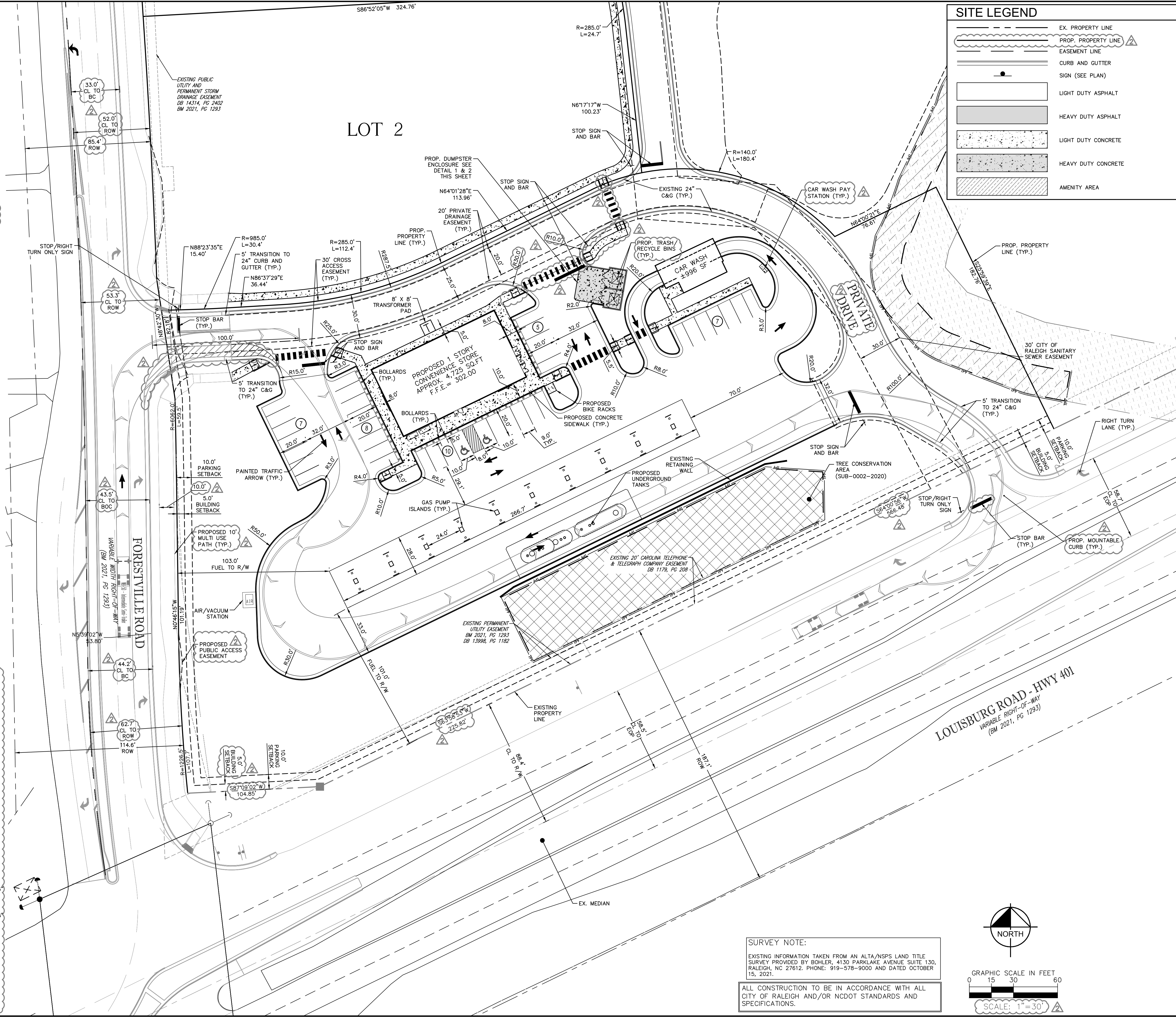
PRELIMINARY
 NOT FOR CONSTRUCTION

KHA PROJECT: 018356006
 DATE: 05/10/2022
 SCALE: AS SHOWN
 DESIGNED BY: TRC
 DRAWN BY: TRC
 CHECKED BY: COB

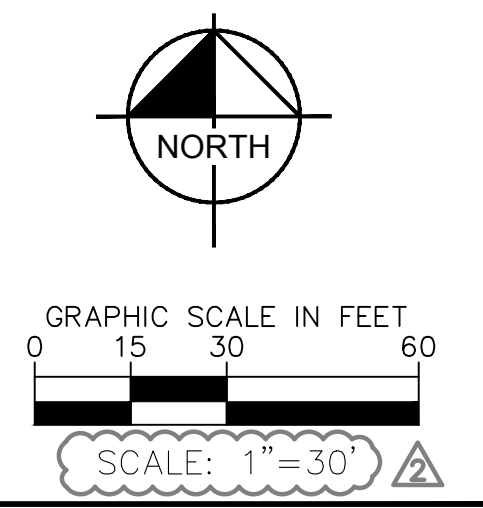
PRELIMINARY SITE PLAN

PERRY FARMS COMMERCIAL LOT 1
 PREPARED FOR
CAMBRIDGE PROPERTIES, INC.
 NORTH CAROLINA RALEIGH

SHEET NUMBER
C2.0



SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/NSPS 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.



NOT FOR CONSTRUCTION

09/13/2022

Architect Name - RYAN M. FAUST

Architect Number - a7189

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE APPLIED & 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

NO.	DATE	DESCRIPTION

Drawing Size: 30 x 42	Project #: 21061
Drawn By: PJC	Checked By: RMF

Title:
REVIEW BOARD ELEVATIONS

Sheet Number:
R1.00

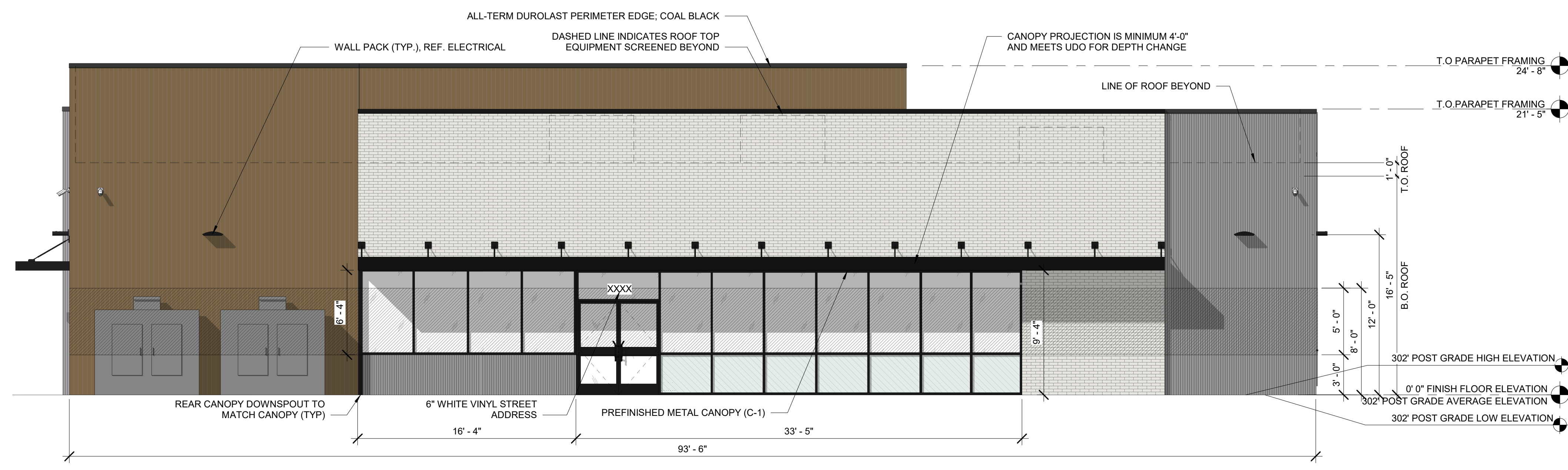
Date: 09/13/2022 Store #: 42278

UDO SECTION 1.5.9 TRANSPARENCY REQUIRED:
(LENGTH OF FACADE X MIN. 12'-0") X 33% = REQ. TRANSPARENCY SF
33'-4" 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 PROVIDED:
(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 GLASS 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

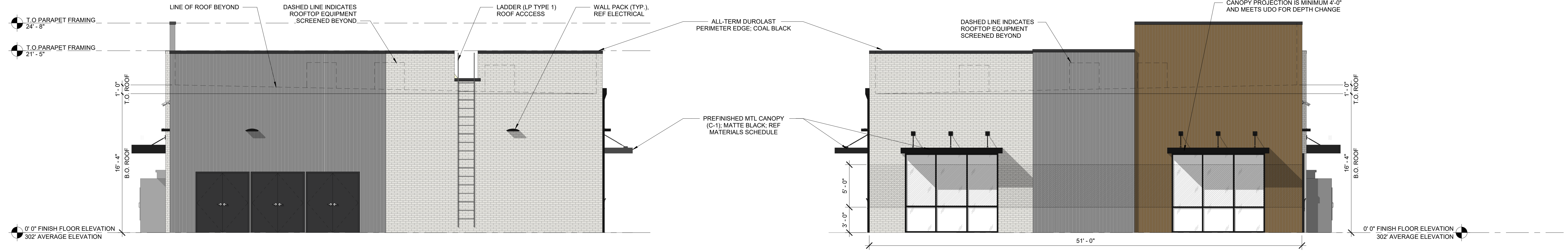


1
R1.00
ELEVATION - FACING SOUTHEAST (ROW FACING)
3/16" = 1'-0"

UDO SECTION 1.5.9 TRANSPARENCY REQUIRED:
(LENGTH OF FACADE X MIN. 12'-0") X 33% = REQ. TRANSPARENCY SF
51'-0" X 12'-0" = 612 SF X 33% = 201 TRANSPARENCY SF
50% OF REQUIRED SF BETWEEN 3'-0" TO 8'-0" : 201 X 50% = 100.5 SF PROVIDED:
(11'-0" X 9'-4") x 2 = 205 SF TRANSPARENCY
(11'-0" X 5") x 2 = 110 SF TRANSPARENCY BETWEEN 3'-0" AND 8'-0"

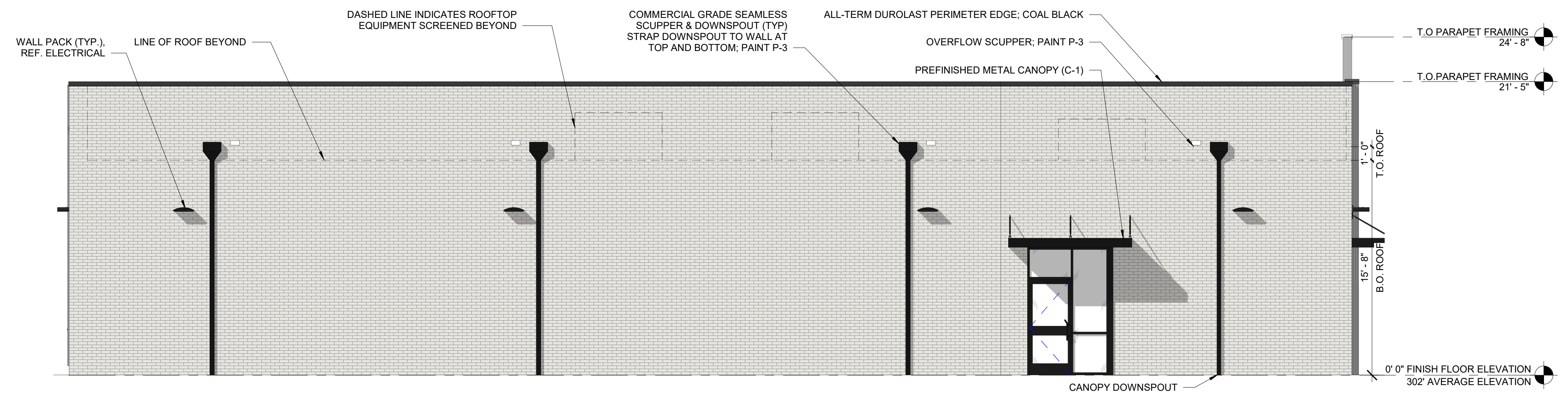
PER RALEIGH NC UDO SEC 1.5.9.B.4
ALL GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

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



2
R1.00
ELEVATION - FACING NORTHEAST (NON-ROW FACING)
3/16" = 1'-0"

3
R1.00
ELEVATION - FACING SOUTHWEST (ROW FACING)
3/16" = 1'-0"



4
R1.00
ELEVATION - FACING NORTHWEST (NON-ROW FACING)
3/16" = 1'-0"