



Administrative Approval Action

Case File / Name: ASR-0081-2020
4241 LOUISBURG ROAD

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Louisburg Road, west of Calvary Drive at 4241 Louisburg Rd.

REQUEST: Development of a vacant 1.13 acre (49,075 sf) tract zoned CX-3 into a proposed retail use/vehicle fuel service building of 4,088 sf gross floor area. This parcel, Lot 2, is a part of a prior approved subdivision plan, SUB-0050-2020.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 19, 2020 by Kimley-Horn and Associates.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Public Utilities

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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The following items must be approved prior to the issuance of building permits:

General

1. Prior to building permit approval, the subdivision SUB-0050-2020 is recorded with the Wake Co Register of Deeds and a copy of the recorded subdivision map is provided with the building plans set.
2. A copy of the Shared Parking Agreement for Lot 1, as noted in the subdivision AA approval (SUB-0050-2020), is transposed and included with the BLDNR plans review submittal.
3. A note is placed on the building permit plans noting any redevelopment, including a change-of-use permit for Lot 1 must comply with the parking standards of the UDO Sec.7.1.2.

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

5. ASR-0081-2020 stormwater approval conditioned upon Subdivision, SUB-0050-2020, approval and upon recordation of Lot 2 to be 1.12 ac in size with a recorded impervious area allocation of 0.86 ac

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Calvary Dr. and 12 street trees along Louisburg Rd.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: July 7, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.



Administrative Approval Action

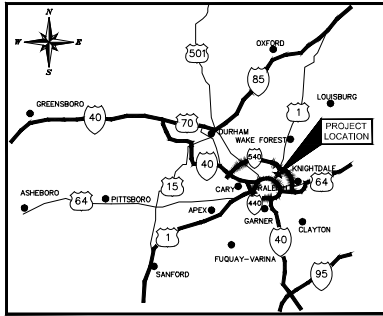
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I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 03/10/2021
Development Services Dir/Designee
Staff Coordinator:

ASR SUBMITTAL FOR 4241 LOUISBURG ROAD, RALEIGH, NC 27601. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED.



PROJECT LOCATION NTS

ASR SUBMITTAL FOR

4241 LOUISBURG ROAD ASR-0081-2020

SUB-0050-2020 (SUBDIVISION)
SKETCH TRANS.#0053-2020

4241 LOUISBURG ROAD

RALEIGH, NORTH CAROLINA 27604

A DEVELOPMENT BY: C4 INVESTMENTS LLC

121 W TRADE ST, STE. 2550
CHARLOTTE, NC 28202



VICINITY MAP

SCALE: 1" = 500'

RIGHT-OF-WAY OBSTRUCTION NOTES:

1. 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.

2. 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".

3. 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.

4. 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.

5. 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.

6. 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.

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY SURVEY MATTERS, 107 HILLOREST AVE., SIMPSONVILLE, SC 29681. PHONE: 864-451-0176 AND DATED MAY 22, 2020.

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

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

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 600 | 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): _____

Building Type	Site Transaction History
<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

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: (c) C4 Investments LLC | SCGX-Capital Commons LLC | Title: (t) Michael Isaac, PE, Project Manager | (s) Tyler Lusk

Address: (a) 121 W Trade St, Ste. 2550, Charlotte, NC 28202 | (s) 3715 Northside Parkway NW, Suite 650, Atlanta, GA 30327

Phone #: (p) 919-615-7875 | (e) 864-303-0012 | Email: (e) misaac@scgx.com | (s) tylerlusk@scgxcommons.com

Applicant Name: Tim Carter, EI

Company: Kimley-Horn and Associates | Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601

Phone #: 919-677-2197 | Email: Tim.Carter@kimley-horn.com

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revision 07.01.20

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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): GX-3: 1.10 AC	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 1.10 AC	Existing gross floor area to be demolished: N/A
# of parking spaces required: 14	New gross floor area: 4,088 SF
# of parking spaces proposed: 21	Total sf gross (to remain and new): 4,088 SF
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant Lot	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Retail, Fuel Sales	

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 0.00 Square Feet: 0.00

Proposed Impervious Surface:
Acres: 0.00 Square Feet: 0.00

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide:
Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: _____

Neuse River Buffer: ☐ Yes ☒ No Wetlands: ☐ Yes ☒ 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? ☐ Yes ☐ No

SIGNATURE BLOCK

I hereby designate Kimley-Horn and 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 submital policy, which states applications will expire after six consecutive months of inactivity.

a) Signature: Michael Isaac Date: 11/13/2020

b) Signature: John F. Morgan, Jr. Date: 11/19/2021

Printed Name: John F. Morgan, Jr., as Member of South Coast Commercial, LLC, the Manager of SCGX-Capital Commons, LLC

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revision 07.01.20

raleighnc.gov

NC CERTIFICATE OF AUTHORIZATION: F-0102

PREPARED IN THE OFFICE OF:

Kimley»Horn

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421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	SOLID WASTE WALL SERVE
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
R-0.00 - R0.01	BUILDING ELEVATIONS

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-002

KHA PROJECT
07/13/2020
10/09/2020
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY JCB
TRC

COVER SHEET

4241 LOUISBURG ROAD
PREPARED FOR
C4 INVESTMENTS LLC
RALEIGH
NORTH CAROLINA

This document, together with the concepts and designs presented herein, as an instrument of services, 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.

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OCTOBER 9, 2020

SEAL:

JOB NUMBER:

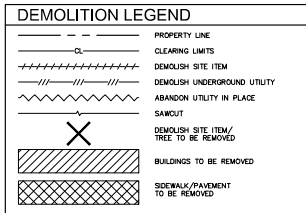
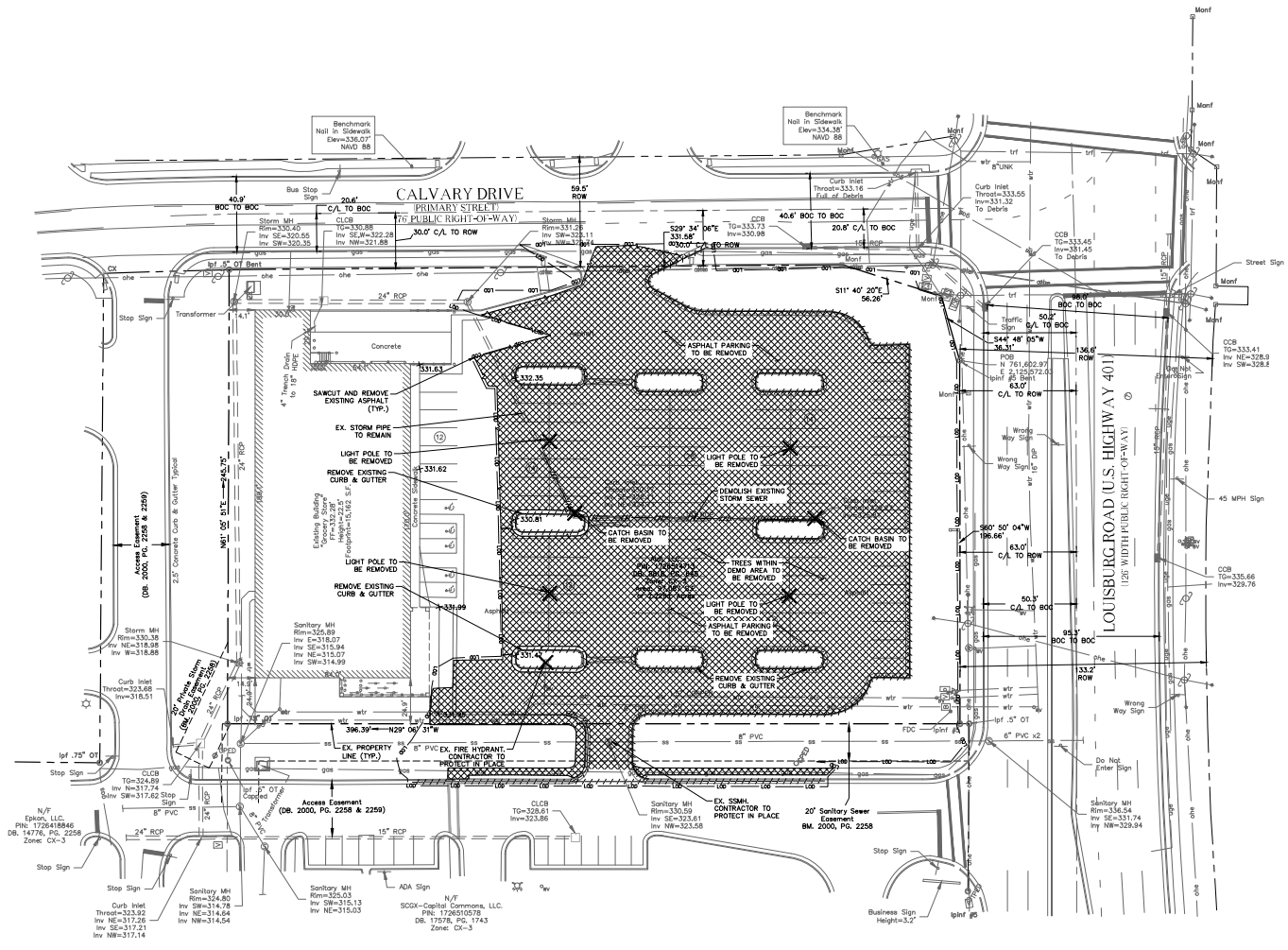
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Digitally signed by
Jermont Purley@raleighnc.gov
DN: E=jermont.purley@raleighnc.gov,
CN=Jermont Purley@raleighnc.gov
Date: 2021.03.10 14:14:58-0500'

SHEET NUMBER
C0.0

4241 LOUISBURG ROAD, PREPARED FOR C4 INVESTMENTS LLC, 107 HILLOREST AVE, SIMPSONVILLE, SC 29681, PHONE: 864-451-0176 AND DATED APRIL 29, 2020 AND DEVELOPER PLANS BY KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601, PHONE: 919-777-2000, WWW.KIMLEY-HORN.COM, 11/19/2020, DATE



- LEGEND**
- | | |
|-----|-------------------------|
| --- | PROPERTY LINE |
| --- | ADJOINER PROPERTY LINE |
| --- | STORM DRAINAGE PIPE |
| --- | SANITARY SEWER LINE |
| --- | WATER LINE |
| --- | GAS LINE |
| --- | UNDERGROUND ELECTRIC |
| --- | OVERHEAD ELECTRIC |
| --- | OVERHEAD TRAFFIC WIRES |
| --- | HAND RAIL |
| --- | OVERHANG |
| --- | GUIDE WIRE |
| --- | SPEED BUMP |
| --- | TELEPHONE MANHOLE |
| --- | WATER MANHOLE |
| --- | DRAINAGE MANHOLE |
| --- | CATCH BASIN W/GRATE |
| --- | SANITARY SEWER MANHOLE |
| --- | WATER METER |
| --- | BACKFLOW VALVE |
| --- | WATER VALVE |
| --- | HYDRANT |
| --- | CLEANOUT |
| --- | GAS VALVE |
| --- | GAS METER |
| --- | ELECTRIC METER |
| --- | LIGHT POLE |
| --- | CRANE MYRTLE |
| --- | DOWNSPOUT |
| --- | UNDERGROUND UTILITY BOX |
| --- | UTILITY BOX |
| --- | SIGN |
| --- | GAS MARKER |
| --- | CABLE PEDESTAL |
| --- | TELEPHONE PEDESTAL |
| --- | TRAFFIC SIGNAL BOX |
| --- | IRON PIN-REBAR FOUND |
| --- | IRON PIPE FOUND |
| --- | CONCRETE MONUMENT FOUND |
| --- | CHISELED X |

- DEMOLITION NOTES**
1. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TO OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF ANY DEMOLITION WORK.
 2. SAW CUT AND REMOVE CONCRETE CURB TO LIMITS REQUIRED FOR NEW WORK.
 3. REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.
 4. SAW CUT AND REMOVE ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.
 5. DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER STATE REGULATIONS.
 6. ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE PROJECT SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
 7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY UNPRESERVED OR ADVISORY CONDITIONS, INCLUDING UNCHARTED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.
 8. SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.

EXISTING CONDITION NOTES:

1. EXISTING INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY SURVEY MATTERS, 107 HILLOREST AVE, SIMPSONVILLE, SC 29681, PHONE: 864-451-0176 AND DATED APRIL 29, 2020 AND DEVELOPER PLANS BY KIMLEY-HORN AND ASSOCIATES.
2. 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.

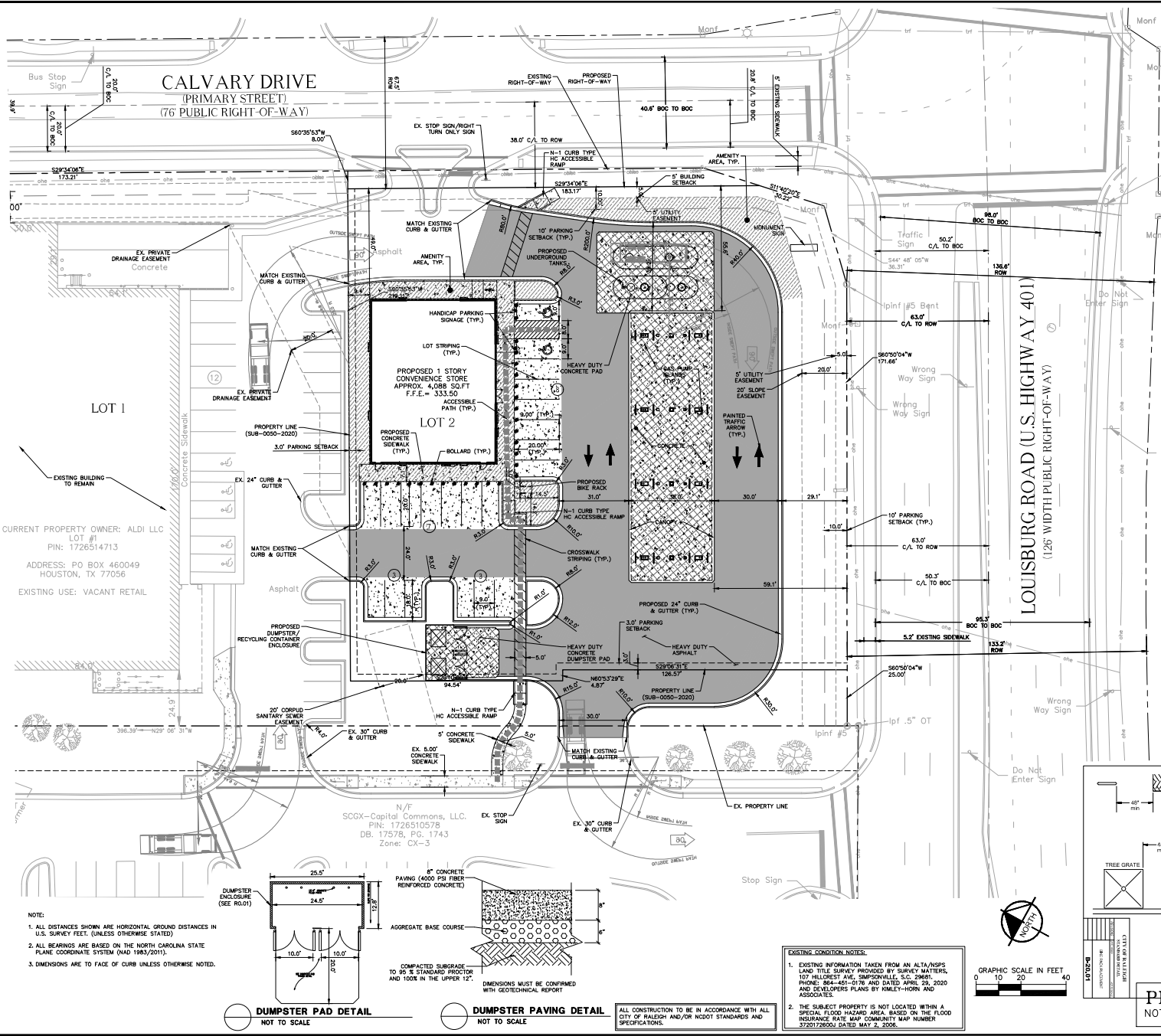
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC201 STANDARDS AND SPECIFICATIONS.

PRELIMINARY
NOT FOR CONSTRUCTION

4241 LOUISBURG ROAD		EXISTING CONDITIONS AND DEMOLITION PLAN		Kimley-Horn		01/29/2020 TRC	
PREPARED FOR		C4 INVESTMENTS LLC		421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601		CITY COMMENTS	
SHEET NUMBER		C1.0		PHONE: 919-777-2000		CITY COMMENTS	
NORTH CAROLINA		RALEIGH		WWW.KIMLEY-HORN.COM		REVIEWS	
DATE		11/19/2020		BY		DATE	

NOTES: 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED). 2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011). 3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

NOTES: 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED). 2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011). 3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



SITE LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
-X-	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'
PARKING SETBACKS:	PRIMARY STREET = 10'
PROJECT DATA	
PNP	1726514713
HIGHWAY DEDICATION:	1.13 AC (49,075 SF)
NET SITE AREA:	1.13 AC (47,708 SF)
PROPOSED # OF BUILDINGS:	1
BUILDING FLOOR AREA:	4,088 SF
PARKING:	
MINIMUM 1 PARKING SPACE PER 300 SF OF CONVENIENCE STORE, 1 SPACE PER 600 SF OUTDOOR DISPLAY AREA.	
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:	8' 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: 222 SF	
	SOUTH ELEVATION REQUIRED: 290 SF
	PROVIDED: 336 SF

PRELIMINARY

NOT FOR CONSTRUCTION

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
PHONE: 919-770-0000 FAX: 919-770-0001
WWW.KIMLEY-HORN.COM

PRELIMINARY SITE PLAN

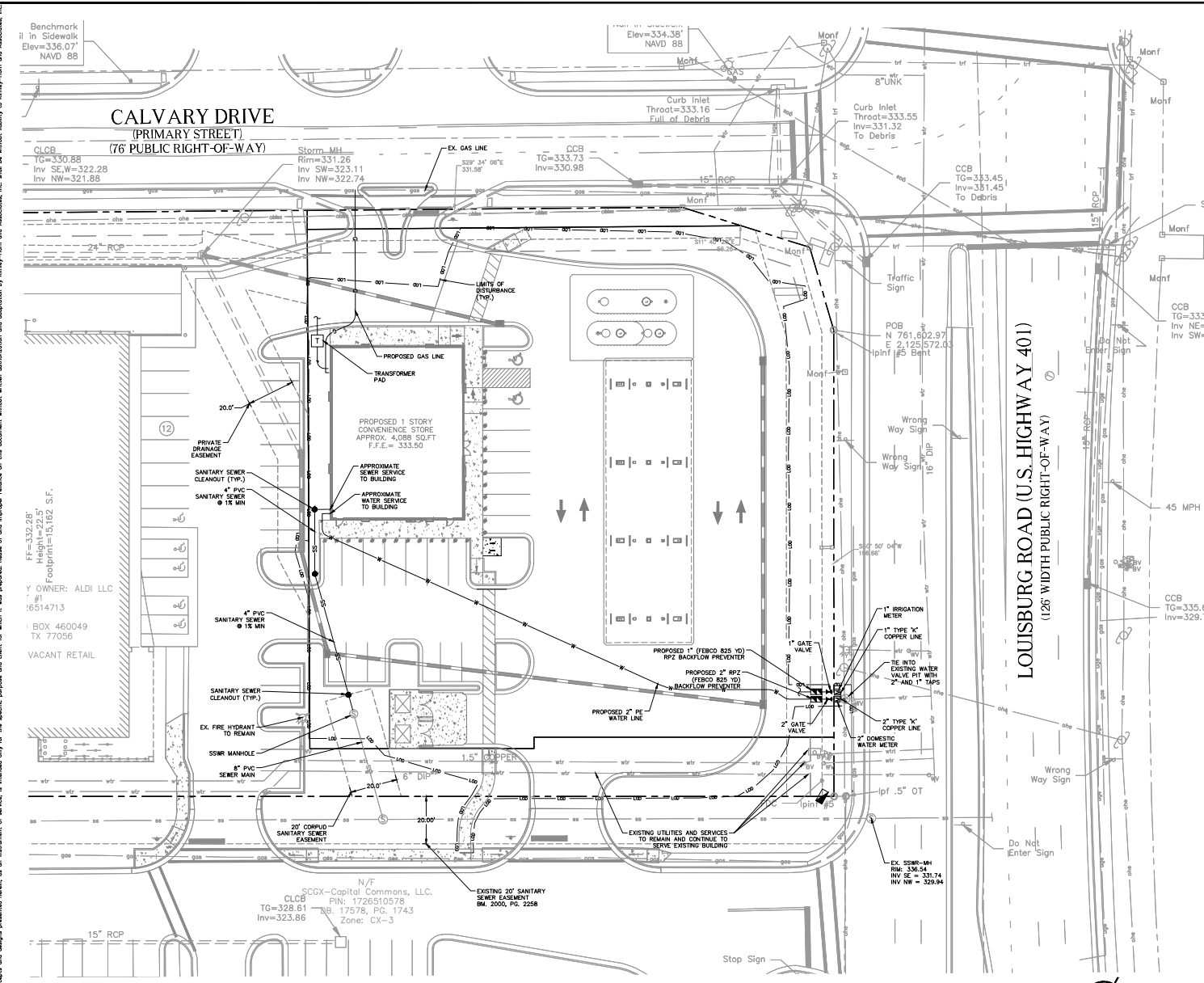
4241 LOUISBURG ROAD
PREPARED FOR
C4 INVESTMENTS LLC
RALEIGH
NORTH CAROLINA

KHA PROJECT	07/23/2020	DATE	10/09/2020	SCALE	AS SHOWN	DESIGNED BY	JCB	DRAWN BY	TRC	CHECKED BY	JCB
										SHEET NUMBER	C2.0

1. EXISTING INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY SURVEY MATTERS, 107 HILLCREST AVE, SIMPSONVILLE, S.C. 29681, PHONE: 864-451-0176 AND DATED APRIL 29, 2020 AND DEVELOPER PLANS BY KIMLEY-HORN AND ASSOCIATES.

2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720172600, DATED MAY 2, 2006.

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



UTILITY LEGEND

---	PROPERTY LINE
---	WATER LINE
---	FIRE LINE
---	SANITARY SEWER LINE
---	ELECTRIC
---	GAS
---	POWER
---	LIGHT POLE
---	WATER METER
---	GATE VALVE
---	POINT OF CONNECTION
---	BACKFLOW PREVENTOR
---	PIPE TEE/BENDS
---	FIRE HYDRANT (FH)
---	SANITARY SEWER CLEANOUT (SSCO)
---	SANITARY SEWER MANHOLE (SSMH)

- ### STANDARD UTILITY NOTES (AS APPLICABLE):
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS:
A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF AN ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED INSTEAD OF WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH OR THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED TO EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
D) 3.0 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
E) MAINTAIN 18 MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24 MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECTOP DIP MATERIALS & A CONCRETE CRADLE HAVING 6 MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18 MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ANNOUNCING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
 - 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ANNOUNCING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
 - INSTALL 2" PE WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDEM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIMOTHY BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGH.GOV FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE DEVICES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE LIST OF APPROVED DEVICES OF THE SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT GAIL HARTLEY AT (919) 996-5923 OR GAIL.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

PRELIMINARY

NOT FOR CONSTRUCTION

Kimley-Horn

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NO.	DATE	REVISIONS
1	07/29/20 TRC	CITY COMMENTS
2	11/19/20 TRC	CITY COMMENTS

NO.	DATE	BY
1	07/29/20	TRC
2	11/19/20	TRC

4241 LOUISBURG ROAD

PREPARED FOR
C4 INVESTMENTS LLC

PRELIMINARY UTILITY PLAN

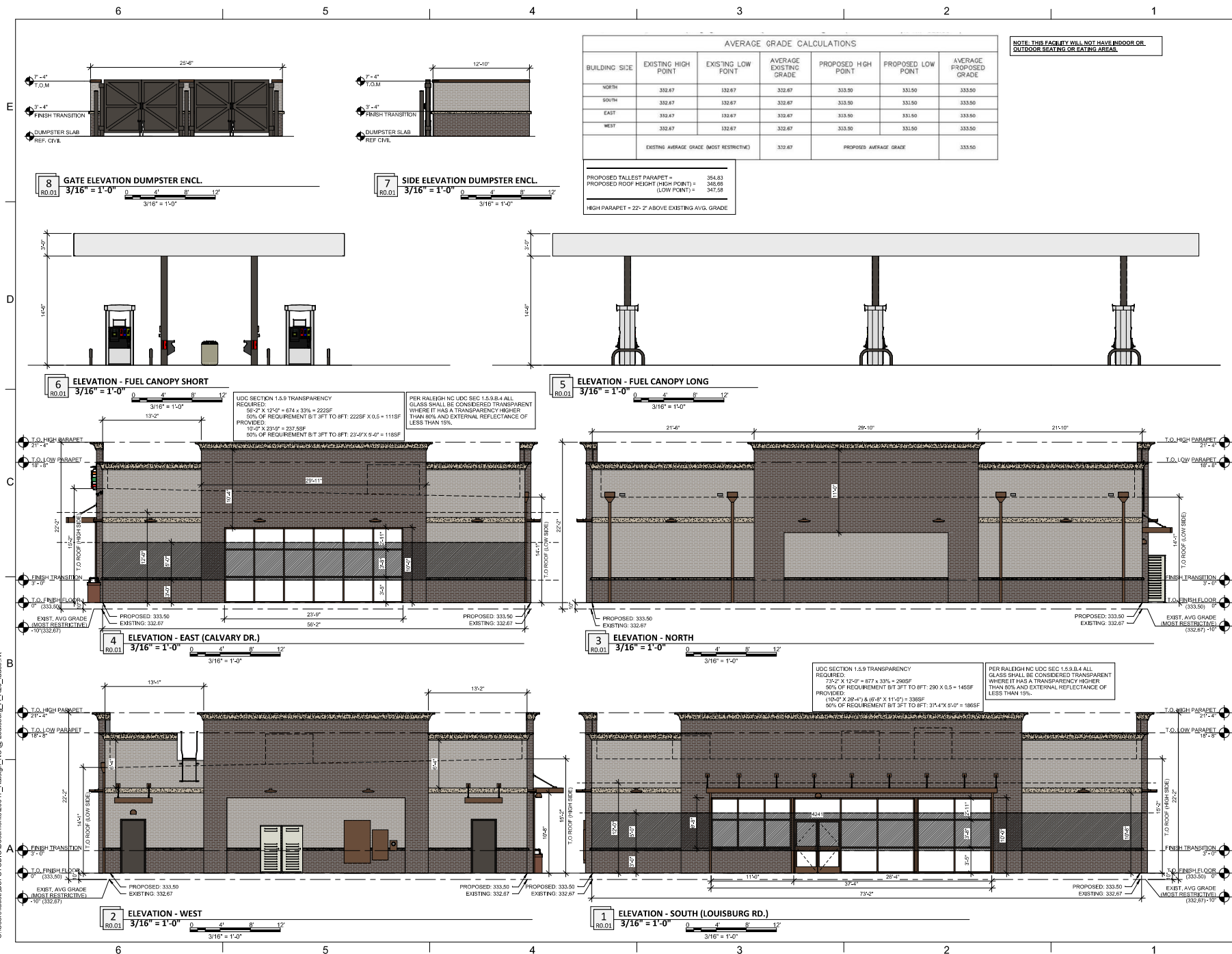
RALEIGH

NORTH CAROLINA

SHEET NUMBER
C4.0



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702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.321.6473

Architect's Specification is based upon all services with a full review of the project. The architect shall be responsible for all other aspects of the project. The architect shall be responsible for all other aspects of the project. The architect shall be responsible for all other aspects of the project.

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