

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](#) and [TC-11-21](#) 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	
Detached		General	Subdivision case #: _____
Attached		Mixed use	Scoping/sketch plan case #: _____
Apartment		Open lot	Certificate of Appropriateness #: _____
Townhouse		Civic	Board of Adjustment #: _____
			Zoning Case #: _____
			Administrative Alternate #: _____
GENERAL INFORMATION			
Development name:			
Inside City limits? Yes No			
Property address(es):			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form.			
Company:		Title:	
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

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):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
Maximum # of parking spaces:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
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

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, _____ 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: _____ <small>Digitally signed by Aaron Frederiksen DN: cn=Aaron Frederiksen, o=Electronic Builders, Inc., ou=Director - Design / Build, email=aaron@electronicbuilders.com</small>	Date: _____
Printed Name: _____	

ADMINISTRATIVE SITE REVIEW

ASR-____-2022

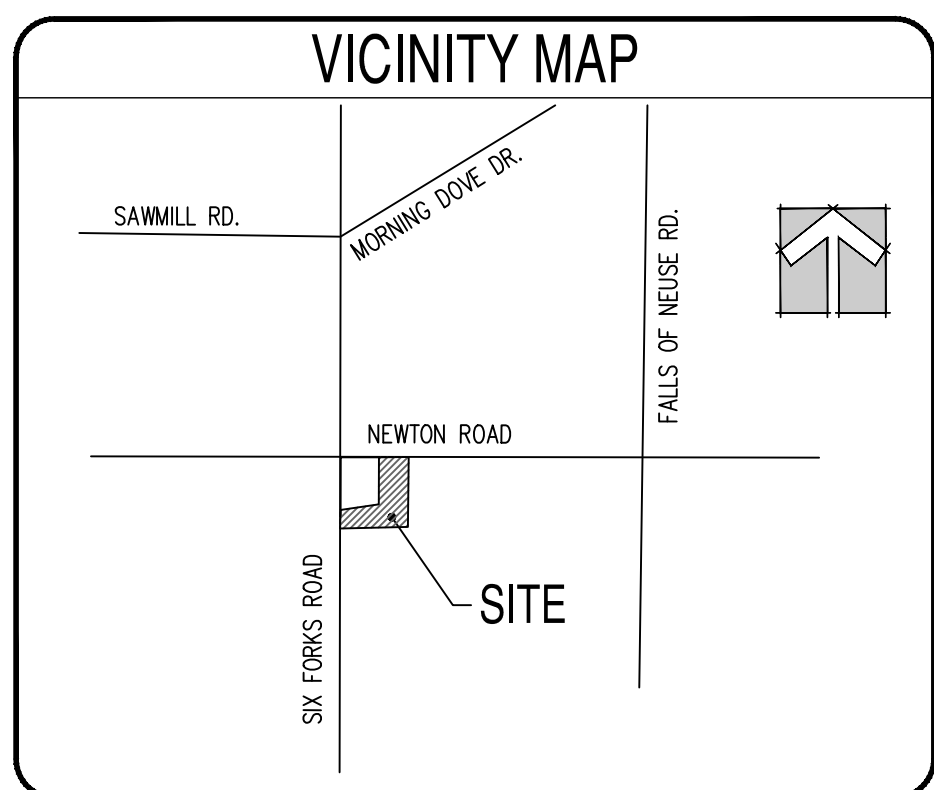
Proposed

SLATE STORAGE EXPANSION

210 Newton Road

Raleigh, Wake County

North Carolina



Know what's below.
Call before you dig.

INDEX OF DRAWINGS

C0.0	COVER SHEET
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN
C1.9	SOLID WASTE PLAN
C1.10	LIGHTING PLAN
C1.11A	TREE CONSERVATION PLAN
C1.11B	LANDSCAPE PLAN
1 OF 2	BOUNDARY SURVEY
2 OF 2	BOUNDARY SURVEY
A-100	BASEMENT PLAN
A-101	FIRST FLOOR PLAN
A-202	BUILDING ELEVATIONS

OWNER/DEVELOPER
 Newton Retail and Storage, LLC
 Development Management, Inc
 5950 Fairview Road
 Suite 525
 Charlotte, NC 28210
 (704) 770-5658
 afrederiksen@metrolinabuilders.com

CIVIL ENGINEER
 Bowman North Carolina, Ltd.
 4006 Barrett Drive, Suite 104
 Raleigh, NC 27609
 (919) 553-6570
 mlowder@bowman.com
 FIRM # F-1445



Bowman
 Bowman North Carolina Ltd.
 4006 BARRETT DR
 Suite 104
 RALEIGH, NC 27609
 Phone: (919) 553-6570
 bowman.com
 F-1445

OWNER/DEVELOPER:
 Newton Retail and Storage, LLC
 Development Management, Inc
 4201 Congress Street
 Suite 174
 Charlotte, NC 28209
 704-770-5658
 afrederiksen@metrolinabuilders.com

BLOCK PERIMETER NOTE
 SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER SECTION 8.3.2.A.2.b OF THE UDO. THE MINIMUM SITE AREA APPLICABLE IS 5 ACRES FOR A BLOCK WITH CX- ZONING UP TO 4 STORIES IN HEIGHT. THE SIZE OF THE PROPERTY IN QUESTION IS 4.76 ACRES

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) 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 City of Raleigh requires an approved Right-of-Way Permit for work on any street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- A permit request with a TCEPD 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 TCEPD 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.

CONDITION OF APPROVAL
 - A SECURITY FOR ALL PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO ANY MAP RECORDATION OR BUILDING PERMIT, WHICHEVER COMES FIRST.
 - CITY SURETY REQUIRES 125% OF CONSTRUCTION COSTS ALONG CITY MAINTAINED FRONTAGE AND 100% OF CONSTRUCTION COSTS ALONG THE NCDOT MAINTAINED FRONTAGE.

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

SOLID WASTE NOTES
 1. SOLID WASTE SERVICES WILL BE PROVIDED BY PRIVATE COMPANY.
 2. SEE SHEET C1.9 FOR SOLID WASTE DETAILS.

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Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) and [TC-11-21](#) 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 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: Slate Storage Expansion

Inside City limits? Yes No

Property address(es): 210 Newton Road Raleigh, NC

Site P.I.N. (s): 1707-54-3562

Please describe the scope of work. Include any additions, expansions, and change of use. Expanding the building square footage. The building pad is already in place so no additional impervious area will be added.

Current Property Owner/Developer Contact Name: Frederiksen

NOTE: please attach purchase agreement when submitting this form.

Company: Development Management, Inc Title: _____

Address: 4201 Congress Street Suite 174 Charlotte, NC 28209

Phone #: 704-770-5658 Email: afrederiksen@metrolinabuilders.com

Applicant Name: Aaron Frederiksen

Company: Metrolina Builders Address: 425 E Hebron St, Charlotte, NC 28273

Phone #: 704-553-0834 Email: afrederiksen@metrolinabuilders.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 - 1.70 CM - 3.062	Existing gross floor area (not to be demolished): 91,352
Gross site acreage: 4.762	Existing gross floor area to be demolished: 0
Maximum # of parking spaces: No Maximum	New gross floor area: 35,798
# of parking spaces proposed: 17	Total sf gross (to remain and new): 127,150
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Self-Service Storage	Proposed # of stories for each: 2 Story + Basement
Proposed use (UDO 6.1.4): Self-Service Storage	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.40 Square Feet: 61,045	Proposed Impervious Surface: Acres: 1.40 Square Feet: 61,045
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: Alluvial soils: Flood study: FEIMA Map Panel #: 372017070J	
Neuse River Buffer Yes <input type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input checked="" type="checkbox"/> No <input 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 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, **Matt Lowder, Bowman North Carolina, Ltd.** 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: _____

Printed Name: Aaron Frederiksen

PUBLIC IMPROVEMENT QUANTITIES

Phase Number(s)	1
Number of Lot (s)	1
Lot Number (s) by Phase	N/A
Number of Units	N/A
Liveable Building	N/A
Open Space?	N/A
Number of Open Space Lots	N/A
Public Water (LF)	0 LF
Public Sewer (LF)	0 LF
Public Street (LF) - FULL	0 LF
Public Street (LF) - PARTIAL	0 LF
Public Sidewalk (LF) - FULL	0 LF
Public Sidewalk (LF) - PARTIAL	0 LF
Street Signs (LF)	0 LF
Water Service Stubs	0 EA
Sewer Service Stubs	0 EA

TREE CONSERVATION

TOTAL SITE AREA:	4.76AC (207,429SF)
TREE CONSERVATION REQUIREMENT:	10% OF PROPERTY 20,742.9 SF
EXISTING TREE CONSERVATION AREA:	64,067 SF (1.47AC)
RECORDED IN BM 2016, PG 233	

AMENITY AREA CALCULATION

TOTAL AREA:	4.76 AC (207,429 SF)
AMENITY AREA REQUIREMENT:	10% OF PROPERTY 20,742.9 SF
PROPOSED AMENITY AREA:	29,000 SF AREA NOTED ON SITE PLAN

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	SELF-SERVICE STORAGE NO MAXIMUM	127,150 SF GROSS BUILDING AREA
PARKING REQUIRED		17 SPACES TOTAL
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	24 FT
HANDICAP SPACES	1	1
LOADING SPACE	N/A	N/A
BICYCLE SPACE (SHORT TERM)	NONE	NONE

FLOOD ZONE NOTE:

SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE (AE) PER FEMA FLOOD INSURANCE RATE MAP (FIRM) #372017070J WITH AN EFFECTIVE DATE OF MAY 2, 2006. BASE FLOOD ELEVATION = 316.2 FEMA FIRM MAPS SUBJECT TO CHANGE.

IMPERVIOUS AREA SUMMARY

SITE AREA = 207,429 SF (4.76 AC)			
EXISTING BUILDING	30,450 SF	0.70 ACRE(S)	14.68 % OF TOTAL AREA
PROPOSED BUILDING (EXISTING PAD)	8,930 SF	0.21 ACRE(S)	4.31 % OF TOTAL AREA
EXISTING PAVEMENT	19,625 SF	0.45 ACRE(S)	9.46 % OF TOTAL AREA
EXISTING SIDEWALK	2,040 SF	0.05 ACRE(S)	0.98 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA (ON-SITE)	61,045 SF	1.40 ACRE(S)	29.43 % OF TOTAL AREA
GREEN/OPEN SPACE	146,384 SF	3.36 ACRE(S)	70.57 % OF TOTAL AREA
INCREASE IN IMPERVIOUS AREA	0 SF	0 ACRE(S)	0 % OF TOTAL AREA

BULK AREA REQUIREMENTS

LOCATION:	210 NEWTON ROAD RALEIGH, NORTH CAROLINA
ZONE:	CX-3 (COMMERCIAL MIXED USE) & CM (CONSERVATION MANAGEMENT)
USE:	SELF-SERVICE STORAGE
PIN:	1707-54-3562
PARCEL ID:	0112466

ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	N/A	207,429 SF (4.762 AC)
MAXIMUM BUILDING LOT COVERAGE	N/A	18.98% (39,380 SF)
FRONT SETBACK	5 FT MIN	> 5FT
MINIMUM SIDE SETBACK	0 FT - 6 FT	> 6FT
MINIMUM REAR SETBACK	0 FT - 6 FT	> 6FT
MAXIMUM BUILDING HEIGHT	3 STORY	3 STORY + BASEMENT
PARKING SETBACK	10 FT	>10FT
WATERSHED	NONE - NEUSE RIVER NUTRIENT STRATEGY	

Slate Storage Expansion
 210 Newton Road
 Raleigh, NC Wake County
 ASR-____-2022

Drawn	
Checked	
Approved	
Project No.	220126-01-001
Initial Date:	JULY 29, 2022
Title	

COVER SHEET
 Sheet No. **C0.0**

REVISIONS	Date	Disc.

Drawn
Checked
Approved

Project No. 220126-01-001
Initial Date: JULY 29, 2022
Title

SITE PLAN

Sheet No.

C1.0

SIGHT TRIANGLE NOTE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOULAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHT OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
OBJECTS, WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS: HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.

GENERAL NOTES

- Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
- Proof Roll Building and all parking areas. Notify Owner of any unacceptable areas.
- Building dimensions shown on the Civil Engineering Plans are for reference purposes only. Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
- All site dimensions are referenced to the back of curb or edge of paving unless otherwise noted.
- All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
- All disturbance incurred to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.

AMENITY AREA CALCULATION

TOTAL AREA:	4.76 AC (207,429 SF)
AMENITY AREA REQUIREMENT: 10% OF PROPERTY	207,429 SF * 10% = 20,743 SF
PROPOSED AMENITY AREA:	29,000 SF AREA NOTED ON SITE PLAN

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	127,150 SF GROSS BUILDING AREA	17 SPACES TOTAL
PARKING REQUIRED	SELF-SERVICE STORAGE NO MAXIMUM	
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	24 FT
HANDICAP SPACES	1	1
LOADING SPACE	N/A	N/A
BICYCLE SPACE (SHORT TERM)	NONE	NONE

IMPERVIOUS AREA SUMMARY

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EXISTING BUILDING	30,450 SF	0.70 ACRE(S)	14.68 % OF TOTAL AREA
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EXISTING SIDEWALK	2,040 SF	0.05 ACRE(S)	0.98 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA (ON-SITE)	61,045 SF	1.40 ACRE(S)	29.43 % OF TOTAL AREA
GREEN/OPEN SPACE	146,384 SF	3.36 ACRE(S)	70.57 % OF TOTAL AREA
INCREASE IN IMPERVIOUS AREA	0 SF	0 ACRE(S)	0 % OF TOTAL AREA

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT AN NOTIFICATION TO THE RIGHT-OF-WAY OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PUBLIC WORKS NOTES:

ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 50 FEET OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR & SENSITIVE AREA THROUGHFARES.

TREE PROTECTION NOTE

A TREE PROTECTION FENCE INSPECTION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF PERMITS (DOUG WHITE - 919-996-4865 - doug.white@raleighnc.gov). TREE PROTECTION FENCE TO REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION OF THE SITE IMPROVEMENTS.

HEAVY DUTY ASPHALT NOTE

HEAVY DUTY ASPHALT FOR FIRE DEPARTMENT VEHICLE ACCESS LANE TO CONFORM TO NORTH CAROLINA FIRE CODE 503.2.3. THE DEPARTMENT VEHICLE ACCESS LANE SHALL BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.

CONDITION OF APPROVAL

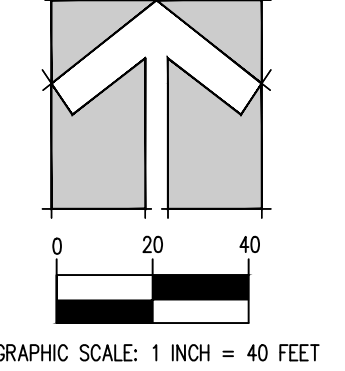
A SECURITY FENCE INSPECTION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF PERMITS (DOUG WHITE - 919-996-4865 - doug.white@raleighnc.gov). CITY SURETY REQUIRES 125% OF CONSTRUCTION COSTS ALONG CITY MAINTAINED FRONTAGE AND 100% OF CONSTRUCTION COSTS ALONG THE NCDOT MAINTAINED FRONTAGE.

CONSTRUCTION DRAWING NOTE

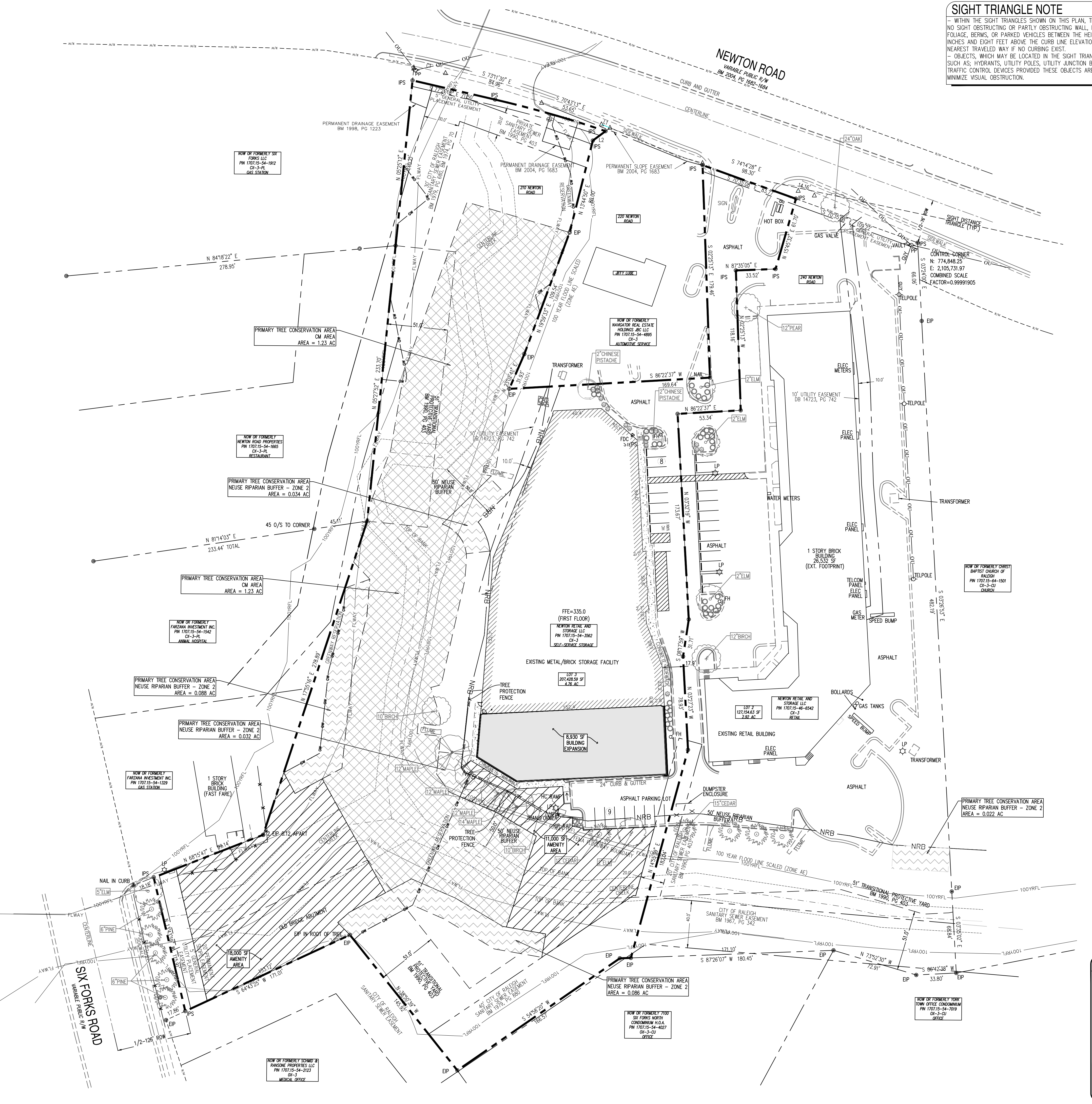
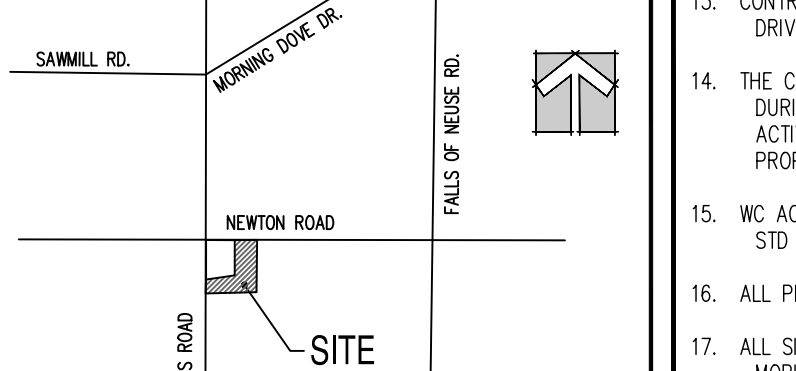
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

TREE CONSERVATION

TOTAL SITE AREA:	4.76 AC (207,429 SF)
TREE CONSERVATION REQUIREMENT:	10% OF PROPERTY
EXISTING TREE CONSERVATION AREA:	64,067 SF (1.47 AC)
RECORDED IN:	BM 2016, PG 233



VICINITY MAP



NOW OF FORMERLY SIX FORKS LLC
PN 170715-54-1912
C1-3-P
GAS STATION

PRIMARY TREE CONSERVATION AREA
OM AREA
AREA = 1.23 AC

PRIMARY TREE CONSERVATION AREA
NEUSE RIPARIAN BUFFER - ZONE 2
AREA = 0.034 AC

PRIMARY TREE CONSERVATION AREA
OM AREA
AREA = 1.23 AC

PRIMARY TREE CONSERVATION AREA
NEUSE RIPARIAN BUFFER - ZONE 2
AREA = 0.034 AC

PRIMARY TREE CONSERVATION AREA
NEUSE RIPARIAN BUFFER - ZONE 2
AREA = 0.032 AC

NOW OF FORMERLY FARZANA INVESTMENT INC.
PN 170715-54-1542
C1-3-P
ANIMAL HOSPITAL

NOW OF FORMERLY FARZANA INVESTMENT INC.
PN 170715-54-1259
C1-3-P
GAS STATION

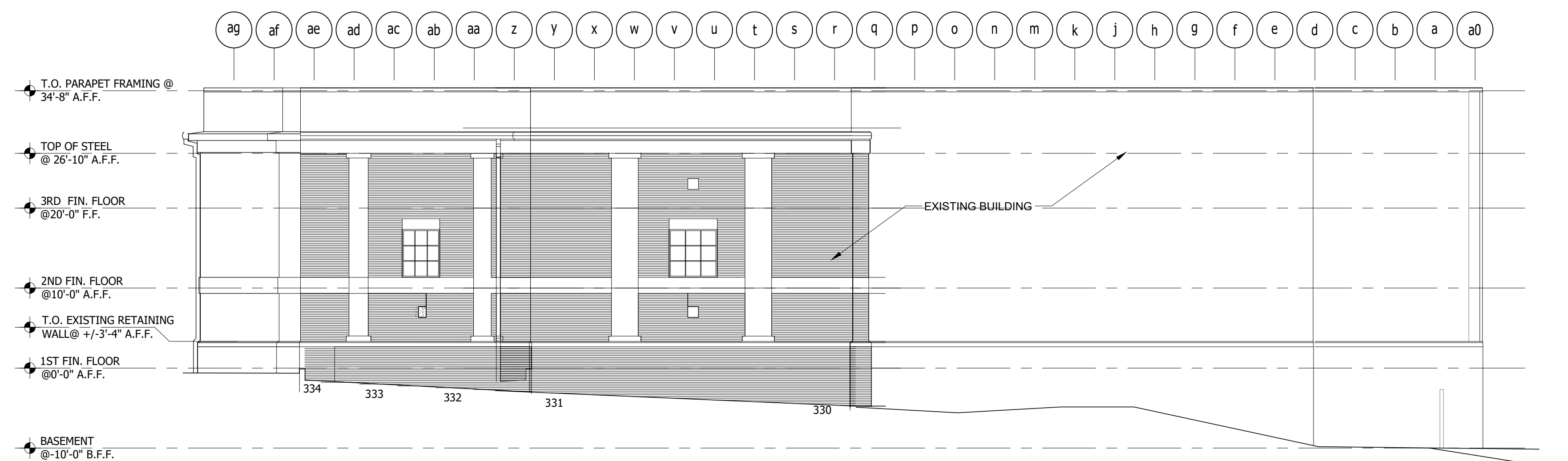
NOW OF FORMERLY SPINWOOD
FARZANA INVESTMENT INC.
PN 170715-54-2123
C1-3-P
MEDICAL OFFICE

NEWTON RETAIL AND STORAGE LLC
PN 170715-54-3562
C1-3-P
SELF-SERVICE STORAGE

NEWTON RETAIL AND STORAGE LLC
PN 170715-54-6542
C1-3-P
RETAIL

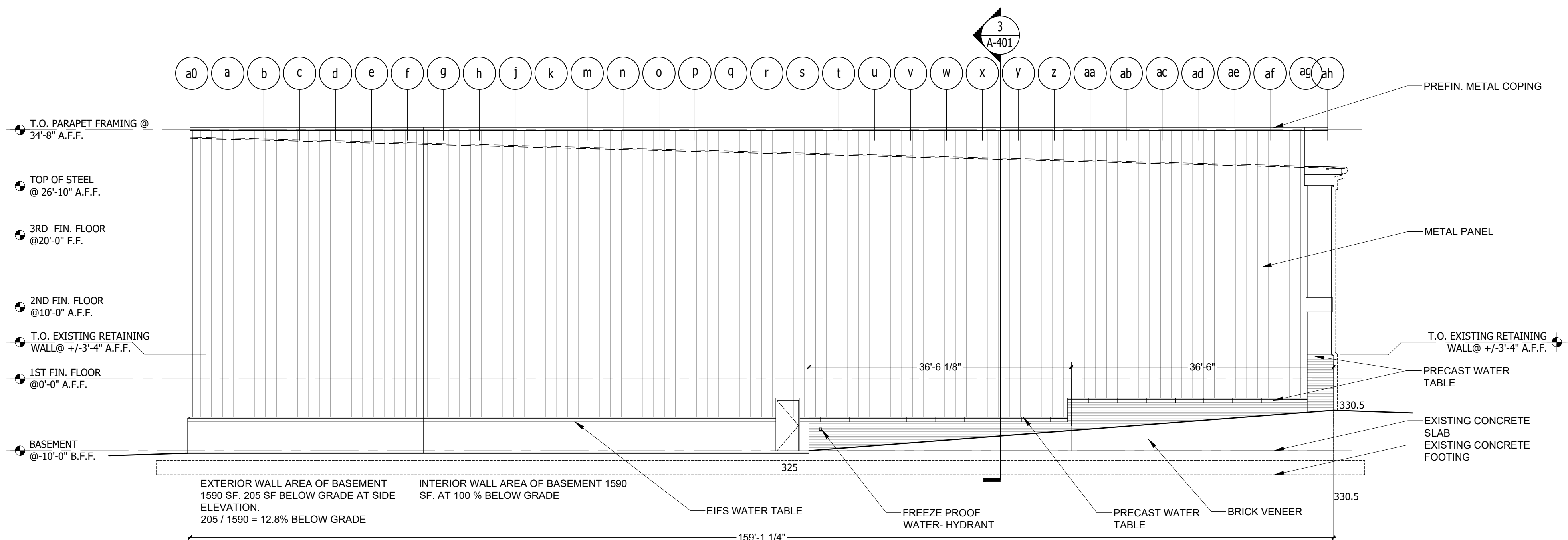
NOW OF FORMERLY CHURCH OF RALEIGH
PN 170715-54-1501
C1-3-P
GASBUSH

NOW OF FORMERLY SIX FORKS NORTH CONDOMINIUM LLC
PN 170715-54-4027
C1-3-P
OFFICE



04 EXISTING SIDE ELEVATION

scale: 3/32"=1'-0"



NEW BUILDING BASEMENT WALL ONLY:
 FRONT WALL = 462 SF / 585 SF = 79% OF 585 SF
 REAR WALL = 0% OF 585 SF
 INTERIOR WALL 100% OR 1,590 SF
 SIDE WALL = 205 SF OR 12.8% OF 1,590 SF
 (462+0+1590+205) COVERAGE AREA / 4350 SF
 TOTAL BASEMENT WALL AREA
 2257 SF / 4350 SF = 51.8%

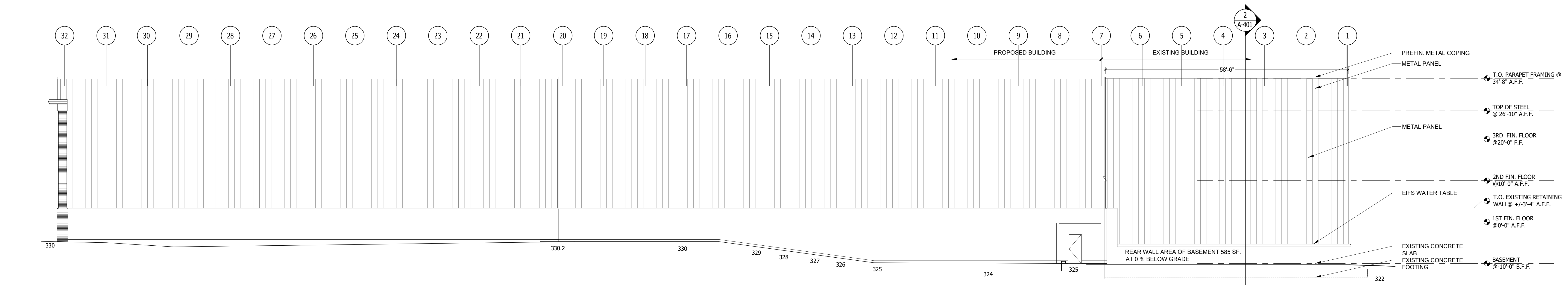
03 NEW SIDE ELEVATION

scale: 3/32"=1'-0"



02 FRONT ELEVATION

scale: 3/32"=1'-0"



01 REAR ELEVATION

scale: 3/32"=1'-0"

DMI STORAGE

240 NEWTON ROAD
 RALEIGH, NC 27615

KEY PLAN

ISSUE	DATE
FOR REVIEW	09.7.21
FOR REVIEW	09.20.21
FOR REVIEW	11.04.21
FOR REVIEW	03.23.22

BUILDING ELEVATIONS

A-202