

# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>
Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____

### GENERAL INFORMATION

Development name: 3616 Louisbury Road

Inside City limits? Yes  No

Property address(es): 3616 Louisbury Road, Wake Forest, NC 27587

Site P.I.N.(s): 1747668484

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).  
  
Proposed car dealership/service station

**Current Property Owner(s):** Mamdouh Kaheel

Company: \_\_\_\_\_ Title: \_\_\_\_\_

Address: 4373 Lyman Ave Raleigh NC 27616

Phone #: 919-702-6046 Email: kaheelmena@yahoo.com

**Applicant Name (If different from owner. See "who can apply" in instructions):**

Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder

Company: *Habitat Builders* Address: *5570 McNeely Dr. Ste 303, Raleigh*

*NC 27612*

Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact: Mike Dehghan</b>	
Company: Habitech Builders	Title: <i>president</i>
Address: 5520 McNeely Dr Suite 303 Raleigh, NC 27612	
Phone #: 919- <del>510-0223</del> 552-3609	Email: miked@habitechbuilders.com
Applicant Name:	
Company:	Address:
Phone #:	Email:

**DEVELOPMENT TYPE + SITE DATE TABLE**  
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-3-PL-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage:	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 15	New gross floor area: 3000
Max # parking permitted (7.1.2.C): No Max	Total sf gross (to remain and new): 3000
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Vehicle Sales/Rental	Proposed # of basement levels (UDO 1.5.7.A.6) 0

**STORMWATER INFORMATION**

Imperious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) <u>341</u> Proposed total (sf) <u>15,204</u>	Existing (sf) _____ Proposed total (sf) _____

**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page 4.

**APPLICANT SIGNATURE BLOCK**

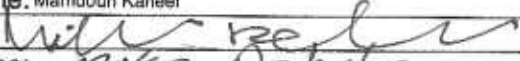
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:	Date:
Printed Name: Mamdouh Kaheel	
Signature: 	Date: 6/17/2024
Printed Name: Mike Dehghan	



# A&M VENTURES, INC

**3616 LOUISBURY ROAD  
WAKE FOREST, NC 27587  
ADMINISTRATIVE SITE REVIEW  
RALEIGH, NC  
PROJECT No. A05407.00**

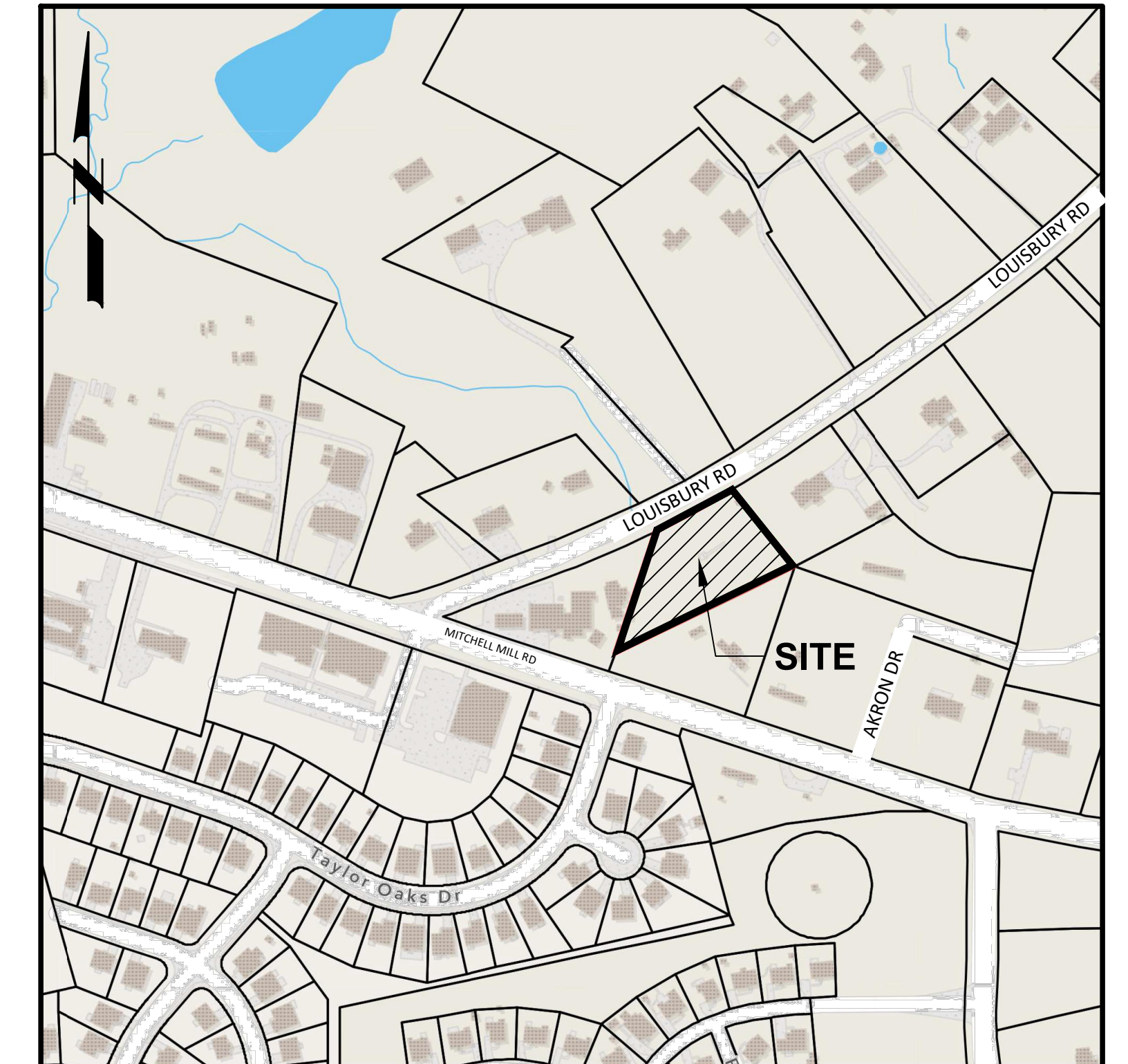
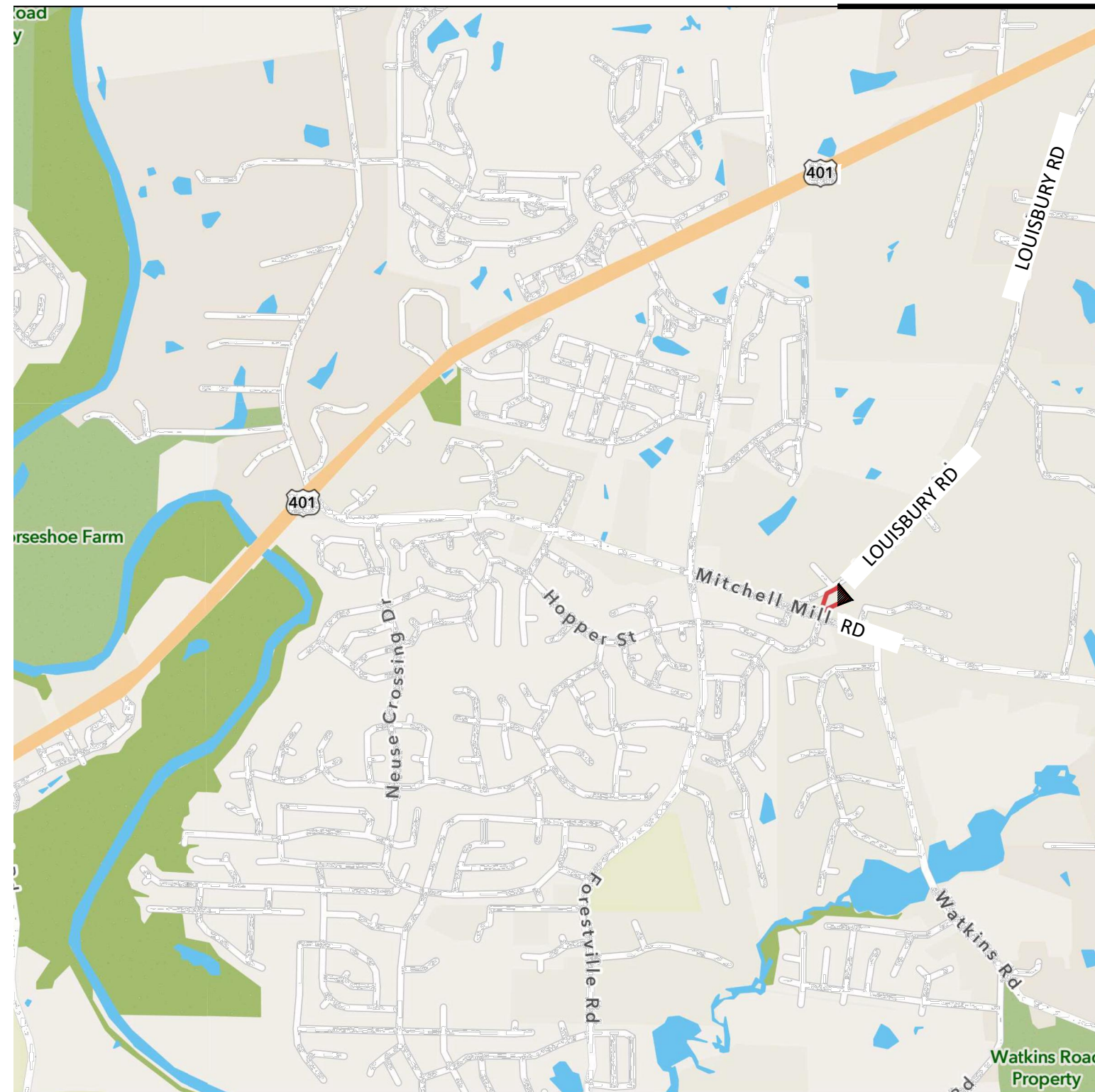
**PIN# 1747-66-8484**

**SCHEDULE OF DRAWINGS:**

- C-100 COVER SHEET
- C-101 EXISTING CONDITIONS AND DEMOLITION PLAN
- C-102 SITE PLAN
- C-103 GRADING AND DRAINAGE PLAN
- C-104 STORMWATER MANAGEMENT PLAN
- C-105 EROSION CONTROL PLAN - PHASE 1
- C-106 EROSION CONTROL PLAN - PHASE 2
- C-107 STORM DRAINAGE PLAN AND PROFILE
- L-101 LANDSCAPE PLAN
  
- D-101 SITE DETAILS
- D-102 EROSION CONTROL DETAILS
- D-103 STORMWATER DETAILS

**REFERENCE DRAWINGS:**

- R-001 BOUNDARY SURVEY AND NCG01 SHEETS



**LOCATION M A P**

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_  
 NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.  
 Developer Contact: Mike Dehghan  
 Company: Habitech Builders Title: *President*  
 Address: 5520 McNeely Dr, Suite 303 Raleigh, NC 27612  
 Phone #: 919-830-0923 552-3601 Email: miked@habitechbuilders.com  
 Applicant Name: \_\_\_\_\_  
 Company: \_\_\_\_\_ Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-3-PL-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage:	Existing gross floor area to be demolished: 0
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STORMWATER INFORMATION			
Impervious Area on Parcel(s):		Impervious Area for Compliance (includes ROW):	
Existing (sf) 341	Proposed total (sf) 15,204	Existing (sf)	Proposed total (sf)

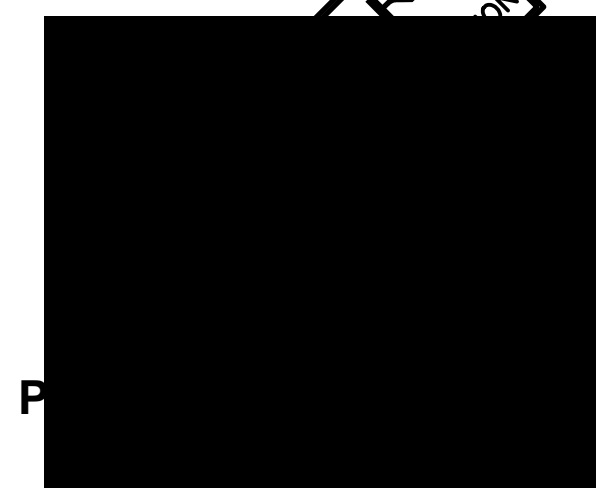
RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS			
Total # of dwelling units:	Total # of hotel bedrooms:		
# of bedroom units: 1br 2br 3br 4br or more			
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No		
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No		

- GENERAL NOTES:
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS OR NCDOT STANDARDS SPECIFICATIONS AND DETAILS, WHICHEVER IS APPLICABLE.
  - ALL SURVEY INFORMATION PROVIDED TO MACCONNELL AND ASSOC IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
  - WITHIN THE SIGHT TRIANGLES 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, OR PARKED VEHICLE.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER/LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
  - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

**MacCONNELL  
& Associates, P. C.**

501 CASCADE POINTE LANE, SUITE 103  
CARY, NORTH CAROLINA 27513  
P. O. BOX 129

LICENSE MORRISVILLE, NORTH CAROLINA 27560  
No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510



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MAY 31, 2024

REVISIONS			
NO.	DATE	DESCRIPTION	SHEET



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1213.56'	67.11'	67.10'	N 61°22'40" E	3°10'06"
C2	4021.37'	98.43'	98.43'	N 59°18'04" E	1°24'09"

**ABBREVIATION LEGEND**

IRF	REBAR FOUND
IPF	IRON PIPE FOUND
N/F	NOW OR FORMERLY
CP	COMPUTED POINT
DB	DEED BOOK
BM	BOOK OF MAPS

**LINE AND SYMBOL LEGEND**

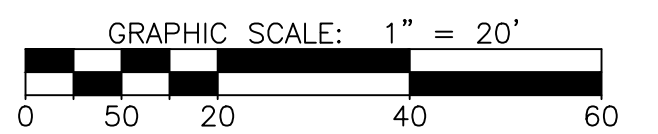
	PROPERTY LINE (PL)
	PL NOT SURVEYED
	TIE LINE
	EDGE OF CONCRETE
	EASEMENT
	OVERHEAD UTILITY LINE
	WOOD FENCE
	ELECTRIC METER
	LIGHTPOLE
	WELL
	UTILITY POLE

**NOTES**

1. SEE C-101 FOR ALL GENERAL NOTES.

**LEGEND**

	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	PROPERTY LINE
	ADJOINING PROPERTIES
	EXISTING FENCE
	RIGHT-OF-WAY
	CREEK
	EX. SANITARY SEWER
	EX. WATER LINE
	NEW SANITARY SEWER
	NEW WATER LINE
	SETBACKS
	FORCE MAIN
	EASEMENT LINE
	STREAM
	RIPARIAN BUFFER



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: DCB	PROJECT ENGINEER: EE
DRAWN BY: EE	CHECKED BY: DCB

DATE: 31, 2024

**PRELIMINARY**  
NOT FOR REVIEW ONLY  
NOT TO BE USED FOR CONSTRUCTION

**MacCONNELL & Associates, P. C.**  
501 CASCADE POINTE LANE, SUITE 103  
CARY, NORTH CAROLINA 27513  
P.O. BOX 129  
MORRISVILLE, NORTH CAROLINA 27560  
LICENSE No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

**A&M VENTURES, INC**  
**3616 LOUISBURY ROAD**  
**ADMINISTRATIVE SITE**  
**REVIEW**

**RALEIGH, NC**

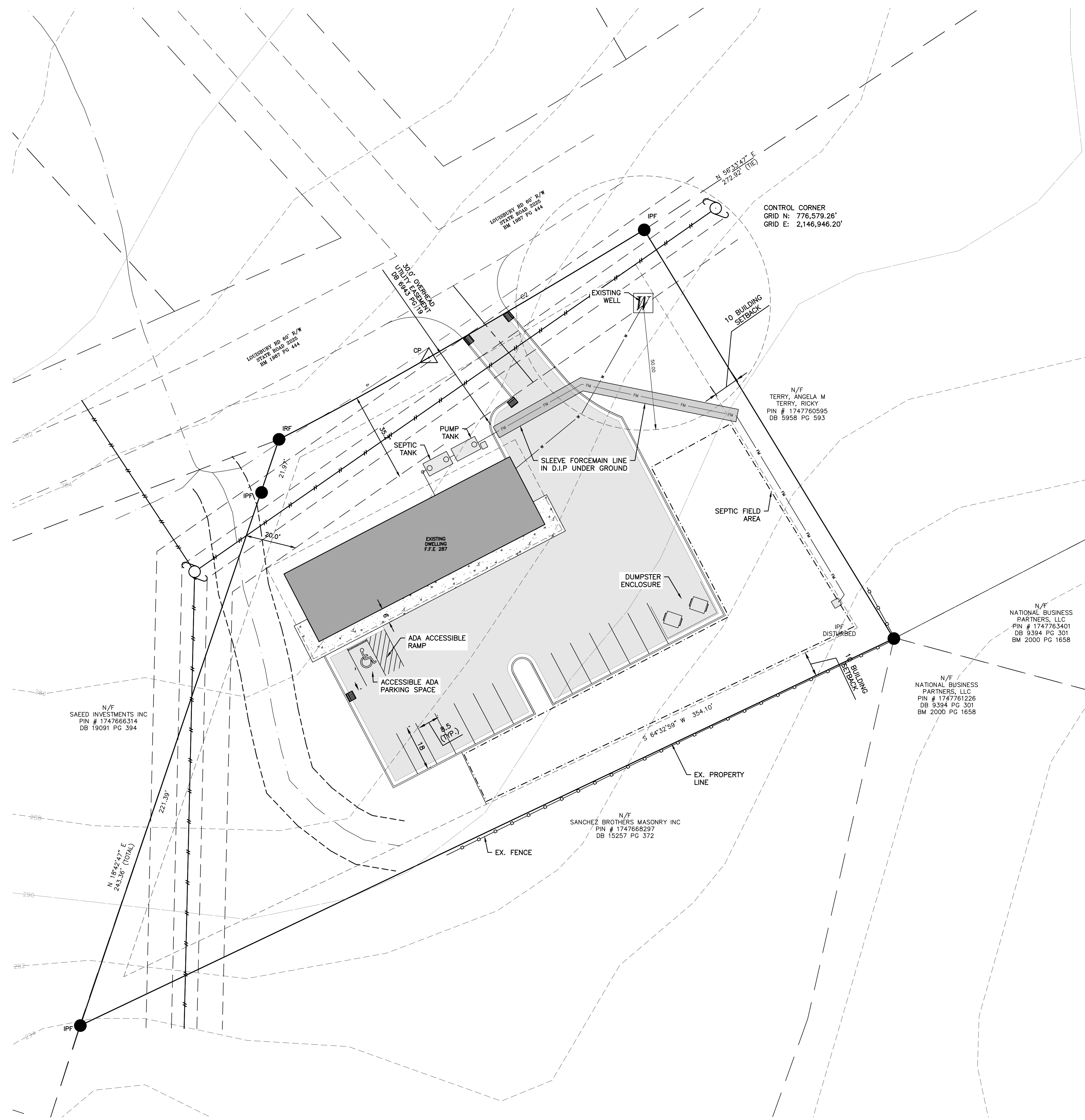
**EXISTING CONDITIONS**

PROJECT NUMBER <b>A05407.00</b>	DRAWING NUMBER <b>C-101</b>
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Z:\IT Drive (Project)\Library\2024\A05407.00 - A&M Ventures, Inc - 3616 Louisbury Road - City of Raleigh - Commercial Site Plan\Drawing\New Site Development Plan\C-101 Existing Conditions.dwg Jun 21, 2024 1:45pm

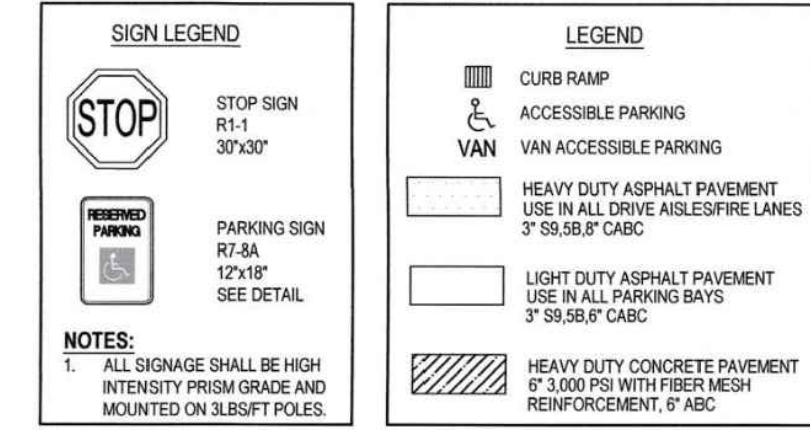
COPYRIGHT © 2024 A&M VENTURES-3616 LOUISBURY- SITE DEVELOPMENT PLAN





**SITE DATA SUMMARY**

APPLICANT: A&M VENTURES, INC  
 OWNER: KAHEEL MAMDOUH TOUMAS, MARI GAD ABDEL MASSIH  
 CONTACT: PHONE:  
 PIN#S: 1747-66-8484 (1.06 ACRES)  
 ADDRESS: 3616 LOUISBURY ROAD, WAKE FOREST NC 27587  
 TOWNSHIP: WAKE FOREST  
 TOTAL GROSS SITE AREA: 1.06 AC (46,326 SF)  
 DEVELOPMENT TYPE: CAR DEALERSHIP/SERVICE STATION  
 ZONING: 1  
 PROPOSED DEVELOPMENT: COMMERCIAL BUSINESS  
 HEIGHT REQUIREMENTS  
 PRINCIPAL BUILDING (MAX): 20'  
 PARKING CALCULATIONS  
 PARKING SPACES PROVIDED: 15 SPACES TOTAL  
 14 STANDARD SPACES  
 1.0 ACCESSIBLE SPACE  
 8.5' X 18'  
 NO BICYCLE PARKING REQUIRED  
 IMPERVIOUS CALCULATIONS  
 EXISTING IMPERVIOUS AREA: 341.0 SF  
 EXISTING IMPERVIOUS PERCENTAGE: 0.8 %  
 PROPOSED IMPERVIOUS AREA: 15,204 SF TOTAL (32.8%)  
 INCREASED IMPERVIOUS AREA: 14,863 SF (32.0%)  
 LIST BUILDING SETBACKS  
 FRONT SIDE AND REAR YARD: 10.0 F



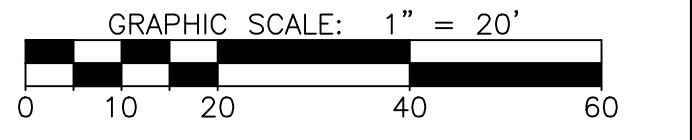
**1 C-101 SIGNAGE DETAILS**  
NTS

**NOTES**

1. SEE C-101 FOR ALL GENERAL NOTES.

**LEGEND**

- 110 --- INDEX CONTOUR
- 108 --- INTERMEDIATE CONTOUR
- --- PROPERTY LINE
- --- ADJOINING PROPERTIES
- --- EXISTING FENCE
- --- RIGHT-OF-WAY
- --- CREEK
- --- EX. SANITARY SEWER
- --- EX. WATER LINE
- --- NEW SANITARY SEWER
- --- NEW WATER LINE
- --- SETBACKS
- --- FORCE MAIN
- --- EASEMENT LINE
- --- STREAM
- --- RIPARIAN BUFFER



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: DCB	PROJECT ENGINEER: EE
DRAWN BY: EE	CHECKED BY: DCB

DATE: 11/31/2024

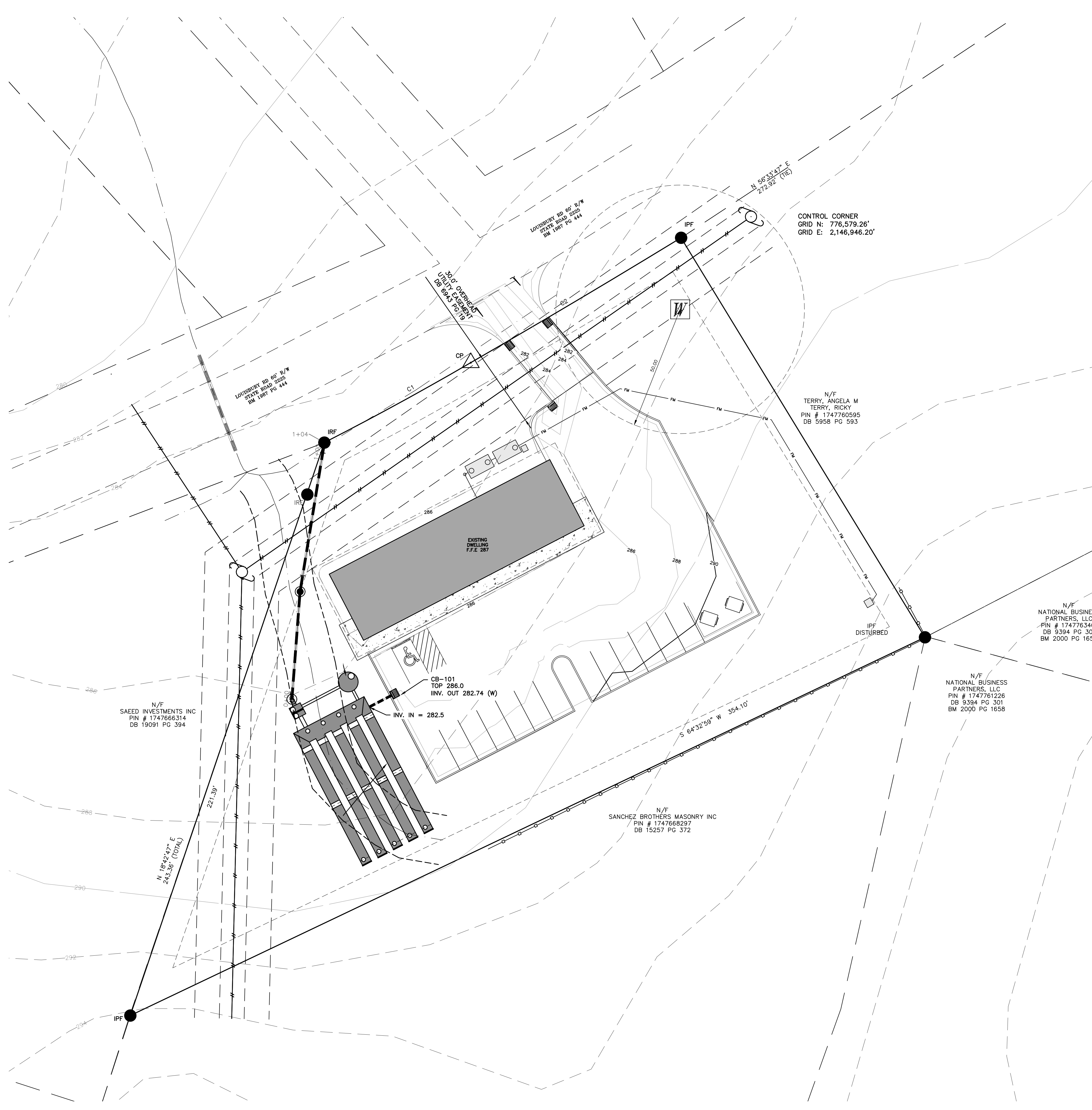
**WENNE**  
 & Associates, P. C.  
 501 CASCADE POINTE LANE, SUITE 103  
 CARY, NORTH CAROLINA 27513  
 P.O. BOX 129  
 MORRISVILLE, NORTH CAROLINA 27560  
 LICENSE No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

**A&M VENTURES, INC**  
**3616 LOUISBURY ROAD**  
**ADMINISTRATIVE SITE REVIEW**  
**RALEIGH, NC**

<b>SITE PLAN</b>	
PROJECT NUMBER <b>A05407.00</b>	DRAWING NUMBER <b>C-102</b>

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A05407.00 - 3616 LOUISBURY ROAD - SITE DEVELOPMENT PLAN





**SITE DATA SUMMARY**

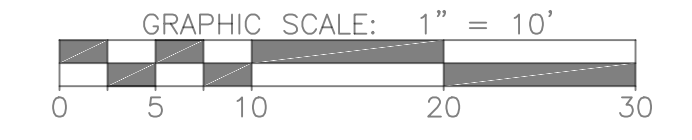
APPLICANT: A&M VENTURES, INC  
 OWNER: KAHEEL, MAMDOUH TOUMAS, MARI GAD ABDEL MASSIH  
 CONTACT: PHONE:  
 PIN#'S: 1747-66-8484 (1.06 ACRES)  
 ADDRESS: 3616 LOUISBURY ROAD, WAKE FOREST NC 27587  
 TOWNSHIP: WAKE FOREST  
 TOTAL GROSS SITE AREA: 1.06 AC (46,326 SF)  
 DEVELOPMENT TYPE: CAR DEALERSHIP/SERVICE STATION  
 ZONING: 1  
 PROPOSED DEVELOPMENT: COMMERCIAL BUSINESS  
 HEIGHT REQUIREMENTS: 20'  
 PRINCIPAL BUILDING (MAX):  
 PARKING CALCULATIONS:  
 PARKING SPACES PROVIDED: 16 SPACES TOTAL  
 15 STANDARD SPACES  
 1.0 ACCESSIBLE SPACE  
 TYPICAL PARK SPACE DIM: 8.5' X 18'  
 BICYCLE PARKING: NO BICYCLE PARKING REQUIRED  
 IMPERVIOUS CALCULATIONS:  
 EXISTING IMPERVIOUS AREA: 341.0 SF  
 EXISTING IMPERVIOUS PERCENTAGE: 0.75%  
 PROPOSED IMPERVIOUS AREA: 19,252 SF TOTAL (41.6%)  
 INCREASED IMPERVIOUS AREA: 18,911 SF (40.8%)

**NOTES**

1. SEE C-101 FOR ALL GENERAL NOTES.

**LEGEND**

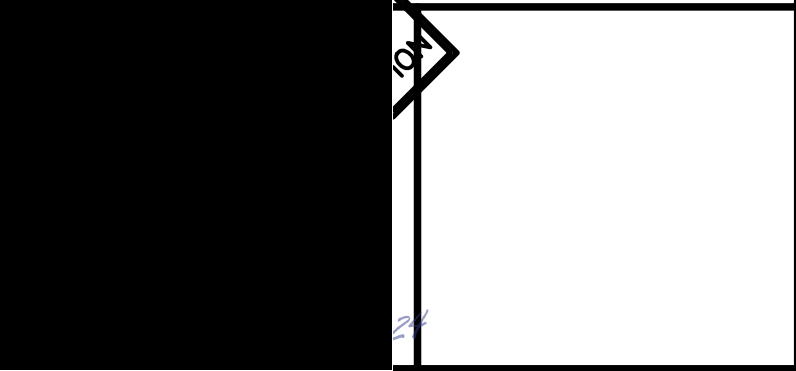
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- 108 --- INTERMEDIATE CONTOUR
- --- PROPERTY LINE
- --- ADJOINING PROPERTIES
- --- EXISTING FENCE
- --- RIGHT-OF-WAY
- --- CREEK
- SS --- EX. SANITARY SEWER
- W --- EX. WATER LINE
- SS --- NEW SANITARY SEWER
- --- NEW WATER LINE
- --- SETBACKS
- FM --- FORCE MAIN
- --- EASEMENT LINE
- --- STREAM
- --- RIPARIAN BUFFER



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: DCB	PROJECT ENGINEER: EE
DRAWN BY: EE	CHECKED BY: DCB

DATE: 04/31, 2024



**MacCONNELL & Associates, P. C.**  
 501 CASCADE POINTE LANE, SUITE 103  
 CARY, NORTH CAROLINA 27513  
 P.O. BOX 129  
 MORRISVILLE, NORTH CAROLINA 27560  
 LICENSE No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

**A&M VENTURES, INC**  
**3616 LOUISBURY ROAD**  
**ADMINISTRATIVE SITE REVIEW**  
**RALEIGH, NC**

**GRADING AND DRAINAGE PLAN**

PROJECT NUMBER <b>A05407.00</b>	DRAWING NUMBER <b>C-103</b>
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**NOTES**

1. SEE GRADING AND DRAINAGE SHEET C-103 FOR ADDITIONAL STORMWATER MANAGEMENT DETAILS AND CALCULATIONS.

**LEGEND**

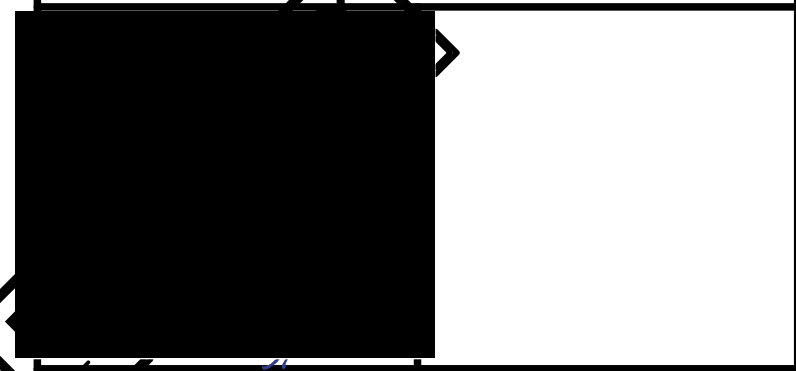
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- 108 --- INTERMEDIATE CONTOUR
- --- PROPERTY LINE
- --- ADJOINING PROPERTIES
- x --- FENCE
- --- RIGHT-OF-WAY
- --- CREEK
- ss --- EX. SANITARY SEWER
- w --- EX. WATER LINE
- ss --- NEW SANITARY SEWER
- --- NEW WATER LINE



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: **DCB** PROJECT ENGINEER: **EE**  
 DRAWN BY: **EE** CHECKED BY: **DCB**

DATE: **MAY 31, 2024**



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**A&M VENTURES, INC**  
**3616 LOUISBURY ROAD**  
**ADMINISTRATIVE SITE REVIEW**  
**RALEIGH, NC**

**STORMWATER MANAGEMENT PLAN**

PROJECT NUMBER: **A05407.00** DRAWING NUMBER: **C-104**

**PRE-DEVELOPMENT DRAINAGE AREAS**

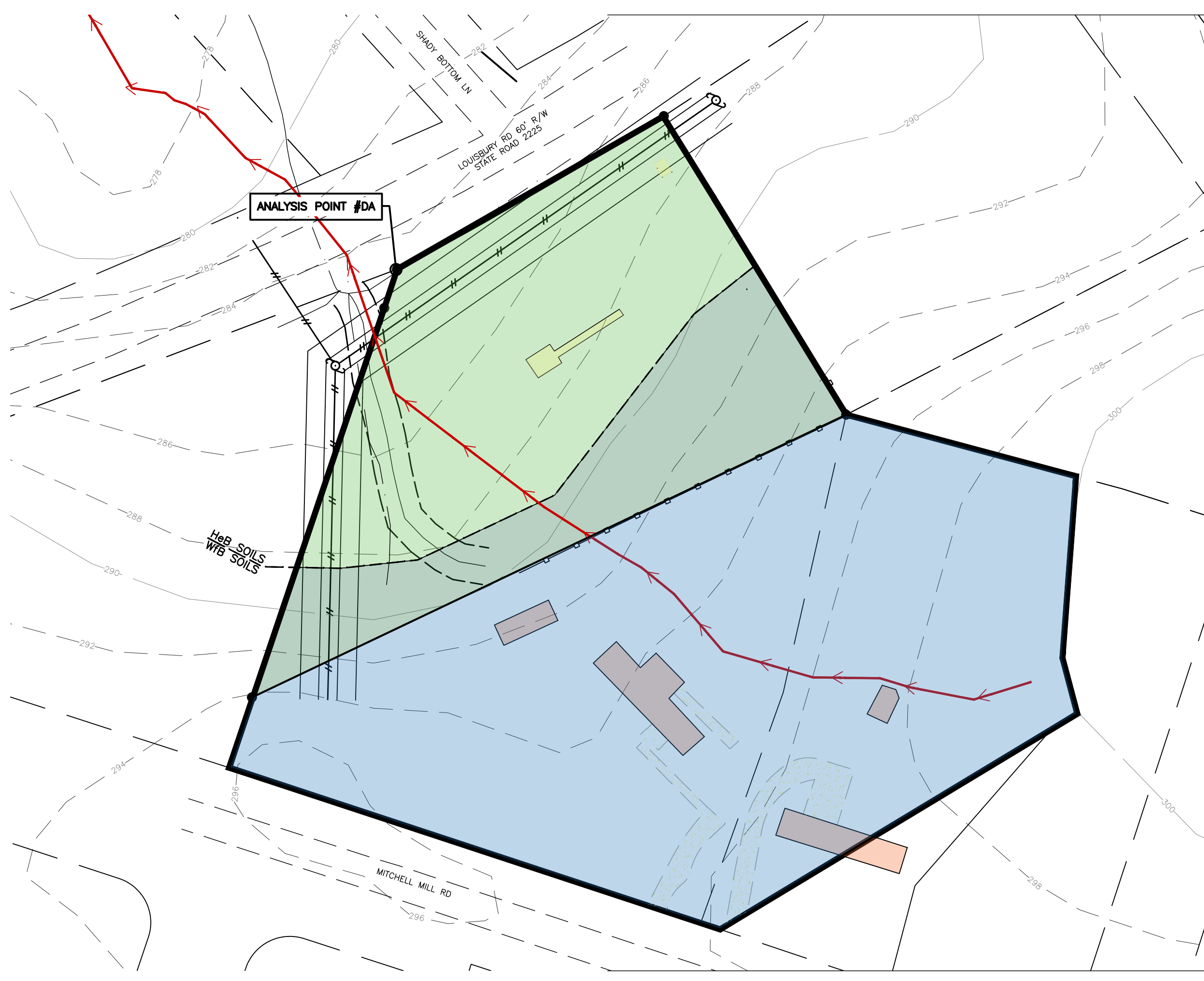
PRE-DEVELOPMENT LAND USE BY DRAINAGE AREA - ACRES		
Land Use:	CN	DA-1
Pavement	98	0.008
Building	98	0.000
Grass (HeB Soils) - D	84	0.681
Grass (WFB Soils) - B	69	0.375
Offsite Impervious	98	0.127
Offsite pervious	69	1.589
TOTAL PRE =		2.779

**POST-DEVELOPMENT DRAINAGE AREAS**

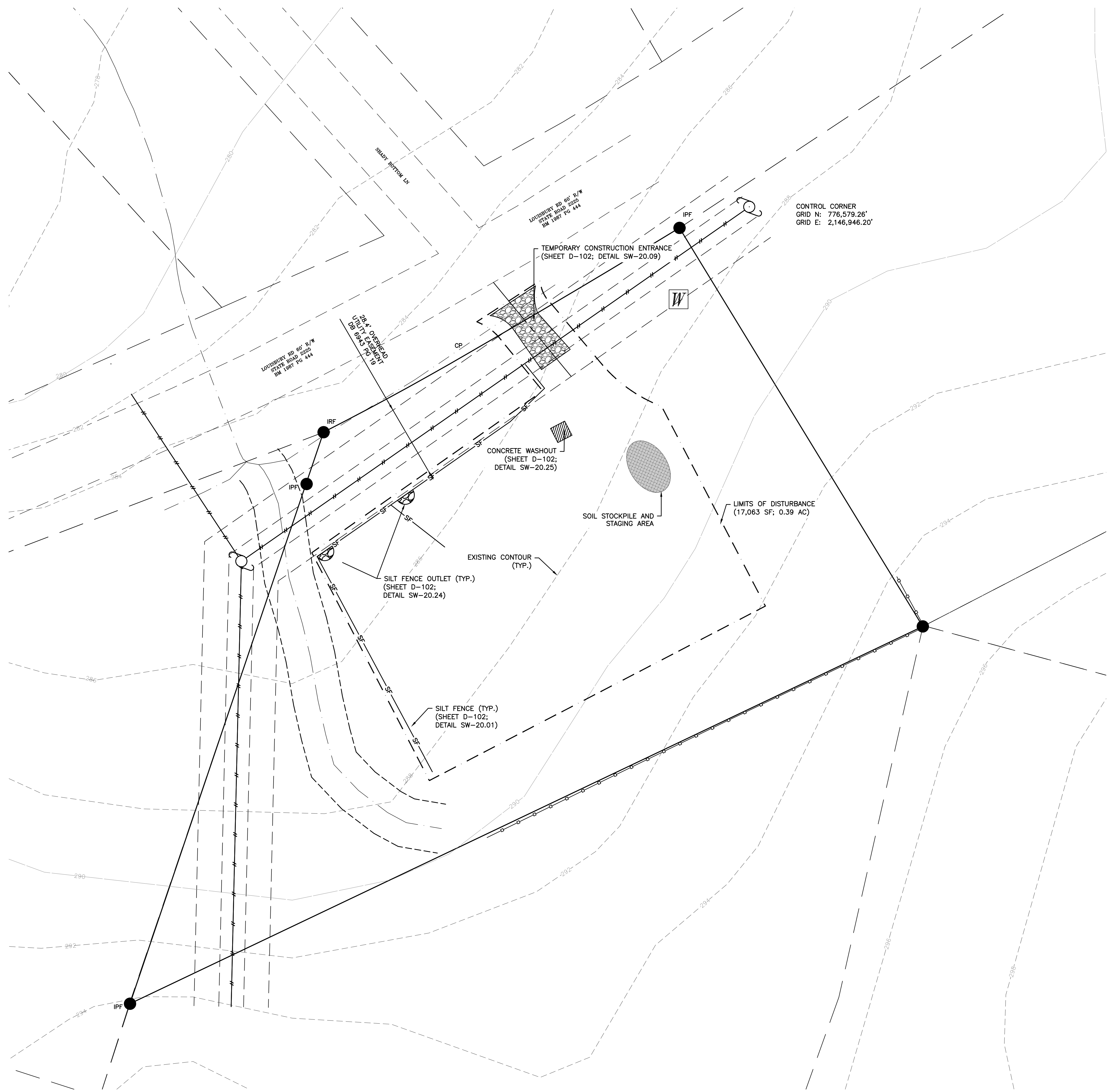
POST-DEVELOPMENT LAND USE BY DRAINAGE AREA - ACRES			
Land Use:	CN	DA 1 - BYP.	DA 1 - SCM
Pavement	98	0.025	0.255
Building	98	0.000	0.069
Grass (HeB Soils) - D	84	0.370	0.016
Grass (WFB Soils) - B	69	0.320	0.009
Offsite Impervious	98	0.127	0.000
Offsite pervious	69	1.589	0.000
TOTAL POST =		2.431	0.348

**LAND-COVERAGE AND SOIL TYPE LEGEND**

- PBD PACOLET-URBAN LAND COMPLEX, 10 TO 15 PERCENT SLOPES SOIL GROUP A
- CFC CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES SOIL GROUP B
- PAVEMENT, ASPHALT, SIDEWALK, CONCRETE
- BUILDING / ROOF
- OFF-SITE AREAS





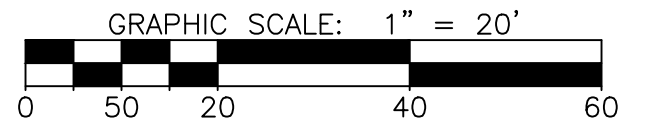


**NOTES**

1. SEE C-101 FOR ALL GENERAL NOTES.

**LEGEND**

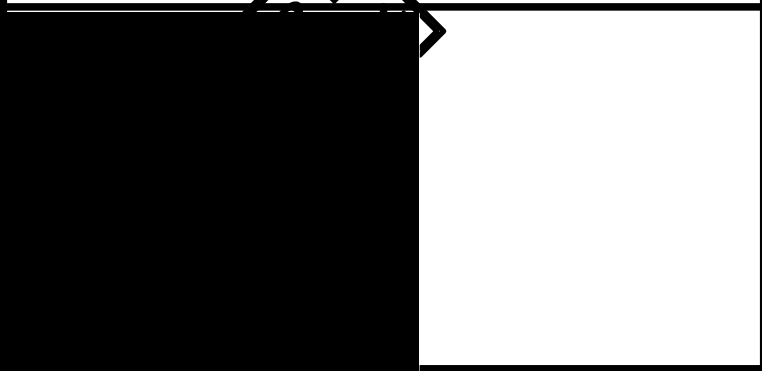
- 110 — INDEX CONTOUR
- - - 108 - - - INTERMEDIATE CONTOUR
- — — — — PROPERTY LINE
- — — — — ADJOINING PROPERTIES
- ○ — ○ — EXISTING FENCE
- — — — — RIGHT-OF-WAY
- — — — — CREEK
- SS — EX. SANITARY SEWER
- W — EX. WATER LINE
- SS — NEW SANITARY SEWER
- — — — — NEW WATER LINE
- — — — — SETBACKS
- FM — FORCE MAIN
- — — — — EASEMENT LINE
- — — — — STREAM
- — — — — RIPARIAN BUFFER
- — — — — SILT FENCE
- TP — TREE PROTECTION FENCE
- — — — — LIMITS OF DISTURBANCE
- — — — — DIVERSION DITCH
- — SILT FENCE OUTLET
- — INLET PROTECTION



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: DCB	PROJECT ENGINEER: EE
DRAWN BY: EE	CHECKED BY: DCB

DATE: MAY 31, 2024



**ONNELL & Associates, P. C.**  
 501 CASCADE POINTE LANE, SUITE 103  
 CARY, NORTH CAROLINA 27513  
 P.O. BOX 129  
 MORRISVILLE, NORTH CAROLINA 27560  
 LICENSE No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

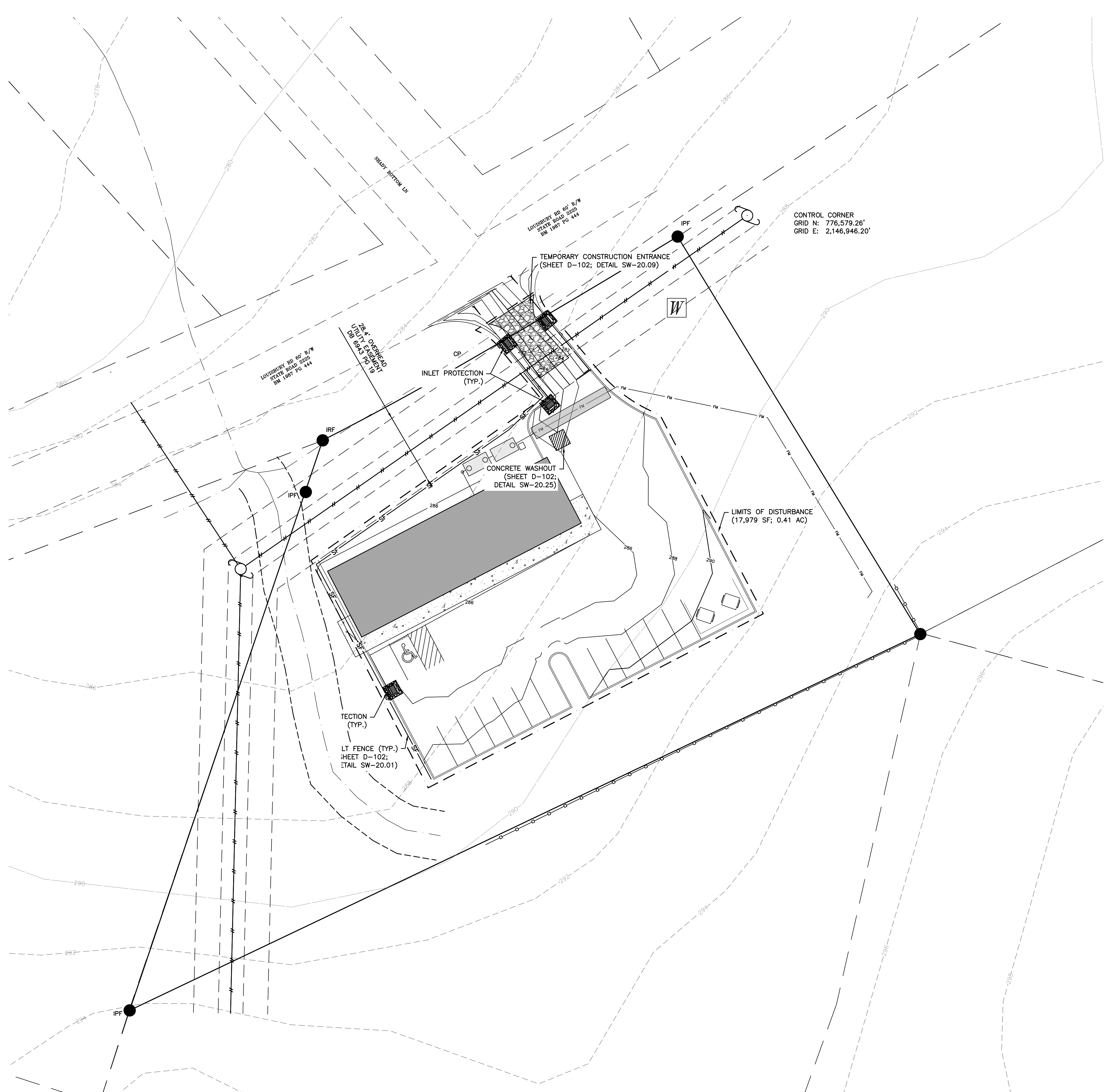
**A&M VENTURES, INC**  
**3616 LOUISBURY ROAD**  
**ADMINISTRATIVE SITE REVIEW**  
**RALEIGH, NC**

**EROSION CONTROL PLAN- PHASE 1**

PROJECT NUMBER <b>A05407.00</b>	DRAWING NUMBER <b>C-105</b>
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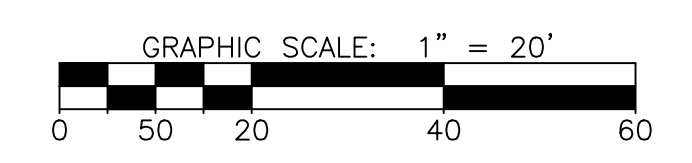


**NOTES**

1. SEE C-101 FOR ALL GENERAL NOTES.

**LEGEND**

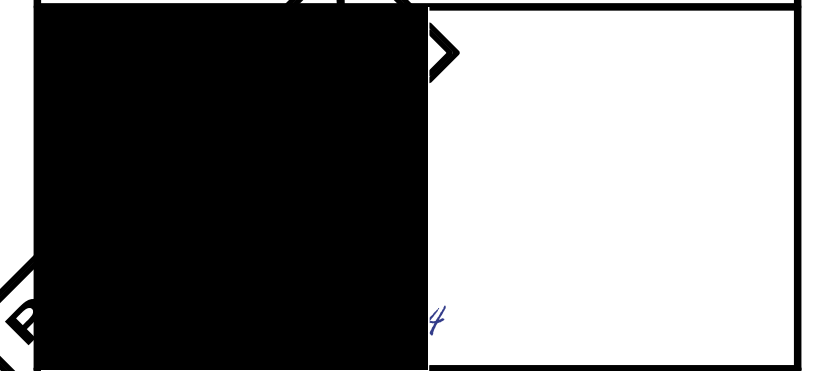
- 110 --- INDEX CONTOUR
- 108 --- INTERMEDIATE CONTOUR
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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: DCB	PROJECT ENGINEER: EE
DRAWN BY: EE	CHECKED BY: DCB

DATE:  
MAY 31, 2024



**MacCONNELL**  
& Associates, P. C.  
501 CASCADE POINTE LANE, SUITE 103  
CARY, NORTH CAROLINA 27513  
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MORRISVILLE, NORTH CAROLINA 27560  
No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

**A&M VENTURES, INC**

**3616 LOUISBURY ROAD  
ADMINISTRATIVE SITE  
REVIEW**

**RALEIGH, NC**

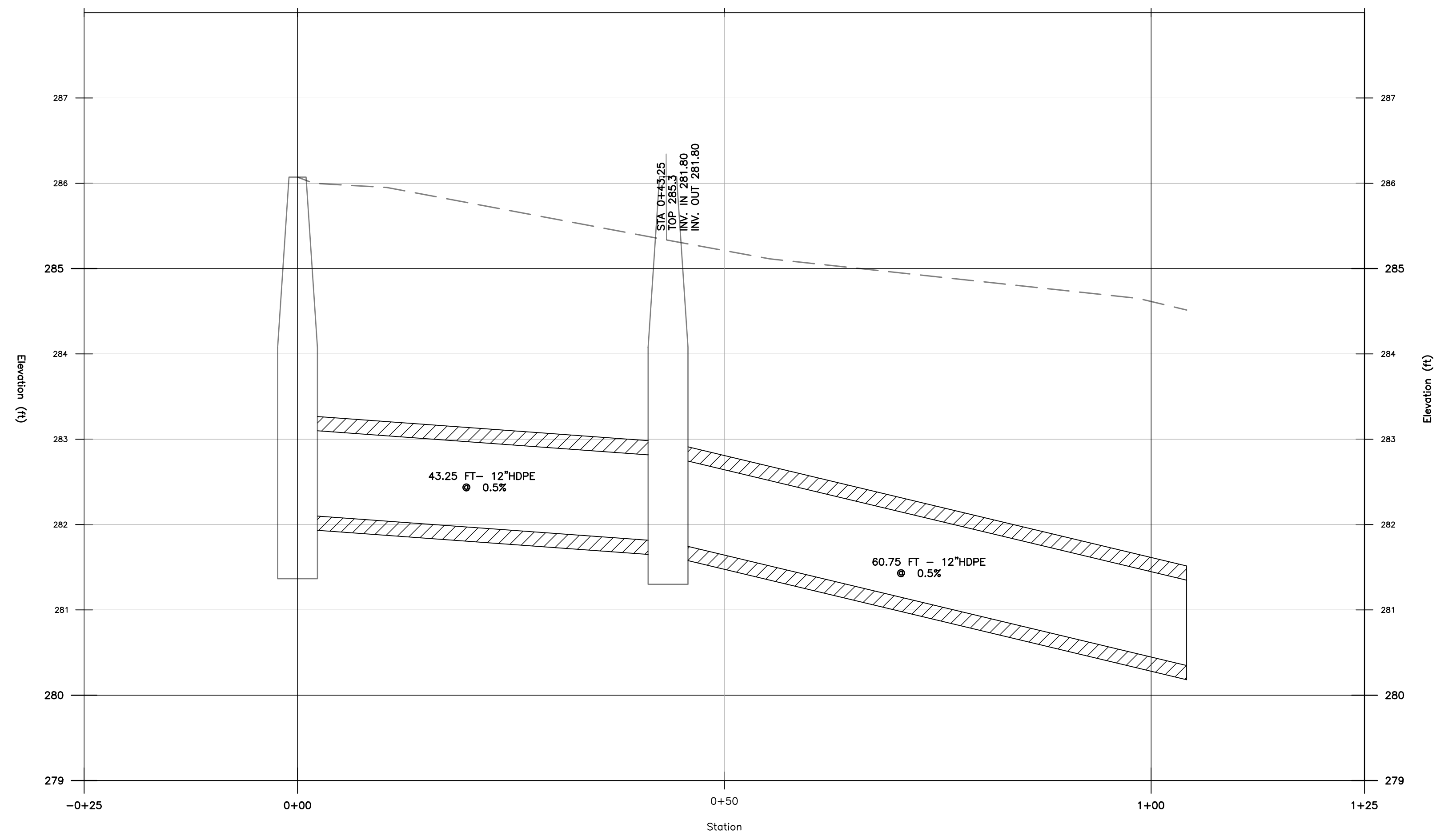
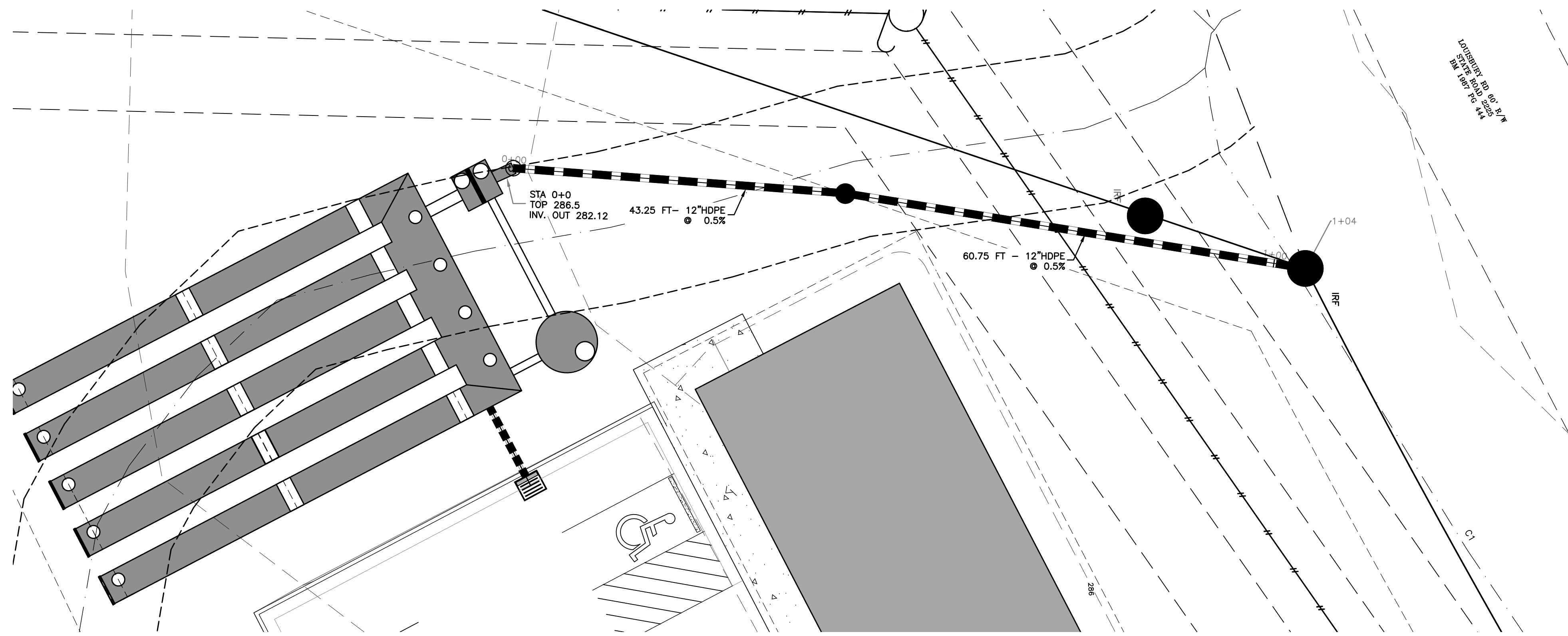
**EROSION CONTROL PLAN-  
PHASE 2**

PROJECT NUMBER <b>A05407.00</b>	DRAWING NUMBER <b>C-106</b>
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\*PROJECT NUMBER\* - \*PROJECT NAME\* - \*PROJECT DESCRIPTION\*





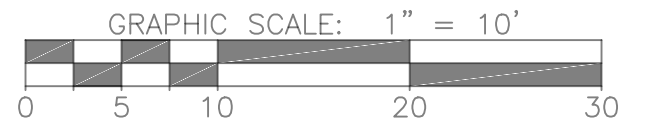
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**NOTES**

1. SEE C-101 FOR ALL GENERAL NOTES.

**LEGEND**

- 110 --- INDEX CONTOUR
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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: DCB PROJECT ENGINEER: EE  
 DRAWN BY: EE CHECKED BY: DCB

DATE: 11/21/2024



**MacCONNELL & Associates, P. C.**  
 501 CASCADE POINTE LANE, SUITE 103  
 CARY, NORTH CAROLINA 27513  
 P.O. BOX 129  
 MORRISVILLE, NORTH CAROLINA 27560  
 No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

**A&M VENTURES, INC**  
**3616 LOUISBURY ROAD**  
**ADMINISTRATIVE SITE**  
**REVIEW**  
**RALEIGH, NC**

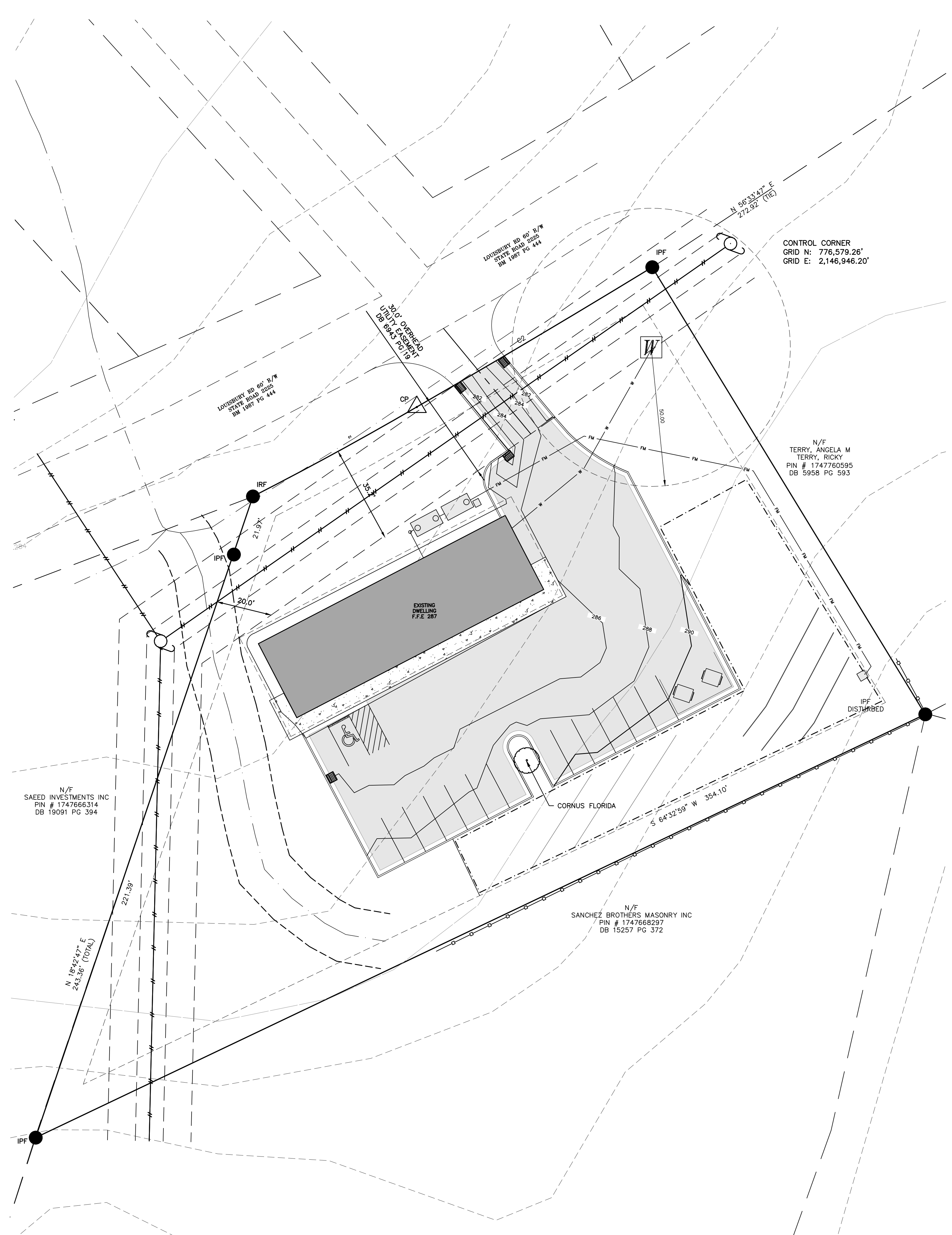
**STORM DRAINAGE PLAN**  
**AND PROFILE**

PROJECT NUMBER: **A05407.00** DRAWING NUMBER: **C-107**

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Z:\IT Drive (Projects)\Library\2024\A05407.00 - A&M Ventures, Inc. - 3616 Louisbury Road - City of Raleigh - Commercial Site Plan\Drawings\New Site Development\Plan-L-101 Landscape.dwg, Jun 21, 2024, 1:45pm



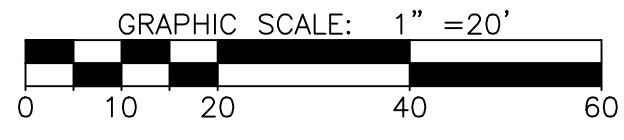
PROPOSED LANDSCAPE PLANTING SCHEDULE							
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPREAD AT MATURITY	HEIGHT AT MATURITY	MIN. SIZE AT PLANTING	
1	1	Cornus florida	FLOWERING DOGWOOD	30'	20'	1-1/2" CAL. 6'	

**NOTES**

- 1. SEE C-101 FOR ALL GENERAL NOTES.

**LEGEND**

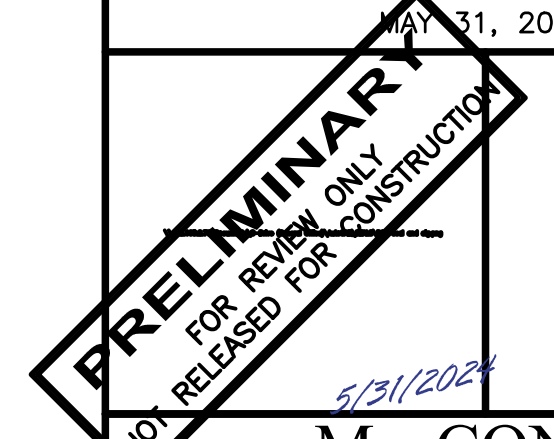
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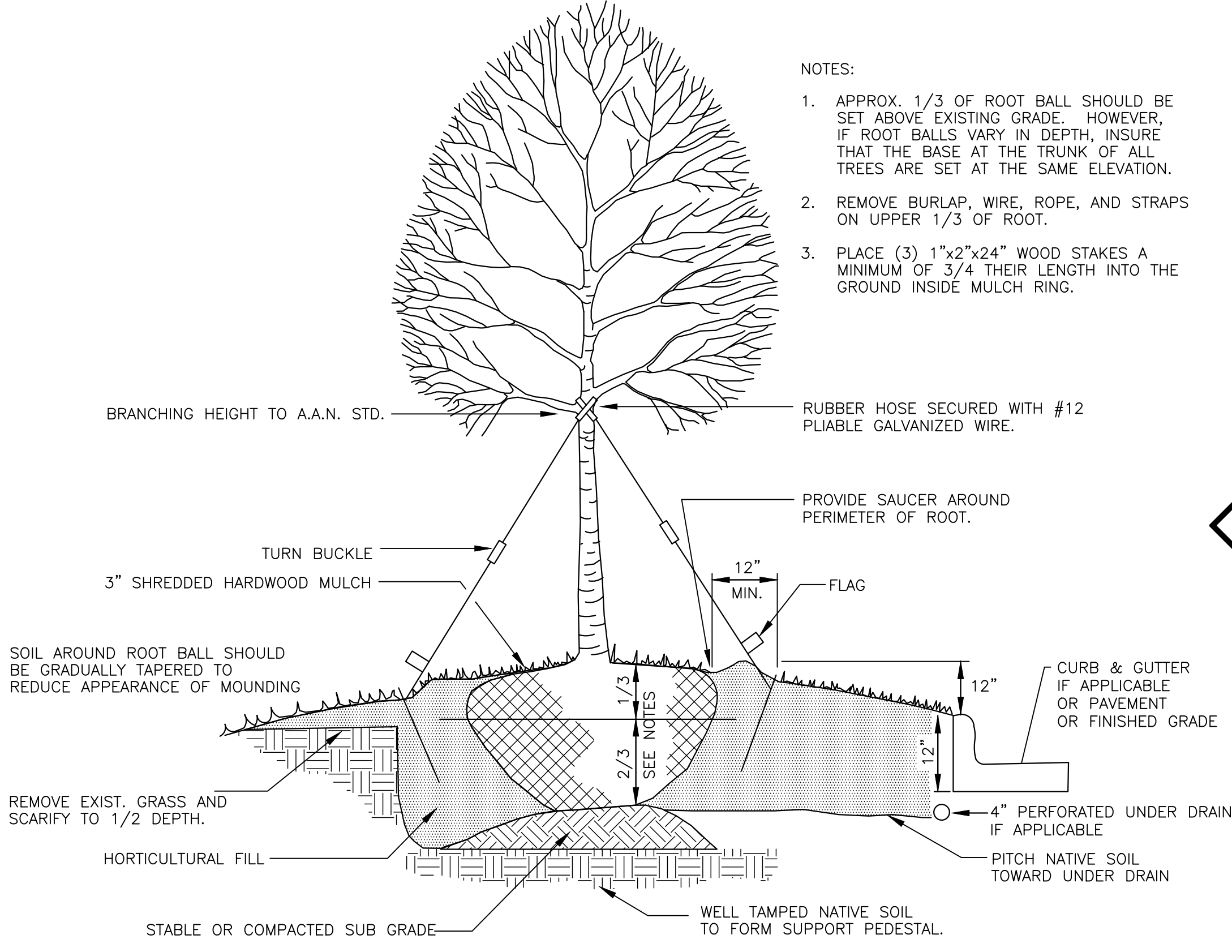
DATE: MAY 31, 2024



**MacCONNELL & Associates, P. C.**  
 501 CASCADE POINTE LANE, SUITE 103  
 CARY, NORTH CAROLINA 27513  
 P.O. BOX 129  
 MORRISVILLE, NORTH CAROLINA 27560  
 LICENSE No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

**A&M VENTURES, INC**  
**3616 LOUISBURY ROAD**  
**ADMINISTRATIVE SITE REVIEW**  
**RALEIGH, NC**

<b>LANDSCAPE PLAN</b>	
PROJECT NUMBER <b>A05407.00</b>	DRAWING NUMBER <b>L-101</b>



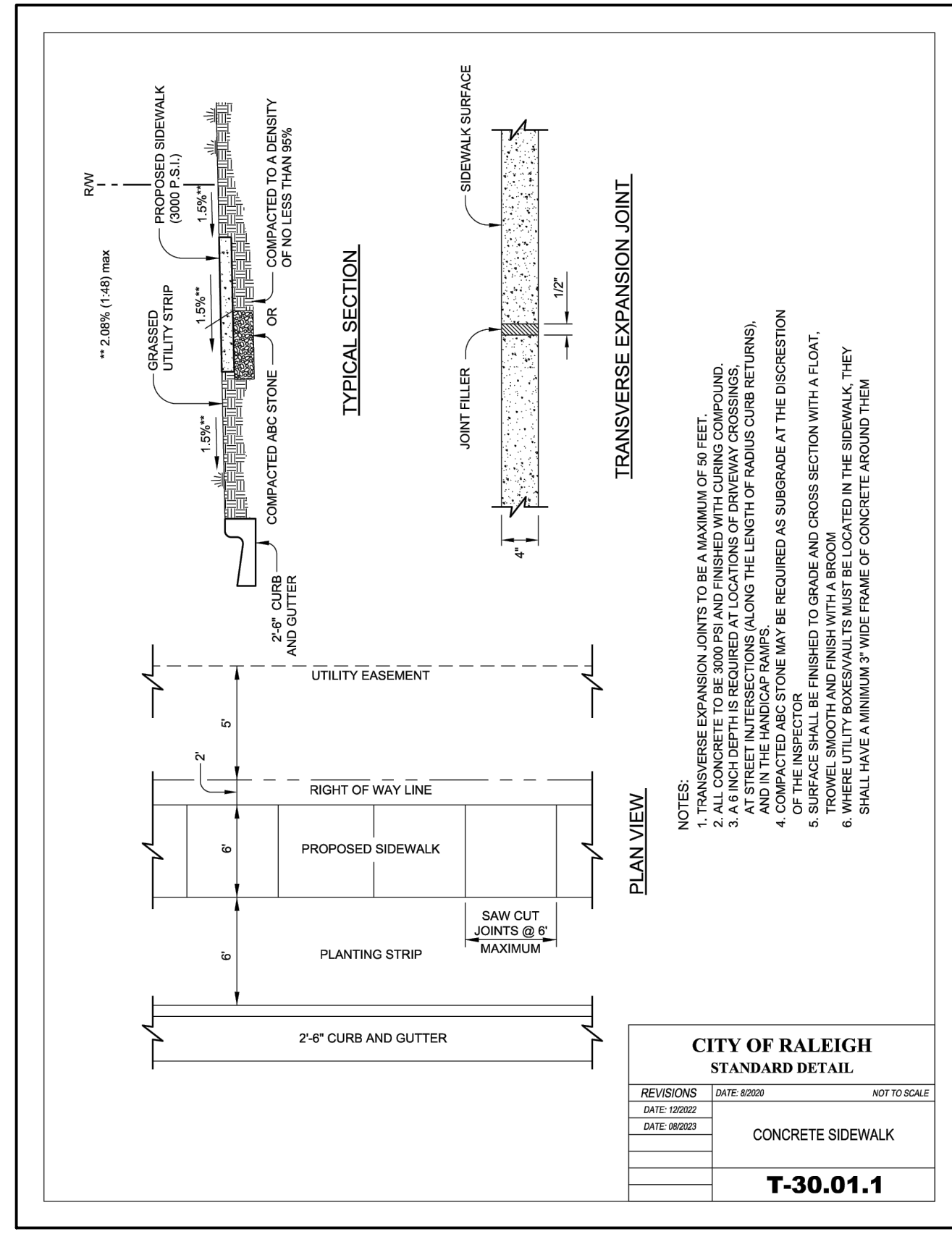
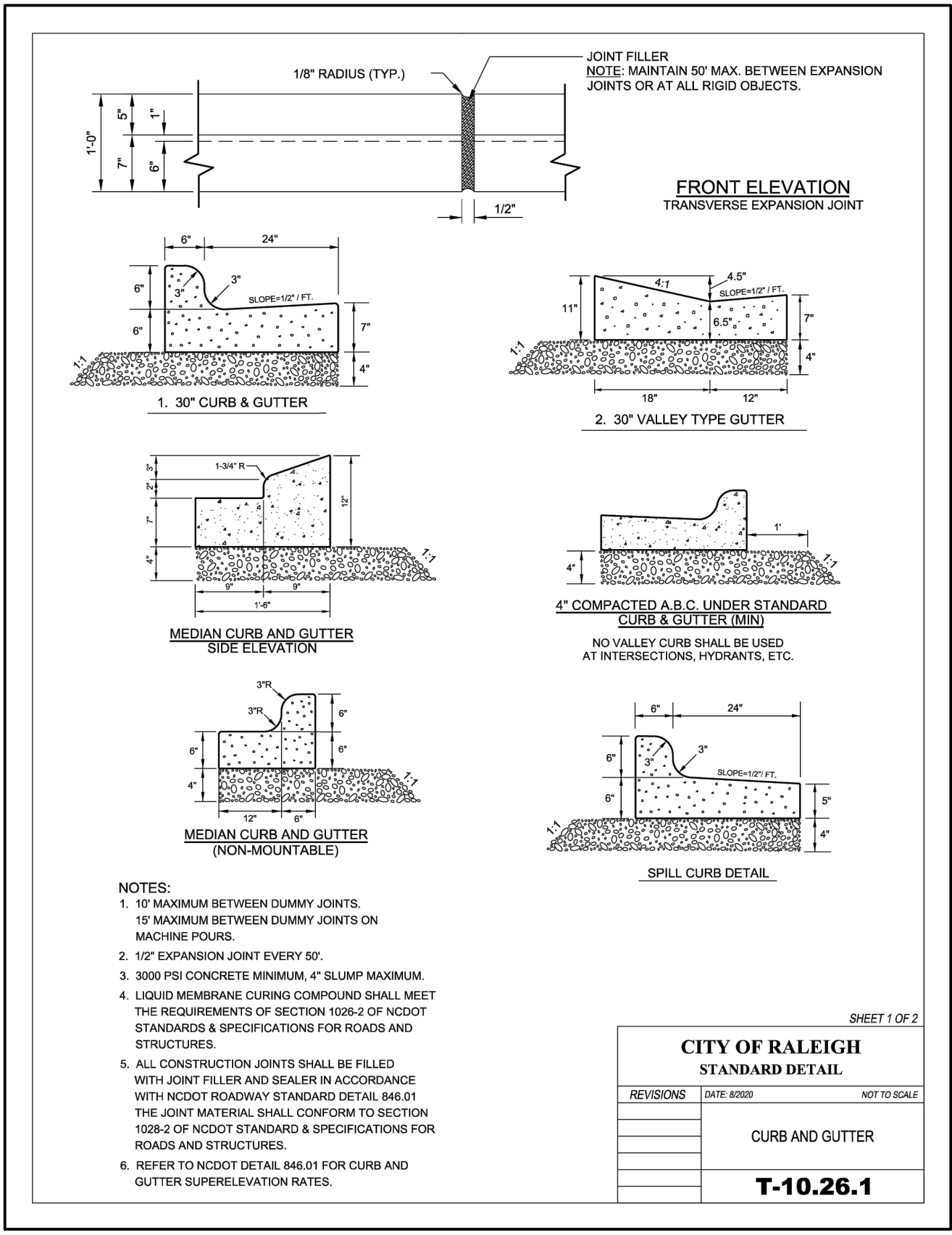
- NOTES:
- APPROX. 1/3 OF ROOT BALL SHOULD BE SET ABOVE EXISTING GRADE. HOWEVER, IF ROOT BALLS VARY IN DEPTH, INSURE THAT THE BASE AT THE TRUNK OF ALL TREES ARE SET AT THE SAME ELEVATION.
  - REMOVE BURLAP, WIRE, ROPE, AND STRAPS ON UPPER 1/3 OF ROOT.
  - PLACE (3) 1"x2"x24" WOOD STAKES A MINIMUM OF 3/4 THEIR LENGTH INTO THE GROUND INSIDE MULCH RING.

**2** TYPICAL TREE PLANTING  
 L-101 NTS

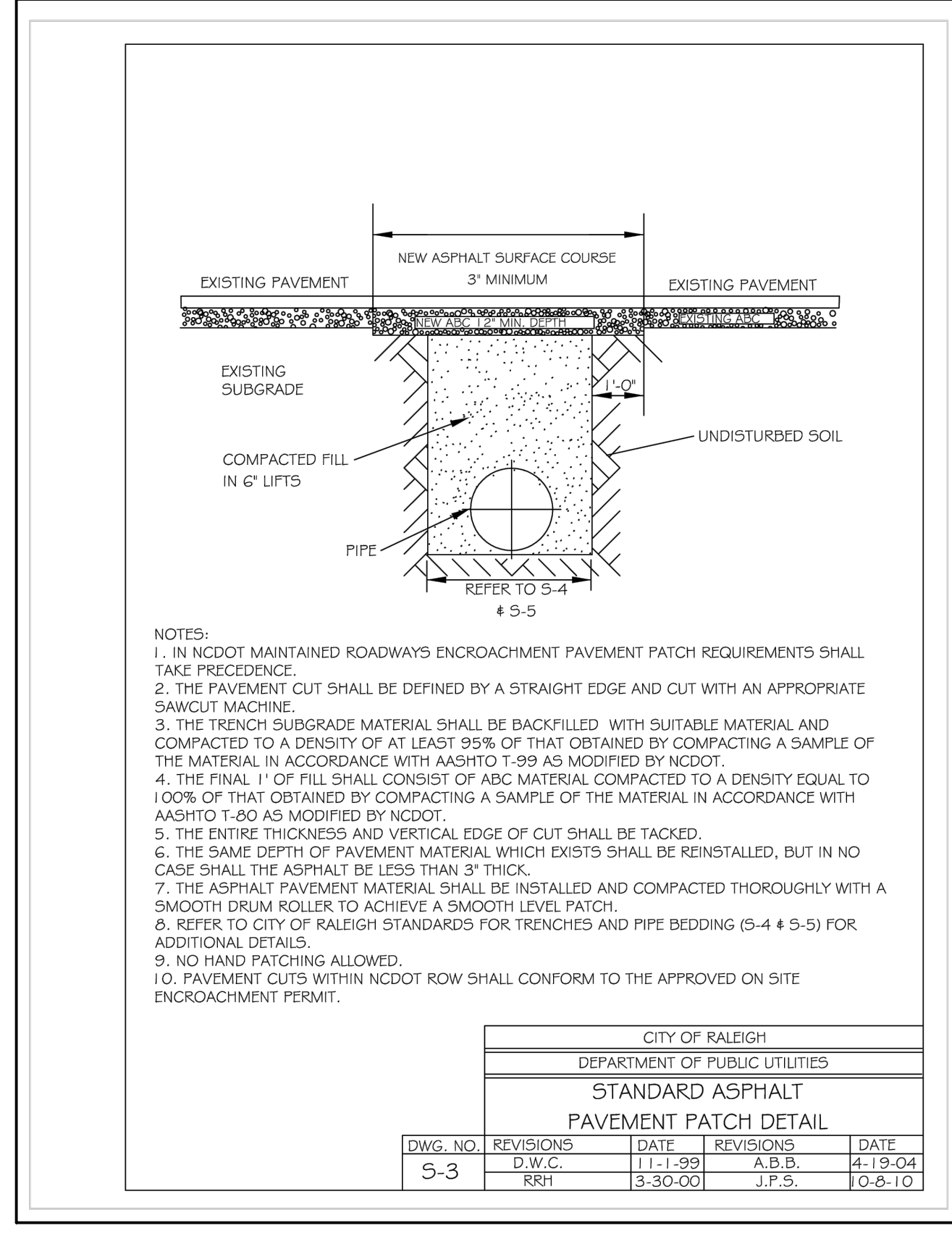
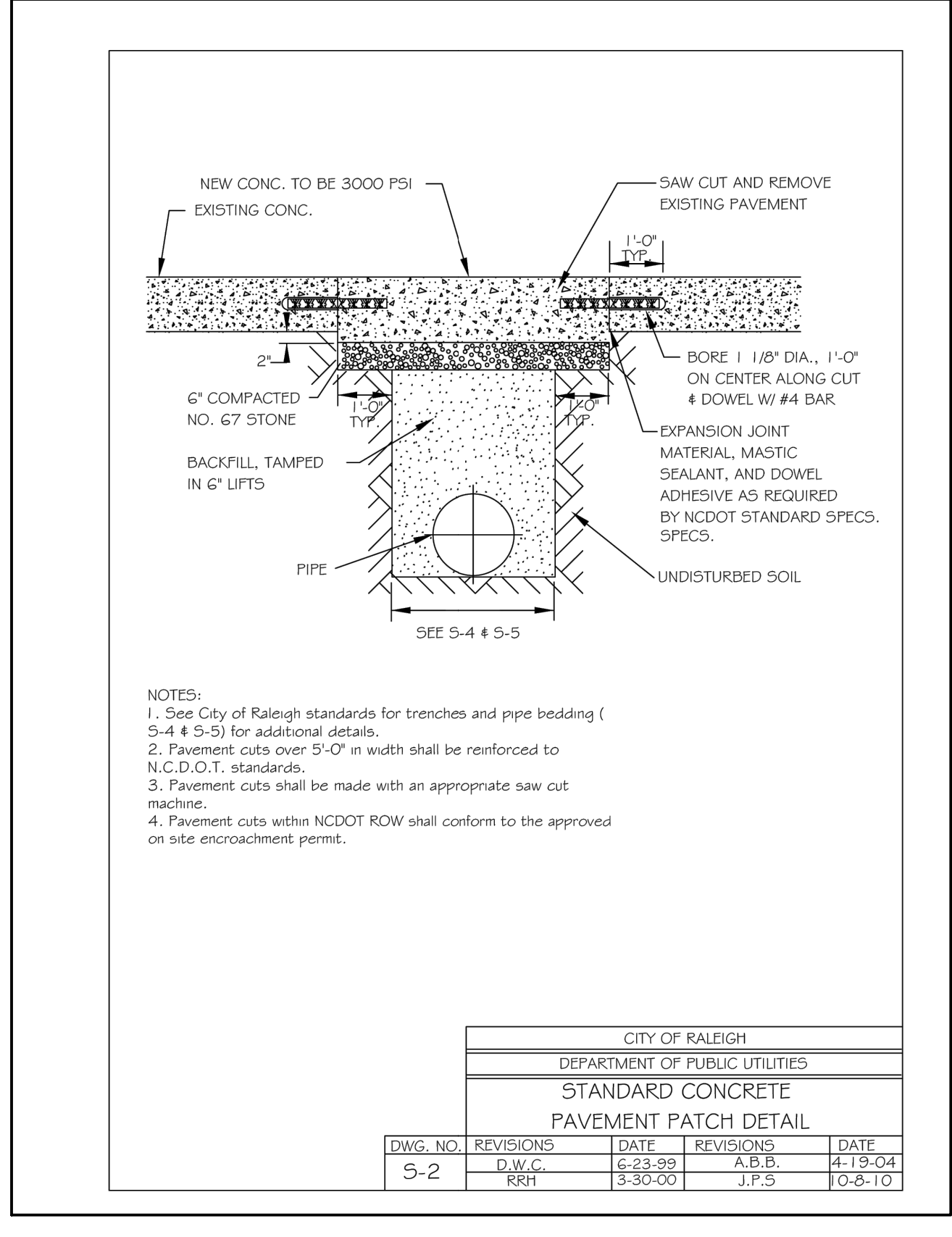
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LEIGH  
ETAIL  
NOT TO SCALE  
0.01.1



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ETAIL  
NOT TO SCALE  
0.01.8



**NOTES**

- SEE C-101 FOR ALL GENERAL NOTES.

**LEGEND**

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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: DCB PROJECT ENGINEER: EE  
 DRAWN BY: EE CHECKED BY: DCB

DATE: MAY 31, 2024

**WENNEL & Associates, P. C.**  
 501 CASCADE POINTE LANE, SUITE 103  
 CARY, NORTH CAROLINA 27513  
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 MORRISVILLE, NORTH CAROLINA 27560  
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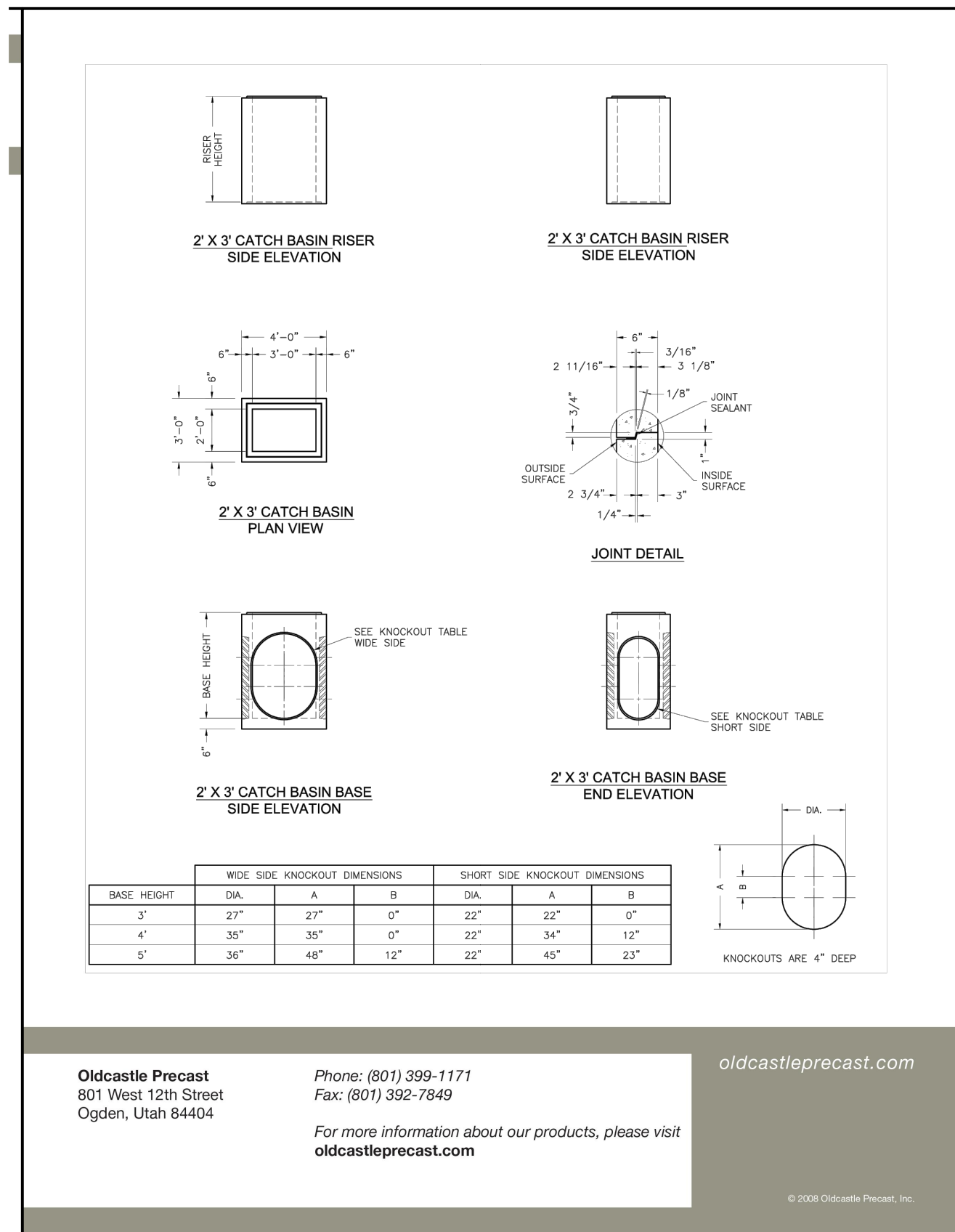
**A&M VENTURES, INC**  
 3616 LOUISBURY ROAD  
 ADMINISTRATIVE SITE REVIEW  
 RALEIGH, NC

SITE DETAILS	
PROJECT NUMBER	DRAWING NUMBER
<b>A05407.00</b>	<b>D-101</b>

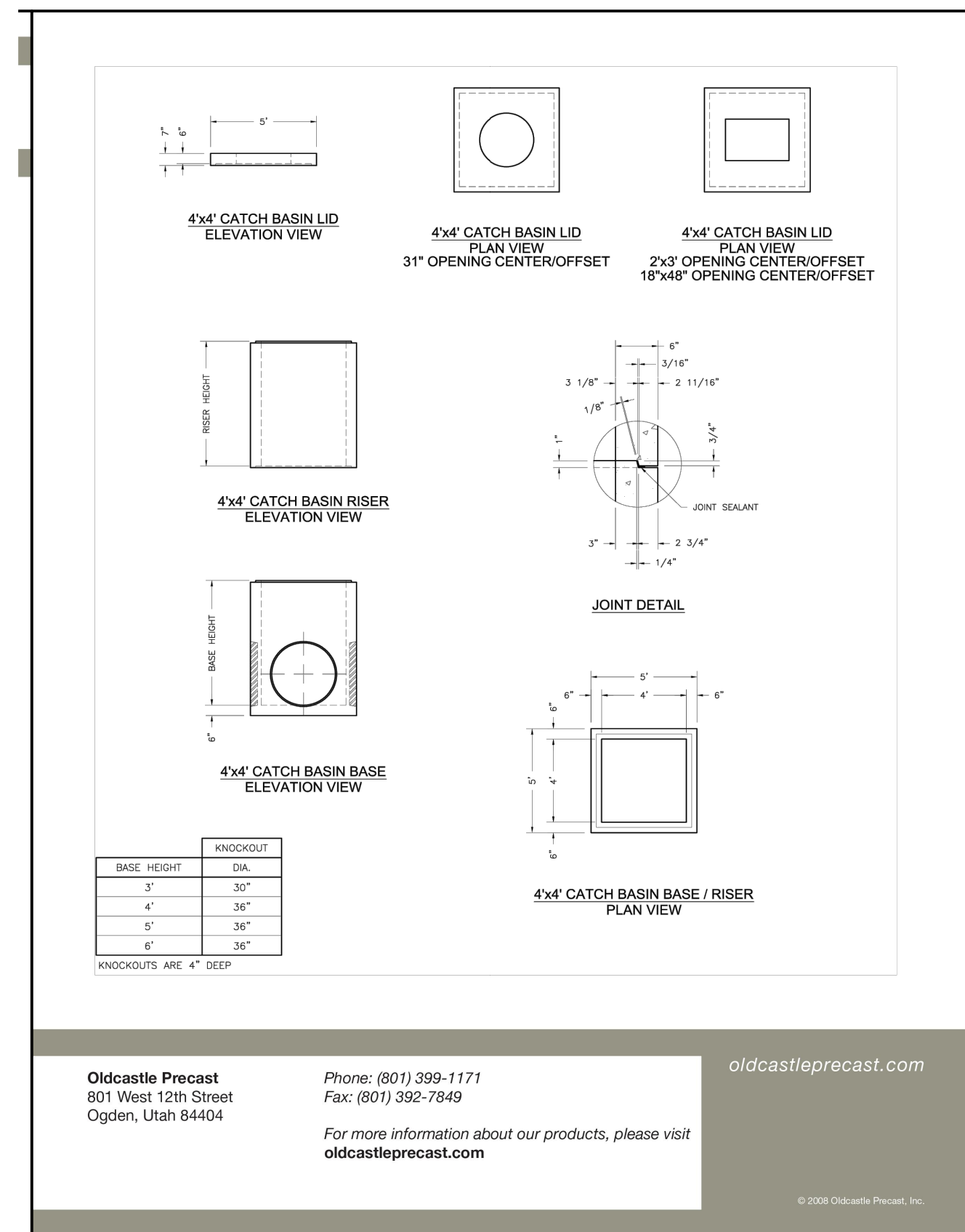




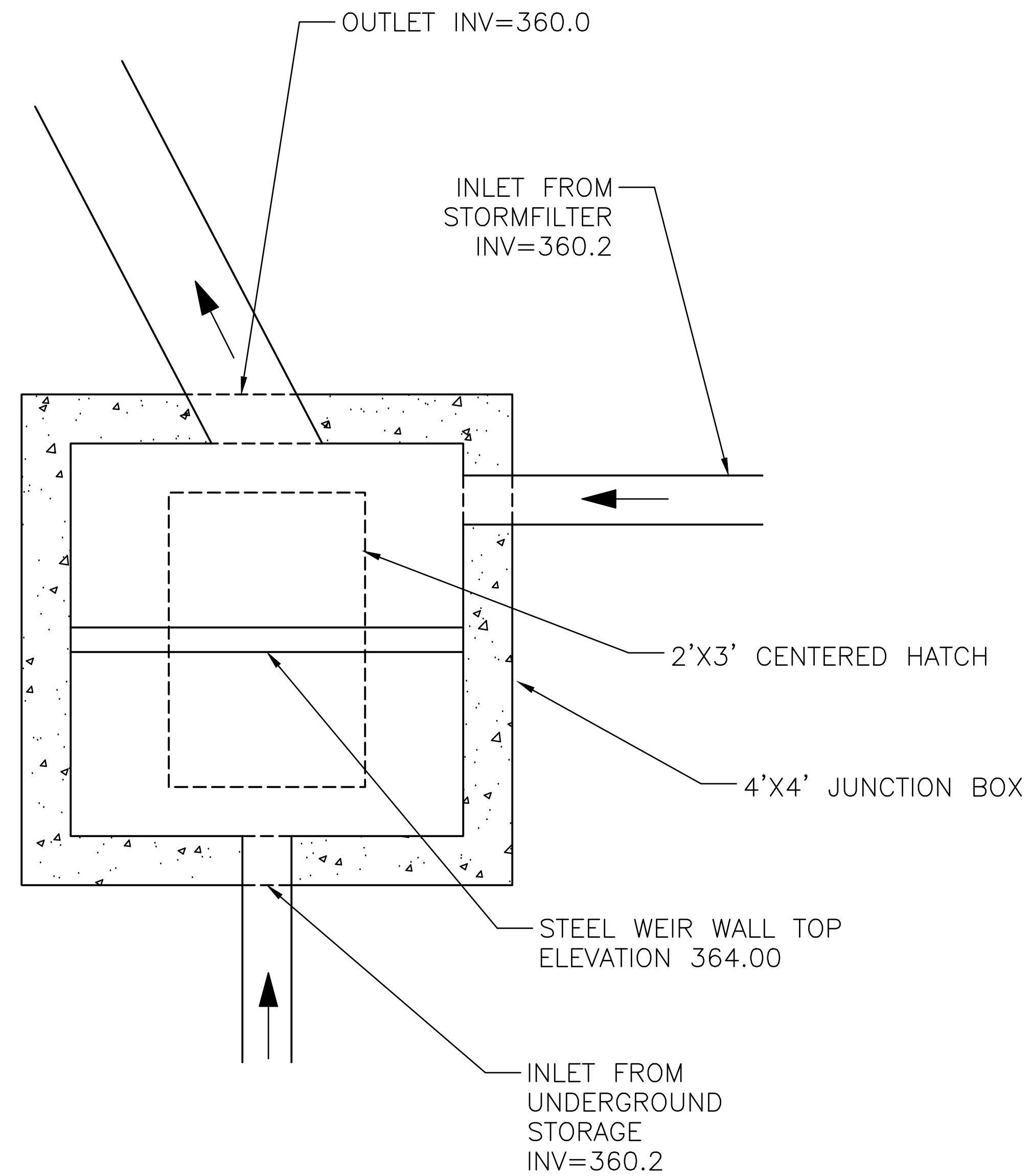




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**NOTES**

- SEE C-101 FOR ALL GENERAL NOTES.

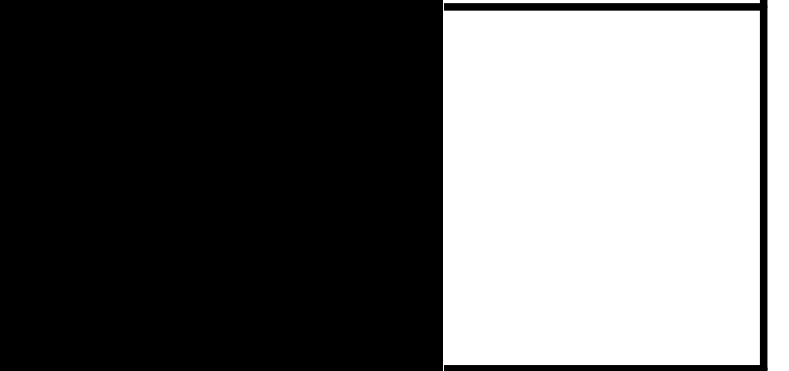
**LEGEND**

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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: DCB	PROJECT ENGINEER: EE
DRAWN BY: EE	CHECKED BY: DCB

DATE: MAY 31, 2024



**ANNELL & Associates, P. C.**  
501 CASCADE POINTE LANE, SUITE 103  
CARY, NORTH CAROLINA 27513  
P.O. BOX 129  
MORRISVILLE, NORTH CAROLINA 27560  
LICENSE No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

**A&M VENTURES, INC**  
**3616 LOUISBURY ROAD**  
**ADMINISTRATIVE SITE REVIEW**  
**RALEIGH, NC**

<b>STORMWATER DETAILS</b>	
PROJECT NUMBER <b>A05407.00</b>	DRAWING NUMBER <b>D-103</b>

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A05407.00 - 3616 LOUISBURY ROAD - SITE PLAN REVIEW



**ICLE MAINTENANCE**  
 s and equipment to prevent discharge of fluids.  
 s under any stored equipment.  
 d repair as soon as feasible, or remove leaking equipment from the site.

fluids, store in separate containers and properly dispose as (recycle when possible).  
 vehicles and construction equipment from service until the problem ed.  
 lubricants, coolants, hydraulic fluids and other petroleum products disposal center that handles these materials.

**ERIAL LAND CLEARING WASTE**  
 n waste. Place litter and debris in approved waste containers.  
 n number and size of waste containers (e.g. dumpster, trash n to contain construction and domestic wastes.  
 ainers at least 50 feet away from storm drain inlets and surface other alternatives are reasonably available.  
 ainers on areas that do not receive substantial amounts of runoff s and does not drain directly to a storm drain, stream or wetland.  
 ainers at the end of each workday and before storm events or y containment. Repair or replace damaged waste containers.  
 ight items in waste containers during times of high winds.  
 ainers as needed to prevent overflow. Clean up immediately if w.  
 -site at an approved disposal facility.  
 clean up and dispose of waste in designated waste containers.

**UID WASTE**  
 nt and other liquid waste into storm drains, streams or wetlands.  
 ouths at least 50 feet away from storm drain inlets and surface other alternatives are reasonably available.  
 utes in a controlled area.  
 st be labeled, sized and placed appropriately for the needs of site.  
 arge of soaps, solvents, detergents and other liquid wastes from s.

liets on level ground, at least 50 feet away from storm drains,  
 yds unless there is no alternative reasonably available. If 50 foot  
 able, provide relocation of portable toilet behind silt fence or place  
 nd surround with sand bags.  
 r anchoring of portable toilets during periods of high winds or in high

toilets for leaking and properly dispose of any leaked material.  
 sanitary waste hauler to remove leaking portable toilets and replace  
 rating unit.

**ANAGEMENT**  
 cations on plans. Locate earthen-material stockpile areas at least  
 n storm drain inlets, sediment basins, perimeter sediment controls  
 rs unless it can be shown no other alternatives are reasonably

with silt fence installed along toe of slope with a minimum offset of  
 1 toe of stockpile.  
 one access point when feasible.  
 s within the timeframes provided on this sheet and in accordance  
 d plan and any additional requirements. Soil stabilization is defined  
 ysical or chemical coverage techniques that will restrain accelerated  
 bed soils for temporary or permanent control needs.



**TION AND MATERIALS HANDLING** EFFECTIVE: 04/01/19

**PART III INSPECTION, RECORDKEEPING AND REPORTING**

**NG ion**  
 y as well as any approved deviation shall be kept on the site. The  
 st be kept up-to-date throughout the coverage under this permit.  
 aining to the E&SC plan shall be kept on site and available for  
 uring normal business hours.

ent	Documentation Requirements
s been installed	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
d and installed	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
repair measures	Complete, date and sign an inspection report.
e been taken	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

**ion to be Kept on Site**  
 plan documents above, the following items shall be kept on the  
 pectors at all times during normal business hours, unless the  
 plicit exemption based on unique site conditions that make  
 ctical:

as well as the Certificate of Coverage, after it is received.

ns made during the previous twelve months. The permittee shall  
 observations on the Inspection Record Form provided by the  
 inspection form that includes all the required elements. Use of  
 sible records in lieu of the required paper copies will be allowed if  
 qual access and utility as the hard-copy records.

**ained for Three Years**  
 e the e-NOI and all inspection records shall be maintained for a period  
 ct completion and made available upon request. [40 CFR 122.41]

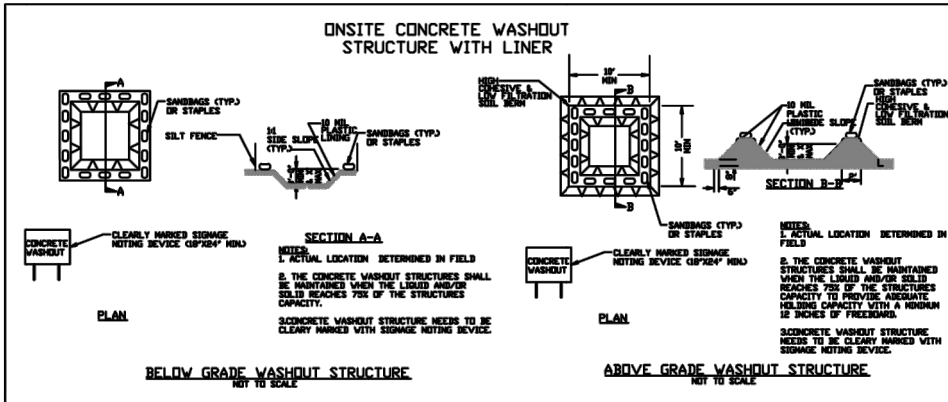
**CLOSE OUT**

raw water from the surface when these devices need to be drawn down  
 surface shall be rare (for example, times with extended cold weather).

periods or conditions in which it will occur. The non-surface withdrawal  
 (c) and (d) of this permit,  
 f from the sediment basin. Examples of appropriate controls include

s dewatering treatment devices described in Item (c) above,  
 dewatering devices, and  
 : does not cause deposition of sediment into waters of the United States.

**ECORDKEEPING AND REPORTING** EFFECTIVE: 04/01/19



- CONCRETE WASHOUTS**
- Do not discharge concrete or cement slurry from the site.
  - Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and an approved facility.
  - Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
  - Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
  - Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
  - Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
  - Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
  - Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
  - Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
  - At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

- HERBICIDES, PESTICIDES AND RODENTICIDES**
- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
  - Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
  - Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
  - Do not stockpile these materials onsite.

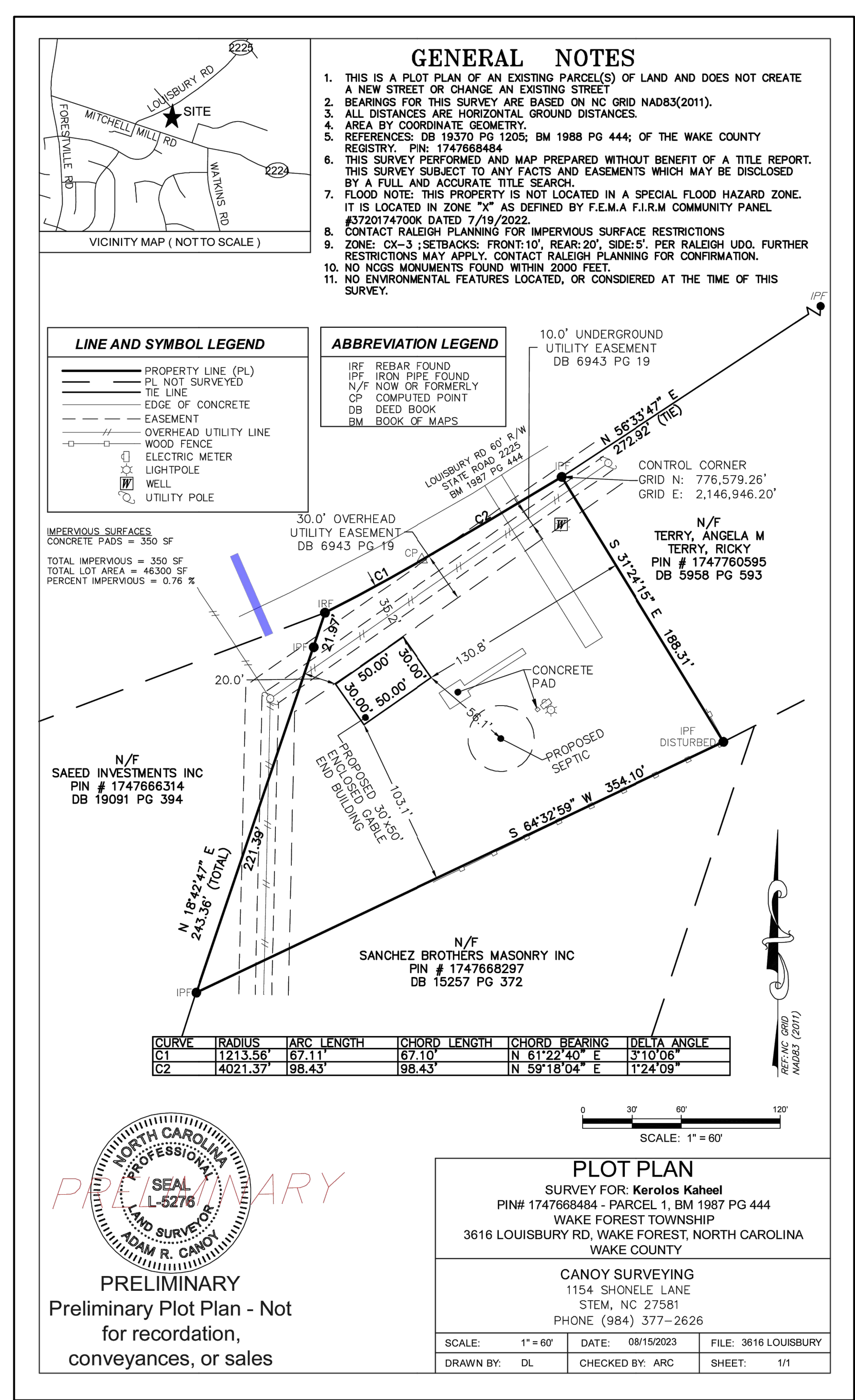
- HAZARDOUS AND TOXIC WASTE**
- Create designated hazardous waste collection areas on-site.
  - Place hazardous waste containers under cover or in secondary containment.
  - Do not store hazardous chemicals, drums or bagged materials directly on the ground.

**PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING**

- SECTION C: REPORTING**
- 1. Occurrences that Must be Reported**  
 Permittees shall report the following occurrences:
- Visible sediment deposition in a stream or wetland.
  - Oil spills if:
    - They are 25 gallons or more,
    - They are less than 25 gallons but cannot be cleaned up within 24 hours,
    - They cause sheen on surface waters (regardless of volume), or
    - They are within 100 feet of surface waters (regardless of volume).
  - Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
  - Anticipated bypasses and unanticipated bypasses.
  - Noncompliance with the conditions of this permit that may endanger health or the environment.

**2. Reporting Timeframes and Other Requirements**  
 After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> <li><b>Within 24 hours</b>, an oral or electronic notification.</li> <li><b>Within 7 calendar days</b>, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis.</li> <li>If the stream is named on the <a href="#">NC 303(d) list</a> as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determines that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.</li> </ul>
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	<ul style="list-style-type: none"> <li><b>Within 24 hours</b>, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.</li> </ul>
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> <li><b>A report at least ten days before the date of the bypass, if possible.</b> The report shall include an evaluation of the anticipated quality and effect of the bypass.</li> </ul>
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> <li><b>Within 24 hours</b>, an oral or electronic notification.</li> <li><b>Within 7 calendar days</b>, a report that includes an evaluation of the quality and effect of the bypass.</li> </ul>
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(i)(7)]	<ul style="list-style-type: none"> <li><b>Within 24 hours</b>, an oral or electronic notification.</li> <li><b>Within 7 calendar days</b>, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. [40 CFR 122.41(i)(6)].</li> <li>Division staff may waive the requirement for a written report on a case-by-case basis.</li> </ul>



**BOUNDARY SURVEY**  
 BY CANOY SURVEYING

PRELIMINARY  
 Preliminary Plot Plan - Not  
 for recordation,  
 conveyances, or sales



**PLOT PLAN**  
 SURVEY FOR: Karolos Kahael  
 PIN# 1747668484 - PARCEL 1, BM 1987 PG 444  
 WAKE FOREST TOWNSHIP  
 3616 LOUISBURY RD, WAKE FOREST, NORTH CAROLINA  
 WAKE COUNTY

CANOY SURVEYING  
 1154 SHONLE LANE  
 STEM, NC 27581  
 PHONE (984) 377-2626

SCALE: 1" = 60' DATE: 08/15/2023 FILE: 3616 LOUISBURY  
 DRAWN BY: DL CHECKED BY: ARC SHEET: 1/1

**NOTES**

- SEE C-101 FOR ALL GENERAL NOTES.

**LEGEND**

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- — — — — STREAM
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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: DCB PROJECT ENGINEER: EE  
 DRAWN BY: EE CHECKED BY: DCB

DATE: MAY 21, 2024



**ELL & Associates, P. C.**  
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**BOUNDARY SURVEY AND  
 NCG01 SHEETS**

PROJECT NUMBER: **A05407.00** DRAWING NUMBER: **R-001**