



Administrative Approval Action

Case File / Name: ASR-0090-2019
DSLCL - Jones Sausage Road Retail (ASR)

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Interstate-40, west of Auburn Church Rd at 3900 Jones Sausage Road.

REQUEST: Development of a 2.05 acre site zoned IX-5-CU and SHOD-2 with 0.04 acre right-of-way dedication leaving a net area of 2.01 acres. A proposed 6,850 sf mixed-use structure development for two restaurants on proposed Lots 1 and 3, as shown on the subdivision plan SUB-0070-2019 (3900 Jones Sausage Rd).

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 26, 2021 by STAN WINGO.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. A subdivision plat for case SUB-0070-2019 shall be recorded with the Wake County Register of Deeds, and a copy of the plat shall be inserted into the Administrative Site Review plans set, ASR-0090-2019.
2. Revise the seating floorplan labels on the Site Permit Review plan set, and on the site information data tables on sheet 'A1001x', to demonstrate compliance with UDO Section 7.1.2.C for the seating requirements.
3. Revise and re-label the calculations for the short and long-term bicycle parking shown on the site information data tables on the ASR plan sheets to be in accordance with UDO Section 7.1.2.C.

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

5. This project shall not exceed the impervious allocations for Lots 1 & 3 as approved under SUB-0070-2019's SPR and as recorded with Subdivision plat.



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6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☒ Utility Placement Easement Required

☒ Cross Access Agreements Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A public infrastructure surety for 9 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Urban Forestry

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .018 acres of tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Comply with all conditions of Z-44-00.

Engineering



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2. A cross access agreement among all the lots identified in this development shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
4. A fee-in-lieu for 1ft of sidewalk for 390lf along Integrity Drive and 1ft of sidewalk for 380 lf along Jones Sausage Road shall be paid to the City of Raleigh (UDO 8.1.10).
5. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
7. Sight distance easements shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Integrity Drive.
9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:



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3-Year Expiration Date: August 26, 2024

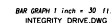
Obtain a valid building permit for the total area of the project, or a phase of the project.

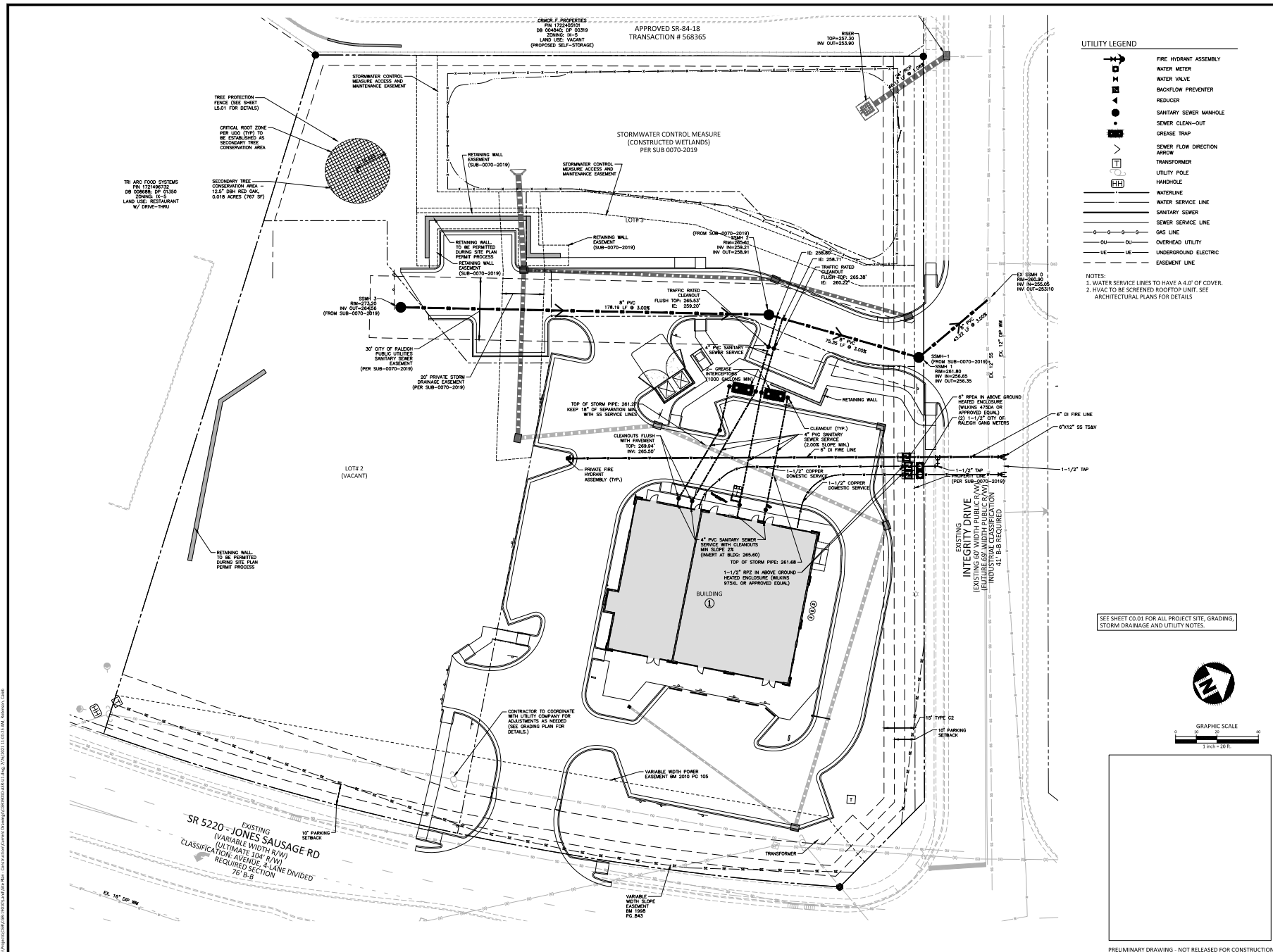
4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Alycia Bailey Taylor* Date: 08/26/2021
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**





CLIENT

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



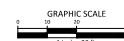
**JONES SAUSAGE ROAD
RETAIL
ADMINISTRATIVE SITE PLAN
3900 JONES SAUSAGE ROAD
GARNER, NORTH CAROLINA**

PLANT SCHEDULE

SHADE TREES	CODE	COMMON NAME
+	QPP	Pin Oak
○	UAP	American Elm
○	AGRC	Rose Creek Abelia
○	CHFA	Flum Yew
○	ICCC	Carleso Holly
○	ICJJ	Chesapeake Japanese Holly
○	IND	Deerl Yaupon
○	ILMH	Oakland Red Holly
○	LCCM	Carolina Midnight Loropetalum
○	LCCR	Ever Red Loropetalum
○	LCPD	Fringe Flower
GROUND COVERS	CODE	COMMON NAME
■	MMPF	MMP Pollinator Mix
■	MMPM	MMP Stormwater Pond Mix
■	CYDA	Bermuda 419
■	LMS	Silvery Sunproof Blue Lightbulb
■	MRS	Seep Muhly

LANDSCAPING NOTES

1. PRUNE CANOPY TREES TO MAINTAIN 12' MINIMUM CLEARANCE FROM GROUND TO LOWER BRANCHES AS SOON AS TREES ARE MATURE. PRUNING IS TO BE IN COMPLIANCE WITH CITY OF RALEIGH AND ANSI STANDARDS.
2. SEE SHEET L5.02 FOR QUANTITY TABLE AND DETAILS.
3. PLANTINGS FOR C2 AND C3 PROTECTIVE YARDS ARE PLACED BEHIND SIGHT DISTANCE TRIANGLES.



REVISIONS

NO.	DATE	DESCRIPTION
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

PLAN INFORMATION

PROJECT NO. CGB-19010
FILENAME: CGB19010-ASR-L51
CHECKED BY: CIR
DRAWN BY: AAL
SCALE: 1"=20'
DATE: 11.04.2019

SHEET

LANDSCAPE PLAN

L5.00

FURNISHING SCHEDULE

FURNISHING	QUANTITY	PRODUCT	PRODUCT DESCRIPTION
⑩	2	URBAN RENOVATION RECEPTACLE BY FORMUS/URACES OR APPROVED EQUAL	36 GALLON, SIDE OPENING, DARK CORTEN POWDERCOATED
⑥	3	OLYMPIA BIKE RACK BY FORMUS/URACES OR APPROVED EQUAL	SOLID CAST ALUMINUM CONSTRUCTION, SURFACE MOUNT WITH IMBEDDED ANCHORS, DARK CORTEN POWDERCOATED

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

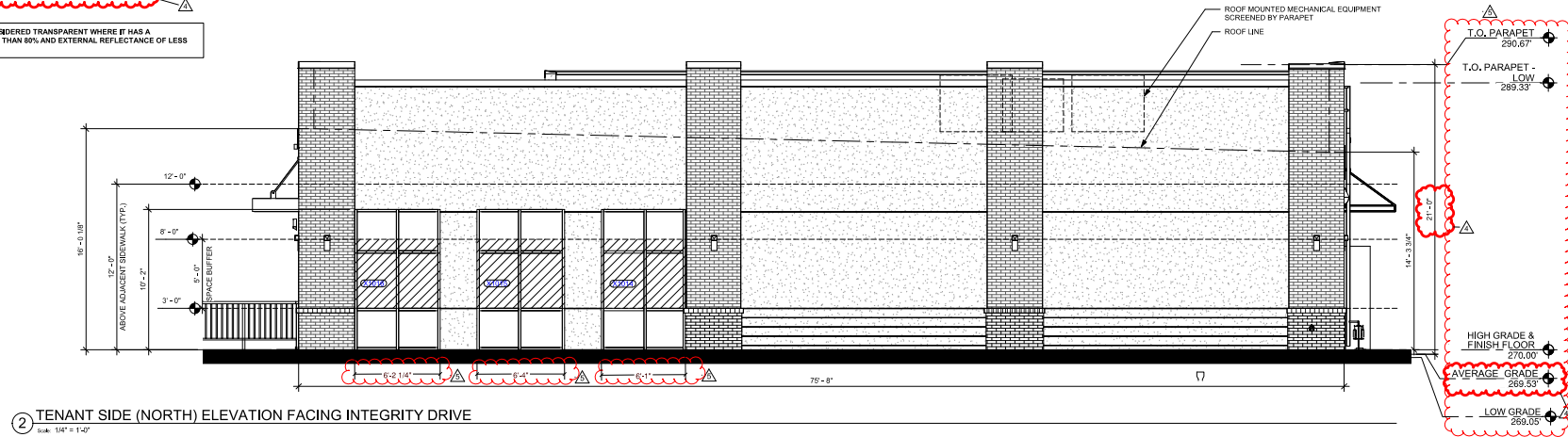
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

TRANSPARENCY TABLE

FLOOR LEVEL	TOTAL AREA	TRANSPARENCY REQUIRED (20%)	TRANSPARENCY PROVIDED	3'-6" TO 6'-6" TRANSPARENCY REQUIRED (50% OF 20%)	3'-6" TO 6'-6" 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-420)			
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"

REV.	DATE	DESCRIPTION
1	4-12-21	CITY COMMENTS 3
2	7-26-21	CITY COMMENTS 5

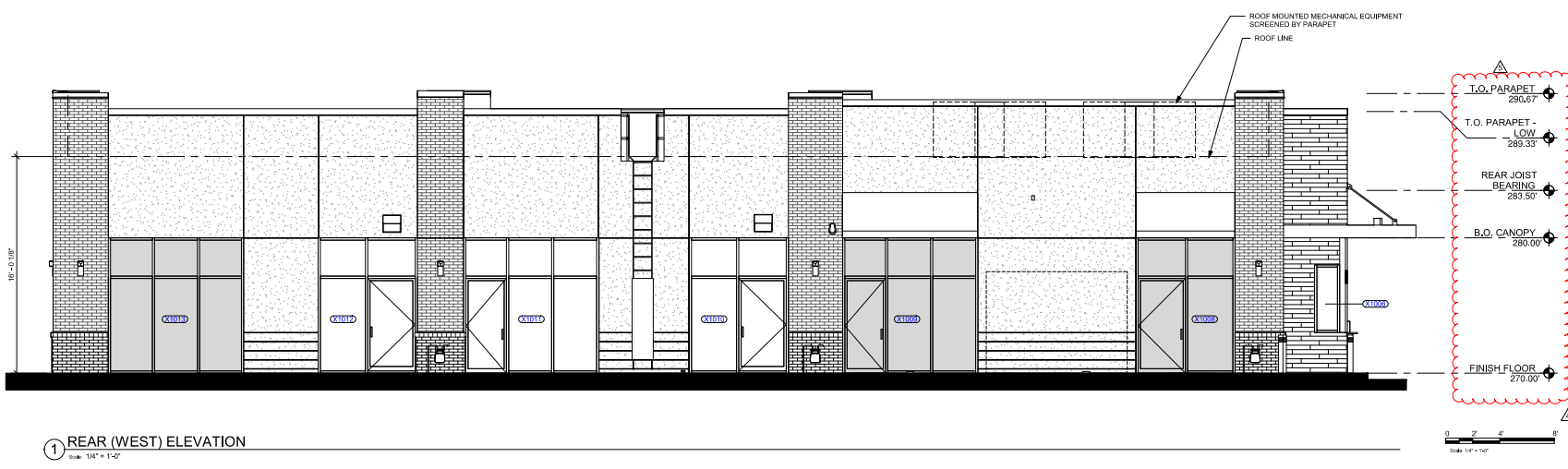
JONES SAUSAGE & INTERGRITY
 3900 JONES SAUSAGE ROAD
 GARNER, NORTH CAROLINA 27529
BUILDING EXTERIOR ELEVATIONS

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

PROJECT MANAGER	DESIGNER
ORN	MC

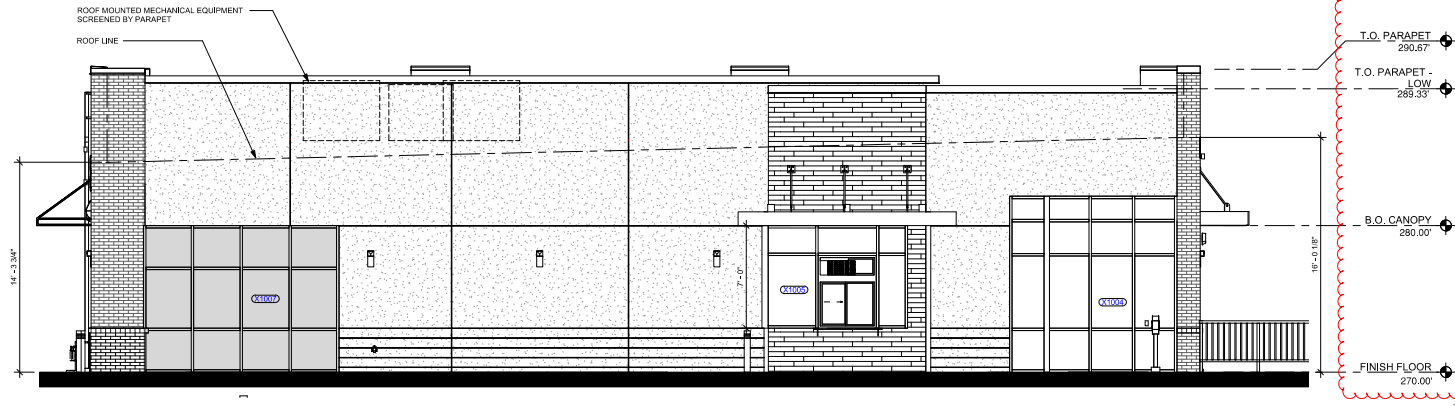
JOB NO.
86009-001

A2001



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

0 2' 4' 8'
 SCALE: 1/4" = 1'-0"



② DRIVE-THRU (SOUTH) ELEVATION

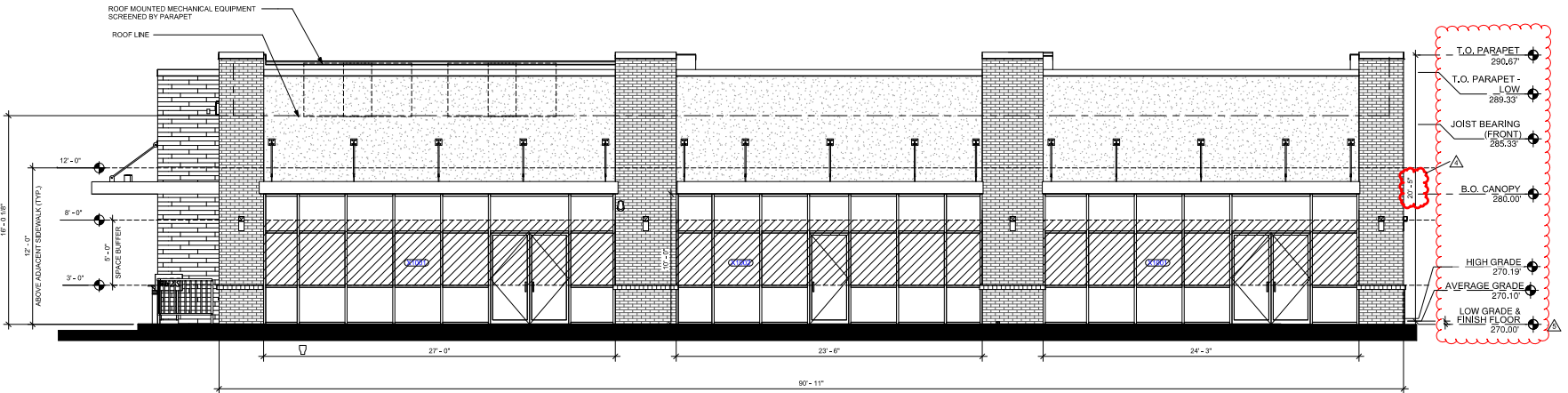
TRANSPARENCY TABLE

FLOOR LEVEL	TOTAL AREA	TRANSPARENCY REQUIRED (20%)	TRANSPARENCY PROVIDED	7'-0" TO 8'-0" TRANSPARENCY REQUIRED (50% OF 20%)	7'-0" TO 8'-0" TRANSPARENCY PROVIDED (SHOWN CROSS HATCHED)
GROUND STORY	12'-0" X 90'-11" = 1,091 SF	1,091 SF X .20 = 218.2 SF	747 SF	218.2 SF X .50 = 109.1 SF	373.6 SF

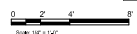
AVERAGE GRADE PLANE CALCULATIONS (PER TC-400)

	PROPOSED		
	HIGH	LOW	AVERAGE
NORTH PLANE (INTERGRITY 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 %.



① FRONT (EAST) ELEVATION FACING SR 5220 - JONES SAUSAGE RD.



REV.	DATE	DESCRIPTION
1	4-18-21	CITY COMMENTS 3
2	7-26-21	CITY COMMENTS 3
3		

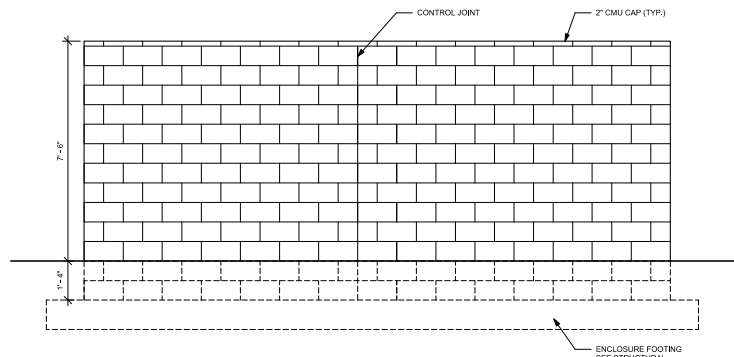
JONES SAUSAGE & INTERGRITY
3900 JONES SAUSAGE ROAD
GARNER, NORTH CAROLINA 27529
BUILDING EXTERIOR ELEVATIONS

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

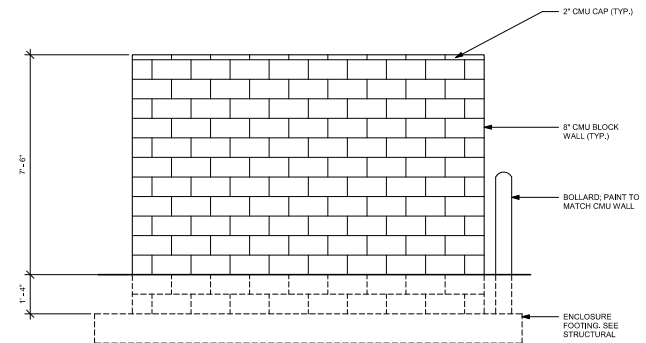
JOB NO.
86009-001
A2002

EXTERIOR FINISH NOTES

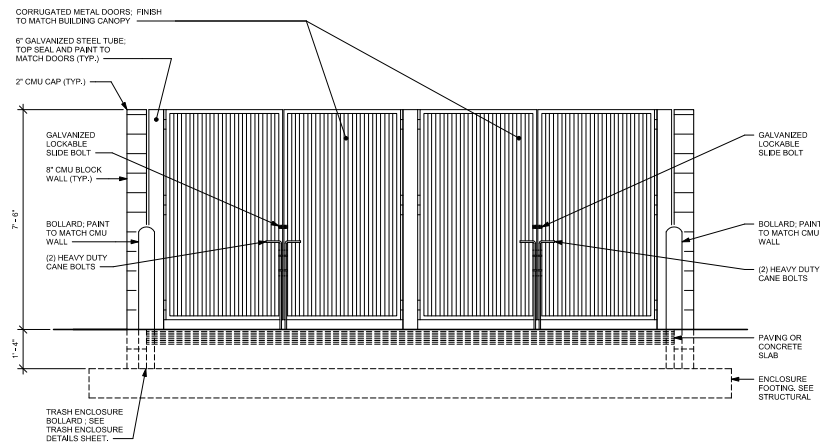
1. THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
2. RUNNING BOND INTEGRAL CMU COLOR OR CMU PAINTED TO MATCH BUILDING.



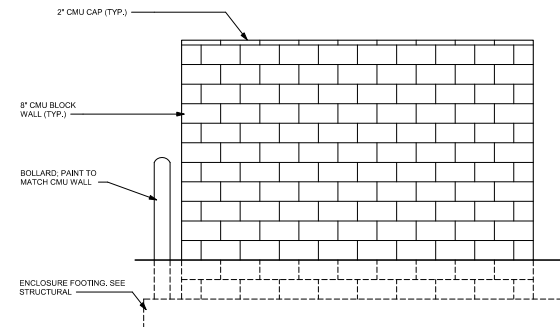
3 BACK ELEVATION
 Scale: 1/2" = 1'-0"



4 SIDE ELEVATION
 Scale: 1/2" = 1'-0"



1 FRONT ELEVATION
 Scale: 1/2" = 1'-0"



2 SIDE ELEVATION
 Scale: 1/2" = 1'-0"

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

TRASH ENCLOSURE

ISSUED FOR CONSTRUCTION	DATE
BID	XXX-XXX-2020
REVISION 1	
REVISION 2	
PROJECT MANAGER	DESIGNER
ORN	MC

JOB NO.
86009-001

A0007