

BNE TRANSPORT, LLC CAR LOT SR-23-2016



0 120 240 Feet

Zoning: **IX-3**
CAC: **East Raleigh**
Drainage Basin: **Walnut Creek**
Acreage: **0.34**
Square Feet: **750**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **J.T. Hobby & Son Inc**



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 checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input checked="" type="checkbox"/> Open Lot	Transaction Number <i>405918</i> Assigned Project Coordinator Assigned Team Leader <i>Walters</i>	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name BNE Transport, LLC			
Zoning District IX-3			
Proposed Use Car Lot and Office - mobile unit for office			
Property Address(es) 2109 Poole Road Raleigh, NC 27610			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 1713670643	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <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.		
	This project is propose for a small retail car lot. The car lot office is proposed to be a modular building moved onto the property. The existing concrete on the site is proposed to be re-used except for minor removals.		
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		
CLIENT/DEVELOPER/ OWNER	Company J.T. Hobby & Son, Inc.		Name (s) JOHN HOLMES
	Address PO Box 18506, Raleigh, NC 27619		
	Phone (919) 763-6141	Email john.h@hobbyproperties.com	Fax
CONSULTANT (Contact Person for Plans)	Company		Name (s) Steven Jones
	Address 2424 Caudle St., Germanton, NC 27019		
	Phone 336-972-5806	Email skj1128@gmail.com	Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) IX-3	Proposed building use(s) Auto Sales
If more than one district, provide the acreage of each n/a	Existing Building(s) sq. ft. gross 0
Overlay District n/a	Proposed Building(s) sq. ft. gross 750
Total Site Acres 0.34 acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 750
Off street parking Required 1 space Provided 3 spaces	Proposed height of building(s) 15 ft Stories 1
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 5.1%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 44.9% (site plans only)
CUD (Conditional Use District) case # Z-	Height of 1 st Floor 3 ft
Stormwater Information	
Existing Impervious Surface 6874 square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 6648 square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

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 2.2.7
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 cluster unit development? <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 _____ 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 03/18/16

Signed _____ Date

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: City of Raleigh (No fee for Infill recombination) <i>391</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <u>Site Review</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <u>Site Review</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <u>Site Review</u> 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan <i>note</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height of buildings to be removed <i>mobile unit to be installed</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
i) Transportation Plan <i>note</i>	<input type="checkbox"/>	<input checked="" 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. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package <i>note</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

DEMOLITION NOTES

A. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

B. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

C. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

D. THE DUTY OF THE OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.

E. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH ANY EROSION CONTROL PLAN AND/OR PERMIT.

F. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.

G. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE PERMANENTLY REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

H. UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.

I. IF APPROPRIATE, REFER TO THE ENVIRONMENTAL PLANS AND SPECIFICATIONS FOR HAZARDOUS MATERIAL REMEDIATION.

J. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

K. PROVIDE PROTECTION TO ALLOW SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA AND TO AND FROM OCCUPIED PORTIONS OF BUILDING.

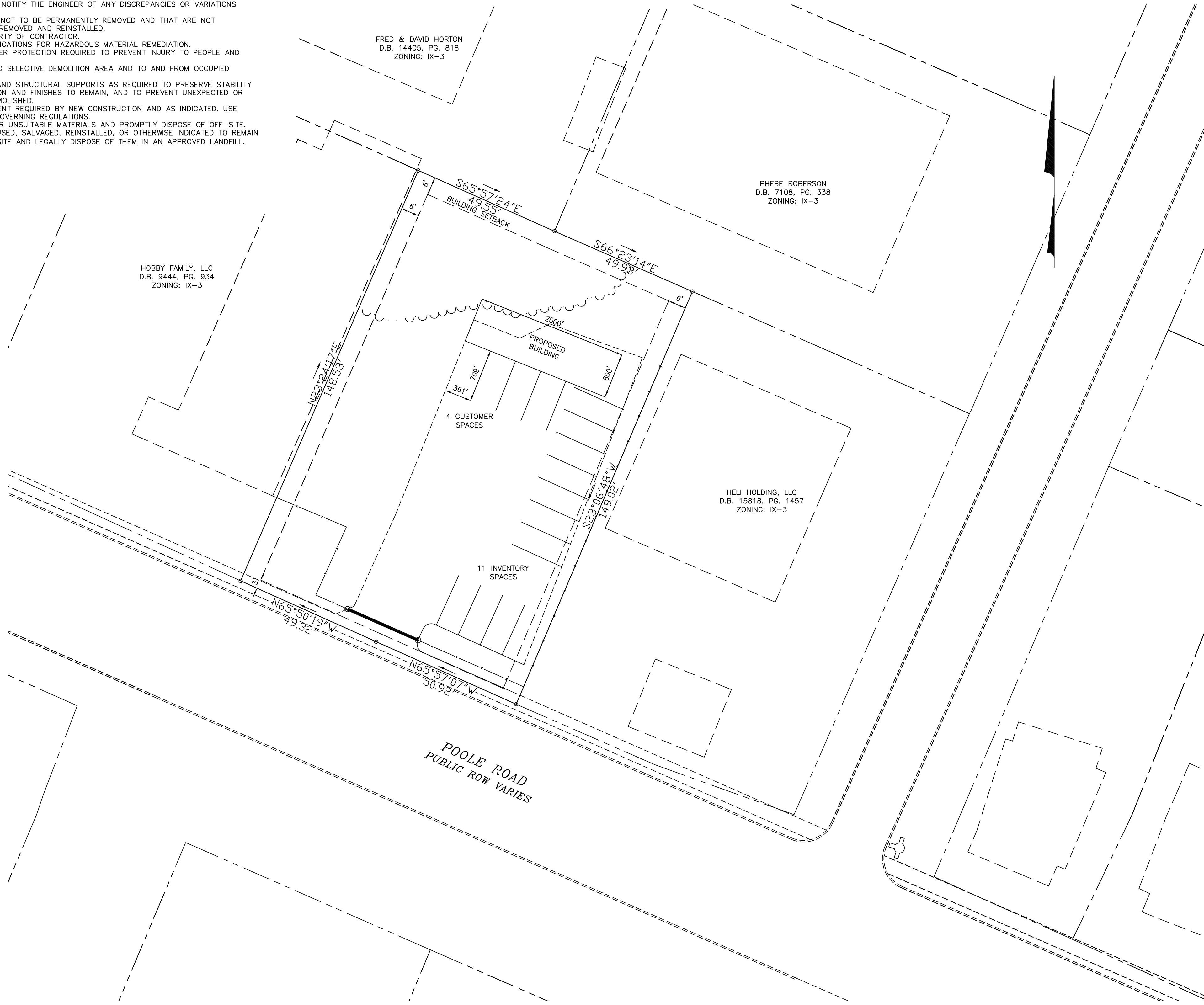
L. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

M. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

N. REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.

O. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE RECYCLED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN APPROVED LANDFILL.

P. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.



PARCEL DATA:

PARCEL ID: 1713670643
DEED REFERENCE: D.B. 7484, PG. 218
PLAT REFERENCE: P.B. 1920, PG. 178
SITE ACREAGE: 0.34 ACRES

EX. BUILT UPON AREA: 6874 SQ. FT.
PROP. BUILT UPON AREA: 6648 SQ. FT.

EX. ZONING: IX-3
PROP. ZONING: IX-3
REQUIRED PARKING: 1 SPACE
PROVIDED PARKING: 4 SPACES
INVENTORY PARKING: 11 SPACES

PROPOSED BUILDING SIZE: 750 SQ. FT.

NOTES:

THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.

THIS MAP IS BASED OFF OF WAKE COUNTY GIS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES, BUILDINGS, ETC. PRIOR TO CONSTRUCTION.

CONTOUR DATA OBTAINED FROM WAKE COUNTY GIS. CONTOUR DATA SHOULD NOT BE USED TO DETERMINE FINAL GRADES.

THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP AND WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

THIS MAP WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.

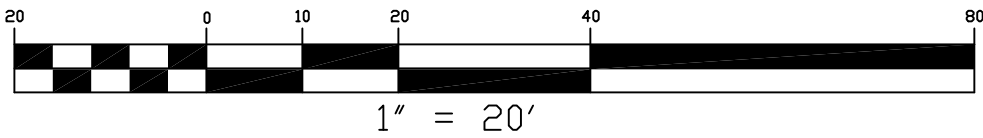
CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE OWNER.

CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED PEDESTRIAN OR TRAFFIC CONTROL PLANS, EQUIPMENT, AND LABOR REQUIRED FOR TRAFFIC CONTROL.

ALL CONSTRUCTION SHALL CONFORM WITH THE CITY OF RALEIGH'S CONSTRUCTION STANDARDS MANUAL.

LEGEND

- | | | | |
|--|------------------------|--|-------------------------------|
| | UTILITY POLE | | DEED BOOK |
| | LIGHT POLE | | PLAT BOOK |
| | GROUND LIGHT | | PAGE |
| | GUY WIRE | | RIGHT-OF-WAY |
| | OVERHEAD POWER LINE | | EDGE OF PAVEMENT |
| | GAS LINE | | EDGE OF GRAVEL |
| | SEWER LINE | | CONCRETE |
| | WATER LINE | | REINFORCED CONCRETE PIPE |
| | UNDERGROUND ELECTRICAL | | DROP INLET |
| | FENCE LINE | | CURB INLET |
| | | | FINISH FLOOR ELEVATION |
| | | | BASEMENT |
| | | | TELEPHONE PEDESTAL |
| | | | TELEPHONE HAND HOLD |
| | | | SHRUBS - WINTERGREEN BARBERRY |



STEVEN JONES, PE

2424 CAUDLE STREET

GERMANTON, NC 27019

SKJ1128@GMAIL.COM

(336) 972-5806

BNE TRANSPORT LLC

SITE & EX. CONDITIONS PLAN

PROJECT LOCATION: JOE RIVERA, BNE TRANSPORT, LLC
COUNTY: WAKE
TOWNSHIP: RALEIGH

APPLICANT INFORMATION: JOE RIVERA, BNE TRANSPORT, LLC
PO BOX 18506
RALEIGH, NC 27610

OWNER INFORMATION: JT HOBBY & SON, INC.
PO BOX 18506
RALEIGH, NC 27619

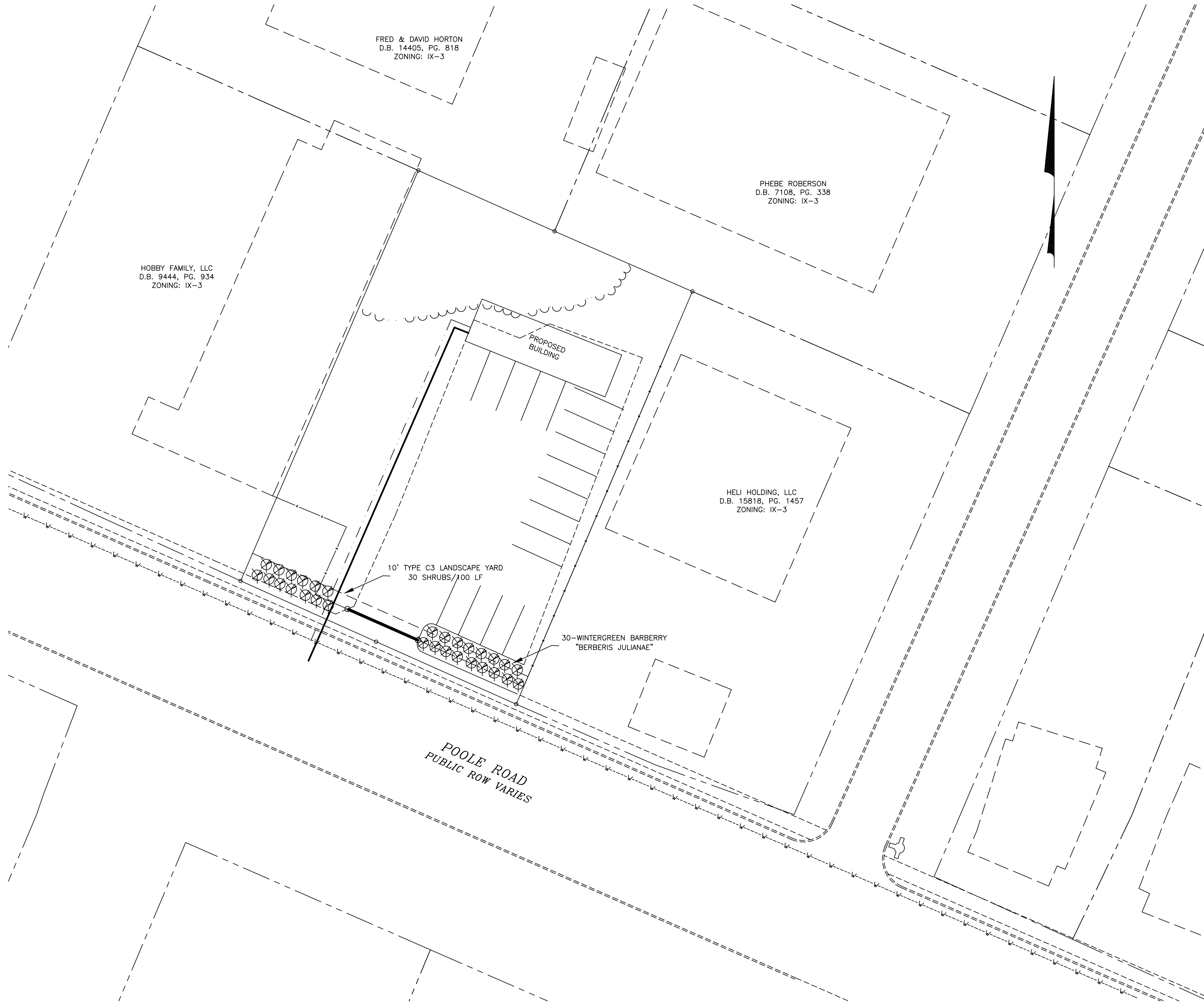
NO. DATE REVISION NOTE

DRAWN BY: SKJ
CHECKED BY:
DATE: 3/2/2016
PROJECT NO.:2016-001
REF. NO.:
SCALE: 1"=20'

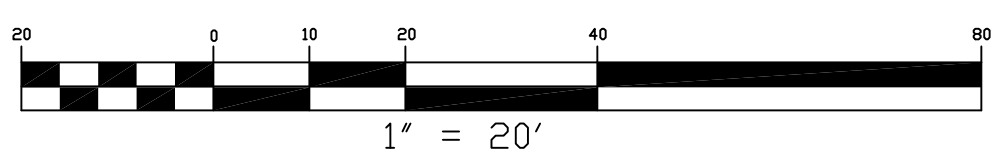


C2

2 OF 5



- NOTES:**
1. ALL SHRUBS PROVIDED WILL BE A MINIMUM HEIGHT OF 3.5'.
 2. PLANTING YARD IS A UNIFORM 10' IN WIDTH FROM THE PROPERTY LINE INTO THE SITE.
 3. REFER TO CIVIL ENGINEER'S UTILITY AND GRADING AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR GRADING INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE OWNER FOR DIRECTION AS TO HOW TO PROCEED.
 4. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
 5. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER IN THE FIELD PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
 6. VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY.
 7. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
 8. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
 9. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
 10. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
 11. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.



LEGEND	
UTILITY POLE	DB DEED BOOK
LIGHT POLE	PB PLAT BOOK
GROUND LIGHT	PG PAGE
GUY WIRE	R/W RIGHT-OF-WAY
OVERHEAD POWER LINE	E/P EDGE OF PAVEMENT
GAS LINE	E/G EDGE OF GRAVEL
SEWER LINE	CONE CONCRETE
WATER LINE	RCP REINFORCED CONCRETE PIPE
UNDERGROUND ELECTRICAL	DI DROP INLET
FENCE LINE	CI CURB INLET
	FFE FINISH FLOOR ELEVATION
	BSMT BASEMENT
	TPED TELEPHONE PEDESTAL
	THH TELEPHONE HAND HOLD
	SHRUBS - WINTERGREEN BARBERRY

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BNE TRANSPORT LLC
LANDSCAPE PLAN

OWNER INFORMATION:
JTT HOBBY & SON, INC.
PO BOX 18506
RALEIGH, NC 27619

APPLICANT INFORMATION:
JOE RIVERA - BNE TRANSPORT, LLC
524 PARNELL DRIVE
RALEIGH, NC 27610

PROJECT LOCATION:
WAKE COUNTY, CAROLINA
COUNTY: WAKE
TOWNSHIP: RALEIGH

NO.	DATE	REVISION	NOTE
1			
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DRAWN BY: SKJ
CHECKED BY:
DATE: 3/2/2016
PROJECT NO.: 2016-001
REF. NO.:
SCALE: 1"=20'

