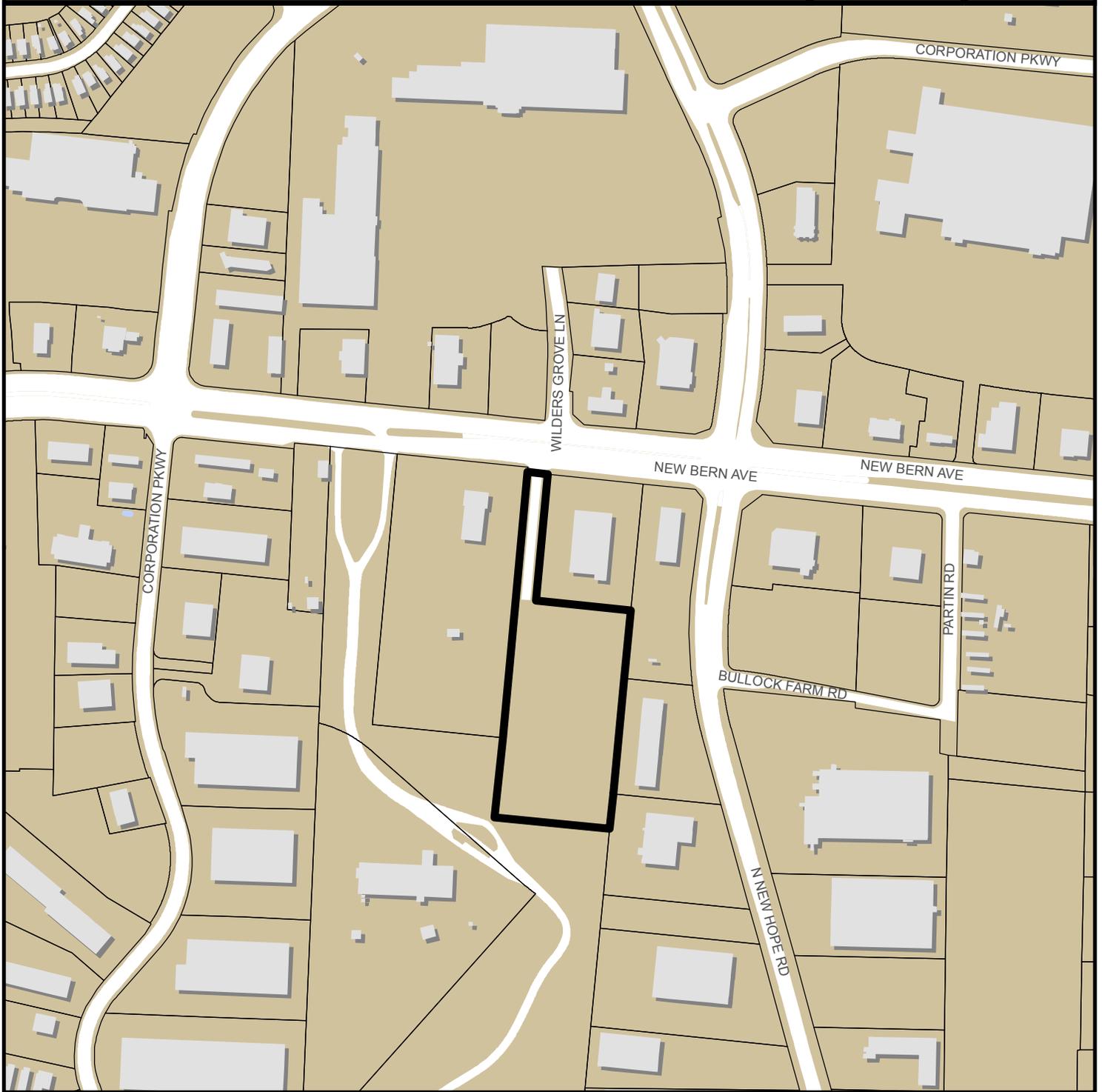


CARDINAL OUTDOOR STORAGE SR-32-2017



0 300 600 1,200 Feet

Zoning: **IX-3-PL**
CAC: **Southeast**

Drainage Basin: **Crabtree Creek**
Acreage: **5.54**
Sq. Ft.: **24,000**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**

Applicant: **New Hope Storage**
Phone: **(919) 605-4812**





Administrative Approval Action

SR-32-17/Cardinal Outdoor Self-Storage
Transaction # 508461/AA 3680

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

GENERAL LOCATION: This site is located on the south side of New Bern Avenue-U.S. 64 Business, east of Corporation Parkway.

REQUEST: Development of a 5.539 acre tract zoned Industrial-Mixed Use-3 (IX-3) into an outdoor self-storage facility, with 24,000 square feet of covered storage. The outdoor self-storage facility will consist of eighty-five (85) outdoor storage parking spaces and two (2) covered storage areas. There will be no fully enclosed buildings/structures for the purpose of storage.

DESIGN ADJUSTMENT(S): Staff supports the Design Adjustment for Blocks, Lots, and Access. This project is on New Bern Avenue and has an existing right-in/right-out driveway for access to this lot. This property is adjacent to the Wilder's Grove Landfill and adjacent commercial properties. This lot will not provide a connection to a future east-west street connection; therefore is requesting relief from the block perimeter requirements.

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 submitted by David Lasley with Piedmont Land Design, LLP.

CONDITIONS OF APPROVAL and Next Steps:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Prior to issuance of a mass grading permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to the issuance of any site permits or concurrent review process, whichever is applicable:

2. That the developer shall show how the proposed stormwater control measure meets all design criteria of the NCDENR BMP Manual
3. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;
5. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;



**Administrative
Approval Action**
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Prior to issuance of building permits:

6. That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association.
7. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
8. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;

Prior to issuance of building occupancy permit:

9. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification of any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;
10. That a fire flow analysis, sealed by an engineer, is required with a hydrant flow test using either 2012 NCFPC Section 507.3 or other approved method.

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: 9-26-2020

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.

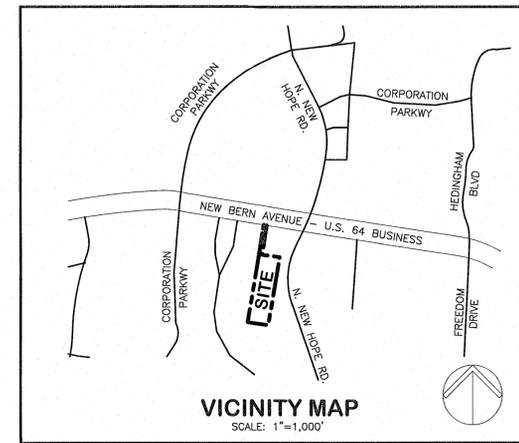
Signed: (Planning Director) Kenneth B. [Signature] Date: 9/26/17
(RT)

Staff Coordinator: Martha Y. Lobo

ADMINISTRATIVE SITE REVIEW SUBMITTAL FOR: CARDINAL OUTDOOR SELF-STORAGE

SR-32-17/TRANSACTION NO. 508461

4306 NEW BERN AVENUE/U.S. HIGHWAY 64 BUSINESS
RALEIGH, NORTH CAROLINA
WAKE COUNTY



Administrative Site Review Application (for UDO Districts only)

Development Services Department
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-5055 | fax 919-996-5051
Litchford Satellite Office | 1802 - 191 Litchford Road | Raleigh, NC 27603 | 919-996-5200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input checked="" type="checkbox"/> Open Lot

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

Development Name: **Cardinal Outdoor Self-Storage**

Zoning District: **IX-3** Overlay District (if applicable): _____ Inside City Limits? Yes No

Proposed Use: **Self-Service Storage**

Property Address: **4306 New Bern Avenue** Major Street Locator: **New Bern Avenue/N. New Hope Road**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **1724-12-95-1146** P.I.N. _____ P.I.N. _____

What is your project type? Apartment Elderly Facilities Hospital Church/Monastery Office School Non-Residential Child Care Daycare Center Warehouse Industrial Building Duplex Telecommunication Tower Religious Institution Residential Child Care Retail Carriage Court Other (if other, please describe: _____)

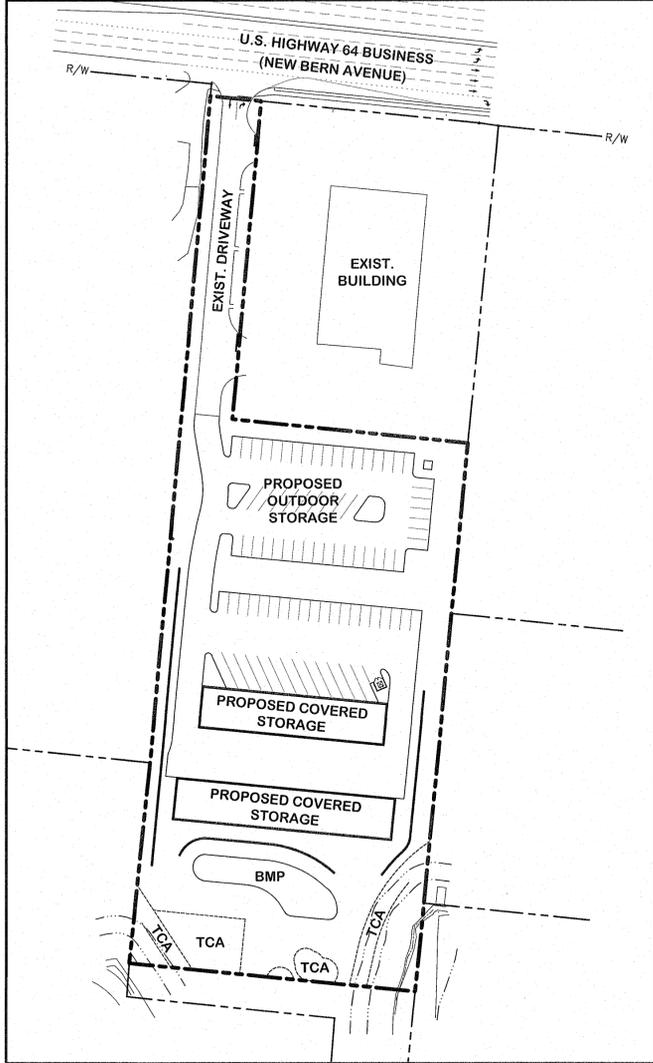
WORK SCOPE: Per City Code Section 10.2.8.3.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the ZCO), indicate impacts on parking requirements. **Grade parcel to construct eighty-five (85) outdoor storage parking spaces, two (2) covered storage areas, associated driveways, and new BMP.**

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternative Administrative Act.

CLIENT/DEVELOPER/OWNER: Company **New Hope Storage, LLC** Name (of) **Chris Sanders**
Address **100 Europa Drive, Suite 170, Chapel Hill, NC 27517**
Phone **919-605-4812** Email **chris@saoi.com** Fax **919-678-1459**

CONSULTANT (City Code Permit for Plans): Company **Piedmont Land Design, LLP** Name (of) **David Lasley**
Address **8522-204 Six Forks Road, Raleigh, NC 27615**
Phone **919-845-7600** Email **david@piedmontlanddesign.com** Fax **919-845-7703**

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16



CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES NO X

1. DEVELOPMENT NAME:	CARDINAL OUTDOOR SELF-STORAGE
2. STREET ADDRESS:	4306 NEW BERN AVENUE RALEIGH, NORTH CAROLINA 1724.12-95-1146
3. WAKE COUNTY P.I.N.:	1724.12-95-1146
4. TOTAL NUMBER OF LOTS:	1
5. LOT AREA:	5,539 AC.
6. ZONING:	IX-3
7. USE:	SELF-SERVICE STORAGE
8. COVERED PARKING SQUARE FOOTAGE:	11,000 SF + 13,000 SF = 24,000 SF
9. PARKING CANOPY HEIGHT:	15'
10. TOTAL PARKING SPACES PROVIDED FOR OUTDOOR STORAGE :	85 SPACES
11. IMPERVIOUS SURFACE AREA:	
EXISTING IMPERVIOUS SURFACE AREA:	0.29 AC.±
NEW IMPERVIOUS SURFACE AREA:	2.84 AC.±
TOTAL:	2.84 AC.±
12. INSIDE CITY LIMITS:	YES
13. INSIDE FLOOD HAZARD BOUNDARY:	NO
14. INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA:	NO
15. DEDICATED STREET RIGHT OF WAY:	NONE
16. DISTURBED AREA:	4.25 AC.±
17. OWNER/DEVELOPER:	CHRIS SANDERS NEW HOPE STORAGE, LLC 100 EUROPA DRIVE, SUITE 170 CHAPEL HILL, NC 27517-2310 (919) 605-4812 (PHONE) (919) 678-1459 (FAX)
18. CONTACT PERSON:	DAVID LASLEY PIEDMONT LAND DESIGN, LLP 8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 (919) 845-7703 (PHONE) (919) 845-7703 (FAX) david@piedmontlanddesign.com (E-MAIL)

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY, SURVEY, AND HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM SURVEY BY ROBINSON & PLANTE, P.C.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS
- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 3720172400J PANEL 1724, LAST REVISED 5/02/06.
- FLOOD HAZARD SOILS SHOWN TAKEN FROM WAKE COUNTY GIS.
- NEUSE RIPARIAN BUFFERS SURVEYED AND FLAGGED BY ROBINSON & PLANTE, PC ON APRIL 28, 2017 BASED ON EXISTING TOP OF BANKS.
- PARKING OF VEHICLES IS PROHIBITED IN THE TYPE C2 PROTECTIVE YARD.

DRAWING INDEX:

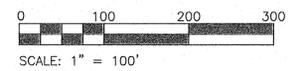
PA.1	COVER SHEET
PA.2	EXISTING CONDITIONS PLAN
PA.3	PRELIMINARY STAKING AND UTILITY PLAN
PA.4	PRELIMINARY GRADING AND STORM DRAINAGE PLAN
PA.5	PRELIMINARY LANDSCAPE PLAN
PA.6	DETAILS
RV-1.1	COVERED PARKING STRUCTURE ROOF PLAN & SECTION
BM2007/PG280	RECORDED MAP

STREET CLASSIFICATIONS

NEW BERN AVENUE/U.S. HIGHWAY 64 BUSINESS - AVENUE 6-LANE, DIVIDED FACILITY - NCDOT MAINTAINED

SOLID WASTE COMPLIANCE STATEMENT

A NEW DUMPSTER WITH HEAVY DUTY CONCRETE PAD AND A 6' HIGH ENCLOSURE WITH GATES WILL BE PROVIDED AS SHOWN ON THE SITE PLAN. THE OWNER WILL USE A PRIVATE HAULER.



DEVELOPMENT SERVICES DEPARTMENT & DISTRICTS PLAN REVIEW

Zoning Information	Building Information
Zoning District: IX-3	Proposed building use(s): SELF-SERVICE STORAGE
If more than one district, provide the acreage of each: N/A	Existing building(s) sq. ft. gross: 0
Overlay District: N/A	Proposed building(s) sq. ft. gross: 24,000
Total Site Area: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: 5,539	Total sq. ft. gross (existing & proposed): 24,000
Off street parking: Required: 0 Provided: 0	Proposed height of building(s): 15'
COA (Certificate of Appropriateness) case # N/A	# of stories: 1
BOA (Board of Adjustment) case # N/A	Calling height of 1 st floor: 15'
CUD (Conditional Use District) case # N/A	
Stormwater Information	
Existing Impervious Surface: 0.29 (acres) square feet	Flood Hazard Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface: 2.84 (acres) square feet	If Yes, please provide: _____
Neuse River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	At-Risk Soils: N/A Flood Study: N/A FEMA Map Panel # 3720172400J
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care or Life Care Dwelling Units	6. Infill Development: 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate **Piedmont Land Design, LLP** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed: *Chris Sanders* Date: **3/21/17**
Printed Name: **Chris Sanders**
Signed: _____ Date: _____
Printed Name: _____

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PLD
PIEDMONT LAND DESIGN, LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
FIRM LICENSE # F-0843

**PRELIMINARY
NOT FOR CONSTRUCTION**

**CARDINAL
OUTDOOR
SELF-STORAGE**
4306 NEW BERN AVENUE
RALEIGH, NORTH CAROLINA



ISSUED: 27 MAR 2017

REVISIONS:

14 JUL 2017	REV. PER CITY COMMENTS
25 JUL 2017	REV. PER CITY COMMENTS
28 AUG 2017	REV. PER CITY COMMENTS

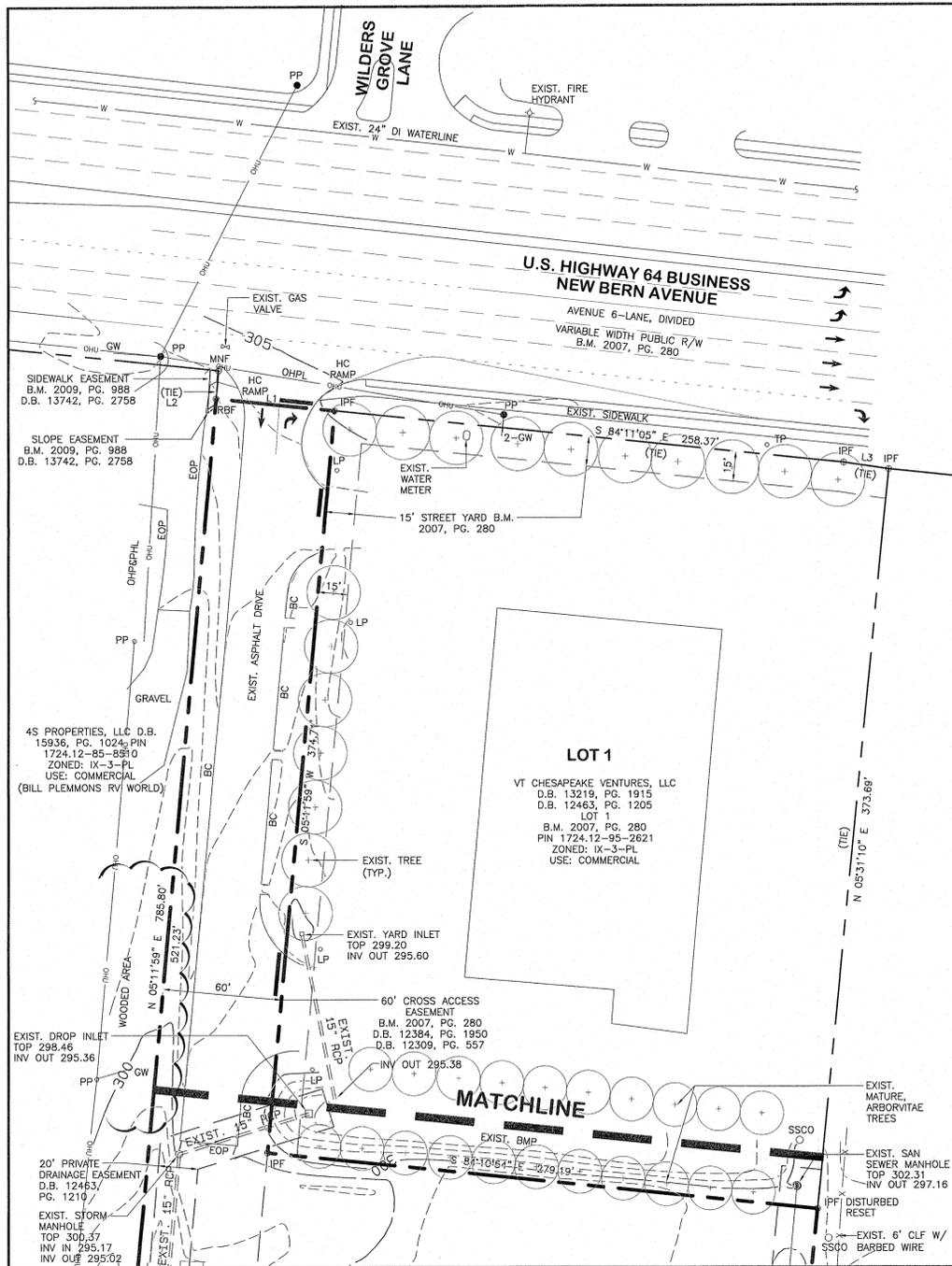
DRAWN BY: **MGD**
CHECKED BY: **JDL**

PROJECT: **CS64WG**

COVER SHEET

DWG. NO **PA.1**

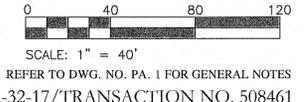
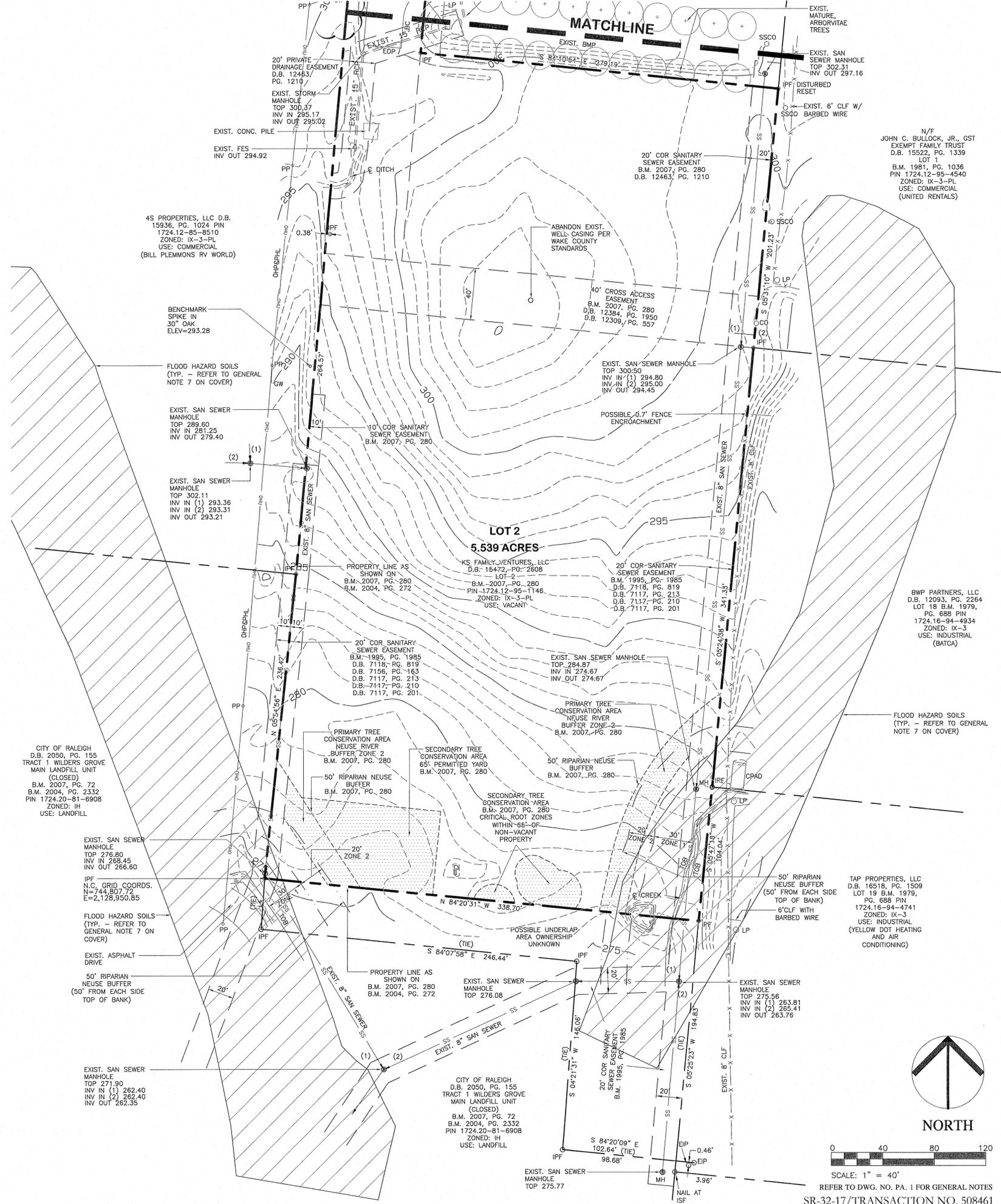
F:\Projects\CS64-WG\Drawings\Site\CS64WG_sitebase.dwg - PA.2 EXIST CONDITIONS Aug 28, 17 - 2:23pm



LINE	BEARING	DISTANCE
L1	S 84°11'05" E	60.00'
L2	N 05°11'59" E	14.20'
L3	S 81°37'55" E	22.94'
L4	S 03°54'58" W	39.47'

EXIST. CONDITIONS/DEMOLITION NOTES

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- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.
- ALL TREE PROTECTION FENCE AND SILT FENCE WITH TREE PROTECTION SIGNAGE SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION.
- CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
- TREE PROTECTION FENCING MUST BE INSTALLED ALONG PERIMETER OF PROPOSED TREE CONSERVATION AREAS AND APPROVED BY CONSERVATION ENGINEER PRIOR TO ISSUANCE OF A LAND DISTURBING PERMIT. MACHINERY IS NOT ALLOWED WITHIN THE TREE CONSERVATION AREA.
- EXISTING SANITARY SEWER DIAMETER PROVIDED BY CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.

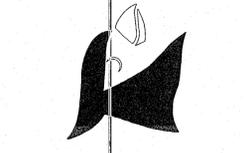


PLD

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DRAWN BY: MGD
 CHECKED BY: JDL
 PROJECT: CS64WG

EXISTING
CONDITIONS
PLAN

DWG. NO. **PA.2**

REFER TO DWG. NO. PA. 1 FOR GENERAL NOTES
 SR-32-17/TRANSACTION NO. 508461

