

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): _____

Building Type		Site Transaction History	
☐ Detached	☒ General	Subdivision case #: 0070-2019	
☐ Attached	☐ Mixed use	Scoping/sketch plan case #: _____	
☐ Apartment	☐ Open lot	Certificate of Appropriateness #: _____	
☐ Townhouse	☐ Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Biscuitville - Jones Sausage Road			
Inside City limits? ☒ Yes ☐ No			
Property address(es): 3900 Jones Sausage Road			
Site P.I.N.(s): 1721498933			
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of a new 2,800 square foot quick-service restaurant with associated infrastructure. Stormwater will tie into existing infrastructure and drain to a shared SCM.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: Biscuitville		Title: Developer	
Address: 1414 Yanceyville Street, Suite 300, Greensboro, NC 27405			
Phone #: 919-740-7401		Email: hqueen@biscuitville.com	
Applicant Name: Daniel Perry			
Company: McAdams		Address: 2905 Meridian Parkway, Durham, NC 27713	
Phone #: 919-361-5000		Email: dperry@mcadamsco.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): IX-5-CU (INDUSTRIAL MIXED)	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: N/A
Gross site acreage: 0.88 (based on subdivision)	New gross floor area: 2,755
# of parking spaces required: 19	Total sf gross (to remain and new): 2,755
# of parking spaces proposed: 28	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): N/A	
Proposed use (UDO 6.1.4): Retail, Restaurant	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 0.57 Square Feet: 24,699
Is this a flood hazard area? ☐ Yes ☒ No If yes, please provide: N/A Alluvial soils: N/A Flood study: N/A FEMA Map Panel #: N/A	
Neuse River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No

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 ☐ No

SIGNATURE BLOCK

I hereby designate Daniel Perry/McAdams 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.

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.

Signature: Harrell Queen

Date: 9-1-20

Printed Name: Harrell Queen - Construction Mgr/Biscuitville

Z-44-00 Jones Sausage Road, and I-440, northeast intersection, both sides of Integrity Drive, being several Wake County Tax maps (on file in the Planning Department). Approximately 21.44 acres rezoned to Industrial-1 Conditional Use and Special Highway Overlay District-2.

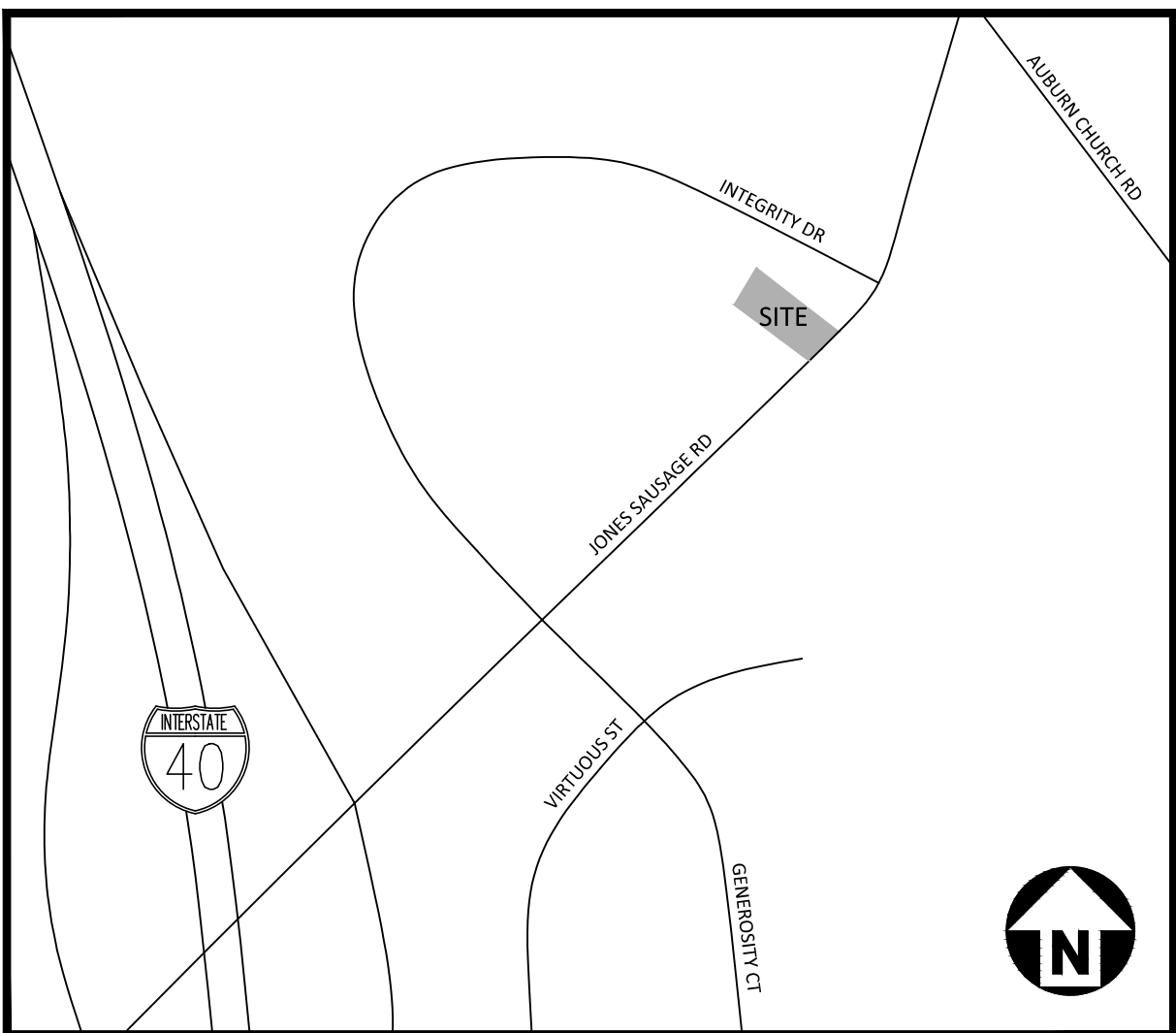
Conditions: (03/29/00)

- Application will not be made to the Board of Adjustment in accordance with Section 10-2046 (b)(1) for a storage yard for unlicensed, uninspected, wrecked, dismantled or partially dismantled vehicles.
- The storm drainage systems should be designed such that the post-development discharge is released at a rate (cfs) equal to or less than the rate expected if the site were zoned Residential-4 (1/2 acre lots). This guideline should be met for two and ten year frequency storms.
- The maximum building height will be 5 stories.
- The 50' SHOD yard and all the landscaping requirements will stay the same as in SHOD-1.
- The reimbursement value of the additional right-of-way for the future widening of Jones Sausage Road shall remain at values prior to rezoning from R-4.

Z-44-00 COMPLIANCE REMARKS:

- A STORAGE YARD FOR DISMANTLED VEHICLES IS NOT PROPOSED FOR THE SITE.
- THE STORM DRAINAGE SYSTEM IS IN REVIEW AS PART OF THE SUBDIVISION PLAN (SUB-0070-2019). THE STORMWATER REVIEWER APPROVED THE SCM IN SUBDIVISION REVIEW.
- NO MULTISTORY BUILDINGS ARE PROPOSED.
- PREVIOUS SUBDIVISION REVIEW COMMENTS REQUIRED REMOVAL OF THE SHOD YARD AND ESTABLISHMENT OF A C2 PROTECTIVE YARD (SUB-0070-2019). THE SHOD REQUIREMENT DOES NOT APPLY TO THIS PARCEL PER CORRESPONDANCE WITH RYAN BOVIN DURING THE SUBDIVISION REVIEW.
- NO ROW DEDICATION IS REQUIRED ON JONES SAUSAGE ROAD.

SITE DATA		
PHYSICAL ADDRESS:	3900 JONES SAUSAGE ROAD RALEIGH, NORTH CAROLINA 27529	
DEVELOPER/OWNER	BISCUITVILLE 1414 YANCEYVILLE STREET, SUITE 300 GREENSBORO, NORTH CAROLINA 27405	
PIN	1721498933	
ZONING	INDUSTRIAL MIXED USE	
FRONTAGE TYPE:	SHOD-2	
CURRENT USE	VACANT	
PROPOSED USE	RESTAURANT WITH DRIVE THROUGH	
OVERLAY DISTRICT	NONE	
WATERSHED	NEUSE	
SITE AREA	GROSS AREA:	41,018 SF / 0.94 AC
AREA IN FLOODWAY/FLOODPLAIN	NONE	
BUILDING GROSS FLOOR AREA	TOTAL PROPOSED	2,755 SF (6.72%)
PARKING SUMMARY		
EXISTING	0 SPACES	
BUILDING	REQUIRED	1 SPACE PER 150 SF OR 1 SPACE PER 5 SEATS WHICHEVER IS GREATER 1/150 SF X 2,755 SF OR 12 OUTDOOR SEATS = 12/5 = 3 SPACES 56 INDOOR SEATS = 56/5 = 12 SPACES TOTAL REQUIRED = 17 SPACES
	PROPOSED	28 SPACES
ACCESSIBLE PARKING	REQUIRED	2 SPACES (1 VAN)
	PROPOSED	2 SPACES (1 VAN)
ACCESSIBLE VAN PARKING	REQUIRED	1/6 ACC. SPACES = 1 SPACES
	PROPOSED	1 SPACES
TOTAL PARKING	PROPOSED	28 SPACES
DRIVE THROUGH STACKING	REQUIRED	12 QUEUING SPACES FOR 2 LANE DRIVE THROUGH
	PROPOSED	20 QUEUING SPACES
SHORT TERM BICYCLE PARKING	REQUIRED	1/50,000 SF GFA X 2,755 SF = 1 SPACE, 4 SPACES MIN
	PROPOSED	4 SPACES
LONG TERM BICYCLE PARKING	REQUIRED	1/25,000 SF GFA X 2,755 SF = 1 SPACE, 4 SPACES MIN.
	PROPOSED	4 SPACES
IMPERVIOUS	EXISTING	0 SF (0.0%)
	ALLOWED	27,878 SF (0.70 AC)
	PROPOSED	27,047 SF (0.62 AC) (65.7% OF TOTAL SITE)
OUTDOOR AMENITY	REQUIRED	10% OF TOTAL SITE AREA 41,018 SF x 10% = 4,102 SF
	PROPOSED	7,347 SF (17.9%)



VICINITY MAP

1"=500'

Page 1 of 2



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

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Applicant Name: Caleb Robinson			
Company: McAdams		Address: 2905 Meridian Parkway, Durham, NC 27713	
Phone #: 919-361-5000		Email: robinson@mcadamsco.com	

REVISION 07.07.20

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ATTENTION CONTRACTORS

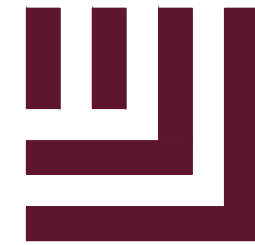
The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Utilities Department** at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

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**.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

CALEB ROBINSON, RLA
robinson@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

BISCUITVILLE
1414 YANCEYVILLE ST, SUITE 300
GREENSBORO, NORTH CAROLINA, 27405

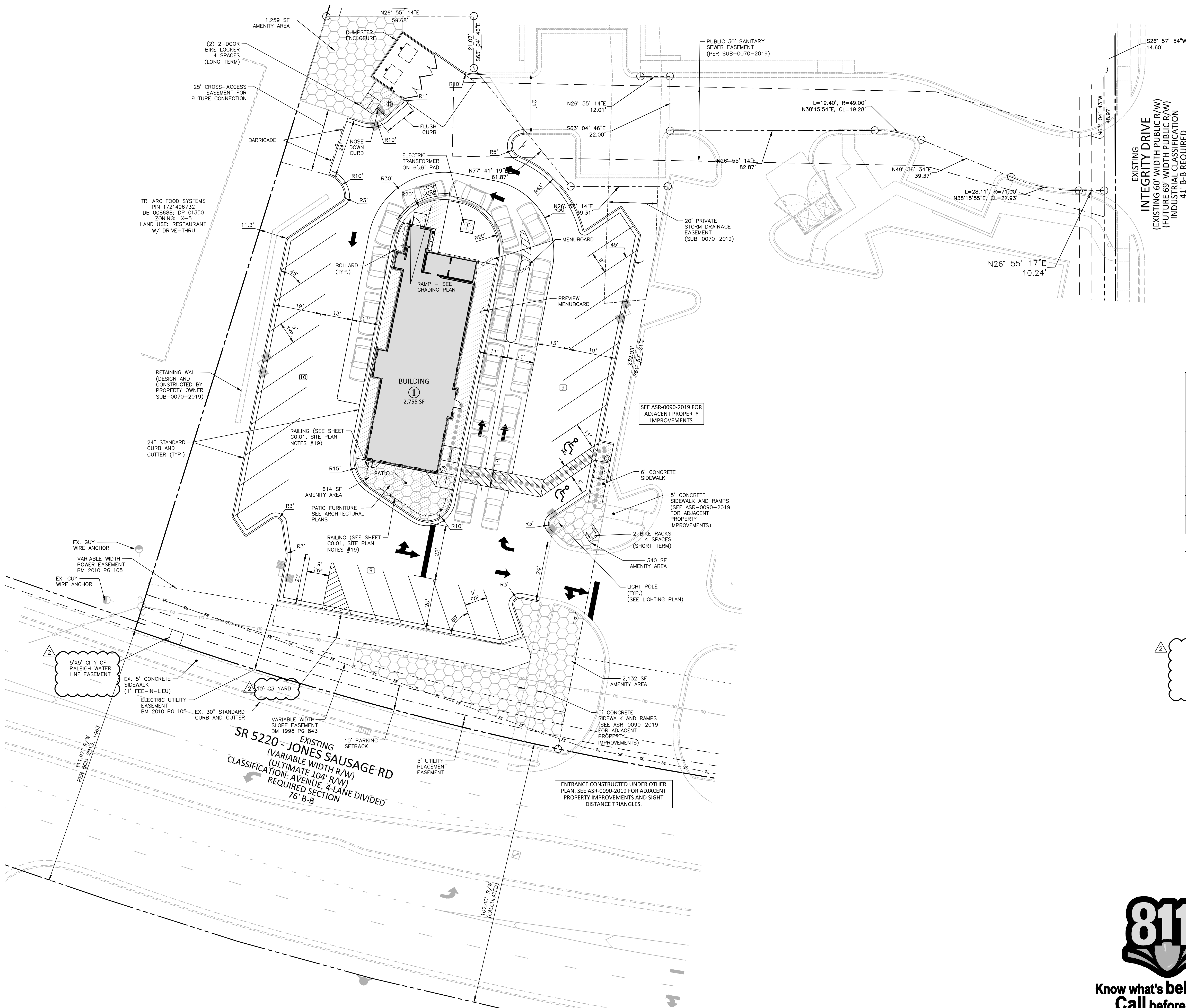


PROJECT DIRECTORY

SURVEYOR
MURPHY GEOMATICS
1050 LEAFWOOD PLACE
RALEIGH, NC 27613
PHONE: 919.787.7873

ARCHITECT
NATIONAL RESTAURANT DESIGNERS DIVISION
LMHT ASSOCIATES
3005 CARRINGTON MILL BLVD.
SUITE 150
MORRISVILLE, NC 27650
PHONE: 919.544.7251 ext.173
PHONE: 919.544.0087 ext.173

X:\Projects\BCV\BCV-19000\Production\Engineering\Site-Construction Plans\Current Drawings\BCV19000-ASR-S1.dwg, 6/9/2021 8:52:10 AM, Robinson, Caleb



SITE LEGEND

	SIGNAGE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	AMENITY AREA
	LIGHT POLE

PARKING DATA

BUILDING	REQUIRED	1 SPACE PER 150 SF OR 1 SPACE PER 5 SEATS WHICHEVER IS GREATER
		1/150 SF X 2,755 SF = 19 SPACES (GREATER)
		OR
		12 OUTDOOR SEATS = 12/5 = 3 SPACES
		56 INDOOR SEATS = 56/5 = 11 SPACES
		TOTAL REQUIRED = 17 SPACES
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EXISTING ROAD NOTES:

- JONES SAUSAGE RD (SR 5220) IS 4 LANE DIVIDED IN A VARIABLE WIDTH PUBLIC R/W. EXISTING CONFIGURATION IS 2 LANES WESTBOUND, 2 LANES EASTBOUND WITH 1 LEFT TURN LANE AND CONCRETE DRIVE. STREET CLASSIFICATION IS AVENUE WITH A FUTURE R/W OF 104'.

CITY OF RALEIGH NOTES:

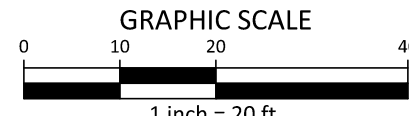
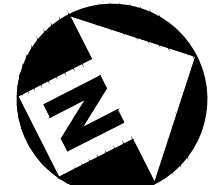
- SEE EXTERIOR ELEVATIONS SHEETS A201 AND A202 FOR BUILDING SECTION 9.3.
- SEE EXTERIOR ELEVATIONS SHEETS A201 AND A202 FOR HVAC UNITS AND COMPRESSORS ON ROOF SCREENED BY PARAPET.

OUTDOOR AMENITY REQUIREMENTS:

TOTAL SITE AREA:	41,018 SF (LOT 2 PER SUB-0070-2019)
OUTDOOR AMENITY REQUIRED:	4,102 SF (10%)
OUTDOOR AMENITY PROVIDED:	4,345 SF (10.6%)

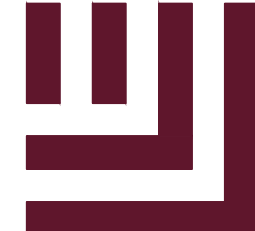
SEE SHEET C0.01 FOR ALL PROJECT SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



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CLIENT

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1414 YANCEYVILLE ST, SUITE 300
GREENSBORO, NORTH CAROLINA, 27405
PHONE: 919. 740. 7401



BISCUITVILLE
JONES SAUSAGE ROAD
ADMINISTRATIVE SITE REVIEW
3900 JONES SAUSAGE ROAD
RALEIGH, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	03. 24. 2021	FIRST RESUBMITTAL
2	06. 09. 2021	SECOND RESUBMITTAL

PLAN INFORMATION

PROJECT NO.	BCV-19000
FILENAME	BCV19000-ASR-S1
CHECKED BY	RW
DRAWN BY	CJR
SCALE	1" = 20'
DATE	08. 25. 2020

SHEET

SITE PLAN

C2.00



AVERAGE GRADE PLANE (AGP) CALCULATIONS

NW CORNER OF BUILDING AGP:
PROPOSED GRADE= 274.90

NE CORNER OF BUILDING AGP:
PROPOSED GRADE= 274.90

SE CORNER OF BUILDING (FACING JONES SAUSAGE RD) AGP:
PROPOSED GRADE= 274.90

SW CORNER OF BUILDING (FACING ADJACENT BOJANGLE'S) AGP:
PROPOSED GRADE= 274.90

TOTAL AGP:
PROPOSED GRADE= $(274.90+274.90+274.90+274.90)/4 = 274.90$

NOTE: FFE IS HIGHER THAN AVERAGE BACK OF CURB ELEVATIONS. REFER TO GRADING PLAN FOR SPOT ELEVATIONS.

EXTERIOR FINISH SCHEDULE	
<u>COLOR</u> A – SHERWIN WILLIAMS – SW 7005 – PURE WHITE – MATTE ENAMEL B – SHERWIN WILLIAMS – SW 6684 – BRITTLE BRUSH – SATIN ENAMEL C – HANSON BRICK – 1485 NEWPORT – PAINT SW 7020 BLACK FOX D – NOT USED. E – KYNAR 500 – SLATE GRAY F – SHERWIN WILLIAMS – COLOR MATCH TO KYNAR 500 SLATE GRAY – MATTE ENAMEL G – SHERWIN WILLIAMS – SW 7020 – BLACK FOX – MATTE ENAMEL H – “KAWNEER” CLASSIC BRONZE	1. EXTERIOR SIGNAGE REQUIREMENTS MAY BE LIMITED OR OTHERWISE DICTATED BY LOCAL ORDINANCES. SIGNAGE CONTRACTOR SHALL HANDLE ALL PERMIT SUBMITTALS & PROCUREMENT & SHALL MODIFY SIGNAGE PACKAGE ACCORDINGLY.
EXTERIOR FINISH SCHEDULE	
CONSTRUCTION NOTES	<u>MATERIAL</u> 1 – HORIZONTAL HARDIE LAP SIDING – 10 3/4" EXPOSURE 2 – HARDIE BOARD 1x4 OUTSIDE CORNER BOARD 3 – HARDIE FASCIA BOARD 1x6 4 – 4"x4" ALUMINUM GUTTERS 5 – ALUMINUM DOWNSPOUT 3"x4" 6 – 4" BRICK VENEER 7 – 4" BRICK ROWLOCK SILL 8 – STANDING SEAM METAL ROOF 9 – VERTICAL STANDING SEAM METAL WALL FINISH. 10 – STANDING SEAM METAL ROOF CORNER FLASHING 11 – HARDIE BOARD 1x6 TRIM 12 – METAL COPING CAP – SEE DETAIL D4/A501 13 – METAL EDGE FLASHING 14 – HARDIE TRIM BOARD 1x4 15 – ALUMINUM STOREFRONT WINDOWS "KAWNEER" 16 – PREMANUFACTURED METAL CANOPY PROVIDED AND INSTALLED BY G.C. – SEE ROOF PLAN FOR SIZE – SEE SECTION A12/A40. G.C. TO ORDER FROM SIGN VENDOR. 17 – DECORATIVE WALL LIGHT – SEE ELECTRICAL DRAWINGS 18 – PREMANUFACTURED ALUMINUM BARN DOORS 5'x9' – SEE DETAIL G4/A501 FOR MORE INFORMATION 19 – PREMANUFACTURED ALUMINUM SHUTTERS 4'x5' SEE DETAIL G4/A501 FOR MORE INFORMATION 20 – EXTERIOR SIGN SEPARATE PERMIT. SEE GEN. NOTE #1 – SEE ELECTRICAL DRAWINGS FOR ELECTRICAL CIRCUIT INFORMATION 21 – GAS METER & PIPING – SEE PLUMBING DRAWINGS 22 – PAINTED HOLLOW METAL DOOR & FRAME 23 – PREMANUFACTURED ALUMINUM SHUTTERS 2'x5' 24 – SINGLE PLY ROOF MEMBRANE ON PARAPET BEYOND – SEE ROOF PLAN SHT. A104 25 – ELECTRICAL METER, CT CABINET – SEE ELECTRICAL DRAWINGS 26 – NON OPERATIONAL BARN DOOR HARDWARE – SEE DETAIL G4/A501 FOR MORE INFORMATION 27 – DOUBLE PRESSURE TREATED 2x8 – SEE DETAIL G4/A501 FOR MORE INFORMATION. 28 – HARDIE BOARD 1x4 INSIDE CORNER BOARD. 29 – METAL ROOF ACCESS LADDER. 30 – EXPOSED EXTERIOR WALK IN COOLER BOX WAINSCOT PAINT BAND TO ALIGN WITH BRICK WAINSCOT. 31 – EXPOSED EXTERIOR WALK IN COOLER BOX FACTORY FINISHED COLOR – DARK BRONZE. 32 – MTL. RACK TO SUPPORT ELEC. UTILITIES SEE A101 FOR DET. 33 – KNOX BOX – COORDINATE WITH CITY REQ'S.



- 1 - HORIZONTAL HARDIE LAP SIDING - 10 3/4" EXPOSURE
- 2 - HARDIE BOARD 1x4 OUTSIDE CORNER BOARD
- 3 - HARDIE FASCIA BOARD 1x6
- 4 - 4"x4" ALUMINUM GUTTERS
- 5 - ALUMINUM DOWNSPOUT 3"x4"
- 6 - 4" BRICK VENEER
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- 24 - SINGLE PLY ROOF MEMBRANE ON PARAPET BEYOND - SEE ROOF PLAN SHT. A104
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A202