

Administrative Approval Action

Case File / Name: SUB-0006-2022 DSLC - CARLTON DR City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 4.46 acre site zoned CX-3 is located in the northeast corner of the intersection

of Carlton Drive and Fox Road at 7505 Fox Road.

REQUEST: This is a two lot conventional subdivision in association with a proposed self

storage facility (ASR-0081-2022) currently under review and also a previously approved self storage building on this site (ASR-0084-2020/SPR-0129-2021).

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 October 25, 2022 by Swift

Partners PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

2. 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.

V	Stormwater Maintenance Covenant		
_	Required		

☑ <u>RECORDED MAP(S)</u> - 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.

SUB-0006-2022 DSLC - CARLTON DR **1**



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The following items must be approved prior to recording the plat:

Engineering

- A cross access agreement among the lots identified shall be approved by the Development Services
 Department for recording in the Wake County Registry, and a copy of the recorded offer of cross
 access easement shall be returned to the Development Services Department within one day of plat
 recordation. If a recorded copy of the document is not provided within this time, further recordings
 and building permit issuance will be withheld.
- 2. 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)
- 3. A 5' utility placement 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)

Stormwater

- 4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 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).
- The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

A public infrastructure surety for 21 street trees shall be provided to City of Raleigh Transportation –
Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for
the City of Raleigh infrastructure.

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☑ <u>BUILDING PERMITS</u> - 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:

Public Utilities

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

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 21 street trees along Carlton Drive.

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

General

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

Stormwater

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: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: November 30, 2025 Record at least ½ of the land area approved.

5-Year Sunset Date: November 30, 2027

Record entire subdivision.

I hereby certify this administrative decision.

Signed: Daniel L Stegall Date: 11/30/2022

Development Services Dir/Designee

Staff Coordinator: Michael Walters

SUB-0006-2022 DSLC - CARLTON DR 3

CARLTON DRIVE

7505 FOX ROAD, RALEIGH NC 27616

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL SUB-0006-2022

SUBMITTED ON 10.25,2022



Overlay district: NONE	Inside City limits	? Ves	No			
Conditional Use District (CUD) Case # Z- NONE	Board of Adjustr	ment (BOA) Ca	se#A- NONE			
STORMWATER INFORMATION						
Existing Impervious Surface: Acres: 1.38 Square Feet: 60,472	Proposed Impervious Surface: Acres: 2.56 Square Feet: 111,465					
Neuse River Buffer Yes No	Wedlands	Yes	✓ No			
Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soits: FINOd study: FEMA Map Panel #:						
	OTS AND DENSIT	Y				
Total # of townhouse lots: Detached	Attached					
Total # of single-family lots:						
Proposed density for each zoning district (UDO 1.5.2.F	Di .					
Total # of open space and/or common area lots: 2						
Total # of requested lots: 2						
SIGNAT	URE BLOCK					
The undersigned indicates that the property owner(s) is a described in this application will be maintained in all resp	ects in accordance w	ith the plans an Raleigh Unified	d specifications submit Development Ordinan			
herewith, and in accordance with the provisions and reging, LIMP FIRMOR, P. R. and respond to administrative comments, resubmit plans owner(s) in any public meeting regarding this application owner(s) in any public meeting regarding this application when there must acknowledge, and after that this proposed development use. I acknowledge that this which states occlinations will access after 180 days of ins	is conforming to all a	mentation, and	will represent the prop			
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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) ZONING INFORMATION

Page 2 of 2



VICINITY MAP

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

Sheet List Table Sheet Title COVER SHEET GENERAL NOTES

- . THE STREET, LAME, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NODGE STREETS WITHIN RALEIGHS JURISDICTION.
- 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 INIGNIEBRING INSPECTIONS COORDINATOR TO REMEW THE SPECIFIC COMPONENTS OF THE APPROVED FLAN, AND ENERGE ALL PREMITS ARE ISSUED.

- 5. ALL TOPED PLANS SHALL COMPLY WITH ALL LOCAL STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, SCALLINGS BUT HOT LIVITED TO STANDARDS, SCALLINGS BUT HOT LIVITED TO STANDARDS.

 2. PAUR, OR RIFFS-CHAN ACCESSIBLY OLDER, MESS PROMAGY.

 3. AMERICAN DISABILITY ACT JANA PROLIFISHERS.

 4. MALERICAN THE TE DESIGN AVAILABLE, RECOMM.

 1. TOPICS TO STANDARDS.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPARED ANDOR PEOPLE WITH MOREILTY CONSTRUKE, EVISTING AND ALTERNATURE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUISED TO BE COMPILIANT WITH THE PUBLIC PROVISE OF WAY ACCESSIBLE DESIGN AND THE MANAGE, OF LINEWIS THE PUBLIC PROVISE THE ACCESSIBLE DESIGN AND THE MANAGE, OF LINEWIS THAT PUBLIC PROVISED AND THE MANAGE, OF LINEWIS THAT PUBLIC PROVISED AND THE MANAGE OF LINEWIS THAT PUBLIC PROVISED AND THE PUBLIC PROVINCE PUBLIC PROVISED AND THE PUBLIC PROVISED AND THE PUBLIC PROVINCE PUBLIC PROVISED AND THE PUBLIC PROVISED AND THE PUBLIC PRO
- 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION

GENERAL NOTES

- EXISTING IMPROVEMENTS DAVAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RISTORS O OR REPLACED TO ORIGINAL CONCITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTORS EXPENDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MANTAIN ASHIBLE PROMINESS TO RECORD THE ACTUAL LOCATION OF ALL PRINC PRINCH TO CONSOLARIEST, MANUA AND MANIAGE AND HARDESSAME PREPROCEPTION ALMOSTICATION DRAWNOS SHALL SE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REQULAR INTERNALS, OR AS REQUES THROUGHOUT THE PROJECT FOR RECORD KEEPING.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCURALATIONS OF WASTS MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR, ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAY 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 (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING TIRE FIGHTING APPARATUS (65,000
 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

SITE DATA PROJECT NAME: SITE ADDRESS: COUNTY: PARCEL PIN #: PARCEL AREA: TOTAL SITE GROSS ACRE NET ACREAGE: 194,235 SF / 4.46 AC 194,235 SF / 4.46 AC 190,092 SF / 4.44 AC EXISTING LAND USE: PROPOSED LAND USE SELF SERVICE STORAGE PROPOSED LAND USE:
RLOOD PLAN DATA:
PROPER BASIS.
DIVILLOPMENT TYPE:
MAX SBUEDON PERSITT
PROPOSED BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT:
PROPOSED BUILDING SOLWAR FOR
THEE CONSENTATION AREA.
TOTAL LIMITS OF DISTURBANCE: 19,484 SF / 0.45 AC (SEE NOTE 1 BELOW) 91,065 SF / 2,09 AC 60,472 SF / 1,39 AC EXISTING IMPERVIOUS AREA: PROPOSED IMPERVIOUS AREA: PARCEL #1: 60,472 SF / 1,39 AC; PARCEL #2: 0 SF / 0 AC; PARCEL #2 MAX ALLOWED: 50,993 SF / 1,17 AC

PARCEL #1: FOX ROAD: PARCEL #2: CARLTON DRIVE AMENITY AREA REQUIRED (10% SELF STORAGE LOT ONLY): AMENTY AREA PROPOSED. 19,380 SF / .44 AC THE DEP TO STORAGE LINES TO LINES

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





VICINITY







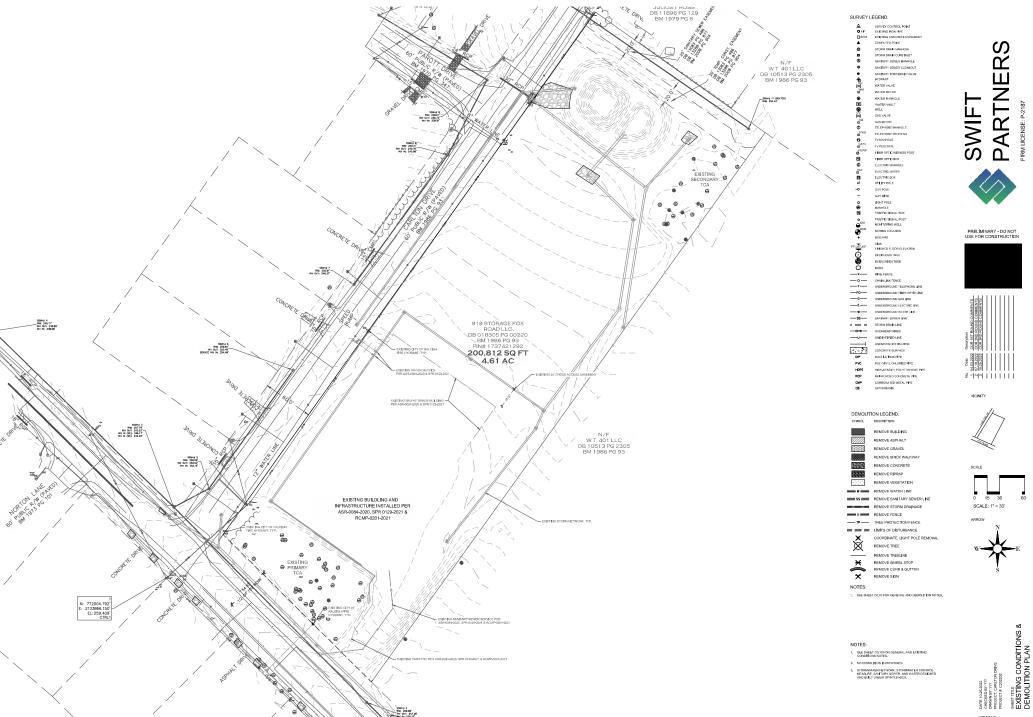


LAND USE (ITE CODE)	INTENSITY	DAILY TRAFFIC		АМ	PM	
DATE (1E CODE)	INTENSIT		ENTER	extr	ENTER	EXIT
MINI-WAREHOUSE (161)	108,000	163	7	5	9	

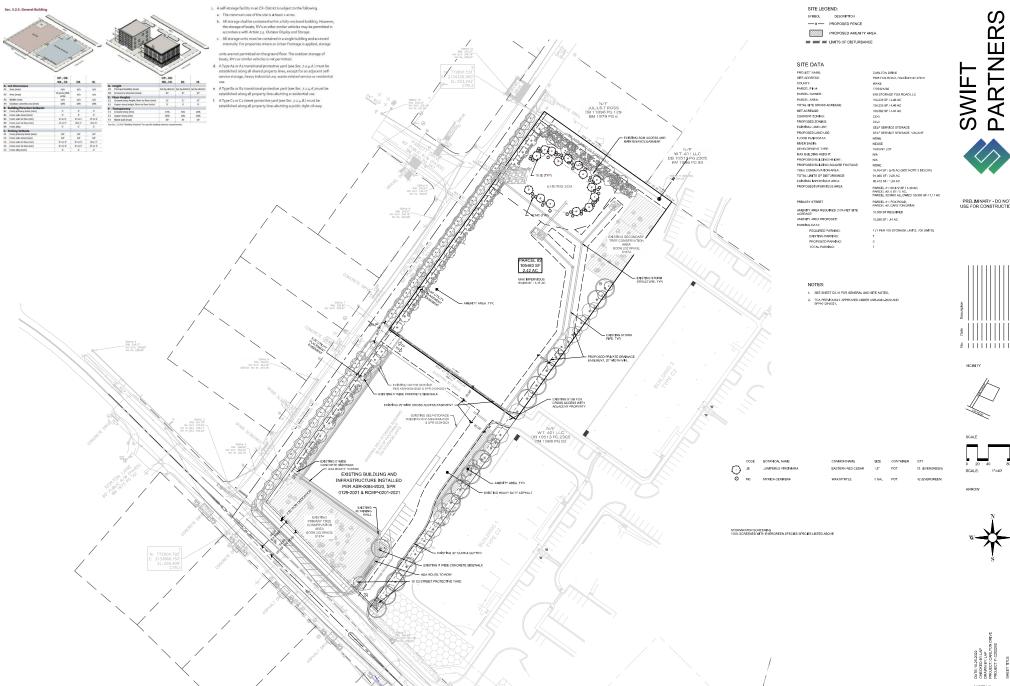
SOLID WASTER OR BEHANDLED VIA ROLL OUT CART. SOLID WASTE RECEPTACLE WILL NOT SE PROVIDED FOR CUSTOMERS TO THE FACILITY, ONLY THE OFFICE SPACE.



COVER SHEET



C1.00











SHETTILE SUBDIVISION PLAN C3.00