



Administrative Approval Action

Case File / Name: ASR-0095-2024
DSLCL - SANDERFORD STORAGE

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

- LOCATION:** This 4.50 acre site is located between Sanderford Road and Creech Road across from Mount Calvary Word of Faith Church, north of Tryon Point Drive, south of Fox Hollow Drive at 3081 Sanderford Road. There is a greenway corridor running through the property along a stream and up to the northern property line where the greenway corridor connects to Sanderford Road.
- REQUEST:** The property, zoned CX-3, is vacant except for a cell tower located near the southeast property line. The plan proposes constructing a 30,782 square foot, 3-story building to be used for self storage along with associated infrastructure, parking and site improvements.
- 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 25, 2025 by GANDER DEVELOPMENT.

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. Revise Type C3 Protective Yard Screening Parking UDO reference on Sheet L100 by using the correct code reference (UDO Section 7.1.7.B.4) in addition to UDO Section 7.2.4.
2. Revise text in Blank Wall description so it does not overlap with one another (see Sheet A-9).
3. Verify labels and legend for building elevations, specifically "Southwest Elevation - Sanderford Road." It is unclear what some of the letters (like 'V' and 'S') are associated with.
4. Demonstrate compliance with the Protective Yard requirements set forth in UDO Section 7.2.4.E.7. for the southeastern property line.

Engineering

5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.



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Stormwater

6. A flood study shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

10. 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).
11. Remove from plans the calculations shown for Greenway TCA on the adjacent parcel.
12. 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"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
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☒ **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. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway. This includes greenway easements shown on PIN 1712633774 and 1712631588.

Engineering



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2. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

4. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
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. 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).
7. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

☒ **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



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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 fee-in-lieu for those public improvements not fully installed to the property lines shall be paid to the City of Raleigh (UDO 8.1.10).

Urban Forestry

3. A public infrastructure surety for 16 street trees 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.
4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.45 acres of tree conservation area.
5. A tree impact permit must be obtained for the approved streetscape tree installations in the right-of-way. This development proposes 16 street trees along Sanderford Road.

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

General

1. All street lights and street signs required as part of the development approval are installed.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
4. Final inspection of all tree conservation areas and right-of-way street trees by Urban Forestry Staff

Stormwater

5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
6. 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:



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3-Year Expiration Date: May 29, 2028

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: Keegan McDonald  Digitally signed by Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.05.29 14:02:39-04'00' Date: 05/29/2025
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

SANDERFORD STORAGE

3081 SANDERFORD ROAD RALEIGH, NC 27610

CITY OF RALEIGH SUBMITTAL ASR-0095-2024

SUBMITTED ON: 11.26.2024

REVISED ON: 02.14.2025

REVISED ON: 03.25.2025

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-988-2020

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 (initials) _____

Please review UDO Section 10.2.8 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 ☒ **Site Transaction History**
(Check all that apply)

Building and Development Type	Subdivision case #:
Detached	
Attached	
Townhouse	
Apartment	
Tiny house	
Open lot	

GENERAL INFORMATION

Development name: SANDERFORD STORAGE

Inside City limits? Yes ☒ No ☐

Property address(es): 3081 SANDERFORD ROAD RALEIGH, NC 27610

Site P.I.N.(s): 1712631588

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A 3-STORY SELF STORAGE FACILITY WITH ASSOCIATED INFRASTRUCTURE INCLUDING PUBLIC WATER CONNECTION, PRIVATE SANITARY SEWER FORCE MAIN, AND STORMWATER CONTROL MEASURES AND CONVEYANCE SYSTEM.

Current Property Owner(s): ROBERT SHUNK

Company: 919 STORAGE SANDERFORD LLC Title: ENTITLEMENTS DIRECTOR

Address: 2310 S MIAMI BLVD SUITE 238, DURHAM NC 27703

Phone # 919.308.2123 Email: ROBERT@SANDERDEV.COM

Applicant Name (if different from owner. See "who can apply" in instructions)

Relationship to owner: ☐ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder

Company: Address:



Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: ROBERT SHUNK	
Company: 919 STORAGE SANDERFORD LLC Title: ENTITLEMENTS DIRECTOR	
Address: 2310 S MIAMI BLVD SUITE 238, DURHAM NC 27703	
Phone #: 919.308.2123	Email: ROBERT@SANDERDEV.COM
Applicant Name: ROBERT SHUNK	
Company: 919 STORAGE SANDERFORD LLC Address: 2310 S MIAMI BLVD SUITE 238, DURHAM NC 27703	
Phone #: 919.308.2123	Email: ROBERT@SANDERDEV.COM

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	
CX-3	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 4.51 AC	Existing gross floor area to be demolished: 0 SF
# of parking spaces proposed: 5	New gross floor area: 30,782 SF
Max # parking permitted (7.1.2.C): NONE	Total # of gross (to remain and new): 30,782 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): INDUSTRIAL (TELECOMMUNICATIONS)	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): INDUSTRIAL (SELF STORAGE)	Proposed # of basement levels (UDO 1.5.7.A.6): 1

STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf): 11,215	Proposed total (sf): 37,744
Existing (sf): 11,215	Proposed total (sf): 38,288

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of hotel bedrooms:	
# of bedroom units: 1br 2br 3br 4br or more	
Total # of dwelling units:	
# of lots:	
If you project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A frequent transit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICANT SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160D-453(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.	
Acting as an authorized agent requires written permission from the property owner for the purposes of making the development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.	
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. § 160D-403(b)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).	
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.	
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 145-755(b)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.	
Signature: <i>Robert Shunk</i>	Date: 11/26/2024
Printed Name: Robert Shunk	Signature:
Signature:	Date:
Printed Name:	

SHEET INDEX	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.00	GENERAL NOTES
C0.00	EXISTING CONDITIONS PLAN
C0.00	CONSTRUCTION PLAN
C0.00	SITE PLAN
C0.00	GRADING AND DRAINAGE PLAN
CS.10	SOIL DETAILS
CS.00	UTILITY PLAN
CS.00	SITE DETAILS
1.00	PLANNING PLAN
L.00	PLANTING DETAILS
A.01	ARCHITECTURAL ELEVATIONS
A.01	ARCHITECTURAL ELEVATIONS
A.01	FRONT ELEVATION DETAIL LINES
E-01	ELECTRICAL NOTICES
E-01	ELECTRICAL NOTICES
E-01	SITE LIGHTING PLAN
E-01	SITE LIGHTING PHOTOMETRICS
E-00	ELECTRICAL SCHEDULE

RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NEAREST STREETS WITH PAVED SURFACES.
- A PERMIT REQUEST WITH A TOPED 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 OBTAINED.
- ALL TOPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - 5.2. PUBLIC MEETING AND ACCESSIBILITY STANDARDS (PROHIBS)
 - 5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
 - 5.4. RALEIGH STREET DESIGN MANUAL (SDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE USUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO COMPLY WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROHIBS). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (PROHIBS).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, AND THE OFFICE OF STATE FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL EXISTING UTILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE NO. 160-218) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- ALL SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROPRIATE LOCATION BASED ON SURVEY DATA OBTAINED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THE CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONSTRUCTION. VALVE AND MANHOLE CHANGES, AND TRENCHES OR LANDSCAPE CHANGES, DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILED OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CONSTRUCTION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PERIMETER FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS TEMPORARILY OR PERMANENTLY MUST BE CLOSURED TO SUPPORT THE REQUIRED APPROPRIATE (65,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

CX-ZONING LIMITED USE STANDARDS

- SELF-SERVICE STORAGE USE CATEGORY (UDO SECTION 6.0.2.A) FACILITIES PROVIDING SEPARATE STORAGE SPACE FOR PERSONAL OR BUSINESS USE DESIGNED TO ALLOW PRIVATE ACCESS TO THE SPACE FOR STORAGE OF PERSONAL PROPERTY, SELF-SERVICE STORAGE INCLUDES THE FOLLOWING USES:
 - INDUSTRIAL USE
 - FULLY ENCLOSED INDOOR MULTISTORY STORAGE
 - INDUSTRIAL USE
- PRINCIPLE USE WILL BE FULLY ENCLOSED INDOOR MULTISTORY STORAGE. (C3.00)
- USE STANDARDS (UDO SECTION 6.0.2.A.1):
 - A. SELF-SERVICE STORAGE USE CATEGORY (UDO SECTION 6.0.2.A) FACILITIES PROVIDING SEPARATE STORAGE SPACE FOR PERSONAL OR BUSINESS USE DESIGNED TO ALLOW PRIVATE ACCESS TO THE SPACE FOR STORAGE OF PERSONAL PROPERTY, SELF-SERVICE STORAGE INCLUDES THE FOLLOWING USES:
 - INDUSTRIAL USE
 - FULLY ENCLOSED INDOOR MULTISTORY STORAGE
 - INDUSTRIAL USE
 - B. THE SITE IS MORE THAN 2 ACRES. (C3.00)
 - C. THE STORAGE SHALL BE CONTAINED WITHIN A FULLY ENCLOSED BUILDING, HOWEVER, THE STORAGE OF BOATS, RVs OR OTHER SIMILAR VEHICLES MAY BE PERMITTED IN ACCORDANCE WITH ARTICLE 7.5. (C3.00)
 - D. ALL STORAGE UNIT MUST BE CONFINED TO A SINGLE BUILDING AND ACCESSIBLE INTERNALLY FOR PROPERTIES WHERE AN URBAN HIGHLIGHT IS APPLIED. STORAGE UNITS ARE NOT PERMITTED ON THE GROUND FLOOR, THE OUTDOOR STORAGE OF BOATS, RVs OR SIMILAR VEHICLES IS NOT PERMITTED. (C3.00)
 - E. STORAGE UNITS ARE ACCESSIBLE TO THE SAME BUILDING. (C3.00)
 - F. A TYPE A1 OR A2 TRANSITIONAL PROTECTIVE YARD (SEE SEC. 7.2.A.A) MUST BE ESTABLISHED ALONG THE NORTH SIDE OF THE SITE. (C3.00)
 - G. INDUSTRIAL USE, UNRELATED SERVICES OR RESIDENTIAL USE:
 - TYPE A1 OR A2 TRANSITIONAL PROTECTIVE YARD HAS BEEN PROVIDED ON THE NORTH SIDE OF THE SITE PER CDO AND SECTION 7.2.A.A. NO TYPE A TRANSITIONAL PROTECTIVE YARD HAS BEEN PROVIDED ON THE EAST SIDE OF THE SITE DUE TO THE GOLF TOWER ON THE EAST SIDE OF THE PROPERTY. (C3.00)
 - A TYPE B1 OR B2 TRANSITIONAL PROTECTIVE YARD (SEE SEC. 7.2.A.A) MUST BE ESTABLISHED ALONG ALL PROPERTY LINES ADJACENT TO A RESIDENTIAL USE.
 - NO TYPE A TRANSITIONAL PROTECTIVE YARD HAS BEEN PROVIDED. GREENWAY EASEMENT HAS BEEN PROVIDED ON NORTH PROPERTY LINE ADJACENT TO RESIDENTIAL USE. (C3.00)
 - A TYPE C1 OR C2 STREET PROTECTIVE YARD (SEE SEC. 7.2.A.A) MUST BE ESTABLISHED ALONG ALL PROPERTY LINES ADJACENT TO A STREET. (C3.00)
 - TYPE C2 STREET PROTECTIVE YARD HAS BEEN ESTABLISHED ALONG THE PROPERTY LINE ADJACENT TO THE PUBLIC RIGHT-OF-WAY. (C3.00)

SOLID WASTE:

SOLID WASTE TO BE HANDLED BY PRIVATE HAULER.

TRIP GENERATION ESTIMATE

LAND USE (SEE CODE)	INTENSITY	DAILY TRAFFIC	AM		PM	
			ENTER	EXIT	ENTER	EXIT
WAREHOUSE (C10)	102,896	160	7	5	9	10



VICINITY MAP 1" = 200'

SITE DATA

PROJECT NAME: SANDERFORD STORAGE
SITE ADDRESS: 3081 SANDERFORD ROAD RALEIGH, NC 27610
COUNTY: WAKE
PARCEL PIN #: 1712631588
PARCEL OWNER: 919 STORAGE SANDERFORD LLC
PARCEL AREA: 4.51 AC / 196,244 SF
TOTAL SITE CROSS-ACREAGE: 4.51 AC / 196,244 SF
RIGHT-OF-WAY DEDICATION: 0.05 AC / 2,158 SF
NET ACREAGE: 4.46 AC / 194,086 SF
CURRENT ZONING: C3-3
PROPOSED ZONING: C3-3
EXISTING LAND USE: TELECOMMUNICATION TOWER
PROPOSED LAND USE: TELECOMMUNICATION TOWER
FLOOD PLAIN DATA: NA
FLOOD RISK: NA
DEVELOPMENT TYPE: GENERAL
MAX BUILDING HEIGHT: 3 STORIES
PROPOSED BUILDING HEIGHT: 3 STORIES
PROPOSED NUMBER OF LOTS: 1
TREE CONSERVATION AREA: 0.45 AC / 19,549 SF
TOTAL LIMITS OF DISTURBANCE: 3.06 AC / 133,466 SF
EXISTING PREVIOUS AREA: 0.26 AC / 11,215 SF
PROPOSED PERVIOUS AREA: 1.20 AC / 52,744 SF
AMENITY AREA REQUIRED: 0.45 AC / 19,498 SF (10.00%)
AMENITY AREA PROVIDED: 0.45 AC / 19,498 SF (10.00%)

PARKING DATA: REQUIRED PARKING: NO MINIMUM
PROPOSED PARKING: 5 SPACES
TOTAL PARKING: 5 SPACES

EXEMPTIONS

BLOCK PERIMETER EXEMPTION: UDO SECTION 8.3.2.A.1.b.iv

The new street or street sub right-of-way, including utility placement easement, would consume more than 15 percent of either the area of the impacted adjacent property or the property to be developed.

CROSS ACCESS EXEMPTION: UDO SECTION 8.3.5.5.b.ii

The creation (on the property to be developed) or continuation (on an adjacent property) of any cross access driveway or driveway stub would be obstructed by steep slopes in excess of 25% within 10 feet of the property line.

SWIFT PARTNERS



FIRM LICENSE: P-2187

No.	Date	Description
1	11/26/2024	1. PRELIMINARY REVIEW
2	12/10/2024	2. REVIEW AND COMMENT
3	12/10/2024	3. REVIEW AND COMMENT
4	12/10/2024	4. REVIEW AND COMMENT
5	12/10/2024	5. REVIEW AND COMMENT
6	12/10/2024	6. REVIEW AND COMMENT
7	12/10/2024	7. REVIEW AND COMMENT
8	12/10/2024	8. REVIEW AND COMMENT
9	12/10/2024	9. REVIEW AND COMMENT
10	12/10/2024	10. REVIEW AND COMMENT

VICINITY



SCALE



SCALE: 1"=200'

ARROW

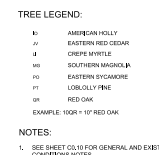


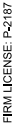
DATE: 03.25.2025
FOR: 919 STORAGE SANDERFORD STORAGE
DRAWN BY: LUK
PROJECT #: C02025

SHEET TITLE: COVER SHEET

SHEET NO.

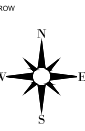
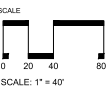
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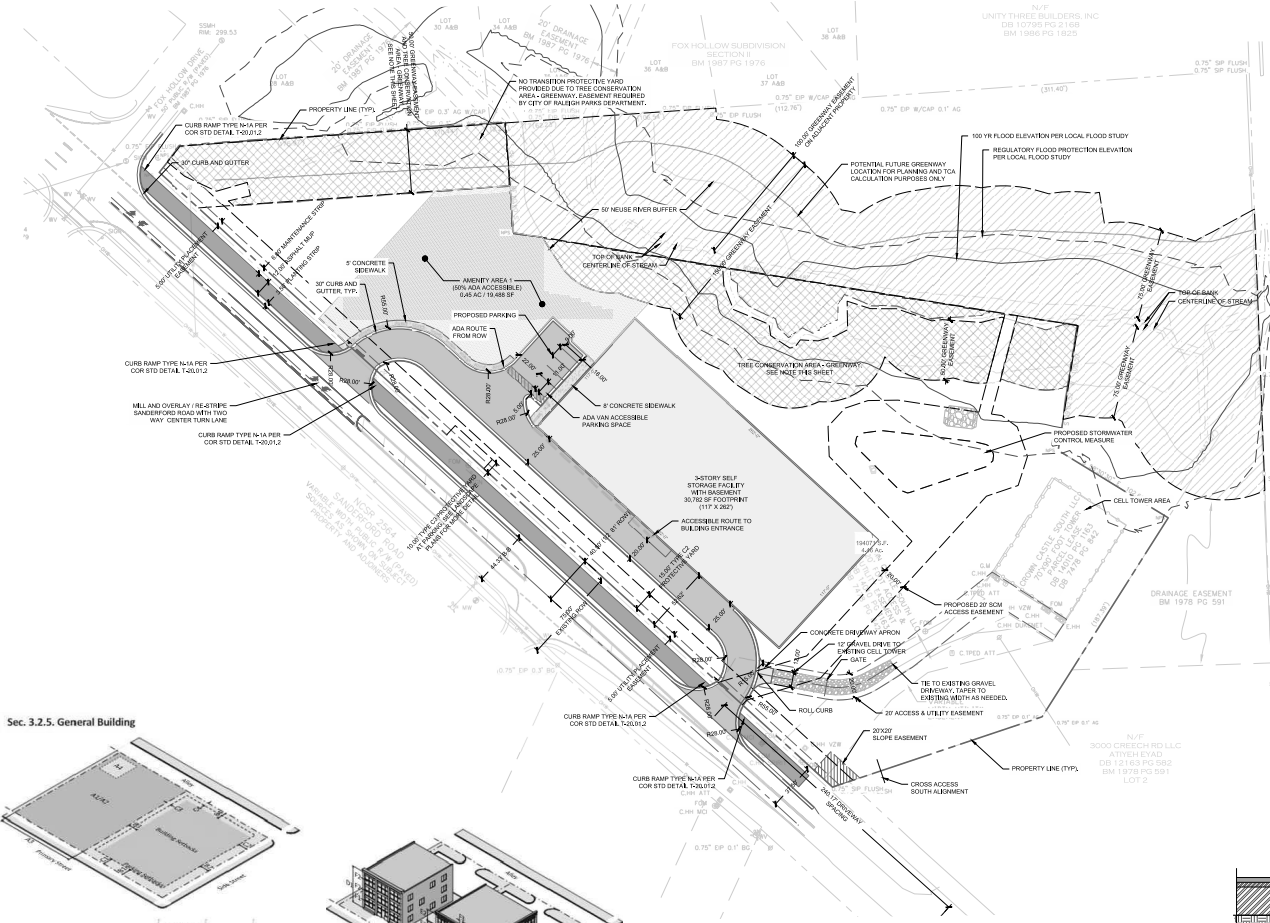
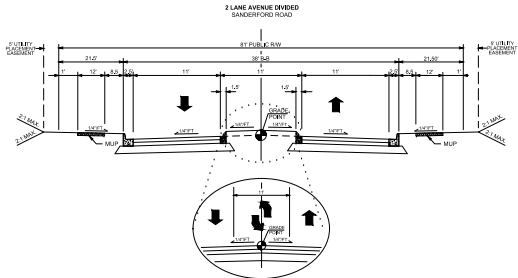




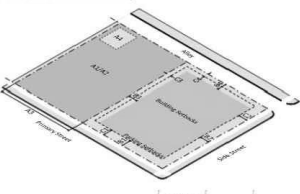
NOTES:

1. SEE SHEET 05.10 FOR GENERAL AND DEMOLITION NOTES.

VICINITY



Sec. 3.2.5. General Building



A. Lot Dimensions	OP, OX, NX, CX, DX, IX	OP, OX, NX, CX, DX, IX	OP, OX, NX, CX, DX, IX
A1. Area (min)	n/a	n/a	n/a
A2. Area (max)	10 acres (N/A only)	n/a	n/a
A3. Width (min)	n/a	n/a	n/a
A4. Outdoor amenity area (min)	10%	10%	10%
B. Building/Structure Setbacks			
B1. From primary street (min)	5'	3'	3'
B2. From side street (min)	5'	3'	3'
B3. From side lot line (min)	0' or 5'	0' or 5'	0' or 5'
B4. From rear lot line (min)	0' or 5'	0' or 5'	0' or 5'
B5. From alley (min)	5'	5'	5'
C. Parking Setbacks			
C1. From primary street (min)	10'	10'	10'
C2. From side street (min)	10'	10'	10'
C3. From side lot line (min)	0' or 5'	0' or 5'	0' or 5'
C4. From rear lot line (min)	0' or 5'	0' or 5'	0' or 5'
C5. From alley (min)	5'	5'	5'

D. Height	OP, OX, NX, CX, DX, IX	OP, OX, NX, CX, DX, IX	OP, OX, NX, CX, DX, IX
D1. Principal building (max)	Set by district	Set by district	Set by district
D2. Accessory structure (max)	25'	25'	25'
E. Floor Heights			
E1. Ground story height, floor to floor (min)	11'	13'	11'
E2. Upper story height, floor to floor (min)	9'	9'	9'
F. Transparency			
F1. Ground story (min)	33%	50%	20%
F2. Upper story (min)	20%	20%	20%
F3. Blank wall (min)	30'	30'	50'

OP, OX, NX, CX, DX, IX	OP, OX, NX, CX, DX, IX	OP, OX, NX, CX, DX, IX	OP, OX, NX, CX, DX, IX
AP1	ROADWAY FULL WIDENING SECTION	1.0'	1.0'
AP2	1/2 ROADWAY PARTIAL WIDENING SECTION	1.0'	1.0'

Type	Description	A1 (FIN. LFT. (IN.))	A2 (50.00)	B (FIN. LFT. (IN.))	C (50.00)	D (50.00)
AP1	ROADWAY FULL WIDENING SECTION	1.0'	1.0'	4'	10'	10'
AP2	1/2 ROADWAY PARTIAL WIDENING SECTION	1.0'	1.0'	4'	5.0'	5.0'

CX-ZONING LIMITED USE STANDARDS

- SELF-SERVICE STORAGE USE CATEGORY. FACILITIES PROVIDING SEPARATE STORAGE AREAS FOR PERSONAL OR BUSINESS USE DESIGNED TO ALLOW PRIVATE ACCESS BY THE TENANT FOR STORING OR RECEIVING PERSONAL PROPERTY. SELF-SERVICE STORAGE INCLUDES THE FOLLOWING USES:
 - WAREHOUSE, SELF-STORES
 - FULLY ENCLOSED INDOOR MULTI-STORY STORAGE
 - INDUSTRIAL USES
- PROPOSED CURB RAMP SHALL BE FULLY ENCLOSED INDOOR MULTI-STORY STORAGE (C3.00)
- USE STANDARDS
 - A SELF-STORAGE FACILITY IN AN CX-DISTRICT IS SUBJECT TO THE FOLLOWING:
 - THE MINIMUM SIZE OF THE SITE IS AT LEAST 2 ACRES.
 - THE SITE IS MORE THAN 2 ACRES (C3.00)
 - ALL STORAGE SHALL BE CONTAINED WITHIN A FULLY-ENCLOSED BUILDING. HOWEVER, THE STORAGE OF BOATS, RVs OR OTHER SIMILAR VEHICLES MAY BE PERMITTED IN ACCORDANCE WITH ARTICLE 17.5 OUTDOOR DISPLAY AND STORAGE.
 - STORAGE IS IN A FULLY-ENCLOSED BUILDING (C3.00)
 - ALL STORAGE UNITS MUST BE CONTAINED IN A SINGLE BUILDING AND ACCESSIBLE INTERNALLY FOR PROPERTIES WHERE AN ADA PARKING SPACE IS APPLIED. STORAGE UNITS ARE NOT PERMITTED ON THE GROUND FLOOR, THE OUTDOOR STORAGE OF BOATS, RVs OR SIMILAR VEHICLES IS NOT PERMITTED. STORAGE UNITS ARE ACCESSIBLE INTERNALLY AND ARE CONTAINED IN THE SAME BUILDING (C3.00)
 - A TYPE A1 OR A2 TRANSITIONAL PROTECTIVE YARD (SEE SEC. 7.2.A.1) MUST BE ESTABLISHED ALONG ALL SHARED PROPERTY LINES, EXCEPT FOR AN ADJACENT SELF-SERVICE STORAGE, HEAVY INDUSTRIAL, USE, WASTE-HANDLING SERVICE OR RESIDENTIAL USE.
 - A TYPE A1 OR A2 TRANSITIONAL PROTECTIVE YARD HAS BEEN PROVIDED ON THE NORTH SIDE OF THE SITE PER COR AND SECTION 3.1.1.2. NO TYPE A TRANSITIONAL PROTECTIVE YARD HAS BEEN PROVIDED ON THE EAST SIDE OF THE SITE DUE TO THE CELL TOWER ON THE EAST SIDE OF THE PROPERTY.
 - A TYPE B1 OR B2 TRANSITIONAL PROTECTIVE YARD (SEE SEC. 7.2.A.1) MUST BE ESTABLISHED ALONG ALL PROPERTY LINES ADJACENT TO A RESIDENTIAL USE.
 - NO TYPE B TRANSITIONAL PROTECTIVE YARD HAS BEEN PROVIDED. GREENWAY EASEMENT HAS BEEN PROVIDED ON NORTH SIDE OF THE SITE WHERE PROPERTY ADJACENT TO RESIDENTIAL USE (C3.00)
 - A TYPE C1 OR C2 STREET PROTECTIVE YARD (SEE SEC. 7.2.A.2) MUST BE ESTABLISHED ALONG ALL PROPERTY LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
 - A TYPE C2 STREET PROTECTIVE YARD HAS BEEN ESTABLISHED ALONG THE PROPERTY LINE ADJACENT TO THE PUBLIC RIGHT-OF-WAY (C3.00)

SITE LEGEND:

- SYMBOL DESCRIPTION
- PROPOSED BUILDING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED GRAVEL
 - PROPOSED ASPHALT TRAIL
 - PROPOSED TREE CONSERVATION AREA - GREENWAY
 - PROPOSED AMENITY AREA
 - PROPOSED CURB & GUTTER
 - PROPOSED STOP BAR
 - PROPOSED CROSSWALK
 - PROPOSED 8' WIDE STANDARD CROSSWALK
 - PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
 - PROPOSED SIGN
 - PROPOSED ADA PARKING SPACE
 - PROPOSED KEYSTONE WALL
 - PROPOSED WHEEL STOP
 - PROPOSED TREELINE
 - PROPOSED FENCE
 - PROPOSED VEHICLE GATE (X' WIDE)
 - PROPOSED LIGHT
 - PROPOSED FIRE RACK
 - PROPOSED ROLL-UP
 - LIMITS OF DISTURBANCE
 - REGULATORY FLOOD PROTECTION ELEVATION
 - 100 YR FLOOD ELEVATION

NOTES:

- SEE SHEET C3.01 FOR GENERAL AND SITE NOTES.
- NO TEMPORARY OR PERMANENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, FENCING AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EXISTENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

SITE DATA

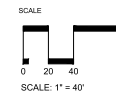
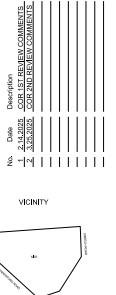
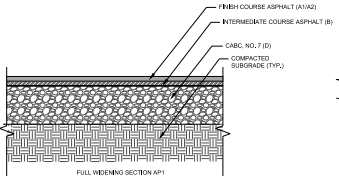
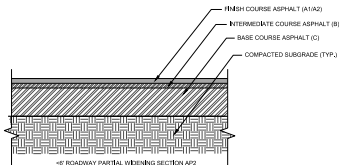
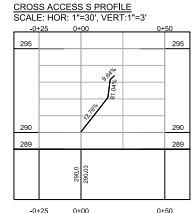
PROJECT NAME	SANDERFORD STORAGE
SITE ADDRESS	3001 SANDERFORD ROAD RALEIGH, NC 27610
COUNTY	WAKE
PANEL, PWA	17005100
PANEL OWNER	919 STORAGE SANDERFORD LLC
PANEL AREA	4.81 AC / 196,244 SF
TOTAL SITE GROSS ACRES	4.81 AC / 196,244 SF
RIGHT-OF-WAY DEDICATION	5.08 AC / 2,198 SF
NET ACRES	4.48 AC / 194,086 SF
CURRENT ZONING	C-3
PROPOSED ZONING	C-3
EXISTING LAND USE	TELECOMMUNICATION TOWER
PROPOSED LAND USE	SELF STORAGE / TELECOMMUNICATION TOWER
FLOOD PLAIN DATA	N/A
RIVER BASIN	NEUSE
DEVELOPMENT TYPE	GENERAL
MAX BUILDING HEIGHT	3 STORIES
PROPOSED BUILDING HEIGHT	3 STORIES
PROPOSED NUMBER OF LOTS	1
TREE CONSERVATION AREA	0.45 AC / 19,349 SF
TOTAL LIMITS OF DISTURBANCE	3.08 AC / 133,486 SF
EXISTING BARNEYS AREA	0.45 AC / 19,349 SF
PROPOSED BARNEYS AREA	1.30 AC / 57,744 SF
AMENITY AREA REQUIRED	0.45 AC / 19,349 SF (100%)
AMENITY AREA PROVIDED	0.45 AC / 19,349 SF (100%)

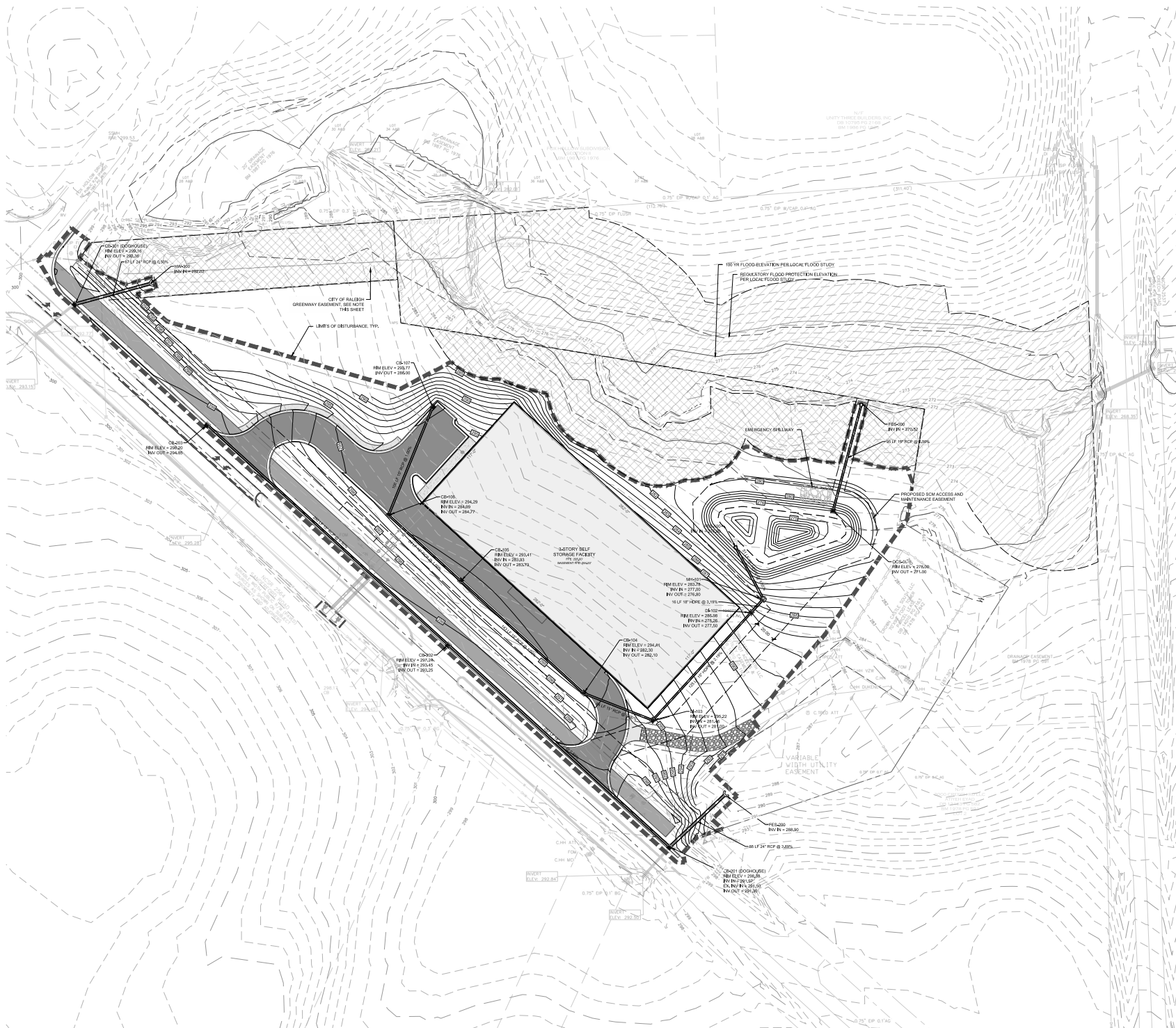
PARKING DATA:

REQUIRED PARKING	NO MAXIMUM
PROPOSED PARKING	5 SPACES
TOTAL PARKING	5 SPACES



















AMENITY AREA CALCULATIONS:

AMENITY AREA REQUIRED 10% OF NET SITE AREA:
194,086 SF * 10% = 19,409 SF REQUIRED
AMENITY AREA PROVIDED:
AMENITY AREA #1 = 19,409 SF





SYMBOL LEGEND:

SYMBOL	DESCRIPTION
	PROPOSED GREENWAY EASEMENT AREA
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM DRAINAGE
	PROPOSED JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	REPRAP DISCEPTOR
	FLOW DIRECTION
	PROPOSED ELEVATION
	TOP/BOTTOM OF CURB
	TOP/BOTTOM OF WALL
	REGULATORY FLOOD
	PROTECTION ELEVATION
	100 YR FLOOD ELEVATION

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
2. NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSC SECTION 1012.

AVERAGE GRADE	
HIGHEST	295
LOWEST	295
AVERAGE	295

[illegible]

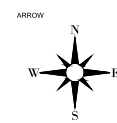
VICINIT

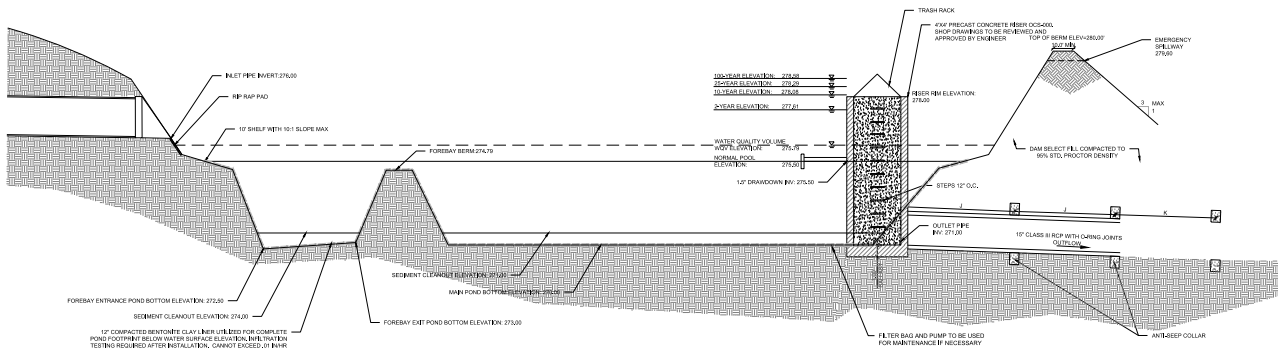
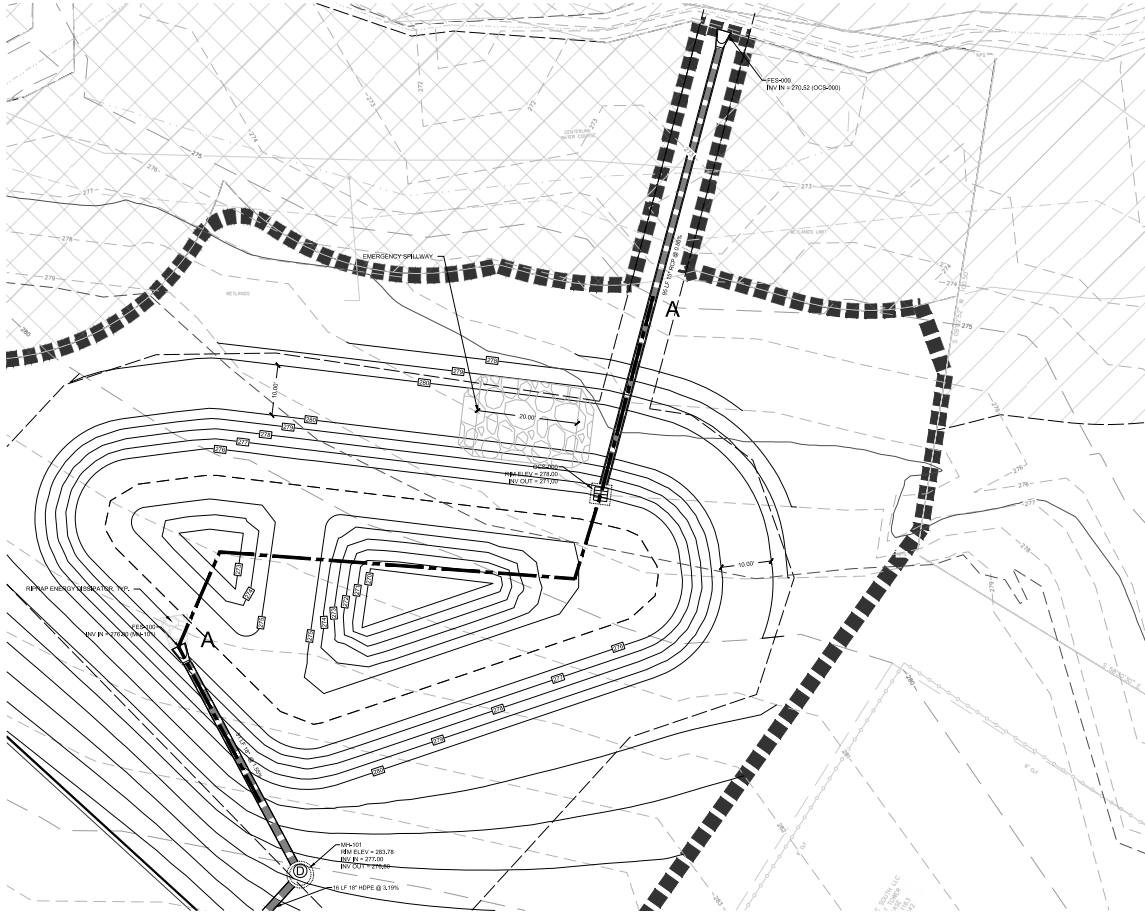


SCALE



SCALE: 1" = 30'





WET DETENTION POND CROSS SECTION A-A
NOT TO SCALE

GRADING LEGEND:

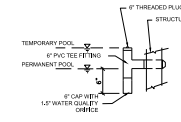
SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM DRAINAGE
	PROPOSED JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	RIPPRAP OR DIPPER
	FLOW DIRECTION
	PROPOSED ELEVATION
	TOP OF CURB
	TOP OF WALL
	TOP OF BOTTOM OF WALL

GENERAL NOTES:

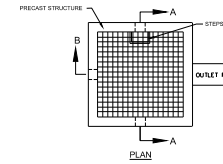
1. PRECAST STRUCTURES SHALL CONFORM TO LATEST ASTM CAP SPEC FOR REINFORCED CONCRETE WATER AND WASTE WATER STRUCTURES.
2. SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.
3. GEOTECHNICAL ENGINEER SHALL MONITOR DAM AND OUTLET STRUCTURE INSTALLATION. ALL FILL AREAS SHALL BE COMPACTED TO 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY IN LIFT OF 8 INCHES DETECTED BY GEOTECHNICAL ENGINEER.
4. DRAINAGE AREA MUST BE STABLE PRIOR TO INSTALLATION PERMANENT STORMWATER CONTROL MEASURE.
5. PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, SURVEYOR SHALL ASSESS DRAINAGE OF WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL AND WET POND TO PASS INSPECTION.

NOTES:

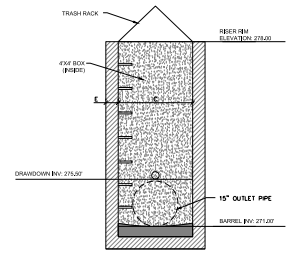
1. SEE SHEET C5.10 FOR GENERAL SITE, GRADING AND PLANTING NOTES.



WATER QUALITY ORIFICE DETAIL



PLAN



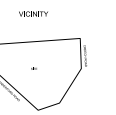
SECTION A-A

DIMENSION CHART

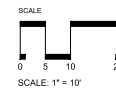
DESCRIPTION	DIMENSION
Inside Dimension of Outlet Structure (ft) (Square Box)	4'x4'
Width of Outlet Structure Walls (in)	6.00
Outlet Pipe Spacing (in)	15.00
Emergency Weir Width (ft)	20.00
Anti-seep Collar Length and Width (ft)	7.00
Clearance between Outlet Structure and Anti-seep Collar (ft)	10.00
Additional Anti-seep Collar Spacing Downstream (O.C.) (ft)	20.00



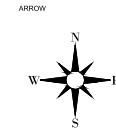
No.	Date	Description
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3	10/10/2025	3. REVISED
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5	10/10/2025	5. REVISED
6	10/10/2025	6. REVISED
7	10/10/2025	7. REVISED
8	10/10/2025	8. REVISED
9	10/10/2025	9. REVISED
10	10/10/2025	10. REVISED



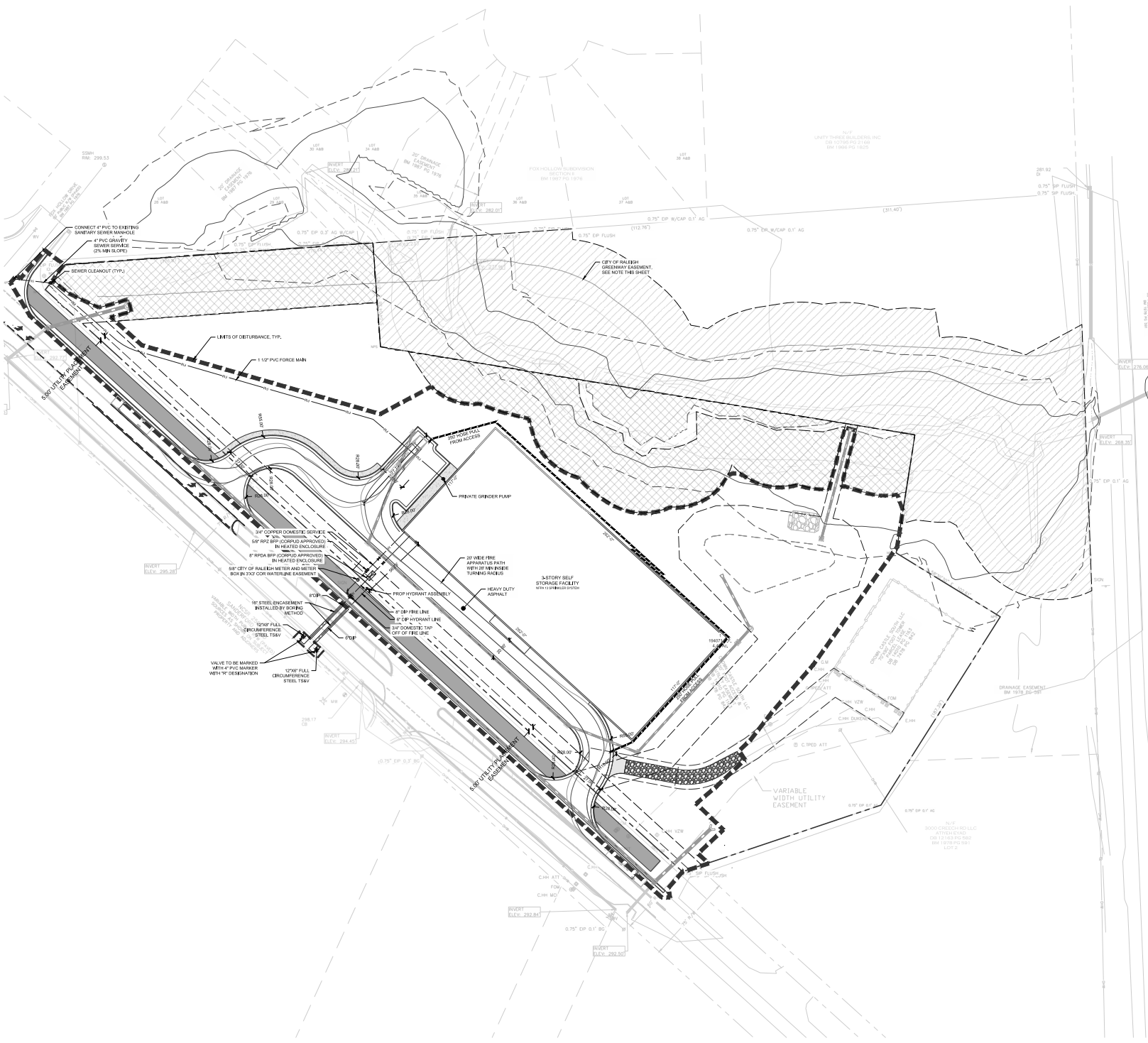
VICINITY




SCALE: 1" = 10'



ARROW



- | UTILITY LEGEND: | |
|--|-------------------------------------|
| SYMBOL | DESCRIPTION |
| — | EXISTING WATER LINE |
| — | PROPOSED WATER LINE |
| SS | EXISTING SANITARY SEWER LINE |
| SS | PROPOSED SANITARY SEWER LINE |
| — | PROPOSED FIRE HYDRANT |
| ⊗ | PROPOSED WATER VALVE |
| ⊗ | EXISTING SANITARY SEWER MANHOLE |
| ⊗ | PROPOSED SANITARY SEWER MANHOLE |
| ⊗ | PROPOSED CATCHER |
| ⊗ | PROPOSED FDC |
| ⊗ | PROPOSED BACKFLOW METER |
| PIV | PROPOSED POST INDICATOR VALVE (PIV) |
| REC | GROUND INTERCEPTOR |
| ⊗ | 300' HYDRANT COVERAGE CIRCLE |
| ⊗ | LIMITS OF DISTURBANCE |
| ⊗ | PROPOSED GREENWATER EASEMENT AREA |
| NOTES: | |
| SEE SHEET C-10 FOR CONTROLS AND SET POINTS. | |
| NO TEMPORARY OR PERMANENT ENCLOSURES, ENCLOSURES, BUT NOT LIMITED TO, CLEANING, GRADING, FENCING, AND THE INSTALLATION OF FENCING OR OTHER STRUCTURES ARE POINTED OUT BY THE GREENWATER EASEMENT AREA, WITHOUT THE APPROVAL BY THE CITY OF RIVERSIDE. | |
| CITY OF RIVERSIDE STANDARD UTILITY NOTES | |
| 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH
SEWERAGE & WATER DIVISION STANDARD SPECIFICATIONS (REFERENCE: CUPWHD-HANDBOOK, CURRENT EDITION) | |
| 2. UTILITY SEPARATION REQUIREMENTS | |
| A. DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWERAGE AND ALL OTHER UTILITIES. THE MINIMUM SEPARATION CAN BE MAINTAINED BY PROVIDING A SOURCE OF DRAINAGE, SUCH AS AN IMPROVED REEFORCED CONCRETE OR A SOURCE OF DRAINAGE, SUCH AS AN IMPROVED LATERAL DRAINAGE, THAT CAN BE MAINTAINED TO WATER OR PAVED SURFACE. HOWEVER, THE MINIMUM SEPARATION SHALL BE MAINTAINED TO 20' FROM A PRIVATE WELL OR FROM A PUBLIC WELL. | |
| B. WHEN INSTALLING WATER &/or SEWER LINES, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE MAINTAINED. THE SEPARATION CAN BE MAINTAINED TO 6" EXISTING CONDITIONS, OR ANY OTHER SEPARATION SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEPARATION SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEPARATION SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEPARATION SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. | |
| C. WHERE IT IS POSSIBLE TO CRUISE EXISTING SEWERAGE, OR ANY OTHER UTILITY, THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. | |
| D. WHERE IT IS POSSIBLE TO CRUISE EXISTING SEWERAGE, OR ANY OTHER UTILITY, THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. | |
| E. WHERE IT IS POSSIBLE TO CRUISE EXISTING SEWERAGE, OR ANY OTHER UTILITY, THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. | |
| F. WHERE IT IS POSSIBLE TO CRUISE EXISTING SEWERAGE, OR ANY OTHER UTILITY, THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. | |
| G. WHERE IT IS POSSIBLE TO CRUISE EXISTING SEWERAGE, OR ANY OTHER UTILITY, THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. | |
| H. WHERE IT IS POSSIBLE TO CRUISE EXISTING SEWERAGE, OR ANY OTHER UTILITY, THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. | |
| I. WHERE IT IS POSSIBLE TO CRUISE EXISTING SEWERAGE, OR ANY OTHER UTILITY, THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. | |
| J. WHERE IT IS POSSIBLE TO CRUISE EXISTING SEWERAGE, OR ANY OTHER UTILITY, THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. | |
| K. WHERE IT IS POSSIBLE TO CRUISE EXISTING SEWERAGE, OR ANY OTHER UTILITY, THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. THE SEWERAGE SHALL BE MAINTAINED TO 6" EXISTING CONDITIONS. | |
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| | |




SWIFT PARTNERS


FIRM LICENSE P-2187

No.	Date	Description
1	2.4.2025	2025 1ST QUARTER COMMENCEMENT
2	3.3.2025	2025 1ST QUARTER COMMENCEMENT

VICINITY




SCALE



SCALE: 1" = 30'

ARROW



DATE: 03.25.2025
 CHECKED BY: JAP
 PROJECT: BAKERSFORD STORAGE
 PROJECT # C03225

SHEET NO. _____

C6.00

UTILITY PLAN

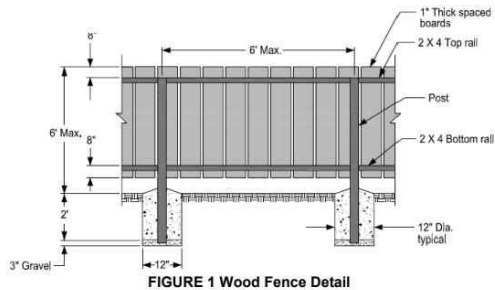
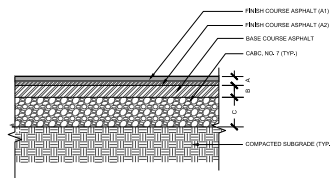


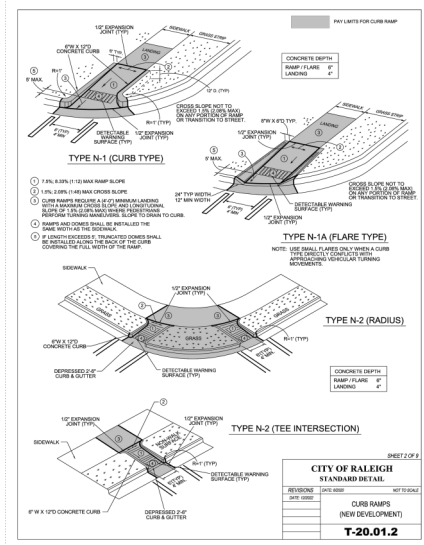
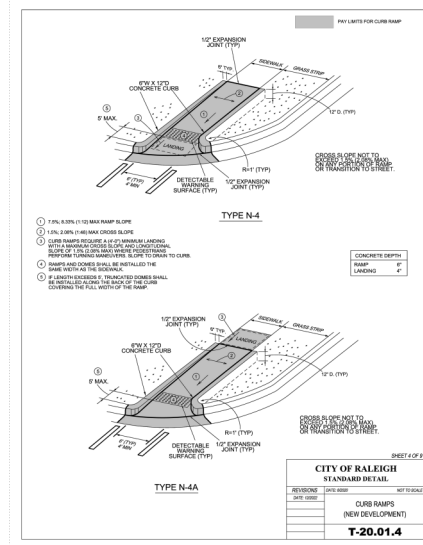
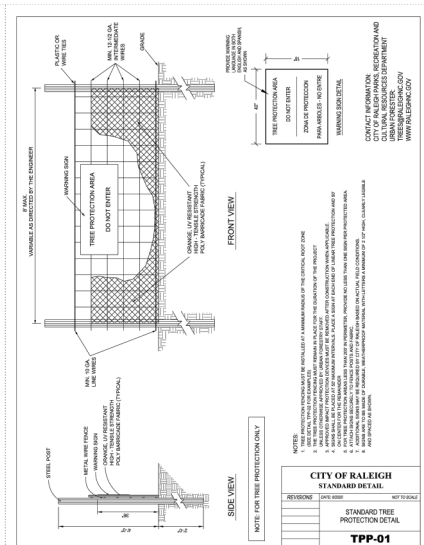
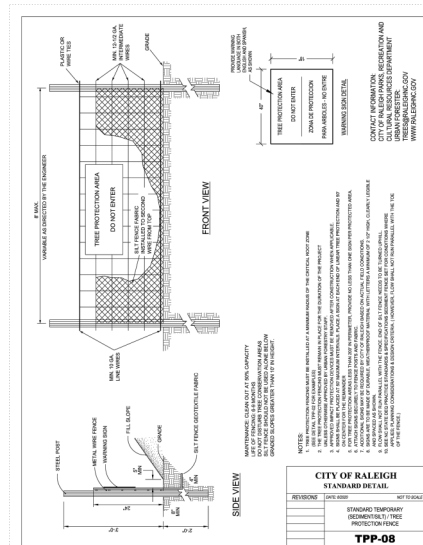
FIGURE 1 Wood Fence Detail

ASPHALT PAVING SCHEDULE				
Type	Description	A1 (INCHES)	A2 (INCHES)	C (INCHES)
AP1	ROADWAY DUTY	1.5"	1.5"	4"
AP2	PARKING STANDARD DUTY	1.5"	1.5"	4"
AP3	PARKING HEAVY DUTY	1.5"	1.5"	4"
AP4	ASPHALT PATCH (FULL DEPTH)	1.5"	1.5"	4"

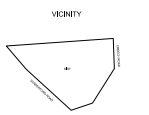
NOTE:
1. WHERE EXISTING ASPHALT MEETS NEW ASPHALT, SAW CUT EXISTING ASPHALT TO PROVIDE A CLEAN EDGE.
2. SHALL BE 2" OF ASPHALT IN PARKING LOT IF OTHERS (N.C.).
3. CONTRACTOR SHALL INSTALL FINAL LIFT OF ASPHALT AND FOR ROADWAY CONSTRUCTION.



ASPHALT PAVEMENT
N.T.S.



No.	Date	Description
1	08/08	DATE 08/08
2	08/08	DATE 08/08
3	08/08	DATE 08/08
4	08/08	DATE 08/08
5	08/08	DATE 08/08
6	08/08	DATE 08/08
7	08/08	DATE 08/08
8	08/08	DATE 08/08
9	08/08	DATE 08/08
10	08/08	DATE 08/08

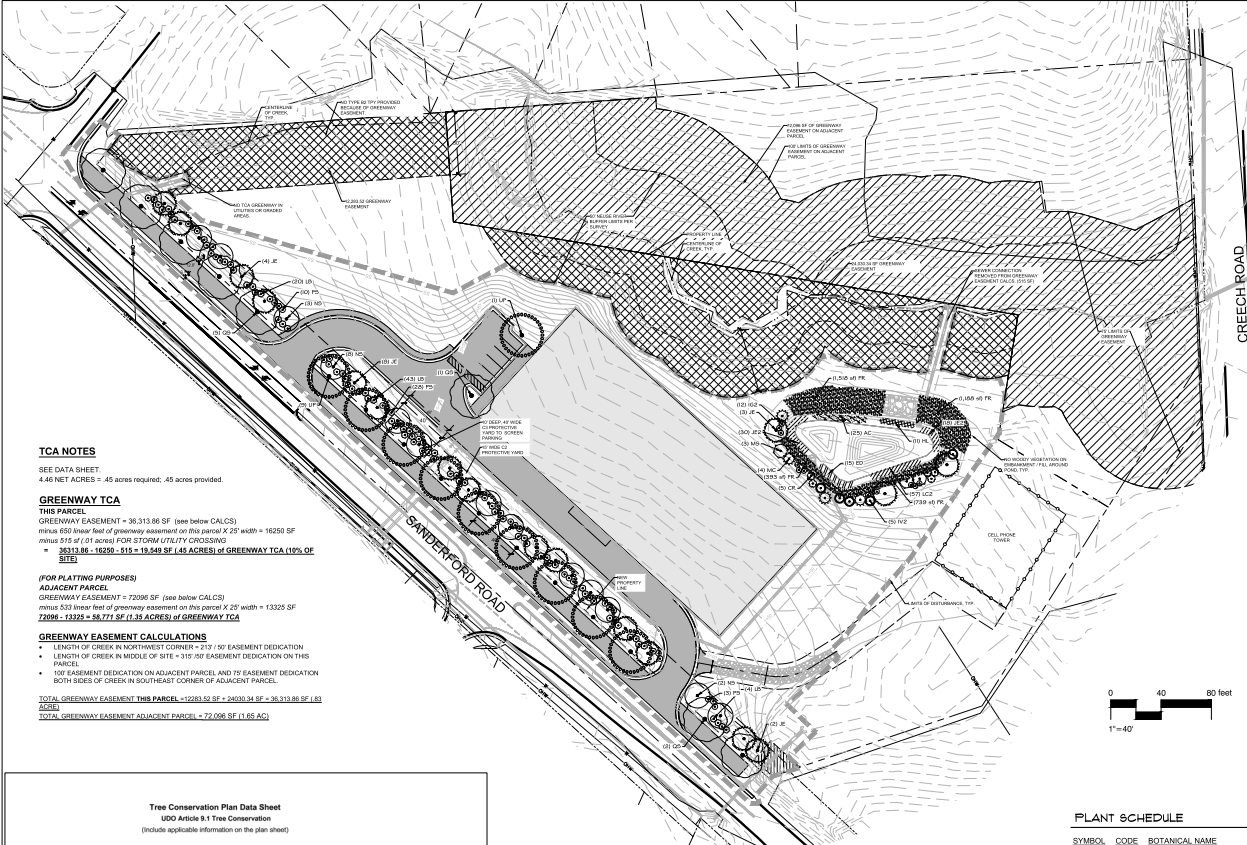


SCALE

ARROW

DATE 03/26/2009
DRAWN BY J. L. LAY
CHECKED BY J. L. LAY
PROJECT # C020205
SHEET TITLE
SITE DETAILS

SHEET NO.
C9.00



TCA NOTES

SEE DATA SHEET.
4.46 NET ACRES = .45 acres required; .45 acres provided.

GREENWAY TCA

THIS PARCEL
GREENWAY EASEMENT = 30,313.86 SF (see below CALCCS)
minus 650 linear feet of greenway easement on this parcel X 25' width = 16250 SF
minus 515 of (0.1 acres) FOR STORM UTILITY CROSSING
= 30313.86 - 16250 - 515 = 13,548.86 SF (45 ACRES) OF GREENWAY TCA (10% OF SITE)

(FOR PLATTING PURPOSES)

ADJACENT PARCEL
GREENWAY EASEMENT = 72096 SF (see below CALCCS)
minus 533 linear feet of greenway easement on this parcel X 25' width = 13320 SF
minus 1335 = 58,771 SF (1.35 ACRES) OF GREENWAY TCA

GREENWAY EASEMENT CALCULATIONS

- LENGTH OF CREEK IN NORTHWEST CORNER = 275' / 30' EASEMENT DEDICATION
- LENGTH OF CREEK IN MIDDLE OF SITE = 315' / 30' EASEMENT DEDICATION ON THIS PARCEL
- 100' EASEMENT DEDICATION ON ADJACENT PARCELS AND 75' EASEMENT DEDICATION BOTH SIDES OF CREEK IN SOUTHEAST CORNER OF ADJACENT PARCELS.

TOTAL GREENWAY EASEMENT THIS PARCEL = 72096.86 SF = 2403.24 SF = 30,313.86 SF (45 ACRES)
TOTAL GREENWAY EASEMENT ADJACENT PARCELS = 72,096.86 SF (1.35 ACRES)

CODE REQUIRED PLANTING NOTES

ZONING - C-3
NEIGHBORHOOD TRANSITIONS REQUIRED FOR MIXED USE ZONING ADJACENT TO R-10 ZONING WITH EXISTING DETACHED HOUSES.

ADDITIONAL REQUIREMENTS FOR STORAGE BUILDING IN C-3 ZONING:

C1 OR C2 STREET PROTECTIVE YARD ALONG RIGHT-OF-WAY
TYPE C2 PROVIDED WITH 15' WIDTH ON LANDSCAPING NO

- 4 SHADE TREES AND 15 SHRUBS (2 MATURE HEIGHT) REQUIRED PER 100 LF
- 75% LF ALONG RIGHT OF WAY = 29 TREES REQUIRED-29 PROVIDED, 100 SHRUBS REQUIRED, 100 PROVIDED.

B1 OR B2 TRANSITIONAL PROTECTIVE YARD ALONG ABUTTING RESIDENTIAL PARCELS

GREENWAY TCA AND EXISTING VEGETATION INSTEAD OF B2 PROTECTIVE YARD AS SHOWN ON PLAN.

STREET TREES / 1 CANOPY TREE EVERY 40' or 1 UNDERSTORY TREE/40'

SANDERFORD ROAD: 644 (SUBTRACTING DRIVEWAYS) / 40' = 16 TREES REQUIRED AND PROVIDED.
STREET TREE PLANTING APPROVED BY NCOT. SEE ATTACHED LETTER.

GREENWAY EASEMENT ON THIS PARCEL

GREENWAY EASEMENT ON ADJACENT PARCEL

No temporary or permanent encroachments (including, but not limited to: clearing, grading, fencing, and the installation of retaining walls or other structures) are permitted within the greenway easement area, without prior approval by the City of Raleigh.



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	INSTALL HEIGHT	MATURE HEIGHT	QTY	REMARKS
TREES									
	JE	Juniperus virginiana	Eastern Redcedar	---	Pot	8'	40-50'	17	
	LP	Ulmus americana Princeton/	Princeton American Elm	3' Cal.	B&B	10' min.		10	
SHADE TREES									
	NB	Nyssa sylvatica 'Wildfire'	Black Gum	3' Cal.	B&B	8' min.	50-60'	13	
	OS	Quercus shumardii	Shumard Oak	3' Cal.	B&B	10' min.	50-80'	8	10' tall min. at installation
UNDERSTORY TREES									
	MS	Magrostis virginiana	Sweet Bay	1.5' Cal.	Pot	8' minimum	25'	3	Evergreen
SHRUBS									
	CR	Celastrus scandens 'Ruby Spice'	Ruby Spice Summerweet	3 gal.	Pot		5' x5'	5	
	IS	Ilex glabra	Indeberry Holly	3 gal.	Pot	36"	5' x5'	12	Evergreen
	N2	Nyssa sylvatica	Yaupon Holly	3 gal.	Pot	36"	15' x8'	5	Evergreen
	LB	Leptopetalum chinensis 'Buck'	Buck Fringe Flower	5 gal.	Pot	36"	6' x6'	67	
	MC	Myrica carolinensis	Wax Myrtle	5 gal.	Pot	36"	10' x10'	4	Evergreen
	PS	Prunus laurocerasus 'Schipkas'	Schipkas English Laurel	5 gal.	Pot	36"	5' x8'	41	
GROUND COVERS									
	AC	Azalea canadensis 'Cinderella'	Cinderella Swamp Azalea	8qt	Pug		36" o.c.	25	
	ED	Eupatorium alpinum	Deerfoot Joe Pye Weed	4"	Pot		36" o.c.	18	
	FR	Festuca purpurea 'Rebel IV' or similar	Tall Fescue	seed			3,636 sf	or similar	
	HL	Hibiscus coccineus 'Lord Baltimore'	Lord Baltimore Swamp Mallow	4"	Pot		36" o.c.	14	
	JR	Juncus effusus	Soft Rush	8qt	Pug		32" o.c.	48	
	L2C	Lobelia cardinalis 'Compliment Red'	Cardinal Flower	4"	Pot		36" o.c.	37	

DOUBLE SHREDDED MULCH IN ALL PLANTER BEDS. ALL DISTURBED AREAS NOT LABELED WITH PLANTS SHALL BE SEEDDED WITH DROUGHT TOLERANT FESCUE MIX. SEE PLANTING NOTES ON SHEET L200.

General Notes

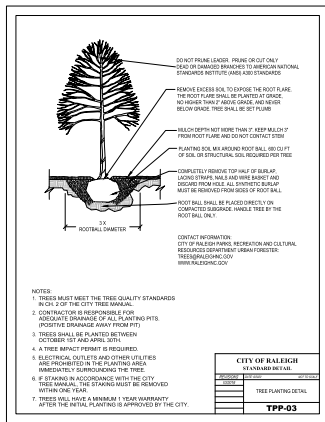
3	ASR SUBMITTAL	2025/03/24
2	ASR SUBMITTAL	2025/02/07
1	ASR SUBMITTAL	2024/11/19
No.	Revision/Issue	Date

Designed by:
PROSPECT LANDSCAPE ARCHITECTURE
207 GLASCOCK STREET
RALEIGH, NC 27604
919-857-0025
jenwag@prospectla.com
www.prospect-la.com

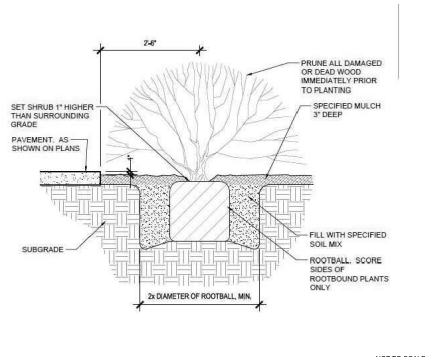
Project Client:
GANDER DEVELOPM
SANDERFORD RD STORAGE
RALEIGH, NC

Project:
SANDERFORD RD
Date:
2025/03/24
Scale:
1:40

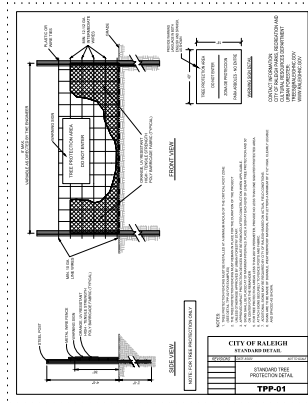
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PLANTING
L100



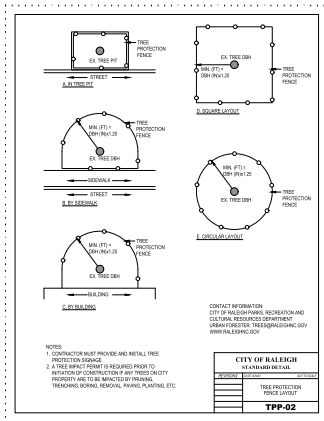
DETAIL 1 - CITY OF RALEIGH TREE PLANTING



DETAIL 2 - SHRUB PLANTING



DETAIL 3 - TREE PROTECTION FENCE



DETAIL 4 - TREE PROT. FENCE LAYOUT

PLANTING NOTES

1. ALL DISTURBED AREAS NOT SHOWN WITH PLANTS SHALL BE PLANTED WITH DROUGHT TOLERANT FESCUE GRASS MIX OR OTHER AS SPECIFIED BY OWNER.
2. ROUGH GRADINGS SHALL BE COMPLETED PRIOR TO THE START OF PLANT.
3. CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES AND ALL OTHER UNDERGROUND STRUCTURES PRIOR TO PLANTING.
4. PLANTING SHOULD OCCUR IMMEDIATELY AFTER CONSTRUCTION TO STABILIZE AREAS OF BARE SOIL.
5. ALL DEBRIS, ROCKS, ETC. LARGER THAN 5 INCH ARE TO BE REMOVED PRIOR TO SEEDING/SODDING OR PLANTING.
6. MULCH SHALL BE TRIPLED SHREDED HARDWOOD MULCH, FREE OF WEEDS.
7. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED OR ON SLOPES.
8. FOR PLANTER TREES, RECEIVE A MINIMUM OF 4" OF APPROVED TOPSOIL, TILL IN SOIL AMENDMENTS TO A DEPTH OF 6" AND WHERE PLANTS SHARE ROOT SPACE. TILL THE ENTIRE AREA, NOT JUST THE PLANT HOLES FOR BEDDINGS(S). ALL AREAS TO RECEIVE A MINIMUM OF 7" OF APPROVED TOPSOIL, TILLED INTO A DEPTH OF 4" TO ENSURE INTEGRATION WITH EXISTING SOIL.
9. FOR CONTAINER GROWN PLANTS, USE FINGERS OR SMALL HAND TOOLS TO GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL AND CUT OR PULL APART ANY ROOTS CIRCULING THE PERIMETER OF THE CONTAINER.
10. BEFORE PLANTING, ADD 3-4" OF WELL-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 4-6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.
11. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
12. PROVIDE GATOR BAGS FOR TREES WHERE IRRIGATION IS NOT PROVIDED. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
13. PLANTS SHALL BE REPRESENTATIVE OF THEIR SPECIES AND MEET ANSI STANDARD Z60.
14. LANDSCAPE ARCHITECT OR OWNER MAINTAINS THE RIGHT TO REJECT ANY PLANT DUE TO AESTHETICS OR STRUCTURAL DEFICIENCY AT ANY TIME.
15. QUANTITIES SHOWN ON THE PLANT LEGEND ARE FOR THE CONTRACTOR'S CONVENIENCE IF DISCREPANCIES OCCUR, THE PLANS SHALL OVERRULE THE PLANT LEGEND.
16. IF ANY PLANT SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR, SUGGESTED ACCEPTABLE REPLACEMENTS SHALL BE PRESENTED AND A MINIMUM OF 72 HOURS SHALL BE GIVEN TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING DATE FOR FINAL DECISION.
17. BALLED AND BURLAPPED TREES SHALL BE PLANTED PRIOR TO CONTAINER OR BEDDING PLANTS.
18. STREET TREES SHALL BE SPACED NO CLOSER THAN 25' TO EACH OTHER AND SHOULD BE 10' AWAY FROM STORMWATER PIPES, WITH A MINIMUM OF 6' FROM STORMWATER STRUCTURES. MEDIAN TO LARGE STREET TREES SHOULD BE SPACED AN AVERAGE OF 25' APART, AS INDICATED ON THE PLANS.

DETAIL 5 - PLANTING NOTES

General Notes

No.	Revision/Issue	Date
3	ASR SUBMITTAL	2025/03/24
2	ASR SUBMITTAL	2025/02/07
1	ASR SUBMITTAL	2024/11/19

Designed by:
PROSPECT LANDSCAPE ARCHITECTURE
227 GLASCOCK STREET
RALEIGH, NC 27604
919-857-0025
jennamg@prospectla.com
www.prospectla.com

Project Client:
GANDER DEVELOPM
SANDERFORD RD STORAGE

3081 SANDERFORD ROAD
RALEIGH, NC

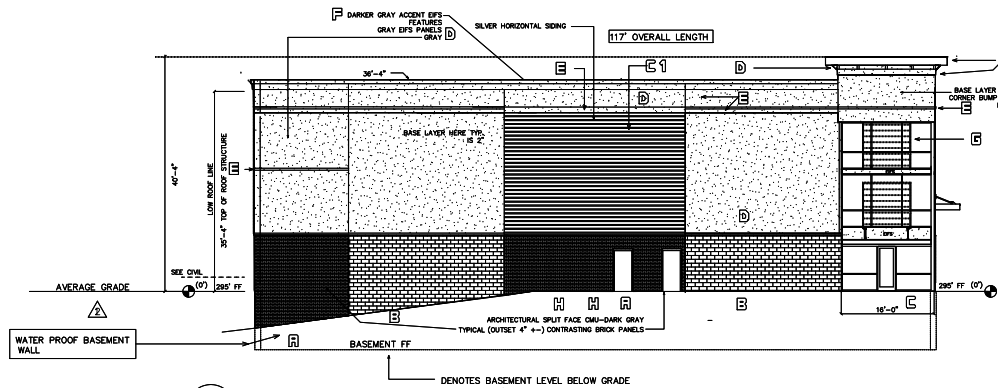
Project	Sheet
SANDERFORD RD	PLANTING
Date 2025/03/24	
Scale	L200

TRANSPARENCY	SANDERFORD ROAD ELEVATION	S-DESIGNATES SPANDREL V-DESIGNATES FULL VISION
TOTAL S.F. FRONT ELEVATION (FACING SANDERFORD ROAD) - 9,972 S.F.		
S.F. EACH FLOOR FACING SANDERFORD ROAD- FIRST FLOOR-2881 S.F. / SECOND FLOOR-2616 S.F. / THIRD FLOOR-2868 S.F.(NOTE THIRD FLOOR WITH PARAPET 4407 S.F.)		
FIRST FLOOR (GROUND FLOOR LEVEL)-2881 S.F. X .33 = 951 S.F. OF TRANSPARENCY REQUIRED. SHOWN EXCEEDS MIN.		
BETWEEN 3' AND 8' FIRST FLOOR, GLASS SHOWN EXCEEDS 50% WITHIN THIS AREA.		
SECOND FLOOR-2616 S.F. X .20 = 523 S.F. OF TRANSPARENCY REQUIRED. SHOWN EXCEEDS MIN.		
THIRD FLOOR-2868 S.F. X .20 = 574 S.F. OF TRANSPARENCY REQUIRED. SHOWN EXCEEDS MIN.		

NOTE ON RIGHT SIDE OF GLAZING TOWER TURNS CORNER W/254 S.F. OF TRANSPARENCY
NOTE ON LEFT SIDE OF GLAZING TOWER TURNS CORNER W/369 S.F. OF TRANSPARENCY
THIS GLASS IS EXTRA SHOWN FOR ELEVATION PURPOSES AND IS NOT INCLUDED IN FRONT FACING ELEVATIONS.

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 & CANOPIES SILVER CLEAR ANODIZED
- C1** ARCHITECTURAL GRADE MTL. PANEL HORIZONTAL CORRUGATION. KYNAR SILVER GRAY FINISH.
OWNER ALT. PER APPROVAL- EIFS ALT. COLOR CUT TO UNDULATE WITH HORIZ. CORRUGATION PNL.
- 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 & 132 MOUNTAIN FOG
- F** EIFS CHARCOAL
- G** FAUX DOORS (INTERIOR BEHIND GLASS) & BUILDING SIGNAGE (SEPARATE APPROVAL) TO BE PUBLIC ORANGE
- H** EIFS CHARCOAL MATCH



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

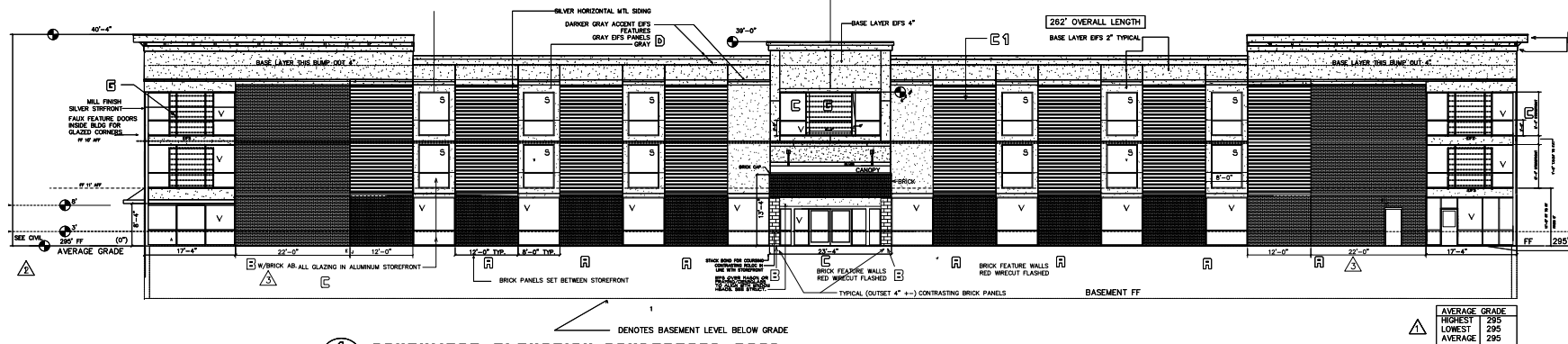
STORY HEIGHT COMPLIANCE
AVERAGE GRADE

3 STORIES- HIGHEST POINT MEASURED FROM WORST CASE AVG. GRADE IS: 295' 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' +/-)

SECTIONS PER MATERIAL TYPES ARE SIMILAR TO FRONT ELEVATION

BLANK WALL
BLANK WALL COMPLIANCE IS HANDLED BY BUMP OUTS, CHANGE IN MATERIALS, AND COLOR THROUGHOUT ELEVATIONS.
NOTE: ON 3RD FLOOR, WHERE LEADERS BROKEN WITH HARDENED 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.



SOUTHWEST ELEVATION-SANDERFORD ROAD
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'

3081 SANDERFORD ROAD
RALEIGH NC 27610
SELF STORAGE CENTER

262' X 117'

ASR-0095-2022

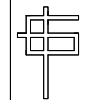
CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT.

GENERAL NOTES:

- SEE CIVIL DOE AVERAGE GRADE CALC. & BASEMENT CALC. SEE TABLE THIS SHT.

REV. DATE: REVISION DESCRIPTION

5/17/23	DEV. SRV COMMENTS
1/8/24	MEET TRANS. REQ
3/21/24	PLANNING BLANK WALL



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Architecture • Planning
6013 Fordland Drive, Raleigh, NC 27606
919-551-0055

SEALS:

ELEVATIONS

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A-9
GCP	GCP	DRAW. SET NUMBER
CHECKED BY:	APPROVED BY:	OF:
BAND22	ADND22A	1/5/25
CAD FILE NAME:	PROJECT #	DATE:

3081 SANDERFORD ROAD
RALEIGH NC 27610
SELF STORAGE CENTER

262' X 117'

ASR-0096-2024

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GENERAL NOTES:
1. SEE CIVIL DOE AVERAGE GRADE CALC'S. & BASEMENT CALC'S. SEE TABLE A-1

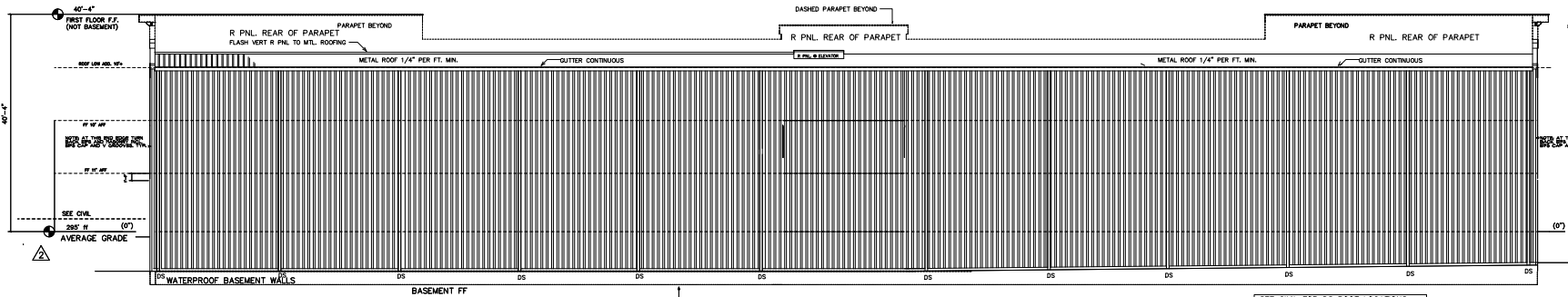
REV. DATE: REVISION DESCRIPTION

5/17/23 DEV. SRV COMMENTS

1/8/24 MEET TRANS. REQ

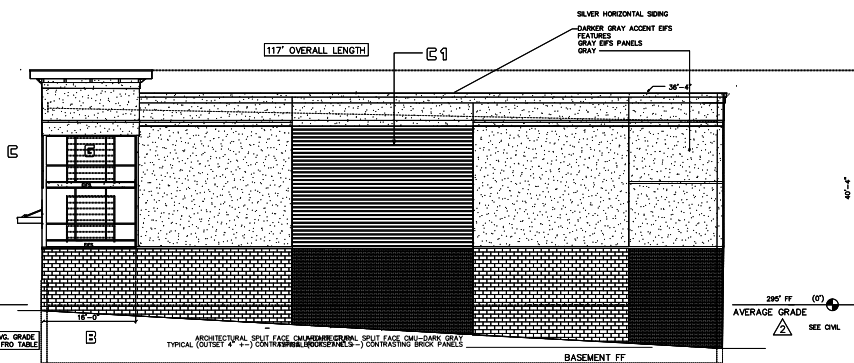
ELEVATIONS

GCP	GCP	SHEET
DESIGNED BY:	DRAWN BY:	A9a
GCP	GCP	DRW. SET NUMBER
CHECKED BY:	APPROVED BY:	OF:
SAND22	ADND23A	1/15/25
CAD FILE NAME:	PROJECT #	DATE:



1 NORTHEAST ELEVATION
3/82' - 1'-0"

NOTE: SEE R PNL SHOP DRAWING FOR HORIZ. JOINT LOC.



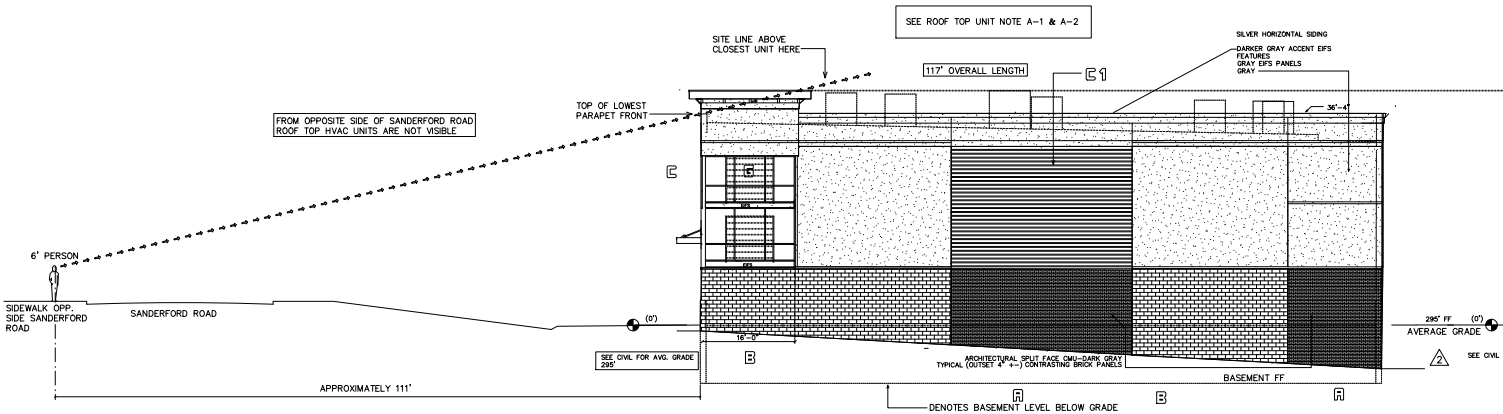
2 SOUTHEAST ELEVATION
3/82' - 1'-0"

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'

STORY HEIGHT COMPLIANCE	3 STORIES- HIGHEST POINT MEASURED FROM WORST CASE AVG. GRADE IS: 295' LESS THAN 50' (SEE ELEV. MAX. HTS)
AVERAGE GRADE	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. SILVER ALU. PER APPROVAL- EIFS ALT. COLOR CUT TO UNDULATE MIMIC HORIZ. CORRUGATION PNL.
- D EIFS GRAY DARKER CUSTOM COLOR SIM. TO DRYVIT 131 GULL GRAY
- E EIFS GRAY LIGHTER CUSTOM COLOR SIM. TO HYBRID BETWEEN DRYVIT #135 OVERCAST & 132 MOUNTAIN FOG
- F EIFS CHARCOAL
- G FAUX DOORS (INTERIOR BEHIND GLASS) & BUILDING SIGNAGE (SEPARATE APPROVAL) TO BE PUBLIC ORANGE
- H EIFS CHARCOAL MATCH



1
A9b
SOUTHEAST ELEVATION
8/82" x 1'-0"

3081 SANDERFORD ROAD
RALEIGH NC 27610
SELF STORAGE CENTER

262' X 117'

ASR 0080-2022

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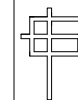
GENERAL NOTES:

1. SEE CIVIL DOE AVERAGE GRADE CALC5, 1 BASEMENT CALC5.

REV. DATE: REVISION DESCRIPTION

5/17/23 DEV. SRV. COMMENTS

6/27/23 DEV. SRV. COMMENTS



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SEALS:


FRONT ELEV.
SITE LINES

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A9b
GCP	GCP	
CHECKED BY:	APPROVED BY:	QF:
SAND22	ADND22A	8/1/23
CAD FILE NAME:	PROJECT #	DATE:

ADMINISTRATIVE:

- METHODS:**

- ## MATERIALS

- 
- Kilian
Engineering,
Inc.

SANDERFORD STORAGE

REVISION

ISSUED: 3/21/2025

ISSUED FOR PERMITTING

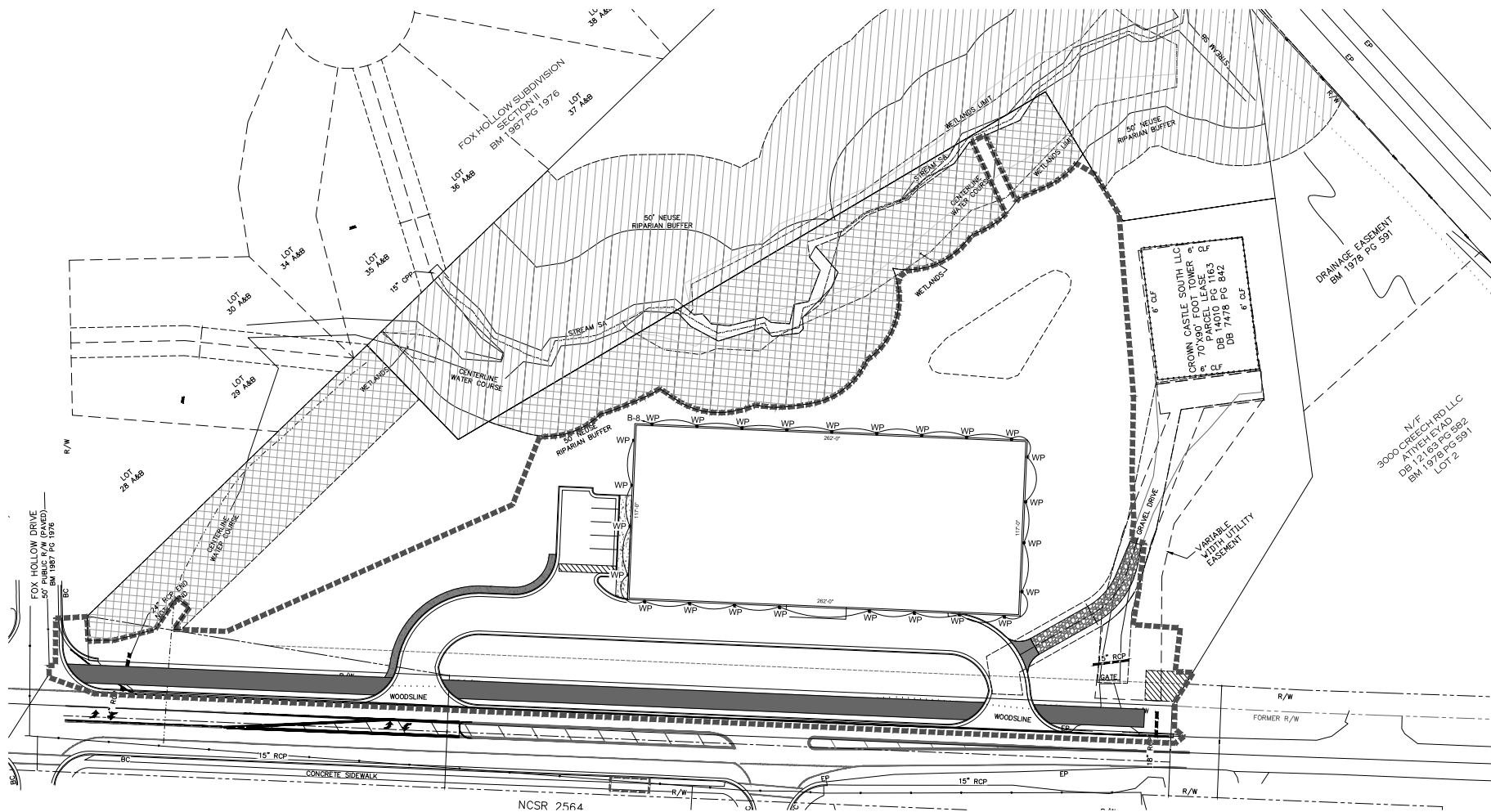
DRAWN BY: JST

SHEET:

SHEET NO.

E-001

PROJECT NO: 250185



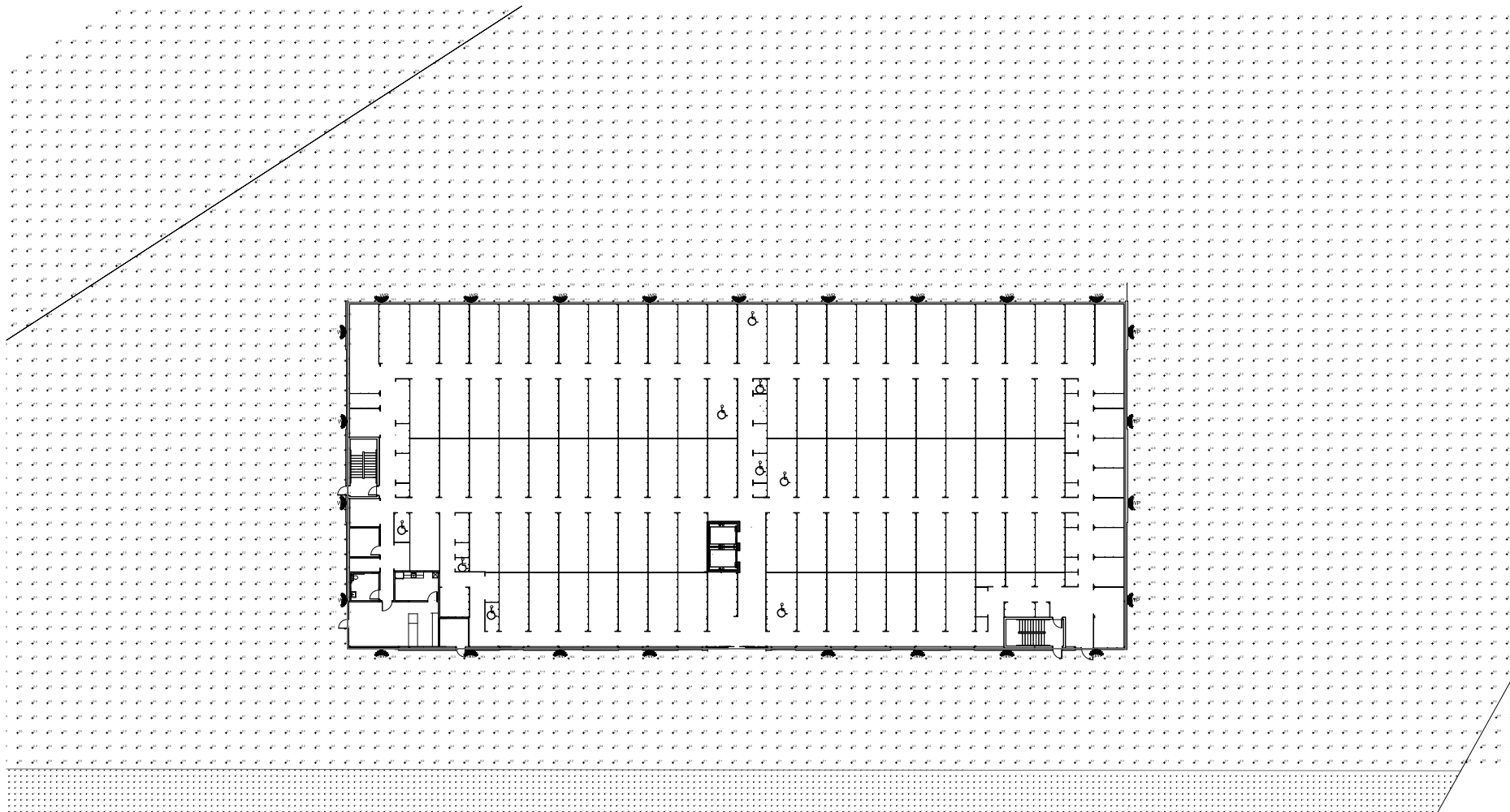
1 SITE LIGHTING PLAN
Scale: 1/32" = 1'-0"

LIGHT FIXTURE SCHEDULE									
MARK	DESCRIPTION	LOUVER/LENS	TYPE	CCT	VOLTAGE	INPUT WATTAGE	MOUNTING	REMARKS	MODEL
WP	WALL PACK - CUTOFF, TYPE R3 DISTRIBUTION	ACRYLIC	LED	4000K	120	59.3	SURFACE	1	LITHONIA WDG3-P2-40K-80CRI-R3-MVOLT-SRM

1. OR EQUAL BY COOPER, MOBERN, OR CURRENT BY GE LIGHTING

SITE LIGHTING PLAN NOTES

1. WALL PACKS TO BE INSTALLED 10" ABOVE GRADE.
2. EXTERIOR LIGHTING CIRCUIT TO BE CONTROLLED VIA PHOTOCELL DAYLIGHT SENSOR.



RALEIGH LIGHTING UDO REQUIREMENT		
AREA	MINIMUM FC	MAXIMUM FC
PROPERTY LINE ADJACENT TO STREET	0.0	2.0
PROPERTY LINE ADJACENT TO RESIDENTIAL ZONE	0.0	0.5

- ALL WALL PACK FIXTURES MUST BE FULL CUTOFF FIXTURES

1 SITE LIGHTING PHOTOMETRICS

Scale: 1/16" = 1'-0"

LIGHTING PHOTOMETRIC		
AREA	MINIMUM FC	MAXIMUM FC
PROPERTY LINE ADJACENT TO STREET	0.0	0.1
PROPERTY LINE ADJACENT TO RESIDENTIAL ZONE	0.0	0.1
INSIDE PROPERTY LINES	0.0	17.8

NO CHANGES TO PANEL B.
SHOWN FOR REFERENCE ONLY.

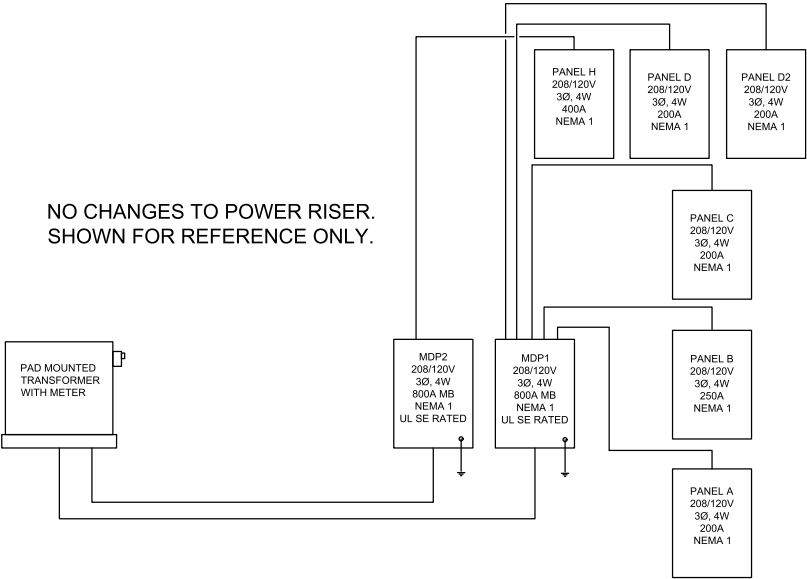
PANEL B									
CKT	LOAD	BKR	LOAD kVA	PH	LOAD kVA	BKR	LOAD	CKT	
1	INTERIOR/OFFICE LIGHTING	20/1	2.50	A	0.00	20/1	SPARE	2	
3	HALL RECEPT	20/1	1.08	B	1.08	20/1	HALL RECEPT	4	
5	HALL/BREAKROOM RECEPT	20/1	1.08	C	1.08	20/1	OFFICE RECEPT	6	
7	WH-1	20/1	2.00	A	1.85	20/1	EXTERIOR LIGHTING	8	
9	REFRIGERATOR RECEPT	20/1	1.00	B	0.18	20/1	SERVICE RECEPT	10	
11	SERVICE RECEPT	20/1	0.90	C	2.10	20/1	INTERIOR LIGHTING	12	
13	ADA UNIT POWER	20/1	1.00	A	0.94			14	
15	ADA UNIT POWER	20/1	1.50	B	0.94	15/2	MS-1	16	
17	ADA UNIT POWER	20/1	1.50	C	0.88	20/1	DH-6	18	
19	SPACE	-	0.00	A	0.00	20/1	SPARE	20	
21	AUTOMATIC DOOR	20/1	0.50	B	1.08	20/1	FAN RECEPTS	22	
23	DH-8	20/1	0.64	C	0.88	20/1	DH-7	24	
25	SPACE	-	0.00	A	0.00	20/1	SPARE	26	
27	DH-9	20/1	0.64	B	0.88	20/1	DH-11	28	
29	SPACE	-	0.00	C	0.00	20/1	SPARE	30	
31	AH-6	25/2	2.60	A	2.60	25/2	AH-9	32	
33			2.60	B	2.60			34	
35	AH-7	25/2	2.60	C	2.60	25/2	AH-11	36	
37			2.60	A	2.60			38	
39	AH-8	25/2	2.60	B	0.00	20/1	SPARE	40	
41			2.60	C	0.00	20/1	SPARE	42	
			kVA	PH	AMPS				
			18.7	A	156				
			16.7	B	139				
			16.9	C	141				
VOLTAGE/PHASE					208Y/120V,3P,4W				
BUS RATING					200 A				
MAIN CIRCUIT BREAKER RATING					MLO				
AIC RATING					22K				
SERVICE ENTRANCE RATED					NO				
ENCLOSURE					NEMA 1				
MOUNTING					SURFACE				

○ BREAKER IN REFERENCE. LOAD SHOWN
AS CONTINUOUS LOAD AT 125%.

1 PANEL SCHEDULE

No Scale

NO CHANGES TO POWER RISER.
SHOWN FOR REFERENCE ONLY.



2 POWER RISER

No Scale