

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 type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>		
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 #: <u>Z-01-12</u>
		Administrative Alternate #: _____
GENERAL INFORMATION		
Development name: Sunnybrook Gas Station		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 2418 Sunnybrook Rd, Raleigh, NC 27610		
Site P.I.N.(s): 1722276122		
Please describe the scope of work. Include any additions, expansions, and change of use. Construct 8,000 SF gas station/convenience store/retail with associated utilities and parking.		
Current Property Owner/Developer Contact Name: Mamta Patel		
NOTE: please attach purchase agreement when submitting this form.		
Company: Earth Petroleum VI, Inc.		Title: President
Address: 3945 Goldsboro Road, Wade, NC 28395-8783		
Phone #:	Email:	
Applicant Name: Marty D. Bizzell, PE		
Company: Bass, Nixon and Kennedy, Inc.		Address: 6310 Chapel Hill Rd., Ste. 250, Raleigh, NC 27607
Phone #: 919-851-4422		Email: marty.bizzell@bnkinc.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): NX-3-PL-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 1.92	New gross floor area: 8,000 sf
# of parking spaces required: 27	Total sf gross (to remain and new): 8,000 sf
# of parking spaces proposed: 34	Proposed # of buildings: 1
Overlay District (if applicable): SHOD-1	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Gas Station/Convenience Store/Retail	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.05 Square Feet: 45,955
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: N/A	
Alluvial soils: N/A	
Flood study: N/A	
FEMA Map Panel #: 1722	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

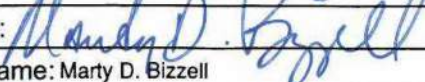
Total # of dwelling units: N/A	Total # of hotel units: N/A
# of bedroom units: 1br N/A 2br N/A 3br N/A 4br or more N/A	
# of lots: N/A	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

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.

I, Marty D. Bizzell 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.

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: 	Date: 10/13/2021
Printed Name: Marty D. Bizzell	

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

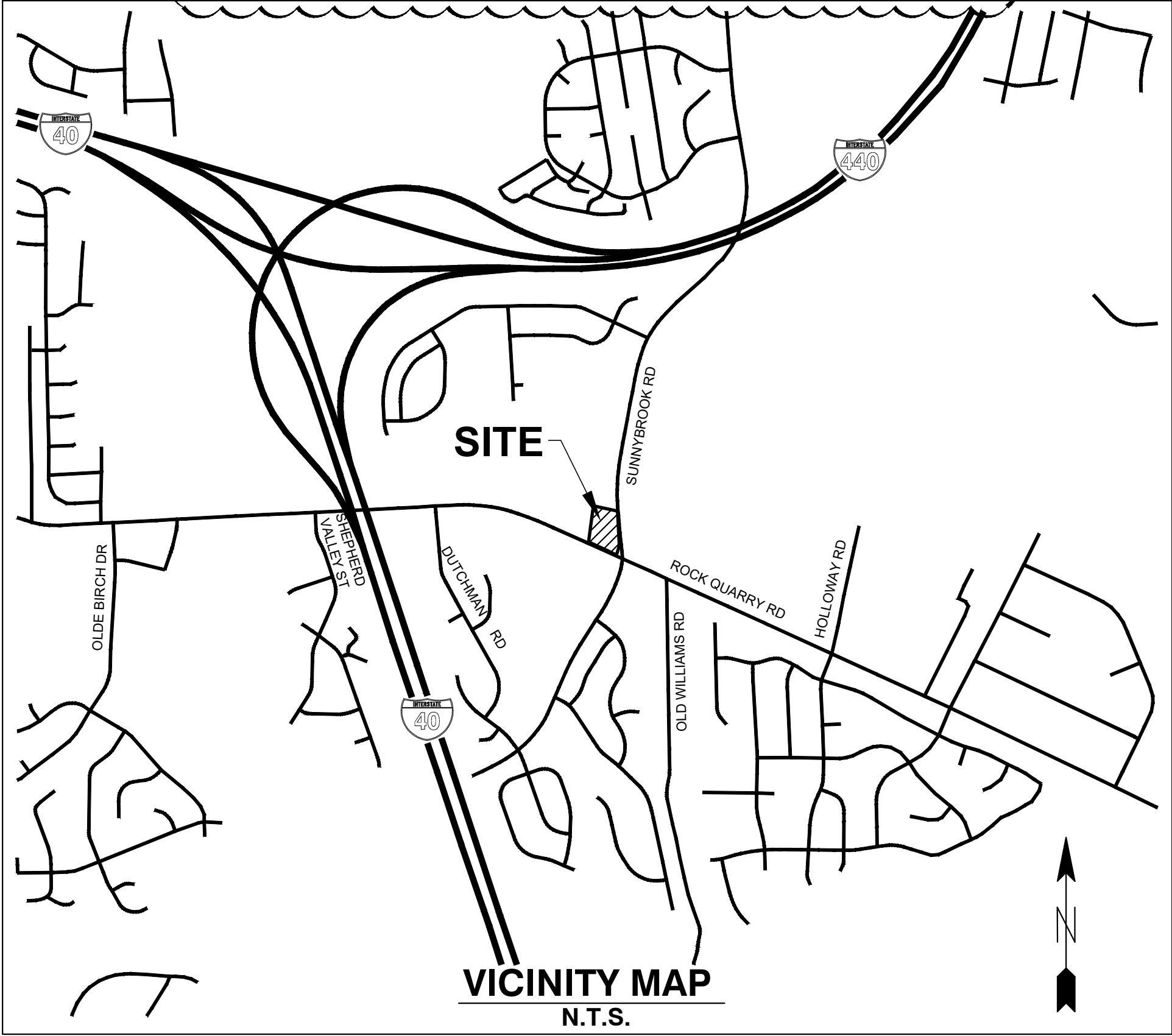
SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE		EXISTING CURB INLET
ALUM	ALUMINUM		EXISTING GRATE INLET/YARD INLET
AST2	ALUMINIZED STEEL – TYPE 2		EXISTING FLARED END SECTION
B-B	BACK TO BACK		EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY		EXISTING BLOW-OFF ASSEMBLY
CG&	CURB AND GUTTER		EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND		EXISTING REDUCER
CI	CURB INLET		EXISTING WATER METER
CL	CENTER LINE		EXISTING SAN SEWER MANHOLE
COMP	CORRUGATED METAL PIPE		EXISTING CLEAN OUT
CO	CLEAN OUT		EXISTING POWER POLE
COM	COMMUNICATION		EXISTING TELEPHONE PEDESTAL
CONC	CONCRETE		EXISTING AREA LIGHT
DCV	DOUBLE CHECK VALVE		EXISTING SIGN
DCDV	DOUBLE DETECTOR CHECK VALVE		NEW CURB INLET
DI	DROP INLET		NEW GRATE INLET/YARD INLET
DIP	DUCTILE IRON PIPE		NEW FLARED END SECTION
EASE	EASEMENT		NEW FIRE HYDRANT
ELEC	ELECTRIC		NEW BLOW-OFF ASSEMBLY
EX	EXISTING		NEW GATE VALVE
FES	FLARED END SECTION		NEW REDUCER
FH	FIRE HYDRANT		NEW WATER METER
FM	FORCE MAIN		NEW TEE
FT	FEET		NEW PLUG
FT/SEC	FEET PER SEC		NEW MANHOLE
GALV	GALVANIZED		NEW CLEAN OUT
GV	GATE VALVE		NEW SIGN
HDPE	HIGH DENSITY POLYETHYLENE		IRON PIPE
L	LENGTH		BENCHMARK
LF	LINEAR FEET		
MH	MANHOLE		
PAVE	PAVEMENT		TEMP SILT FENCE
PE	EXISTING PAD ELEVATION		TEMP TREE PROTECTION FENCE
PP	POWER POLE		TEMP COMBINATION SILT/TREE PROTECTION FENCE
PVC	POLYVINYL CHLORIDE		TEMP DIVERSION DITCH
R	RADIUS		DISTURBED LIMITS
R/W	RIGHT-OF-WAY		
RED	REDUCER		STREAM
RCP	REINFORCED CONCRETE PIPE		EXISTING GAS LINE
RPZ	REDUCED PRESSURE ZONE		EXISTING COMMUNICATIONS LINE
SS	SANITARY SEWER		EXISTING UNDERGROUND TELEPHONE
STA	STATION		EXISTING UNDERGROUND ELECTRIC
TDD	TEMPORARY DIVERSION DITCH		EXISTING OVERHEAD ELECTRIC
TELE	TELEPHONE		EXISTING WATER LINE
TSB	TEMPORARY SEDIMENT BASIN		EXISTING SANITARY SEWER FORCE MAIN
UG	UNDERGROUND		EXISTING SANITARY SEWER
WCR	WHEELCHAIR RAMP		EXISTING STORM DRAINAGE
W/L	WATER LINE		NEW STORM DRAINAGE
WM	WATER METER		NEW WATER LINE
YI	YARD INLET		NEW SANITARY SEWER
			NEW SANITARY SEWER FORCE MAIN
			NEW GAS MAIN
			HANDICAPPED ACCESSIBLE ROUTE



CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
ADMINISTRATIVE SITE REVIEW
TIER 3 SITE PLAN

CITY OF RALEIGH
PROJECT NO. ASR-0091-2021



NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT

SOLID WASTE INSPECTION STATEMENT

1. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE PROPOSED DUMPSTER COLLECTION FACILITY WILL HAVE A GARBAGE & RECYCLING CONTAINER.
3. ALL STORM INLETS MUST BE AT LEAST 20' AWAY FROM THE DUMPSTER PAD.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE FINAL GEOTECHNICAL REPORT AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
3. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (1-800-632-4949) FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
4. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
5. TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND AS FURTHER DIRECTED BY CITY AND STATE INSPECTORS.
6. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
7. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY ENGINEERING DIVISION.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
9. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND APPLICABLE MUNICIPALITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SITUATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
10. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
11. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D698. STONE BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D1557. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
12. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
13. THE CONTRACTOR SHALL REVIEW, VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER PRIOR TO STARTING PROJECT.
14. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
15. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA STATE BUILDING CODE, VOL. 1-4 ACCESSIBILITY CODE.
16. OWNER SHALL PROVIDE FENCING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STORMWATER MANAGEMENT MEASURES (PONDS, WETLANDS, ETC.) OBTAINING PROPER PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.
17. RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.
18. PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION SHALL BE ADEQUATE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO TEST AND VERIFY THAT COMPACTION IS ADEQUATE FOR THE PROPOSED USE OF IN THE AREA OF FILL PLACEMENT.
19. ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.
20. THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 6 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 90% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL AT ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SHIPPING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY AS-BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.
21. RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTING, AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE DURATION OF RETAINING WALL CONSTRUCTION. PROPER SCHEDULING, EXECUTION, AND RECORD KEEPING FOR ALL REQUIRED INSPECTIONS, TESTING, AND VERIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL MONITORING, TESTING, AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 18, SECTION 1806 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

SHEET INDEX

- COVER
C0.1 EXISTING CONDITIONS & DEMOLITION PLAN
C1.1 SITE PLAN
C2.1 UTILITY PLAN
C3.1 GRADING AND DRAINAGE PLAN
C3.2 BMP PLAN
L1.1 LANDSCAPE PLAN
SL1.1 SITE LIGHTING PLAN
SL1.2 SITE LIGHTING DETAILS
A2.10 BUILDING ELEVATIONS 1
A2.11 BUILDING ELEVATIONS 2
SHTS 1-5 CANOPY PLANS

ZONING CONDITIONS (Z-01-12)

1. THE FOLLOWING USES ARE EXCLUDED: AGRICULTURAL USES, RECREATIONAL USES, CEMETERIES, CORRECTIONAL/PENAL FACILITIES, SPECIAL CARE FACILITIES, RESIDENTIAL TRANSITIONAL HOUSING (WITH THE EXCEPTION OF SUPPORTIVE HOUSING RESIDENCE), BARS, NIGHTCLUBS, TAVERNS, LOUNGES, ADULT ESTABLISHMENTS HOTEL/MOTEL, COMMERCIAL PARKING FACILITIES, MOVIE THEATER (INDOOR AND OUTDOOR), PEST EXTERMINATING SERVICES, KENNEL, CATERING, RIDING STABLE, OUTDOOR STADIUM, RESERVOIRS, LANDFILLS, UTILITIES (EXCEPT UTILITY SERVICES), TELECOMMUNICATION TOWER, MINI-WAREHOUSES, AIRFIELD, LANDING STRIP, HELIPORT, VETERINARY HOSPITAL.
2. BUILDING HEIGHT SHALL BE NO HIGHER THAN 35'.
3. BUILDING GROUND FLOOR SHALL NOT EXCEED 10,000 SF. AND TOTAL FLOOR AREA SHALL NOT EXCEED 12,000 SF.
4. DRIVEWAYS SHALL BE LIMITED TO ONE ON SUNNYBROOK ROAD AND ONE ON ROCK QUARRY ROAD.
5. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE PROPERTY, THE PROPERTY OWNER SHALL CONVEY TO THE CITY OF RALEIGH A TRANSIT EASEMENT ON ROCK QUARRY ROAD MEASURING TWENTY (20) FEET BY FIFTEEN (15) FEET. THE LOCATION OF THE EASEMENT SHALL BE APPROVED BY THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT TRANSIT DIVISION, AND THE CITY ATTORNEY SHALL APPROVE THE TRANSIT EASEMENT PRIOR TO RECORDATION. UPON DEVELOPMENT A BUS SHELTER AND CONCRETE PAD MEETING CITY OF RALEIGH STANDARDS FOR BUS SHELTERS AND CONCRETE PADS SHALL BE PROVIDED.
6. ALL OUTDOOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF DESIGN AND SHALL BE LOCATED NO CLOSER THAN 35' TO PROPERTY LINES OF 1722-27-4229 (GOODWIN GRIER & ASSOCIATES DB 09644, PG 1393), 1722-27-4229 (GOODWIN, WILLIAM E. DB 06409, PG 0571) AND 1722-27-4162 (GOODWIN, WILLIAM E. DB 08353, PG 1732).
7. ALL OUTDOOR AUDIO COMMUNICATIONS AND COMPRESSED AIR PUMPS SHALL BE LOCATED NO CLOSER THAN 35' TO PROPERTY LINES OF 1722-27-4229 (GOODWIN GRIER & ASSOCIATES DB 09644, PG 1393), 1722-27-4229 (GOODWIN, WILLIAM E. DB 06409, PG 0571) AND 1722-27-4162 (GOODWIN, WILLIAM E. DB 08353, PG 1732).
8. UPON DEVELOPMENT, AN OFFER OF VEHICULAR AND PEDESTRIAN CROSS ACCESS SHALL BE PROVIDED TO 1722-27-4229 (GOODWIN GRIER & ASSOCIATES DB 09644, PG 1393), 1722-27-4229 (GOODWIN, WILLIAM E. DB 06409, PG 0571) AND 1722-27-4162 (GOODWIN, WILLIAM E. DB 08353, PG 1732).
9. AN 8' MINIMUM WIDTH SIDEWALK SHALL BE PROVIDED FROM THE PRIMARY BUILDING ENTRANCE TO EACH ROAD FRONTAGE.
10. A 6' HEIGHT CLOSED WOODEN FENCE SHALL BE PROVIDED ADJACENT TO A LOT CONTAINING A SINGLE FAMILY DETACHED DWELLING AT TIME OF SITE DEVELOPMENT.
11. A BUILDING SETBACK OF A MINIMUM OF 30' SHALL BE PROVIDED ADJACENT A LOT CONTAINING A SINGLE FAMILY DETACHED DWELLING.
12. OUTDOOR LIGHTING LEVEL SHALL NOT EXCEED 0.40 FOOT CANDLES AT PROPERTY LINES ADJACENT TO A LOT CONTAINING A SINGLE FAMILY DETACHED DWELLING.
13. PRIMARY BUILDING ENTRANCE SHALL BE ORIENTED TOWARD A PUBLIC RIGHT-OF-WAY.
14. AN OUTDOOR PLAZA OF 100 SQUARE FEET MINIMUM SHALL BE PROVIDED BETWEEN THE PRIMARY BUILDING AND THE PUBLIC RIGHT-OF-WAY. PLAZA SHALL HAVE A MINIMUM DIMENSION OF 6' IN WIDTH AND LENGTH.
15. RESIDENTIAL DENSITY SHALL BE LIMITED TO 6 DWELLING UNITS PER ACRE.

Administrative Site Review Application

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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	Tier Three Site Plan
	<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic
		Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:

GENERAL INFORMATION

Development name: Sunnybrook Gas Station

Inside City limits? Yes ☒ No ☐

Property address(es): 2418 Sunnybrook Rd, Raleigh, NC 27610

Site P.I.N.(s): 1722276122

Please describe the scope of work. Include any additions, expansions, and change of use. Construct 8,000 SF gas station/convenience store/retail with associated utilities and parking.

Current Property Owner/Developer Contact Name: Mamta Patel

NOTE: please attach purchase agreement when submitting this form.

Company: Earth Petroleum VI, Inc. Title: President

Address: 3945 Goldsboro Road, Wade, NC 28395-8763

Phone #: Email:

Applicant Name: Marty D. Bizzell, PE

Company: Bass, Nixon and Kennedy, Inc. Address: 6310 Chapel Hill Rd, Ste 250, Raleigh, NC 27607

Phone #: 919-851-1422 Email: marty.bizzell@bnkinc.com

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raleighnc.gov

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):

Existing gross floor area (not to be demolished):

Existing gross floor area to be demolished:

Gross site acreage: 1.92

New gross floor area: 8,000 sq

Total of gross (to remain and new): 8,000 sq

of parking spaces required: 27

Proposed # of buildings: 1

Proposed # of stories for each: 1

Overlay District (if applicable): SHOD-1

Existing use (UDO 6.1.4): Vacant

Proposed use (UDO 6.1.4): Gas Station/Convenience Store/Retail

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.92

Proposed Impervious Surface: Acres: 1.92

Is this a flood hazard area? Yes ☐ No ☒

If yes, please provide: NA

Alleviate flood: NA

Flood study: NA

FEMA Map Panel #: 130

Nature River Buffer: Yes ☐ No ☒

Wetlands: Yes ☐ No ☒

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: NA

Total # of hotel units: NA

of bedroom units: 1br NA 2br NA 3br NA 4br or more NA

Is your project a cottage court? Yes ☐ No ☒

SIGNATURE BLOCK

The undersigned declares 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.

I, Marty D. Bizzell, 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.

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 substantial policy, which states applications will expire after 180 days of inactivity.

Signature: Marty D. Bizzell Date: 10/30/2021

Printed Name: Marty D. Bizzell

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OWNER:

EARTH PETROLEUM VI INC
3945 GOLDSBORO RD
WADE, NC 28395

CONTACT: MAMTA PATEL
PHONE: (910) 391-5959
EMAIL: earthpetro@gmail.com

ENGINEER:

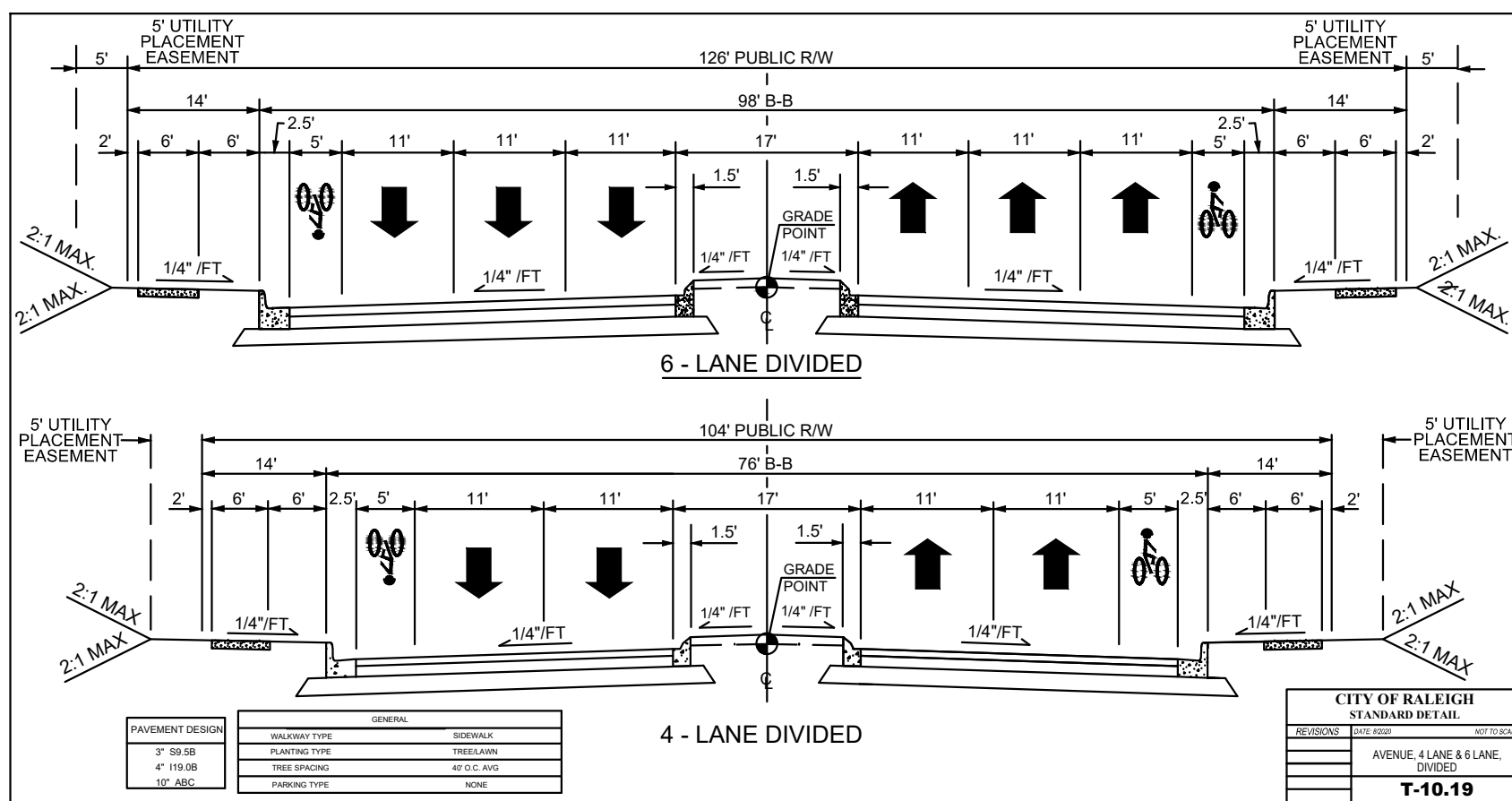
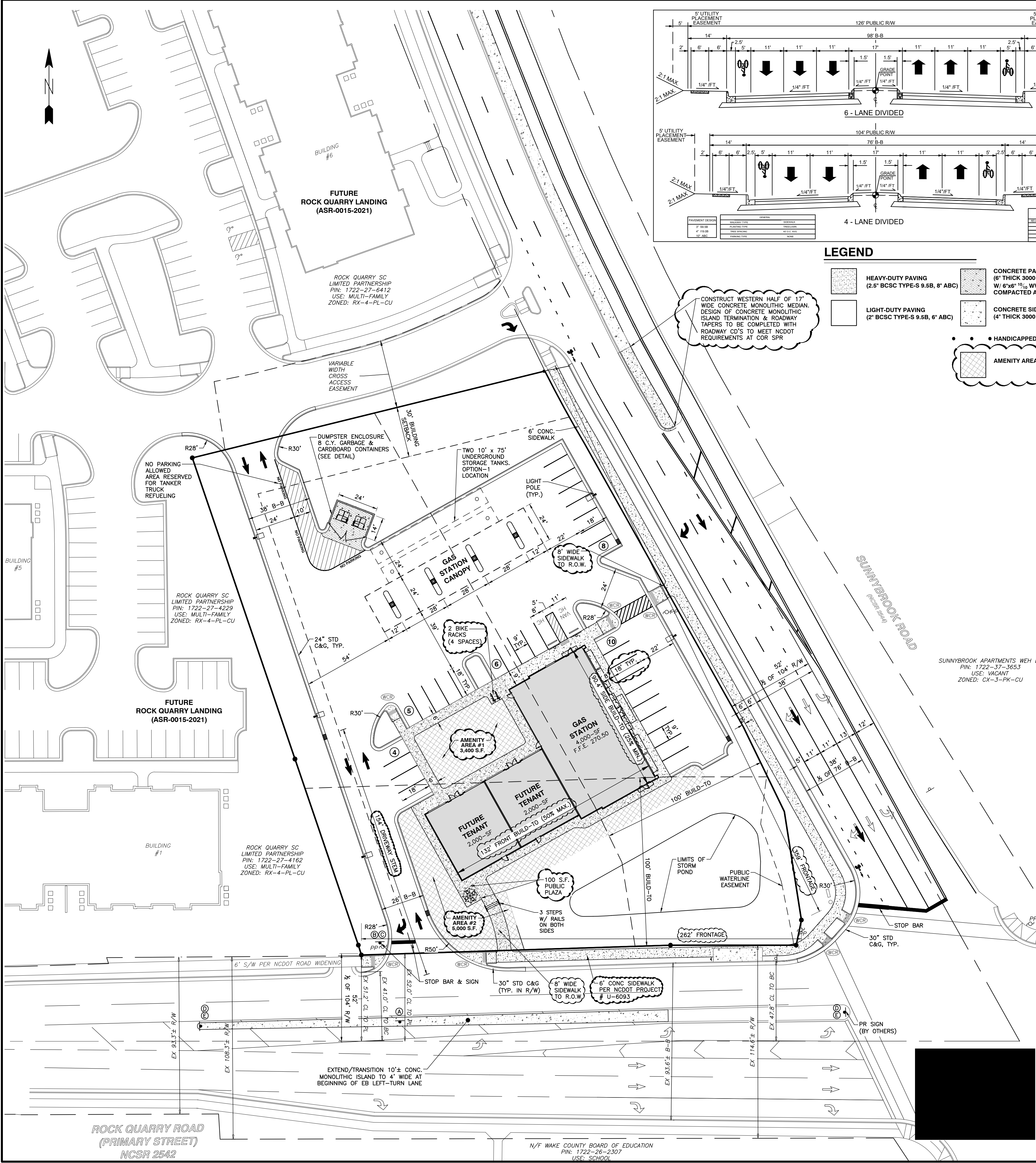
BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

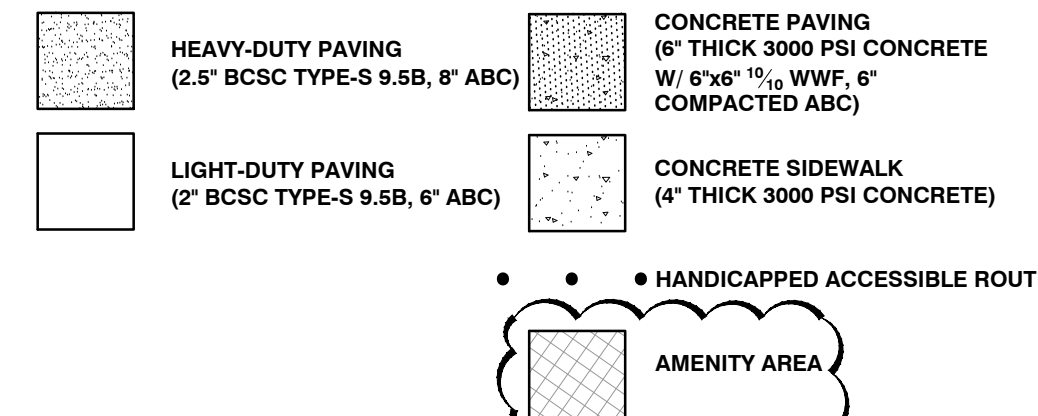
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422
FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

CONTACT: MARTY D. BIZZELL, PE
EMAIL: Marty.Bizzell@BNKinc.com



LEGEND



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY DENVER McCULLOUGH, DATED APRIL 24, 2012.
- PROVIDE 24" STANDARD CONCRETE CURB AND GUTTER ON-SITE.
- WITHIN SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY, IF NO CURBING EXISTS.
- MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
- STORMWATER BMP AND ACCESS EASEMENT MUST BE RECORDED PRIOR TO FINAL INSPECTION APPROVAL OR CERTIFICATE OF OCCUPANCY ISSUANCE.
- SITE SIGNAGE IS SUBJECT TO SEPARATE SIGN REVIEW AND PERMITTING.

PRELIMINARY PAVEMENT DESIGN

DRIVEWAY PAVEMENT: 2.5" S9.5B, 8" ABC
PARKING STALLS: 2.0" S9.5B, 6" ABC
SITE PAVEMENT: 6" 3000 PSI CONC. W/4"x4" WIRE MESH OVER 6" COMPACTED BASE
CONCRETE SIDEWALK: 4" 3000 PSI CONC.

TRAFFIC CONTROL NOTES

- ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
(A) ONE WAY (ENCLOSED IN RIGHT ARROW)	R6-1R	36"x12"
(B) STOP	R1-1	24"x24"
(C) MANDATORY MOVEMENT LANE CONTROL (RIGHT)	R3-5R	30"x36"
(D) KEEP RIGHT (SYMBOL)	R4-7	24"x30"
(E) OBJECT MARKER	OM1-3	18"x18"

- ALL SIGNS SHALL BE MOUNTED WITH 5'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2LB GALVANIZED STEEL U-CHANNEL POST SET IN 3FT DEEP x 12IN DIA. CONCRETE FOOTING.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
- MARKING
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE WHICH MAY BE THERMOPLASTIC OR ALKYD-RESIN TYPE PAINT.

MARKING	NCDOT STD.	SIZE	COLOR
STANDARD CROSSWALK	1205.07	STD.	WHITE
STOP BAR	1205.01	STD.	WHITE
EDGE LINES	1205.01	4IN	WHITE
EDGE LINES	1205.01	4IN	YELLOW

SITE DATA

PROJECT NAME: SUNNYBROOK GAS STATION
PIN: 1722.10-27-6122
REAL ID NUMBER: 0037340
ADDRESS: 2418 SUNNYBROOK ROAD RALEIGH, NORTH CAROLINA
ZONING: NX-3-PL-CU W/ SHOD-1 OVERLAY
USE:

EXISTING: VACANT
PROPOSED: CONVENIENCE STORE/RETAIL
SITE AREA (GROSS): 1.92 AC (83,618 SF)
DEDICATED R/W AREA: SUNNYBROOK ROAD -0.02 AC (671 SF)
ROCK QUARRY ROAD -0.00 AC (11 SF)
NET LOT AREA: 1.90 AC (82,936 SF)

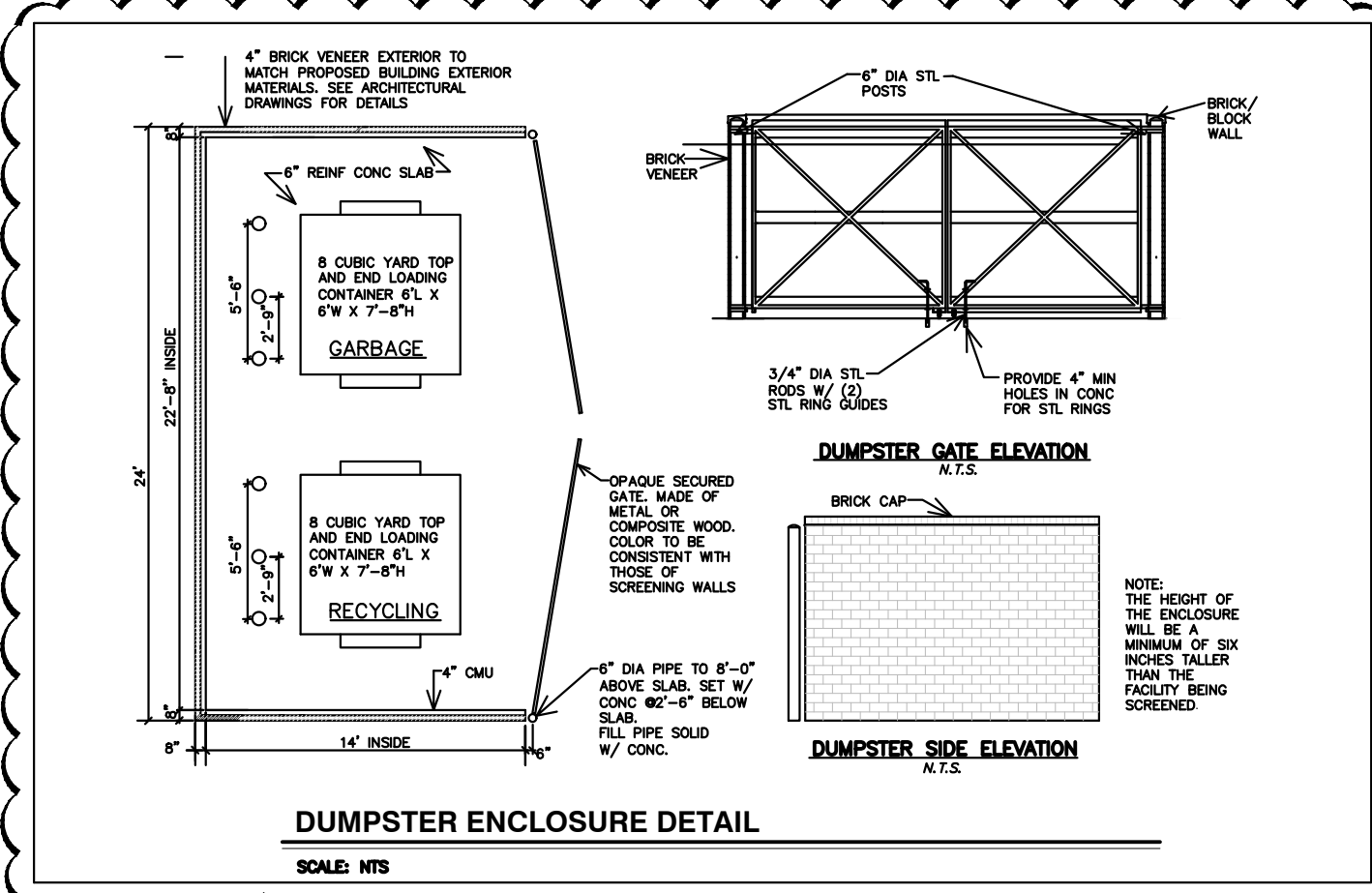
OUTDOOR AMENITY AREA: 83,618 X 10% = 8,362 S.F.
10% OF NET SITE AREA:
AMENITY AREA #1: 3,400 S.F.
AMENITY AREA #2: 5,000 S.F.
TOTAL PROVIDED AMENITY AREA: 8,470 S.F.

BUILDING AREA: CONVENIENCE STORE: 4,000 S.F.
RETAIL: 2,000 S.F.
TOTAL: 6,000 S.F.

BUILDING HEIGHT: 25.25'

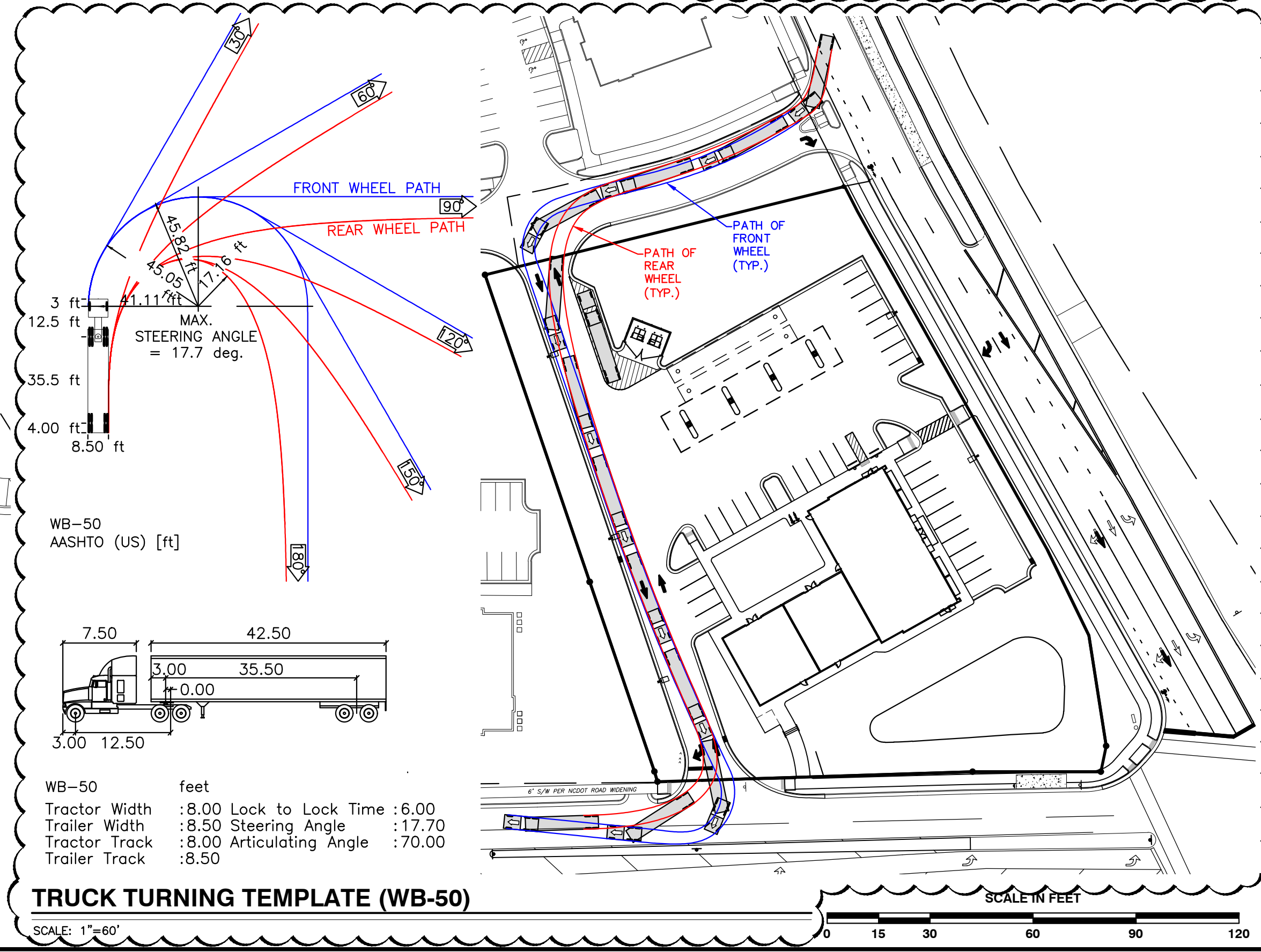
BUILDING SETBACKS & BUILD TO:
PRIMARY STREET BUILD-TO TO SETBACK (MIN/MAX): 5'/100'
BUILDING WIDTH IN PRIMARY BUILD-TO (MIN): 50%
SIDE STREET BUILD-TO (MIN/MAX): 0'/100'
BUILDING WIDTH IN SIDE BUILD-TO (MIN): 25%
ADJACENT TO DETACHED RESIDENTIAL (Z-01-12): 30'

VEHICLE PARKING:
REQUIRED: CONVENIENCE STORE/RETAIL (8,000 SF): (1 SPACE/300 SF) 27 SPACES
PROVIDED: 33 SPACES (2 HC SPACES)
BICYCLE PARKING:
SHORT-TERM REQUIRED: RETAIL: (1 SPACE/5000 SF OR 4 MIN) 4 SPACES
LONG-TERM PROVIDED: NONE



SOLID WASTE INSPECTION STATEMENT

- THE OWNER/DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE PROPOSED DUMPSTER COLLECTION FACILITY WILL HAVE A GARBAGE & RECYCLING CONTAINER.
- ALL STORM INLETS MUST BE AT LEAST 20' AWAY FROM THE DUMPSTER PAD.

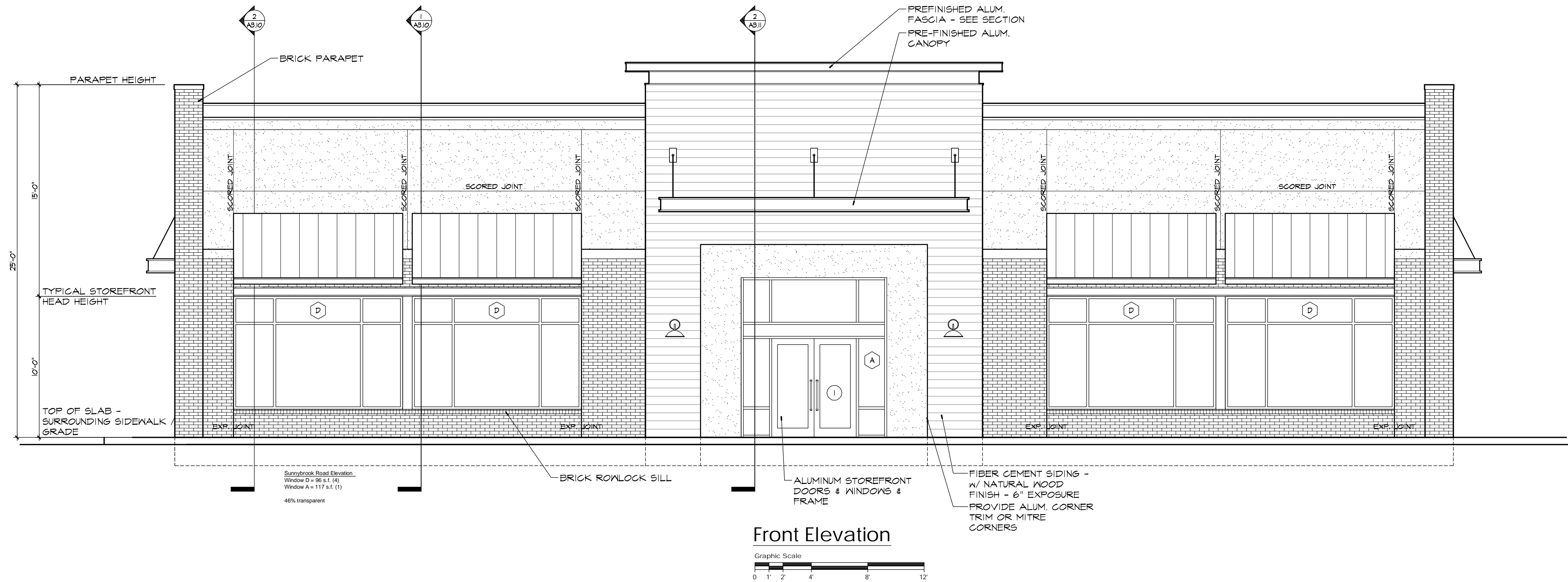


NO.	DATE	DESCRIPTION	BY
1	05-19-22	COR 1ST REVIEW COMMENTS	BTO

RAB	DRAWN BY	DATE	DATE
05-20374	JOB NO.	10-13-2021	

SITE PLAN

SCALE: 1" = 30'



Front Elevation



Exterior Elevation

SCALE: 3/16" = 1'-0"

1

ELEVATION NOTES

1. SEE ROOF PLANS FOR ROOF SLOPE INFORMATION.
2. ALL PROPOSED GRADE TO SLOPE AWAY FROM BUILDING. SEE SURVEY & ANY CIVIL DRAWINGS.
3. COORDINATE LOCATION OF DOWNSPOUTS WITH ROOF PLANS.
4. ALL EXTERIOR FINISH COLORS TO BE SELECTED BY OWNER, ARCHITECT AND/OR INTERIOR DESIGNER.
5. SEE FLOOR PLANS FOR DOOR SWINGS & SIZES.
6. WINDOW SIZES ARE IN INCHES - WIDTH x HEIGHT or THEY ARE THE MANUFACTURER'S CATALOG # IF A MANUFACTURER IS SELECTED.
7. SLAZING TO BE TEMPERED WHERE REQUIRED BY CODE.
8. PROVIDE ALL NECESSARY INTERIOR AND EXTERIOR TRIM, CASINGS, STOOLS, BRICK MOULDS, ETC., AS REQUIRED FOR A COMPLETE INSTALLATION OF THE WINDOWS.
9. PROVIDE PROPER FLASHING AROUND ALL WINDOWS. INSTALL PER MANUFACTURER'S REQUIREMENTS.
10. REFER TO WALL SECTIONS AND DETAILS FOR HEAD AND SILL FLASHING LOCATIONS.
11. COORDINATE ALL ROUGH OPENINGS DIMENSIONS WITH MANUFACTURER, TYP.



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Site Plan
Review Set



Sunnybrook Convenience Store
New Retail Building
2418 Sunnybrook Road
Raleigh, North Carolina 27610

Revisions		
No.	Description	Date

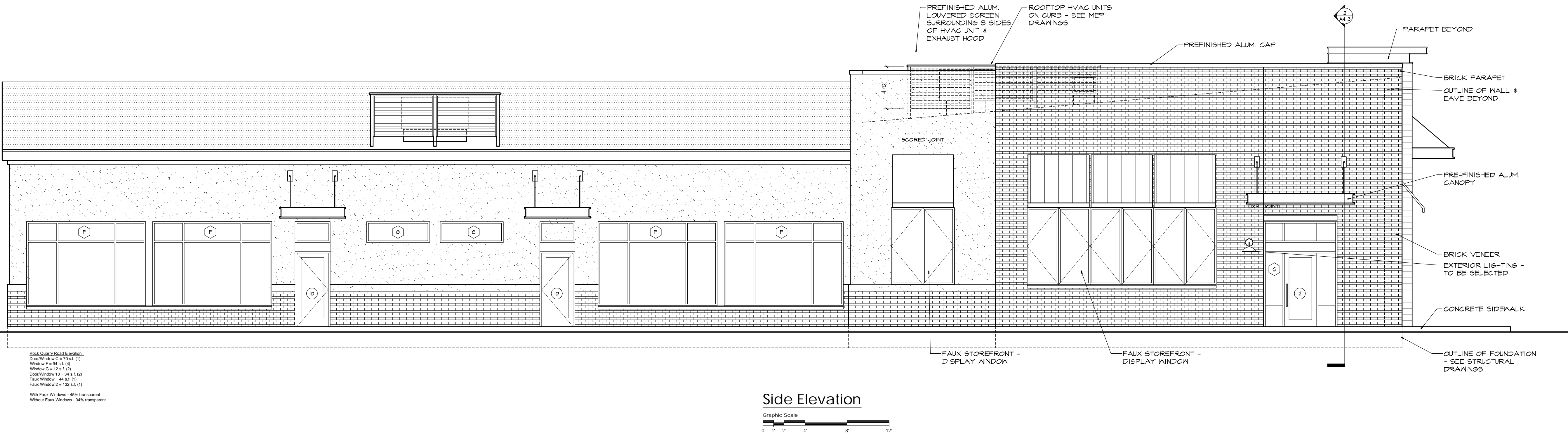
This sheet is formatted for a 24" x 36" print. If this print does not measure that - refer to the graphic scale.

Sheet Title:
Exterior Elevations

Date: May 20, 2022
Project: 19039
Sheet Number:



A2.10



Side Elevation



Exterior Elevation

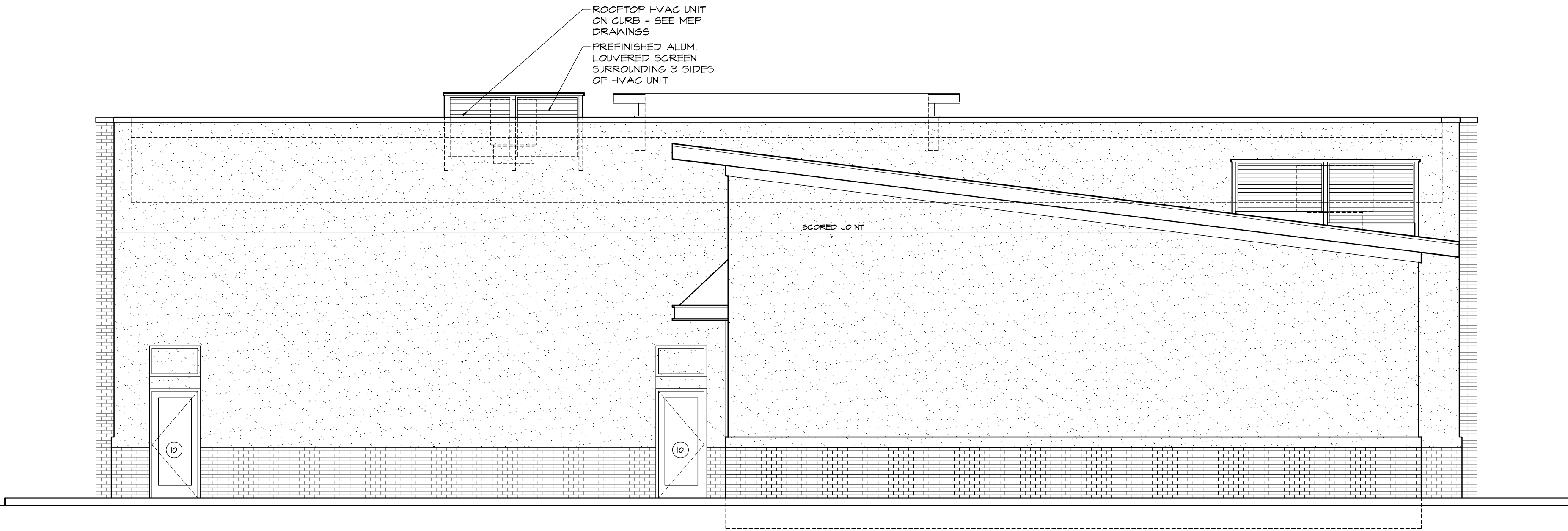
SCALE: 3/16" = 1'-0"

2



ELEVATION NOTES

1. SEE ROOF PLANS FOR ROOF SLOPE INFORMATION.
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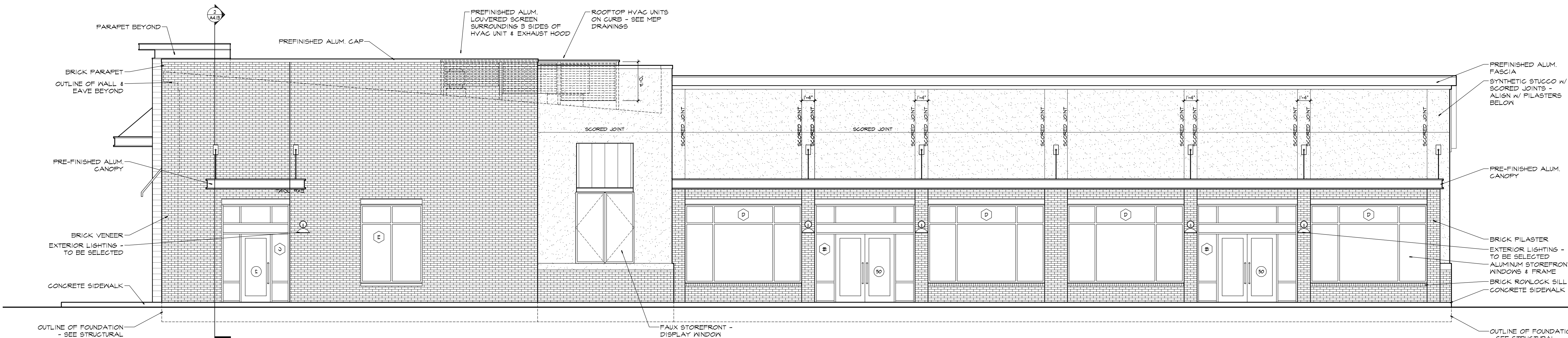
Rear Elevation



Exterior Elevation

SCALE: 3/16" = 1'-0"

1



Side Elevation



Exterior Elevation

SCALE: 3/16" = 1'-0"

2