

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 checked="" type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	
Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 2418 Sunnybrook Rd, Raleigh, NC 27610	
Site P.I.N.(s): 1722-27-6122	
Please describe the scope of work. Include any additions, expansions, and change of use. Construct 6,000 sf gas station/convenience store 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: 6,000 sf
# of parking spaces required: 30	Total sf gross (to remain and new): 6,000 sf
# of parking spaces proposed: 32	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	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.06 Square Feet: 46,240
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:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

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 Marty D. Bizzell 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>Marty D. Bizzell</u>	Date: <u>12/20/20</u>
Printed Name: <u>Marty D. Bizzell</u>	

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

SYMBOLS AND ABBREVIATIONS

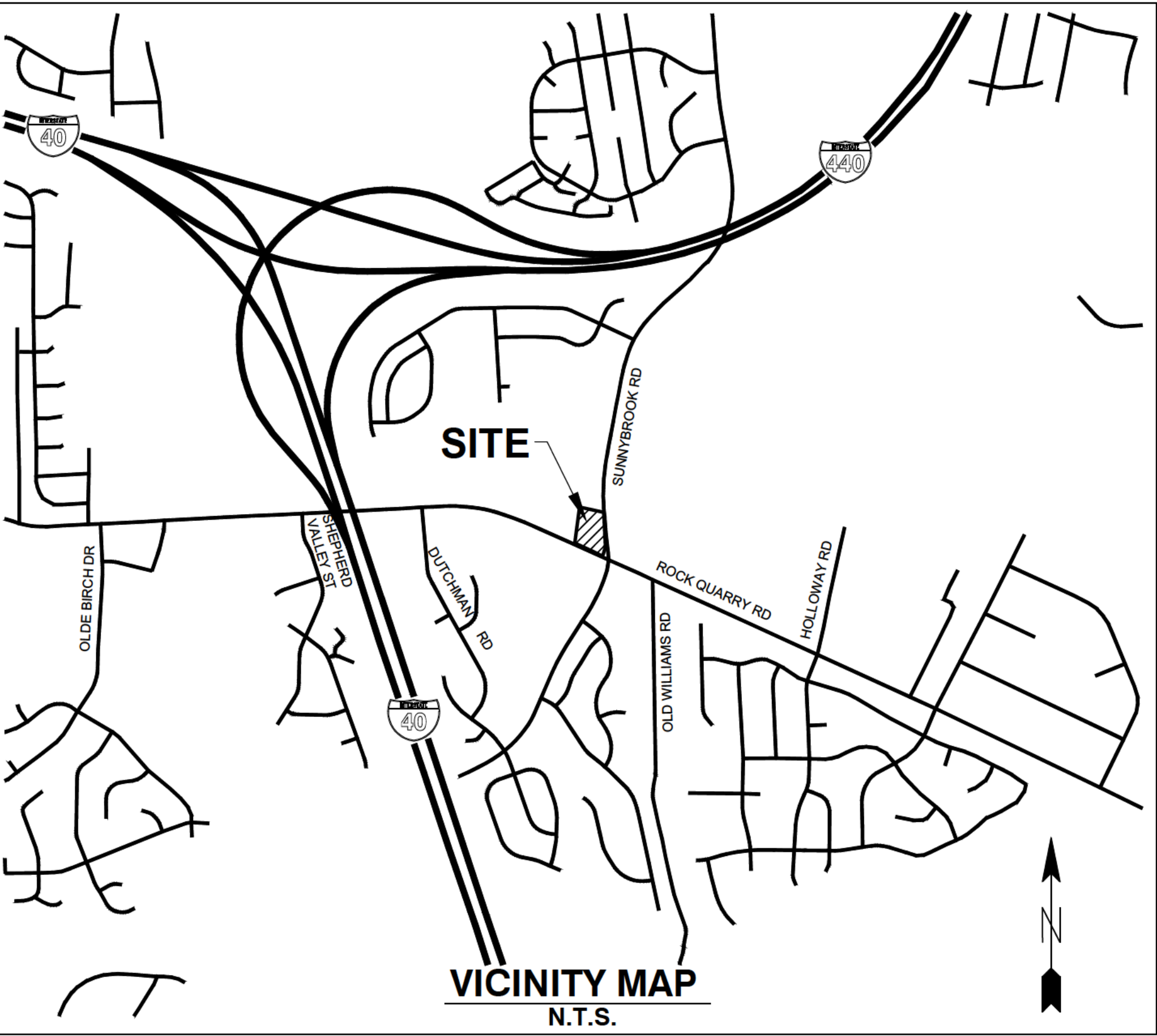
ABC	AGGREGATE BASE COURSE		EXISTING CURB INLET
ALUM	ALUMINUM		EXISTING GRATE INLET/YARD INLET
AST2	ALUMINIZED STEEL – TYPE 2		EXISTING FLARED END SECTION
B-B	BACK TO BACK		EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY		EXISTING BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER		EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND		EXISTING REDUCER
CI	CURB INLET		EXISTING WATER METER
CL	CENTER LINE		EXISTING SAN SEWER MANHOLE
CMP	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
DDCV	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		TEMP SILT FENCE
MH	MANHOLE		TEMP TREE PROTECTION FENCE
PAVE	PAVEMENT		TEMP COMBINATION SILT/TREE PROTECTION FENCE
PE	FINISHED PAD ELEVATION		TEMP DIVERSION DITCH
PP	POWER POLE		DISTURBED LIMITS
PVC	POLYVINYL CHLORIDE		STREAM
R	RADIUS		EXISTING GAS LINE
R/W	RIGHT-OF-WAY		EXISTING COMMUNICATIONS LINE
RED	REDUCER		EXISTING UNDERGROUND TELEPHONE
RCP	REINFORCED CONCRETE PIPE		EXISTING UNDERGROUND ELECTRIC
RPZ	REDUCED PRESSURE ZONE		EXISTING OVERHEAD ELECTRIC
SS	SANITARY SEWER		EXISTING WATER LINE
STA	STATION		EXISTING SANITARY SEWER FORCE MAIN
TDD	TEMPORARY DIVERSION DITCH		EXISTING SANITARY SEWER
TELE	TELEPHONE		EXISTING STORM DRAINAGE
TSB	TEMPORARY SEDIMENT BASIN		NEW STORM DRAINAGE
UG	UNDERGROUND		NEW WATER LINE
WCR	WHEELCHAIR RAMP		NEW SANITARY SEWER
W/L	WATER LINE		NEW SANITARY SEWER FORCE MAIN
WM	WATER METER		NEW GAS MAIN
YI	YARD INLET		HANDICAPPED ACCESSIBLE ROUTE



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

SOLID WASTE INSPECTION STATEMENT

1. THIS DEVELOPER HAS REVIEWED, AND THESE PLANS ARE IN COMPLIANCE WITH, THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. SITE WILL UTILIZE PRIVATE HAULER (DUMPSTER).



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 HORIZONTALLY AND 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 OF 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 SILTATION 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 STARTING PROJECT.
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-C 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 95% 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 16, SECTION 1606 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

SHEET INDEX

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C0.1 EXISTING CONDITIONS & DEMOLITION PLAN
C1.1 SITE PLAN
C2.0 OVERALL UTILITY PLAN
C2.1 UTILITY PLAN
C3.1 GRADING AND DRAINAGE PLAN
C3.2 BMP PLAN
L1.1 LANDSCAPE PLAN
L1.2 BMP LANDSCAPE PLAN
SL1.1 SITE LIGHTING PLAN
SL1.2 SITE LIGHTING PLAN DETAILS
A1.12 DUMPSTER ENCLOSURE PLAN
A2.10 BUILDING ELEVATIONS 1
A2.11 BUILDING ELEVATIONS 2

ZONING CONDITIONS (Z-01-12)

1. THE FOLLOWING USES ARE EXCLUDED: AGRICULTURAL USES, RECREATIONAL USES, CEMETERIES, CORRECTIONAL/FENAL FACILITIES, SPECIAL CARE FACILITIES, RESIDENTIAL TRANSITIONAL HOUSING (WITH THE EXCEPTION OF SUPPORTIVE RESIDENCE), BARS, NIGHTCLUBS, TAVERNS, LOUNGES, ADULT ESTABLISHMENTS, HOTEL/MOTEL, COMMERCIAL PARKING FACILITIES, MOVIE THEATER (INDOOR AND OUTDOOR), PEST EXTERMINATING SERVICES, KENNEL, CATTERY, RIDING STABLE, OUTDOOR STADIUM, RESERVOIRS, LANDFILLS, UTILITIES (EXCEPT UTILITY SERVICES), TELECOMMUNICATION TOWER, MINI-WAREHOUSES, AIRFIELD, LANDING STRIP, HELIPORT, VETERINARY HOSPITAL. NONE OF THE EXCLUDED USES ARE PROPOSED.
2. BUILDING HEIGHT SHALL BE NO HIGHER THAN 35'. THE BUILDING HEIGHT IS 13'-6 1/2'.
3. BUILDING GROUND FLOOR SHALL NOT EXCEED 10,000 SF. AND TOTAL FLOOR AREA SHALL NOT EXCEED 10,000 SF. BUILDING GROUND FLOOR AND TOTAL FLOOR AREA EQUAL 6,000 SF.
4. DRIVEWAYS SHALL BE LIMITED TO ONE ON SUNNYBROOK ROAD AND ONE ON ROCK QUARRY ROAD. ONE DRIVEWAY IS PROPOSED ON EACH 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. TRANSIT EASEMENT AND SHELTER ARE SHOWN ON THE PLANS.
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). LIGHTING DESIGN UTILIZES FULL CUT-OFF FIXTURES AND NO FIXTURES ARE CLOSER THAN 35' TO THE AFOREMENTIONED PROPERTIES.
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). NO OUTDOOR AUDIO COMMUNICATIONS NOR COMPRESSED AIR PUMPS ARE PROPOSED CLOSER THAN 35' TO THE AFOREMENTIONED PROPERTIES.
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). VEHICULAR AND PEDESTRIAN CROSS ACCESS ARE PROVIDED TO THE AFOREMENTIONED PROPERTIES.
9. AN 8' MINIMUM WIDTH SIDEWALK SHALL BE PROVIDED FROM THE PRIMARY BUILDING ENTRANCE TO EACH ROAD FRONTAGE. AN 8' SIDEWALK IS 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. A 6' HEIGHT CLOSED WOODEN FENCE IS PROVIDED ADJACENT TO LOTS CONTAINING SINGLE FAMILY DETACHED DWELLINGS.
11. A BUILDING SETBACK OF A MINIMUM OF 30' SHALL BE PROVIDED ADJACENT A LOT CONTAINING A SINGLE FAMILY DETACHED DWELLING. A 30' BUILDING SETBACK IS PROVIDED.
12. OUTDOOR LIGHTING LEVEL SHALL NOT EXCEED 0.40 FOOT CANDLES AT PROPERTY LINES ADJACENT TO A LOT CONTAINING A SINGLE FAMILY DETACHED DWELLING. OUTDOOR LIGHTING LEVEL DOES NOT EXCEED 0.40 FOOT CANDLES AT PROPERTY LINES CONTAINING SINGLE FAMILY DETACHED DWELLINGS.
13. PRIMARY BUILDING ENTRANCE SHALL BE ORIENTED TOWARD A PUBLIC RIGHT-OF-WAY. PRIMARY ENTRANCES DIRECTLY FACES THE 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. A 102 SQUARE FOOT OUTDOOR PLAZA, 6' x 17' IS PROVIDED BETWEEN THE BUILDING AND THE PUBLIC RIGHT-OF-WAY.
15. RESIDENTIAL DENSITY SHALL BE LIMITED TO 6 DWELLING UNITS PER ACRE. NO RESIDENTIAL DEVELOPMENT IS PROPOSED.

OWNER:

EARTH PETROLEUM VI INC
3945 GOLDSBORO RD
WADE, NC 28395

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

ENGINEER:

BNK

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

Administrative Site Review Application

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Site Plan Tier:	Tier Two Site Plan <input checked="" type="checkbox"/>	Tier Three Site Plan <input type="checkbox"/>	Site Transaction History
<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 Alternates #:	

GENERAL INFORMATION

Development name: Sunnybrook Gas Station
Inside City limits? Yes ☒ No ☐
Property address(es): 2418 Sunnybrook Rd, Raleigh, NC 27610

Site P.L.N.(s): 1722-27-6122

Please describe the scope of work. Include any additions, expansions, and change of use.
Construct 6,000 sf gas station/convenience store with associated utilities and parking.

Current Property Owner/Developer Contact Name: Marty 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:
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REVISION 11.10.20

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
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Gross site acreage: 1.02	New gross floor area: 6,000 sf
# of parking spaces proposed: 30	Total of gross to remain and new: 6,000 sf
# of parking spaces proposed: 32	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	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.02 Square Feet: 0	Proposed Impervious Surface: Acres: .18 Square Feet: 19,200
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: no Flood study: no 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 room units: 4br or more
# of bedroom units: 1br 2br 3br	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby swear 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.

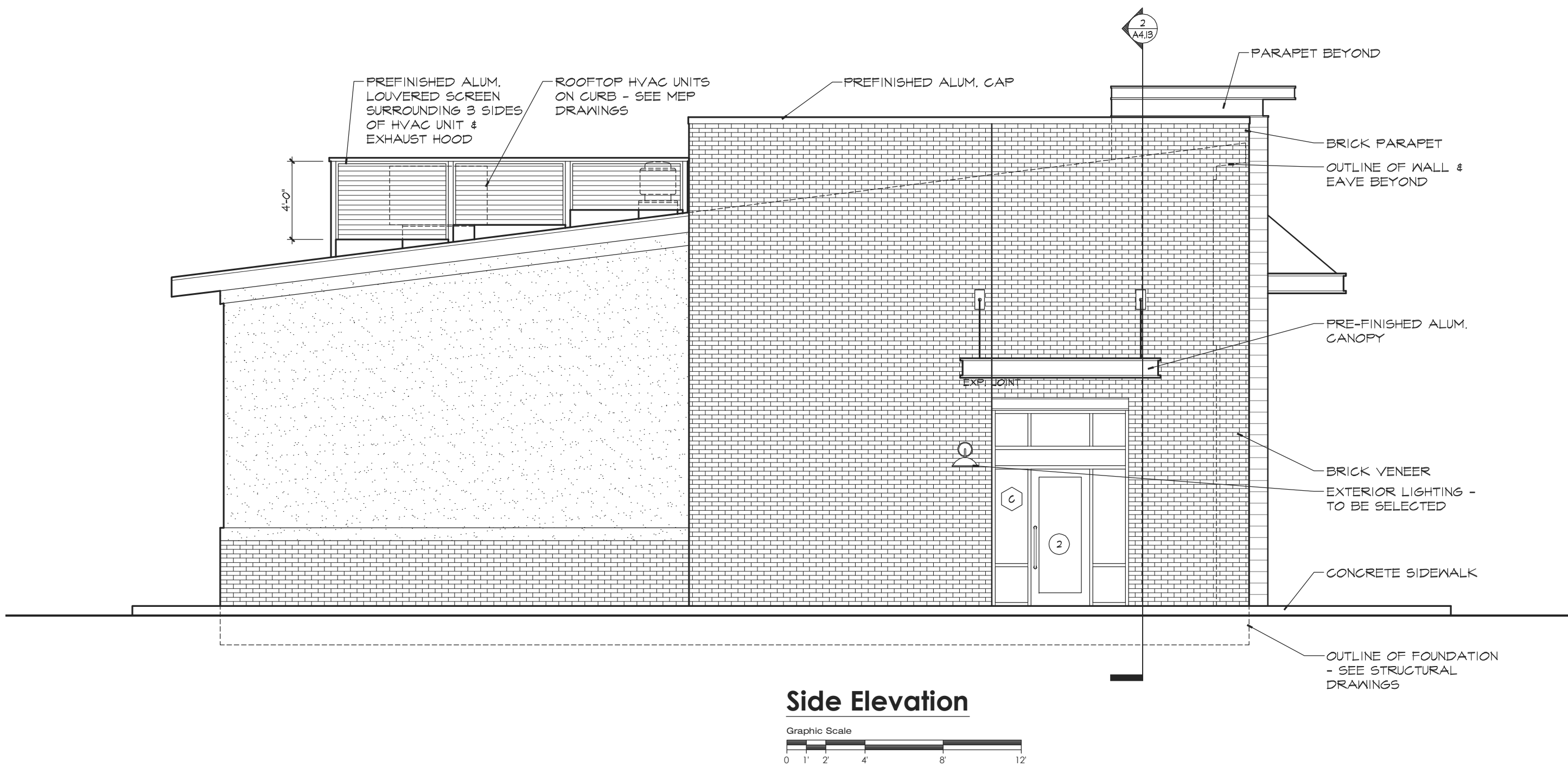
I hereby designate Marty D. Bizzell to serve as my agent regarding this application. To receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature: Marty D. Bizzell Date: 11/20/20
Printed Name: Marty D. Bizzell

Page 2 of 2

REVISION 11.10.20



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 SIZES & 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, STUCCO, 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.

Harvey
a+d

John I. Harvey
Architecture + Design, Inc.

1213 US Highway 70 E - Suite 100
Hillsborough, NC 27278
office: (919) 883-1966
cell: (919) 323-1473
email: info@harveyarchitecture.com
www.harveyarchitecture.com

Permit 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:

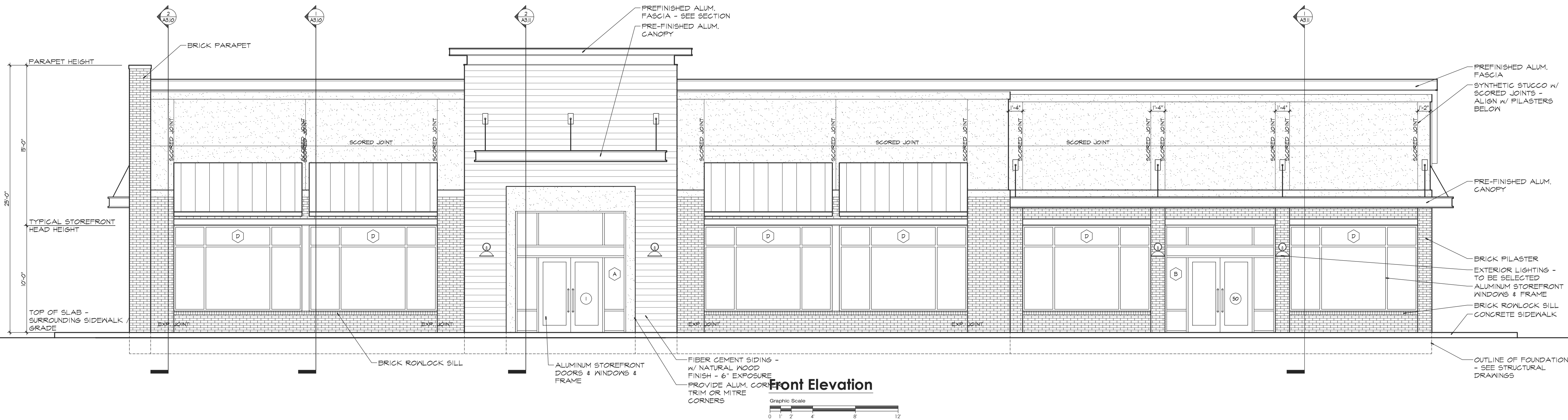
Exterior Elevations

Date: Aug. 3, 2020

Project: 19039

Sheet Number:

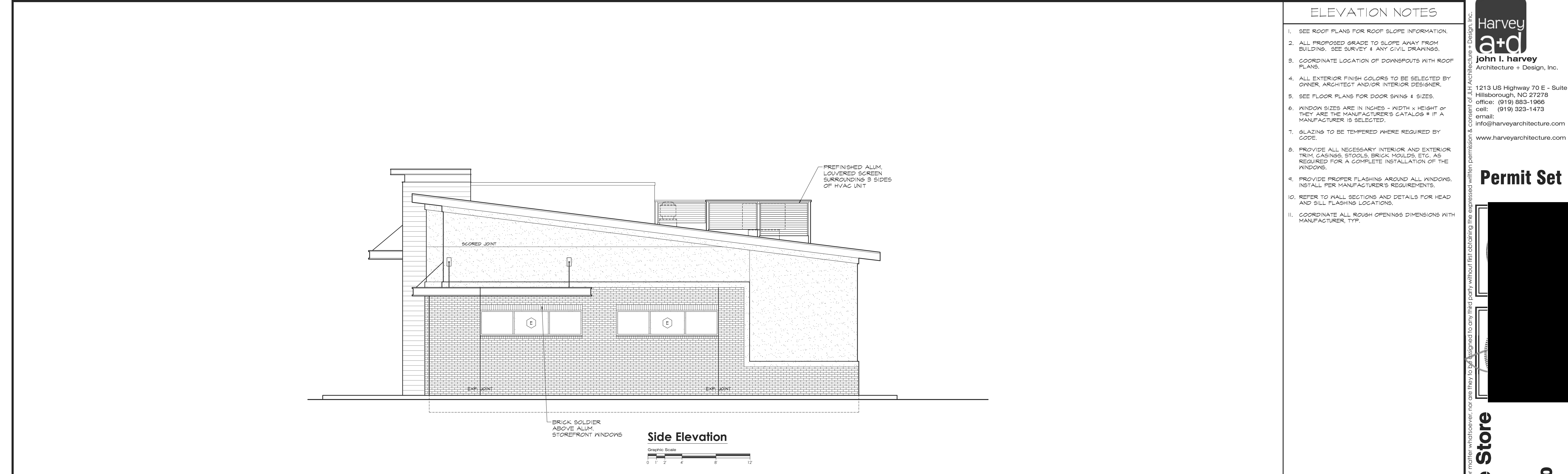
A2.10



Exterior Elevation

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

2



Exterior Elevation

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

1

ELEVATION NOTES

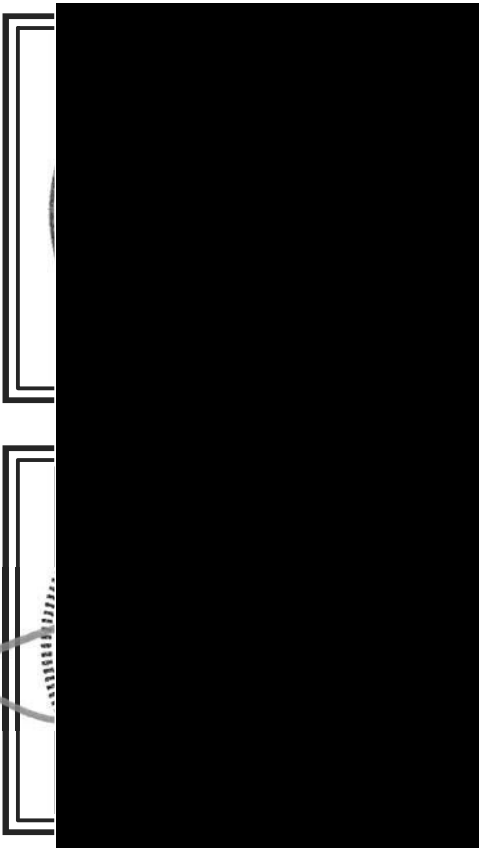
1. SEE ROOF PLANS FOR ROOF SLOPE INFORMATION.
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5. SEE FLOOR PLANS FOR DOOR SWINGS & SIZES.
6. WINDOW SIZES ARE IN INCHES - WIDTH x HEIGHT or THEY ARE THE MANUFACTURER'S CATALOG # IF A MANUFACTURER IS SELECTED.
7. GLAZING TO BE TEMPERED WHERE REQUIRED BY CODE.
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Permit Set



1

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Sheet Title:

Exterior Elevations

Date: Aug. 3, 2020

Project: 19039

Sheet Number:



A2.11

Exterior Elevation

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

2