

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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Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) 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.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<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 #: DA-16-2022	
GENERAL INFORMATION			
Development name: 6120 CREEDMOOR			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 6108 CREEDMOOR ROAD			
Site P.I.N.(s): 0797419113			
Please describe the scope of work. Include any additions, expansions, and change of use. The proposed development includes a storage facility and associated infrastructure including water, sewer, and a stormwater control measure.			
Current Property Owner/Developer Contact Name: ROBERT SHUNK			
NOTE: please attach purchase agreement when submitting this form.			
Company: 919 STORAGE CREEDMOOR ROAD LLC		Title: ENTITLEMENTS DIRECTOR	
Address: 2310 S Miami Blvd Ste 238, Durham NC 27703			
Phone #: 919.3082123		Email: rshunk@rentstackhouse.com	
Applicant Name: LUKE PERKINS			
Company: SWIFT PARTNERS PLLC		Address: 414 Fayetteville St 300, Raleigh NC 27601	
Phone #: 828.735.1862		Email: luke.perkins@swift-partners.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-CU	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 1,066 SF
Gross site acreage: 2.333	New gross floor area: 102,816 SF
# of parking spaces required: N/A	Total sf gross (to remain and new): 25,704 SF
# of parking spaces proposed: N/A	Proposed # of buildings: 1
Overlay District (if applicable): NONE	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Commercial Mixed Use	
Proposed use (UDO 6.1.4): Commercial Mixed Use	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0.24 AC</u> Square Feet: <u>10,454 SF</u>	Proposed Impervious Surface: Acres: <u>0.92 AC</u> Square Feet: <u>40,075 SF</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: <u>N/A</u>	
Alluvial soils: <u>N/A</u>	
Flood study: <u>N/A</u>	
FEMA Map Panel #: <u>3720079700J</u>	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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 <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK

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.

I, LUKE PERKINS will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: 04/15/2022
Printed Name: Robert Shunk	

6120 CREEDMOOR ROAD

6108 CREEDMOOR ROAD,
RALEIGH, NC 27612

CITY OF RALEIGH ADMINISTRATIVE SITE REVIEW SUBMITTAL ASR-0037-2022
DESIGN ALTERNATE DA-16-2022 (APPROVED 10/06/2022)

SUBMITTED ON: 10.18.2022

SHEET INDEX

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.20	GENERAL NOTES
C1.00	EXISTING CONDITIONS PLAN
C1.01	RECOMBINATION PLAT
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C5.00	GRADING AND DRAINAGE PLAN
C5.10	SCH DETAILS
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
L100	PLANTING AND TCA PLAN
L200	PLANTING DETAILS
L300	PLANTING DETAILS
A-1	ARCHITECTURAL ELEVATIONS
A-2	ARCHITECTURAL ELEVATIONS



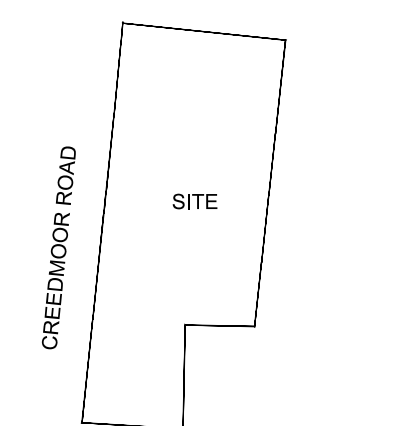
VICINITY MAP

SITE DATA

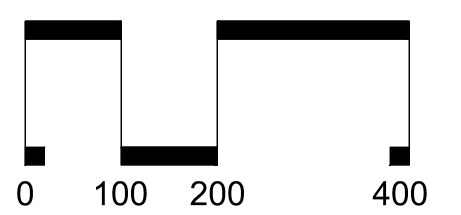
PROJECT NAME:	6120 CREEDMOOR ROAD
SITE ADDRESS:	6108 CREEDMOOR ROAD, RALEIGH, NC 27612
COUNTY:	WAKE
PARCEL PIN #:	0797419113
PARCEL OWNER:	6120 CREEDMOOR LLC
PARCEL AREA:	2,333 AC / 101,629 SF
TOTAL SITE GROSS ACREAGE:	2,333 AC / 101,629 SF
NET ACREAGE:	2,14 AC / 93,226 SF
ROW IMPROVEMENTS:	0.19 AC / 8,403 SF
CURRENT ZONING:	CX-3-CU
PROPOSED ZONING:	CX-3-CU
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	FULLY ENCLOSED INDOOR MULTI STORY STORAGE
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	GENERAL
MAX BUILDING HEIGHT:	45'
PROPOSED BUILDING HEIGHT:	45'
TREE CONSERVATION AREA:	1
TOTAL LIMITS OF DISTURBANCE:	0.24 AC / 10,401 SF
EXISTING IMPERVIOUS AREA:	2.88 AC / 125,236 SF
PROPOSED IMPERVIOUS AREA:	0.24 AC / 10,454 SF
AMENITY AREA REQUIRED:	0.21 AC / 9,323 SF
AMENITY AREA PROVIDED:	0.26 AC / 11,537 SF
REQUIRED PARKING:	N/A
PROPOSED PARKING:	4
TOTAL PARKING:	4

No.	Date	Description
1	07.07.2022	C.O.R. - 1ST ROUND COMMENTS
2	10.18.2022	C.O.R. - 2ND ROUND COMMENTS

VICINITY

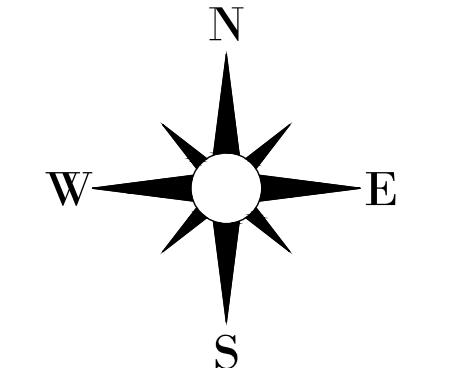


SCALE



SCALE: 1"=200'

ARROW



RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPE PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 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.
- ALL TCPE PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
 - RALEIGH STREET DESIGN MANUAL (RSDM).
- 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.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, INCIDENT, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER, AND FACILITY OWNERS PER NC STATUTE; NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

TRIP GENERATION ESTIMATE

LAND USE (ITE CODE)	INTENSITY	DAILY TRAFFIC	AM		PM	
			ENTER	EXIT	ENTER	EXIT
MINI-WAREHOUSE (151)	102,816	163	7	5	9	10

SOLID WASTE:

SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. SOLID WASTE RECEPTACLE WILL NOT BE PROVIDED FOR CUSTOMERS TO THE FACILITY, ONLY THE OFFICE SPACE.

ZONING CONDITIONS:

- PRINCIPLE USES SHALL BE LIMITED TO SELF-SERVICE STORAGE, MEDICAL AND OFFICE. PROPOSED USE IS SELF-SERVICE STORAGE.
- ANY MEDICAL OR OFFICE USE SHALL BE LIMITED TO 20,000 SQUARE FEET. NO MEDICAL OR OFFICE USE IS PROPOSED.
- ALL PARKING AND PEDESTRIAN AREA LIGHTING, AS DESCRIBED IN SECTION 7.4.5 OF THE UDO, THAT ARE LOCATED WITHIN THE NEIGHBORHOOD TRANSITION ZONE B, SHALL EXCEED THE MINIMUM STANDARD BY ONLY CONSISTING OF FULL CUTOFF FIXTURES. NO LIGHTING CURRENTLY PROPOSED.

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		Zoning Case #: _____
		Administrative Alternate #: ASR#0037-2022

GENERAL INFORMATION	
Development name:	6120 CREEDMOOR
Inside City limits?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Property address(es):	6108 CREEDMOOR ROAD
Site P.I.N. (s):	0797419113
Please describe the scope of work. Include any additions, expansions, and change of use. The proposed development includes a storage facility and associated infrastructure including water, sewer, and a stormwater control measure.	

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NOTE: please attach purchase agreement when submitting this form.	
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Address: 2310 S Miami Blvd Ste 238, Durham NC 27703	
Phone #: 919.3082123	Email: rshunk@rentstackhouse.com
Applicant Name: LUKE PERKINS	
Company: SWIFT PARTNERS PLLC	Address: 414 Fayetteville St 300, Raleigh NC 27601
Phone #: 828.735.1862	Email: luke.perkins@swift-partners.com

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-CU	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 2.333	Existing gross floor area to be demolished: 1,066 SF
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# of parking spaces proposed: N/A	Total sf gross (to remain and new): 25,704 SF
Overlay District (if applicable): NONE	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Commercial Mixed Use	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Commercial Mixed Use	

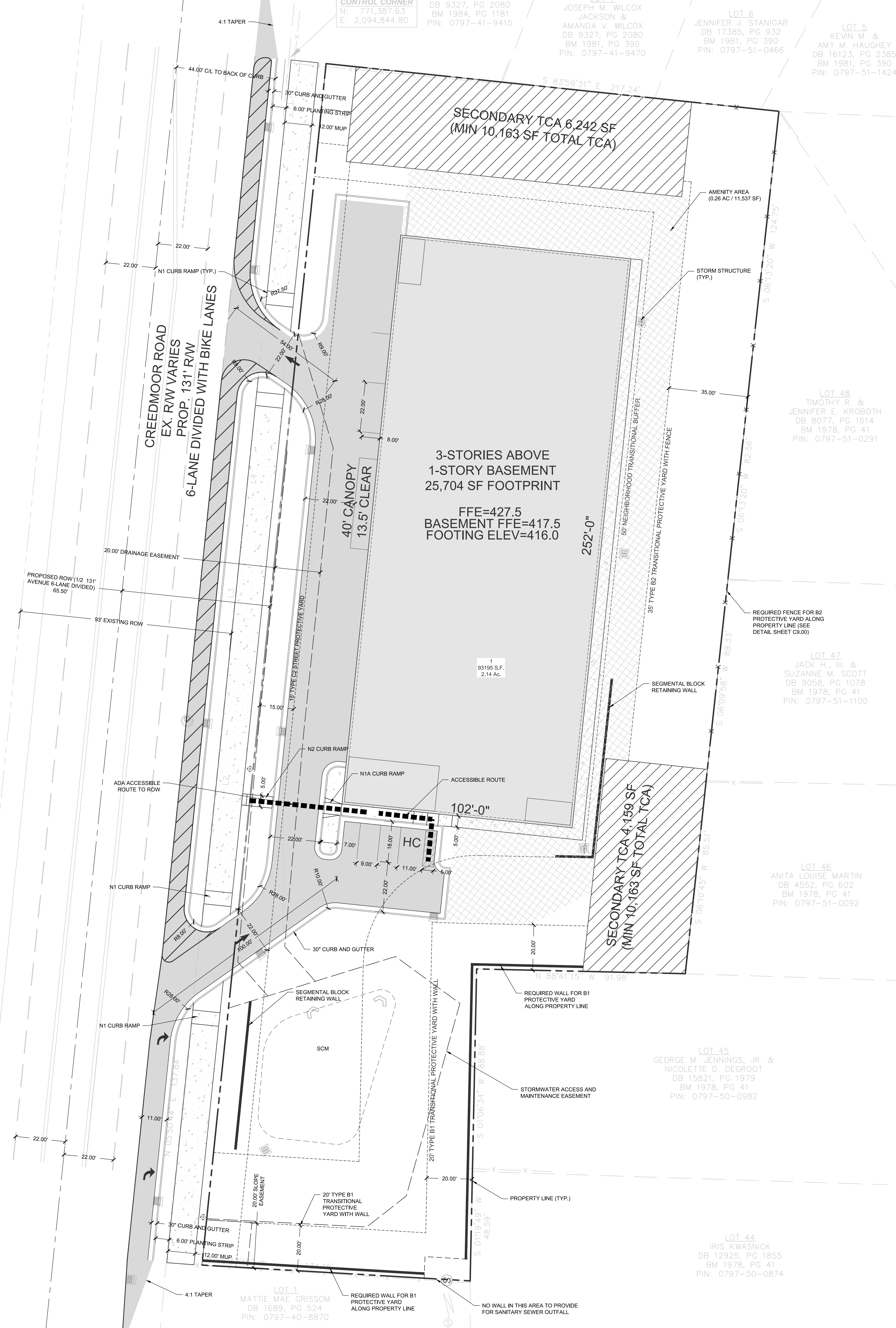
STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0.24 AC	Square Feet: 10,454 SF	Proposed Impervious Surface: Acres: 0.02 AC	Square Feet: 40,075 SF
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please provide: N/A			
Alluvial soils: N/A			
Flood study: N/A			
FEMA Map Panel #: 172009705J			
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

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 <input type="checkbox"/> No <input type="checkbox"/>	

SIGNATURE BLOCK	
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.	
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Signature: <i>Robert Shunk</i>	Date: 04/15/2022
Printed Name: Robert Shunk	



SWIFT PARTNERS PLLC
414 FAYETTEVILLE ST
RALEIGH NC 27601
LUKE PERKINS
828-735-1862
LUKE.PERKINS@SWIFT-PARTNERS.COM



SITE LEGEND:

SYMBOL	DESCRIPTION
[Pattern]	PROPOSED BUILDING
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED BRICK SIDEWALK
[Pattern]	PROPOSED HEAVY DUTY PAVEMENT
[Pattern]	PROPOSED CONCRETE PAVERS
[Pattern]	PROPOSED GRAVEL
[Pattern]	PROPOSED CURB & GUTTER
[Pattern]	PROPOSED STOP BAR
[Pattern]	PROPOSED CROSSWALK
[Pattern]	PROPOSED 6' WIDE STANDARD CROSSWALK
[Pattern]	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED ADA PARKING SPACE
[Symbol]	PROPOSED KEYSTONE WALL
[Symbol]	PROPOSED CIP WALL
[Symbol]	PROPOSED WHEEL STOP
[Symbol]	PROPOSED GRAVEL TRAIL
[Symbol]	PROPOSED ASPHALT TRAIL
[Symbol]	PROPOSED TREELINE
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED VEHICLE GATE (X' WIDE)
[Symbol]	PROPOSED LIGHT
[Symbol]	PROPOSED BIKE RACK
[Symbol]	PROPOSED BENCH
[Symbol]	PROPOSED BOLLARD
[Symbol]	PROPOSED PEDESTRIAN STEEL PLATE
[Symbol]	LIMITS OF DISTURBANCE

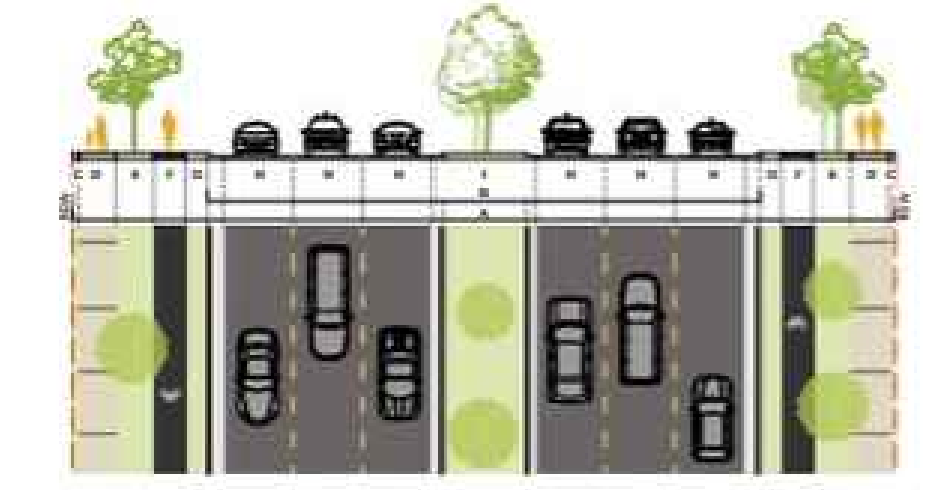
NOTES:

- SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.

Engineering Specifications

Design Speed (mph)	40 mph (4 Lane), 50 mph (6 Lane)
Design Vehicle	WB-40
Signalized Intersection Density	As warranted
Driveway Spacing	> 200'
Median Opening Distance	Only at Intersections
Partial Medians/Island	Yes
Curb Radii	20'
Lighting	Required on all public streets for new development, pedestrian scale optional and responsibility of developer
Permitted Furniture	Benches, shelters,

C. Avenue 6-Lane, Divided

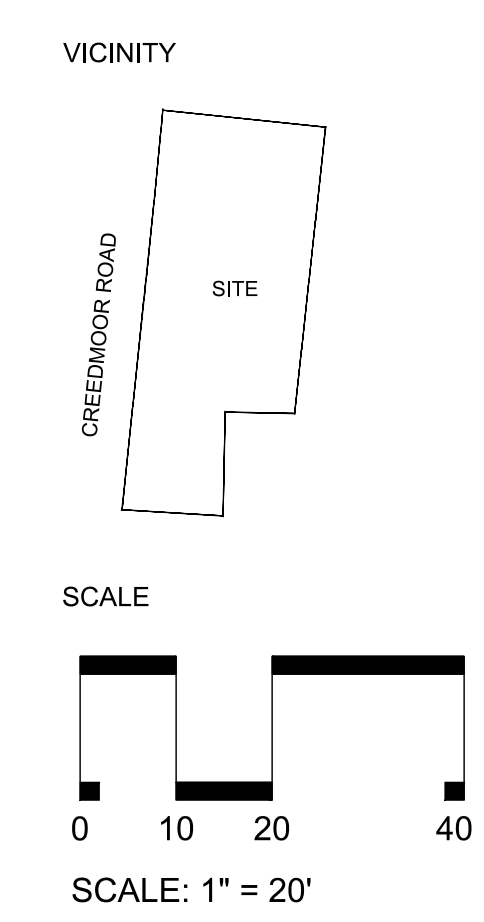


Width	
A. Right-of-way width	131'
B. Back-of-curb to back-of-curb	88'
Streetscape	
C. Maintenance strip (min)	1'
D. Sidewalk (min)	6'
E. Planting area (min)	6'
F. Bike lane (min)	5'
G. Buffer (min; planted, paved, or paver)	3.5'
Travelway	
H. Travel lane	11'
I. Median	17'
General	
Walkway type	Sidewalk
Planting type	Tree grate / lawn
Tree spacing	40' o.c. avg
Minimum Driveway Spacing	300'

SITE DATA

PROJECT NAME:	6120 CREEDMOOR ROAD
SITE ADDRESS:	6108 CREEDMOOR ROAD, RALEIGH, NC 27612
COUNTY:	WAKE
PARCEL PIN #:	079719113
PARCEL OWNER:	6120 CREEDMOOR LLC
PARCEL AREA:	2.333 AC / 101,629 SF
TOTAL SITE GROSS ACREAGE:	2.333 AC / 101,629 SF
NET ACREAGE:	2.14 AC / 93,226 SF
ROW IMPROVEMENTS:	0.19 AC / 8,403 SF
CURRENT ZONING:	CX-3-CU
PROPOSED ZONING:	CX-3-CU
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	FULLY ENCLOSED INDOOR MULTI STORY STORAGE
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	GENERAL
MAX BUILDING HEIGHT:	45'
PROPOSED BUILDING HEIGHT:	45'
PROPOSED NUMBER OF LOTS:	1
TREE CONSERVATION AREA:	0.24 AC / 10,401 SF
TOTAL LIMITS OF DISTURBANCE:	2.88 AC / 125,236 SF
EXISTING IMPERVIOUS AREA:	0.24 AC / 10,454 SF
PROPOSED IMPERVIOUS AREA:	0.92 AC / 40,075 SF
AMENITY AREA REQUIRED:	0.21 AC / 9,323 SF
AMENITY AREA PROVIDED:	0.26 AC / 11,537 SF
PARKING DATA:	
REQUIRED PARKING:	N/A
PROPOSED PARKING:	4
TOTAL PARKING:	4

No.	Date	Description
1.	07.07.2022	C.O.R. - 1ST ROUND COMMENTS
2.	10.18.2022	C.O.R. - 2ND ROUND COMMENTS



CX-

A. Lot Dimensions		
A1	Area (min)	n/a
A1	Area (max)	n/a
A2	Width (min)	n/a
A3	Outdoor amenity area (min)	10%
B. Building/Structure Setbacks		
B1	From primary street (min)	5'
B2	From side street (min)	5'
B3	From side lot line (min)	0' or 6'
B4	From rear lot line (min)	0' or 6'
B4	From alley (min)	5'
C. Parking Setbacks		
C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side lot line (min)	0' or 3'
C4	From rear lot line (min)	0' or 3'
C4	From alley (min)	5'
D. Height		
D1	Principal building (max)	Set by district
D2	Accessory structure (max)	25'
E. Floor Heights		
E1	Ground floor elevation (min)	0'
E2	Ground story height, floor to floor (min)	11'
E3	Upper story height, floor to floor (min)	9'
F. Transparency		
F1	Ground story (min)	33%
F2	Upper story (min)	20%
F3	Blank wall area (max)	30%

TRANSPARENCY CREEDMORE ROAD ELEVATION

TOTAL S.F. FRONT ELEVATION (FACING CREEDMORE ROAD)-9,299 S.F.
 S.F. EACH FLOOR FACING CREEDMORE ROAD: FIRST FLOOR-2,506 S.F./SECOND FLOOR-2,519 S.F./THIRD FLOOR-2,685 S.F.-INCL. HIGHER TO ROOF STRUCTURE PER ROOF SLOPE BEYOND
 NOTE-BASEMENT LEVEL NOT EXPOSED THIS ELEVATION
 THIRD FLOOR W/PARAPET-4,274 S.F.

FIRST FLOOR (GROUND FLOOR)-2,506 S.F. X .33 S.F. = 827 S.F. OF TRANSPARENCY (211 S.F. PROVIDED)
 UDO 1.5.9 (50% TRANS. BETWEEN 3' & 8')- HERE 131.2 SF OF TRANS BETWEEN 3' & 8'
 SECOND FLOOR-2,519 S.F. X .20 S.F. = 504 S.F. OF TRANSPARENCY (273 S.F. PROVIDED)
 THIRD FLOOR-2,685 S.F. X .20 S.F. = 537 S.F. OF TRANSPARENCY (363 S.F. PROVIDED)

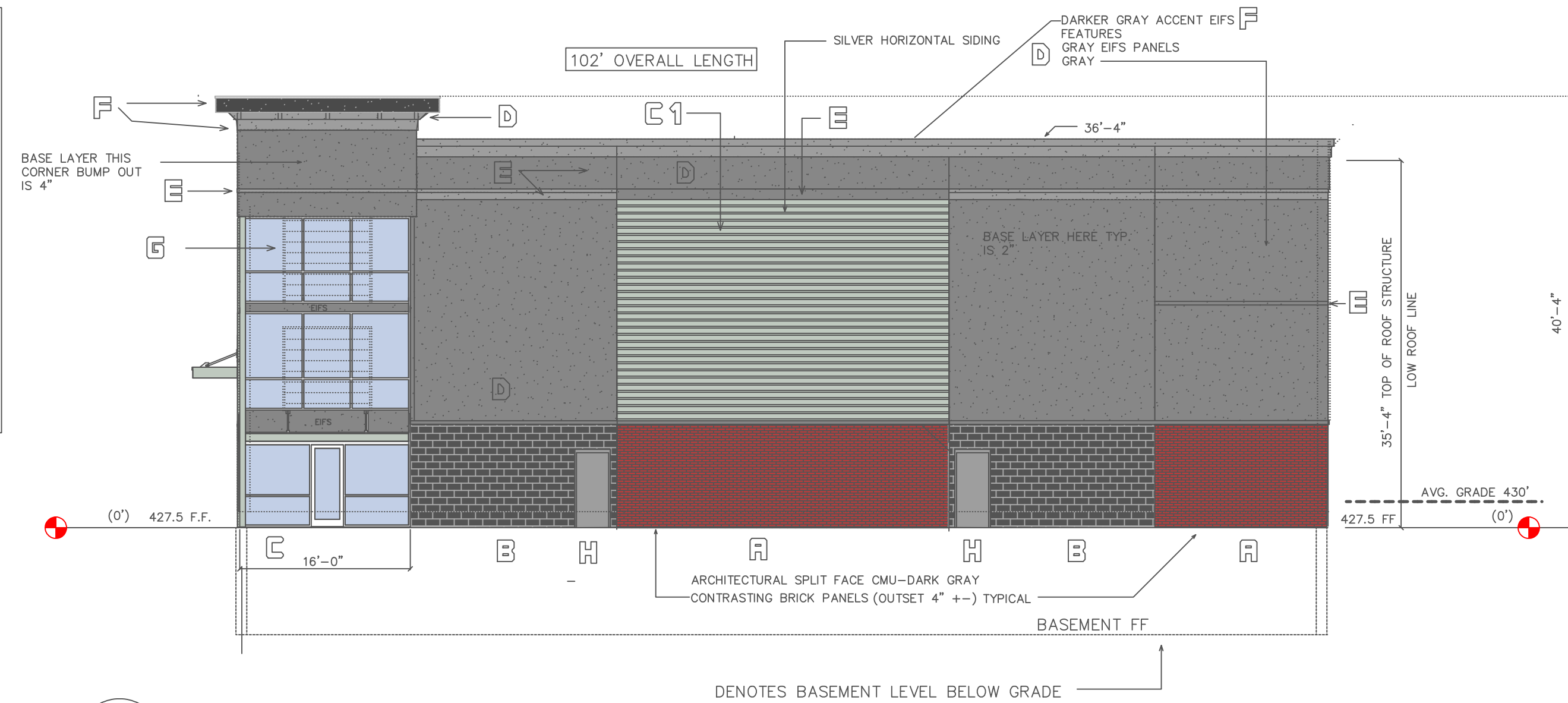
REQUEST ADMINISTRATIVE REVIEW ON TRANSPARENCY

NOTE ON RIGHT SIDE GLAZING TOWER TURNS CORNER W/369 S.F. OF TRANSPARENCY
 NOTE ON LEFT SIDE GLAZING TOWER TURNS CORNER W/254 S.F. OF TRANSPARENCY
 THESE FEATURE CORNERS ON EACH END ARE PROMINENT FROM BOTH DIRECTIONS ON CREEDMORE ROAD & THOUGH
 TURN THE CORNER TO SIDES AND NOT FRONT ELEVATION GLASS THEY GREATLY ENHANCE THE ELEVATION
 APPEARANCE. WE BELIEVE THEY PROVIDE MORE IMPACT ON BUILDING APPROACH THAN MORE GLASS CONCENTRATED
 ON THE FRONT ELEVATION ALONE.

BLANK WALL

BLANK WALL COMPLIANCE IS HANDLED BY BUMP OUTS, CHANGE
 IN MATERIALS, AND COLOR THROUGHOUT ELEVATIONS.

NOTE ARCHITECTURAL SPLIT FACE LOWER LEVELS WITH ADJACENT
 BRICK PANELS OUTSET 4" FOR SPLITFACE. EIFS PANELS ARE
 2" MIN. BASE LAYER SEPARATED BY ARCHITURAL GRADE HORIZ
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 AND ABOVE PROJECT BEYOND THE METAL PANELS. MASONRY
 PROJECTS BEYOND OTHER MATERIALS. CORNER TOWER FEATURES
 AND CENTER TOWER FEATURES INCORPORATE A MIN. 4" EIFS
 LAYER TO OUTSET FROM OTHER FEATURES. NOTE BANDING ON
 ADDITIONAL 1" MIN. AND CAPS AT PARAPETS USE THICKER
 ELEMENTS AND PROJECT BEYOND THE STANDARD FEATURES
 AROUND THE BUILDING. 3 COMPATIBLE GRAYS ARE USED
 FOR EIFS DETAILS AND SEPARATION AND THE ARCHITECTURAL
 METAL PANELS PROVIDE A COLOR/FINISH CONTRAST TO THE
 EIFS. BRICK AND SPLIT FACE ARE COMPATIBLE BUT CONTRAST
 COLORS TO STAND OUT IN ADDITION TO THEIR PHYSICAL
 PROJECTIONS NOTED ABOVE.



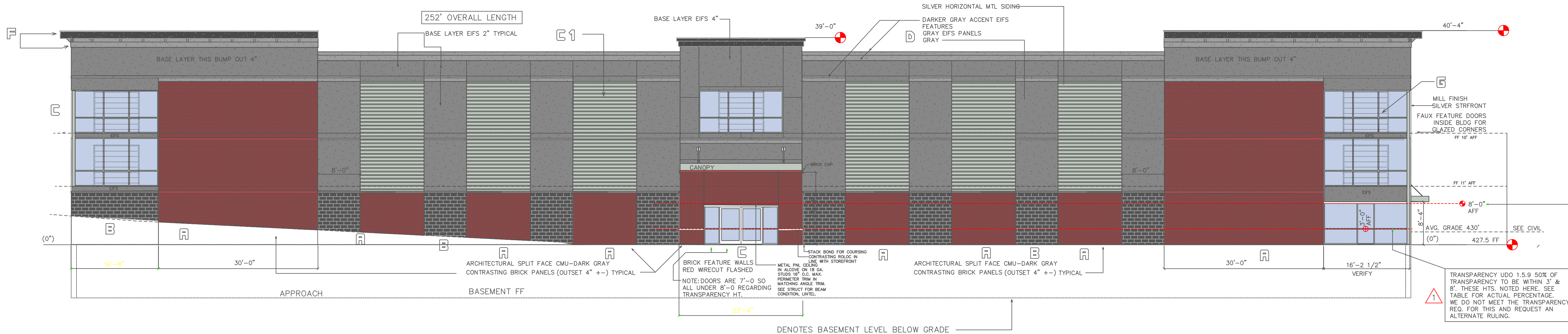
2 SOUTH ELEVATION
 A-1 3/32" = 1'-0"

STORY HEIGHT COMPLIANCE
 3 STORIES- HIGHEST POINT MEASURED
 FROM WORST CASE AVG. GRADE IS:
 LESS THAN 50' (SEE ELEV. MAX. HTS)

FLOOR HTS: F.F. FIRST FLOOR TO F.F. SECOND FLOOR;
 11'-0"
 F.F. SECOND FLOOR TO F.F. THIRD FLOOR;
 10'-0"
 F.F. THIRD FLOOR TO TOP OF ROOF DECK,
 ON LOW SIDE IS 10'. ROOF SLOPE TO
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MATERIAL/COLOR KEY:

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- C ALUMINUM STOREFRONT & CANOPIES SILVER CLEAR ANODIZED
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- F EIFS CHARCOAL
- G FAUX DOORS (INTERIOR BEHIND GLASS) & BUILDING SIGNAGE (SEPARATE APPROVAL) TO BE PUBLIC ORANGE
- H H.M. MAN DOORS & MISC METAL TRIM TO MATCH EIFS COLOR SIM. TO SW COLOR USEFUL GRAY 1050



1 WEST ELEVATION - CREEDMORE ROAD
 A-1 3/32" = 1'-0"

MASONRY CONTROL JOINTS: ALL MATERIAL CHANGE LOCATIONS TYP.
 AND BRICK TO BLOCK TRANSITIONS. INSTALL CONTROL JOINTS
 WHERE MASONRY TRANSITIONS IN HT. (VERTICALLY) OVER 8"
 JTS: BACKER ROD AND 2 PART MIN SEALANT (3/8" TO 1/2").
 CONSISTANT COLOR TO MATCH SPLIT FACE COLOR TYP.
 MAX C/J SPACING 30'

6108 CREEDMOOR ROAD
 RALEIGH, NC 27612
 SELF STORAGE CENTER

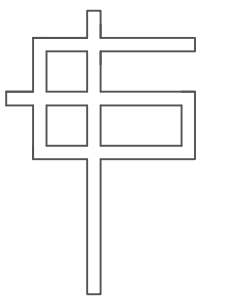
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GENERAL NOTES:

1. SEE CIVIL DOE AVERAGE
 GRADE CALCS. & BASEMENT
 CALCS.

REV. DATE:	REVISION DESCRIPTION
7/20/22	CITY OF RALEIGH
9/8/22	CITY OF RALEIGH



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 Architecture • Planning
 6013 Fordland Drive, Raleigh, NC 27606
 919-851-0052

SEALS:



SEALS:

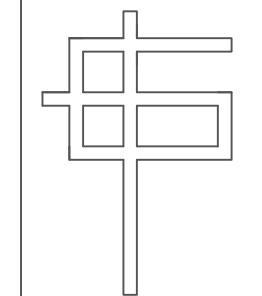
ELEVATIONS

SHEET:	
GCP	GCP
DESIGNED BY:	DRAWN BY:
GCP	GCP
CHECKED BY:	APPROVED BY:
CREEDRI	CREEDRI EL
CAD FILE NAME:	PROJECT #
	DATE:

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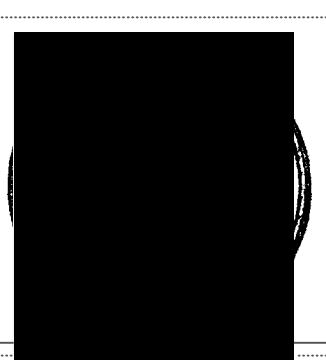
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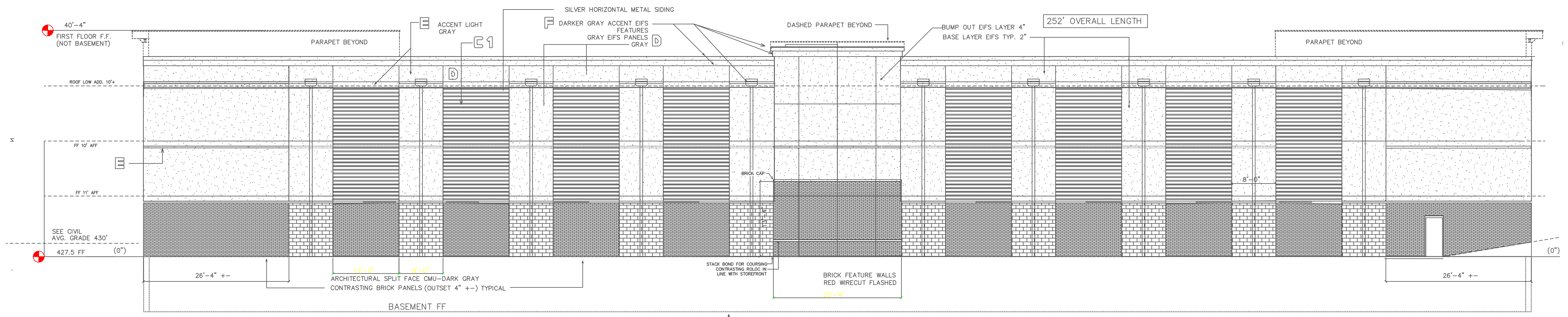
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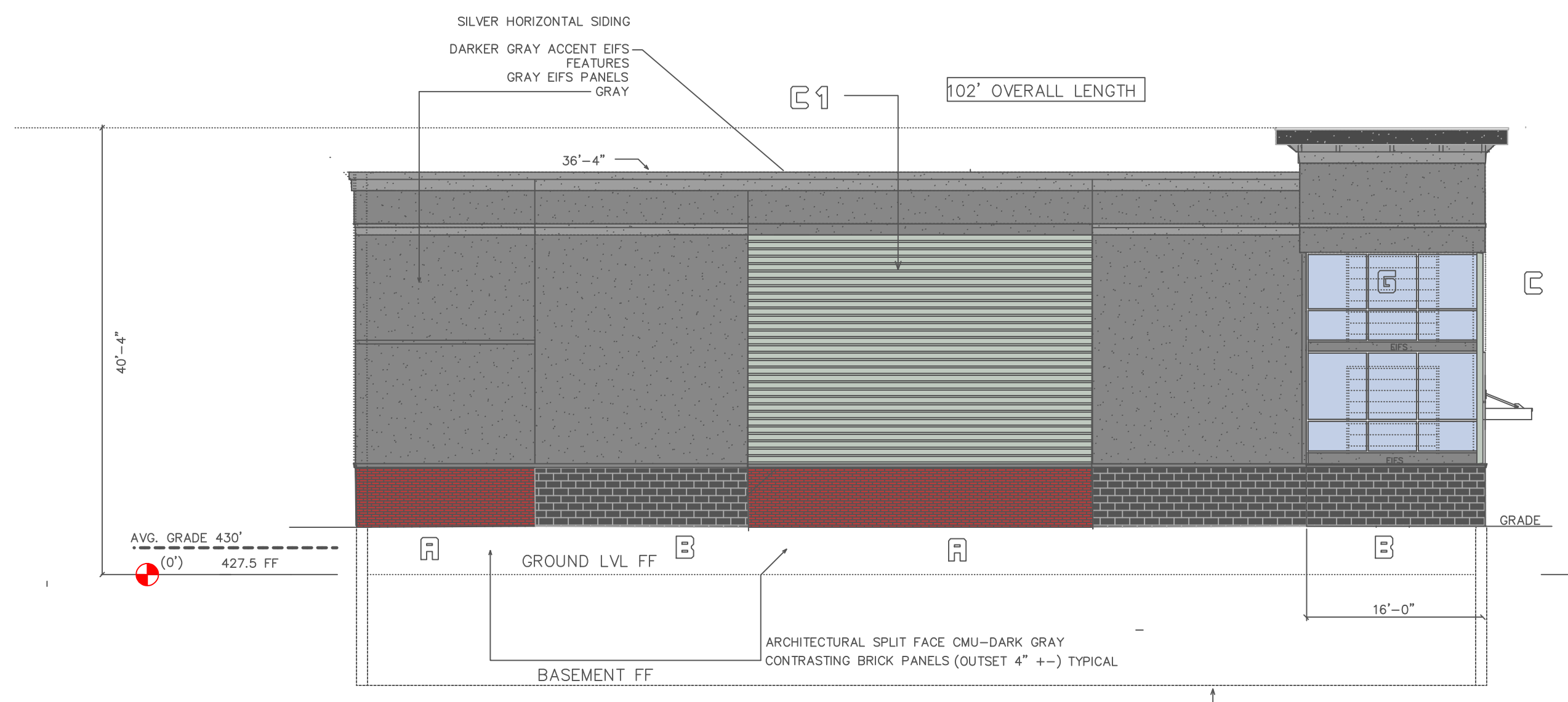
SEALS:

ELEVATIONS

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A-2
GCP	GCP	CHECKED BY:
CHECKED BY:	APPROVED BY:	OF:
CREEDRI	CREEDRI EL	9/28/22
CAD FILE NAME:	PROJECT #	DATE:



1 EAST ELEVATION
A-2 3/32" = 1'-0"



2 NORTH ELEVATION
A-2 3/32" = 1'-0"

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NO GLAZING REAR FACADE