



Administrative Approval Action

Case File / Name: ASR-0037-2022
DSLCL - 6120 Creedmoor Rd (ASR)

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

LOCATION: This 2.3 acre site zoned CX-3 CU is located on the east side of Creedmoor Road, south of the intersection of Creedmoor Road and Lynn Road at 6108 Creedmoor Road.

REQUEST: A three story Storage facility of 102,816 square feet size with associated infrastructure.

The following Design Alternates have been approval for this project:
DA-16-2022 (10/6/22) - Partial relief from the transparency requirements

**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 October 18, 2022 by Swift Partners PLLC.

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:

General

1. Review the proposed "Shade trees" in the C2 and B2 yards and confirm that the varieties proposed meet the definition of a "Shade Tree" (7.2.7 C2) - a. All shade trees planted to meet the landscaping requirements must be a locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater unless subject to an overhead power line in which case the mature height may be less, and b. All shade trees planted to meet the landscaping requirements must have a minimum caliper of 3 inches and be at least 10 feet tall at time of planting.

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater



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3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Stormwater

3. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
6. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)



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Urban Forestry

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .23 acres of tree conservation area.

☒ **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.

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

Engineering

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
2. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

3. Initiation of the abandonment process is required (showing the easement to be abandoned on record plat, ending with abandonment of old easement on subsequent deed).

Stormwater

4. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).



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2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: December 15, 2025

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.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 12/15/2022
Development Services Director/Designee
Staff Coordinator: Michael Walters

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	RECOMMENDATION PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C5.00	GRADING AND DRAINAGE PLAN
C5.10	ICM DETAILS
C6.00	UTILITY PLAN
C6.00	SITE DETAILS
L100	PLANNING AND TCA PLAN
L300	PLANNING DETAILS
A-1	ARCHITECTURAL ELEVATIONS
A-2	ARCHITECTURAL ELEVATIONS



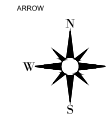
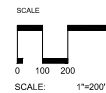
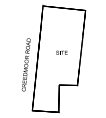
VICINITY MAP

SITE DATA

PROJECT NAME	6120 CREEDMOOR ROAD
SITE ADDRESS	6108 CREEDMOOR ROAD, RALEIGH, NC 27612
COUNTY	WAKE
PARCEL PIN #	070741913
PARCEL OWNER	6120 CREEDMOOR LLC
PARCEL AREA	2,333 AC / 101,629 SF
TOTAL SITE GROSS ACRES	2,333 AC / 101,629 SF
NET ACRES	2,344 AC / 103,226 SF
ROW IMPROVEMENTS	5.19 AC / 18,403 SF
CURRENT ZONING	CK-3-CU
PROPOSED ZONING	CK-3-CU
EXISTING LAND USE	SINGLE FAMILY
PROPOSED LAND USE	FULLY ENCLOSED INDOOR MULTI-STORY STORAGE
FLOOD PLAIN DATA	N/A
RIVER BATH	NEUSE
DEVELOPMENT TYPE	GENERAL
MAX BUILDING HEIGHT	40'
PROPOSED BUILDING HEIGHT	40'
PROPOSED NUMBER OF LOTS	1
TREE CONSERVATION AREA	0.26 AC / 10,401 SF
TOTAL LIMITS OF DISTURBANCE	2.88 AC / 125,256 SF
EXISTING IMPERVIOUS AREA	0.84 AC / 36,484 SF
PROPOSED IMPERVIOUS AREA	0.84 AC / 36,484 SF
AMENITY AREA REQUIRED	0.21 AC / 9,133 SF
AMENITY AREA PROVIDED	0.26 AC / 11,337 SF
PARKING DATA	
REQUIRED PARKING	N/A
PROPOSED PARKING	4
TOTAL PARKING	4

No.	Date	Description	Comments
1	10/18/2022	DATE OF SUBMITTAL	
2	10/18/2022	DATE OF REVIEW	
3	10/18/2022	DATE OF APPROVAL	
4	10/18/2022	DATE OF CLOSURE	
5	10/18/2022	DATE OF COMPLETION	

VICINITY



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-999-2500



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, 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 ☐ Tier Three Site Plan ☐

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> Subdivision case #:
<input type="checkbox"/> Attached	<input type="checkbox"/> Siting/lot plan case #:
<input type="checkbox"/> Apartment	<input type="checkbox"/> Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Board of Adjustment #:
	<input type="checkbox"/> Zoning Case #:
	<input type="checkbox"/> Administrative Alternate # (SM460902):

GENERAL INFORMATION

Development name: 6120 CREEDMOOR

Inside City limits? Yes ☒ No ☐

Property address(es): 6108 CREEDMOOR ROAD

Site P.I.N. (s): 070741913

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 SHANK

NOTE: please attach purchase agreement when submitting this form.

Company: 919 STORAGE CREEDMOOR ROAD LLC Title: ENTITLEMENTS DIRECTOR

Address: 2310 S Main Blvd Ste 230, Durham NC 27703

Phone #: 919-392-123 Email: rshank@entitledashouse.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): CK-3-CU	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 2.333	Existing gross floor area to be demolished: 1,089 SF
# of parking spaces required: N/A	New gross floor area: 102,816 SF
# of parking spaces proposed: N/A	Total of gross (to remain and new): 25,704 SF
Overlay District (if applicable): NONE	Proposed # of buildings: 1
Existing use (UDO 8.1.4): Commercial Mixed Use	Proposed # of stories for each: 3
Proposed use (UDO 8.1.4): Commercial Mixed Use	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.84 AC Square Feet: 36,484 SF	Proposed Impervious Surface: Acres: 0.84 AC Square Feet: 36,484 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 #: 1900000000	
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, resident plan and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
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 readiness.	
Signature:	Date: 04/10/2022
Printed Name: Robert Shank	

TRIP GENERATION ESTIMATE

LAND USE (ITE CODE)	INTENSITY	DAILY TRAFFIC	AM		PM	
			ENTER	EXIT	ENTER	EXIT
WAREHOUSE (591)	102,816	160	7	0	0	10

SOLID WASTE:
SOLID WASTE TO BE MANAGED MA ROLL OUT CANT. SOLID WASTE RECEPTACLE MUST NOT BE PROVIDED FOR CUSTOMERS TO THE FACILITY, ONLY THE OFFICE SPACE.

ZONING CONDITIONS:

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



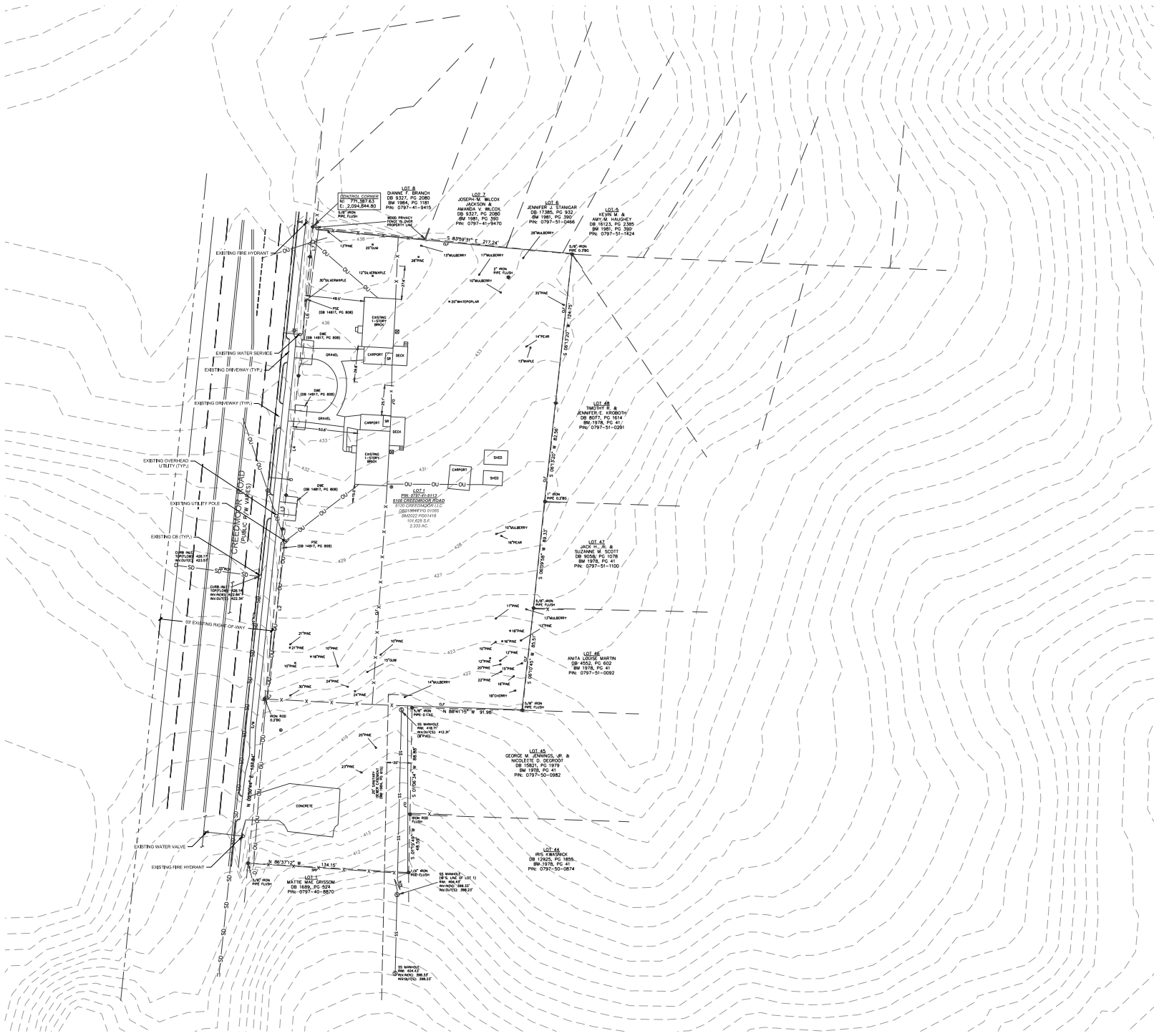
SWIFT PARTNERS PLLC
414 FAYETTEVILLE ST
RALEIGH NC 27601
LUKE PERKINS
828-735-1862
LUKE.PERKINS@SWIFT-PARTNERS.COM

DATE: 10/18/2022
DRAWN BY: MM
CHECKED BY: MM
PROJECT: 6120 CREEDMOOR ROAD
PROJECT: 6120 CREEDMOOR ROAD

SHEET NO.

C0.00

COVER SHEET



SURVEY LEGEND:

- △ SURVEY CONTROL POINT
- EXISTING CONCRETE MONUMENT
- CORNER POINT
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY FORCE MAIN VALVE
- HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- WATER VAULT
- WELL
- GAS VALVE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PRESETAL
- TV MANHOLE
- TV PRESETAL
- FIBER OPTIC WITNESS POST
- FIBER OPTIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POST
- MONITORING WELL
- BORING LOCATION
- BOLLARD
- SIGN
- FINISHED FLOOR ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH
- WIRE FENCE
- CHAIN LINK FENCE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD WIRE
- UNIDENTIFIED LINE
- UNKNOWN DESTINATION
- CONCRETE SURFACE
- DUCTILE IRON PIPE
- POLYETHYLENE GLASS FIBER PIPE
- POLYETHYLENE GLASS FIBER PIPE
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- CATCH BASIN

TREE LEGEND:

- AC AMERICAN HOLLY
- ED EASTERN RED CEDAR
- CR CREPE MYRTLE
- SM SOUTHERN MAGNOLIA
- EV EASTERN SYCAMORE
- LO LORDBLY PINE
- RD RED OAK
- EX EXAMPLE: 100' x 10' RED OAK

NOTES:

- SEE SHEET C1.0 FOR GENERAL AND EXISTING CONDITIONS NOTES.
- SWIFT'S INFORMATION PROVIDED BY HERRING & LAND SURVEYORS, INC. (8/13/2021)



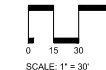
FIRM LICENSE: P-2187

No.	Date	Description
1	10/10/2021	EXISTING CONDITIONS PLAN
2	10/10/2021	EXISTING CONDITIONS PLAN
3	10/10/2021	EXISTING CONDITIONS PLAN
4	10/10/2021	EXISTING CONDITIONS PLAN
5	10/10/2021	EXISTING CONDITIONS PLAN
6	10/10/2021	EXISTING CONDITIONS PLAN
7	10/10/2021	EXISTING CONDITIONS PLAN
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10	10/10/2021	EXISTING CONDITIONS PLAN

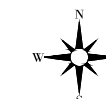
VICINITY



SCALE

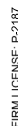


ARROW



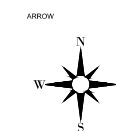
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DATE: 10/10/2021
DRAWN BY: JMM
CHECKED BY: JMM
PROJECT # 100

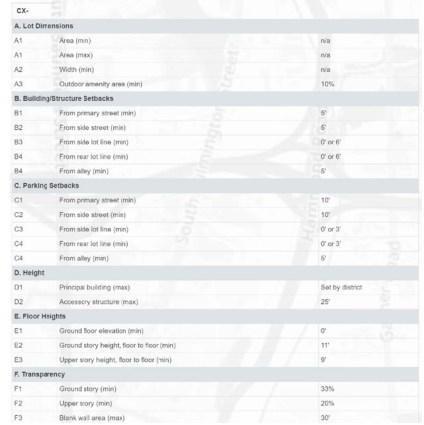
SHEET NO. C1.00



NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND DEMOLITION NOTES.





C. Avenue 6-Lane, Divided

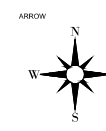
Width	
A Right-of-way width	131'
B Back of curb to back of curb	88'
Streetscape	
C Maintenance strip (min)	1'
D Sidewalk (min)	6'
E Planting area (min)	6'
F Plant lane (min)	5'
G Buffer strip, planted, paved, or paver	3.5'
Travelway	
H Travel lane	31'
I Median	17'
General	
Walkway type	Sidewalk
Planting type	Tree grate / lawn
Tree spacing	80' o.c., avg
Minimum Driveway Sizing	30'

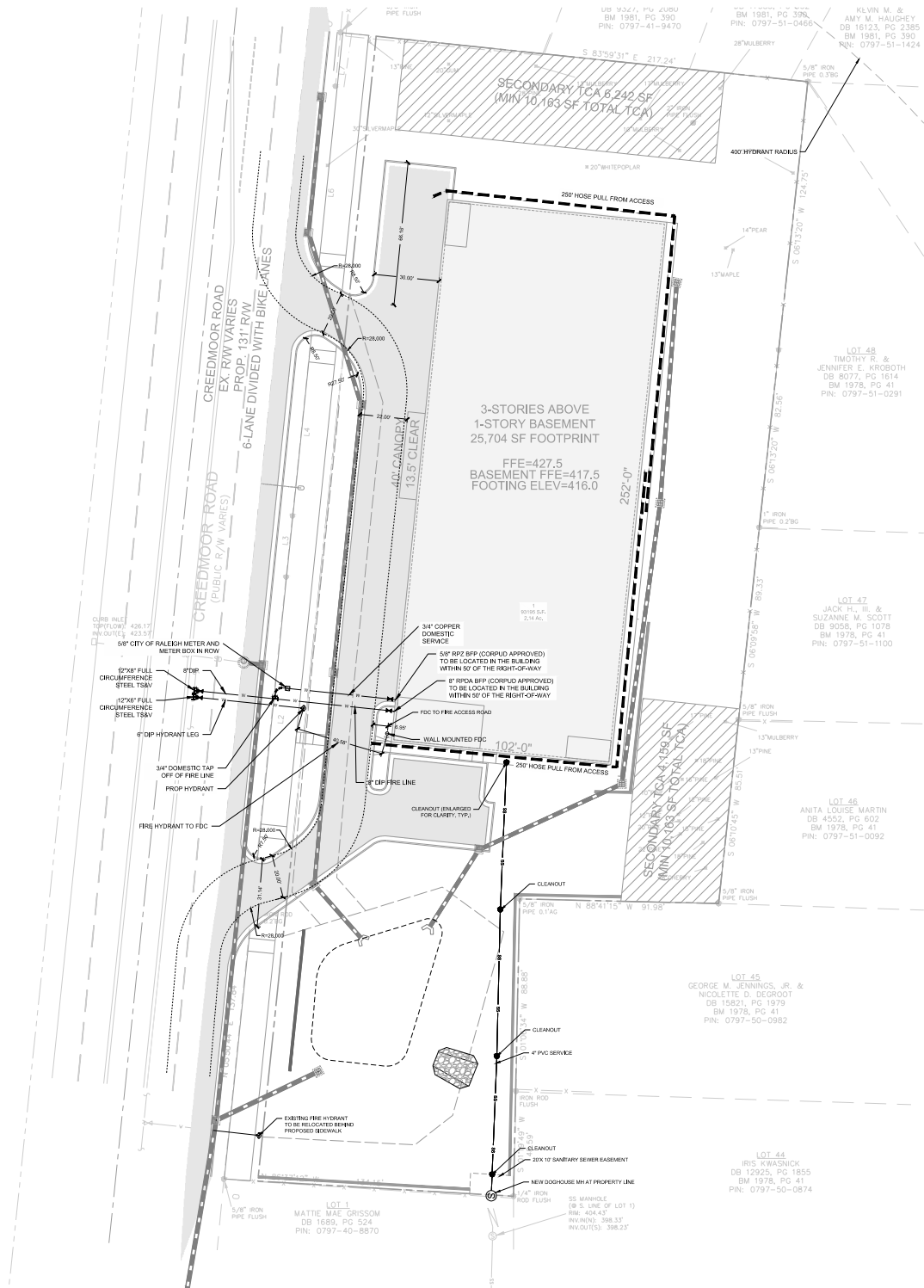
C.V.		
A. Lot Dimensions		
A1	Area (min)	n/a
A2	Area (max)	n/a
A3	Width (min)	n/a
A4	Custom severity area (min)	10%
B. Building/Structure Setbacks		
B1	From primary street (min)	5'
B2	From side street (min)	5'
B3	From side lot line (min)	0' or 5'
B4	From rear lot line (min)	0' or 6'
B4	From alley (min)	5'
C. Parking Setbacks		
C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side lot line (min)	0' or 5'
C4	From rear lot line (min)	0' or 5'
C4	From alley (min)	5'
D. Height		
D1	Principle 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'

- NOTES:
1. SEE SHEET 00.10 FOR GENERAL AND SITE NOTES.

SITE DATA	
PROJECT NAME:	6120 CREEDEWOOD ROAD
REF: ADDRESS:	6120 CREEDEWOOD ROAD, NAPERVILLE, IL 61762
CITY:	YARE
COUNTY:	09/19/2013
PARCEL PIV:	6120 CREEDEWOOD LLC
PARCEL OWNER:	2,333 AC / 101,829 SF
PARCEL AREA:	2,333 AC / 101,829 SF
TOTAL NET GROSS ACRESAGE:	2.14 AC / 93,226 SF
NET ACRESAGE:	0.14 AC / 6,033 SF
IRON IMPROVEMENTS:	
CURRENT CONDO:	
PROPOSED ZONING:	C-6(CU)
EXISTING AND USE:	BHILL FAMILY
PROPOSED AND USE:	ENCLOSED INDOOR MULTI STORY STORAGE
FLOOD PLAIN DATA:	NA
DEVELOPMENT TYPE:	NEW
DEVELOPMENT TYPE:	GENERAL
MAX ELEVATION HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	ND
PROPOSED NUMBER OF LOTS:	1
THE CONSERVATION AREA:	0.24 AC / 10,526 SF
TOTAL LIMIT OF DISTURBANCE:	0.24 AC / 10,526 SF
EXISTING IMPROVEMENT AREA:	0.24 AC / 10,526 SF
PROPOSED IMPROVEMENT AREA:	0.24 AC / 10,526 SF
AMENITY AREA REQUIRED:	0.24 AC / 10,526 SF
AMENITY AREA PROVIDED:	0.24 AC / 11,537 SF
REQUIRED DATA:	
REQUIRED PARKING:	NA
PROPOSED PARKING:	4
TOTAL PARKING:	4

- a. A self-storage facility in an Cx District is subject to the following:
 - a. The minimum size of the unit is at least 2 acres.
 - b. All storage shall be contained within a fully-enclosed building. However, the storage of boats, RV's or other similar vehicles may be permitted in accordance with Article 9.5, *Outdoor Display and Storage*.
 - c. All storage units must be in a single building and accessed internally. For properties where an Urban Entrance is applied, storage units are not permitted on the ground floor. The outdoor storage of boats, RV's or similar vehicles is not permitted.
- d. A Type Aa or A transitional protective yard (see Sec. 7.2.4.4.) must be established along all shared property lines, except for an adjacent self-storage, heavy industrial, use, waste-related service or residential use.
- e. A Type Bb or B transitional protective yard (see Sec. 7.2.4.4.) must be established along all property lines adjacent a residential use.
- f. A Type Cc or C street protective yard (see Sec. 7.2.4.8.) must be established along all property lines abutting a public right-of-way.





CITY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAIL & SPECIFICATIONS REFERENCE, CONFORM HANDBOOK, CURRENT EDITION.
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR SHEDDING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, PERIODS SANITARY SEWER PIPE SHALL BE SPECIFIED & BOTTLED TO WATER BY OPERATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 20' FROM A PRIVATE WELL OR OF PUBLIC UTILITY.
 - WHEN INSTALLING WATER & SANITARY SEWER, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE WATER MAIN & SANITARY SEWER SHALL BE SEPARATED BY EXISTING ELEVATION OF THE WATER MAIN AT LEAST 10' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE UTILITY DEPARTMENT. ALL DISTANCES ARE MEASURED FROM OUTSIDE WATER TO OUTSIDE SEWER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OF MATERIALS OR STEEL ENCLOSURE EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE USED & INSTALLED TO WATER MAIN SPECIFICATIONS.
 - IF MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS OTHERWISE SPECIFIED FOR SANITARY SEWER.
 - WHEN INSTALLING WATER & SANITARY SEWER, THE HORIZONTAL SEPARATION BETWEEN WATER MAIN & 10' MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER ROP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY THE MATERIALS & A CONCRETE CHANGEL HAVING 8" MIN. CLEARANCE (PER CORPUS DETAIL 301 & 301-1) & ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO UTILITY DEPARTMENT APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 15 DAYS ADVANCE NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTIGUOUS 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.
- 3/4" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 42" MINIMUM COVER IS REQUIRED ON ALL HOUSE MAINS.
- IF BY 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, THE INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT FOR CORPUS HANDBOOK PROCEDURE.
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT TO THE SITE. THE APPROPRIATE RESPONSIBILITY TO PROPERLY SEE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 1/2" PVC SEWER SERVICES @ 1/2" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT AND SPACED EVERY 10' BEYOND SEWER MAIN.
- 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 12" ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL REMEDY APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDP, USACE & FEMA FOR ANY WETLAND BUFFER, WETLAND & FLOODPLAIN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.
- NCDDP / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS AT HIGHWAY OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GRADE INTERSECTION / COL WATER SEPARATION DESIGN CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO RESUME OF A RAILROAD FIRM. CONTACT COTEN@NCDOT.GOV AT 919-963-2334 OR STEPHENCALVER@RAILROADS.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED. ALL RATES IN ADEQUATE OF THE RATES EXCEEDING 1/2" WATER PROTECTORS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE MARKET OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THREATENED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHENEVER MORE STRINGENT CONTACT OWNER HARTLEY AT 919-963-2334 OR JAVAN.HARTLEY@RAILROADS.GOV FOR MORE INFORMATION.

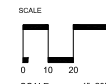
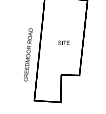
UTILITY LEGEND:

- | SYMBOL | DESCRIPTION |
|--------|-------------------------------------|
| — | EXISTING WATERLINE |
| — | PROPOSED WATERLINE |
| — | EXISTING SANITARY SEWER LINE |
| — | PROPOSED SANITARY SEWER LINE |
| — | PROPOSED FIRE HYDRANT |
| — | PROPOSED WATER VALVE |
| — | EXISTING SANITARY SEWER MANHOLE |
| — | PROPOSED SANITARY SEWER MANHOLE |
| — | PROPOSED CLEANOUT |
| — | PROPOSED FOG |
| — | PROPOSED BACKFLOW METER |
| — | PROPOSED POST INDICATOR VALVE (PIV) |
| — | GREASE INTERCEPTOR |
| — | 300' HYDRANT COVERAGE CIRCLE |
| — | LIMITS OF DISTURBANCE |

- NOTES:
- SEE SHEET C6.00 FOR GENERAL AND UTILITY NOTES.

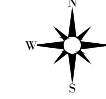
No.	Date	Description
1	10/10/2024	DATE: 10/10/2024
2	10/10/2024	BY: JAVAN HARTLEY
3	10/10/2024	FOR: C6.00
4	10/10/2024	PROJECT: 1111

VICINITY



SCALE: 1"=20'

ARROW



DATE: 10/10/2024
BY: JAVAN HARTLEY
FOR: C6.00
PROJECT: 1111
SHEET 1111

UTILITY PLAN

C6.00



FIRM LICENSE: P-2187

TRANSPARENCY CREEDMOOR ROAD ELEVATION

TOTAL S.F. FRONT ELEVATION (FACING CREEDMOOR ROAD) - 9,299 S.F.
S.F. EACH FLOOR FACING CREEDMOOR 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

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 S.F. 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)

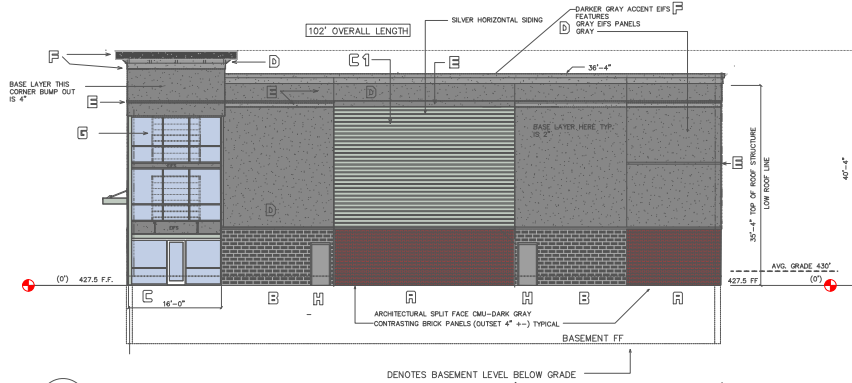
DESIGN REPRESENTATIVE REVIEW OF TRANSPARENCY

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 CREEDMOOR ROAD & THOUGH
TURN THE CORNER TO SIDE AND NOT THOUGH ELEVATION GLASS THEY GREATLY CHANGE 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
GROOVE PANELS. THERE IS A PLANE CHANGE HERE AS THE
METAL PANEL IS APPROX 1 1/4" THICK. EIFS ON EACH SIDE
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.

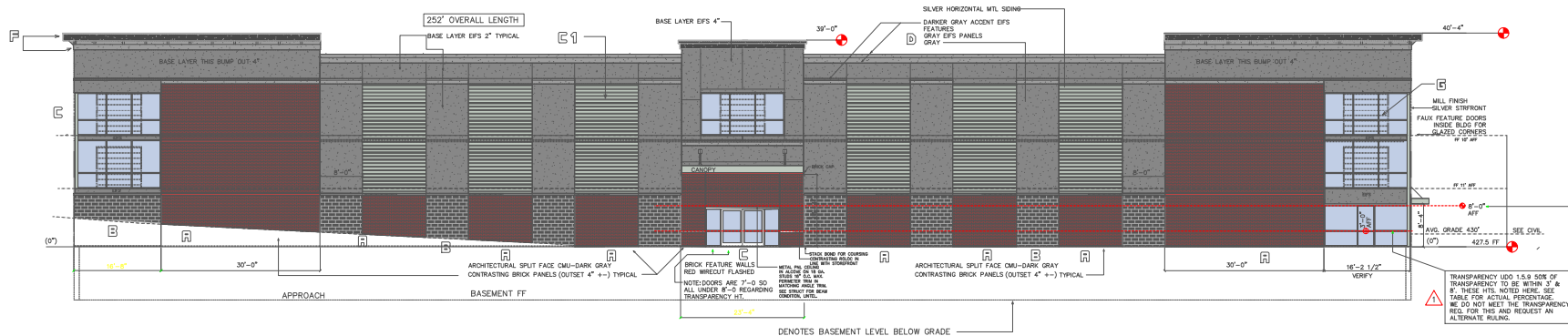


SOUTH ELEVATION
8/88' = 1'-0"

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
HIGH SIDE IS 1/4" PER FT. (12'-1 1/2' +/-)

MATERIAL/COLOR KEY:

- A** BRICK-MERIDIAN RED WIRE CUT FLASHED
- B** ARCHITECTURAL SPLIT FACE ADAMS 4104
(THIS IS DARK GRAY W/LIGHTER CHIPS)
- C** ALUMINUM STOREFRONT & CANOPIYS
SILVER CLEAR ANODIZED
- C1** ARCHITECTURAL GRADE MTL. PANEL
HORIZONTAL CORRUGATION. KYNAR
SILVER GRAY FINISH.
- D** EIFS GRAY DARKER
CUSTOM COLOR SIM. TO DRYVIT I31
GULL GRAY
- E** EIFS GRAY LIGHTER
CUSTOM COLOR SIM TO HYBRID BETWEEN
DRYVIT 413B OVERCAST & I32 MOUNTAIN FOG
- 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



WEST ELEVATION - CREEDMOOR ROAD
8/88' = 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

ASR-0037-2022

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CONSENT OF THE ARCHITECT.

GENERAL NOTES:

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

REV. DATE: REVISION DESCRIPTION

7/20/22 CITY OF RALEIGH

9/8/22 CITY OF RALEIGH



G. CLEVELAND PATE, PLLC
Architecture • Planning
6013 Fordham Drive, Raleigh, NC 27606
919-851-0052

SEALS:



SEALS:

ELEVATIONS

GCP	GCP	SHEET
DESIGNED BY:	DRAWN BY:	A-1
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
CREEDMO	CREEDMO	9/28/22
CD FILE NAME:	PROJECT #	DATE

6108 CREEDMMOR ROAD
RALEIGH, NC 27612
SELF STORAGE CENTER

ASR-0037-2022

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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



G. CLEVELAND PATE, PLLC
Architecture • Planning
6013 Portland Drive, Raleigh, NC 27608
919-851-0052

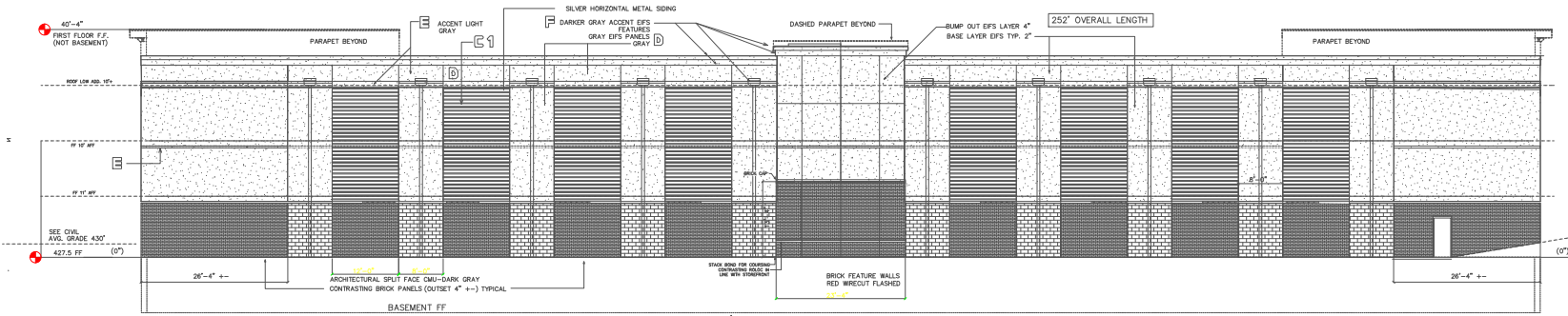
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SEALS:

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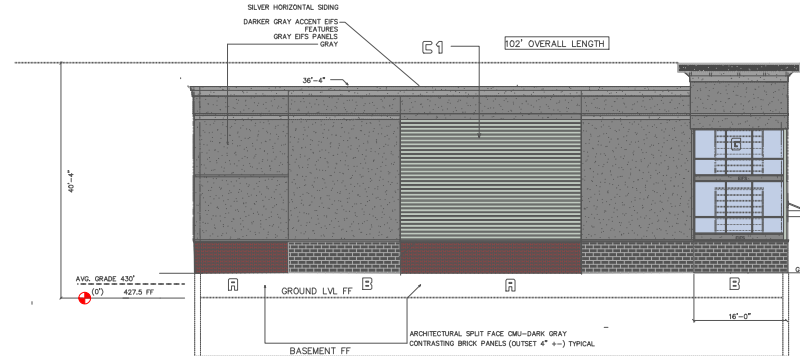
GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A-2
GCP	GCP	
CHECKED BY:	APPROVED BY:	DATE:
CREEDMOR	CREEDMOR EL	4/28/22
CAD FILE NAME:	PROJECT #	DATE:



DENOTES BASEMENT LEVEL BELOW GRADE

NO GLAZING REAR FACADE

1 EAST ELEVATION
A-B 8/82' = 1'-0"



DENOTES BASEMENT LEVEL BELOW GRADE

2 NORTH ELEVATION
A-B 8/82' = 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'

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 ARCHITECTURAL GRADE HORIZ GROOVE PANELS. THERE IS A PLANE CHANGE HERE AS THE METAL PANEL IS APPROX 1 1/4" THICK. EIFS ON EACH SIDE 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.

MATERIAL/COLOR KEY:

- A BRICK-MERIDIAN RED WIRE CUT FLASHED
- B ARCHITECTURAL SPLIT FACE ADAMS 4106 (THIS IS DARK GRAY W/LIGHTER CHIPS)
- C ALUMINUM STOREFRONT & CANOPYS SILVER CLEAR ANODIZED
- C1 ARCHITECTURAL GRADE MTL. PANEL HORIZONTAL CORRUGATION. KYNAR SILVER GRAY FINISH.
- D EIFS GRAY DARKER CUSTOM COLOR SIM. TO DRYVIT 131 GULL GRAY
- E EIFS GRAY LIGHTER CUSTOM COLOR SIM TO HYBRID BETWEEN DRYVIT 413B OVERCAST & 132 MOUNTAIN FOG
- 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

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 HIGH SIDE IS 1/4" PER FT. (12'-1 1/2" +-)