

Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<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	Transaction Number 588153 Assigned Project Coordinator Natasha Assigned Team Leader Purthoy
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name Speedway #6987		
Zoning District CX-3-PL	Overlay District (if applicable) N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Convenience store and fuel sales facility		
Property Address(es) 2600 & 2604 South Saunders Street		Major Street Locator: South Saunders Street
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1702379490	P.I.N. 1702470507	P.I.N. P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input checked="" type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe: _____		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Please see attached project description.	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE Speedway #6987 will require a design adjustment for street planting and block perimeter standards. Alternate Administrative AE will be required for the site layout.	
CLIENT/DEVELOPER/OWNER	Company Speedway LLC Name (s) Kimberly Strnad Address 5446 University Parkway Phone 336-231-5715 Email krstnad@speedway.com Fax	
CONSULTANT (Contact Person for Plans)	Company McBride Dale Clarion Name (s) Robert Sweet Address 5721 Dragon Way, Suite 300 Phone 513-561-6232x5 Email rsweet@mcbridedale.com Fax 513-561-1615	

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>			✓	
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

REBUILD STORE #6987
C4600-RIGHT HAND QUIK-BRIK C2.0
2600 S. SAUNDERS STREET
WAKE COUNTY
RALEIGH, NC

OWNER AND PROJECT MANAGEMENT:

Speedway

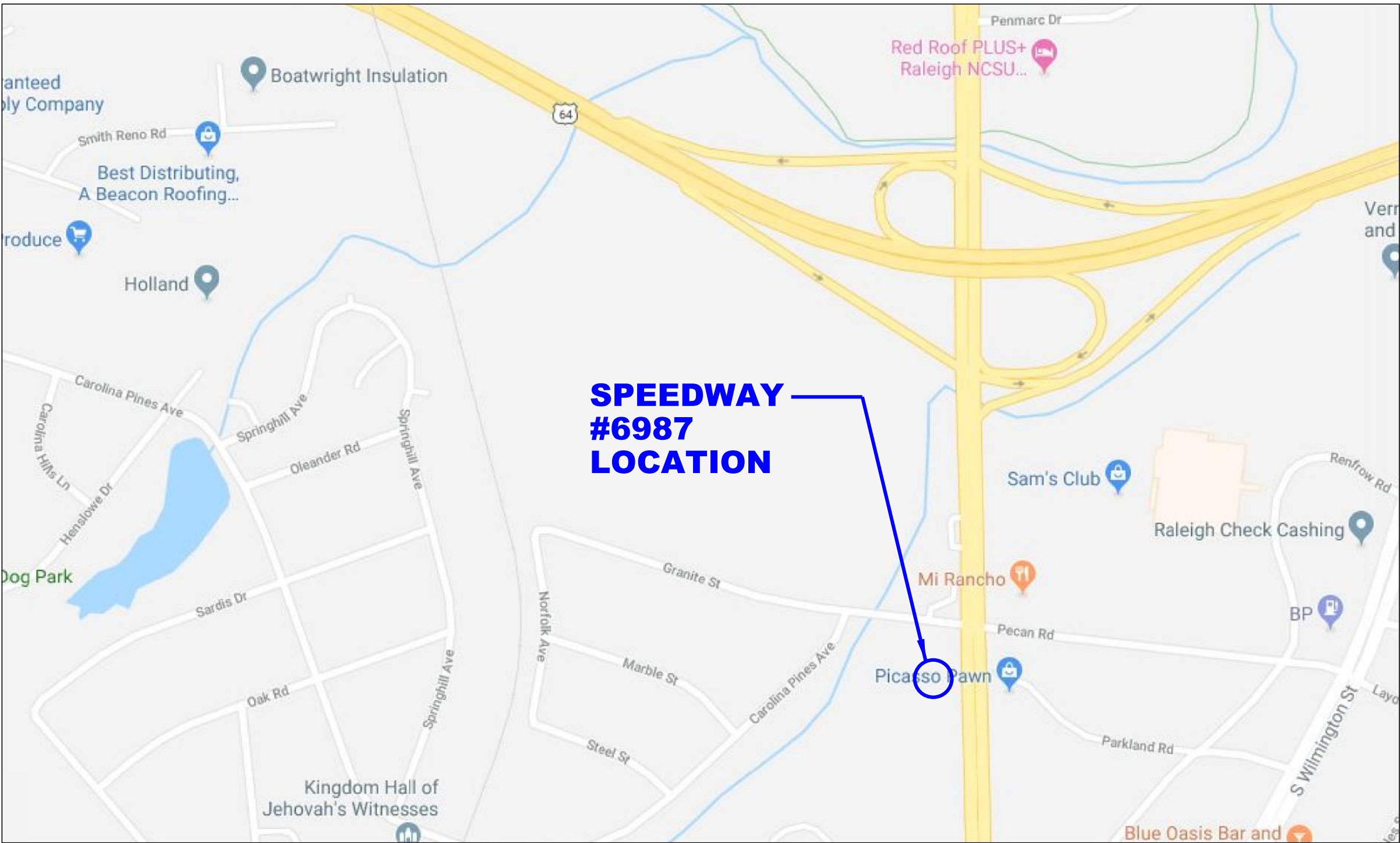
500 SPEEDWAY DRIVE
ENON, OH 45323
937-864-3000

ENGINEERING:

LJB Inc.

1401 AVERSBORO ROAD
GARNER, NC 27529
919-594-6710

VICINITY MAP



SITE SPECIFIC 6987-CV COVER SHEET 6987-CS PLOT PLAN 6987-CS1 PLOT PLAN NOTES 6987-CG GRADING PLAN 6987-CO1 PRE DEVELOPMENT WATERSHED 6987-CG2 POST DEVELOPMENT WATERSHED 6987-CF CUT/FILL PLAN 6987-CU1 PIPING AND UTILITIES PLAN 6987-CU1 PIPING AND UTILITIES NOTES 6987-SS SIGNAGE PLAN AND DETAILS 6987-CR CIRCULATION PLAN	CIVIL SUPPORT STD-CPC-1 PAVEMENT & CURBING DETAILS STD-CUD-1 TYPICAL SERVICE STATION DRAINAGE & UTILITY DETAILS & SPECIFICATIONS STD-CYE-A YARD EQUIPMENT DETAILS - AUTO STD-CYE-O YARD EQUIPMENT DETAILS - OTHER STD-CIS-A TYPICAL ISLAND AND CONCRETE SLAB DETAILS	
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Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name: Speedway #6987		
Zoning District: CX-3-PL Overlay District (if applicable): N/A Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Proposed Use: Convenience store and fuel sales facility		
Property Address(es): 2600 & 2604 South Saunders Street Major Street Location: South Saunders Street		
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P.I.N. 1702379490	P.I.N. 1702470507	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Child Facilities <input type="checkbox"/> Hospital <input type="checkbox"/> Health/Therapy <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Cottage Court Other: If other, please describe:		
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CONSULTANT (Contact Person for Plans) Company: McBride Dale Clarion Name (s): Robert Sweet Address: 5721 Dragon Way, Suite 300 Phone: 513-561-6232x5 Email: rsweet@mcbridedale.com Fax: 513-561-1615		

PAGE 1 OF 3

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REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s): CX-3-PL	Proposed building use(s): convenience store
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross: 2778
Overlay District: N/A	Proposed Building(s) sq. ft. gross: 4000
Total Site Acres: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1.627 +/-	Total sq. ft. gross (existing & proposed): 7384
Off-street parking: Required: 21 Provided: 31	Proposed height of building(s): 23.5 feet
CDA (Certificate of Appropriateness) case # N/A	# of stories: 1
ROA (Board of Adjustment) case # A-N/A	Ceiling height of 1 st floor: 9' 10"
CUD (Conditional Use District) case # 2 : N/A	
Stormwater Information	
Existing Impervious Surface: 1.48 AC. acres/square feet	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 1.10 AC. acres/square feet	If Yes, please provide: Abutment Solls FEMA Map Panel #
Noise River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2, 3, 7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
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.	
I hereby designate: Robert Sweet 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.	
Signed: Date: 2/2/19	
Printed Name: Robert Sweet - McBride Dale Clarion - Project Real Speedway	
Signed: _____ Date: _____	
Printed Name: _____	

PAGE 2 OF 3

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REVISION 05.13.16

Speedway

Prepared For:
Speedway Engineering and Construction Dept.
ENON, OH 45323

NO.	DESIGNER DATE	PROJECT DATE	REVIEWER DATE
0			

COVER SHEET

2600 SOUTH SAUNDERS STREET
RALEIGH, NORTH CAROLINA
WAKE COUNTY

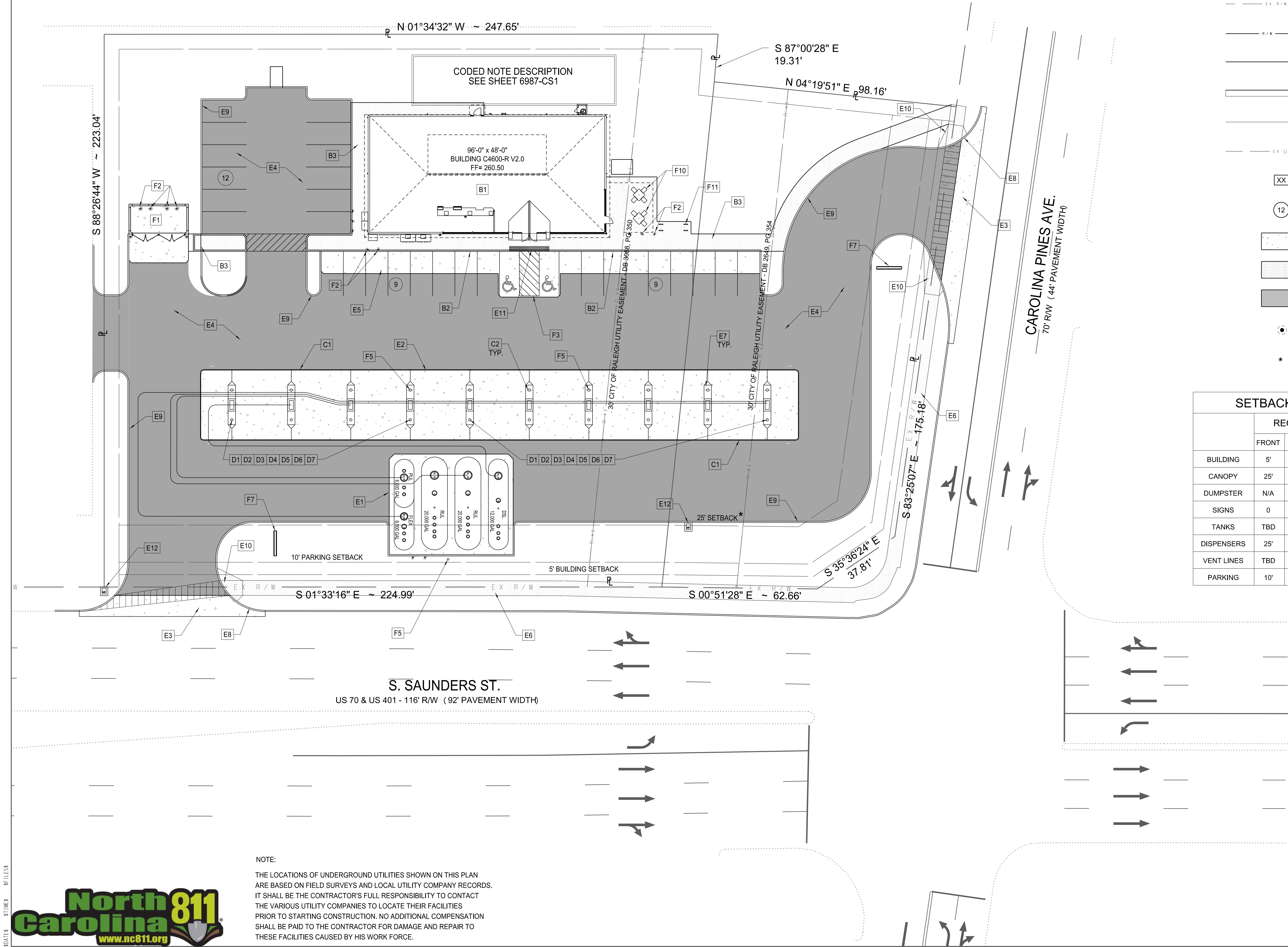
STORE OR BLDG NO.	6987
VERSION OR PROJECT ID	####
SCALE	
DESIGN TEAM	DATE
DGNR. J. HENSLEY	10-02-18
P.MGR. P. BATTAGLIA	10-02-18
R.VWR. P. BATTAGLIA	10-04-18
DRWG. NO.	6987-CV

NOTES: \$TIME\$ \$FILES\$



NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.



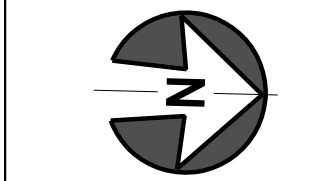
LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE CURB AND GUTTER
- SETBACK
- EXISTING UTILITY EASEMENT
- NOTE CALLOUT
- NUMBER OF PARKING SPOTS
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BOLLARD
- CANOPY, AND DISPENSER SETBACK

SETBACK REQUIREMENTS

	REQUIRED			PROVIDED		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
BUILDING	5'	6'	6'	142.50'	107.50'	33.18'
CANOPY	25'	6'	6'	59.50'	39'	135.39'
DUMPSTER	N/A	6'	6'	N/A	6'	68.54'
SIGNS	0	0'	0'	0	10'	0'
TANKS	TBD	TBD	TBD	TBD	TBD	TBD
DISPENSERS	25'	25'	6'	67.50'	51.43'	143.54'
VENT LINES	TBD	TBD	TBD	TBD	TBD	TBD
PARKING	10'	10'	3'	117.50'	39.50'	26.54'

LIB INC.
1400 AVERSBORO ROAD
SUITE 215
GARNER, NC 27529
(919) 394-6700
LIBINC.COM



Speedway[®]

Prepared For:
Speedway Engineering and Construction Dept.
Eaton, OH 45323

NO.	REVISIONS	DESIGNER DATE	PROLOG DATE	REVIEWER DATE	FE SUBMITTAL 02-13-19	02-13-19	02-13-19
1							

PLOT PLAN

FEASIBILITY PLAN/STORE REBUILD
2600 SOUTH SAUNDERS STREET
RALEIGH, NORTH CAROLINA
WAKE COUNTY

STORE OR BLDG NO. **6987**

VERSION OR PROJECT ID **#####**

SCALE **1" = 20'-0"**

DESIGN TEAM	DATE
DGNR. J. HENSLEY	02-13-19
P.MGR. P. BATTAGLIA	02-13-19
RWR. P. BATTAGLIA	02-13-19
DRWG. NO.	

6987-CS

NOT FOR CONSTRUCTION

