

# 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.

<b>Office Use Only:</b> Case #: _____	Planner (print): _____
---------------------------------------	------------------------

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 #: _____
<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: Wilder's Grove Retail	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Property address(es): <b>4201&amp; 4209 New Bern Avenue</b>	
Site P.I.N.(s): 1724-86-8153, 1724-96-0124	
Please describe the scope of work. Include any additions, expansions, and change of use. This project consists of construction of a new retail and commercial development.	
Current Property Owner/Developer Contact Name: <b>WG Lane, LLC - Joe Riddle</b> <b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: WG Lane, LLC	Title: Owner
Address: PO Box 53729, Fayetteville, NC 28305	
Phone #: 910-864-3135	Email: riddlecommercial@aol.com
Applicant Name: Don Curry	
Company: Curry Engineering, PLLC	Address: 205 S. Fuquay Ave., Fuquay-Varina, NC 27526
Phone #: 919-552-0849	Email: don@curryeng.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-2-PL-CU	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: N/A
Gross site acreage: 2.13 AC	New gross floor area: 10,250 sf
# of parking spaces required: 31	Total sf gross (to remain and new): 10,250 sf
# of parking spaces proposed: 75	Proposed # of buildings: 3
Overlay District (if applicable): SHOD 2	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Restaurant/Retail	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.39 Square Feet: 60,909	Proposed Impervious Surface: Acres: 1.55 Square Feet: 67,367
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: N/A	
Flood study: N/A	
FEMA Map Panel #: 3720078800J, 3720079800J	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

SIGNATURE BLOCK	
<p>I hereby designate <u>The Curry Engineering Group, PLLC</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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 six consecutive months of inactivity.</p>	
Signature: <u>Diane Harrell, Trustee</u>	Date: <u>7/30/2021</u>
Printed Name: Joseph P. Riddle III 2020 Escrow Trust, Manager BY: Diane Harrell, Trustee	



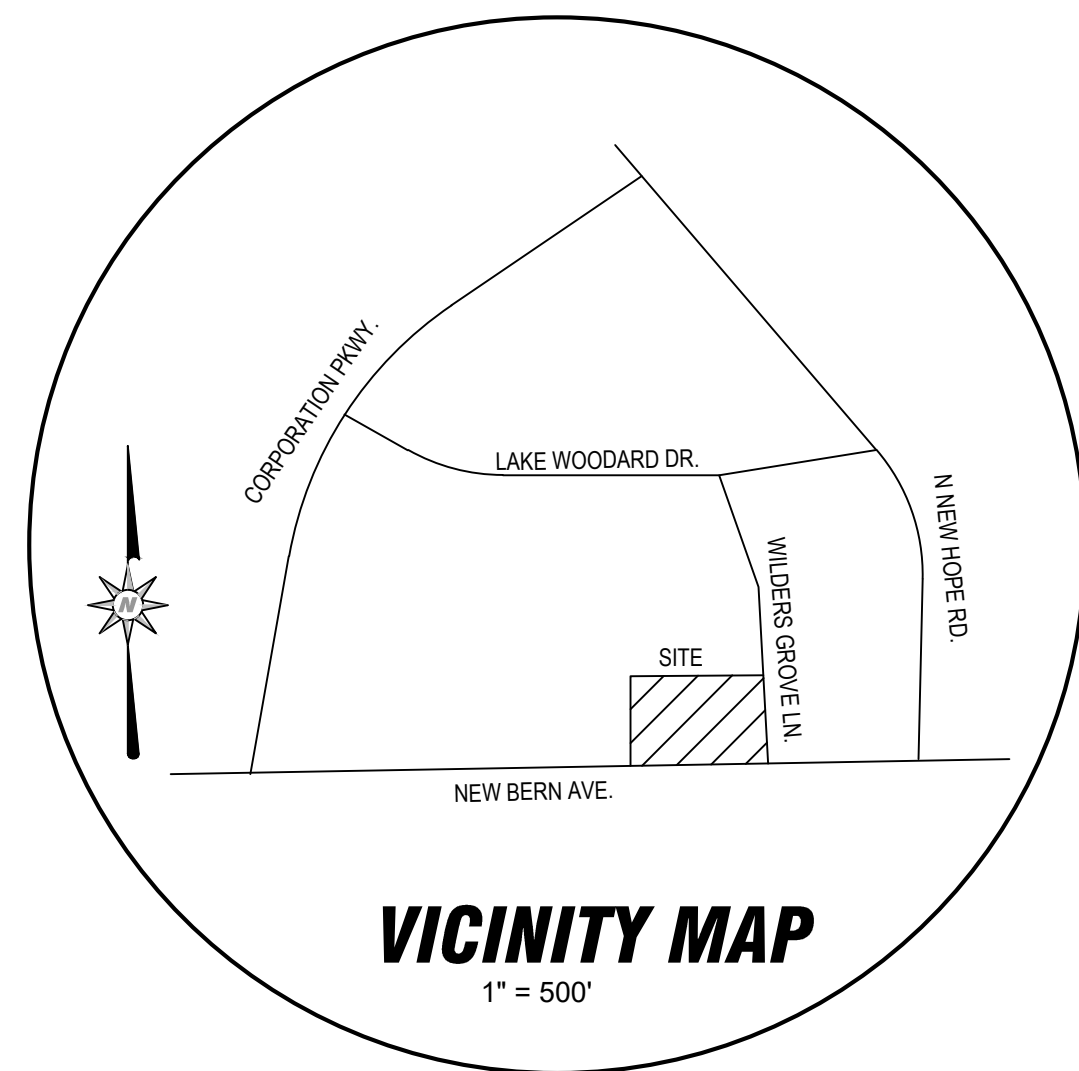
# WILDERS GROVE RETAIL

CITY OF RALEIGH - WAKE COUNTY, NORTH CAROLINA

## ADMINISTRATIVE SITE REVIEW (ASR) PACKAGE

ADMINISTRATIVE SITE REVIEW #ASR-XXXX-2021

1st SUBMITTAL TO CITY OF RALEIGH: JULY 30, 2021



### DRAWING INDEX

- C-00 COVER SHEET
- C-01 COVER SHEET NOTES
- C-02 EXISTING CONDITIONS
- C-03 DEMOLITION PLAN
- C-04 SITE PLAN
- C-05 UTILITY PLAN
- C-06 GRADING & DRAINAGE PLAN
- C-07 LIGHTING PLAN
- SW-01 PRE-DEVELOPMENT DA MAP
- SW-02 POST-DEVELOPMENT DA MAP
- L-01 LANDSCAPE PLAN
- L-02 LANDSCAPE DETAILS
- A-3.01 BUILDING ELEVATIONS
- A-3.02 BUILDING ELEVATIONS

#### SITE INFORMATION:

LOCATION: 4201 & 4209 NEW BERN AVENUE, RALEIGH, NC

COUNTY: WAKE COUNTY

PARENT PIN: 1724868153

DB/PG: 015520 / 01716

ZONING: CX-3-PL

ACREAGE (ORIG): 1.00 AC, 1.13 AC, 1.12 AC

ACREAGE (PROP): 1.01 AC

SETBACKS: BUILDING: FRONT: 100' BUILD-TO LINE, SIDE LOT: 6' BUILDING SETBACK, SIDE STREET: 5', REAR LOT: 0' OR 6'

PARKING: FRONT: 10', SIDE LOT: 3', SIDE STREET: 10', REAR LOT: N/A

BUILDING DATA: BUILDING SIZE: 4209 WILDERS GROVE 3000 SF (GENERAL RETAIL), 2400 SF (BANK), 4201 WILDERS GROVE 1920 SF (RESTAURANT), 1500 SF (GENERAL RETAIL), 1430 SF (VEHICLE SERVICE)

BUILDING HEIGHT: 26.25' (1 STORY)

PARKING: (NOTE PROPOSED PARKING TO BE SHARED) EXISTING RESTAURANT SPECIFICATION: 1 SPACE / 150 SF GFA OR 1 SPACE / 5 SEATS (MOST) 9391 SF, 344 SEATS = 69 PARKS

EXISTING PARKING: 120 PARKS

RETAIL SPECIFICATION: 1 SPACE / 300 SF 4500 SF = 15 PARKS

VEHICLE SERVICE SPECIFICATION: 1 SPACE / 600 SF 1430 SF = 3 PARKS

RESTAURANT SPECIFICATION: 1 SPACE / 150 SF GFA 1920 SF = 13 PARKS

TOTAL PARKS REQUIRED: = 31 PARKS

BICYCLE 1 SPACE / 25K SF GFA (4 MIN.)

PROVIDED PARKING: 71 STANDARD 4 H/C SPACES

TOTAL PARKS: = 75 PARKS W/ 4 BICYCLE

IMPERVIOUS AREAS: EXISTING: PAVEMENT: 51,154 SQ FT (1.17 AC), BUILDING: 9,755 SQ FT (0.22 AC), TOTAL EXISTING IMPERVIOUS: 60,909 SQ FT (1.39 AC - 65.3%)

PROPOSED: PAVEMENT: 51,234 SQ FT (1.18 AC), SIDEWALK: 6,030 SQ FT (0.14 AC), BUILDING: 10,235 SQ FT (0.23 AC), TOTAL IMPERVIOUS: 67,367 SQ FT (1.55 AC - 72.8%)

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

#### GOVERNING AGENCIES:

PLANNING/ZONING: CITY OF RALEIGH ONE EXCHANGE PLAZA SUITE 304 RALEIGH, NC 27601 919-996-2437

#### STORMWATER ENGINEERING

CITY OF RALEIGH ONE EXCHANGE PLAZA RALEIGH, NC 27601 919-996-3515 (o) CONTACT: BEN BROWN EMAIL: ben.brown@raleighnc.gov

#### SEDIMENTATION & EROSION CONTROL

CITY OF RALEIGH ONE EXCHANGE PLAZA RALEIGH, NC 27601 919-996-3515 (o) CONTACT: BEN BROWN EMAIL: ben.brown@raleighnc.gov

#### UTILITY AGENCIES:

WATER & SEWER CITY OF RALEIGH PUBLIC UTILITIES ONE EXCHANGE PLAZA RALEIGH, NC 27601 919-996-3484 (o) CONTACT: KEITH TEW EMAIL: keith.tew@raleighnc.gov

#### NATURAL GAS

PSNC ENERGY - SCANA 3516 SPRING FOREST ROAD RALEIGH, NC 27616 919-501-7685 (o) 919-501-7685 (f) CONTACT: CRAIG SCHOLL EMAIL: cscholl@scana.com

#### ELECTRIC

PROGRESS ENERGY BUSINESS 9920 FAYETTEVILLE ROAD RALEIGH, NC 27603 919-557-2611 (o)

#### PHONE

AT&T NC 5715 GLENWOOD AVE. RALEIGH, NC 27612 910-785-7856 (o) CONTACT: WANDA HARRIS EMAIL: wh1741@att.com (e)

#### CABLE

TIME WARNER CABLE 101 INNOVATION AVE. MORRISVILLE, NC 27560 919-862-4748 (o) CONTACT: JEFF HUNTER EMAIL: jeffrey.hunter@twcable.com

#### SOLID WASTE NOTES:

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF DESIGN MANUAL CAN BE FOUND: <http://www.raleighnc.gov/content/SolidWaste/Documents/SolidWasteServicesDesignManual.pdf>
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY A PRIVATE GARBAGE COLLECTION SERVICE.

Civil Engineer:

The Curry Engineering Group, PLLC  
NC License # P-0799  
PO Box 2018  
205 S. Fuquay Ave  
Fuquay-Varina, NC 27526  
919.552.0849 (o)  
Contact: Don Curry, PE  
don@curryeng.com

Surveyor:

Larry King & Associates, RLS, PA  
1333 Morganton Road #201  
Fayetteville, NC 28305  
Phone: 910-483-4300  
Contact: Jeffrey Nobles, PE  
Email: jnobles@lkanda.com

Owner/Developer:

Riddle Commercial Properties  
4200 Morganton Rd, Suite 150  
Fayetteville, NC 28314  
Phone: 910-864-3135  
Contact: Joe Riddle  
Email: riddlecommercial@aol.com

Architect:

Christopher Patrick  
4517 Knightsbridge Way  
Raleigh, NC 27604  
919.665.1490 (o)  
Contact: Christopher Patrick  
cpatrick@nc.rr.com

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Certificate of Appropriateness #:	Board of Adjustment #:
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REVISION 07.07.20

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If yes, please provide: Alluvial soils: N/A Flood study: N/A FEMA Map Panel #: 3720079800J, 3720079800J	
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Signature: Diane Harrell, Trustee Date: 7/30/2021  
Printed Name: Joseph P. Riddle III 2020 Escrow Trust, Manager BY: Diane Harrell, Trustee

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REVISION 07.07.20

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#### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409 and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

#### PUBLIC

SEWER COLLECTION / EXTENSION SYSTEM  
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT #

AUTHORIZATION TO CONSTRUCT

DATE

#### PUBLIC

WATER DISTRIBUTION / EXTENSION SYSTEM  
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT #

AUTHORIZATION TO CONSTRUCT

DATE



NOT FOR CONSTRUCTION

WILDER'S GROVE RETAIL - RALEIGH, NC

COVER SHEET

205 S. Fuquay Avenue  
Fuquay-Varina, NC 27526  
T (919) 552-0849  
F (919) 552-2943

Curry  
ENGINEERING  
C-00

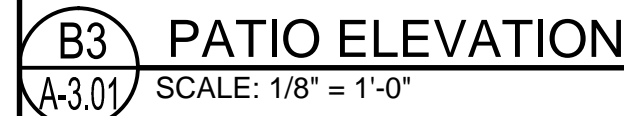


**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH  
CITY OF RALEIGH STANDARDS & SPECIFICATIONS**

**Curry**  
ENGINEERING

**C-04**





**Christopher Patrick**  
**Architect**

4517 KNIGHTSBRIDGE WAY, RALEIGH NC, 27604  
(919) 665-1490

**NEW SHOPS AT  
WILDER'S GROVE  
FOR RIDDLE COMMERCIAL PROPERTIES**  
NEW BERN AVENUE  
RALEIGH, NORTH CAROLINA

A	EIFS / COLOR: SW 7063 "NEBULOUS WHITE"
B	EIFS / COLOR: SW 6006 "BLACK BEAN"
C	METAL COPING, COLOR: TO MATCH "BLACK BEAN"
D	BRICK VENEER / COLOR: RED-BROWN
E	BRICK VENEER / COLOR: TAN
F	HARD-PLANK SIDING COLOR: SW 6117, "SMOKEY TOPAZ"
G	METAL COPING, COLOR: DARK BRONZE
H	ALUMINUM STOREFRONT, COLOR: DARK BRONZE
J	CANOPY, COLOR TO BE DETERMINED PER TENANT
K	PRINTED METAL TO MATCH DARK BRONZE COPING

[illegible]





## MATERIAL LEGEND

- |   |   |
|---|---|
| A | EIFFS / COLOR: SW 7063<br>"NEBULOUS WHITE"          |
| B | EIFFS / COLOR: SW 6006<br>"BLACK BEAN"              |
| C | METAL COPING, COLOR:<br>TO MATCH "BLACK BEAN"       |
| D | BRICK VENEER / COLOR: RED-BROWN                     |
| E | BRICK VENEER / COLOR: TAN                           |
| F | HARD-PLANK SIDING<br>COLOR: SW 6117, "SMOKEY TOPAZ" |
| G | METAL COPING, COLOR:<br>DARK BRONZE                 |
| H | ALUMINUM STOREFRONT, COLOR:<br>DARK BRONZE          |
| J | CANOPY, COLOR TO BE<br>DETERMINED PER TENANT        |
| K | PAINTED METAL TO MATCH<br>DARK BRONZE COPING        |

**C2 DUMPSTER ENCLOSURE ELEVATION**  
SCALE: 3/16" = 1'-0"

**NEW SHOPS AT  
WILDER'S GROVE  
FOR RIDDLE COMMERCIAL PROPERTIES**

**NEW BERN AVENUE  
RALEIGH, NORTH CAROLINA**

Seals

No.	Revision	Date
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--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
B	For Site Plan Approval	7/29/2002
A	Preliminary Floor Plan	7/21/2002
No.	Issued	Date

21021 A-301.dwg CDR

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File Name: Drawn By:

Riddle Commercial Properties/  
**NEW SHOPS AT  
WILDER'S GROVE,  
NEW BERN AVE.**  
Raleigh, North Carolina

Sheet Title

## BUILDING ELEVATIONS

Project No.  
21021

Revision	Drawing No.
<b>B</b>	<b>A-3.02</b>