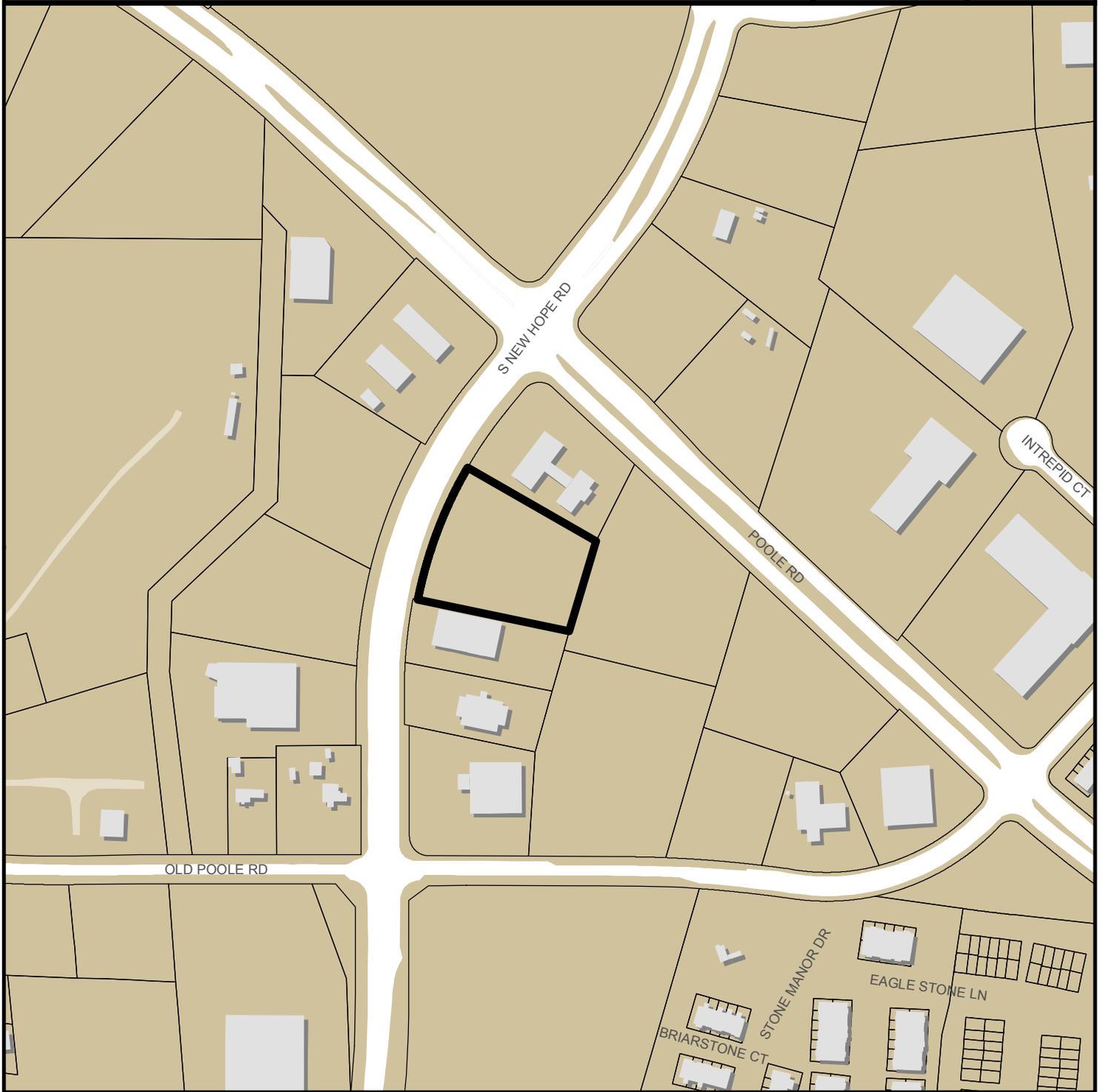


# O'REILLY AUTO PARTS SR-56-2016



0 300 600 Feet

Zoning: **CX-3-PK**  
CAC: **Southeast**

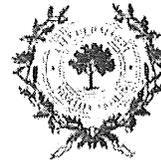
Drainage Basin: **Crabtree Basin**  
Acreage: **1.77**  
Sq. Ft.: **15328**

Planner: **Meade Brashaw**  
Phone: **(919) 996-2664**

Applicant: **O'Reilly Auto Parts**  
Phone: **919-462-9771**



# 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.

<b>BUILDING TYPE</b>		<b>FOR OFFICE USE ONLY</b>
<input checked="" 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 <b>481703</b> Assigned Project Coordinator  <b>SHARKE</b> Assigned Team Leader <b>BRADSHAW</b>
SR-56-16		
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
<b>GENERAL INFORMATION</b>		
Development Name <b>New O'Reilly Auto Parts Store</b>		
Zoning District <b>CX-3</b>	Overlay District (if applicable) <b>Parkway</b>	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use <b>Retail sale of auto parts and accessories</b>		
Property Address(es) <b>811 S. New Hope Road</b>		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. <b>1733037229</b>	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo		
<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input checked="" type="checkbox"/> Retail		
<input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
<b>WORK SCOPE</b>	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.  <b>Construction of a new 15,328 sq. ft. building for the retail sale of auto parts and accessories along with parking, landscaping, storm water facilities and other site improvements.</b>	
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE  <b>N/A</b>	
<b>CLIENT/DEVELOPER/ OWNER</b>	Company <b>O'Reilly Automotive Stores, Inc.</b> Name (s) <b>O'Reilly Auto Parts</b>	
	Address <b>233 S. Patterson, Springfield, MO 65802</b>	
	Phone <b>417-862-2674</b>	Email <b>jbass2@oreillyauto.com</b>
		Fax <b>417-874-7229</b>
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>MO Anderson Engineering</b> Name (s) <b>Neil S. Brady, P.E.</b>	
	Address <b>2045 W. Woodland, Springfield, MO 65807</b>	
	Phone <b>417-866-2741</b>	Email <b>pengel@aeincmo.com</b>
		Fax <b>417-866-2778</b>

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

Zoning Information	Building Information
Zoning District(s) <b>CX-3</b>	Proposed building use(s) <b>M (Mercantile)</b>
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross <b>0</b>
Overlay District <b>Parkway Overlay</b>	Proposed Building(s) sq. ft. gross <b>15,328</b>
Total Site Acres Inside City Limits <input type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>15,328</b>
Off street parking: Required <b>51</b> Provided <b>56</b>	Proposed height of building(s) <b>20'-8"</b>
COA (Certificate of Appropriateness) case #	# of stories <b>1</b>
BOA (Board of Adjustment) case # <b>A-</b>	Ceiling height of 1 <sup>st</sup> Floor <b>11'-6"</b>
CUD (Conditional Use District) case # <b>Z-</b>	

**Stormwater Information**

Existing Impervious Surface <b>.03</b> <u>acres</u> square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>1.17</b> <u>acres</u> square feet	<b>If Yes, please provide:</b>
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**

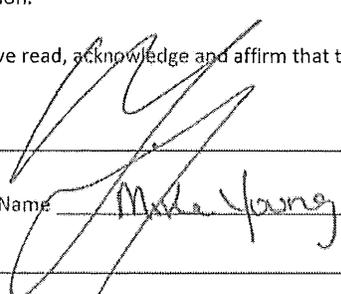
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" 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 Paul Engel 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 7/7/16

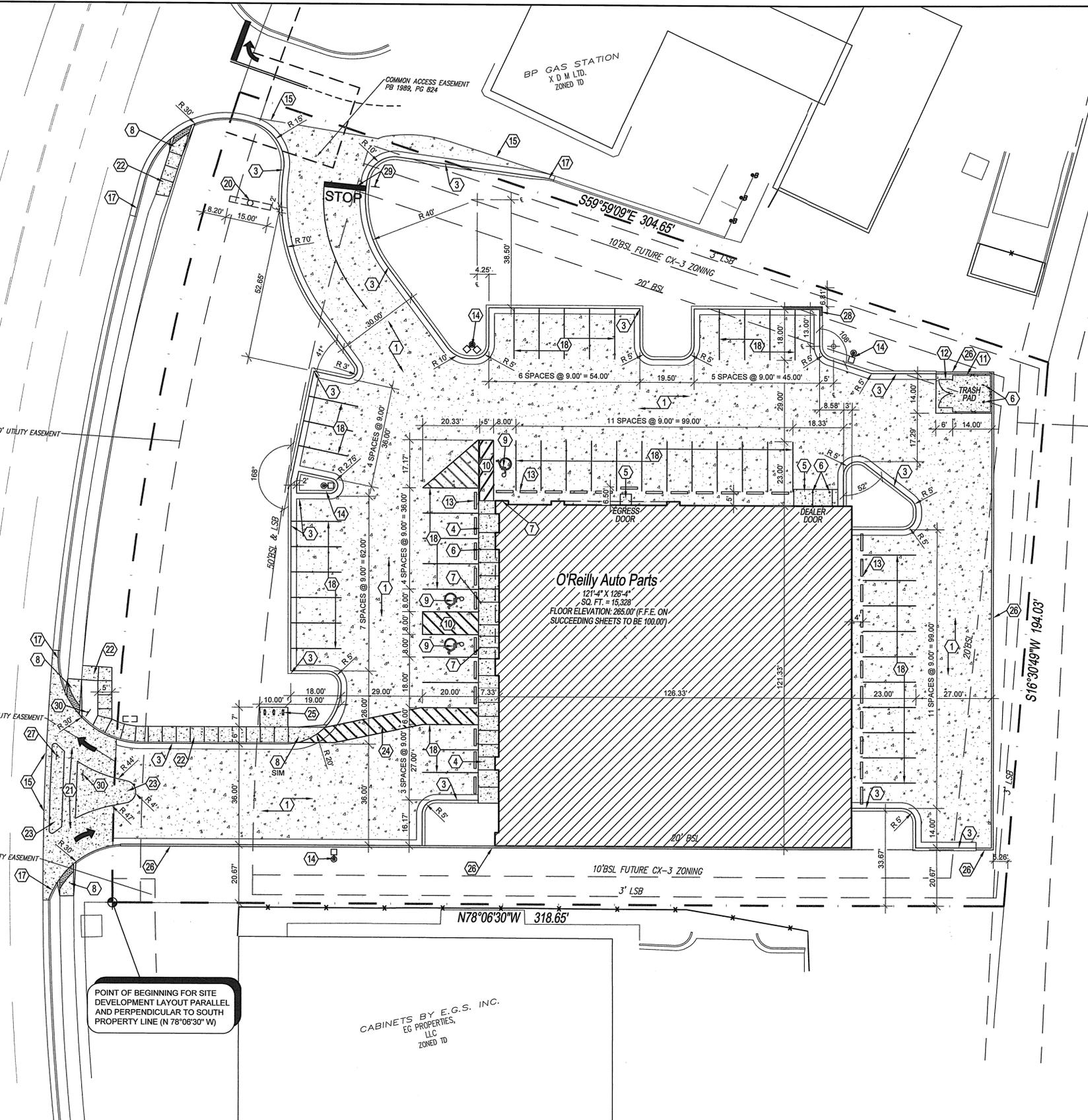
Printed Name Mike Young

Signed \_\_\_\_\_ Date 7/7/16

Printed Name \_\_\_\_\_

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. <b>Administrative Site Review Application</b> completed and signed by the property owner(s)	<input checked="" type="checkbox"/>				
3. Client must complete and adhere page 1 and 2 of the <b>Administrative Site Review Application</b> to the plan cover sheet	<input checked="" type="checkbox"/>				
4. I have referenced the <b>Administrative Site Review Checklist</b> 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 checked="" type="checkbox"/>	<input 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 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"/>			

**SOUTH NEW HOPE ROAD (SR 2697)**  
110' PUBLIC RIGHT OF WAY  
45 MPH



POINT OF BEGINNING FOR SITE DEVELOPMENT LAYOUT PARALLEL AND PERPENDICULAR TO SOUTH PROPERTY LINE (N 78°06'30\"/>

CABINETS BY E.G.S. INC.  
EG PROPERTIES, LLC  
ZONED TO

SYMBOLS LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW POLE SIGN LOCATION
	NEW CONCRETE PARKING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION

**GENERAL NOTES:**

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- E. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

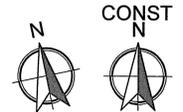
**KEY NOTES:**

- 1 CONCRETE PAVING: REFER TO DETAIL 1/C3.
- 2 NOT USED.
- 3 CONCRETE CURB: REFER TO DETAIL 3/C3.
- 4 CONCRETE SIDEWALK: REFER TO DETAIL 4/C3.
- 5 CONCRETE DOOR LANDING: REFER TO DETAIL 4/C3 AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC.
- 6 STEEL BOLLARD: REFER TO DETAIL 6/C3. PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR, PROVIDE (9) AT SIDEWALK. REFER TO STRUCTURAL PLAN FOR LOCATION.
- 7 HANDICAP PARKING SIGN: REFER TO DETAIL 7/C3.
- 8 CONCRETE HANDICAP RAMP: REFER TO DETAIL 9/C3.
- 9 HANDICAP PARKING SYMBOL: REFER TO DETAIL 5/C3.
- 10 HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
- 11 SCREEN FENCE: REFER TO DETAIL 12/C3.
- 12 SCREEN FENCE GATES: REFER TO DETAIL 11/C3.
- 13 CONCRETE BUMPER BLOCK: 8\"/>

**1 SITE DEVELOPMENT PLAN**  
C2 SCALE: 1\"/>



REFER TO LANDSCAPE PLANS FOR PLANTINGS



**Craig A. Schneider, AIA**  
ARCHITECT

1736 East Sunshine, Suite 417  
Springfield, Missouri 65804  
417-862-0558  
417-862-2265  
e-mail: architec@csafrstschneider.com

New O'Reilly Auto Parts Store:  
SOUTH NEW HOPE ROAD  
RALEIGH, NC

**O'Reilly AUTO PARTS**

233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
417-862-2674 PHONE

COMM # 3885

DATE: 7-1-16  
REVISION  
DATE: