



Administrative Approval Action

Case File / Name: ASR-0101-2021
DSLC - Cardinal Storage

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

LOCATION: The site is generally located on the east side of N New Hope Road at the southeast corner of Columbus Club Drive and N New Hope Road, with a common street address of 4200 Columbus Club Drive.

REQUEST: Development of an approximately 12,300 square foot 1-story general building as an additional building on the site currently improved with an existing 91,700 square foot self storage facility. The subject property is approximately 8.25 acres zoned IX-2-PL-CU (Z-67-87).

**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 April 21, 2022 by CHRIS POPE.

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:

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).
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

4. Tree protection fence protecting recorded tree conservation areas and existing right of way trees to remain must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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:



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Stormwater

1. 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).

Urban Forestry

2. A public infrastructure surety for 17 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 and 125% of the improvement cost for the City of Raleigh infrastructure.
3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 35 street trees along N. New Hope Road.

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

General

1. Final inspection of all right of way street trees by Urban Forestry Staff. Existing right of way trees to remain will be inspected at final tree impact permit inspection. Trees found to be in poor condition will require replacement with a 3" caliper large maturing shade tree species.

Stormwater

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

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: September 15, 2025

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.



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I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 05/19/2022
Development Services Dir/Designee
Staff Coordinator: Kasey Evans



CARDINAL
SELF STORAGE
EXPANSION
4200 COLUMBUS CLUB DRIVE
RALEIGH, NORTH CAROLINA



ISSUED: 8 DEC 2021

REVISIONS:

16 FEB 2022
PER CITY COMMENTS

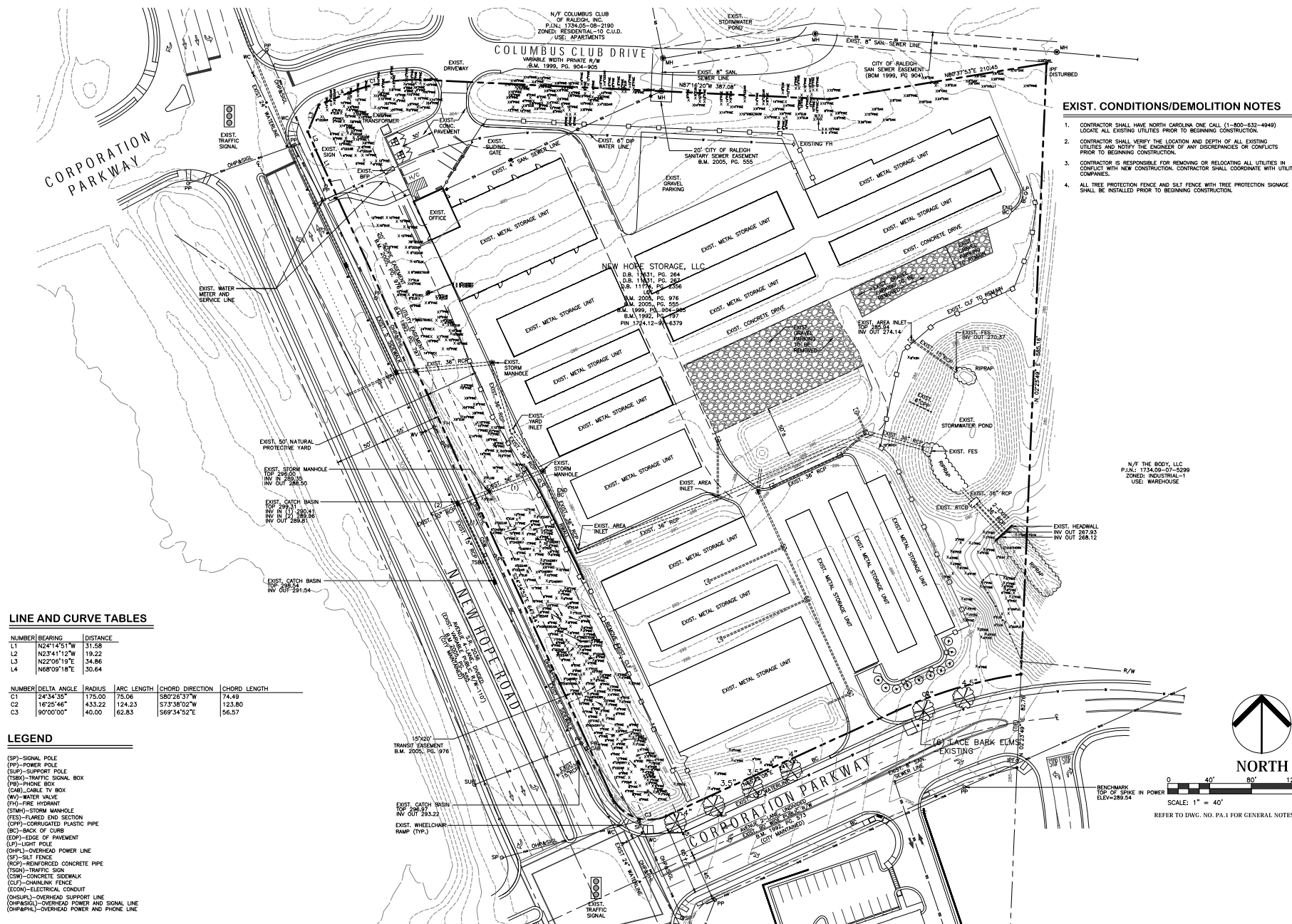
DRAWN BY: CRP

CHECKED BY: JDL

PROJECT: CSNHR3

EXISTING
CONDITIONS/
DEMOLITION PLAN

DWG. NO. PA.3



LANDSCAPE REQUIREMENTS

STREET YARD

CORPORATION PARKWAY FRONTAGE (AVENUE 2-LANE UNDIVIDED)
"CARPOUT TREE" 40" DIA. AND REQUIRED PROVIDED

N. NEW HOPE ROAD FRONTAGE (AVENUE 4-LANE UNDIVIDED)
AN ADMINISTRATIVE ADJUSTMENT IS REQUESTED IN LIEU OF
INSTALLING NEW STREET TREES WITHIN THE NEW HOPE ROAD R.O.W.
SINCE TREE CONSERVATION AREAS ARE PROPOSED IN THIS AREA.

TRANSITIONAL PROTECTIVE YARDS

NORTHERN PROPERTY LINE: ADJACENT LOW IMPACT LAND USE, 40' WIDE TYPE "D" TYP.
PREVIOUSLY INSTALLED IN THIS AREA. CURRENT EXPANSION PLAN USING THIS AREA TO
SATISFY TREE CONSERVATION AREA REQUIREMENTS. REFER TO DWG. NO. 102-1 AND 102-2
WESTERN PROPERTY LINE: ADJACENT HIGH IMPACT LAND USE, NO TYP. REQUIRED

VEHICULAR SURFACE AREA (VSA) LANDSCAPING

1 TREE/2,000 SF & 1 SHRUB/500 SF REQUIRED
ORIGINAL CARDINAL SELF STORAGE LANDSCAPE PLAN APPROVED IN 2005:

45,206 SF OF VSA

45,206 SF/2,000 = 23 SHADE TREES

45,206 SF/500 = 90 SHRUBS

CARDINAL SELF STORAGE EXPANSION LANDSCAPE PLAN APPROVED IN 2015:

25,700 SF OF NEW VSA

25,700 SF/2,000 = 13 NEW SHADE TREES REQUIRED*

25,700 SF/500 = 52 NEW SHRUBS REQUIRED*

*91 EXISTING TREES (700K OF THE TREES REQUIRED BY SECT. 10-2082) WHICH EXCEED
FIVE (5) INCHES IN CALIPER ARE BEING PRESERVED BETWEEN THE NEW SELF STORAGE
BUILDINGS AND THE NEW HOPE ROAD RIGHT-OF-WAY. NO NEW VSA TREES AND SHRUBS
REQUIRED/PROVIDED PER SECT. 10-2082.11.

VEHICULAR SURFACE AREA (VSA) SCREENING

1 SHRUB/6 LF OF VSA WITHIN 50' OF CORPORATION PARKWAY RIGHT-OF-WAY
59 LF/6 = 10 SHRUBS REQUIRED/EXISTING

CARDINAL SELF STORAGE EXPANSION CURRENT PLAN:

14,903 SF OF EXISTING VSA REMOVED FOR NEW BUILDING

NO PLANTINGS ARE PROPOSED TO BE REMOVED

PERMANENT SEEDING SCHEDULE:

SEEDING LAWN AREAS

SEEDING SHALL BE AT THE

FOLLOWING RATE:

PER 1000 S.F. OF LAWN AREA:

3 LBS. TURF TYPE FESCUE "TYPE A"

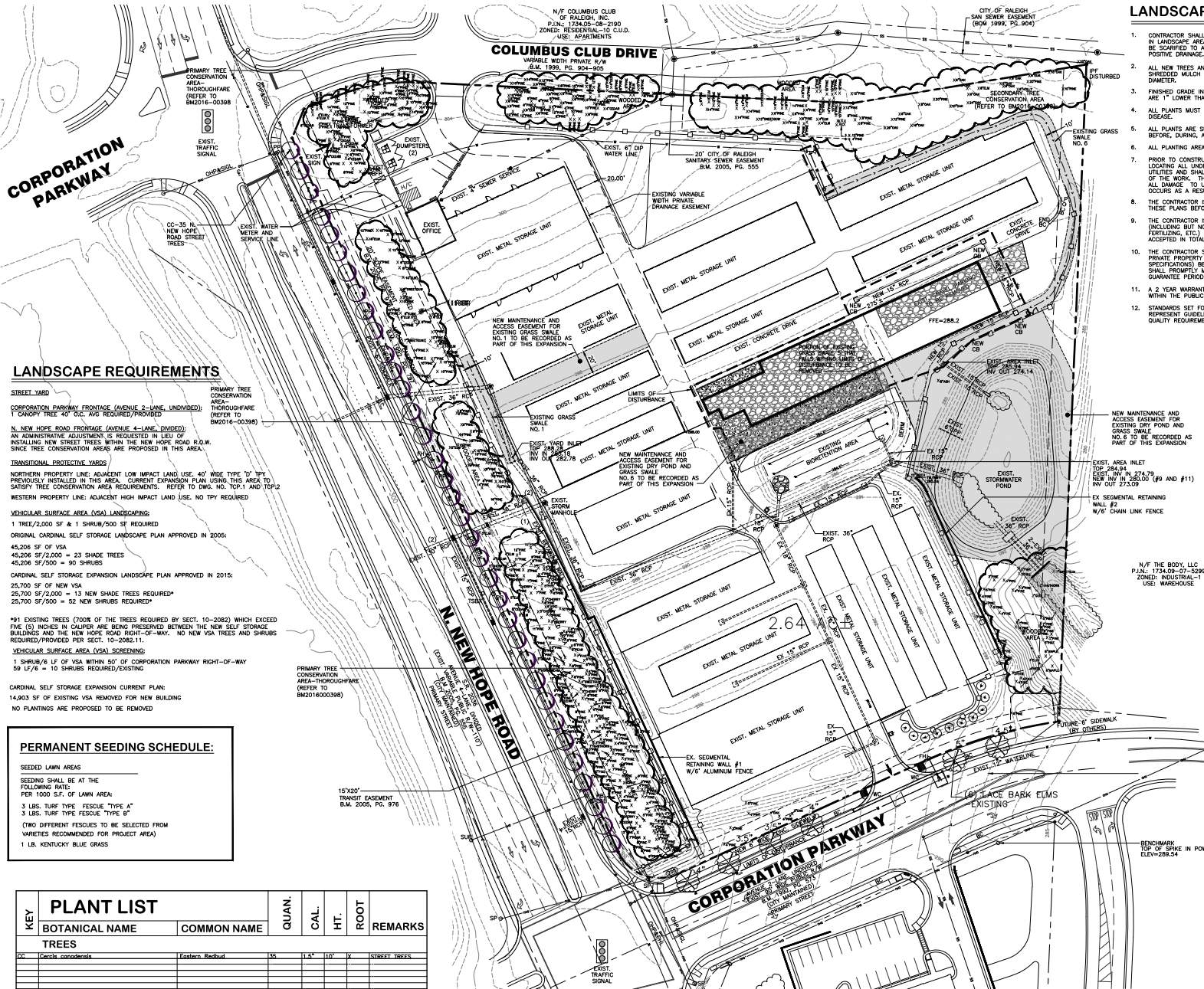
3 LBS. TURF TYPE FESCUE "TYPE B"

(TWO DIFFERENT FESCUE TYPES TO BE SELECTED FROM
VARIETIES RECOMMENDED FOR PROJECT AREA)

1 LB. KENTUCKY BLUE GRASS

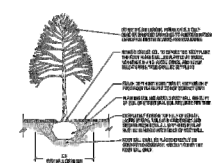
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	CAL.	HT.	ROOT	REMARKS
TREES							
01	<i>Cercis canadensis</i>	Eastern Redbud	35	1.5"	10'	X	STREET TREES

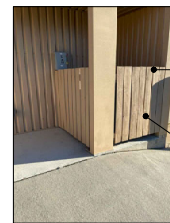


LANDSCAPE NOTES

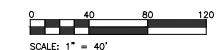
1. CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. IN LANDSCAPE AREAS DISTURBED BY CONSTRUCTION. LANDSCAPE BEDS SHALL BE SOFFED TO A DEPTH OF 6" AND GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE.
2. ALL NEW TREES AND SHRUBS ARE TO BE COMPLETELY COVERED WITH HARDWOOD SHREDED MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES BY (5) FIVE FOOT DIAMETER.
3. FINISHED GRADE IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
4. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE PLANT MATERIAL INSTALLED ON FOR PRIVATE PROPERTY FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. A 2 YEAR WARRANTY AND MAINTENANCE PERIOD IS REQUIRED FOR TREES PLANTED WITHIN THE PUBLIC R.O.W. AFTER THE FINAL INSPECTION OF PERMITTED PLANTINGS.
12. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.



1. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
A. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
B. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
C. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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U. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
V. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
W. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
X. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
Y. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
Z. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



HVAC SCREENING



SCALE: 1" = 40'

REFER TO DWG. NO. PA.1 FOR GENERAL NOTES



8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX

CARDINAL
SELF STORAGE
EXPANSION
4200 COLUMBUS CLUB DRIVE
RALEIGH, NORTH CAROLINA



ISSUED: 8 DEC 2021

REVISIONS:

16 FEB 2022	PER CITY COMMENTS
21 MARCH 2022	PER CITY COMMENTS
21 APRIL 2022	PER CITY COMMENTS

DRAWN BY: MGD

CHECKED BY: MGD

PROJECT: CSNHR2

LANDSCAPE
PLAN

DWG. NO. PA.6



350 E Crown Point Rd
Suite 1080
Winter Garden, FL 34787
Phone: (407)347-9614

Info@
rapidbuildingsolutions.com

JOB NAME:
RALEIGH EXPANSION
RALEIGH, NC

JOB NUMBER:
1903-21-NC-G-1

REV	DATE	DESCRIPTION	APP
1	11/23/21	LAY+MUC	AB
-	-	-	-
-	-	-	-
-	-	-	-

ISSUE DATE:	DATE
DESIGNED BY:	DRAWN BY: JZ
CHECKED BY:	SUBMITTED BY: JZ

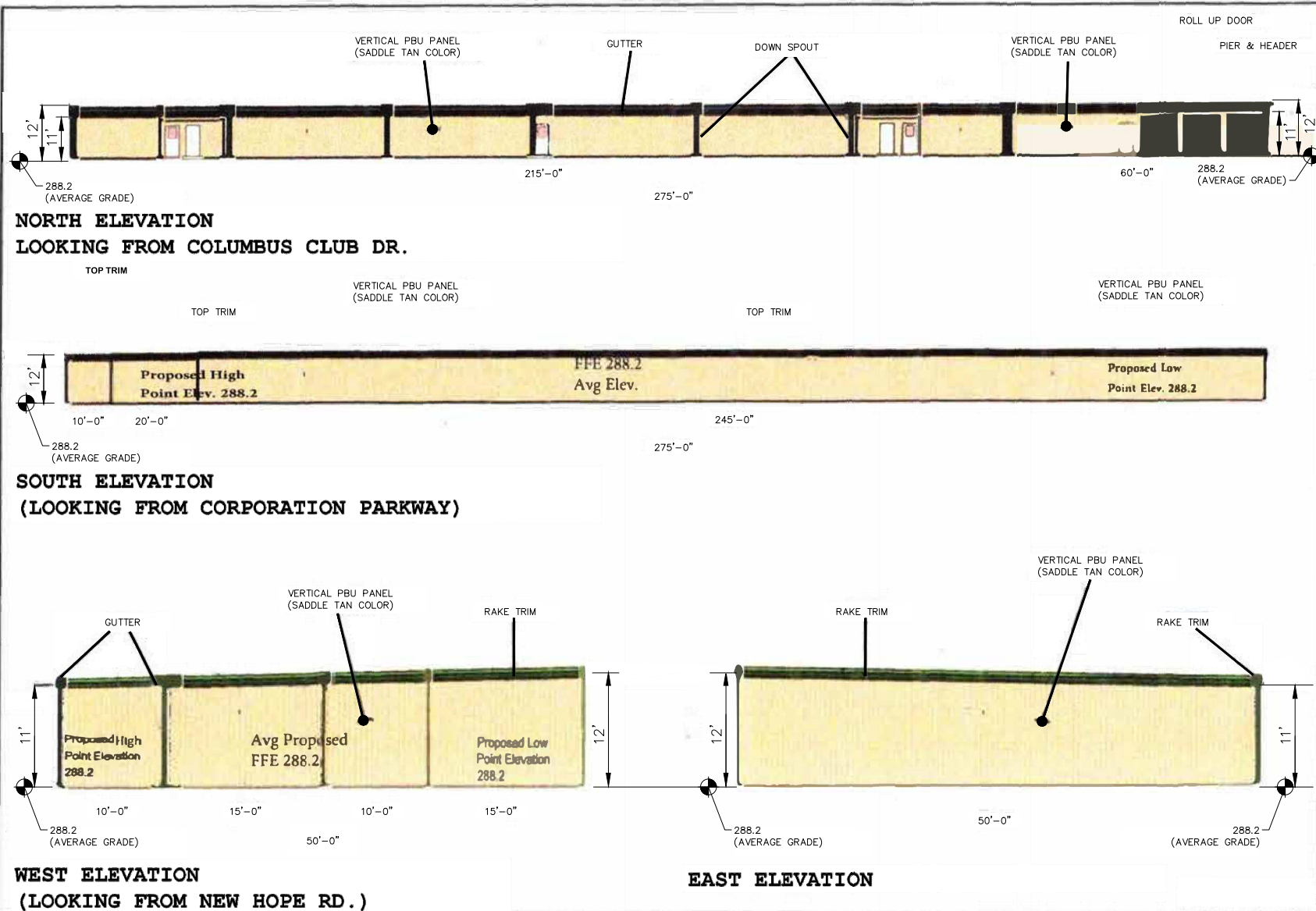
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SIGNATURE

DATE

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CLIMATE CONTROLLED UNITS						NON-CLIMATE CONTROLLED UNITS					
1 5 x 5	5 5 x 12	9 10 x 10	13 10 x 25	17 15 x 25	21 20 x 30	A 5 x 5	E 5 x 12	I 10 x 10	M 10 x 25	Q 15 x 25	U 20 x 30
2 5 x 7	6 5 x 15	10 10 x 12	14 10 x 30	18 15 x 30	22 25 x 25	B 5 x 7	F 5 x 15	J 10 x 12	N 10 x 30	R 15 x 30	V 25 x 25
3 5 x 7.5	7 7 x 7	11 10 x 15	15 15 x 15	19 20 x 20	23 25 x 30	C 5 x 7.5	G 7 x 7	K 10 x 15	O 15 x 15	S 20 x 20	W 25 x 30
4 5 x 10	8 7 x 10	12 10 x 20	16 15 x 20	20 20 x 25	24 25 x 40	D 5 x 10	H 7 x 10	L 10 x 20	P 15 x 20	T 20 x 25	X 25 x 40



Jennifer Zabik, P.E., S.E.
1024 N Fullers Cross Road
Winter Garden, FL 34787
jzabik@ztengineering.com

SEALS



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Suite 1080
Winter Garden, FL 34787
Phone: (407)347-9614

Info@
rapidbuildingsolutions.com

JOB NAME:
RALEIGH EXPANSION
RALEIGH, NC

JOB NUMBER:
1903-21-NC-G-1

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ISSUE DATE: DATE	
DESIGNED BY:	DRAWN BY: XX
CHECKED BY:	SUBMITTED BY: XX

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DATE _____

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