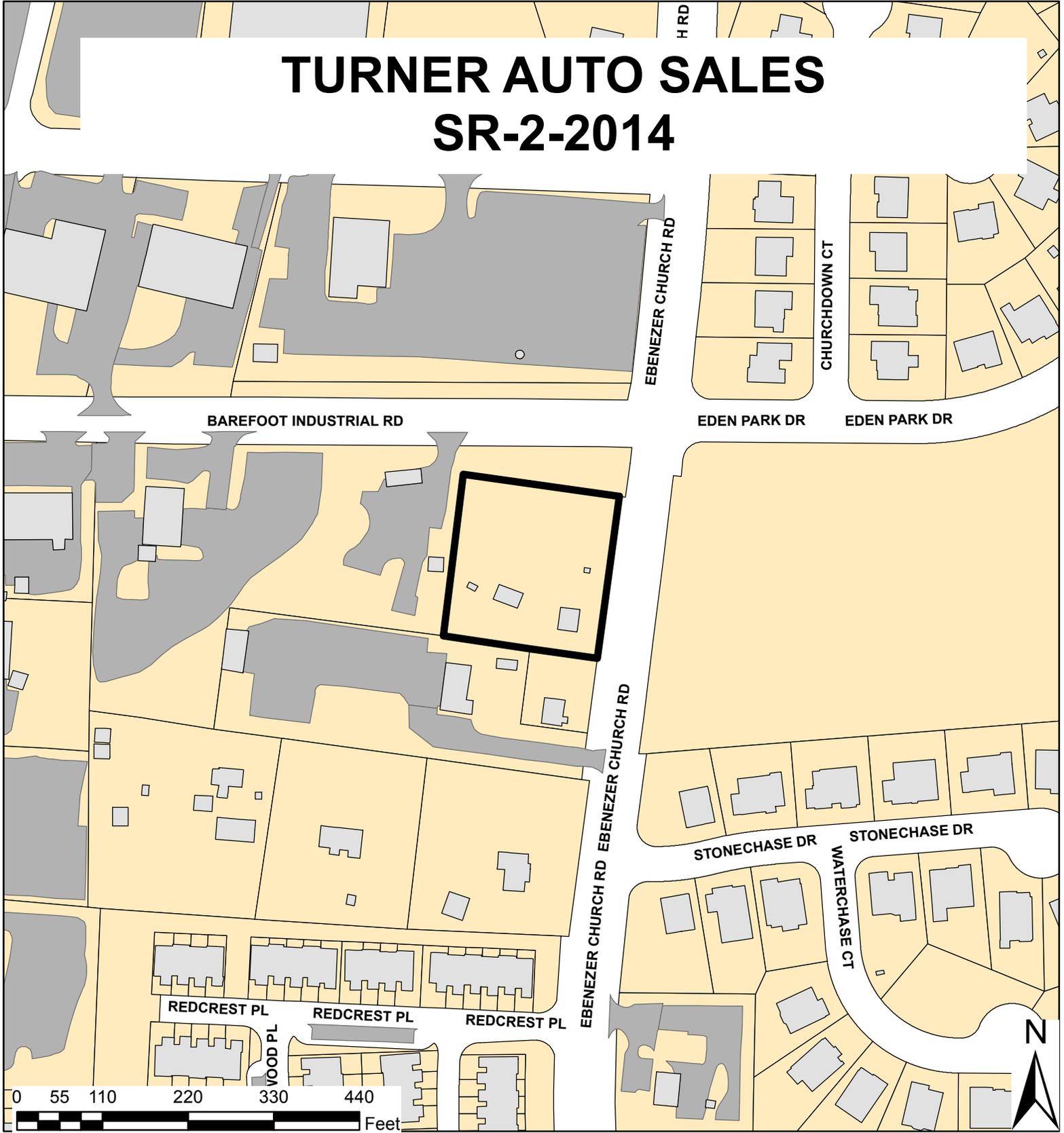


TURNER AUTO SALES SR-2-2014



Zoning: **IX-3-CU**
CAC: **Northwest**
Drainage Basin: **Sycamore**
Acreage: **1**

Square Feet: **616**
Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant Contact: **Ashgrey Properties, LLC**
Phone: **(919) 831-5927**



Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Administrative Site Review Application

When submitting plans, please check appropriate review 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	SR-2-14 <input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 387685 / 320236 Assigned Project Coordinator S. Hodges Assigned Team Leader J. Bonetta
Has your project previously been through the Due Diligence process? If yes, provide the transaction # N/A		
GENERAL INFORMATION		
Development Name TURNER AUTO SALES		
Zoning District IX-CU-3		
Proposed Use VEHICLE SALES		
Property Address(es) 8401 EBENEZER CHURCH ROAD RALEIGH, NORTH CAROLINA		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed 0777-69-6704	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. Change of use to a previously approved site plan (Transaction #355328)	
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 N/A	
CLIENT/DEVELOPER/ OWNER	Company Ashgrey Properties, LLC	Name (s) Wayne Turner
	Address 5805 Lease Lane Raleigh, North Carolina 27617	
	Phone (919) 831-5927	Email wayne@turnerasphalt.com
CONSULTANT (Contact Person for Plans)	Company Edens Land Corp	Name (s) Jarrod Edens, P.E.
	Address 2314 South Miami Blvd. Suite 151 Durham, North Carolina 27703	
	Phone (919) 706-0550	Email jarrod.edens@edensland.com
Fax N/A		

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) IX-CU-3	Proposed building use(s) Retail Sales
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 616
Overlay District None	Proposed Building(s) sq. ft. gross 0
Total Site Acres 1.00 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 616
Off street parking Required 3 Provided 8	Proposed height of building(s) 1 Stories
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 1.41%
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage 1.41% (site plans only)
CUD (Conditional Use District) case # Z-23-12	Height of 1 st Floor
Stormwater Information	
Existing Impervious Surface 0.05 acres/2,110 square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.483 acres/21,046 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	7. Open Space (only) or Amenity
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total Number of Hotel Units	If Yes, please answer the questions below:
4. Overall Total # Of Dwelling Units (1-6 Above)	a)
5. Bedroom Units 1br 2br 3br 4br or more	
6. Infill Development 2.2.7	

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 JARROD EDENS, P.E. OF EDENS LAND CORP 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.

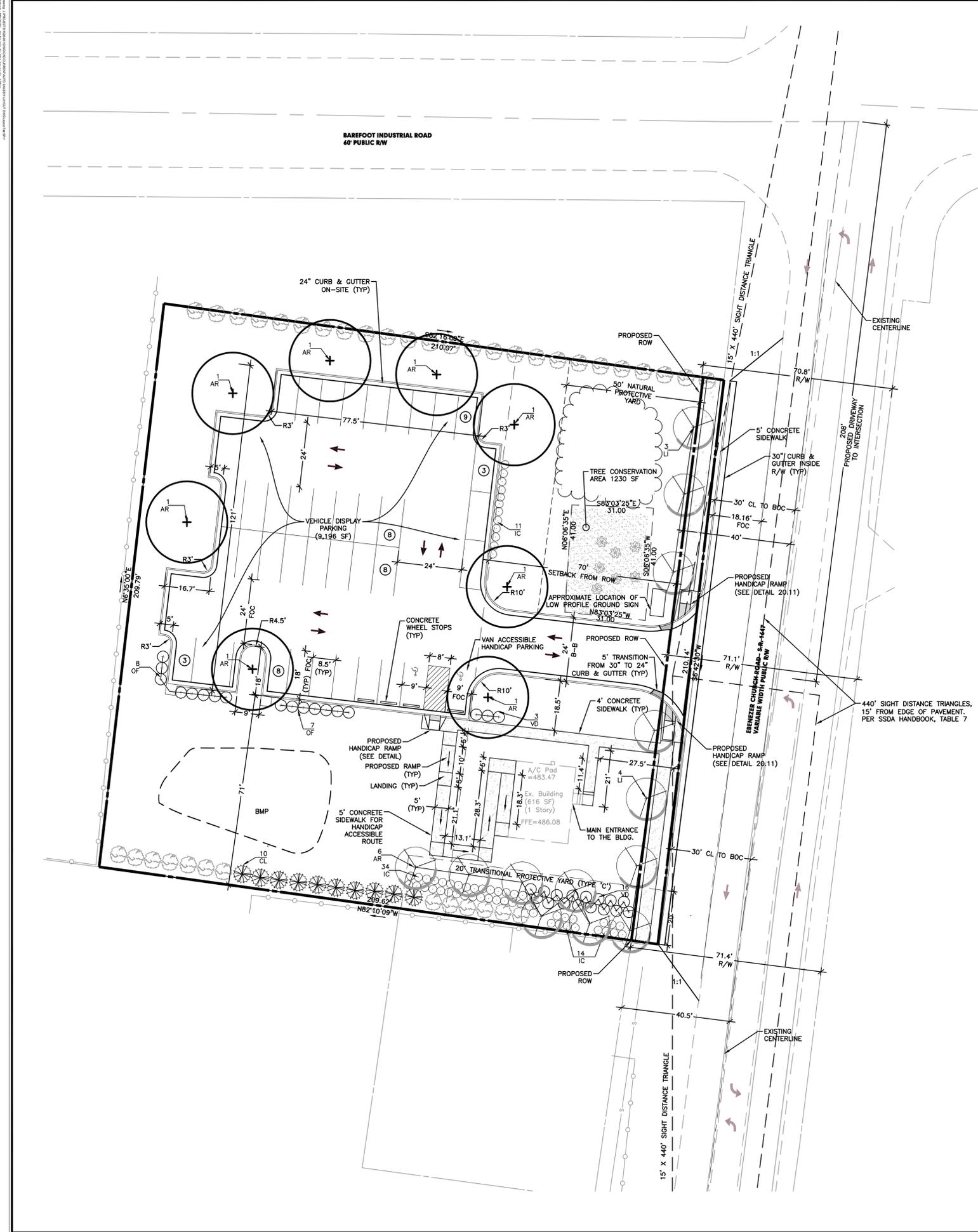
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 1-28-14

Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
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)	<input checked="" type="checkbox"/>				
2. <u>Site Review</u> completed and signed by the property owner	<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"/>			
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"/>				

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>				
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height of buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
i) 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 with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input 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"/>			



PROJECT SUMMARY

SITE INFORMATION	
PROJECT NAME	TURNER AUTO SALES
OWNER/DEVELOPER	ASH GREY PROPERTIES LLC
LOCATION	8401 EBENEZER CHURCH ROAD
JURISDICTION	CITY OF RALEIGH
TOWNSHIP	LEESVILLE
EXISTING ZONE	IX-CU-3
EXISTING USE	SINGLE FAMILY
PROPOSED USE	VEHICLE SALES (RETAIL)
PIN	0777-69-6704
MAP NAME	077702
DEED BOOK/PAGE	14744/1699
SITE AREA	1.00 AC
BUILDING SQ. FT. (EXISTING)	616

DIMENSIONAL CRITERIA	
FRONT YARD, SIDE YARD OR REAR YARD FRONTING A PUBLIC STREET SETBACK	50'
SIDE YARD SETBACK	0'/6'
AGGREGATE SIDE YARD SETBACK	8'
REAR YARD SETBACK	10'

PARKING STANDARDS	
USE	RETAIL
REQUIRED	1 SPACE/200 SF X 616 SF = 3 SPACES
PROVIDED	8 SPACES (6 REGULAR AND 2 HANDICAPPED)

IMPERVIOUS SURFACE AREA			
SITE PORTION	LAND USE	AREA	PERCENT OF PROJECT
ROAD, CURB & GUTTER	ROAD, CURB & GUTTER	14,278 SF (0.328 AC)	29.55%
	CONCRETE	1,081 SF (0.025 AC)	2.25%
	BUILDING	616 SF (0.014 AC)	1.26%
INSIDE R/W	ROAD, CURB & GUTTER	4,399 SF (0.101 AC)	9.10%
	CONCRETE	672 SF (0.015 AC)	1.82%
TOTAL PROJECT IMPERVIOUS AREA		21,046 SF (0.483 AC)	43.51% *

- GENERAL NOTES**
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY MURPHY GEOMATICS, PLS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - SITE IS NOT WITHIN FLOODPLAIN PER FEMA MAP# 3720077700J, DATED MAY 2, 2006.
 - ALL DIMENSIONS TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - WITHIN THE SIGHT TRIANGLES AND SIGHT EASEMENTS SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT.
 - ON SITE TRASH TO BE PLACED IN ROLL-OUT CONTAINERS FOR CURB SIDE WEEKLY PICK-UP BY THE CITY OF RALEIGH. RECYCLING MATERIAL TO BE PLACED IN BINS STORED INSIDE THE BUILDING AND PLACED CURB SIDE FOR WEEKLY PICK-UP BY THE CITY OF RALEIGH.

LANDSCAPE PLANTING CALCULATIONS

- STREET PROTECTIVE YARDS (50' MIN. WIDTH)**
EBENEZER CHURCH ROAD - 156 LF X 6" CALIPER/50 LF = 18.72" CALIPER OF TREES; 21" CALIPER OF TREES PROVIDED - 7 (3" CAL., MULTI-STEMMED) CRAPE MYRTLES (BECAUSE OF OVERHEAD POWER LINES WITHIN STREET YARD)
- VEHICULAR SURFACE AREA (V.S.A.) PLANTING REQUIREMENTS**
INTERIOR V.S.A. PLANTING REQUIRED: TOTAL V.S.A. - 14,443 SF
REQUIRED TREES - 14,443 SF OF V.S.A. X 1 TREE/2,000 SF OF V.S.A. = 7.22 (8) TREES; 8 TREES PROVIDED
REQUIRED SHRUBS - 14,443 SF OF V.S.A. X 1 SHRUB/500 SF OF V.S.A. = 28.89 (29) SHRUBS; 29 SHRUBS PROVIDED
- TRANSITION PROTECTIVE YARD REQUIREMENTS (TYPE 'C')**
SOUTHERN PROPERTY LINE - 87' LONG
REQUIRED TREES - 7 TREES/100 L.F. X 87 L.F. = 6.09 TREES; 6 TREES PROVIDED.
REQUIRED SHRUBS - 80 SHRUBS/100 L.F. X 87 L.F. = 69.6 (70) SHRUBS; 70 SHRUBS PROVIDED.

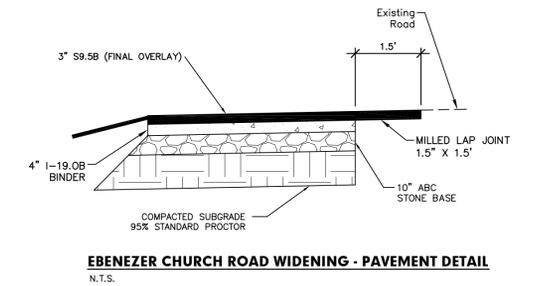
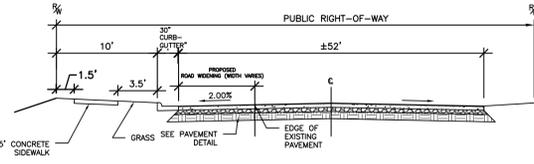
PLANT LIST

SHADE TREES	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
+	14	AR		Acer rubrum 'October glory'	October Glory Maple	10"-12" HT.	B&B, 2" CAL.
	7	LI		Lagerstroemia indica 'Purple Tower'	Purple Tower Crape Myrtle	8' HT.	B&B, 3" CAL.
EVERGREEN TREES	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
* (Symbol)		10	CL	x Cupressocyparis 'leylandii'	Leyland Cypress	4' HT.	5 GAL
SHRUBS	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
o (Symbol)		15	OF	Osmanthus fragrans	Tea Olive	18"-24" HT.	3 GAL. - FULL & DENSE
		19	VD	Viburnum davidii	David Viburnum	18" HT.	3 GAL. - FULL & DENSE
		59	IC	Ilex cornuta 'Burfordii nana'	Dwarf Burford Holly	18" HT.	3 GAL.

- ABBREVIATIONS**
- REV. = REVISION
 - QTY. = QUANTITY
 - SPR. = SPREAD
 - HT. = HEIGHT
 - MIN. = MINIMUM
 - B&B = BALL AND BURLAP
 - GAL. = GALLON
 - CAL. = CALIPER
 - CONT. = CONTAINER

NOTE: CONTRACTOR TO VERIFY EXISTING INFORMATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.

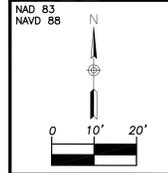


CITY OF RALEIGH
All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION SERVICES _____
PUBLIC UTILITIES _____
STORMWATER _____
PLANNING _____
FIRE _____
URBAN FORESTRY _____

PROPOSED LEGEND

- SETBACK LINE
- TRAFFIC SIGN
- CURB AND GUTTER
- RETAINING WALL
- HANDICAP RAMP
- SIDEWALK
- GUARD RAIL
- PICKET FENCE
- CHAIN LINK FENCE
- BARB WIRE FENCE



PLAN REVISIONS

SITE AND LANDSCAPE PLAN
TURNER AUTO SALES
8401 EBENEZER CHURCH ROAD
RALEIGH, NORTH CAROLINA

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FINAL DRAWING FOR REVIEW PURPOSES ONLY AND NOT RELEASED FOR CONSTRUCTION

EDENS LAND CORP
ENGINEERING - DEVELOPMENT
2144 PAGE ROAD - SUITE 204 - DURHAM, NC 27703
WWW.EDENSLAND.COM · PH: (919) 706-0550

SCALE: 1" = 20'

DATE: FEBRUARY 03, 2014

DESIGN	DRAFT	CHECK
JRB	JSE	JBE

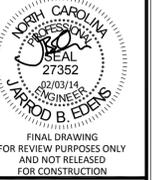
PROJECT NUMBER: 1026-001
SHEET NUMBER: SP-1

PLAN REVISIONS

GRADING, DRAINAGE AND UTILITY PLAN
TURNER AUTO SALES
8401 EBENEZER CHURCH ROAD
RALEIGH, NORTH CAROLINA

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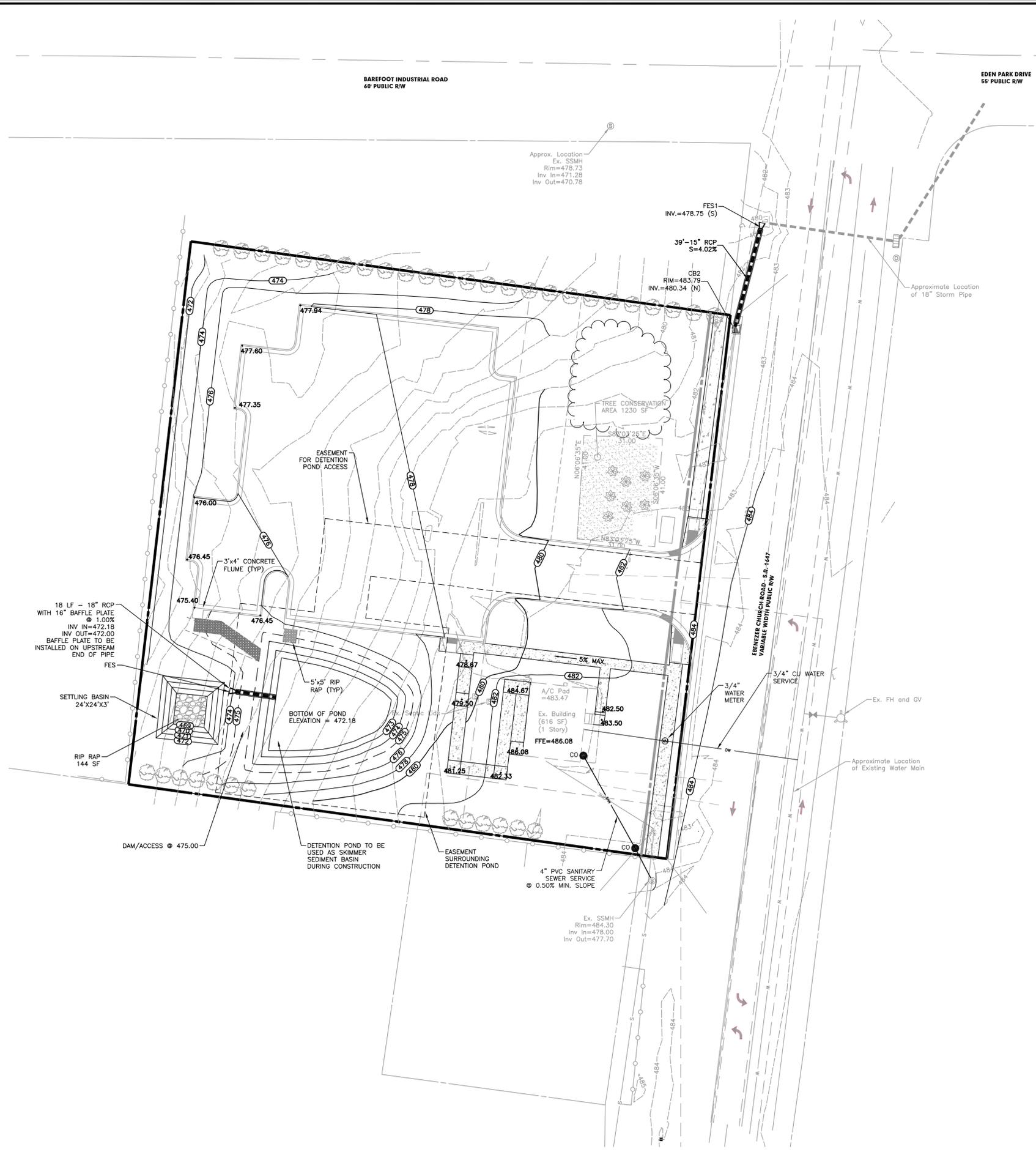
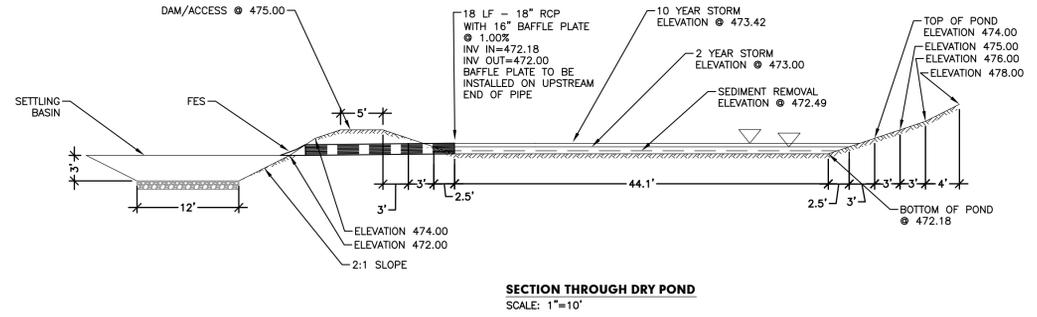
PROJECT NUMBER: 1026-001
SHEET NUMBER: GR-1

GENERAL GRADING AND DRAINAGE NOTES

1. ALL STORM DRAINAGE TO BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
2. ALL CUT/FILL SLOPES SHALL BE A MAXIMUM OF 3:1 UNLESS OTHERWISE INDICATED.
3. ALL SPOT ELEVATIONS ARE FOR TOP OF CURB UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES

1. CONTRACTOR TO VERIFY EXISTING INFORMATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CALL "NO ONE CALL: 1-800-632-4949". ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
3. ALL UTILITY SERVICES, EXCEPT ELECTRIC, ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
4. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
5. ALL STORM DRAINAGE TO BE REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.



NOTE: CONTRACTOR TO VERIFY EXISTING INFORMATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

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CITY OF RALEIGH
All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION SERVICES	_____
PUBLIC UTILITIES	_____
STORMWATER	_____
PLANNING	_____
FIRE	_____
URBAN FORESTRY	_____

PROPOSED LEGEND

	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT GRADE
	CATCH BASIN
	FLARED END SECTION
	STORM DRAINAGE PIPE
	WATER METER
	DOMESTIC WATER



*PLEASE NOTE THAT THE BUILDING IS EXISTING AND NO CHANGES TO THE ELEVATIONS ARE PROPOSED



NOTE: CONTRACTOR TO VERIFY EXISTING INFORMATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES

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 TRANSPORTATION SERVICES _____
 PUBLIC UTILITIES _____
 STORMWATER _____
 PLANNING _____
 FIRE _____
 URBAN FORESTRY _____

PLAN REVISIONS

BUILDING ELEVATIONS
TURNER AUTO SALES
 8401 EBENEZER CHURCH ROAD
 RALEIGH, NORTH CAROLINA

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 2144 PAGE ROAD - SUITE 204 - DURHAM, NC 27703
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SCALE
 N.T.S.
 DATE
 FEBRUARY 03, 2014

DESIGN	DRAFT	CHECK
N/A	N/A	JBE

 PROJECT NUMBER
 1026-001
 SHEET NUMBER
 EL-1