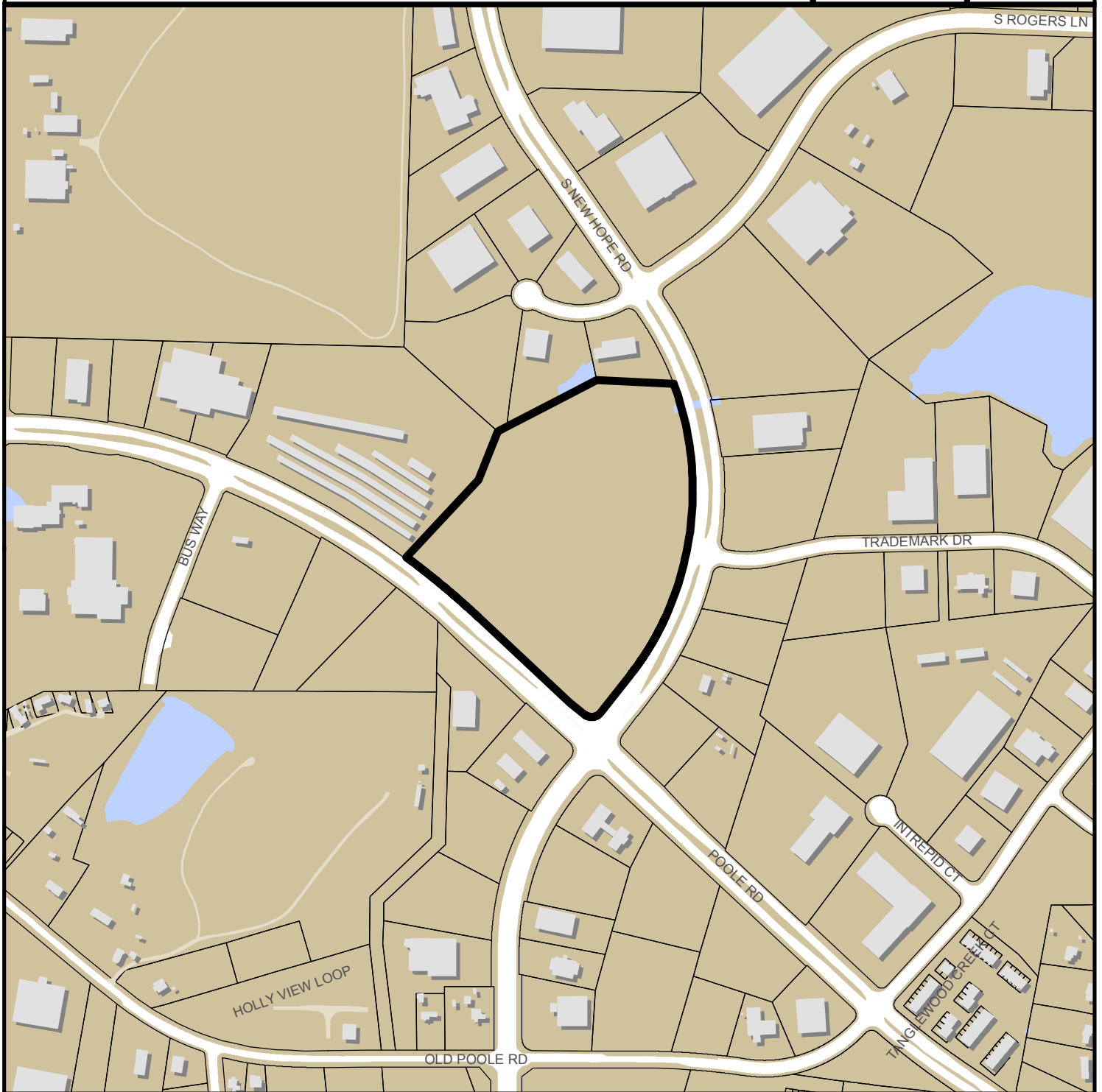


WENDY'S POOLE ROAD SR-44-2016



0 300 600 1,200 Feet

Zoning: **CX-3**

CAC: **Southeast**

Drainage Basin: **Crabtree Basin**

Acreage: **2.5**

Units: **,2500**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Wendy's Properties**

Phone: **919-740-7401**



Administrative Site Review Application (for UDO Districts only)



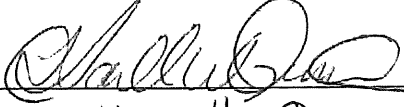
**DEVELOPMENT
SERVICES
DEPARTMENT**

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

T477992

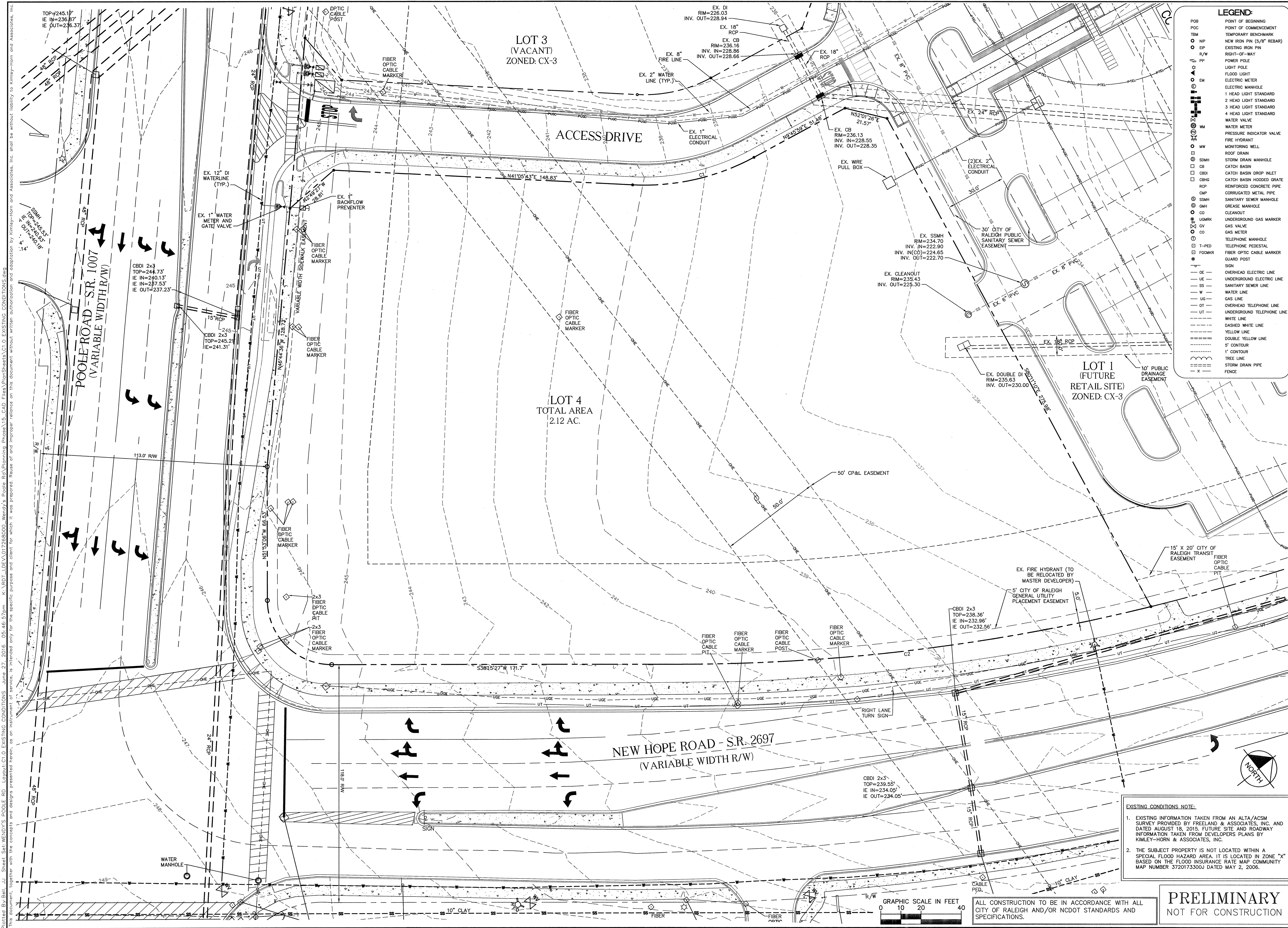
When submitting plans, please check the appropriate building type and include the Plan Checklist document.

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	<p style="text-align: center;">Transaction Number</p> <p style="text-align: center;">Assigned Project Coordinator</p> <p style="text-align: center;">Assigned Team Leader</p> <p style="text-align: center;">Walters</p>
<p><i>Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #</i></p> <p style="text-align: center;">SR-44-2016</p>		
GENERAL INFORMATION		
Development Name Wendy's - Poole Road		
Zoning District CX-3	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Restaurant		
Property Address(es) Poole Rd and New Hope Rd.		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1733047524	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 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. Restaurant with drive-thru with associated parking and infrastructure	
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 Wendy's Properties, LLC Name (s) Harrell Queen	
	Address 4288 West Dublin-Granville Road, Dublin, OH 43017	
	Phone (919) 740-7401	Email hqueen@nc.rr.com Fax
CONSULTANT (Contact Person for Plans)	Company Kimley-Horn & Associates, Inc. Name (s) Chris Bostic, P.E.	
	Address 421 Fayetteville Street, Suite 600, Raleigh, NC 27601	
	Phone (919) 653-2927	Email chris.bostic@kimley-horn.com Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) CX-3		Proposed building use(s) Restaurant w/ drive-thru	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 0	
Overlay District N/A		Proposed Building(s) sq. ft. gross 2,500	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed) 2,500	
Off street parking: Required 17 Provided 38		Proposed height of building(s) 25	
COA (Certificate of Appropriateness) case #		# of stories 1	
BOA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor	
CUD (Conditional Use District) case # Z-			
Stormwater Information			
Existing Impervious Surface 0 AC acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 0.85 AC acres/square feet		If Yes, please provide: Alluvial Soils Flood Study FEMA Map Panel #	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" 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 2.2.7	
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 cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No	
SIGNATURE BLOCK (Applicable to all developments)			
<p>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.</p> <p>I hereby designate <u>Kimley-Horn and Associates, Inc.</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u> WENDYS EPM/CM</u> Date <u>6-27-16</u></p> <p>Printed Name <u>Harrell Queen</u></p> <p>Signed _____ Date _____</p> <p>Printed Name _____</p>			

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. <u>For re-submittals – include all revision dates</u>	<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"/>		✓	

Plotted By: Bell, J. Sheet Set: WENDY'S POOLE RD. Layout: C1.0 EXISTING CONDITIONS June 27, 2016 05:46:57pm K:\RDT_LDEV\017268000_Wendy's Poole Rd Planning Phase\15_CAD Files\PlanSheets\C1.0 EXISTING CONDITIONS.dwg
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- LEGEND:**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - TBM TEMPORARY BENCHMARK
 - NIP NEW IRON PIN (5/8" REBAR)
 - EIP EXISTING IRON PIN
 - R/W RIGHT-OF-WAY
 - P/W POWER POLE
 - L/P LIGHT POLE
 - F/L FLOOD LIGHT
 - E/M ELECTRIC METER
 - E/MH ELECTRIC MANHOLE
 - 1 H/L 1 HEAD LIGHT STANDARD
 - 2 H/L 2 HEAD LIGHT STANDARD
 - 3 H/L 3 HEAD LIGHT STANDARD
 - 4 H/L 4 HEAD LIGHT STANDARD
 - W/V WATER VALVE
 - W/M WATER METER
 - P/IV PRESSURE INDICATOR VALVE
 - F/H FIRE HYDRANT
 - M/W MONITORING WELL
 - R/D ROOF DRAIN
 - S/MH STORM DRAIN MANHOLE
 - C/B CATCH BASIN
 - C/DI CATCH BASIN DROP INLET
 - C/HG CATCH BASIN HOODED GRATE
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - S/SW SANITARY SEWER MANHOLE
 - G/MH GREASE MANHOLE
 - C/O CLEANOUT
 - U/GM UNDERGROUND GAS MARKER
 - G/V GAS VALVE
 - G/M GAS METER
 - T/MH TELEPHONE MANHOLE
 - T/P TELEPHONE PEDESTAL
 - F/CM FIBER OPTIC CABLE MARKER
 - G/P GUARD POST
 - S/L SIGN
 - O/E OVERHEAD ELECTRIC LINE
 - U/E UNDERGROUND ELECTRIC LINE
 - S/S SANITARY SEWER LINE
 - W/W WATER LINE
 - U/G GAS LINE
 - O/T OVERHEAD TELEPHONE LINE
 - U/T UNDERGROUND TELEPHONE LINE
 - W/L WHITE LINE
 - D/W DASHED WHITE LINE
 - Y/L YELLOW LINE
 - D/Y DOUBLE YELLOW LINE
 - 5' 5' CONTOUR
 - 1' 1' CONTOUR
 - T/L TREE LINE
 - S/P STORM DRAIN PIPE
 - F/F FENCE

Kimley»Horn	
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KHA PROJECT 017268000	DATE 06/27/2016
SCALE AS SHOWN	DESIGNED BY JCB
DRAWN BY JCB	CHECKED BY COB
EXISTING CONDITIONS	
PREPARED FOR Wendy's	CITY OF RALEIGH NORTH CAROLINA
POOLE ROAD	
SHEET NUMBER C1.0	

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	114.50'	62.61'	N25°25'51"E	61.83'	31°19'44"	32.11'
C2	980.57'	238.00'	S31°18'16"W	237.41'	13°54'23"	119.59'
C3	32.00'	50.19'	S83°11'11"W	45.20'	89°51'41"	31.92'

LOT 3
(VACANT)
ZONED: CX-3

ACCESS DRIVE

LOT 4
TOTAL AREA
2.12 AC.

LOT 1
(FUTURE
RETAIL SITE)
ZONED: CX-3

POOLE ROAD - S.R. 1007
(VARIABLE WIDTH R/W)

NEW HOPE ROAD - S.R. 2697
(VARIABLE WIDTH R/W)

Wendy's
USB SQE 55
38 PARKING SPACES
E.F.F.=241.0

EXISTING CONDITIONS NOTE:

1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM SURVEY PROVIDED BY FREELAND & ASSOCIATES, INC. AND DATED AUGUST 18, 2015. FUTURE SITE AND ROADWAY INFORMATION TAKEN FROM DEVELOPERS PLANS BY KIMLEY-HORN & ASSOCIATES, INC.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720173300J DATED MAY 2, 2006.

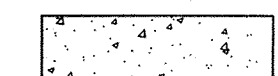
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND



PAINTED TRAFFIC ARROW



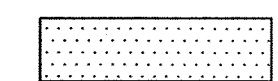
CONCRETE SIDEWALK



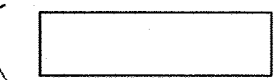
HEAVY DUTY CONCRETE
(8" @ 4000PSI)



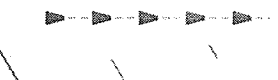
PROPOSED PARKING COUNT



HEAVY DUTY ASPHALT



LIGHT DUTY ASPHALT

DETECTABLE WARNING
SURFACE

ADA ACCESSIBLE PATH

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PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM

017268000	DATE
06/27/2016	
SCALE AS SHOWN	
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COR

SITE PLAN

PREPARED FOR

Wendy's®

EIGH POOLE ROAD NO

CITY OF RALEIGH
POOLE ROAD
NORTH CAROLINA

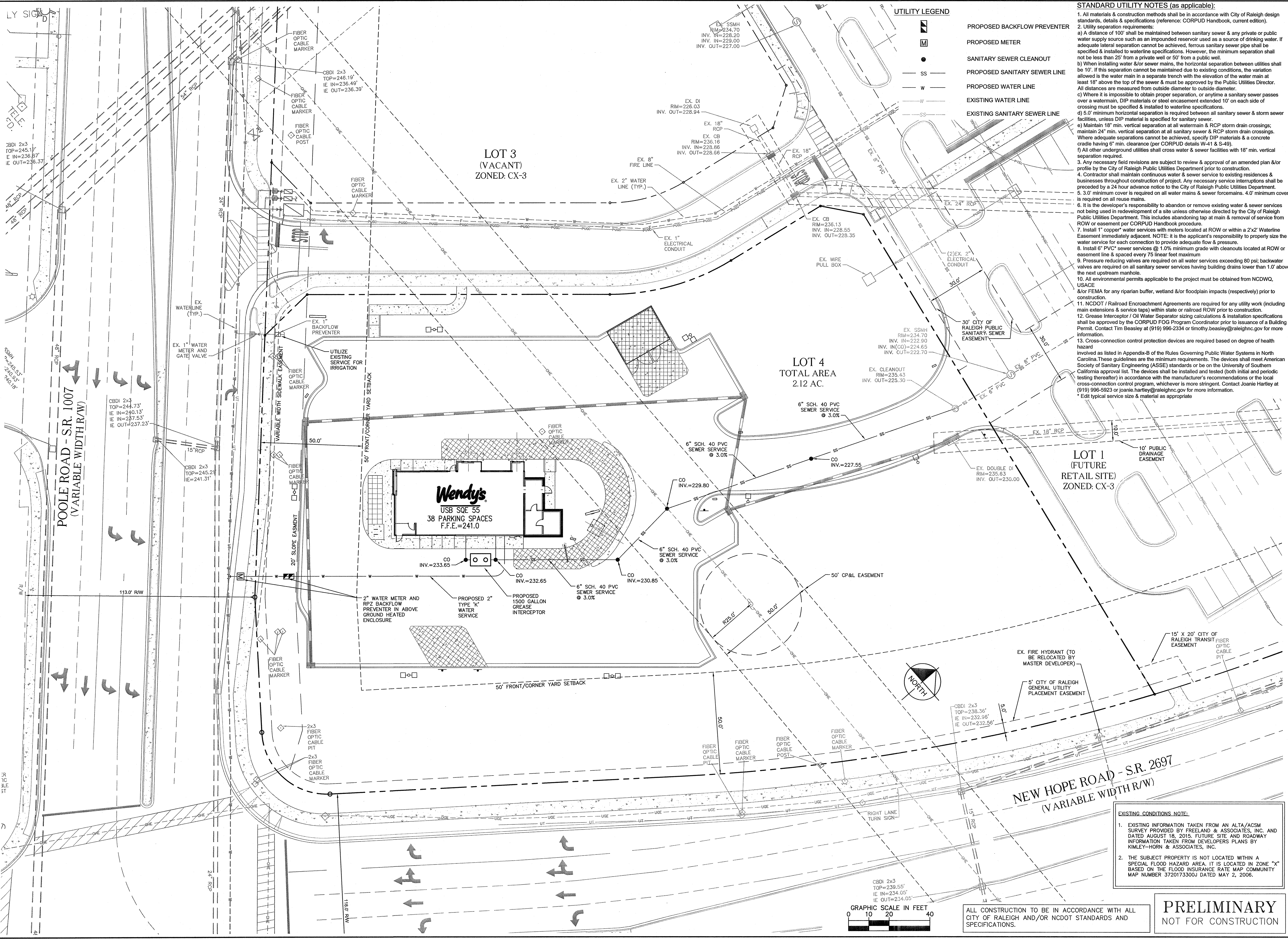
SHEET NUMBER
C2.0

REVISIONS

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BY

Plotted By: J. J. Sheet Set: WENDY'S POOLE RD. Layout: C4.0 UTILITY PLAN. Date: June 27, 2016. 05:56:03pm. K:\RD\LD\017268000_Wendy's Poole Rd\Planning Phase\15_CAD Files\PlanSheets\C4.0 UTILITY PLAN.dwg
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- STANDARD UTILITY NOTES (as applicable):**
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
 2. Utility separation requirements:
a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to wateline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to wateline specifications.
d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete grade having 6" min. clearance (per CORPUD details W-41 & S-49).
f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
 4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
 5. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
 6. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
 7. Install 1" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
 8. Install 6" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
 9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
 10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
 11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
 12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
 13. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.
- * Edit typical service size & material as appropriate

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UTILITY PLAN	
PREPARED FOR Wendy's POOLE ROAD CITY OF RALEIGH NORTH CAROLINA	
SHEET NUMBER C4.0	

KHA PROJECT 017268000	DATE 06/27/2016	SCALE AS SHOWN	DESIGNED BY JCB	DRAWN BY JCB	CHECKED BY COB
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