#### **Administrative Site Review Application**

Office Use Only: Case #: \_\_\_\_\_



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.

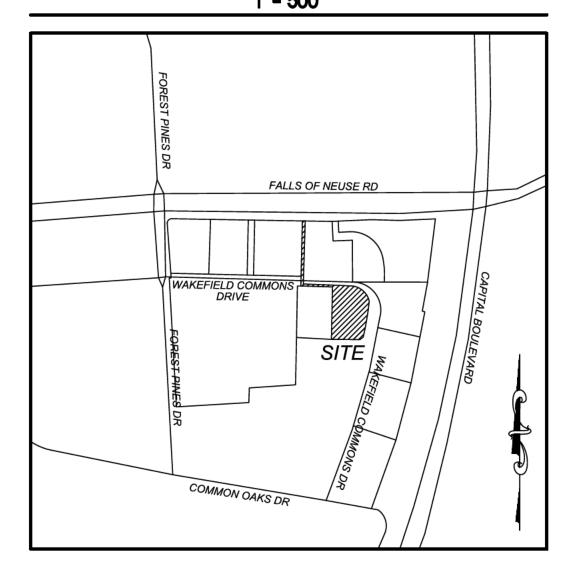
Planner (print):

Please review UDO Section 10.2.8. as amended by text change case <u>TC-14-19</u> 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 <u>Permit and Development Portal</u> . (Note: There is a fee for this verification service.)							
Site Plan Tier: Tier Two Site Plan	Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ✓						
Building Type		Site 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-0035-2020 Zoning Case #: Administrative Alternate #:					
GENERAL INFORMATION							
Development name: BurgerFi @ Wakefield	Commons						
Inside City limits? Yes   ✓ No							
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							
Applicant Name: Brian Soltz							
company: Commercial Site Design Address: 8312 Creedmoor Rd, Raleigh, NC 27613							
Phone #: 919-848-6121 Email: soltz@csitedesign.com							

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SITE DATA	BUILDING DATA					
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):					
©X-3-PK	Existing gross floor area to be demolished:					
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	RINFORMATION					
Existing Impervious Surface:	Proposed Impervious Surface:					
Acres: 0.1/8 Square Feet: 6,080	Acres: O.S. Square Feet: 483,4771					
Is this a flood hazard area? Yes No 🗸 If yes, please provide: Alluvial soils:						
Flood study:						
FEMA Map Panel #:						
Neuse River Buffer Yes No ✓	Wetlands Yes 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? Yes 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 60MMERCIAL 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 applica	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.						
with the proposed development use. I acknowledge that	this application is subject to the filing calendar and					

## VICINITY MAP



SITE INFORMATION

C-NET PROPERTIES, LLC

BULLARD RESTAURANT GROUP

COMMERCIAL SITE DESIGN, PLLC

RALEIGH, NORTH CAROLINA 27613

EATING ESTABLISHMENT WITH DRIVE THRU

10831 WAKEFIELD COMMONS DRIVE

MINIMUM: 1 SPACE PER 150 SF OF GFA

MAXIMUM: 150 OF MINIMUM REQUIRED

1 SPACE PER 5 SEATS 100 SEATS / 5 = 20 SPACES

SHORT TERM 4 SPACES REQUIRED / PROVIDED

LONG TERM 4 SPACES REQUIRED / PROVIDED

PROVIDED 93.4 FEET

81.7 FEET

56.1 FEET

129.4 FEET

PROVIDED 30.7 FEET

22 FEET

10 FEET

34.7 FEET

9131 ANSON WAY #305 RALEIGH, NC 27615

9131 ANSON WAY, #305 RALEIGH, NC 27615

8312 CREEDMOOR ROAD

PHONE: (919) 848-6121

(3,379 / 150 = 23 SPACES

23 X 150% = 35 SPACES

28 REGULAR SPACES

2 HANDICAP SPACES

30 TOTAL SPACES

5 FEET

10 FEET

3,524 SF

0 OR 3 FEET

0 OR 3 FEET

59,069 SF OR 1.36 ACRES

48,672 SF OR 1.12 ACRES

6.080 SF OR 0.13 ACRES

32,270 SF OR 0.74 ACRES

CITY OF RALEIGH PUBLIC UTILITIES

CITY OF RALEIGH PUBLIC UTILITIES

REQUIRED = 10 % OR 5,906.9 SF

PROVIDED = 10 % OR 5,911.2 SF

NOT REQUIRED - LESS THAN 2 ACRES

0 OR 6 FEET

0 OR 6 FEET

CX-3-PK-UWPOD

1739587951

OH-HELL, LLC

# 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

#### REVISIONS:

OWNER:

DEVELOPER:

DESIGNER:

ZONING:

EXISTING USE.

PROPOSED USE:

SITE ADDRESS:

PARCEL IDENTIFICATION NUMBER:

PARKING REQUIREMENTS:

PARKING PROVIDED:

BICYCLE PARKING:

**BUILDING SETBACKS:** 

PARKING SETBACKS:

TOTAL SITE AREA:

DISTURBED AREA:

BUILDING AREA:

AMENITY AREA:

WATER:

SEWER:

EXISTING IMPERVIOUS AREA:

TREE CONSERVATION AREA:

PROPOSED IMPERVIOUS AREA:

$\triangle$	2-2-2021	ASR COMMENTS	DDH
2	04-15-2021	ASR COMMENTS #2	DDH
NO.	DATE	DESCRIPTION	BY

RIMARY STREET (NORTH

SIDE STREET (EAST)

SIDE LOT LINE (WEST)

SIDE STREET (EAST)

SIDE LOT LINE (WEST)

REAR STREET (SOUTH)

REAR STREET (SOUTH)

PRIMARY STREET (NORTH

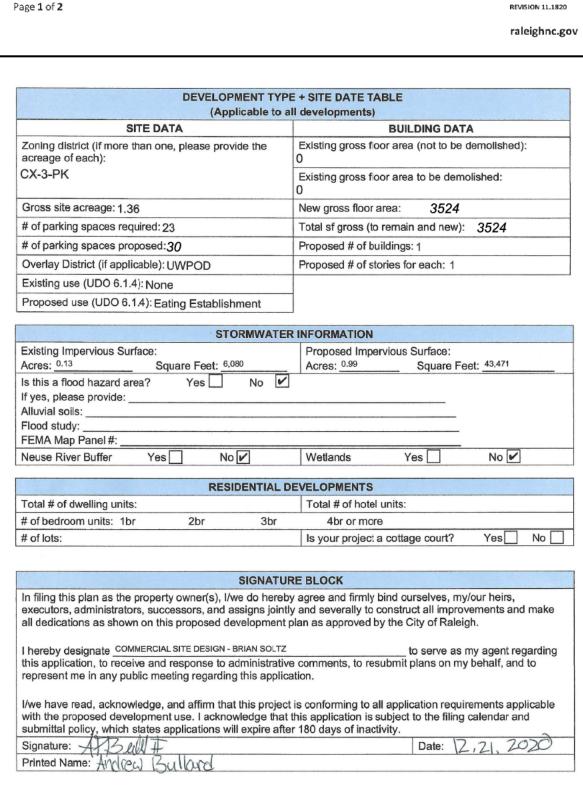
#### STORMWATER NARRATIVE:

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.

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



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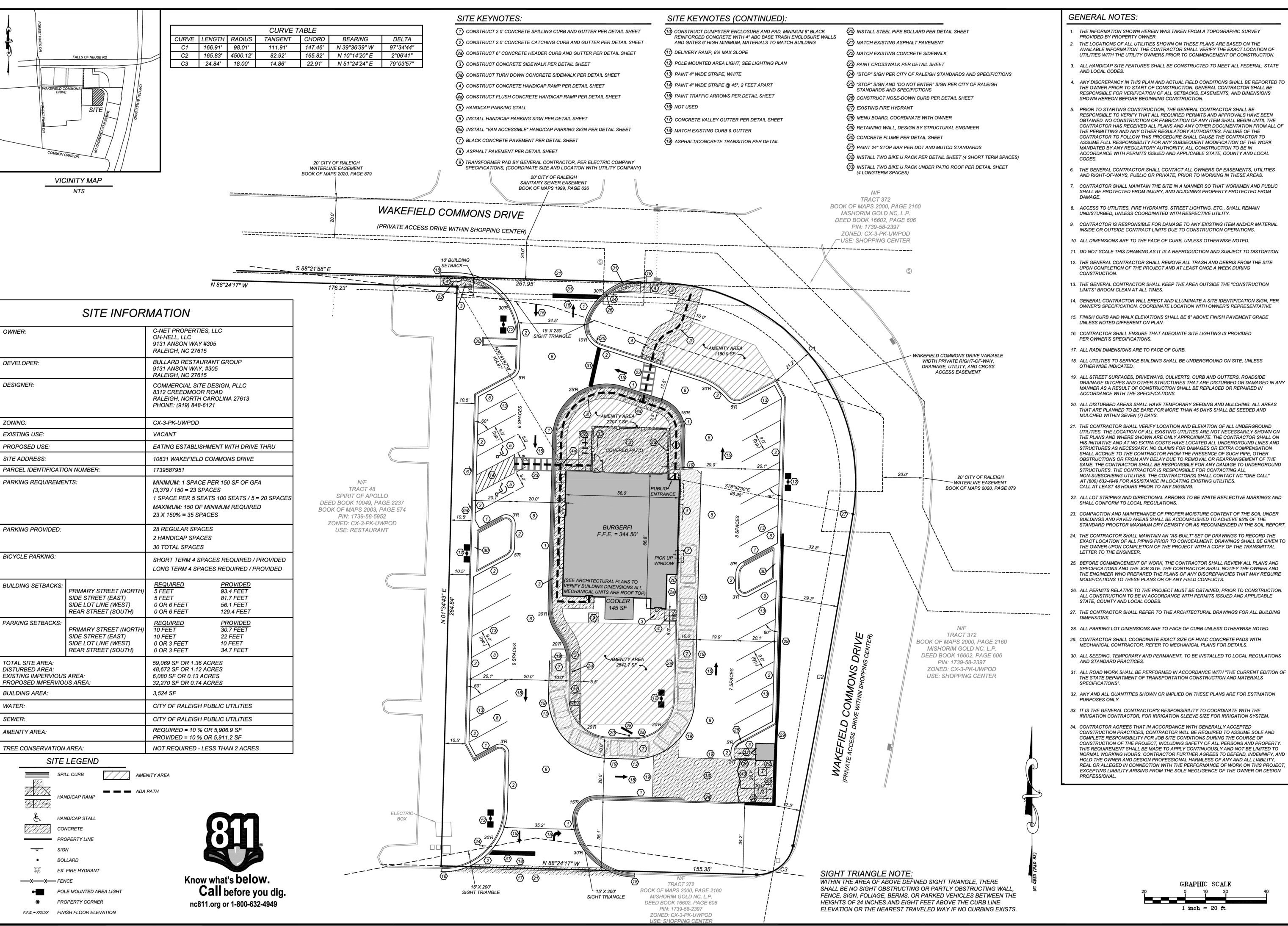
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8312 CREEDMOOR ROAD PHONE: (919) 848-6121 RALEIGH, NORTH CAROLINA 27613 WWW.CSITEDESIGN.COM

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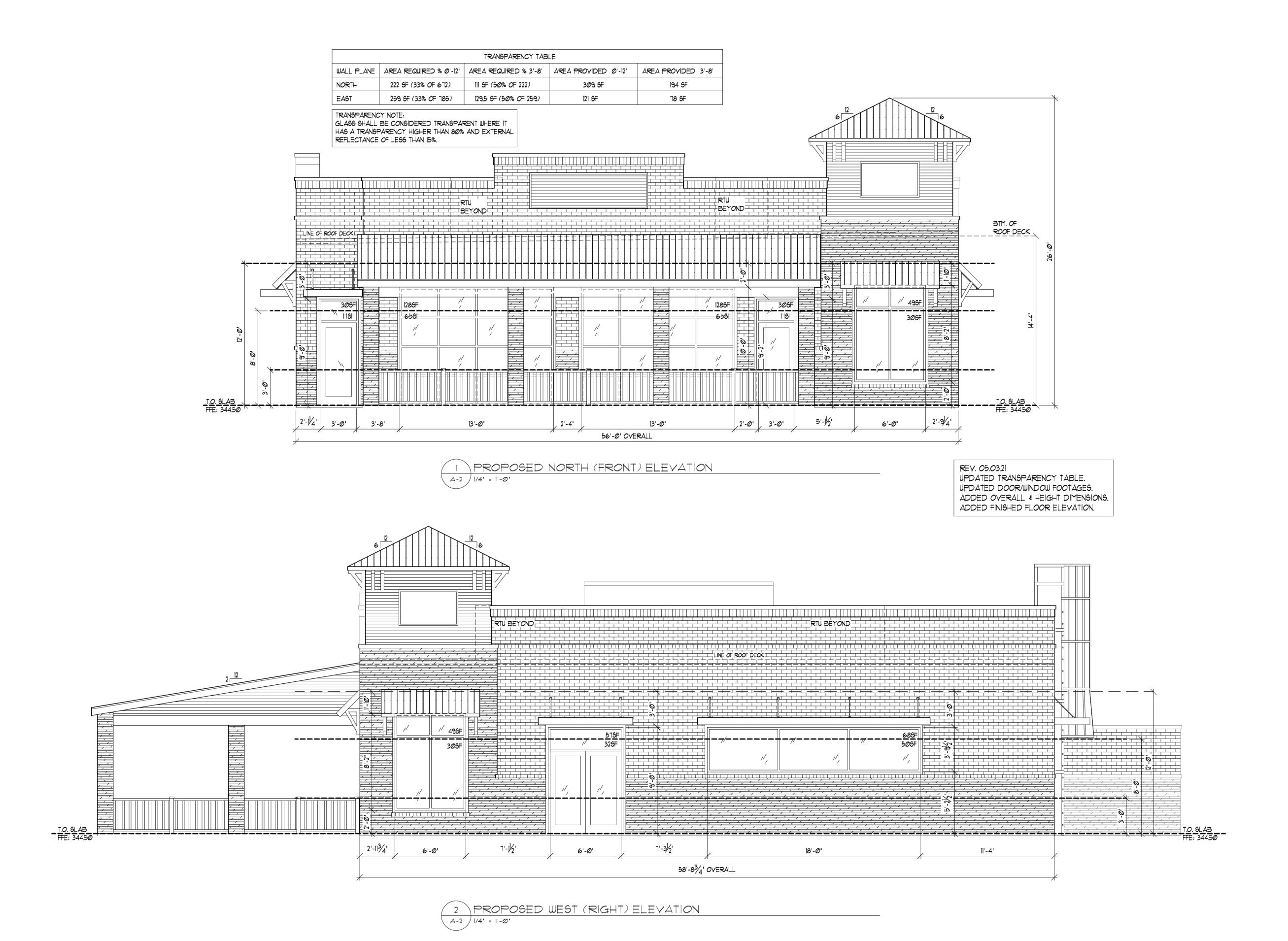
**GENERAL NOTES:** 

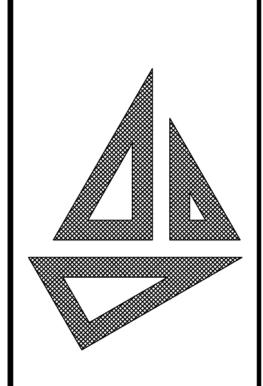
- THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY OWNER.
- THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
- ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM
  - ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- 10. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- 11. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- 12. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- 13. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- 14. GENERAL CONTRACTOR WILL ERECT AND ILLUMINATE A SITE IDENTIFICATION SIGN. PER OWNER'S SPECIFICATION. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE
- 15. FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
- 16. CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
- 17. ALL RADII DIMENSIONS ARE TO FACE OF CURB.
- 18. ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE, UNLESS OTHERWISE INDICATED
- 19. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- 20. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS.
- . THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE. OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NC "ONE CALL" AT (800) 632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO AN
- 22. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO LOCAL REGULATIONS.
- 23. COMPACTION AND MAINTENANCE OF PROPER MOISTURE CONTENT OF THE SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE ACCOMPLISHED TO ACHIEVE 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT.
- 24. THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- 25. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
- 26. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- 27. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING
- 28. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 29. CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
- 30. ALL SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.
- THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS
- 32. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
- 33. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE IRRIGATION CONTRACTOR, FOR IRRIGATION SLEEVE SIZE FOR IRRIGATION SYSTEM.
- 34. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN

1 inch = 20 ft.

BUL-2006 BUL2006-SP DDH1'' = 20'11-17-2020

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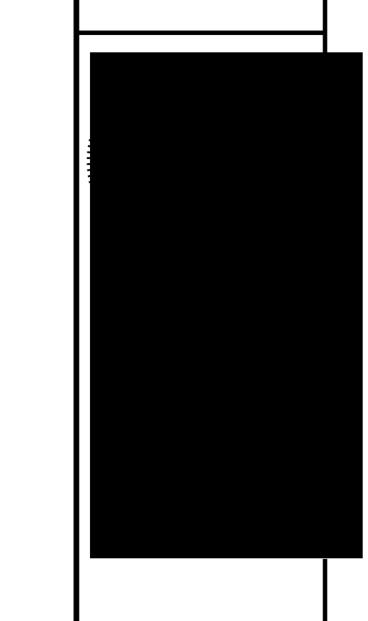




## John Stirewalt Architect, PC

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

www.johnstirewaltarchitect.com



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 DEVELOPMET

10831 WAKEFIELD COMMONS DR RALEIGH, NC

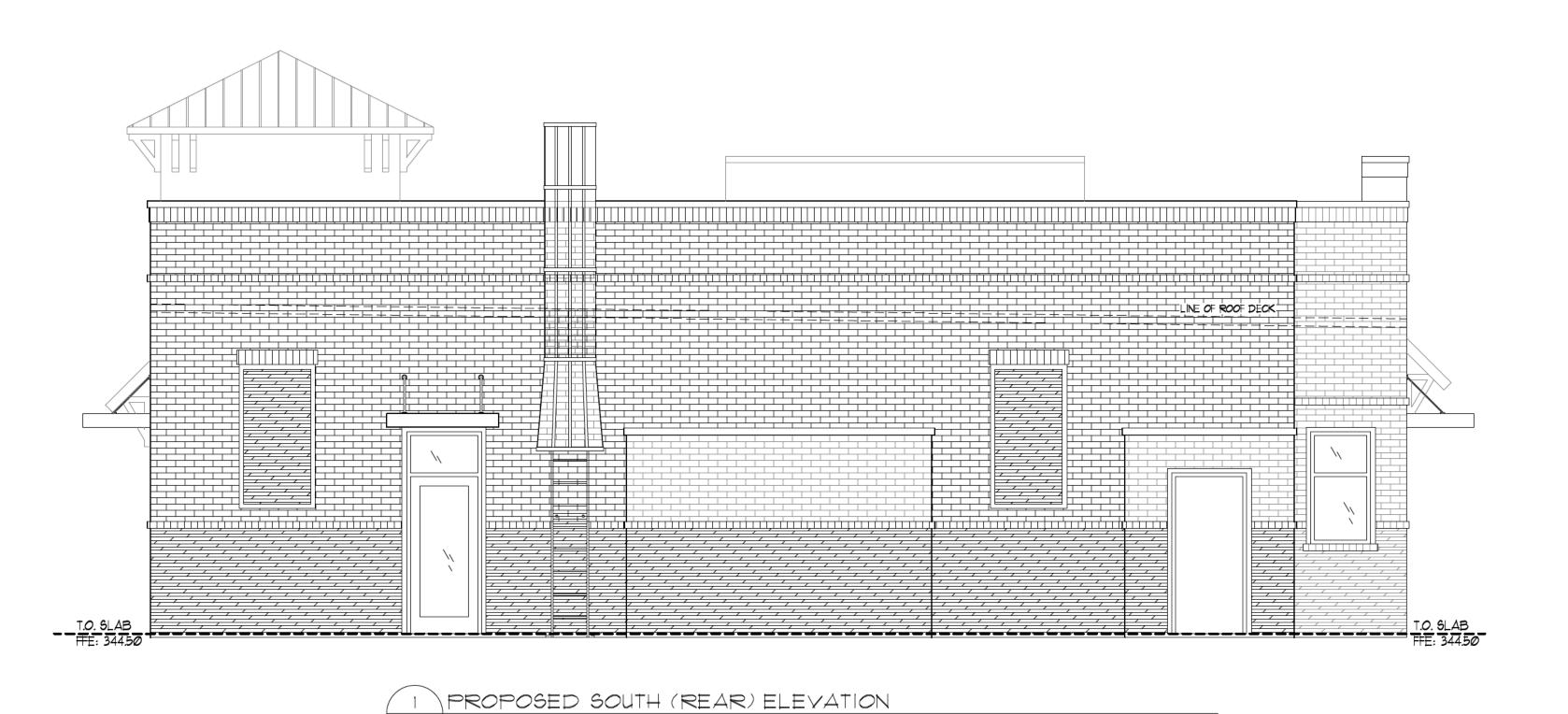
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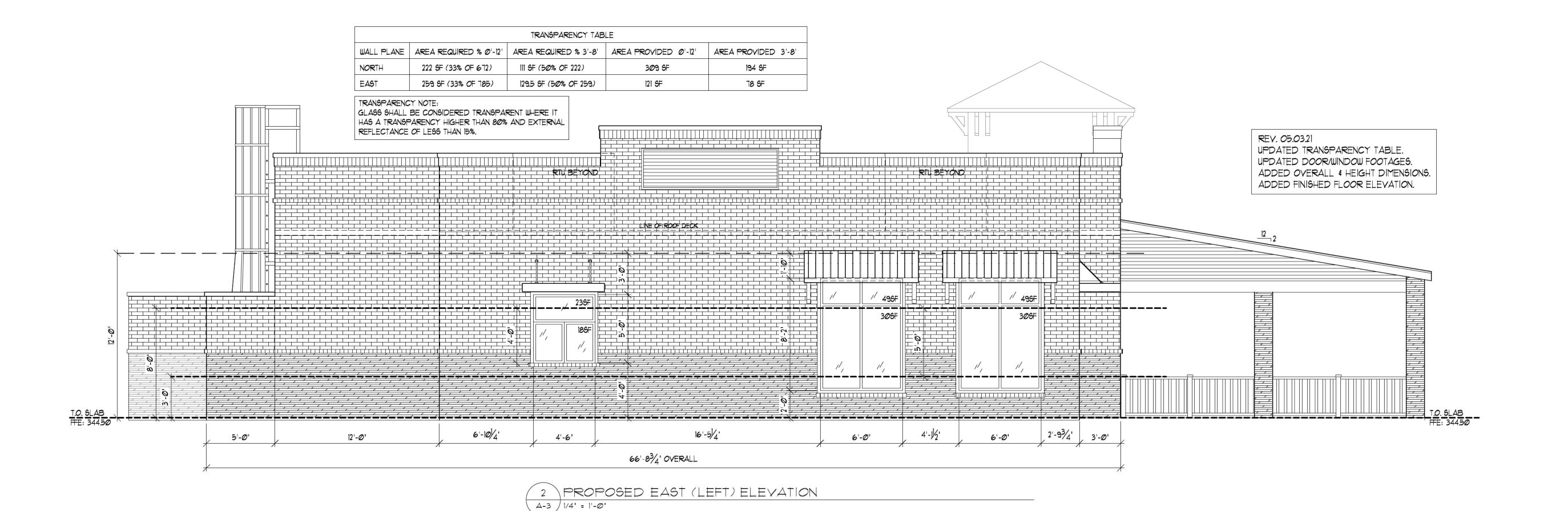
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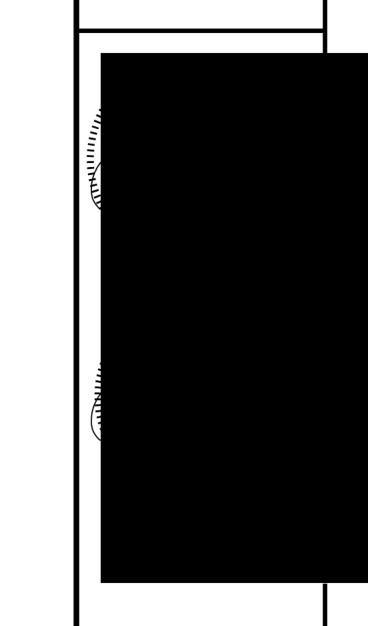




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DATE

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