

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	
<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
Site Transaction History	
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: BOA-0035-2020	
Zoning Case #: _____	
Administrative Alternate #: _____	
GENERAL INFORMATION	
Development name: BurgerFi @ Wakefield Commons	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 10831 Wakefield Commons Dr	
Site P.I.N.(s): 1739587951	
Please describe the scope of work. Include any additions, expansions, and change of use. New restaurant with drive-thru.	
Current Property Owner/Developer Contact Name: Andrew Bullard	
NOTE: please attach purchase agreement when submitting this form.	
Company: C-NET PROPERTIES LLC & OH-HELL LLC	Title: Member
Address: 9131 ANSON WAY STE 305, RALEIGH, NC 27615-3267	
Phone #: 919-847-5574	Email: andrew@br1980.com
Applicant Name: Brian Soltz	
Company: Commercial Site Design	Address: 8312 Creedmoor Rd, Raleigh, NC 27613
Phone #: 919-848-6121	Email: soltz@csitedesign.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): CX-3-PK	Existing gross floor area (not to be demolished): 6
	Existing gross floor area to be demolished: 6
Gross site acreage: 1.36	New gross floor area:
# of parking spaces required: 23	Total sf gross (to remain and new):
# of parking spaces proposed: 29	Proposed # of buildings: 1
Overlay District (if applicable): UWPOD	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): None	
Proposed use (UDO 6.1.4): Eating Establishment	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.18 Square Feet: 6,080	Proposed Impervious Surface: Acres: 0.99 Square Feet: 43,471
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
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

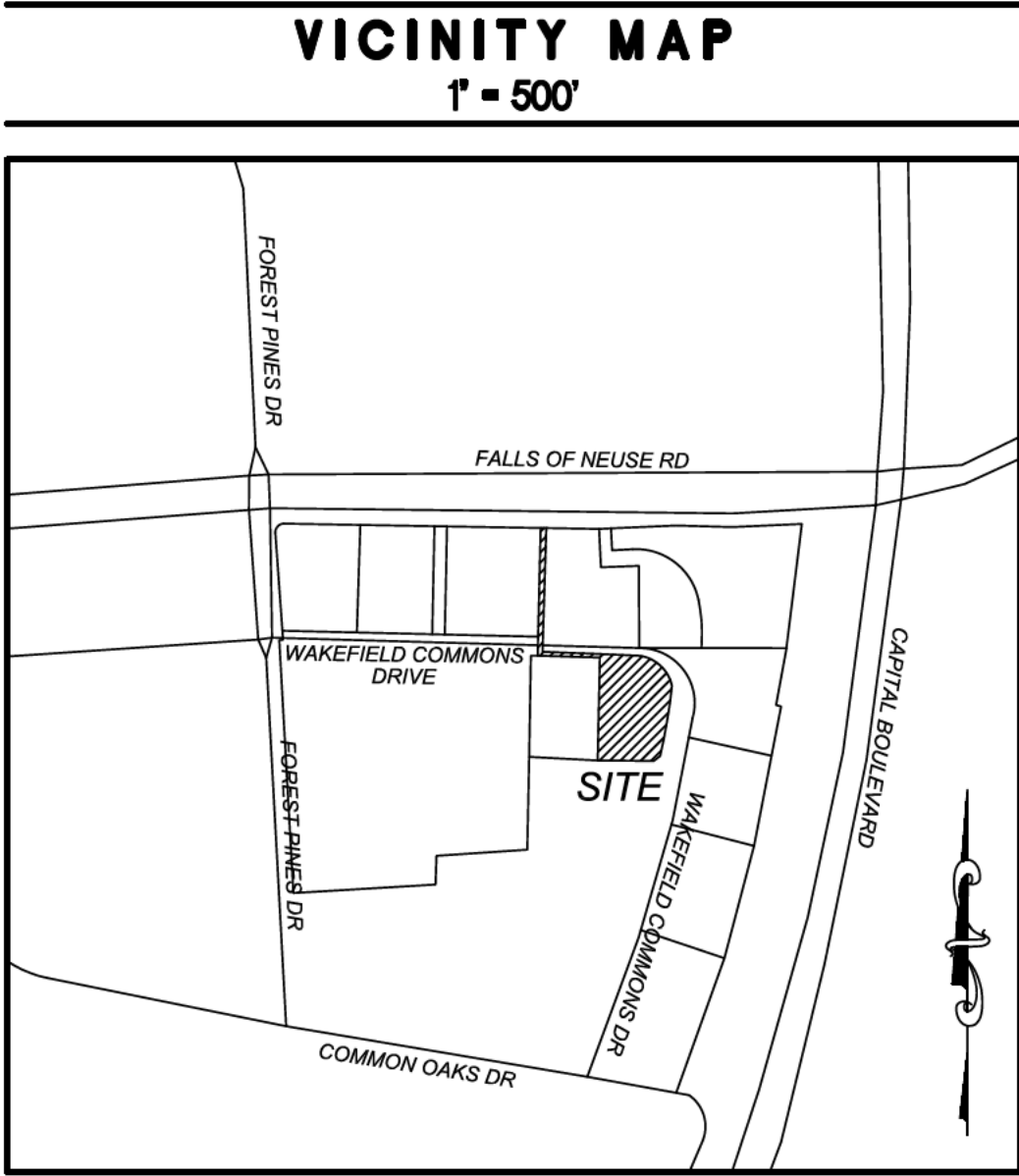
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate COMMERCIAL SITE DESIGN - BRIAN SOLTZ 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>Andrew Bullard</u>	Date: <u>12.21.2020</u>
Printed Name: <u>Andrew Bullard</u>	

X:\BUL - Bullard, Inc\3006 - Raleigh, NC (Wakefield)\CAD\BUL2006-CS.dwg, 5/25/2021 1:42:10 PM, chrisn



BURGERFI

BULLARD RESTAURANT GROUP
9131 ANSON WAY, # 305
RALEIGH, NORTH CAROLINA

ADMINISTRATIVE SITE PLAN CASE NUMBER ASR-0106-2020

SITE ADDRESS: 10831 WAKEFIELD COMMONS DRIVE
RALEIGH, NORTH CAROLINA

CSD PROJECT NUMBER: BUL-2006

SHEET INDEX

- C-1 EXISTING CONDITIONS / DEMOLITION PLAN
- C-2 RECORD PLAT
- C-3 SITE PLAN
- C-3a SOLIDWASTE TRUCK TURN PLAN
- C-4 GRADING & EROSION CONTROL PLAN
- C-5 UTILITY PLAN
- C-6 BMP STORMWATER DETAILS
- C-7 LANDSCAPE PLAN
- C-8 LIGHTING PLAN
- A-1 BUILDING FLOOR PLAN
- A-2 BUILDING ELEVATIONS
- A-3 BUILDING ELEVATIONS

VARIANCE:
BOA-0035-2020 - 10/12/2020
DECISION: APPROVED WITH THE CONDITION THE SITE SHALL PROVIDE AND MAINTAIN AREAS SET ASIDE FOR TREES EQUAL TO AT LEAST 20% OF THE LOT AREA. WITHIN THESE AREAS, TREES MUST BE EITHER BE PRESERVED OR PLANTED IN ACCORDANCE WITH UDO SECTION 9.1.9.A.1-5 (WITHOUT REGARD TO THE PERCENTAGE FORESTATION OR DIMENSIONAL REQUIREMENTS SET FORTH THEREIN). A MINIMUM OF 50 TREES, WHICH SHALL BE A MIX OF EVERGREEN AND HARDWOOD TREES, SHALL BE PLANTED OR MAINTAINED ON SITE, INCLUDING AT LEAST 6 TREES IN OUTDOOR AMENITY AREAS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



Know what's below.
Call before you dig.
nc811.org or 1-800-632-4949



8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 848-6121
WWW.CSITEDESIGN.COM

SITE INFORMATION			
OWNER:		C-NET PROPERTIES, LLC OH-HELL, LLC 9131 ANSON WAY #305 RALEIGH, NC 27615	
DEVELOPER:		BULLARD RESTAURANT GROUP 9131 ANSON WAY, #305 RALEIGH, NC 27615	
DESIGNER:		COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121	
ZONING:		CX-3-PK-UWPOD	
EXISTING USE:		VACANT	
PROPOSED USE:		EATING ESTABLISHMENT WITH DRIVE THRU	
SITE ADDRESS:		10831 WAKEFIELD COMMONS DRIVE	
PARCEL IDENTIFICATION NUMBER:		1739587951	
PARKING REQUIREMENTS:		MINIMUM: 1 SPACE PER 150 SF OF GFA (3,379 / 150 = 23 SPACES 1 SPACE PER 5 SEATS 100 SEATS / 5 = 20 SPACES MAXIMUM: 150 OF MINIMUM REQUIRED 23 X 150% = 35 SPACES	
PARKING PROVIDED:		28 REGULAR SPACES 2 HANDICAP SPACES 30 TOTAL SPACES	
BICYCLE PARKING:		SHORT TERM 4 SPACES REQUIRED / PROVIDED LONG TERM 4 SPACES REQUIRED / PROVIDED	
BUILDING SETBACKS:	PRIMARY STREET (NORTH)	REQUIRED 5 FEET	PROVIDED 93.4 FEET
	SIDE STREET (EAST)	5 FEET	81.7 FEET
	SIDE LOT LINE (WEST)	0 OR 6 FEET	56.1 FEET
	REAR STREET (SOUTH)	0 OR 6 FEET	129.4 FEET
PARKING SETBACKS:	PRIMARY STREET (NORTH)	REQUIRED 10 FEET	PROVIDED 30.7 FEET
	SIDE STREET (EAST)	10 FEET	22 FEET
	SIDE LOT LINE (WEST)	0 OR 3 FEET	10 FEET
	REAR STREET (SOUTH)	0 OR 3 FEET	34.7 FEET
TOTAL SITE AREA:		59,089 SF OR 1.36 ACRES	
DISTURBED AREA:		48,672 SF OR 1.12 ACRES	
EXISTING IMPERVIOUS AREA:		6,080 SF OR 0.13 ACRES	
PROPOSED IMPERVIOUS AREA:		32,270 SF OR 0.74 ACRES	
BUILDING AREA:		3,524 SF	
WATER:		CITY OF RALEIGH PUBLIC UTILITIES	
SEWER:		CITY OF RALEIGH PUBLIC UTILITIES	
AMENITY AREA:		REQUIRED = 10 % OR 5,906.9 SF PROVIDED = 10 % OR 5,911.2 SF	
TREE CONSERVATION AREA:		NOT REQUIRED - LESS THAN 2 ACRES	

REVISIONS:			
	2-2-2021	ASR COMMENTS	DDH
	04-15-2021	ASR COMMENTS #2	DDH
NO.	DATE	DESCRIPTION	BY

STORMWATER NARRATIVE:

THE (INITIAL) DEVELOPMENT OF THIS SITE WILL RESULT IN THE ADDITION OF 37,394 SF OF IMPERVIOUS SURFACE AREA AND THE INSTALLATION OF STORMWATER WATER QUALITY TREATMENT DEVICES AND RUNOFF CONVEYANCE INFRASTRUCTURE. THE WATER QUALITY TREATMENT DEVICES ARE SIZED TO PROVIDE TREATMENT OF THE DESIGN WATER QUALITY VOLUME OF 1.0" OF RAINFALL IN THE POST-DEVELOPMENT CONDITION PER NCDEQ GUIDELINES. THE RUNOFF CONVEYANCE INFRASTRUCTURE IS DESIGNED TO CONVEY THE RUNOFF GENERATED BY THE 10-YEAR, 24-HOUR STORM EVENT. PER THE INITIAL APPROVAL OF THE WAKEFIELD COMMONS DEVELOPMENT, THIS SITE IS EXEMPT FROM PROVIDING ON-SITE RUNOFF DETENTION. ANY INCREASES IN THE POST-DEVELOPMENT RUNOFF SHALL BE HANDLED BY THE SHARED STORMWATER DETENTION AND TREATMENT FACILITY LOCATED WITHIN THE DEVELOPMENT.

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Raleigh

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Site Plan Tier: Tier Two Site PlanTier Three Site PlanSite Transaction History

☐ Detached

☐ Attached

☐ Apartment

☐ Townhouse

☒ General

☐ Mixed use

☐ Open lot

☐ Civic

Subdivision case #:
Scoping/sketch plan case #:
Certificate of Appropriateness #:
Board of Adjustment #: BOA-2003-2020
Zoning Case #:
Administrative Alternate #:

GENERAL INFORMATION

Development name: BurgerFi @ Wakefield Commons

Inside City limits? YesNo

Property address(es): 10831 Wakefield Commons Dr

Site P.I.N. (s): 1739587951

Please describe the scope of work. Include any additions, expansions, and change of use.
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Applicant Name: Brian Soliz

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Phone #: 919-848-6121 Email: soliz@csiteadesign.com

Page 1 of 2

REVISION: 11.18.20

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):
CX-3-PK

Existing gross floor area (not to be demolished):
0
Existing gross floor area to be demolished:
0

Gross site acreage: 1.36

New gross floor area: 3524

of parking spaces required: 23

Total sf gross (to remain and new): 3524

of parking spaces proposed: 30

Proposed # of buildings: 1

Overlay District (if applicable): UWPOD

Proposed # of stories for each: 1

Existing use (UDO 6.1.4): None

Proposed use (UDO 6.1.4): Eating Establishment

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 0.13 Square Feet: 6,080

Proposed Impervious Surface:
Acres: 0.99 Square Feet: 43,471

Is this a flood hazard area? YesNo

If yes, please provide:

Alluvial soils:

Flood study:

FEMA Map Panel #:

Neuse River Buffer YesNoWetlands YesNo

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units:

Total # of hotel units:

of bedroom units: 1br2br3br4br or more

of lots:

Is your project a cottage court? YesNo

SIGNATURE BLOCK

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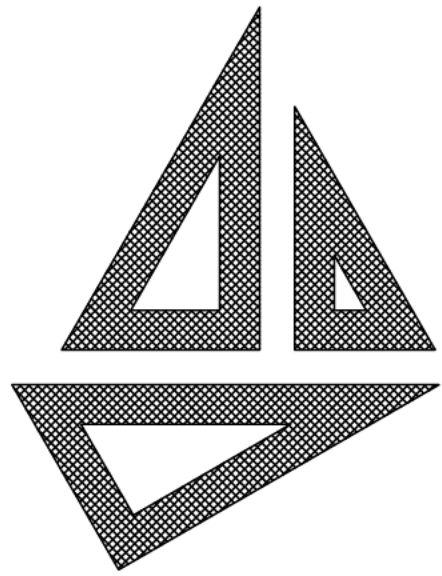
Signature: [Signature] Date: 12.21.2020

Printed Name: Andrew Bullard

Page 2 of 2

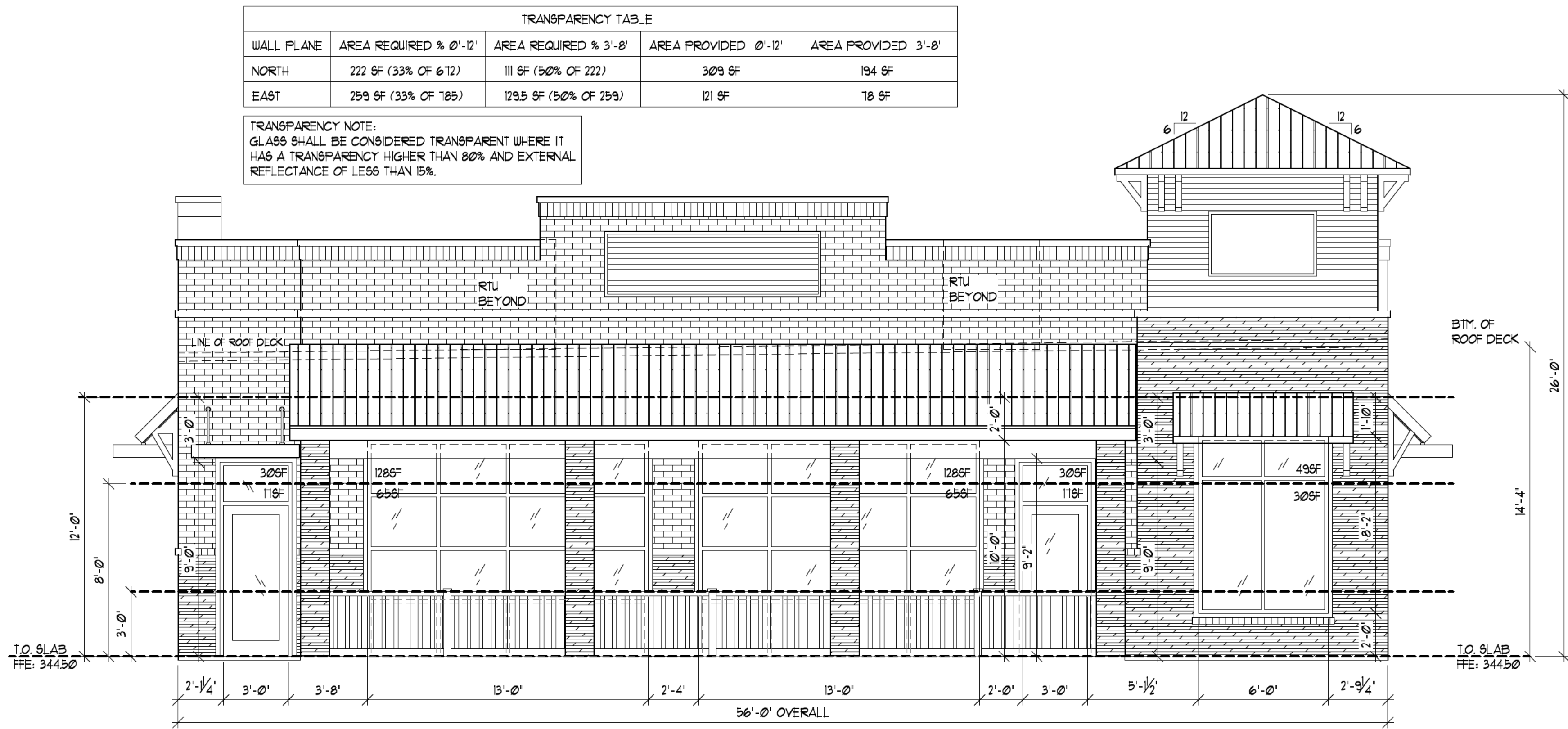
REVISION: 11.18.20

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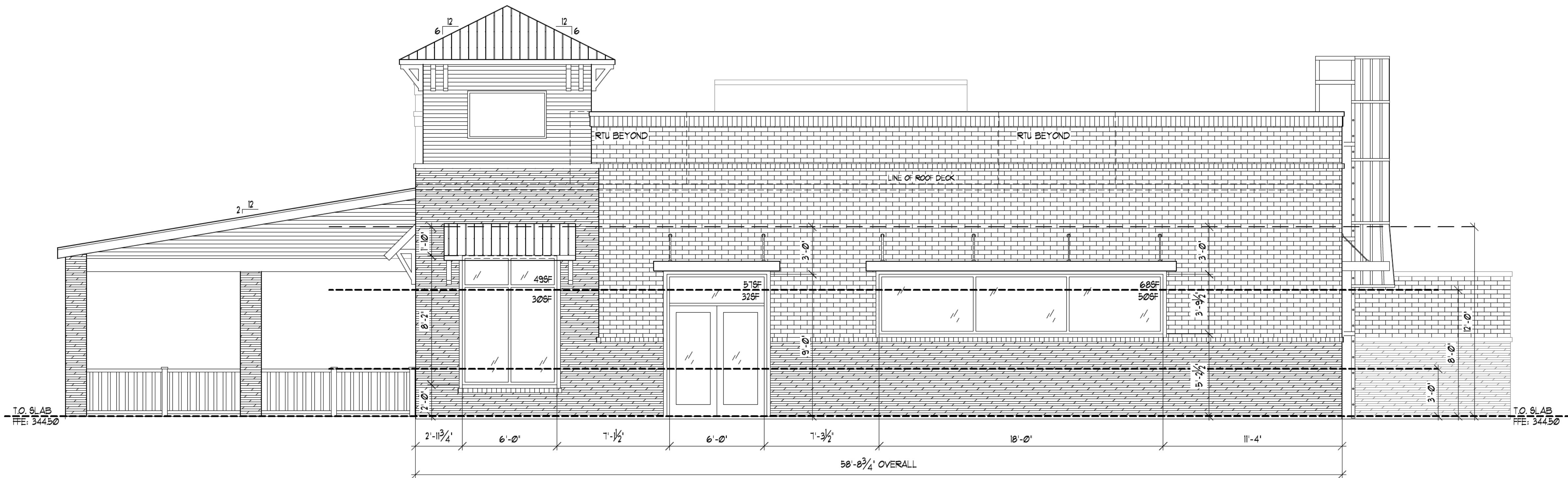
John Stirewalt
Architect, PC

458 Biscayne Drive
Wilmington NC 28411
Main: (910) 686-3131
Cell: (910) 620-5180
www.johnstirewaltarchitect.com



1 PROPOSED NORTH (FRONT) ELEVATION
A-2 1/4" = 1'-0"

REV. 05.03.21
UPDATED TRANSPARENCY TABLE.
UPDATED DOOR/WINDOW FOOTAGES.
ADDED OVERALL & HEIGHT DIMENSIONS.
ADDED FINISHED FLOOR ELEVATION.



2 PROPOSED WEST (RIGHT) ELEVATION
A-2 1/4" = 1'-0"

THESE DRAWINGS ARE
INSTRUMENTS OF SERVICE AND
AS SUCH ARE THE PROPERTY
OF JOHN STIREWALT,
ARCHITECT. THEY ARE NOT TO
BE USED IN WHOLE OR IN ANY
PART THEREOF FOR THE
CONSTRUCTION OF ANY OTHER
BUILDING WITHOUT WRITTEN
PERMISSION OF THE
ARCHITECT.

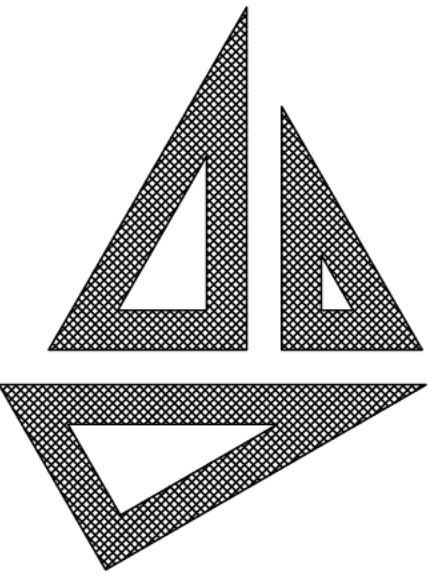
BULLARD RETAIL
DEVELOPMENT

10831 WAKEFIELD COMMONS DR
RALEIGH, NC

DATE 05/03/2021

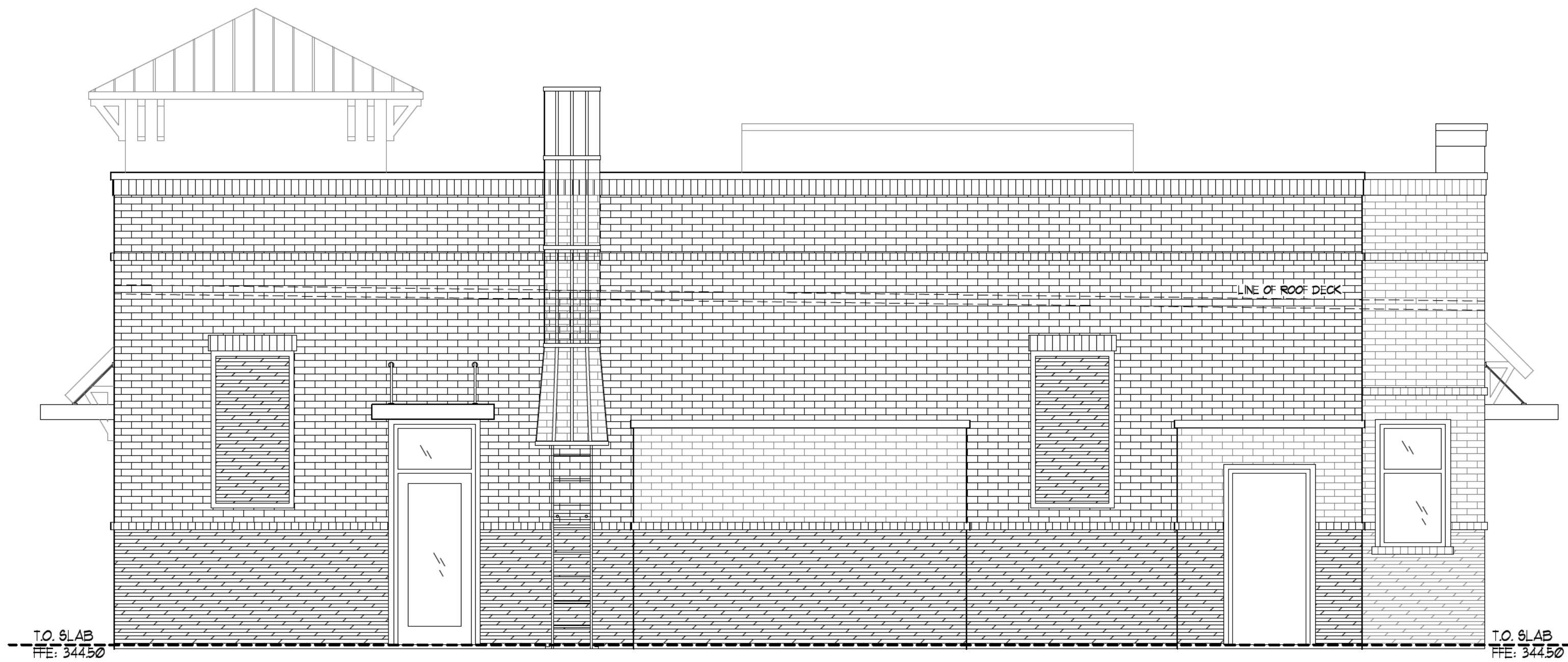
REVISED

SHEET NO. A-2



John Stirewalt
Architect, PC

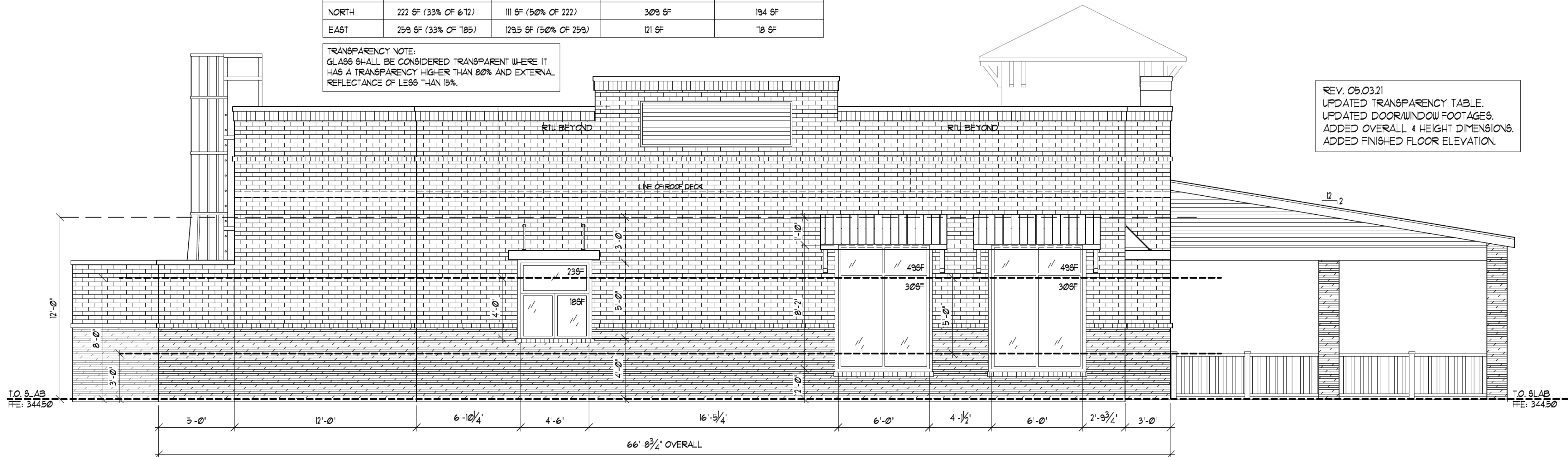
458 Biscayne Drive
Wilmington NC 28411
Main: (910) 686-3131
Cell: (910) 620-5180
www.johnstirewaltarchitect.com



1 PROPOSED SOUTH (REAR) ELEVATION
A-3 1/4" = 1'-0"

TRANSPARENCY TABLE				
WALL PLANE	AREA REQUIRED % 0'-12'	AREA REQUIRED % 3'-8'	AREA PROVIDED 0'-12'	AREA PROVIDED 3'-8'
NORTH	222 SF (33% OF 672)	111 SF (50% OF 222)	303 SF	194 SF
EAST	259 SF (33% OF 785)	129.5 SF (50% OF 259)	121 SF	78 SF

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



2 PROPOSED EAST (LEFT) ELEVATION
A-3 1/4" = 1'-0"

REV. 05.03.21
UPDATED TRANSPARENCY TABLE.
UPDATED DOOR/WINDOW FOOTAGES.
ADDED OVERALL & HEIGHT DIMENSIONS.
ADDED FINISHED FLOOR ELEVATION.

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BULLARD RETAIL
DEVELOPMET

10831 WAKEFIELD COMMONS DR
RALEIGH, NC

DATE 05/03/2021

REVISED

SHEET
NO. A-3