

# Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495


This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

<b>Office Use Only:</b> Transaction #: _____		Planning Coordinator: _____	
<b>Building Type</b>		<b>Site Transaction History</b>	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: SCOPE-0135-2019	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>			
Development name: Sego Court Self-Storage			
Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <b>1901 &amp; 1908 Sego Court, 4901 Atlantic Avenue</b>			
Site P.I.N.(s): 1716746669; 1716749645; 1716840891			
Please describe the scope of work. Include any additions, expansions, and change of use. Development of greenfield site into indoor +/-160,000 SF self-storage facility. Parcels will be recombined to provide adequate acreage for self-storage.			
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: Sego Storage LLC		Title: Property Development Manager	
Address: 2700 International Parkway, Suite 100, Virginia Beach, VA 23452			
Phone #: 757-486-1122 ext 5		Email: ashley@sifeninc.com	
Applicant Name: Ashley Dickerson			
Company: Sifen, L.L.C.		Address: 2700 International Parkway, Suite 100, Virginia Beach, VA 23452	
Phone #: 757-486-1122 ext 5		Email: ashley@sifeninc.com	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-PL (2.71 ac) IX-3-PL (1.19 ac)	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 2,448 SF
Gross site acreage: 3.90 ac	New gross floor area: +/-160,000 SF
# of parking spaces required: 12	Total sf gross (to remain and new): +/-160,000 SF
# of parking spaces proposed: 14	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Self Storage	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.50 Square Feet: 21,667	Proposed Impervious Surface: Acres: 1.35 Square Feet: 58,806
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK	
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 of Raleigh.	
I hereby designate <u>Kimley-Horn &amp; Associates, Inc.</u> to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: 	Date: <u>4-1-2020</u>
Printed Name: <u>Donald R. Smith Vice-President</u>	



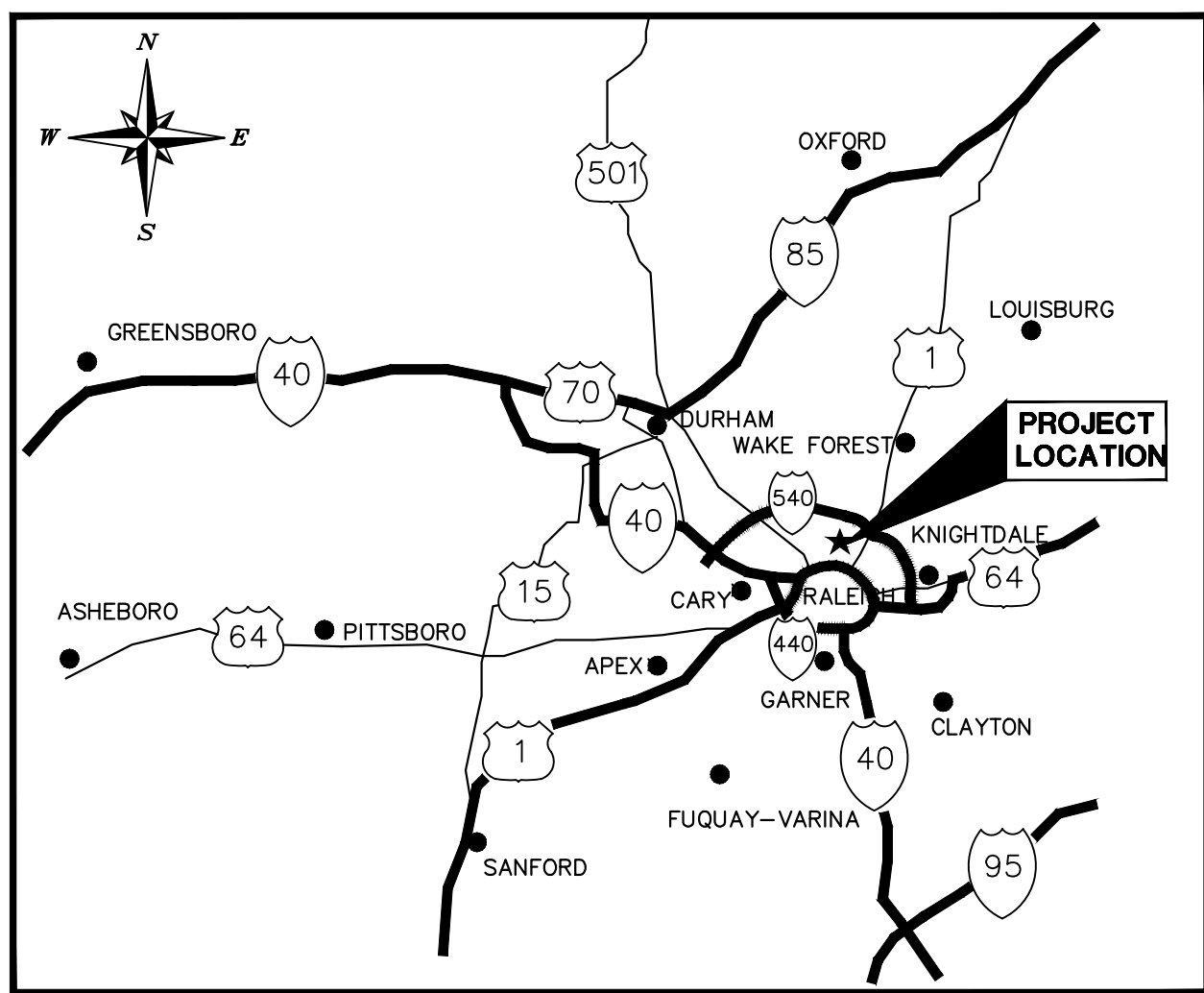
ADMINISTRATIVE SITE REVIEW FOR

# 1908 SEGO COURT - MINI PRICE STORAGE

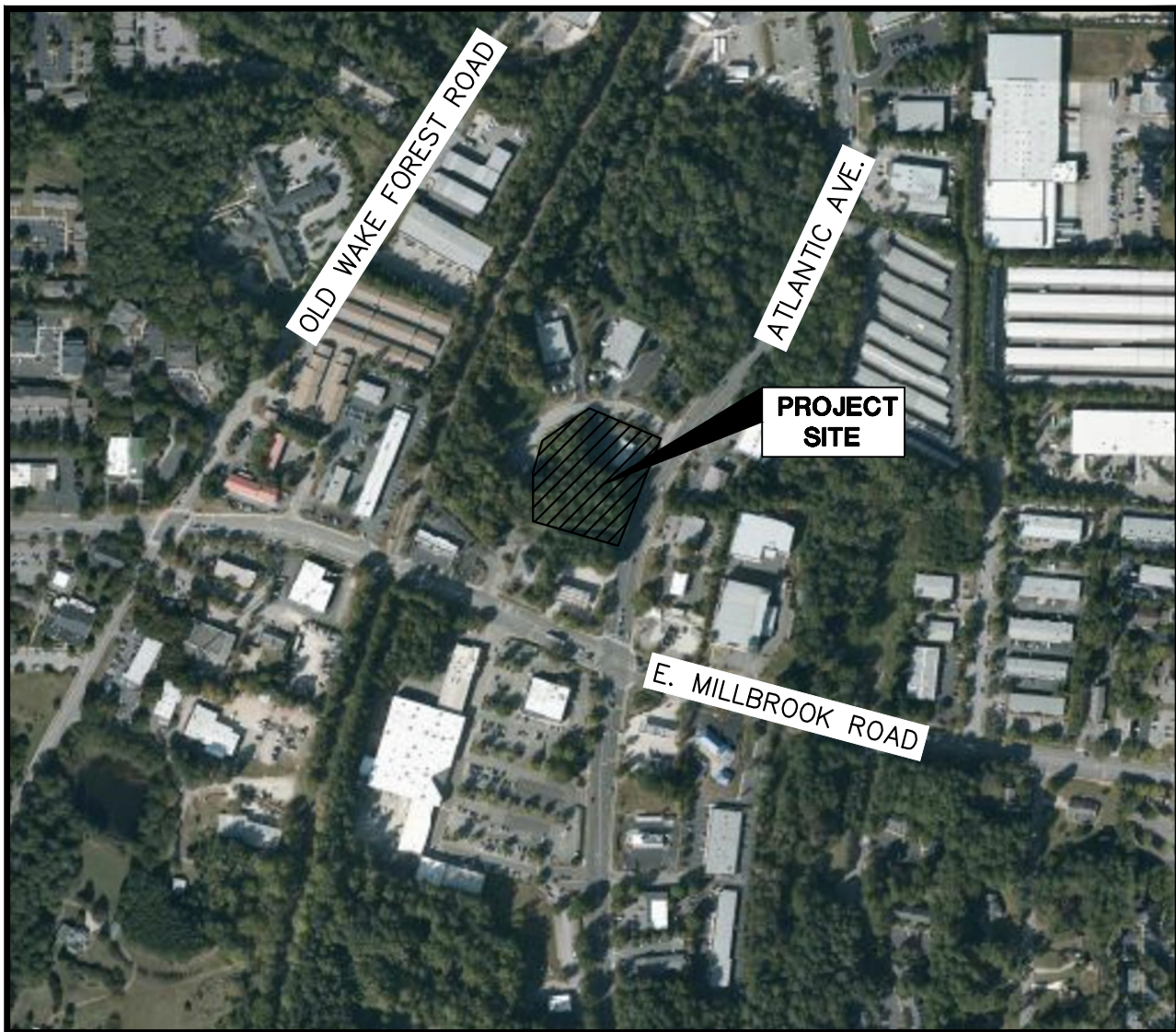
ASR-\_\_\_\_\_-\_\_\_\_\_  
SKETCH TRANS.#  
CASE # SCOPE-0135-2019

1908 SEGO COURT  
RALEIGH, NORTH CAROLINA 27616  
A DEVELOPMENT BY: SIFEN, LLC  
500 CENTRAL DRIVE, SUITE 106  
VIRGINIA BEACH, VIRGINIA 23454

ATLANTIC AVENUE IS THE PRIMARY STREET  
DESIGNATION PER 1.5.4.C AND CITY OF  
RALEIGH DEVELOPMENT SERVICES.



PROJECT LOCATION  
NTS



VICINITY MAP  
SCALE: 1" = 500'

ZONING:  
PARCEL 1 - CX-3 (2.17 AC)  
PARCEL 2 - CX-3 (0.54 AC)  
PARCEL 3 - CX-3 (0.64 AC)  
PARCEL 4 - IX-3 (1.19 AC)  
  
PARCELS 1 & 2 ARE TO BE COMBINED AND REDEVELOPED AS A PART  
OF THIS PROJECT'S SCOPE.  
  
PARCELS 3 & 4 ARE TO BE COMBINED FOR FUTURE DEVELOPMENT.

RIGHT-OF-WAY OBSTRUCTION NOTES:  
• STREET, LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.  
• A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV. KEYWORD "RIGHT-OF-WAY SERVICES".  
• PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.  
• THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.  
• ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.  
• ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).  
• ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

## PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: SIFEN, LLC  
500 CENTRAL DRIVE, SUITE 106  
VIRGINIA BEACH, VA 23454  
PHONE: (757) 486-1122  
ATTN.: DON SMITH

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
421 FAYETTEVILLE ST., SUITE 600  
RALEIGH, NORTH CAROLINA 27601  
PHONE: (919) 653-8654  
ATTN.: JORDAN BREWER, P.E.  
jordan.brewer@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.  
421 FAYETTEVILLE ST., SUITE 600  
RALEIGH, NORTH CAROLINA 27601  
PHONE: (919) 653-8654

SURVEYOR: M-III, PLLC.  
970 TRINITY ROAD  
RALEIGH, NC 27607  
PHONE: (919) 822-2222

### DEVELOPMENT SERVICES

#### Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-986-2485



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: _____ Planning Coordinator: _____	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<b>Site Transaction History</b>	
Subdivision transaction #: _____	
Sketch transaction #: SCOPE-0135-2019	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	

#### GENERAL INFORMATION

Development name: Sego Court Self-Storage	
Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Property address(es): 1901 & 1908 Sego Court, 4901 Atlantic Avenue	
Site P.I.N.(s): 1716746668; 1716749645; 1716840891	
Please describe the scope of work. Include any additions, expansions, and change of use. Development of greenfield site into indoor +/-160,000 SF self-storage facility. Parcels will be recombined to provide adequate acreage for self-storage.	

Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: Sego Storage LLC	Title: Property Development Manager
Address: 2700 International Parkway, Suite 100, Virginia Beach, VA 23452	
Phone #: 757-486-1122 ext 5	Email: ashley@sifenc.com
Applicant Name: Ashley Dickerson	
Company: Sifen, L.L.C.	Address: 2700 International Parkway, Suite 100, Virginia Beach, VA 23452
Phone #: 757-486-1122 ext 5	Email: ashley@sifenc.com

Page 1 of 2

REVISION 05.01.19

raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-PL (2.71 ac) IX-3-PL (1.19 ac)	Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 2,448 SF
Gross site acreage: 3.90 ac	New gross floor area: +/-160,000 SF
# of parking spaces required: 12	Total sf gross (to remain and new): +/-160,000 SF
# of parking spaces proposed: 14	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Self Storage	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.50 Square Feet: 21,667	Proposed Impervious Surface: Acres: 1.35 Square Feet: 58,808
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____ Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: _____	Total # of hotel units: _____
# of bedroom units: 1br: _____ 2br: _____ 3br: _____ 4br or more: _____	
# of lots: _____	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK	
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 of Raleigh.	
I hereby designate Kimley-Horn & Associates, Inc. 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: _____ Printed Name: David R. Smith, Vice President	Date: 4-1-2020

Page 2 of 2

REVISION 05.01.19

raleighnc.gov

## Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN
C7.1	DRAINAGE DETAILS
LT1.0	LIGHTING PLAN
L1.0	LANDSCAPE PLAN
L1.2	WETPOND ENLARGEMENT
L2.0	LANDSCAPE DETAILS
A3.0	ARCHITECTURAL ELEVATIONS

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

#### SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND  
TITLE SURVEY PROVIDED BY: M-III, 970 TRINITY ROAD,  
RALEIGH, NC 27607. PHONE: 919-822-2222 AND DATED  
JULY 10, 2015.

# Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
PHONE: 919-677-2000 FAX: 919-677-2050  
WWW.KIMLEY-HORN.COM  
#F-0102

KHA PROJECT  
017055002  
DATE  
04/13/2020  
SCALE AS SHOWN  
DESIGNED BY JAJ  
DRAWN BY JAJ  
CHECKED BY WJB

SEGO COURT - MINI PRICE  
STORAGE  
PREPARED FOR  
SIFEN INC.

CITY OF RALEIGH

NORTH CAROLINA

LICENSED PROFESSIONAL  
.....

COVER SHEET

SHEET NUMBER

C0.0









**4 EAST ELEVATION**  
3/32" = 1'-0"



**3 WEST ELEVATION**  
3/32" = 1'-0"



**2 SOUTH ELEVATION**  
3/32" = 1'-0"



**1 NORTH ELEVATION**  
3/32" = 1'-0"

**MATERIAL LEGEND**

- BRICK TYPE B1 - CREAM  
BRICK TYPE B2 - RED  
BRICK TYPE B3 - GREY  
CMU TYPE C1 - PAINTED SPLIT FACED CONCRETE BLOCK TO MATCH B3  
EIFS TYPE E1 - WHITE  
EIFS TYPE E2 - BEIGE  
EIFS TYPE E3 - BROWN  
SIDING S1 - BROWN CEMENTITIOUS LAP SIDING  
METAL M1 - KYNAR "BONE WHITE"  
AWNING A1 - BRONZE METAL AWNING  
STOREFRONT - ALUMINUM STOREFRONT TYPICAL DARK BRONZE ANODIZED  
ROOF TYPE R1 - WHITE SINGLE PLY MEMBRANE  
ALL ROOFTOP HVAC UNITS SHALL BE SCREENED BY PARAPETS  
AREAS OF EXISTING BUILDING WITHOUT NEW FEATURES TO BE PAINTED TO MATCH NEW BUILDING COLORS  
SIGNS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ALL SIGNAGE TO COMPLY WITH CITY OF RALEIGH ZONING ORDINANCE.