

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): _____
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Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: SUB-0050-2020	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: SCOPE-0053-2020	
<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 #: _____	

GENERAL INFORMATION

Development name: 4241 Louisburg Road

Inside City limits? Yes No

Property address(es):
4241 LOUISBURG ROAD

Site P.I.N.(s): 1726514713

Please describe the scope of work. Include any additions, expansions, and change of use.
Project includes construction of a convenience store and fuel pumps with associated infrastructure.
Project also includes the demolition of one (1) driveway and construction of two (2) driveways on the property owned by SCGX-Capital Commons, LLC (PIN#1726-51-0578).

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: a) C4 Investments LLC b) SCGX-Capital Commons LLC	Title: a) Michael Isaac, PE, Project Manager b) Tyler Lusk
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Address: a) 121 W Trade St, Ste. 2550, Charlotte, NC 28202 b) 3715 Northside Parkway NW, Suite 650, Atlanta, GA 30327

Phone #: a) 919-610-7875 b) 864-303-6012	Email: a) misaac@csere.com b) tlusk@southcoastcenters.com
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Applicant Name: Tim Carter, EI

Company: Kimley-Horn and Associates	Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
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Phone #: 919-677-2197	Email: Tim.Carter@kimley-horn.com
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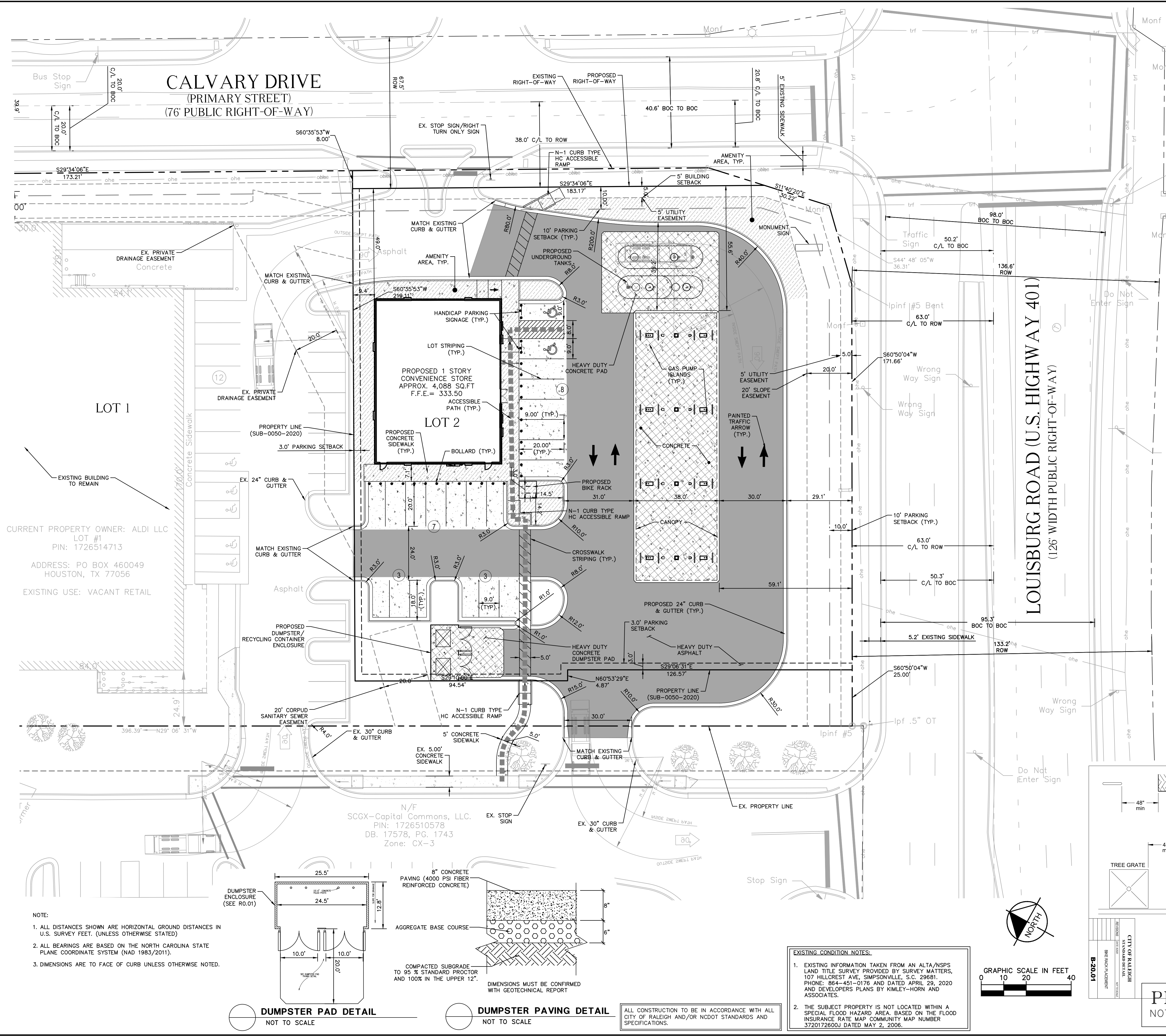
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3: 1.10 AC	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: N/A
Gross site acreage: 1.10 AC	New gross floor area: 4,088 SF
# of parking spaces required: 14	Total sf gross (to remain and new): 4,088 SF
# of parking spaces proposed: 21	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant Lot	
Proposed use (UDO 6.1.4): Retail, Fuel Sales	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.86</u> Square Feet: <u>37,636</u>	Proposed Impervious Surface: Acres: <u>0.85</u> Square Feet: <u>37,026</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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

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

SIGNATURE BLOCK	
<p>I hereby designate <u>Kimley-Horn and 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.</p> <p>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 six consecutive months of inactivity.</p>	
a) Signature: <u>Michael Isaac</u>	Date: <u>11/13/2020</u>
Printed Name: <u>Michael Isaac</u>	
b) Signature: <u>John F. Morgan, Jr.</u>	Date: <u>1/19/2021</u>
Printed Name: <u>John F. Morgan, Jr., as Member of South Coast Commercial, LLC, the Manager of SCGX-Capital Commons, LLC</u>	

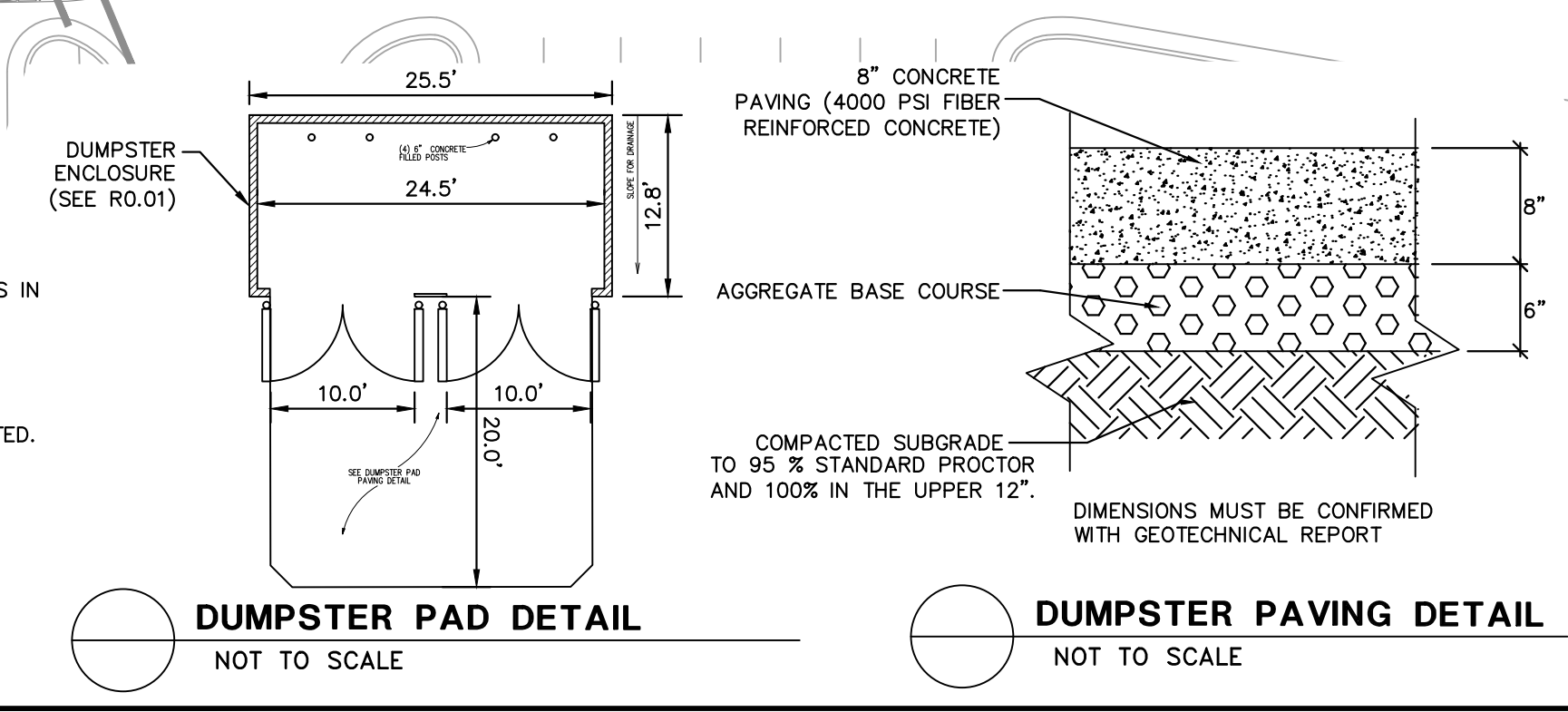
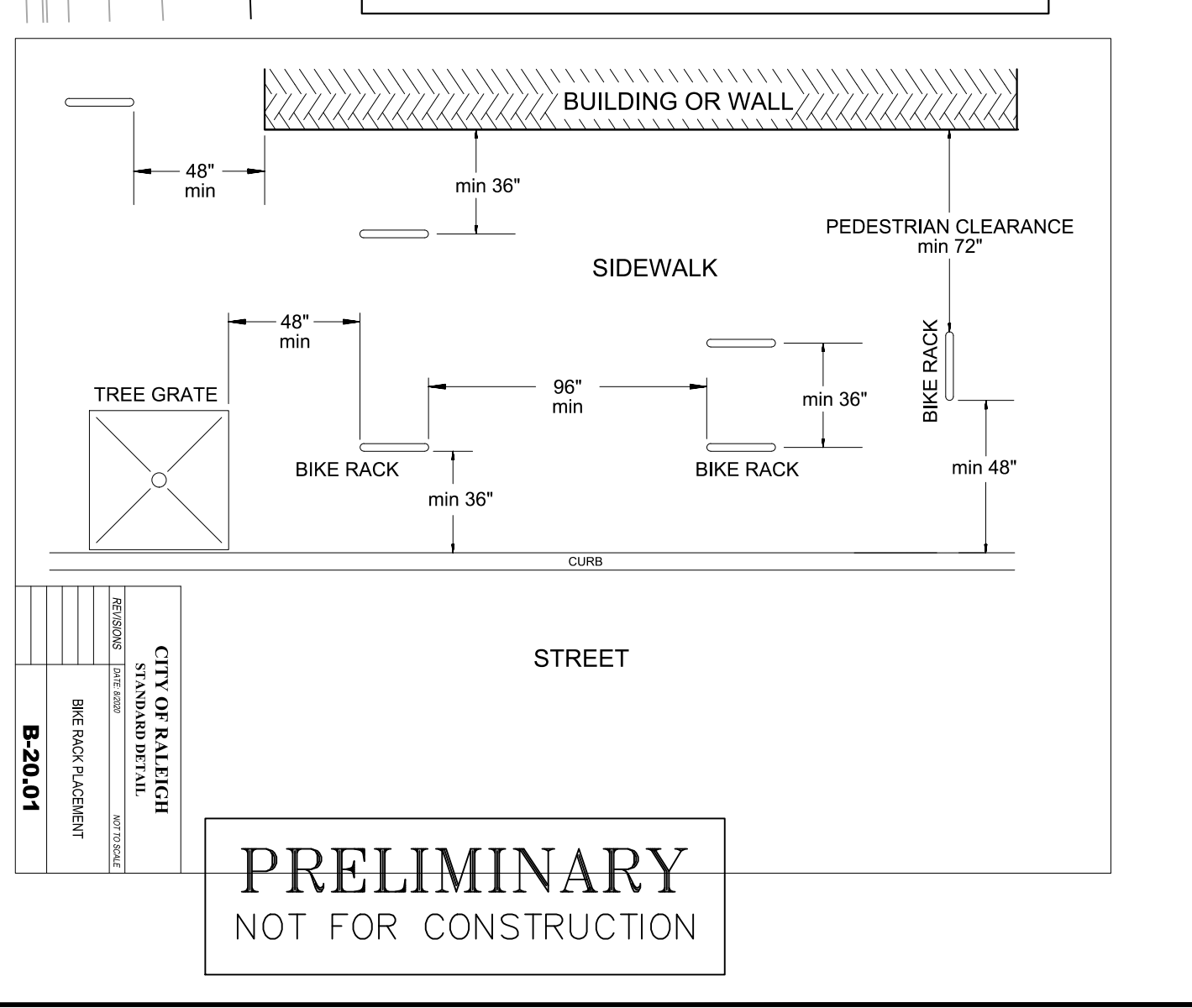
Plotted By: Carter, Tim Sheet: 4241 LOUISBURG ROAD LOUISBURG, NC PRELIMINARY SITE PLAN February 02, 2021 02:32:00pm K:\RAL\LOE\015245026 LOUISBURG ROAD\Planning phase\015-005-2020 PRELIMINARY SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	ACCESSIBLE PATH
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	LIGHT DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	AMENITY AREA

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CX-3
EXISTING USE:	PARKING, VACANT
PROPOSED USE:	CONVENIENCE STORE/FUELING STATION
TOTAL SITE AREA:	1.13 AC (49,075 SF)
GENERAL BUILDING SETBACKS:	PRIMARY STREET = 5' SIDE STREET = 5' REAR/SIDE LOT LINE = 0' OR 6'
PARKING SETBACKS:	PRIMARY STREET = 10' SIDE STREET = 10' REAR/SIDE LOT LINE = 0' OR 3'
PROJECT DATA	
PIN#	1726514713
RIGHT-OF-WAY DEDICATION:	0.03 AC (1,366 SF)
NET SITE AREA:	1.10 AC (47,709 SF)
PROPOSED # OF BUILDINGS:	1
BUILDING FLOOR AREA:	4,088 SF
PARKING:	REQUIRED: MINIMUM: 1 PARKING SPACE PER 300 SF OF CONVENIENCE STORE, 1 SPACE PER 600 SF OUTDOOR DISPLAY AREA. 4088/300 = 14 SPACES MAXIMUM: 21 SPACES PROVIDED: 21 SPACES
SHORT TERM BIKE PARKING:	REQUIRED: 1 SPACE PER 5,000 SF OF GROSS FLOOR AREA, MINIMUM 4 PROVIDED: 4 SPACES
BUILDING HEIGHT:	50' MAX. BUILDING HAS A MAXIMUM BLANK WALL OF 30' (SEE ELEVATIONS SHEETS)
AMENITY AREA:	REQUIRED: 4,771 SF PROVIDED: 4,789 SF
TRANSPARENCY:	EAST ELEVATION REQUIRED: 222 SF PROVIDED: 237.5 SF SOUTH ELEVATION REQUIRED: 230 SF PROVIDED: 336 SF

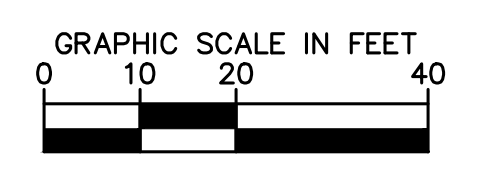
CALVARY DRIVE IS THE PRIMARY STREET DESIGNATION PER TC-5A-18 AND CITY OF RALEIGH DEVELOPMENT SERVICES.



CURRENT PROPERTY OWNER: ALDI LLC
 LOT #1
 PIN: 1726514713
 ADDRESS: PO BOX 460049
 HOUSTON, TX 77056
 EXISTING USE: VACANT RETAIL

N/F
 SCGX-Capital Commons, LLC.
 PIN: 1726510578
 DB. 17578, PG. 1743
 Zone: CX-3

- EXISTING CONDITION NOTES:**
- EXISTING INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY SURVEY MATTERS, 107 HILLCREST AVE, SIMPSONVILLE, S.C. 29681. PHONE: 864-451-0178 AND DATED APRIL 29, 2020 AND DEVELOPERS PLANS BY KIMLEY-HORN AND ASSOCIATES.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720172600J DATED MAY 2, 2006.



PRELIMINARY
NOT FOR CONSTRUCTION

Kimley»Horn

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PROJECT NO. 1726514713

CITY COMMENTS 01/29/20 TRC

CITY COMMENTS 11/19/20 TRC

REVISIONS

DATE

KHA PROJECT 015245026

DATE 10/09/2020

SCALE AS SHOWN

DESIGNED BY JCB

DRAWN BY JCB

CHECKED BY TRC

PRELIMINARY SITE PLAN

4241 LOUISBURG ROAD
PREPARED FOR
C4 INVESTMENTS LLC

NORTH CAROLINA
RALEIGH

SHEET NUMBER
C2.0

