

# Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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> Transaction #: _____		Planning Coordinator: _____	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Sketch transaction #: _____	
<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: Jones Sausage Road Retail			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <b>3900 Jones Sausage Road</b>			
Site P.I.N.(s): 1721498933			
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of new 6,850 square foot commercial store building with infrastructure, including stormwater, for future commercial development.			
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: Garner ARD CGP LLC		Title: <i>Authorized Agent</i>	
Address: 361 Summit Boulevard, Suite 110, Vestavia, AL 35243			
Phone #: 205-263-4589		Email: kfarrelly@cgpre.com	
Applicant Name: Stan Wingo			
Company: McAdams		Address: 2905 Meridian Parkway, Durham, NC 27713	
Phone #: 919-361-5000		Email: wingo@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	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 3.03	New gross floor area: 6,850 sf
# of parking spaces required: 46	Total sf gross (to remain and new): 6,850 sf
# of parking spaces proposed: 48	Proposed # of buildings: 1
Overlay District (if applicable): SHOD-2	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): N/A	
Proposed use (UDO 6.1.4): Restaurant	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.02      Square Feet: 820	Proposed Impervious Surface: Acres: 1.67      Square Feet: 72,698
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Stan Wingo/McAdams</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.	
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: <u>[Signature]</u>	Date: <u>2/1/2021</u>
Printed Name: <u>Steven E. Camp, Authorized Agent</u>	



**Z-44-00 Jones Sausage Road, and 1440, 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.**

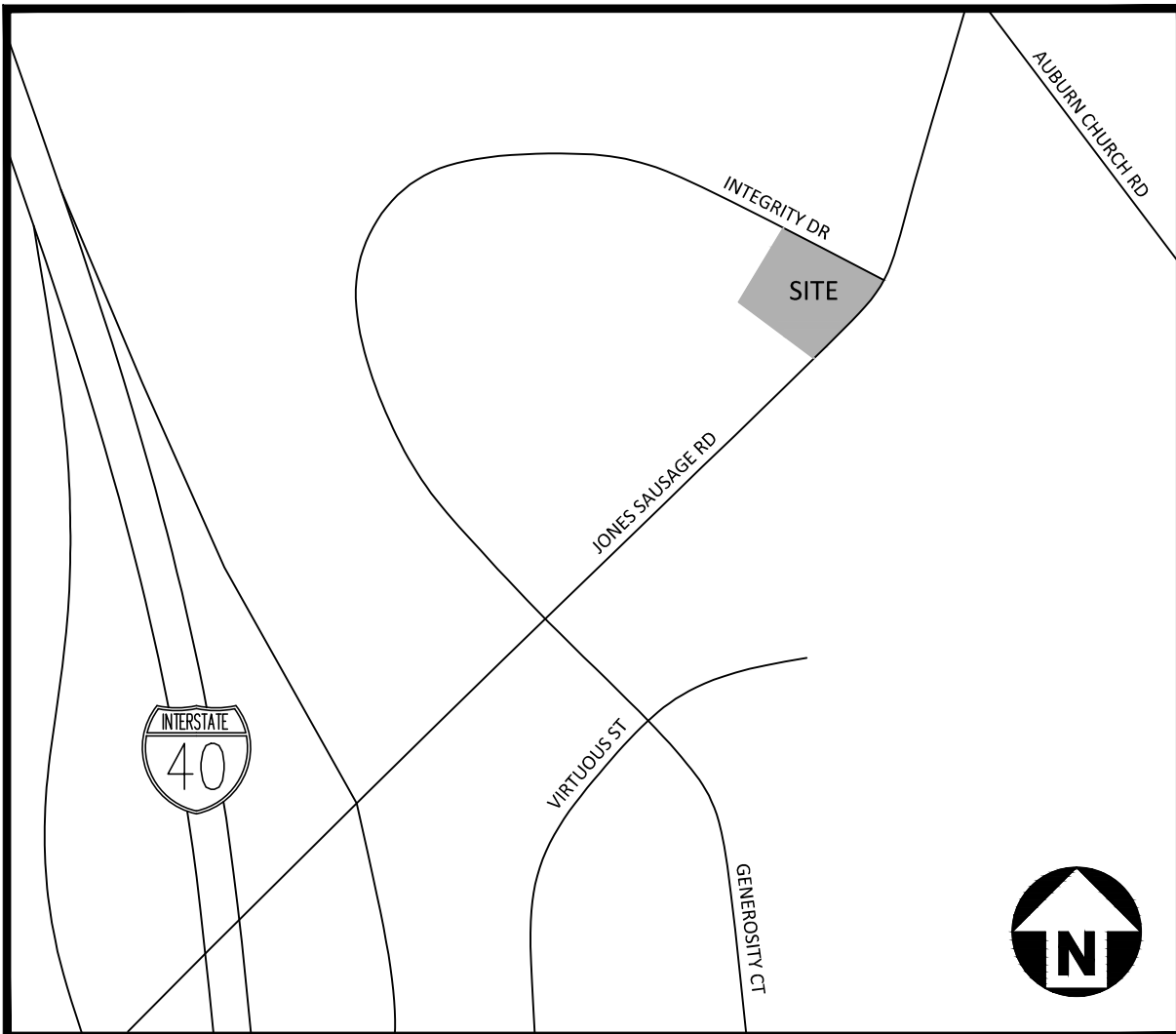
Conditions: (03/28/00)

1. Application will not be made to the Board of Adjustment in accordance with Section 10-2046 (b)(1) for a storage yard for unlicensed, unregistered, wrecked, dismantled or partially dismantled vehicles.
2. 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.
3. The maximum building height will be 5 stories.
4. The 50' SHOD yard and all the landscaping requirements will stay the same as in SHOD-1.
5. 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:

1. A STORAGE YARD FOR DISMANTLED VEHICLES IS NOT PROPOSED FOR THE SITE.
2. THE STORM DRAINAGE SYSTEM IS DESIGNED TO MEET THE ZONING CONDITIONS.
3. NO BUILDINGS GREATER THAN 5 STORIES ARE PROPOSED.
4. THIS PARCEL IS NOT REQUIRED TO PROVIDE A SHOD YARD DUE TO THE DISTANCE FROM THE MAJOR ACCESS CORRIDOR (I-40).
5. NO ROW DEDICATION IS REQUIRED ON JONES SAUSAGE ROAD.

SITE DATA			
PHYSICAL ADDRESS:	3900 JONES SAUSAGE ROAD GARNER, NORTH CAROLINA 27529		
DEVELOPER/APPLICANT	CAPITAL GROWTH BUCHALTER 361 SUMMIT BLVD, SUITE 110 BIRMINGHAM, AL 35243		
OWNER	GARNER ARD CGP LLC 361 SUMMIT BLVD, STE 110 VESTAVIA, AL 35243		
PIN	1721498933		
PRIMARY STREET	JONES SAUSAGE ROAD		
ZONING	ZONING - IX-5-CU (INDUSTRIAL MIXED)		
FRONTAGE TYPE:	NONE		
CURRENT USE	VACANT		
PROPOSED USE	RESTAURANT		
OVERLAY DISTRICT	SHOD-2 (SPECIAL HIGHWAY OVERLAY DISTRICT 2)		
WATERSHED	NEUSE		
SITE AREA	GROSS AREA: 89,179 SF / 2.05 AC R/W DEDICATION: 1,633 SF / 0.04 AC NET AREA: 87,546 SF / 2.01AC		
AREA IN FLOODWAY/FLOODPLAIN	NONE		
BUILDING SQUARE FOOTAGE	TOTAL PROPOSED 6,850 SF (5.26%)		
PARKING SUMMARY (SEE PARKING NOTE ON THIS SHEET)			
EXISTING			0 SPACES
BUILDING	REQUIRED PROPOSED	1/150 SF X 6,850 SF = 46 SPACES 48 SPACES	
ACCESSIBLE PARKING	PROPOSED	2 SPACES (1 VAN)	
ACCESSIBLE VAN PARKING	REQUIRED PROPOSED	1/6 ACC. SPACES = 1 SPACE 1 SPACE	
TOTAL PARKING	PROPOSED	46 SPACES	
SHORT-TERM BICYCLE PARKING	REQUIRED PROPOSED	1/5,000 SF X 6,850 SF = 2 SPACES 6 SPACES	
LONG-TERM BICYCLE PARKING	REQUIRED PROPOSED	4 SPACES 4 SPACES	
IMPERVIOUS	EXISTING PROPOSED	820 SF (0.6% OVERALL) 44,789 SF (50.2% OVERALL) 40,089 SF (50.3 % LOT 1) 4,700 SF (45.3% LOT 3)	
PROPOSED LOT AREAS	LOT 1: LOT 3:	1.81 AC (78,798 SF) 0.24 AC (10,381 SF)	
REQUIRED SETBACKS BUILDING: PRIMARY STREET BUILDING: SIDE STREET BUILDING: REAR INTERIOR BUILDING: SIDE LOT LINE	3' 3' 0' 0'		
REQUIRED SETBACKS PARKING: PRIMARY PARKING: SIDE STREET PARKING: SIDE PARKING: REAR	10' 10' 0' OR 3' 0' OR 3'		
FLOOR HEIGHT (MAX) PROPOSED	5 STORIES, 75' 1 STORY, 20.6'		
TRANSPARENCY REQUIRED PROVIDED	90.8 SF (NORTH), 109.1 SF (EAST) 93.3 SF (NORTH), 373.6 SF (EAST)		
AMENITY AREA REQUIRED LOT 1 PROVIDED LOT 1 REQUIRED LOT 3 PROVIDED LOT 3	7879 SF / 0.181 AC (10%) 10,129 SF / 0.232 AC 1,038 SF / 0.023 AC (10%) 1,038 SF / 0.023 AC		



**VICINITY MAP**  
1"=500'

#### DEVELOPMENT SERVICES

##### Administrative Site Review Application

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Signature: <i>Stan Wingo</i>	Date: 2/1/2021
Printed Name: <i>Stan Wingo, Authorized Agent</i>	

#### SHEET INDEX

C0.01	ADMINISTRATIVE APPROVAL DOCUMENT
C0.02	PROJECT NOTES
	ALTA/NSPS LAND TITLE SURVEY (FROM OTHERS)
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C2.01	SIGHT DISTANCE EXHIBIT
C2.02	PAVEMENT AND SIGNAGE PLAN
C3.00	GRADING AND STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	WATER DETAILS
C8.03	SEWER DETAILS
C9.01	STORMWATER DETAILS
C9.02	STORMWATER DETAILS
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE DETAILS
43304-A	LIGHTING PLAN (FROM OTHERS)
A-2001	ARCHITECTURAL ELEVATIONS (FROM OTHERS)
A-2002	ARCHITECTURAL ELEVATIONS (FROM OTHERS)
A-1001X	FLOOR PLAN
A-0006X	TRASH ENCLOSURE
A-0007X	TRASH ENCLOSURE
S-5006	TRASH ENCLOSURE
A-6000X	WALL PACK SHEET

#### PROJECT NOTES:

1. SOLID WASTE MANAGEMENT WILL BE MANAGED THROUGH PRIVATE CONTRACTOR.

#### PARKING NOTE:

1. FLOOR PLAN LAYOUT FOR ONE SUITE IS NOT KNOWN AT THIS TIME FOR SEATING. ONE SUITE LAYOUT IS COMPLETE AND IS SHOWN. HOWEVER, ADDITIONAL PARKING MUST BE PROVIDED IF THE ALLOWED SEATING EXCEEDS THE PROVIDED PARKING COUNT PRIOR TO BUILDING PERMIT APPROVAL AND OCCUPANCY.

#### RIGHT-OF-WAY OBSTRUCTION NOTES

1. 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 RIGHT-OF-WAY SERVICES.
2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO [rightofwayservices@raleighnc.gov](mailto:rightofwayservices@raleighnc.gov) AT [www.raleighnc.gov](http://www.raleighnc.gov) KEYWORD "RIGHT-OF-WAY SERVICES".
3. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
4. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
5. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
6. 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).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

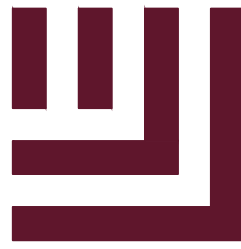
#### ATTENTION CONTRACTORS

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.



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](http://www.mcadamsco.com)

#### CONTACT

STAN WINGO  
WINGO@MCADAMSCO.COM  
PHONE: 919.361.5000

#### CLIENT

CAPITAL GROWTH BUCHALTER  
361 SUMMIT BLVD, SUITE 110  
BIRMINGHAM, AL 35243  
PHONE: 205.263.4589



#### PROJECT DIRECTORY

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

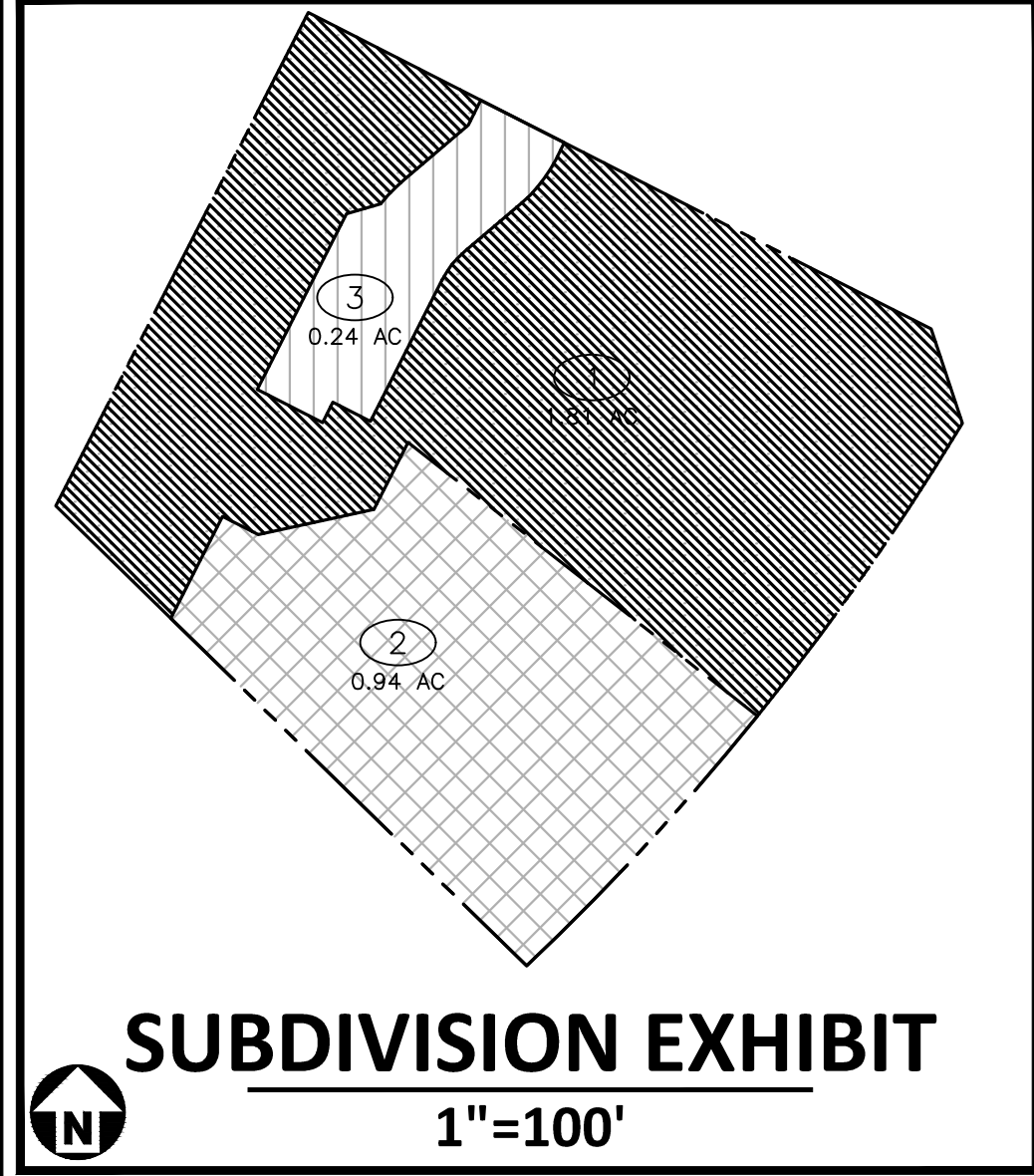
#### REVISIONS

NO.	DATE	
1	02.26.2020	RESPONSE TO 1ST ROUND COMMENTS
2	02.23.2021	RESPONSE TO 2ND ROUND COMMENTS
3	06.10.2021	RESPONSE TO 3RD ROUND COMMENTS
4	07.26.2021	RESPONSE TO 4TH ROUND COMMENTS

#### ADMINISTRATIVE SITE REVIEW FOR:

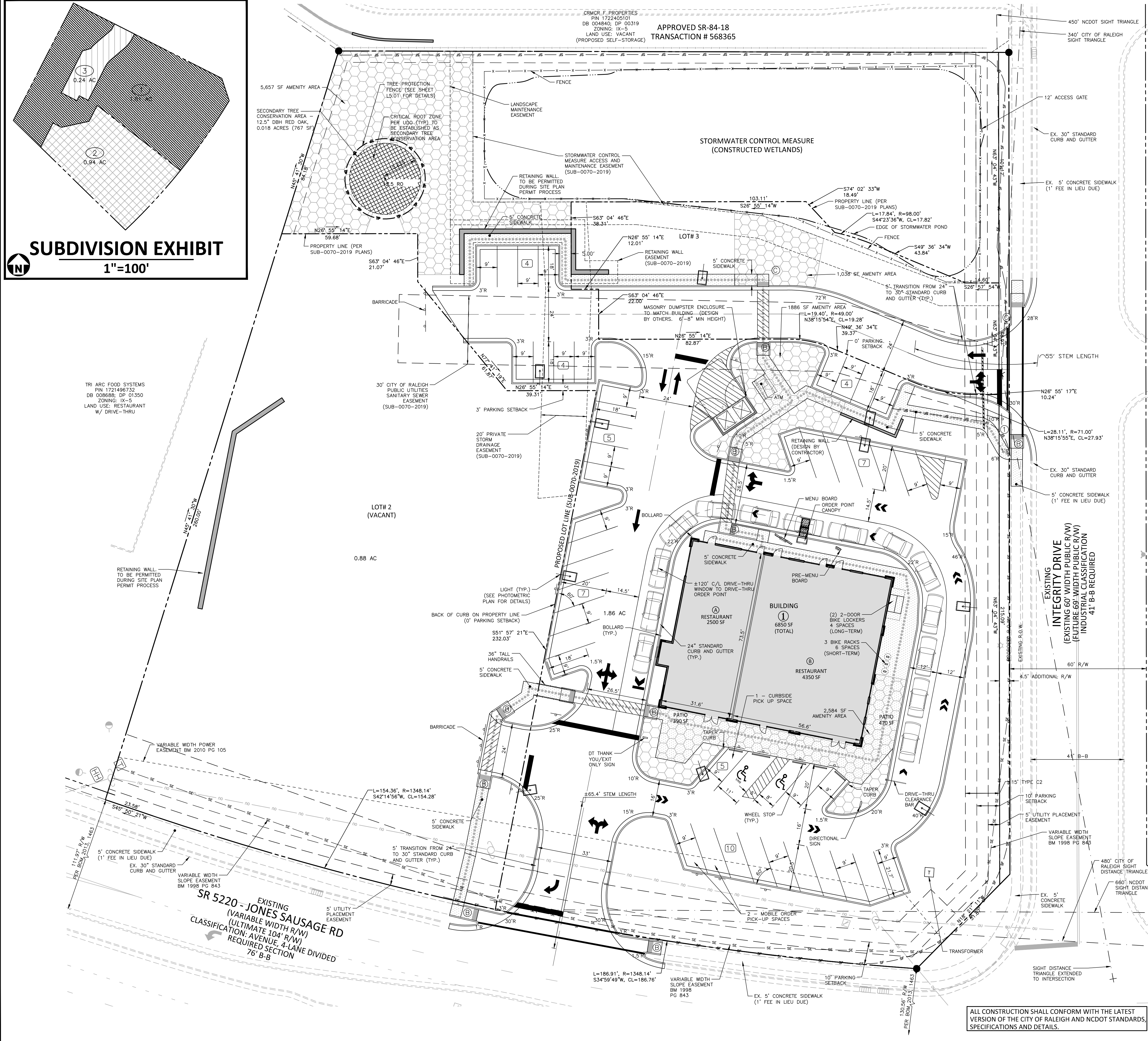
JONES SAUSAGE ROAD RETAIL  
GARNER, NORTH CAROLINA  
PROJECT NUMBER: CGB-19010



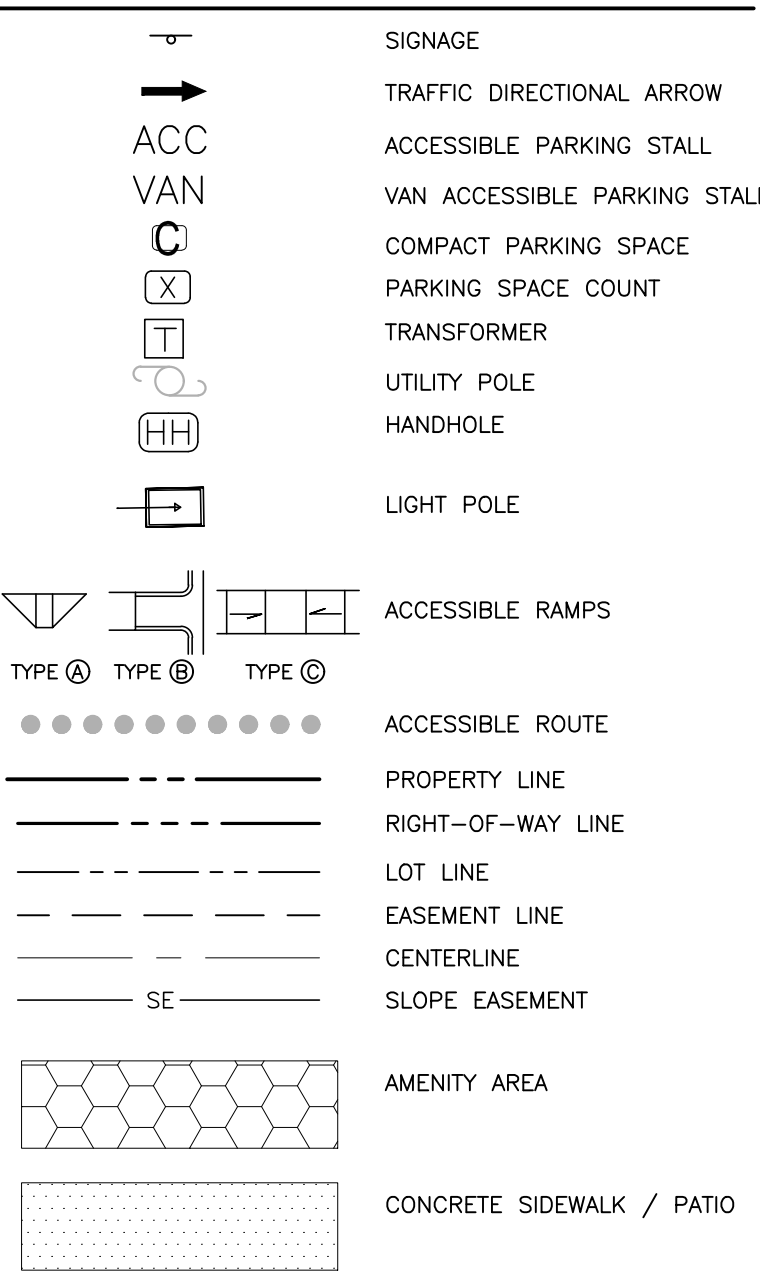


**SUBDIVISION EXHIBIT**  
1"=100'

TRI ARC FOOD SYSTEMS  
PIN 1721496732  
DB 008688; DP 01350  
ZONING: IX-5  
LAND USE: RESTAURANT  
W/ DRIVE-THRU



**SITE LEGEND**



NOTES:  
1. RADIAL DIMENSIONS ARE MEASURED TO THE FACE OF CURB.

**PARKING DATA**

PARKING SUMMARY		
BUILDING	REQUIRED PROPOSED	(RESTAURANT) 1/150 SF X 6,850 SF = 46 SPACES
ACCESSIBLE PARKING	PROPOSED	2 SPACES (1 VAN)
ACCESSIBLE VAN PARKING	REQUIRED PROPOSED	1/6 ACC. SPACES = 1 SPACE 1 SPACE
TOTAL PARKING	PROPOSED	46 SPACES
SHORT TERM BICYCLE PARKING	REQUIRED PROPOSED	1/5,000 SF X 6,850 SF = 2 SPACES 6 SPACES
LONG TERM BICYCLE PARKING	REQUIRED PROPOSED	4 SPACES 4 SPACES

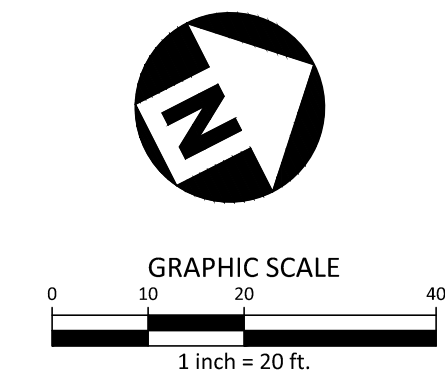
**EXISTING ROAD NOTES:**

- INTEGRITY DRIVE IS 2 LANE, 41' B-B IN A 60' PUBLIC R/W. STREET CLASSIFICATION IS "INDUSTRIAL STREET" WHICH REQUIRES 41' B-B IN 69' PUBLIC R/W. A 4.5' R/W DEDICATION IS PROVIDED.
- 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 ISLAND. STREET CLASSIFICATION IS AVENUE WITH A FUTURE R/W OF 104'. NO R/W DEDICATION REQUIRED.

**OUTDOOR AMENITY REQUIREMENTS:**

TOTAL LOT 1 AREA:	78,798 SF (PER SUB-0070-2019)
OUTDOOR AMENITY REQUIRED:	7,879 SF (10%)
OUTDOOR AMENITY PROVIDED:	10,127 SF
TOTAL LOT 3 AREA:	10,381 SF (PER SUB-0070-2019)
OUTDOOR AMENITY REQUIRED:	1,038 SF (10%)
OUTDOOR AMENITY PROVIDED:	1,038 SF

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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**McADAMS**  
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**CAPITAL GROWTH BUCHALTER**

**JONES SAUSAGE ROAD  
RETAIL  
ADMINISTRATIVE SITE PLAN  
3900 JONES SAUSAGE ROAD  
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**PLAN INFORMATION**

PROJECT NO.	CGB-19010
FILENAME	CGB19010-ASR-S1
CHECKED BY	DLS
DRAWN BY	MG/CR
SCALE	1"=20'
DATE	11.04.2019

**SHEET**

**SITE PLAN**

**C2.00**

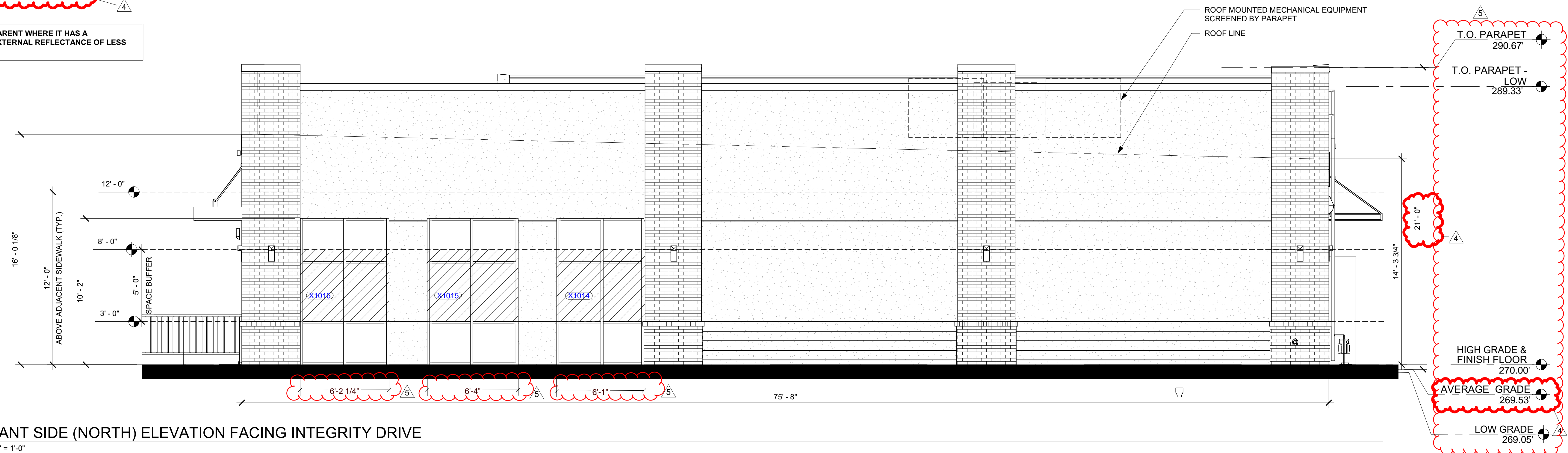


TRANSPARENCY TABLE

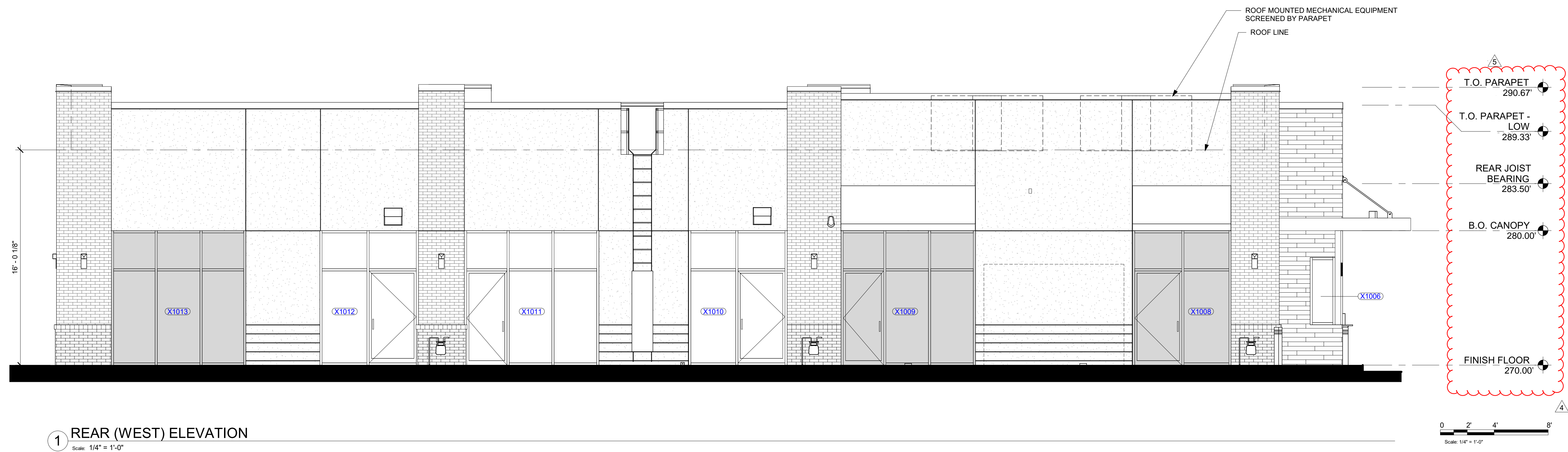
FLOOR LEVEL	TOTAL AREA	TRANSPARENCY REQUIRED (20%)	TRANSPARENCY PROVIDED	3'-0" TO 8'-0" TRANSPARENCY REQUIRED (50% OF 20%)	3'-0" TO 8'-0" TRANSPARENCY PROVIDED (SHOWN CROSS HATCHED)
GROUND STORY	12'-0" X 75'-8" = 908 SF	908 SF X .20 = 181.6 SF	189.8 SF	181.6 SF X .50 = 90.8 SF	93.3 SF

AVERAGE GRADE PLANE CALCULATIONS (PER TC-4-20)			
	PROPOSED		
	HIGH	LOW	AVERAGE
NORTH PLANE (INTEGRITY DRIVE)	270.00	269.05	269.53
EAST PLANE (JONES SAUSAGE ROAD)	270.19	270.00	270.10

**\*\* GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15 %.**



2 TENANT SIDE (NORTH) ELEVATION FACING INTEGRITY DRIVE  
Scale: 1/4" = 1'-0"



1 REAR (WEST) ELEVATION  
Scale: 1/4" = 1'-0"



REV.	DATE	DESCRIPTION
4	4-12-21	CITY COMMENTS 3
5	7-26-21	CITY COMMENTS

**JONES SAUSAGE & INTERGRITY**  
3900 JONES SAUSAGE ROAD  
GARNER, NORTH CAROLINA 27529

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**BUILDING EXTERIOR  
ELEVATIONS**

	DATE
ISSUED FOR CONSTRUCTION	
BID	XX-XX-2020
REVISION 1	
REVISION 2	

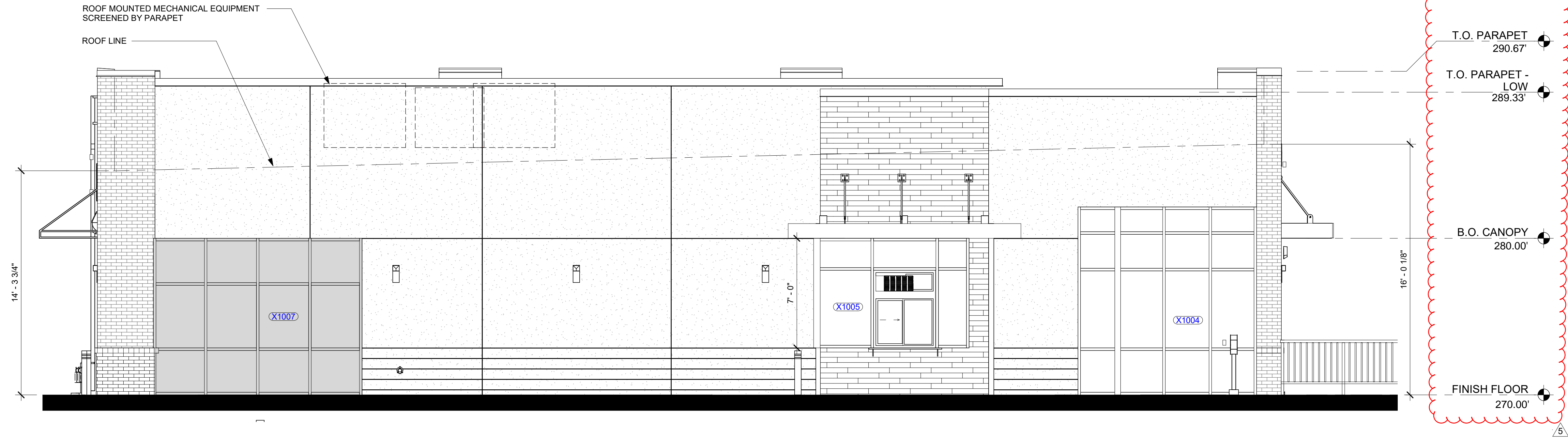
  

PROJECT MANAGER	DESIGNER
CRN	MC

JOB NO.  
86009-001

A2001





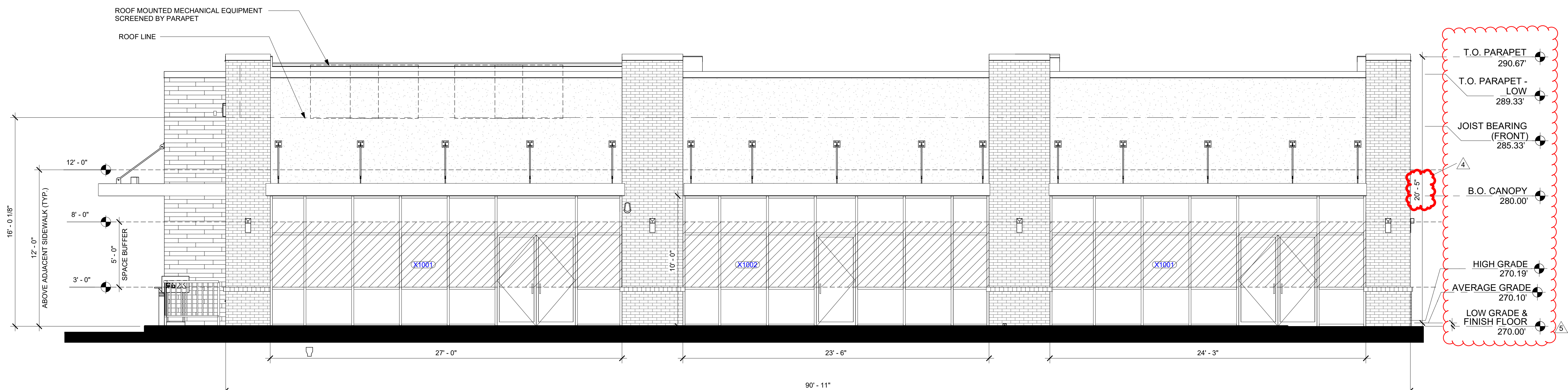
2 DRIVE-THRU (SOUTH) ELEVATION  
Scale: 1/4" = 1'-0"

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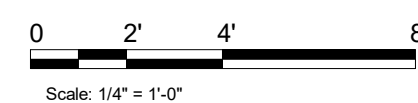
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TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS  
THAN 15 %.



1 FRONT (EAST) ELEVATION FACING SR 5220 - JONES SAUSAGE RD.  
Scale: 1/4" = 1'-0"



REV.	DATE	DESCRIPTION
4	4-12-21	CITY COMMENTS 3
5	7-26-21	CITY COMMENTS

JONES SAUSAGE & INTERGRITY  
3900 JONES SAUSAGE ROAD  
GARNER, NORTH CAROLINA 27529  
BUILDING EXTERIOR  
ELEVATIONS

ISSUED FOR CONSTRUCTION	DATE
BID	XX-XX-2020
REVISION 1	
REVISION 2	
PROJECT MANAGER	DESIGNER
CRN	MC

JOB NO.  
86009-001

A2002