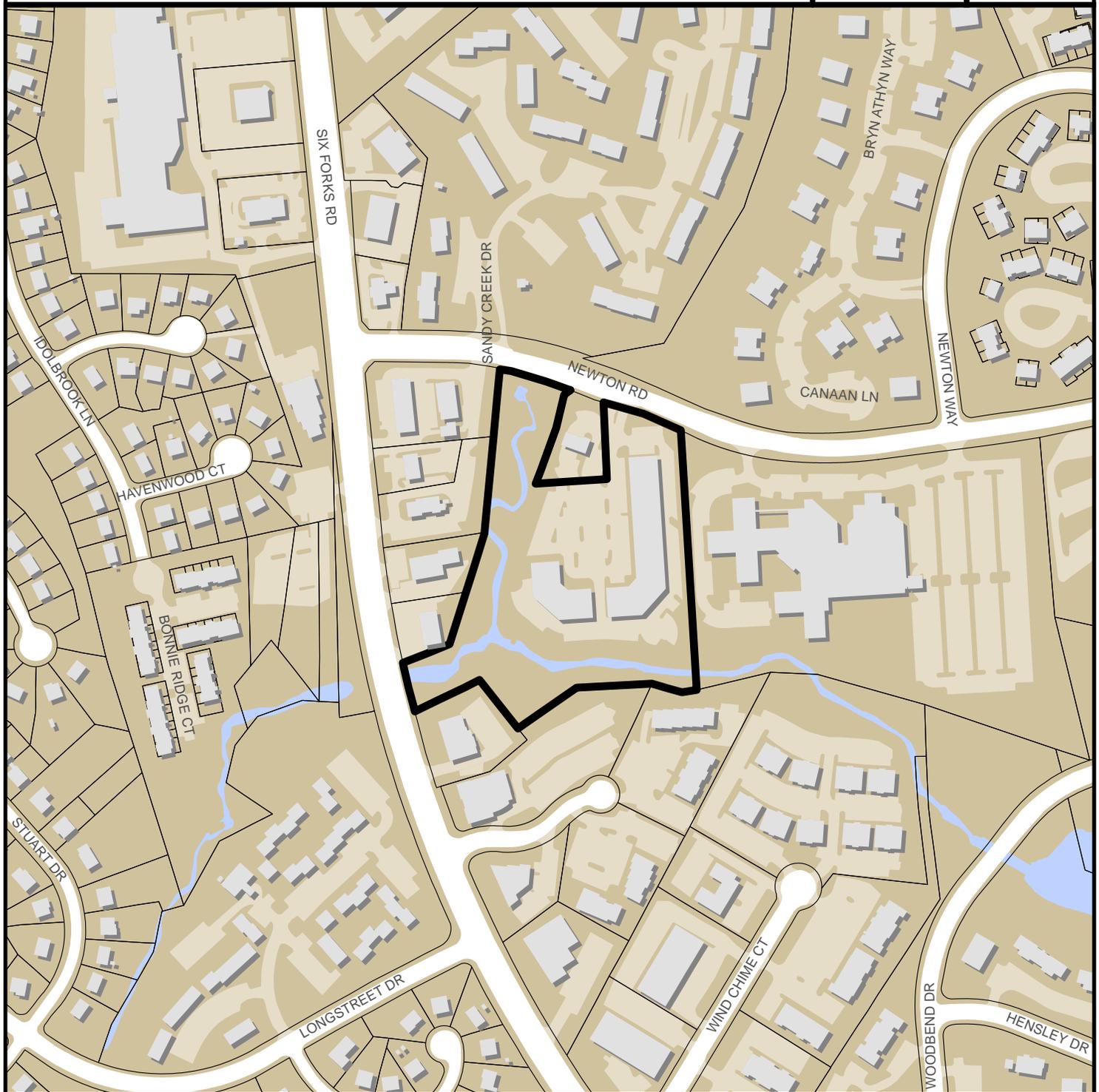


# DMI STORAGE SUBDIVISION S-51-2014



0 300 600 Feet

Zoning: **SC, CM**  
CAC: **North**  
Drainage Basin: **Mine**  
Acreage: **7.78**  
Number of Lots: **118,275**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Development Management, Inc**  
Phone: **(704) 343-0056**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

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

Preliminary Approvals <i>S-51-14</i>		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>413185</i> Assigned Project Coordinator  Assigned Team Leader
<small>* May require Planning Commission or City Council Approval      ** Legacy Districts Only</small>		

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

### GENERAL INFORMATION

Development Name **DMI Storage**

Proposed Use **Self Storage facility**

Property Address(es) **240 Newton Road**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **1707544643 000**

P.I.N. Recorded Deed <b>DB 015760, DP 00622</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe: **Self Storage facility**

**PRELIMINARY ADMINISTRATIVE REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. Site is not located within a TOD, PD or Downtown overlay district. The proposed storage facility is an approved use within the SC zoning district.

**PLANNING COMMISSION**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

<b>CLIENT (Owner or Developer)</b>	Company <b>Development Management, Inc.</b>	Name (s) <b>Ivon Rohrer III</b>	
	Address <b>1701 East 3rd St.</b>		
	Phone <b>704 343-0056</b>	Email <b>idriii@dm-nc.com</b>	Fax

<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>Ayer Design Group</b>	Name (s) <b>Chad Chastain</b>	
	Address <b>215 Johnston St.</b>		
	Phone <b>803 328-5858</b>	Email <b>cchastain@comporium.net</b>	Fax <b>803 325 8257</b>

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning Information	Building Information
Zoning District(s) <b>SC &amp; CM</b>	Proposed building use(s) <b>Storage</b>
If more than one district, provide the acreage of each <small>acres. GIS is updating district boundaries.</small>	Existing Building(s) sq. ft. gross <b>26,352 - Shopping Center</b>
Overlay District	Proposed Building(s) sq. ft. gross <b>118,275 - Storage</b>
Total Site Acres      Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>144807</b>
Off street parking Required <b>115</b> Provided <b>122</b>	Proposed height of building(s) <b>40</b>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <b>.57 Storage, .20 Shopping Center</b>
BOA (Board of Adjustment) case # <b>A-</b>	Building Lot Coverage percentage <b>.20</b> (site plans only)
CUD (Conditional Use District) case # <b>Z-</b>	

**Stormwater Information**

Existing Impervious Surface      acres/square feet <small>145,925 SF</small>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface      acres/square feet <small>143670 SF</small>	If Yes, please provide Alluvial Soils      Flood Study      FEMA Map Panel #
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

Site is not located within an area plan included in the Comprehensive Plan 2030.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots      Detached      Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:  a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
4. Total # Of Congregate Care Or Life Care Dwelling Units	
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units    1br      2br      3br      4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. Total number of Open Space (only) lots	

**SIGNATURE BLOCK (Applicable to all developments)**

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 subdivision plan as approved by the City.

I hereby designate Ayer Design Group/Chad Chestain 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 [Signature] Date 9/29/2014  
Signed \_\_\_\_\_ Date \_\_\_\_\_

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓	
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓	✓	
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓	
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



**SITE DESIGN DATA**

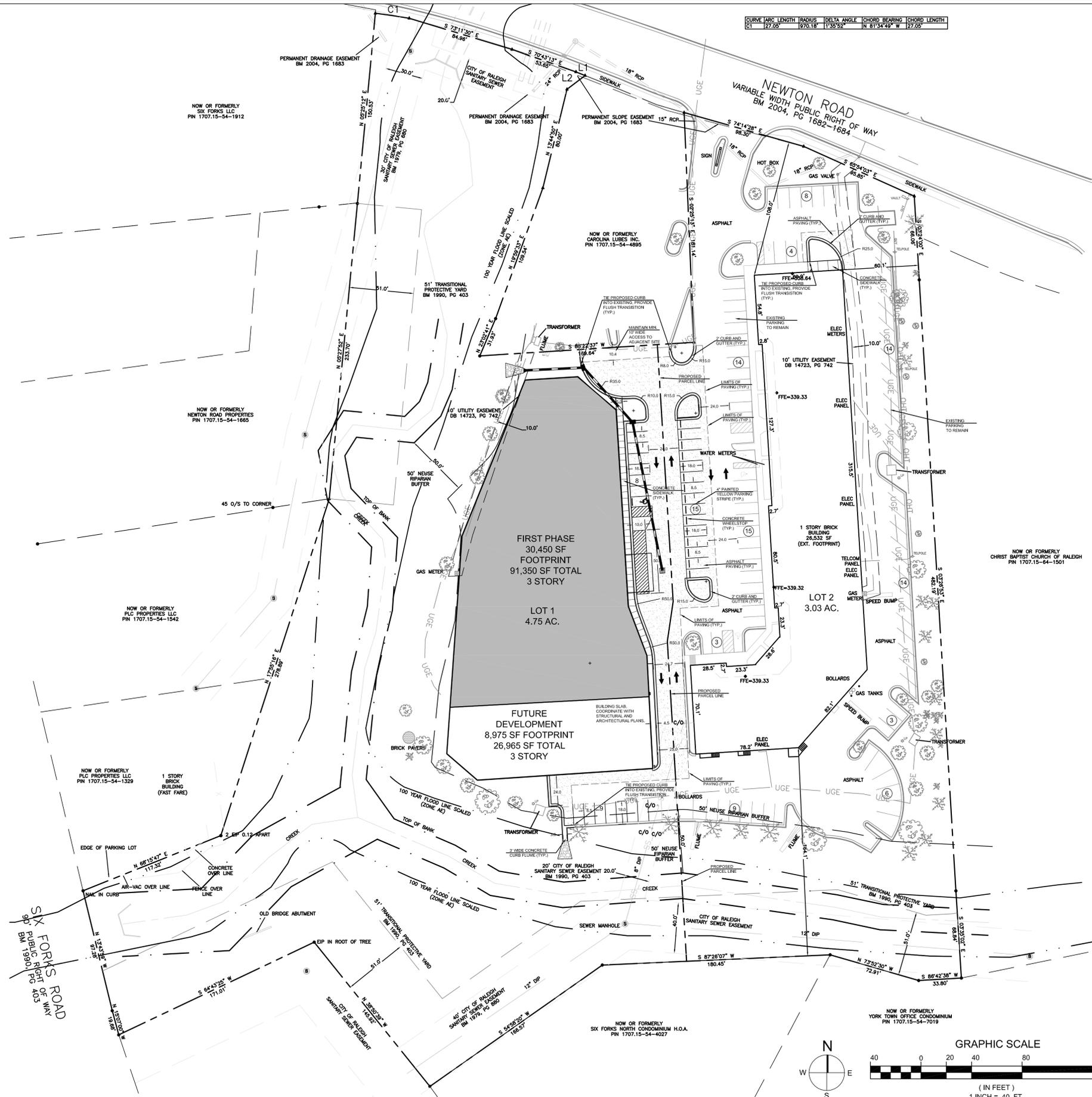
- TOTAL SITE AREA IS 7.8 ACRES. DISTURBED AREA = 1.75 ACRES
  - PROPERTY IS LOCATED IN CITY OF RALEIGH, WAKE COUNTY, NC.
  - SITE ADDRESS: 240 NEWTON ROAD
  - PIN#: 1707544643 000
  - CURRENT ZONING: SC (SHOPPING CENTER) & CM (CONSERVATION MANAGEMENT)
  - PROPOSED USE: STORAGE FACILITY (LOT 1), EXISTING SHOPPING CENTER (LOT 2).
  - MINIMUM YARD & BUILDING SETBACKS PER ZONING ORDINANCE
- |                               |       |
|-------------------------------|-------|
| FRONT                         | 15 FT |
| AGGREGATE FRONT AND REAR YARD | 30 FT |
| REAR YARD                     | 0 FT  |
| SIDE YARD                     | 0 FT  |
- MAXIMUM BUILDING HEIGHT IS 50'
  - BUILDING TOTAL GROSS SF LOT 1 = 91,350 SF (FIRST PHASE); 118,275 SF TOTAL FINAL PHASE  
BUILDING TOTAL GROSS SF LOT 2 = 26,532 SF EXISTING
  - UTILITY PROVIDERS
- |             |                   |
|-------------|-------------------|
| WATER       | CITY OF RALEIGH   |
| SEWER       | CITY OF RALEIGH   |
| ELECTRIC    | DUKE ENERGY       |
| TELEPHONE   | BELLSOUTH/AT&T    |
| CABLE T.V.  | TIME WARNER CABLE |
| NATURAL GAS | PSNC ENERGY       |
- ACCORDING TO FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL:372017 0700 J, DATED MAY 2, 2006, THIS PROPERTY IS LOCATED WITHIN A FEMA FLOOD AE ZONE.
  - OPEN SPACE REQUIRED = NONE
  - REQUIRED PARKING PER ZONING ORDINANCE:  
PROPOSED STORAGE BUILDING : 118,275 SF  
PARKING REQUIRED: 1 SPACE PER 300 SF OFFICE; 1,600/300 = 6 SPACES  
PARKING REQUIRED: 1 SPACE PER 2 EMP. IN WAREHOUSE= 1 SPACE  
PARKING PROVIDED: 8 SPACES  
EXISTING SHOPPING CENTER: 26,532 SF  
PARKING REQUIRED: 1 SPACE PER 250 SF; 26532/250 = 107 SPACES  
PARKING PROVIDED: 107 SPACES  
\* = PARCELS WILL SHARE PARKING
  - ADEQUATE LIGHTING SHALL BE PROVIDED FOR OFF-STREET PARKING.
  - SITE LIGHTING & IRRIGATION DESIGN BY OTHERS.
  - SITE SIGNAGE WILL BE REVIEWED AND PERMITTED SEPARATELY.
  - BOTH PARCELS (LOT 1 & 2) WILL HAVE SHARED PARKING AND ACCESS AGREEMENTS.

**GENERAL NOTES**

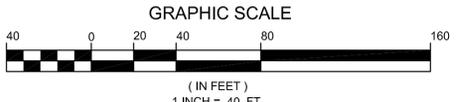
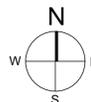
- ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".
- CONTRACTOR SHALL CONTACT "NORTH CAROLINA 811" AT 811 OR AT 1-800-632-4849 FOR ASSISTANCE IN LOCATING ANY EXISTING UTILITIES AT LEAST 72 HRS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
- SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 48:1.
- ALL DIMENSIONAL CALL OUTS ARE MEASURED FROM FACE OF CURB.
- FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
- GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
- BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.
- BOUNDARY AND ALTA SURVEY INFORMATION TAKEN FROM SURVEY BY ANGLE RIGHT LAND SURVEYING, PLLC, DATED 6/29/2014.
- WATER & SEWER FEES (AS APPLICABLE) ARE TO BE PAID AT THE INSPECTION DIVISION AT CITY HALL.
- ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN IDEQ APPROVED LANDFILL.
- CONTRACTOR TO SUBMIT A TRAFFIC CONTROL PLAN TO NCDOT & ENGINEER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH & THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS APPLICABLE.
- CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
- CONTRACTOR TO COORDINATE UTILITY RELOCATIONS WITH CITY OF RALEIGH AND OTHER UTILITY PROVIDERS.
- ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS & DETAILS.
- CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
- TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A FLUSH 18" TROWLED JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.

**IMPERVIOUS TABLE CHART**

PRESENT IMPERVIOUS AREA	145,925.46 SF
INCREASED IMPERVIOUS AREA	(-2,255.76 SF)
TOTAL IMPERVIOUS AREA	143,669.7 SF



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.05'	976.18'	11°35'52"	N 81°34'49" W	27.05'



NO.	DATE	DESCRIPTION

**AYER DESIGN GROUP**  
PROFESSIONAL ENGINEERING SERVICES  
215 Johnston St.  
Rock Hill, SC 29730  
Phone: 803-328-5858

Professional Engineer Seal for **Eric Ayer**, License No. 10-22-14, State of North Carolina.

**SITE CONSTRUCTION DRAWINGS**  
FOR  
**DMI STORAGE**  
240 NEWTON ROAD  
RALEIGH, NORTH CAROLINA

**SITE PLAN**

DATE: 10-23-14  
SCALE: 1" = 40'  
JOB NO. 2014-3  
SHEET: 5 OF 9

IMPERVIOUS TABLE CHART

PRESENT IMPERVIOUS AREA	145,925.46 SF
INCREASED IMPERVIOUS AREA	(-2,255.76 SF)
TOTAL IMPERVIOUS AREA	143,669.7 SF

NOTES

1. THE IMPERVIOUS AREA OF SITE WILL DECREASE BY 2,255 SF.
2. AS PART OF THIS PROJECT WE ARE REQUESTING AN EXEMPTION FROM THE CURRENT STORMWATER REGULATIONS BASED UPON THE SUBSTITUTION OF THE EXISTING IMPERVIOUS SURFACES PURSUANT TO CITY CODE SECTION 10-402(16). THIS SITE MEETS ALL OF THE STANDARDS OF SECTION 10-2146.2(a)(5) AS REQUIRED FOR THE EXEMPTION.
3. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING PRIOR TO COMMENCING CONSTRUCTION. CONTACT MARY METCALF AT 919-996-2562 FOR INSPECTION AND APPROVAL OF INSTALLED TREE PROTECTION FENCING.

GRADING NOTES

CONCRETE TRUCKS SHALL NOT TYPICALLY BE WASHED OUT ON SITE. SHALL CONCRETE TRUCK WASHOUT BE PERMITTED ON SITE, COORDINATE LOCATION AND BMP'S WITH SITE INSPECTOR.

DO NOT DISPOSE OF CONCRETE TRUCK WASHOUT WASTE BY DUMPING INTO A SANITARY SEWER, STORM DRAIN OR ONTO SOIL OR PAVEMENT THAT CARRIES STORM WATER RUNOFF.

THE WASHOUT FROM CONCRETE TRUCK SHOULD BE DISPOSED INTO:  
 A DESIGNATED AREA THAT WILL LATER BE BACKFILLED (SLURRY PIT)  
 AN AREA WHERE THE CONCRETE WASH CAN HARDEN AND THEN BE DISPOSED OF AS SOLID WASTE  
 A LOCATION WHICH IS NOT SUBJECT TO WATER RUNOFF, AND MORE THAN 50 FEET AWAY FROM A STORM DRAIN, OPEN DITCH OR RECEIVING WATER WAY.

PUMP EXCESS CONCRETE IN CONCRETE PUMP BACK INTO CONCRETE MIXER TRUCK.

CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED OUT INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OFFSITE.

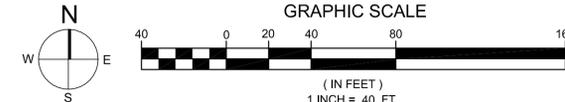
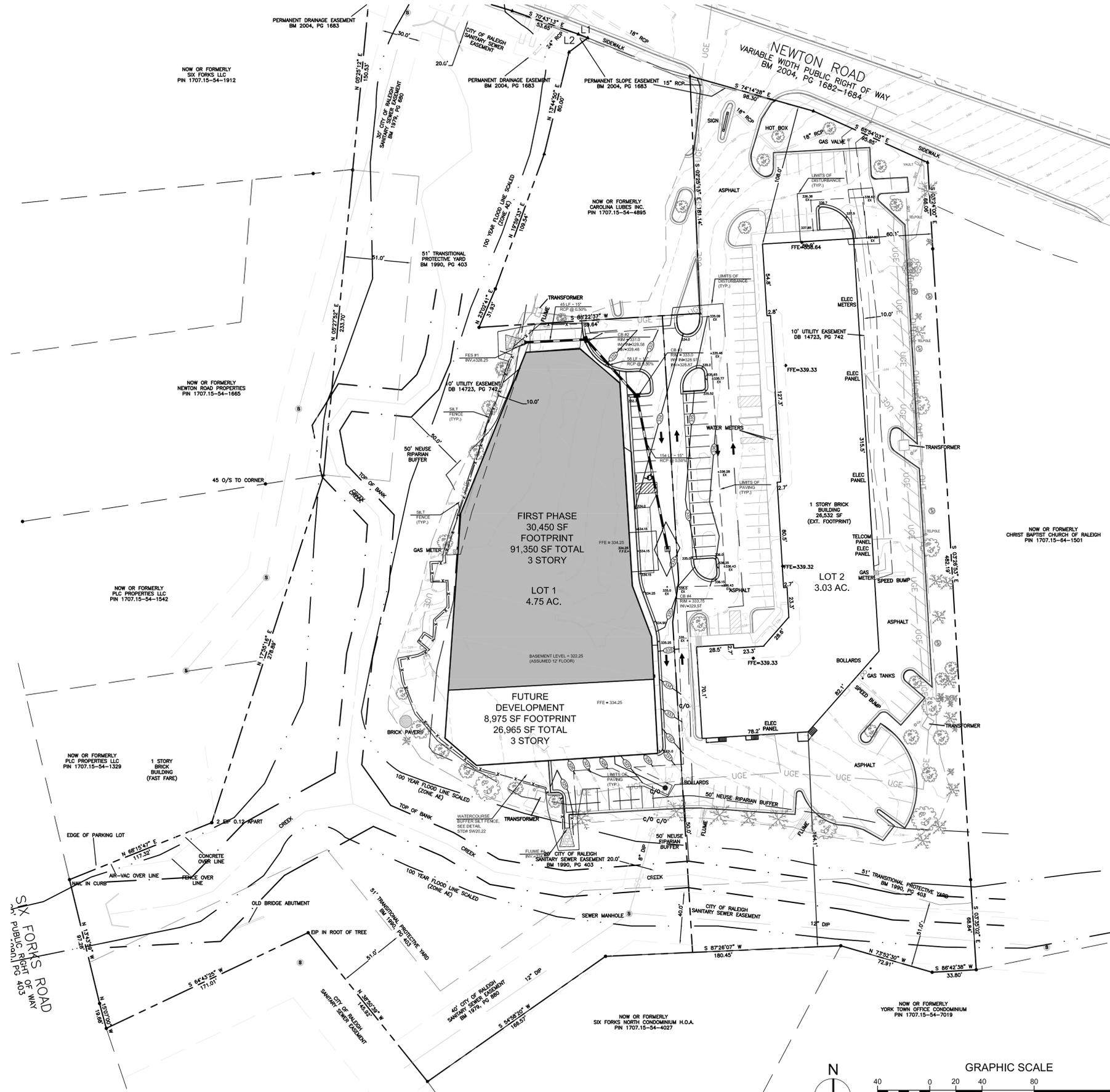
NO STORM DRAINAGE IS TO BE COVERED UNTIL AN INSPECTOR FROM THE CITY OF RALEIGH HAS PERFORMED AN INSPECTION.

ALL STORM DRAIN WORK, PLANS & MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND ALL APPLICABLE AGENCIES.

SPOT GRADES SHOWN ARE FINISHED SURFACE ELEVATIONS, CONTRACTOR MUST MAKE ALLOWANCE FOR PAVEMENT THICKNESS.

WHEN PRECAST CONCRETE BOXES ARE USED FOR STORM STRUCTURES, THE TOP 12" SHALL BE CONSTRUCTED FROM BRICK TO ALLOW ADJUSTMENTS TO FINAL GRADE.

MEG = MATCH EXISTING GRADE.



NO.	DATE	DESCRIPTION

**AYER DESIGN GROUP**  
 PROFESSIONAL ENGINEERING SERVICES  
 215 Johnston St.  
 Rock Hill, SC 29730  
 Phone: 803-328-5858

SITE CONSTRUCTION DRAWINGS  
 FOR  
**DMI STORAGE**  
 240 NEWTON ROAD  
 RALEIGH, NORTH CAROLINA

GRADING PLAN

DATE:	10-23-14
SCALE:	1" = 40'
JOB NO.	2014-3
SHEET:	7 OF 9