



Administrative Approval Action

Case File / Name: ASR-0084-2020
DSLC - Fox Road Storage

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

LOCATION: The 4.88 acre site zoned CX-3 is located on the northeast corner of the intersection of Fox Road and Carlton Drive at 7505 Fox Road, inside the City limit

REQUEST: A three story 108,000 S.F. self storage facility with indoor and outdoor storage areas and associated parking, infrastructure, amenity and tree conservation area

One Administrative Alternate (AAD-1-21) was approved for this development regarding transparency.

**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 March 31, 2021 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:

Engineering

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

NCDOT has not yet approved the Fox Road driveway location and as discussed prior the preliminary plan approval does not constitute a final driveway location and the location, dimensioning and traffic pattern will be revisited at SPR in coordination with NCDOT and a shared access point with the adjacent project at 7001 Fox Road (ASR-0001-2021.)

Stormwater

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

Urban Forestry



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5. 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).
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| | |
|-------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> | Cross Access Agreements Required |
| <input checked="" type="checkbox"/> | Slope Easement Required |

| | |
|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | Utility Placement Easement Required |
|-------------------------------------|-------------------------------------|

☒ **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:

Engineering

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. An offer of cross access agreement among the lots identified as PINs1737421292 and 1737425072 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

The cross access easement shall extend through the parcel through the drive aisles to the public streets.

3. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.



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4. 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.

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.46 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 the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
2. A public infrastructure surety for 36 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

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

Stormwater

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. 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).

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 36 street trees along Carlton Drive.

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



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General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

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: September 8, 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.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 05/12/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

FOX ROAD STORAGE

7505 FOX RD
RALEIGH NC 27616
CITY OF RALEIGH
ADMINISTRATIVE SITE PLAN
SUBMITTAL
CASE #ASR-0084-2020

SUBMITTED ON 03.31.2021

SWIFT
PARTNERS

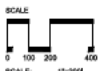
FIRM LICENSE: P-2187



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

| No. | Date | Description |
|-----|--------------|----------------|
| 1 | JUL 12, 2020 | JOE L. PERKINS |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
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| 14 | | |
| 15 | | |
| 16 | | |
| 17 | | |
| 18 | | |
| 19 | | |
| 20 | | |

VICINITY



ARROW



DATE: 03/31/2021
DRAWN BY: LJP
CHECKED BY: LJP
PROJECT: FOX ROAD STORAGE
SHEET TITLE
COVER SHEET

SHEET NO.
C0.00



VICINITY MAP

SHEET INDEX

| SHEET NO. | SHEET TITLE |
|-----------|---------------------|
| 000 | COVER SHEET |
| 001 | COVER SHEET |
| 010 | EXISTING CONDITIONS |
| 020 | EXISTING CONDITIONS |
| 030 | EXISTING CONDITIONS |
| 040 | EXISTING CONDITIONS |
| 050 | EXISTING CONDITIONS |
| 060 | EXISTING CONDITIONS |
| 070 | EXISTING CONDITIONS |
| 080 | EXISTING CONDITIONS |
| 090 | EXISTING CONDITIONS |
| 100 | EXISTING CONDITIONS |
| 110 | EXISTING CONDITIONS |
| 120 | EXISTING CONDITIONS |
| 130 | EXISTING CONDITIONS |
| 140 | EXISTING CONDITIONS |
| 150 | EXISTING CONDITIONS |
| 160 | EXISTING CONDITIONS |
| 170 | EXISTING CONDITIONS |
| 180 | EXISTING CONDITIONS |
| 190 | EXISTING CONDITIONS |
| 200 | EXISTING CONDITIONS |

RIGHT-OF-WAY OBSTRUCTION NOTES:

1. LANE AND SIDEWALK CLOSURES OR OBSTRUCTIONS PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR OWNER SHALL SUBMIT A TRAFFIC CONTROL AND ROADWAY OBSTRUCTION PLAN WITH A RIGHT-OF-WAY OBSTRUCTION APPLICATION TO THE CITY OF RALEIGH FOR APPROVAL PRIOR TO THE START OF WORK TO ENSURE THE SAFETY OF THE PUBLIC AND THE PROTECTION OF THE RIGHT-OF-WAY.
2. THE CITY OF RALEIGH SHALL BE RESPONSIBLE FOR THE TRAFFIC CONTROL AND ROADWAY OBSTRUCTION PLAN FOR ANY PUBLIC STREET OR SIDEWALK AND NOT FOR THE TRAFFIC CONTROL AND ROADWAY OBSTRUCTION PLAN FOR ANY PRIVATE STREET OR SIDEWALK.
3. ALL TRAFFIC CONTROL AND ROADWAY OBSTRUCTION PLANS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH TRAFFIC CONTROL AND ROADWAY OBSTRUCTION MANUAL, AND THE NEED TO SUPPLEMENT TO THE MANUAL.
4. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR HAVE MOBILITY DEVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRAFFIC CONTROL AND ROADWAY OBSTRUCTION PLAN TO ENSURE THE SAFETY OF THE PUBLIC AND THE PROTECTION OF THE RIGHT-OF-WAY.
5. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE ENGINEERING DEPARTMENT TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PARTIES ARE AWARE.
6. ALL PARTIES MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL CITY OF RALEIGH CONSTRUCTION SHALL COMPLY WITH THE CITY OF RALEIGH TRAFFIC CONTROL AND ROADWAY OBSTRUCTION MANUAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION CONCERNING THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
4. ALL UTILITIES SHALL BE PROTECTED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
12. ROADWAY TEMPORARY OR PERMANENT MUST BE CAPABLE OF SUPPORTING THE FULL APPROPRIATE LOADS AND BEING CAPABLE OF WITHSTANDING THE FULL APPROPRIATE LOADS AND BEING CAPABLE OF WITHSTANDING THE FULL APPROPRIATE LOADS.

TRIP GENERATION ESTIMATE

| LAND USE (PER CODE) | INTENSITY | DAILY TRIP RATE | AM | | PM | |
|---------------------|-----------|-----------------|-------|------|-------|------|
| | | | ENTER | EXIT | ENTER | EXIT |
| 1.0000000000000000 | 100.00 | 100 | 1 | 0 | 1 | 0 |

EXEMPTIONS:

- 1. PROJECT EXEMPT FROM BLOCK PERMETER REQUIREMENTS PER TOWN OF RALEIGH PROJECT NEED BE LESS THAN 5 ACRES
- 2. PROJECT EXEMPT FROM BLOCK PERMETER REQUIREMENTS PER TOWN OF RALEIGH PROJECT NEED BE LESS THAN 5 ACRES

BUILD WASTE:

WASTE MUST BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR AND NOT BE PROVIDED FOR CUSTOMERS TO THE PROJECT. ONLY THE OFFICE SPACE.

DESIGN ALTERNATE - TRANSPARENCY:

ADMINISTRATIVE ALTERNATE OF 100% DESIGN TRANSPARENCY WAS APPROVED AND SIGNED BY CITY PLANNING DIRECTOR ON 3/30/21

CASE: ADD-41 - 7505 FOX ROAD

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919) 996-2000



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 Transmittal 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"/> Zoning Case # _____ |
| | <input type="checkbox"/> Administrative Alternative # _____ |

GENERAL INFORMATION

Development name: FOX ROAD STORAGE

Inside City limits? ☒ Yes ☐ No

Property address(es): 7505 FOX ROAD, RALEIGH, NC 27616

Site P.I.N. (s): 1737421292

Please describe the scope of work. Include any additions, expansions, and change of use.

The proposed development includes a 3 story building with the proposed use of a self storage facility.

The development also includes outdoor an outdoor storage area, associated parking for the development, a storm water control device, amenity area, and tree conservation area.

Current Property Owner/Developer Contact Name: ROBERT SHUKK

NOTE: please attach purchase agreement when submitting this form.

Company: Stackhouse Development LLC Title: ENTITLEMENTS DIRECTOR

Address: 2310 S Miami Blvd Ste 238, Durham NC 27703

Phone #: 919 3062 123 Email: rshukk@stackhouse.com

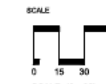
Applicant Name: LUKE PERKINS

Company: SWIFT PARTNERS LLC Address: 319 Fayetteville St 210, Raleigh NC 27601

Phone #: 828 735 1862 Email: luke.perkins@swift-partners.com



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



SHEET TITLE
EXISTING CONDITIONS PLAN

DATE: 03.31.2021
CHECKED BY: 777
DRAWN BY: 777

SHEET NO.
C1.00

SPEED-NEIGHOOD LOCAL - CARTON DRIVE

1. Right of way width 20
 2. Back of center line of curb 20

Clearance:
 1. Utility clearance, maximum limit 20
 2. Structures ship clear 20
 3. Structures over 20
 4. Overhead wires 20

Speeding:
 1. Possible parking hazard 0.5

General:
 - Walking type Sidewalk
 - Running type Tree Lane
 - Tree spacing 40 ft. max

| Engineering Optimizations | |
|------------------------------|---|
| Design Speed/Weight | 75 mph |
| Design Vehicle | Design Vehicle |
| Designated Maintenance Crews | As warranted |
| Access/Loading | As needed |
| Median/Opening/Distance | As needed |
| Signal/Intersection | As needed |
| Clearance | 5' 10" |
| Lighting | Required at all public work for use of maintenance personnel with uniform and responsibility identification |
| Handover location | As needed |

| Speed (mi/h) | Minimum intersection sight distance (ft) | | | | | | | |
|--------------|--|-----|---------|-----|---------|------|---------|------|
| | 1000 ft | | 1500 ft | | 2000 ft | | 3000 ft | |
| 10 | 100 | 100 | 150 | 150 | 200 | 200 | 300 | 300 |
| 20 | 100 | 100 | 200 | 200 | 300 | 300 | 450 | 450 |
| 30 | 100 | 100 | 300 | 300 | 450 | 450 | 600 | 600 |
| 40 | 100 | 100 | 400 | 400 | 600 | 600 | 800 | 800 |
| 50 | 100 | 100 | 500 | 500 | 750 | 750 | 1000 | 1000 |
| 60 | 100 | 100 | 600 | 600 | 900 | 900 | 1200 | 1200 |
| 70 | 100 | 100 | 700 | 700 | 1050 | 1050 | 1400 | 1400 |
| 80 | 100 | 100 | 800 | 800 | 1200 | 1200 | 1600 | 1600 |
| 90 | 100 | 100 | 900 | 900 | 1350 | 1350 | 1800 | 1800 |

| Speech task length | Minimum interaction length (minutes) | | | | | |
|--------------------|--------------------------------------|---|---|---|---|---|
| | 21000 interactions | 21000 interactions at 1 hour interval | 21000 interactions at 1 hour interval | 21000 interactions at 1 hour interval | 21000 interactions at 1 hour interval | 21000 interactions at 1 hour interval |
| 20 | 1277 | 1277 | 1277 | 1277 | 1277 | 1277 |
| 30 | 1277 | 1277 | 1277 | 1277 | 1277 | 1277 |
| 40 | 1277 | 1277 | 1277 | 1277 | 1277 | 1277 |
| 50 | 1277 | 1277 | 1277 | 1277 | 1277 | 1277 |
| 60 | 1277 | 1277 | 1277 | 1277 | 1277 | 1277 |
| 70 | 1277 | 1277 | 1277 | 1277 | 1277 | 1277 |
| 80 | 1277 | 1277 | 1277 | 1277 | 1277 | 1277 |
| 90 | 1277 | 1277 | 1277 | 1277 | 1277 | 1277 |
| 100 | 1277 | 1277 | 1277 | 1277 | 1277 | 1277 |

| | | |
|----|---------------------------|--------|
| B1 | From post street (post) | 9 |
| B2 | From side street (side) | 4 |
| B3 | From side (to low) (side) | 0 or 2 |
| B4 | From rear (to low) (rear) | 0 or 2 |
| B5 | From alley (side) | 0 |

C. Parking locations

| | | |
|----|---------------------------|--------|
| C1 | From post street (post) | 12 |
| C2 | From side street (side) | 12 |
| C3 | From side (to low) (side) | 0 or 2 |
| C4 | From rear (to low) (rear) | 0 or 2 |

| | | |
|----|---------------------------|---------------|
| D1 | Principal building (max) | Set by client |
| D2 | Accessory structure (max) | 25 |

| B. Floor Heights | | |
|------------------|---|----|
| E1 | Ground floor elevation (mm) | 0 |
| E2 | Ground story height, base to floor (mm) | 11 |
| E3 | Upper story height, floor to floor (mm) | 0 |

| F. Transparency | | |
|-----------------|--------------------|-----|
| F1 | Ground story (m) | 35% |
| F2 | Upper story (m) | 20% |
| F3 | Stair well and (m) | 30% |

| | Major | Minor |
|--------------------------------|-------|-------|
| Maths | | |
| 1. First year maths (1) | 100 | 100 |
| 2. Second year maths (2) | 100 | 80 |
| Engineering | | |
| 1. Engineering mathematics (1) | 50 | 50 |
| 2. Introduction to civil (2) | 20 | 20 |
| 3. Materials (3) | 40 | 40 |
| 4. Planning (4) | 40 | 40 |
| Chemistry | | |
| 1. First year | 100 | 100 |
| 2. Second year | 100 | 80 |
| Physics | | |
| 1. First year | 100 | 100 |
| 2. Second year | 100 | 80 |

| Speed (mi/h) | Minimum stopping sight distance (ft) | | | | | |
|--------------|--------------------------------------|------|----------|------|-----------|------|
| | 10% grade | | 0% grade | | -2% grade | |
| | 1000 | 2000 | 1000 | 2000 | 1000 | 2000 |
| 10 | 100 | 200 | 100 | 200 | 100 | 200 |
| 20 | 200 | 400 | 200 | 400 | 200 | 400 |
| 30 | 300 | 600 | 300 | 600 | 300 | 600 |
| 40 | 400 | 800 | 400 | 800 | 400 | 800 |
| 50 | 500 | 1000 | 500 | 1000 | 500 | 1000 |
| 60 | 600 | 1200 | 600 | 1200 | 600 | 1200 |
| 70 | 700 | 1400 | 700 | 1400 | 700 | 1400 |
| 80 | 800 | 1600 | 800 | 1600 | 800 | 1600 |
| 90 | 900 | 1800 | 900 | 1800 | 900 | 1800 |
| 100 | 1000 | 2000 | 1000 | 2000 | 1000 | 2000 |

| SYMBOL | DESCRIPTION |
|--------|---|
| | PROPOSED PAVING |
| | PROPOSED BUILDING AREA |
| | PROPOSED CONCRETE (1" MINIMUM) |
| | PROPOSED MILL AND OVERLAY PAVING |
| | PROPOSED ASPHALT AREA |
| | PROPOSED ABC-AD STONE PARKING AREA |
| | PROPOSED CURB & GUTTER |
| | PROPOSED STOP MARK |
| | PROPOSED CROSSWALK |
| | PROPOSED 8' WIDE STANDARD CROSSWALK |
| | PROPOSED 12' WIDE HIGH VIZIBILITY CROSSWALK |
| | PROPOSED SIGN |
| | PROPOSED ADA PARKING SPACE |
| | PROPOSED KEYSTONE WALL |
| | PROPOSED CP-3 CP-4 WALL |
| | PROPOSED WHEEL STOP |
| | PROPOSED GRAVEL TRAIL |
| | PROPOSED ASPHALT TRAIL |
| | PROPOSED TRAILLINE |
| | PROPOSED FENCE |
| | PROPOSED VEHICLE GATE (8' WIDE) |
| | PROPOSED LIGHT |
| | PROPOSED BENCH |
| | PROPOSED BIKE |
| | PROPOSED ASPHALT AREA |
| | LIMITS OF DISTURBANCE |

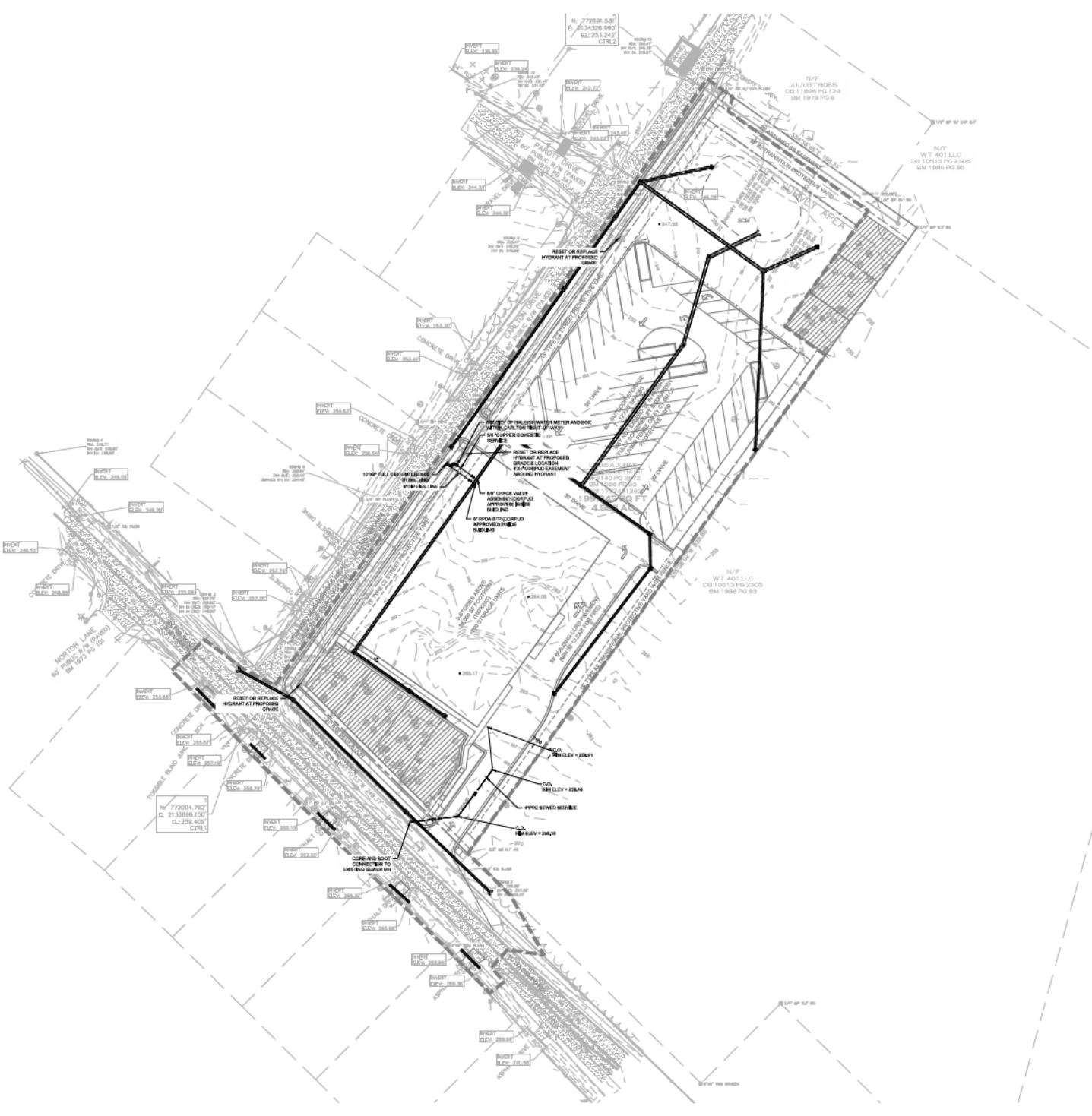
NOTES:

SITE DATA

| | |
|-----------------------------------|-------------------------------|
| PROJECT NAME: | FOOD PURCH STORE |
| STREET ADDRESS: | 7051 FOX RD |
| COUNTY: | WADE |
| PARCEL: P# 4 | 17042436 |
| PARCEL OWNERS: | ANNE LOUIS A |
| PARCEL AREA: | 4.88 |
| TOTAL SITE GROSS ACRES: | 4.88 |
| NET ACRES: | 4.04 |
| CURRENT ZONING: | D-1A |
| PROPOSED ZONING: | D-1A |
| EXISTING LAND USE: | VACANT |
| PROPOSED LAND USE: | STL STORAGE & OUTDOOR STORAGE |
| FOOD PURCH STORE: | NONE |
| REPAIRS TO EXISTING: | NONE |
| DEVELOPMENT TYPE: | NEW BUILDING |
| MAX BUILDING HEIGHT: | 3 STORIES |
| PROPOSED EXISTING IMPROVEMENTS: | 3 STORIES |
| PROPOSED BUILDING SQUARE FOOTAGE: | 150,000 SF |
| TOTAL GROSS BUILDING AREA: | 150,000 SF |
| TOTAL LOT AREA: | 167 AC 233,800 SF |
| TOTAL LOT AREA: | 3.61 D.F. |
| PROPOSED IMPROVEMENTS: | 2.88 AC 114,301 SF |
| PROPOSED IMPROVEMENTS: | FOOD PURCH |
| ADJACENT LAND: | 18.291 +/- 21,820 SF |
| PROPOSED DATA: | |
| REQUIRED: | |
| FOOD PURCH: | 2 OF 2 PER 100 STORAGE LIMITS |
| PROPOSED: | |
| TOTAL: | |
| FOOD PURCH: | |
| TOTAL: | |

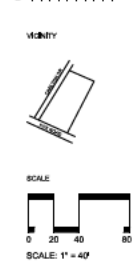
1. A self-storage facility in an OX District is subject to the following:
 - a. The maximum use of the site is self-storage only.
 - b. All storage that is contained within a fully enclosed building. However, the storage of boats, RVs or other similar vehicles may be permitted in accordance with Article 7, Chapter Outdoor Display and Storage.
 - c. All storage units must be contained in a single building and accessed internally. For properties where an outdoor storage is applied, storage units are not permitted on the ground floor. The outdoor storage of boats, RVs or similar vehicles is not permitted.
2. A Type Aa or Aa2 transitional protective yard (see Sec. 7.2.2.4.A) must be established along all shared property lines, except for an adjacent self-storage structure, heavy industrial property, waste-related service or residential use.
3. A Type Bb or Bb2 transitional protective yard (see Sec. 7.2.2.4.A) must be established along all property lines abutting a residential use.
4. A Type Cc or Cc2 street protective yard (see Sec. 7.2.2.4.B) must be established along all property lines abutting a public right-of-way.

NOTE:
OUTDOOR STORAGE AREA EXPLICITLY FOR STORAGE OF
VEHICLES, RECREATIONAL VEHICLES AND SIMILAR
VEHICLES NOT TO EXCEEDING 12' IN HEIGHT, NOT FOR
VEHICLE DISPLAY OR VEHICLE SALES



- UTILITY LEGEND:**
- | SYMBOL | DESCRIPTION |
|--------|-------------------------------------|
| — | EXISTING WATERLINE |
| — | PROPOSED WATERLINE |
| — | EXISTING SANITARY SEWERLINE |
| — | PROPOSED SANITARY SEWERLINE |
| — | PROPOSED SANITARY SEWERLINE |
| — | PROPOSED WELLYARD |
| — | PROPOSED WATER VALVE |
| — | EXISTING SANITARY SEWER MANHOLE |
| — | PROPOSED SANITARY SEWER MANHOLE |
| — | PROPOSED CLEANOUT |
| — | PROPOSED PDC |
| — | PROPOSED BACKFLOW VALVE |
| — | PROPOSED POST INDICATOR VALVE (PIV) |
| — | SEWER INTERCEPTOR |
| — | NEW HYDRAULIC OVERFLOW (HFO) |
| — | LIMITS OF DISTURBANCE |

| No. | Date | Description |
|-----|------------|-------------------|
| 1 | 11/11/2020 | ISSUED FOR PERMIT |



A vertical line of eight trees. The trees are represented by circles of varying sizes and shapes, some with a central dot. The trees are arranged in a vertical line, with the largest tree at the top and the smallest at the bottom.

CODE REQUIRED PLANTING NOTES

LETTER FROM MCDOT RE: STREET TRAILS ALONG POK ROAD:

4/23/2016

Dear Sir,

After reviewing the site plan for the Sky Road-Trail (shown) located at the corner of Sky Road and Oakleaf Road, it is determined that MCDOT will not allow trees or shrubs to be planted in the planting strip between the curb and sidewalk.

Please let me know if you have further questions.

Very respectfully,

Greg McDuffee

County Administrator

Responsible Transportation Engineer

Division: Five Starville Transportation Unit

North Carolina Department of Transportation

PO Box 26000 Raleigh, NC 27611-0600

919.733.7200 ext. 2000

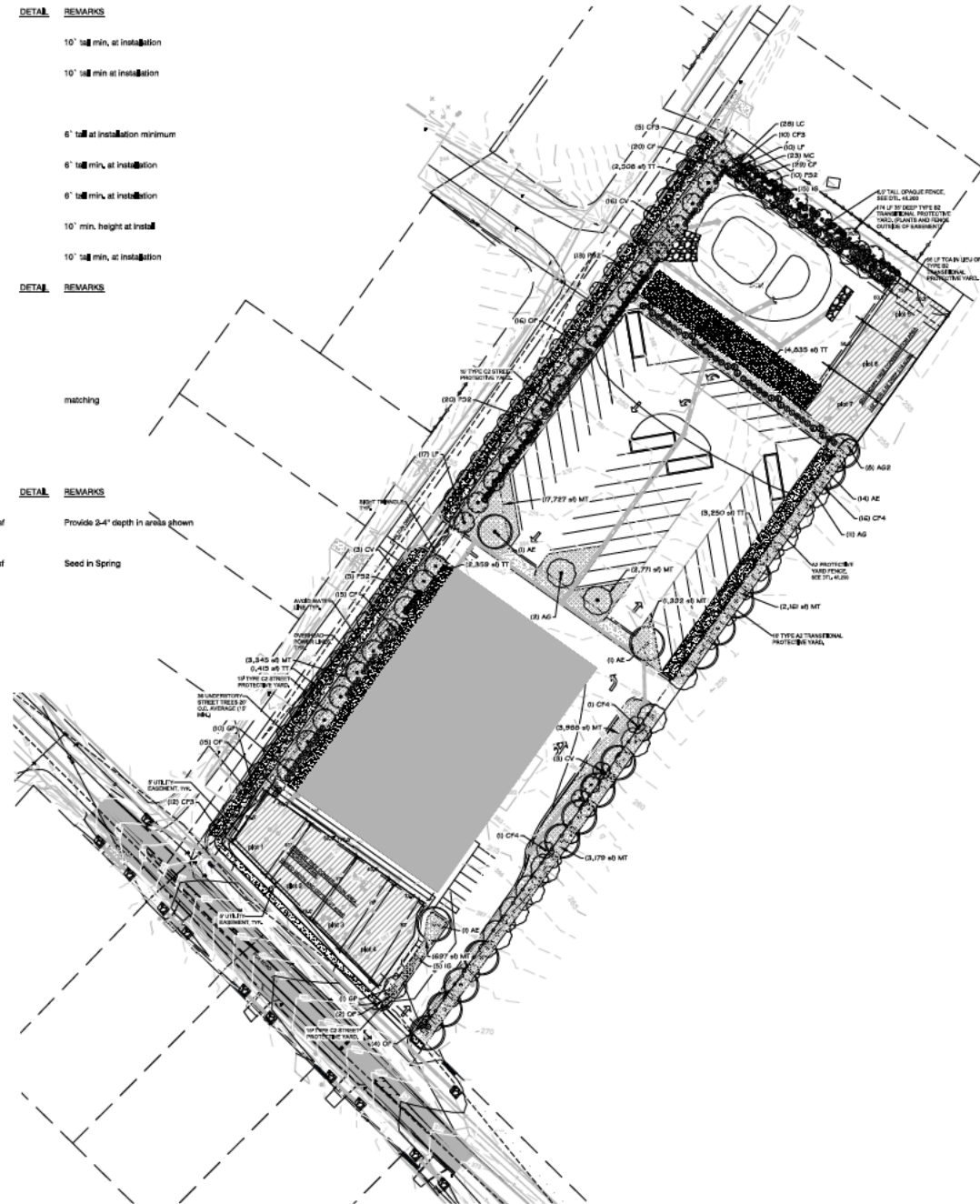
gmcduffee@ncdot.gov

www.ncdot.gov

RA0424.375 v0100

cc: MCDOT-Design/AS

RA0424.375 v0100w001

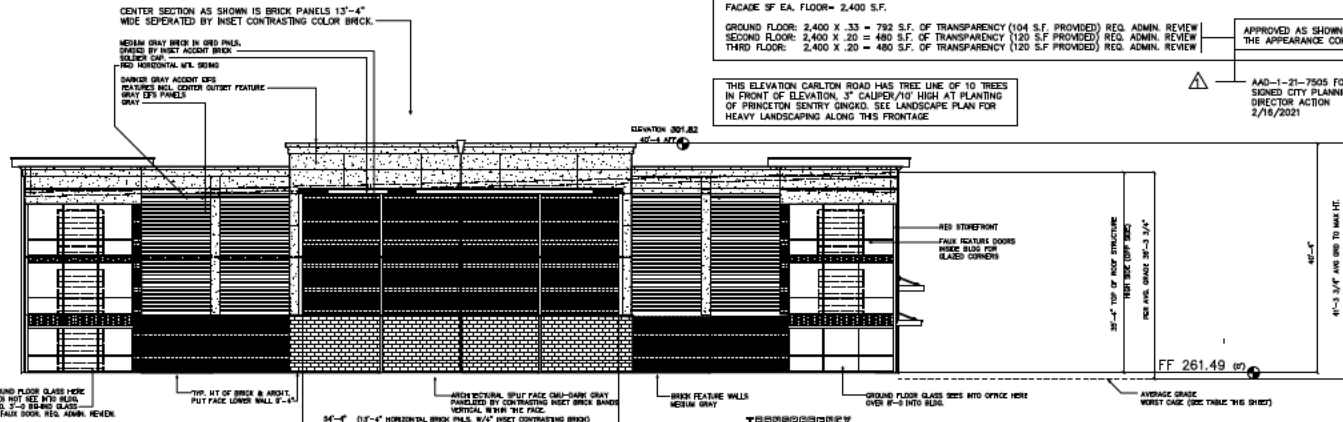
[illegible]

DATE: 02/14/2021
CHECKED BY: J.W.
DRAWN BY: J.W.
PROJECT: FOX ROAD STORAGE
PROJECT #: C20055

SHEET NO.
L1.00

PLANTING PLAN

| AVERAGE GRADE CALCULATIONS TABLE | | | | |
|----------------------------------|-------------|--------------------|--------------|----------|
| ELEV. | EWST./PROP. | WALL-HIGH/LOW | | |
| 259.91 | E | NORTH-HIGH | | |
| 255.89 | E | NORTH-LOW | | |
| 266.55 | E | EAST-HIGH | | |
| 256.91 | E | EAST-LOW | | |
| 266.55 | E | SOUTH-HIGH | | |
| 262.38 | E | SOUTH-LOW | | |
| 262.38 | E | WEST-HIGH | | |
| 256.24 | E | WEST-LOW | | |
| 260.85 | E | EX.AVG. GRADE | | |
| 259.54 | P | NORTH-HIGH | | |
| 259.51 | P | NORTH-LOW | | |
| 261.49 | P | EAST-HIGH | | |
| 259.54 | P | EAST-LOW | | |
| 261.49 | P | SOUTH-HIGH | | |
| 261.49 | P | SOUTH-LOW | | |
| 261.49 | P | WEST-HIGH | | |
| 259.51 | P | WEST-LOW | | |
| 260.51 | P | PR.AVG.GRADE | | |
| PROP. AVG. GRADE CONTROLS | | 260.51 | | |
| BUILDING HT. TO AVG. GRADE | | | | |
| FTE | HT. | TOP OF BLDG.(ROOF) | TO AVG. GRD. | |
| 261.49 | 36.33 | 301.82 | 41.31 | SEE 1/A4 |



1 FOX ROAD FRONT ELEVATION
A-4 8/88' = 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 HIGH SIDE IS 1/4" PER FT. (14'-4")

TRANSPARENCY

FACADE S.F. = 7,200 S.F.

FACADE SF EA. FLOOR= 2,400 S.F.

GROUND FLOOR: 2,400 X .33 = 792 S.F. OF TRANSPARENCY (104 S.F. PROVIDED) REG. ADMIN. REVIEW
SECOND FLOOR: 2,400 X .20 = 480 S.F. OF TRANSPARENCY (120 S.F. PROVIDED) REG. ADMIN. REVIEW
THIRD FLOOR: 2,400 X .20 = 480 S.F. OF TRANSPARENCY (120 S.F. PROVIDED) REG. ADMIN. REVIEW

APPROVED AS SHOWN BY THE APPEARANCE COMM.

THIS ELEVATION CARLTON ROAD HAS TREE LINE OF 10 TREES IN FRONT OF ELEVATION. 3" CALIPER/10' HIGH AT PLANTING OF PRINCETON SENTRY GINKGO. SEE LANDSCAPE PLAN FOR HEAVY LANDSCAPING ALONG THIS FRONTAGE

AAD-1-1-21-7505 FOX RD
SIGNED CITY PLANNING
DIRECTOR ACTION
2/16/2021

TRANSPARENCY

FACADE S.F. = 4,434 S.F.

FACADE SF EA. FLOOR=1,478 SF

GROUND FLOOR: 1,478 X .33 = 488 S.F. OF TRANSPARENCY (264 S.F. PROVIDED) REG. ADMIN. REVIEW
SECOND FLOOR: 1,478 X .20 = 296 S.F. OF TRANSPARENCY (300 S.F. PROVIDED) MEETS REQUIREMENT
THIRD FLOOR: 1,478 X .20 = 296 S.F. OF TRANSPARENCY (300 S.F. PROVIDED) MEETS REQUIREMENT

APPROVED AS SHOWN BY THE APPEARANCE COMM.

50' PRIMARY TREE CONSERVATION AREA IN FRONT OF THIS ELEVATION
SEE LANDSCAPE PLAN GROUND LEVEL GLAZING WOULD NOT BE VISIBLE GENERALLY WAS A CONSIDERATION PER ADMINISTRATIVE REVIEW AND APPROVED AS SHOWN BY THE APPEARANCE COMMITTEE.



1 RIGHT SIDE ELEVATION
A-4 8/88' = 1'-0"

FOX ROAD SELF STORAGE CENTER

7505 FOX ROAD
RALEIGH, NC 27608

GENERAL NOTES:
1. THIS DRAWING IS SCHEMATIC DESIGN ONLY AND NOT FOR CONSTRUCTION. IT IS FOR MUNICIPAL REVIEW

| REV. DATE | REVISION DESCRIPTION |
|-----------|----------------------|
| 12/14/20 | C.O.R. DEV. SERVICES |
| 1/15/20 | APPEARANCE COMM. |
| 3/30/21 | COR COMMENTS |



G. CLEVELAND PATE, PLLC
Architecture • Planning
8013 Puddledown, Raleigh, NC 27608
919-851-0002

SEALS:



SEALS:

ELEVATIONS

| GCP | GCP | DATE |
|---------------|--------------|---------|
| DESIGNED BY: | DRAWN BY: | A-4 |
| GCP | GCP | |
| CHECKED BY: | APPROVED BY: | CP |
| POWER | BONNIEA | 2/11/21 |
| GCP FILE NAME | PROJECT # | DAYS |

7505 FOX ROAD
RALEIGH, NC 27616

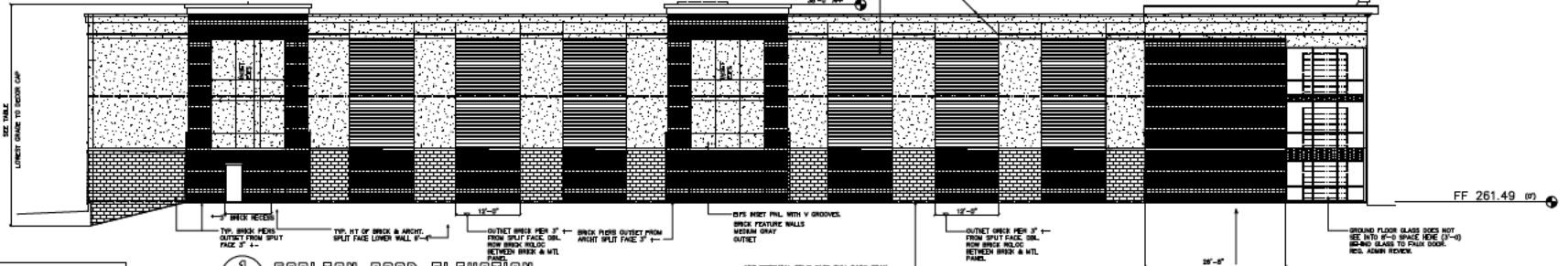
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SEALS:

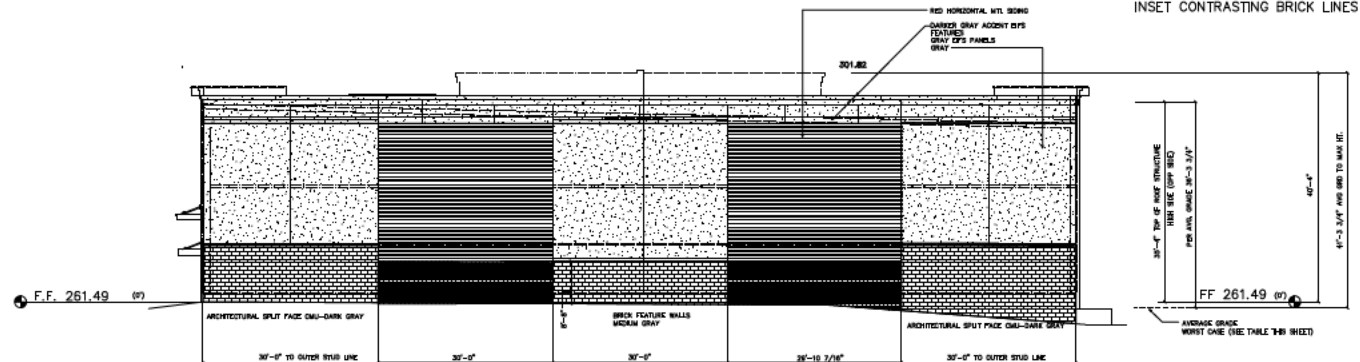
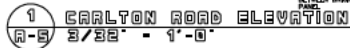
SEALS:

ELEVATIONS

| | | |
|---------------|--------------|-------------------------------|
| GCP | GCP | STATE A-5 or 2/11/21 |
| DESIGNED BY: | DRAWN BY: | |
| GCP | GCP | |
| CHECKED BY: | APPROVED BY: | |
| WORKED | WORKED | |
| CAD FILE NAME | PROJECT # | DATE |



| AVERAGE GRADE CALCULATIONS TABLE | | | |
|----------------------------------|-----------------|-----------------------|-----------------|
| ELEV. | EXIST. PROP. | WALL-HIGH/LOW | |
| 259.91 | E | NORTH-HIGH | |
| 255.89 | E | NORTH-LOW | |
| 266.55 | E | EAST-HIGH | |
| 256.91 | E | EAST-LOW | |
| 266.55 | E | SOUTH-HIGH | |
| 262.38 | E | SOUTH-LOW | |
| 262.38 | E | WEST-HIGH | |
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| 259.54 | P | EAST-LOW | |
| 261.49 | P | SOUTH-HIGH | |
| 261.49 | P | SOUTH-LOW | |
| 261.49 | P | WEST-HIGH | |
| 259.51 | P | WEST-LOW | |
| 260.51 | P | PR.AVG.GRADE | |
| PROP. AVG. GRADE CONTROLS | | | 260.51 |
| BUILDING HT. TO AVG. GRADE | | | |
| FFE | HT. | TOP OF BLDG.(ROOF) | TO AVG. GRD. |
| 261.49 | 36.33 | 301.82 | 41.31 |



| | | |
|-----|-------------------------|--|
| A | STORY HEIGHT COMPLIANCE | 3 STORIES— HIGHEST POINT MEASURED FROM WORST CASE AVG. GRADE IS: LESS THAN 50' (SEE ELEV. MAX. HTS) |
| | | <u>FLOOR HTS:</u> F.F. FIRST FLOOR TO F.F. SECOND FLOOR; 11'-0" |
| | | F.F. SECOND FLOOR TO F.F. THIRD FLOOR; 10'-0" |
| A/4 | | F.F. THIRD FLOOR TO TOP OF ROOF DECK, ON LOW SIDE IS 10'. ROOF SLOPE TO HIGH SIDE IS 1/4" PER FT. (14'-4") |