

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

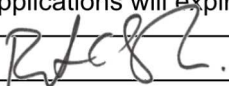
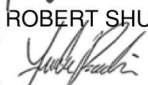
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): N/A			
Development name (subject to approval): CARLTON DRIVE			
Property Address(es): 7505 FOX ROAD, RALEIGH, NC 27616			
Recorded Deed PIN(s): 1737421292			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: 919 STORAGE FOX ROAD LLC	Owner/Developer Name and Title: ROBERT SHUNK - ENTITLEMENTS MANAGER
Address: 2310 S MIAMI BLVD STE 238, DURHAM NC 27703-4900	
Phone #: 919.308.2123	Email: rshunk@rentstackhouse.com
APPLICANT INFORMATION	
Company: SWIFT PARTNERS, PLLC	Contact Name and Title: LUKE PERKINS - FOUNDER
	Address: 319 FAYETTEVILLE STREET STE 210, RALEIGH NC 27601
Phone #: 828.735.1862	Email: luke.perkins@swift-partners.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 4.46	
Zoning districts (if more than one, provide acreage of each): CX-3	
Overlay district: NONE	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- NONE	Board of Adjustment (BOA) Case # A- NONE

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.39 Square Feet: 60,472	Proposed Impervious Surface: Acres: 2.90 Square Feet: 126,248
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: 2	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>LUKE PERKINS, P.E.</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: 	Date: 1.28.2021
Printed Name: ROBERT SHUNK	
Signature: 	Date: 1.28.2021
Printed Name: LUKE PERKINS	

Please email your completed application to SiteReview@raleighnc.gov.

CARLTON DRIVE

7505 FOX ROAD,
RALEIGH NC 27616

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL
SUB-0006-2022

SUBMITTED ON 04.01.2022



VICINITY MAP



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

1. 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.

2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NC DOT STREETS WITHIN RALEIGH'S JURISDICTION.

3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.

4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.

5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:

5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);

5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);

5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;

5.4. RALEIGH STREET DESIGN MANUAL (RSDM).

6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

7. ALL PERMITS 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 INSURANCE, NC DENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.

2. 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.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.

4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED 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.

5. 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.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.

7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND LANDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.

8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF 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.

9. 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 COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES 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.

11. 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.

12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

SITE DATA

PROJECT NAME:
SITE ADDRESS:
COUNTY:
PARCEL PIN #:
PARCEL OWNER:
PARCEL AREA:
TOTAL SITE GROSS ACREAGE:
NET ACREAGE:
CURRENT ZONING:
PROPOSED ZONING:
EXISTING LAND USE:
PROPOSED LAND USE:
FLOOD PLAIN DATA:
RIVER BASIN:
DEVELOPMENT TYPE:
MAX BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT:
PROPOSED BUILDING SQUARE FOOTAGE:
TREE CONSERVATION AREA:
TOTAL LIMITS OF DISTURBANCE:
EXISTING IMPERVIOUS AREA:
PROPOSED IMPERVIOUS AREA:

CARLTON DRIVE
7505 FOX ROAD, RALEIGH NC 27616
WAKE
1737421292
919 STORAGE FOX ROAD LLC
194,235 SF / 4.46 AC
194,235 SF / 4.46 AC
CX-3
193,692 SF / 4.44 AC
CX-3
SELF SERVICE STORAGE
SELF SERVICE STORAGE, VACANT
NONE
NEUSE
VACANT LOT
N/A
N/A
NONE
19,464 SF / 0.45 AC (SEE NOTE 1 BELOW)
91,065 SF / 2.09 AC
60,472 SF / 1.39 AC
PARCEL #1: 60,472 SF / 1.39 AC;
PARCEL #2: 0 SF / 0 AC;
PARCEL #3: MAX ALLOWED: 65,776 SF / 1.51 AC

PARCEL #1: FOX ROAD;
PARCEL #2: CARLTON DRIVE
9,450 SF / 0.22 AC
19,380 SF / 44 AC

AMENITY AREA REQUIRED (10% SELF STORAGE LOT ONLY):
AMENITY AREA PROPOSED:
PARKING DATA:
REQUIRED PARKING:
EXISTING PARKING:
PROPOSED PARKING:
TOTAL PARKING:

7 (1 PER 100 STORAGE UNITS, 700 UNITS)
7
0
7

NOTES:

1. TCA PREVIOUSLY APPROVED UNDER ASR-0084-2020 AND SPR-0129-2021.

VICINITY

0 100 200 400
SCALE: 1"=200'

ARROW

N
W
E
S

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☒ Conventional Subdivision

☐ Compact Development

☐ Conservation Development

☐ Cottage Court

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N/A

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What is your project type?

☐ Single family

☐ Apartment

☐ Townhouse

☒ Non-residential

☐ Other: _____

☐ Attached houses

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Email: rshunk@rentstackhouse.com

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Phone #: 828.735.1862

Email: luke.perkins@swift-partners.com

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DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

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Zoning districts (if more than one, provide acreage of each): CX-3

Overlay district: NONE

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- NONE

Board of Adjustment (BOA) Case # A- NONE

STORMWATER INFORMATION

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Proposed Impervious Surface:
Acres: 2.90 Square Feet: 126,248

Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:
Alluvial soils: _____
Flood study: _____
FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached

Total # of single-family lots:

Proposed density for each zoning district (UDO 1.5.2.F):

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Signature: Date: 1.28.2021

Printed Name: ROBERT SHUNK

Signature: Date: 1.28.2021

Printed Name: LUKE PERKINS

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REVISION 02.19.21

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TRIP GENERATION ESTIMATE (PREVIOUSLY APPROVED FOR SELF STORAGE UNDER SPR-0129-2021)

LAND USE (ITE CODE)	INTENSITY	DAILY TRAFFIC	AM		PM	
			ENTER	EXIT	ENTER	EXIT
MINI-WAREHOUSE (151)	108,000	163	7	5	9	10

EXEMPTIONS:

- PROJECT EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER TC-6-19 : A.2.B (PROJECT SITE IS LESS THAN 5 ACRES)
- PROJECT EXEMPT FROM CROSS ACCESS REQUIREMENTS PER TC-6-19 : D.5.B.III SLOPES GREATER THAN 25%

SOLID WASTE:

SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. SOLID WASTE RECEPTACLE WILL NOT BE PROVIDED FOR CUSTOMERS TO THE FACILITY, ONLY THE OFFICE SPACE.

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

DATE: 04.01.2022
DRAWN BY: LUP
PROJECT: CARLTON DRIVE
PROJECT #: C202202
SHEET TITLE
COVER SHEET
SHEET NO.
C0.00

