



# Administrative Approval Action

Case File / Name: ASR-0109-2022  
DSLSC - FALLS VALLEY SELF STORAGE

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

**LOCATION:** This 3.56 acre site zoned PD is located at the southwest corner of the intersection of Coxindale Drive and Falls Valley Drive' at 2000 Falls Valley Drive.

**REQUEST:** This is a three story, 92,204 square foot self storage facility.

BOA-0024-2023 - The Variance request only relates to the R-4 portion of the Property a complete variance from the SHOD-1 protective yard requirements . the required landscape buffer issues were resolved through the Administrative Alternative process.

DA-4-2023 - approval of the following design alternates: (1) to provide 259sf (15%) of transparency in the 0ft to 12ft zone in lieu of the minimum 564sf (33%) required, and a minimum 142sf (25%) of transparency in the 3ft to 8ft zone in lieu of the minimum 282sf (50%) required on the ground story of the north building facade per UDO Sections 3.2.5.F and 1.5.9; (2) to provide 288sf (15%) of transparency in lieu of the minimum 390sf (20%) required on the second story north building facade per UDO Sections 3.2.5.F and 1.5.9; (3) to provide 224sf (11%) of transparency in lieu of the minimum 391sf (20%) required on the third story north building facade per UDO Sections 3.2.5.F and 1.5.9; (4) for complete relief from the blank wall area on the north building facade required per UDO Sections 3.2.5.F and 1.5.10; (5) for complete relief from the ground story transparency on the east building facade required per UDO Sections 3.2.5.F and 1.5.9; (6) for complete relief from the upper story transparency on the east building facade required per UDO Sections 3.2.5.F and 1.5.9; (7) for complete relief from the blank wall area on the east building facade required per UDO Sections 3.2.5.F and 1.5.10; (8) for complete relief from the ground story transparency on the south building facade required per UDO Sections 3.2.5.F and 1.5.9; (9) for complete relief from the upper story transparency on the south building facade required per UDO Sections 3.2.5.F and 1.5.9; and (10) for complete relief from the blank wall area on the south building facade required per UDO Sections 3.2.5.F and 1.5.10, in order to construct a general building on the approximately 3.5 acre site zoned PD located at 2000 Falls Valley Drive.

**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 November 13, 2023 by Advanced Civil Design.

## **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.



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***The following items are required prior to approval of Site Permitting Review plans:***

## **General**

1. The C2 yard along the northern building facade and eastern building facade south to the TCA shall be doubled in width and the tree planting within that area shall be increased by 50% of trees shown on the landscape plan shown to the Commission September 7, 2023. (Condition of DA-4-2023)

## **Stormwater**

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

## **Urban Forestry**

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **RECORDED MAP(S)** - 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.

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

## **Urban Forestry**

1. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .36 acres of tree conservation area.

☒ **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:***

## **General**

1. A recombination map shall be recorded, recombining the existing lots as shown on the preliminary plan.



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2. Comply with all conditions of TCZ-58-21.
3. Unity of Development (as per PD section D 1.)
4. A property owners association will be established to maintain all common areas (PD section D #2)

## Stormwater

5. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
6. 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

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 13 street trees along Falls Valley Dr and 8 street trees along Coxindale Dr.
9. A public infrastructure surety for the 21 required 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.

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

### General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

### Stormwater

3. 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:** 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



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must take place by the following dates:

**3-Year Expiration Date:** January 4, 2027

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.

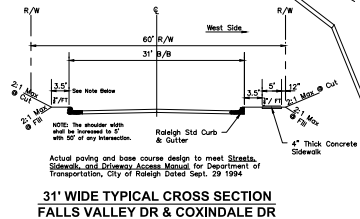
Signed: *Daniel L. Stegall* Date: 01/04/2024  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters





## SITE DATA TABLE

<b>PROPERTY INFORMATION:</b>	
PIN:	1718710425 & 1718712291
ADDRESS:	2000 FALLS VALLEY DR. 8709 COLESBURY DR.
TOTAL SITE AREA:	3.567/155.379 ACRES/SF
<b>ZONING INFORMATION:</b>	
EXISTING ZONING:	PD (PLANNED DEVELOPMENT)
CUD CASE NUMBER:	TC2-58-21
<b>DEVELOPMENT INFORMATION:</b>	
FRONTAGE TYPE:	N/A
BUFFER TYPE:	SHOD-1, TYPE C-2, TYPE B-2, TYPE A-2
EXISTING USE:	VACANT
PROPOSED USE:	SELF STORAGE
EXISTING BUILDING AREA:	N/A
PROPOSED BUILDING AREA:	67,175 SF
RENTABLE SQUARE FOOTAGE:	25,209 SF
TOTAL AREA:	92,204 SF
<b>BUILDING DIMENSIONAL STANDARDS:</b>	
BUILDING HEIGHT:	3 STORIES/50' MAX & 5 STORIES/80' MAX
GROUND FLOOR HEIGHT MINIMUM:	11'
BUFFER HEIGHT:	3 STORY
GROUND STORY TRANSPARENCY:	33% MINIMUM
ACCESSORY STRUCTURE:	25' MAX
PR. ACCESSORY STRUCTURE:	N/A
PRIMARY STREET:	FALLS VALLEY DRIVE
BUILDING SETBACKS:	PRIMARY STREET- 5' SIDE STREET- 5' SIDE LOT LINE- 0' OR 5' REAR LOT LINE- 0' OR 5' FROM ALLEY- 5'
<b>PARKING DIMENSIONAL STANDARDS:</b>	
PARKING SETBACKS:	PRIMARY STREET- 10' SIDE STREET- 10' SIDE LOT LINE- 0' OR 5' REAR LOT LINE- 0' OR 5' FROM ALLEY- 5'
<b>IMPERVIOUS AREA CALCULATIONS:</b>	
EX. IMPERVIOUS AREA:	0.0/0 ACRES/SF
PR. IMPERVIOUS AREA:	0.919/40,013 ACRES/SF
SITE COVERAGE:	0.919/3,567 = 25.8%
FLOOD HAZARD AREA:	NO, FEMA MAP PANEL 43720171800K
REQUIRED AMENITY AREA:	3.567 AC * 10% = 0.357 (15,551 SF)
(10% OF SITE AREA, 10' MIN WIDTH)	
PROVIDED AMENITY AREA:	.361 AC (15,727 SF)
<b>PARKING CALCULATIONS:</b>	
TOTAL REQUIRED PARKING:	NO MIN OR MAX PER TC-11-21
TOTAL PROPOSED PARKING:	5 SPACES
<b>ACCESSIBLE PARKING:</b>	
REQUIRED ACCESSIBLE PARKING:	1 TO 25 = 1 TOTAL (1 VAN)
TOTAL PROVIDED ACCESSIBLE PARKING:	1 SPACES
PROVIDED STANDARD ACCESSIBLE SPACES:	0 SPACES
PROVIDED VAN PARKING SPACES:	0 SPACES
<b>BICYCLE CALCULATIONS:</b>	
SHORT TERM BICYCLE PARKING:	N/A
LONG TERM BICYCLE PARKING:	N/A

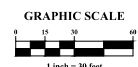


CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	015°21'40"	275.00'	73.73'	N57°38'55"W
C2	019°08'03"	175.50'	58.61'	N40°18'59"W
C3	037°29'09"	380.00'	248.62'	N71°42'00"W
C4	058°45'46"	65.50'	67.18'	N60°07'51"W

LEGEND	
---	EX. BOUNDARY LINE
---	EX. RIGHT-OF-WAY LINE
---	PR. BOUNDARY LINE
---	BUFFER LINE
---	EASEMENT LINE
---	SIGHT DISTANCE TRIANGLE
---	240' S.B.L.
---	LIGHT POLE
---	MOUNTED LIGHTING
---	ACCESSIBLE PATH
---	STANDARD SECTION
---	CONCRETE PAVEMENT SECTION
---	AMENITY AREA

Existing Site Data Table	
Owner:	Falls Valley III LLC
Address:	2000 Falls Valley Dr
PIN #:	1718-71-0425
Tract Data:	D.B. 18677, Pg. 1309
Map Data:	B.M. 2021, Pg. 1547 (Lot 2)
Lot Area (square feet):	139,915
Lot Area (acres):	3.212

Proposed Site Data Table		
	Acres	Square Feet
New Lot 2 Area:	3.567	155,379
New Lot 149 Area:	0.589	25,657
Total Area:	4.157	181,079



**SITE PLAN NOTES**

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ALL PRIVATE PAVEMENT MARKING SHALL BE WHITE UNLESS OTHERWISE NOTED.

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

THESE PLANS ARE FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.

THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.

HANDCAP ACCESS RAMP SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT RAISENG ENGINEERING STANDARD DRAWING STANDARD DRAWINGS.

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCE, ETC.) AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

PLAN PREPARED BY:  
FIRM # C-17360

51 Kilmorye Drive  
Raleigh, NC 27604  
City, North Carolina 27601  
ph 919-481-6590  
fax 919-366-9227

ADVANCED  
CIVIL DESIGN

carrollinas  
dewitt

ADMINISTRATIVE SITE REVIEW  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
FOR  
FALLS VALLEY SELF STORAGE  
DEWITT CAROLINAS  
SITE PLAN

Issue Dates:  
2022-01-11-15 FOR INITIAL SUBMITTAL  
2022-01-27 FOR 2ND SUBMITTAL  
2023-06-30 FOR 3RD SUBMITTAL  
2023-11-13 FOR 4TH SUBMITTAL

Date: 11/13/2023  
Scale: 1" = 30'

Drawn By: JLB  
Checked By: JWB

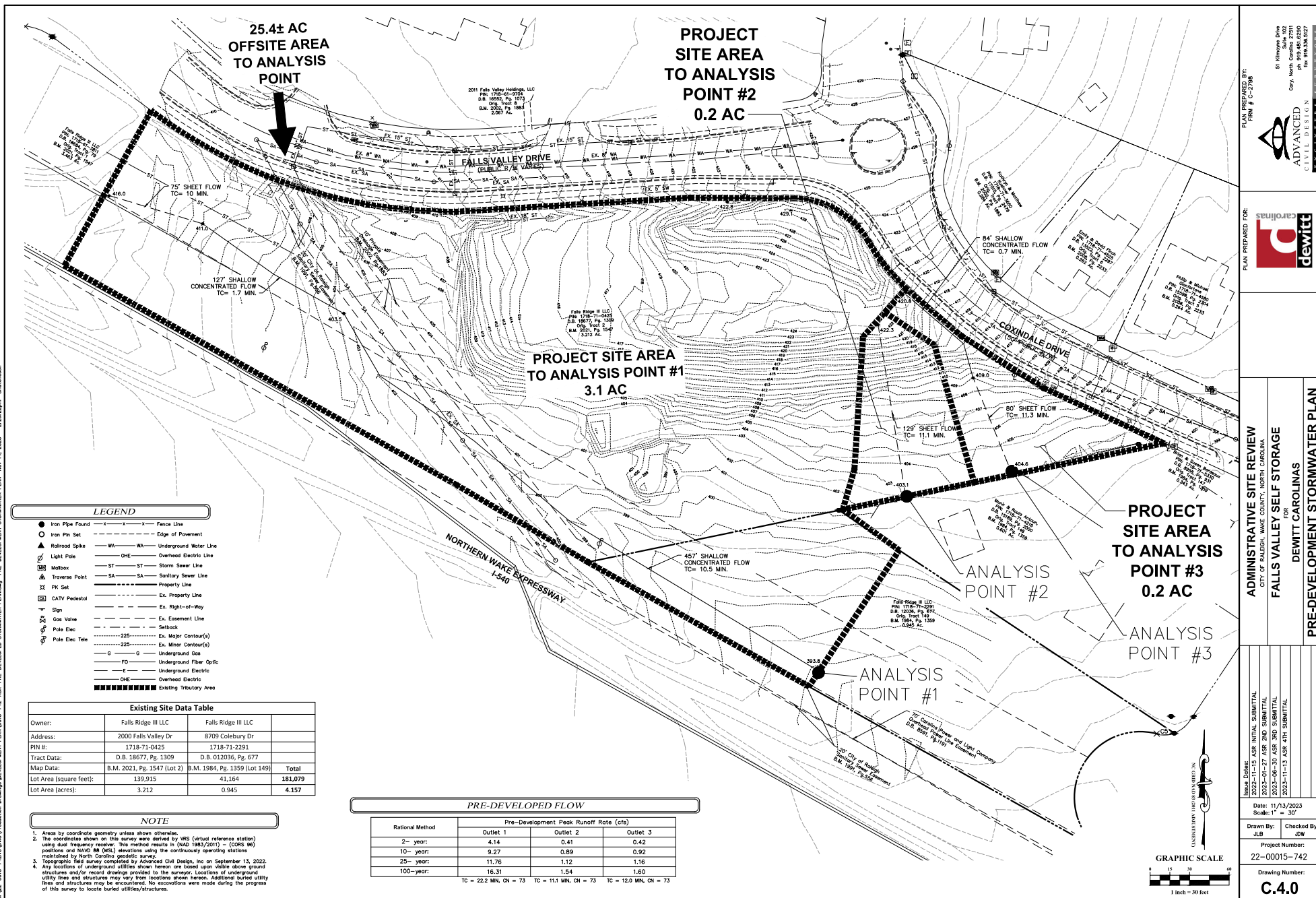
Project Number:  
22-00015-742

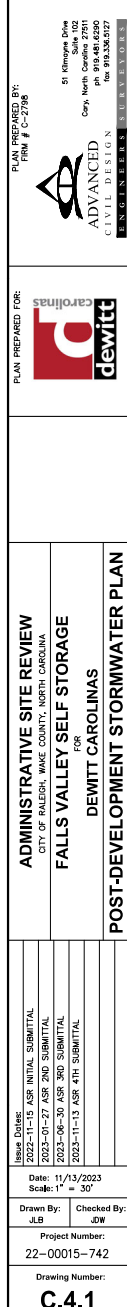
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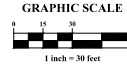
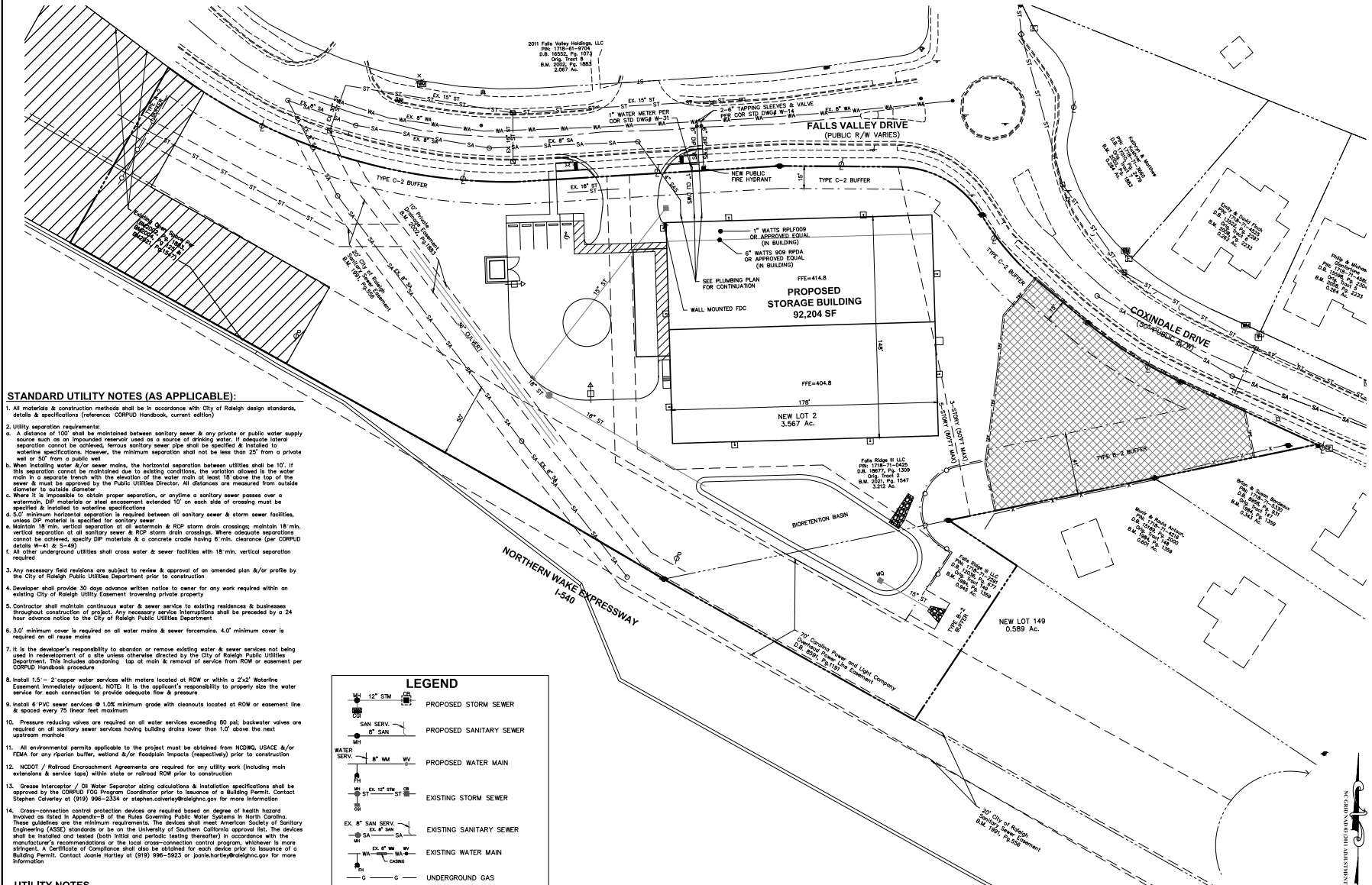
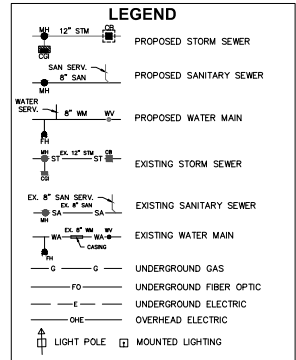


**STANDARD UTILITY NOTES (AS APPLICABLE):**

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (Reference: CORPUD Handbook, current edition).
2. Utility separation requirements:
  - a. A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, various sanitary sewer pipe shall be specified & installed to wetline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
  - b. When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
  - c. Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to wetline specifications.
  - d. 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
  - e. Maintain 18 min. vertical separation at all watermain & RCP storm drain crossings; maintain 18 min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6 min. clearance (per CORPUD details W-41 & S-49).
  - f. All other underground utilities shall cross water & sewer facilities with 18 min. vertical separation required.
3. Any necessary field relations are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
5. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
6. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
7. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning, tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
8. Install 1.5" x 2" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
9. Install 6" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
10. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
11. All environmental permits applicable to the project must be obtained from NCDDM, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
12. NCDDM / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
13. Cross-connection control program shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Stephen Colverley at (919) 996-2354 or stephen.colverley@raleighnc.gov for more information.
14. Cross-connection control program shall be approved by the degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements for service and shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approved list. The device shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. A Certificate of Compliance shall also be obtained for each device prior to issuance of a Building Permit. Contact Joanne Hartley at (919) 996-5923 or joanne.hartley@raleighnc.gov for more information.

**UTILITY NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDDM STANDARDS AND SPECIFICATIONS.
2. CONTACT NCDDM ONE AT SIX FOUR LOCATION OF UNDERGROUND UTILITIES.
3. SOLID WASTE COLLECTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH SOLID WASTE COLLECTION DESIGN MANUAL, VERSION 2.1, DATED JANUARY 14, 2005 (PART 7, CHAPTER 2 OF THE RALEIGH CITY CODE).
4. LOCATIONS AND SIZES SHOWN FOR WATER AND SEWER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
5. THESE PLANS ARE PRELIMINARY AND IS NOT INTENDED AS A FINAL DESIGN.
6. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.



PLAN PREPARED BY:  
FORM # C-2-280

51 Kilmorye Drive  
Raleigh, NC 27603  
ph 919-481-6290  
fax 919-366-5127

**ADVANCED**  
CIVIL DESIGN

PLAN PREPARED FOR:

**carolinass**  
**dewitt**

**ADMINISTRATIVE SITE REVIEW**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**FALLS VALLEY SELF STORAGE**  
FOR  
**DEWITT CAROLINAS**  
**UTILITY PLAN**

Issue Dates:  
2022-01-11-15 FOR INITIAL SUBMITTAL  
2022-01-27-31 FOR 2ND SUBMITTAL  
2023-06-30-30 FOR 3RD SUBMITTAL  
2023-11-13-13 FOR 4TH SUBMITTAL

Date: 11/13/2023  
Scale: 1" = 30'

Drawn By: JLB  
Checked By: JWB

Project Number:  
22-00015-742

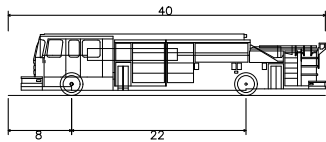
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**C.5.0**

## PLAN NOTES

BUILDING CONTAINS NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

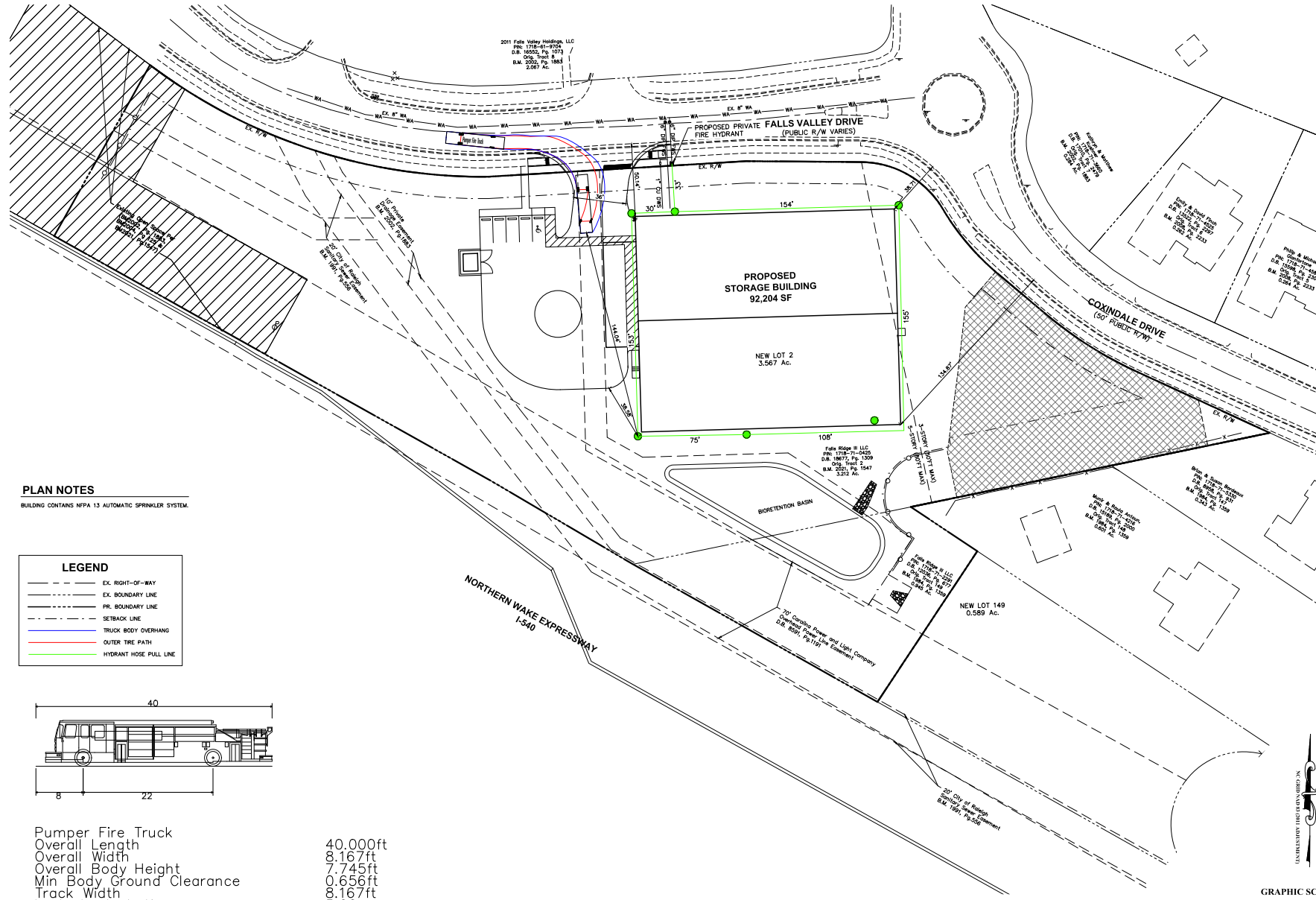
## LEGEND

---	EX. RIGHT-OF-WAY
---	EX. BOUNDARY LINE
---	PR. BOUNDARY LINE
---	SETBACK LINE
---	TRUCK BODY OVERHANG
---	OUTER TIRE PATH
---	HYDRANT HOSE PULL LINE



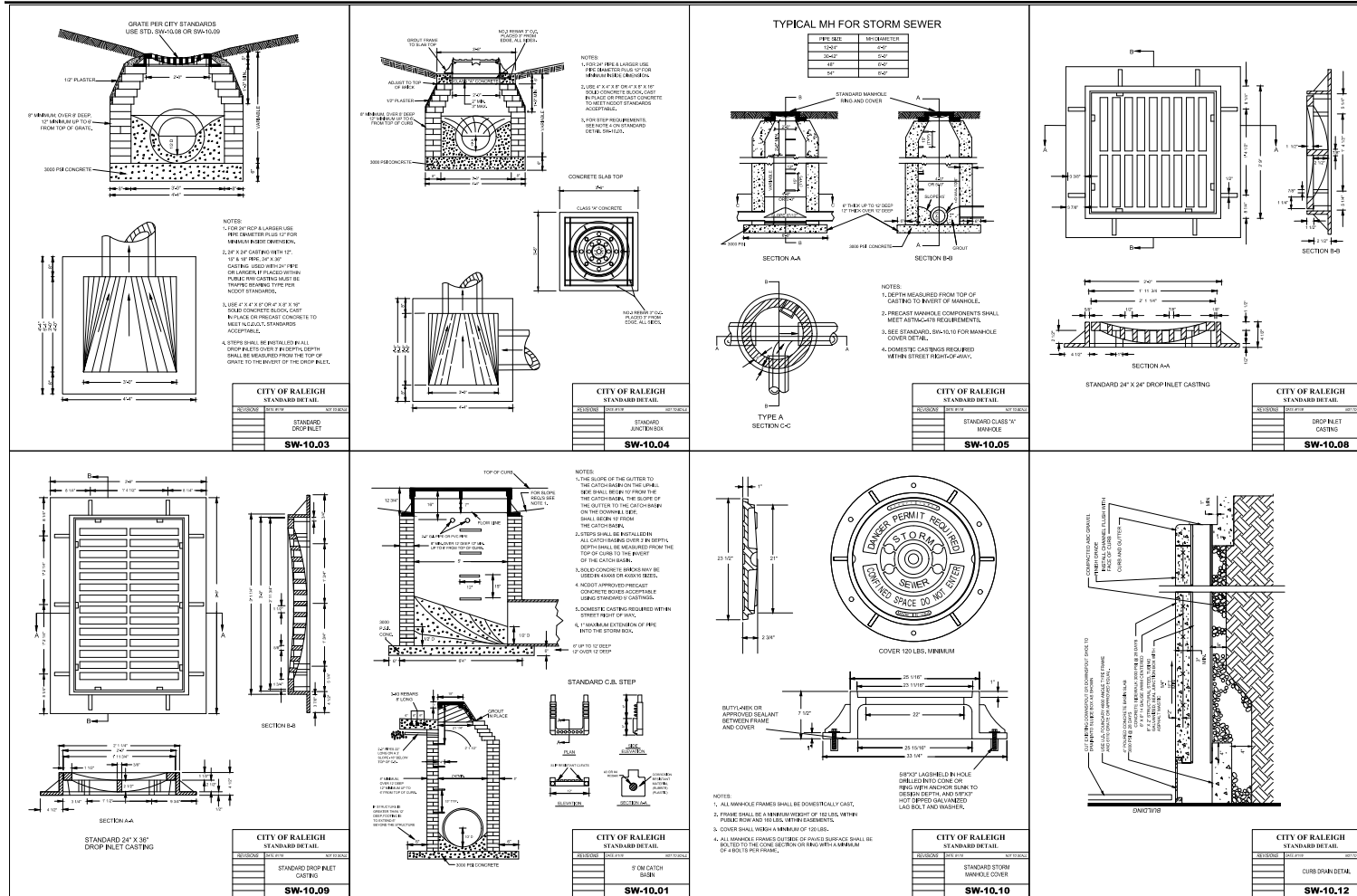
Pumper Fire Truck  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Max Wheel Angle

40.000ft  
8.167ft  
7.745ft  
0.656ft  
8.167ft  
5.00s  
45.00°

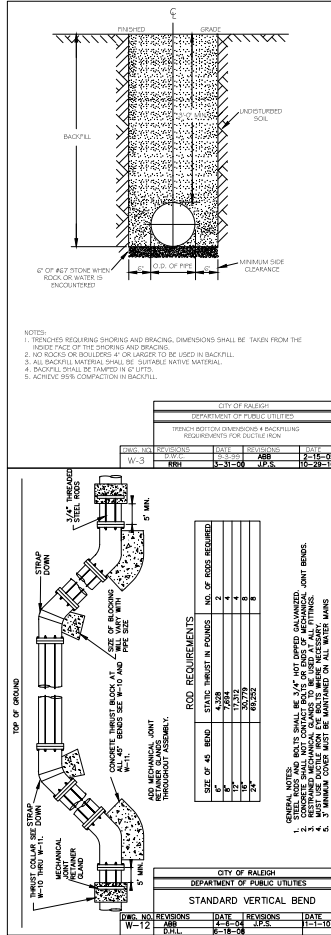


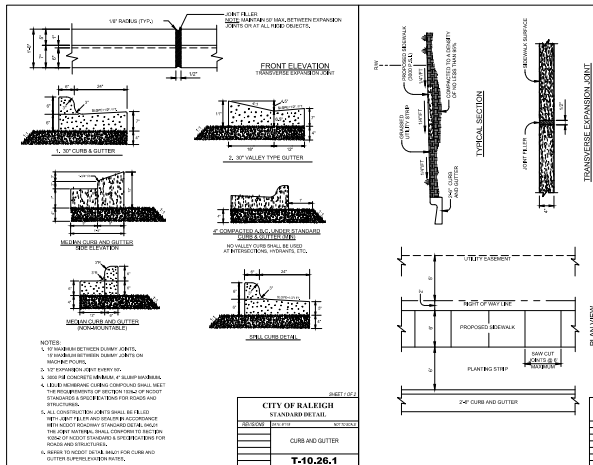
<b>ADMINISTRATIVE SITE REVIEW</b> CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA <b>FALLS VALLEY SELF STORAGE</b> FOR <b>DEWITT CAROLINAS</b> <b>FIRE DEPARTMENT ACCESS PLAN</b>		PLAN PREPARED BY: FIRM # C-2730 ADVANCED CIVIL DESIGN 51 Kilmorye Drive Raleigh, NC 27603 Corp. North Carolina 2701 ph 919.481.6290 fax 919.360.9227
Issue Dates: 2022-11-15 ASR INITIAL SUBMITTAL 2023-01-27 ASR 2ND SUBMITTAL 2023-06-30 ASR 3RD SUBMITTAL 2023-11-13 ASR 4TH SUBMITTAL	Date: 11/13/2023 Scale: 1" = 30' Drawn By: JLB Checked By: JWB Project Number: 22-00015-742 Drawing Number: <b>C.6.0</b>	

# STORM

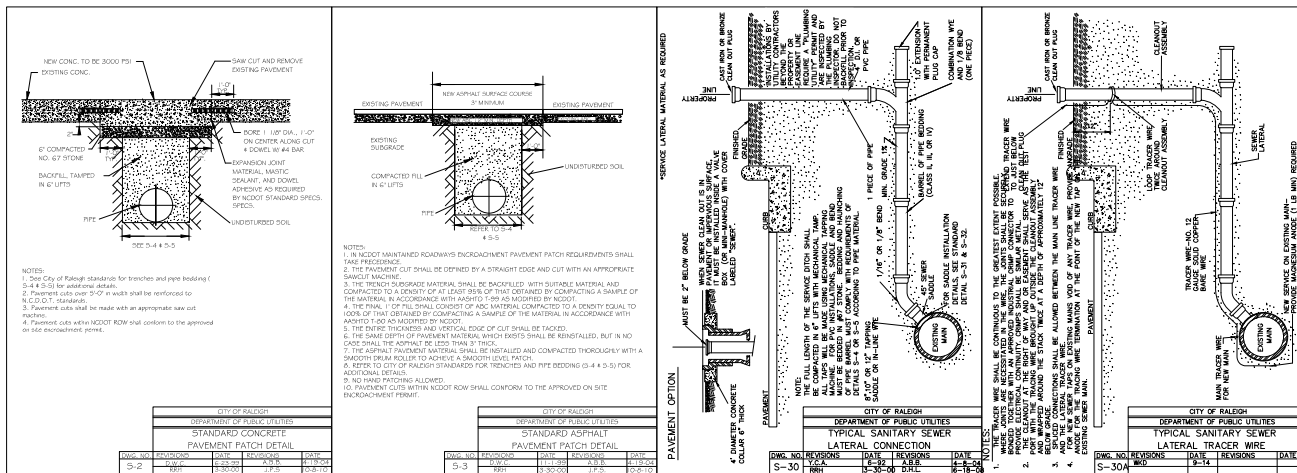


# WATER

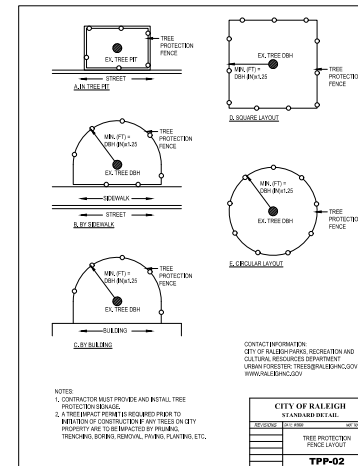




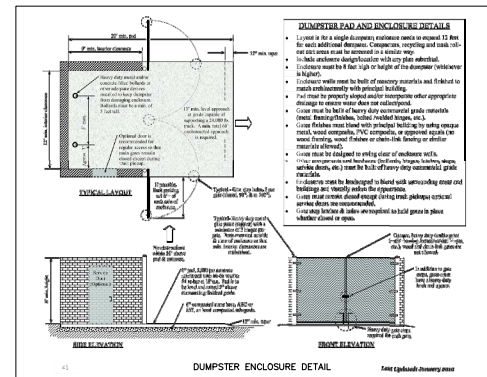
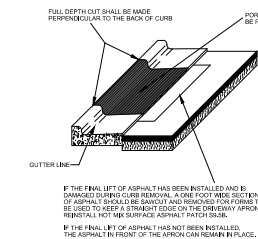
## SEWER



## TREE PROTECTION



## TRANSPORTATION



## BUFFER YARD FENCE REQUIREMENTS

1. FENCE MUST BE A MINIMUM OF 6.5' AND NOT EXCEED 8'.
2. FENCES MUST BE CONSTRUCTED OF WOOD, COMPOSITE FENCING OR PVC VINYL WITH THE FINISHED FACE LOCATED TOWARDS THE ADJACENT PROPERTY.
3. ALTERNATIVE FENCE MATERIALS MAY BE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR.
4. NO FENCE CAN BE LOCATED WITHIN ANY TREE CONSERVATION AREA.
5. NO FENCE CAN BE LOCATED WITHIN ANY CITY OF RALEIGH UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.
6. NO FENCE CAN BE LOCATED WITHIN ANY REQUIRED DRAINAGE EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEERING SERVICES DIRECTOR.

ADMINISTRATIVE SITE REVIEW  
CITY OF RALEIGH, N.C. COUNTY OF RALEIGH, N.C.  
FALLS VALLEY SELF STORAGE  
FOR  
DEWITT CAROLINAS  
STANDARD DETAILS

Issue Dates:  
2022-11-15 FOR INITIAL SUBMITTAL  
2023-01-27 FOR 2ND SUBMITTAL  
2023-06-20 FOR 3RD SUBMITTAL  
2023-11-13 FOR 4TH SUBMITTAL

Date: 11/13/2023  
Scale: 1" = 500'

Drawn By: JLB  
Checked By: JWB

Project Number:  
22-00015-742

Drawing Number:  
C.7.2

PLAN PREPARED BY:  
TSS # 10-2024

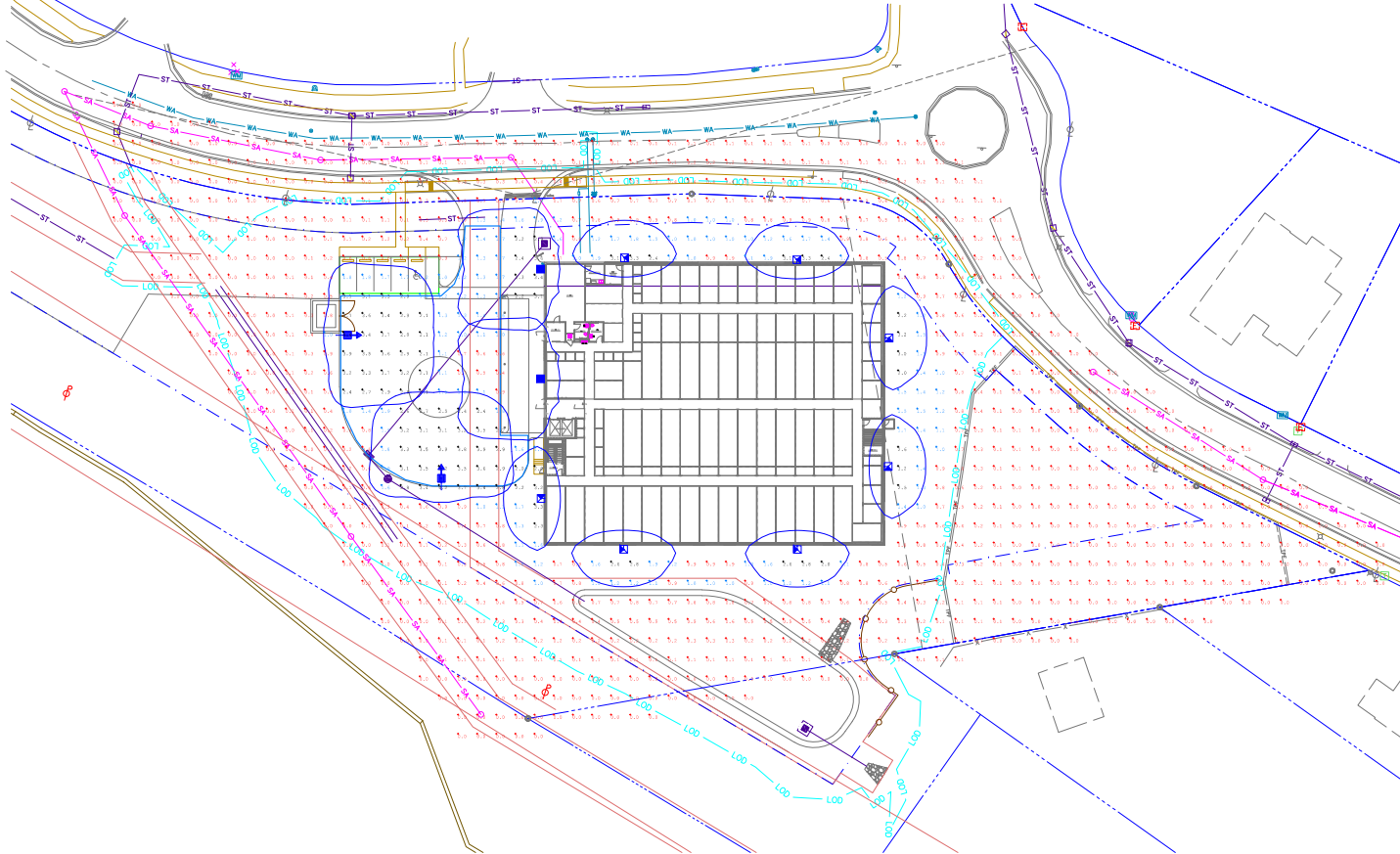
ADVANCED  
CAROLINAS  
DESIGN & CONSTRUCTION

91 Killebrew Drive  
Cary, North Carolina 27511  
ph 919.485.6290  
fax 919.485.6292  
www.advancedcarolinas.com

PLAN PREPARED FOR:  
CITY OF RALEIGH  
DEPARTMENT OF PUBLIC UTILITIES  
LATERAL TRACER WIRE



REV #	DATE	BY:
1	1/31/23	TO
2	3/7/23	TO
3	6/26/23	TO
4	11/28/23	TO



Calculation Summary								
Label	Avg	Stk	Min	Avg/Min	Max/Min	Max/Avg	PdSpGr	PdSpGr
ENTRANCE AND DRIVE	2.2	6.6	0.4	5.8	11.0	1.9	10	10
PARKING	1.6	1.8	1.2	1.4	1.5	1.1	10	10

Luminaire Schedule							
MGL1419 PALMS VALLEY SELF STORAGE PALMISTON, NC PHU KIMAL PLEASE EMAIL KIMAL AT PHOTOS@MILLISORTING.COM FOR PRICING.							
Symbol	Qty	Label	Lum. Utility	LSP	Notes/Type		Lum. Watts
	2	A	12500	0.780	MELROSE@MELROSE@MELROSE 17' POLE 3' BASE		104
	2	C	6094	0.780	MELROSE@MELROSE@MELROSE 20' MONOPYCK HEIGHT		47
	2	D	8763	0.980	MELROSE@MELROSE@MELROSE 20' MONOPYCK HEIGHT		72

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

ALL EXTERIOR FIXTURES ARE FULL  
CUT-OFF

FALLS VALLEY SELF STORAGE  
RALEIGH, NC

**WLS** LIGHTING — a WLS company

6820 CORPORATION PKWY  
FORT WORTH, TX 76126  
WWW.WLSLIGHTING.COM

WLS- 18419A

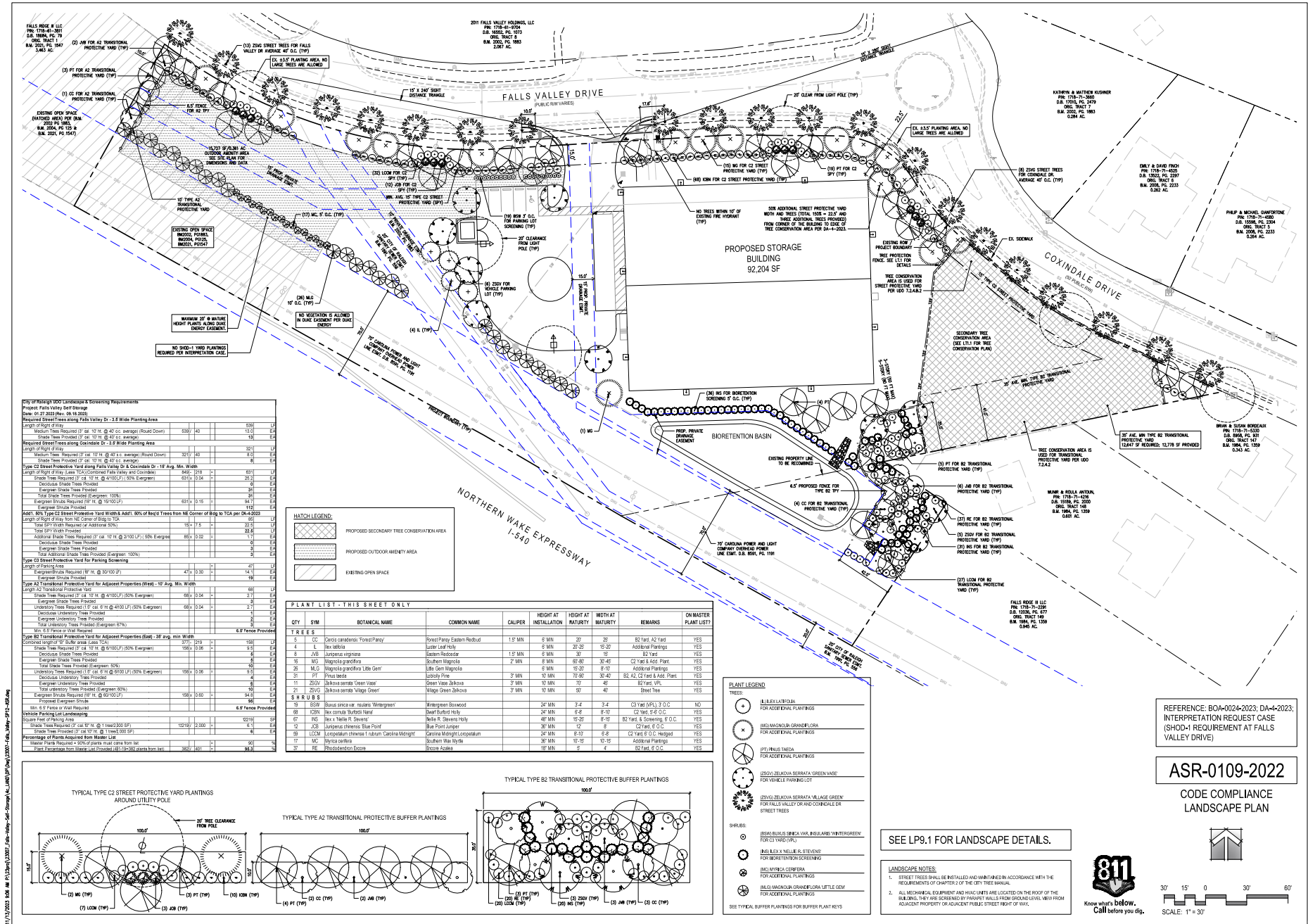
DATE - 1/24/23

SCALE: 1"=30'

817-731-0020

PM: KORAL BY: TO

SHEET 1 OF 1



**JDAVIS**

**Falls Valley Self Storage**  
2000 Falls Valley Drive, 8709 Colesbury Drive  
Raleigh, North Carolina 27615

**ADMINISTRATIVE SITE REVIEW**

**REFERENCE: BOA-0024-2023; DA-4-2023; INTERPRETATION REQUEST CASE (SHOUL REQUIREMENT AT FALLS VALLEY DRIVE)**

**ASR-0109-2022**  
CODE COMPLIANCE  
LANDSCAPE PLAN

**811**  
Know what's below.  
Call before you dig.

**SCALE: 1" = 30'**

**LP1.1**

3. CONTRACTOR TO BE RESPONSIBLE FOR LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
4. THE PLAN HEREIN REFLECTS PLANNING REQUIREMENTS OF THE CITY OF ANCHORAGE.
5. ALL PLANT MATERIAL, INCLUDING TREES AND SHRUBS, TO BE REMOVED FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
6. ALL PLANTS TO BE PLANTED IN ORDERLY AND WELL-MAINTAINED MANNER.
7. LOCATION OF PLANT MATERIAL, TO BE DETERMINED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ALL PLANTINGS TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ANCHORAGE.
9. ALL PLANTINGS TO BE REPLANTED TO MATCH TO A DEPTH OF 7 FEET AFTER 2 INCHES (SHOULDER) HORIZONTAL MACH FROM A SINGLE SOURCE COMMERCIAL SOURCE WITH MINIMUM 100% GUARANTEE. ALL PLANTS TO BE REPLANTED WITH TREES BEING 2 INCHES AND SHRUBS BEING 1 INCH. PLANTS TO BE REPLANTED WITHIN 10 FEET KNOCKS AWAY FROM TREE TRANSITS OR STOPS.
10. ALL LAWN AREAS TO BE SEEDED WITH KENTUCKY BLUE GRASS PER MANUFACTURER'S INSTRUCTIONS. REFER TO LANDSCAPE PLANS, ALL OUTLINED AREA SHALL BE RESEED OR LAWN.
11. BEFORE THE STREET TRIMMINGS SHOWN ON THE PLAN, SHALL NOT BE CUT OR BUILT ON OR PARTLY OR COMPLETELY CUT, FINISH, BURN, PILE, OR OTHERWISE DISPOSED OF WITHIN THE RIGHT-OF-WAY OF THE STREET AND NEARBY ADJACENT CURBS AND SIDEWALKS. THE CURBS AND SIDEWALKS SHALL BE REPAIRED AND CURBS STRIPPED TO THE ORIGINAL FINISH.
12. HVAC EQUIPMENT AND UTILITY DEVICES TO BE LOCATED, BUT NOT ATTACHED TO TELEPHONE AND GAS PIPES, ELECTRICAL, FLOORING, PLUMBING, OR OTHER BUILDING SYSTEMS, ETC. SUCH DEVICES SHALL BE PROTECTED BY A MINIMUM 2 INCHES THICK POLYURETHANE FENCE OR BARRIER.
13. ALL COMPLAINTS REGARDING PROPOSED LANDSCAPE, UTILITIES AND STRUCTURES WILL BE RESOLVED PRIOR TO IMPLEMENTATION FOR BUILDING PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
14. STREET TREES SHALL BE IDENTIFIED AND MARKED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE PALMSPRING TREE MANUAL.
15. ALL 24" OR GREATER SPAN TRUSSES SHALL BE IDENTIFIED AND MARKED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE PALMSPRING TREE MANUAL.
16. TREES SHALL NOT BE 10' OR MORE STOP BANS OR 10' FROM DRIVE CROUCHING AND UTILITY PIPES.
17. TREES SHALL NOT BE THE CURVE TRANSITION FROM ONE STREET TO ANOTHER.
18. TREES WITH 40% OR OVERHEAD CANOPY OVERHANG SHALL BE UNDESIRABLE TREES.
19. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS ENTERING ADJACENT PARKED DRIVEWAYS.
20. A TREESHIP PROGRAM IS REQUIRED FOR THE PROTECTION OF THE PUBLIC RIGHT-OF-WAY PRIOR TO RESUME OF ANY BUILDING PERMITS.
21. THE BIDS SHALL BE ESTIMATED AND BASED PRIOR TO THE ASSUMPTION OF A GUARANTEE OF OCCUPANCY CODE.

## 5

1. PLANTING HOLES ARE DUG WITH LAUNGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL, TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
2. SET SHRUB 2 INCHES HIGHER THAN ABOVE ADJACENT GRADE.
3. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.
4. PROVIDE 2 INCH DEEP SAUCER AROUND SHRUB.
5. KEEP MULCH AWAY FROM ROOT CROWN.
6. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.

## 4

1. PRUNE CROWDED, BROKEN, OR STRAY BRANCHES, CUT FLUSH, LEAVING CAMBIUM EDGE CLEAR.
2. CROWN PLANTING BED A MIN. OF 3 INCHES ABOVE ADJACENT GRADE EXCEPT IN COURTYARD SITUATIONS WHERE BEDS SHALL BE SLOPED TO NEAREST DRAIN BASIN.
3. KEEP MULCH AWAY FROM ROOT CROWN.

A cross-sectional diagram of a tree pit. At the top, a tree trunk is shown with labels for 'ROOT CROWN', 'BUDS LAYER', and 'LEAF LAYER'. Below the ground surface, a 'GRADE' line is indicated. The pit itself contains 'PLANTING SOIL MIXTURE' and 'HAND-DAMPED PLANTS'. The surrounding area is labeled 'UNDISTURBED SUBGRADE'. A note on the right says 'SEE RED-BEDDING DETAIL ON THIS SHEET'. A note at the bottom right says 'SEE SPECS FOR COMPOSITION'.

## 2

## 1

## 2

3. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANAGEMENT PLAN.

4. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ADJACENT PITS. (POSITIVE DRAINAGE AWAY FROM PIT)

5. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.

6. A TREE IMPACT PERMIT IS REQUIRED.

7. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN PLANTING AREA. IMMEDIATELY SURROUNDING THE TREE.

8. IF STAKING IN ACCORDANCE WITH THE TREE MANUAL, THE STAKES MUST BE REMOVED WITHIN ONE YEAR.

9. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

**CITY OF RALEIGH  
STANDARD DETAIL**

REVISIONS  
DATE BY DESCRIPTION

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NOTE: DETAIL TPP-03 IS FOR STREET TREES PLANTED IN THE RIGHT OF WAY. SEE DETAIL # 3 THIS SHEET FOR ALL OTHER TREES ON SITE.

## ADMINISTRATIVE SITE REVIEW

Dewitt Carolinas

# Falls Valley Self Storage

2000 Falls Valley Drive  
Raleigh, North Carolina 27615

**J DAVIS**

1218 Chestnut St, 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0122  
 510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.035.1500



Dewitt Carolinas  
**Falls Valley Self Storage**  
2000 Falls Valley Drive, 8709 Colesbury Drive  
Raleigh, North Carolina 27615

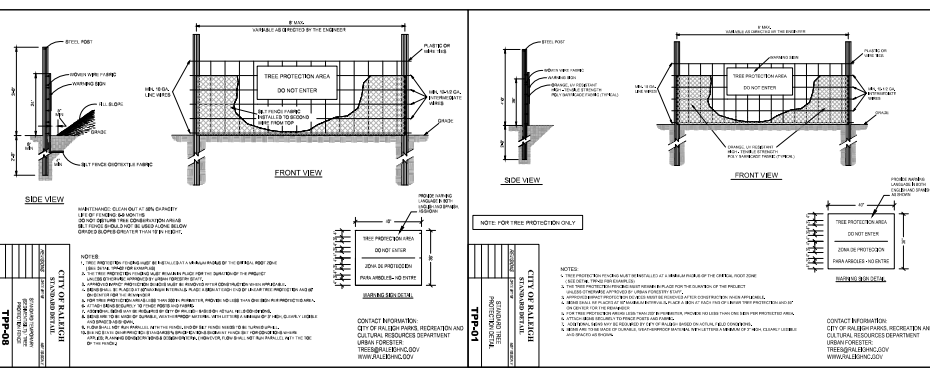
## ADMINISTRATIVE SITE REVIEW

PROJECT:		
ISSUE:	Administrative Site Review	11.15.2022
	-	-
	-	-
	-	-
	-	-
REVIEWS:	1st Review Comments	01.27.2023
	2nd Review Comments	03.15.2023
	3rd Review Comments	11.13.2023
	-	-
	-	-
	-	-
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	TREE CONSERVATION PLAN	

LT1.1

TREE CONSERVATION AREA LEGEND:

	SECONDARY TREE CONSERVATION AREA
---	----------------------------------



<b><u>EXISTING SITE DATA:</u></b>	
<p> SITE ADDRESS:  1718-1719425 AND PORTION OF 1718-171-2291  DEED BOOK:  DB 1867, PG 1359 AND DB 02006, PG 877  RECORDED MAP:  BM 2021, PG 1547 AND BM 1984, PG 1359  ZONING(S):  PO &amp; B-4 </p>	<p> 2000 FALLS VALLEY DRIVE AND PORTION OF 6706 COLEBURY DRIVE  1718-171-5425 AND PORTION OF 1718-171-2291  DB 1867, PG 1359 AND DB 02006, PG 877  BM 2021, PG 1547 AND BM 1984, PG 1359  PO &amp; B-4 </p>

## ASR-0109-2022

TREE CONSERVATION  
 PLAN



Know what's below.  
Call before you dig.

30' 15' 0 30' 60'

SCALE: 1" = 30'

TRANSPARENCY TABLE					
	sf of Wall	Transparency Required (%)	Transparency Provided (sf)	Transparency Provided (%)	Transparency Provided (sf)
<b>FIRST FLOOR</b>					
North Facade (Falls Valley Drive)**	1712	35%	256.8	15%	258.0
North Facade (between 3-37)**	847	25% of total transparency		55% of provided transparency	142.71
East Facade (Concord Drive)**	1622	0%	0	0%	0
South Facade, SHKD Yard Buffer (5-50)**	1950	0%	0	0%	0
West Facade (No Street Frontage)	1523	0%	0	24%	365
<b>SECOND FLOOR</b>					
North Facade (Falls Valley Drive)**	1906	35%	263.3	15%	263
East Facade (Concord Drive)**	1622	0%	0	0%	0
South Facade, SHKD Yard Buffer (5-50)**	1950	0%	0	0%	0
West Facade (No Street Frontage)	1523	0%	0	20%	326.3
<b>THIRD FLOOR</b>					
North Facade (Falls Valley Drive)**	1958	31%	215.38	11.44%	224
East Facade (Concord Drive)**	1646	0%	0	0%	0
South Facade, SHKD Yard Buffer (5-50)**	1953	0%	0	0%	0
West Facade (No Street Frontage)	1856	0%	0	15%	277.3

\*\* Per Case Numbers DA-4-2023 and BOA-002-2023

EXTERIOR MATERIALS LEGEND	
A	GRAY EPS WALL
B	BRICK EPS WALL
C	DARK GRAY EPS WALL
D	BROWN BRICK WALL
E	DARK BROWN METAL PANEL
F	BROWN CMU WALL

**FALLS VALLEY SELF STORAGE**  
**FOR DEWITT CAROLINAS**  
EXTERIOR ELEVATIONS

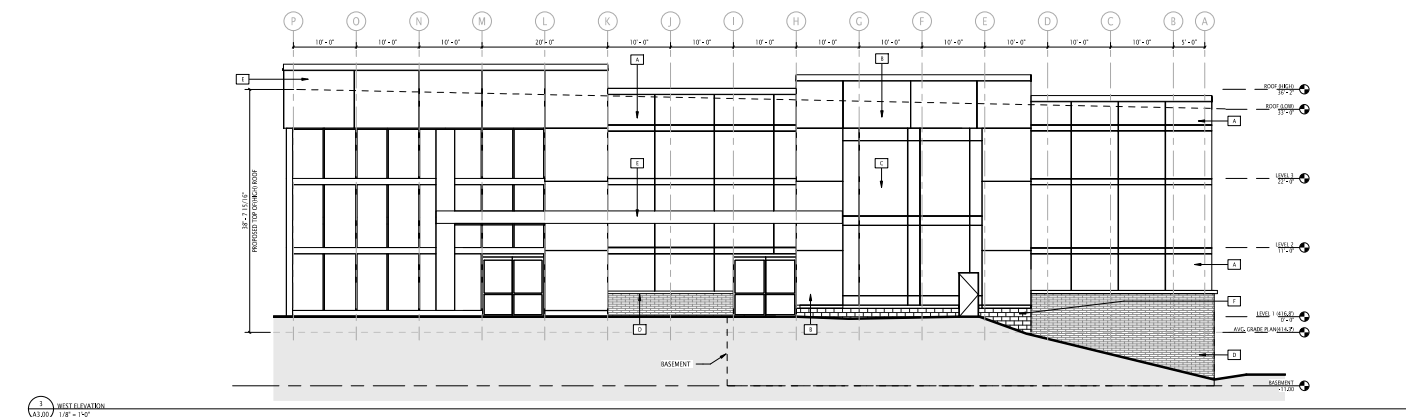
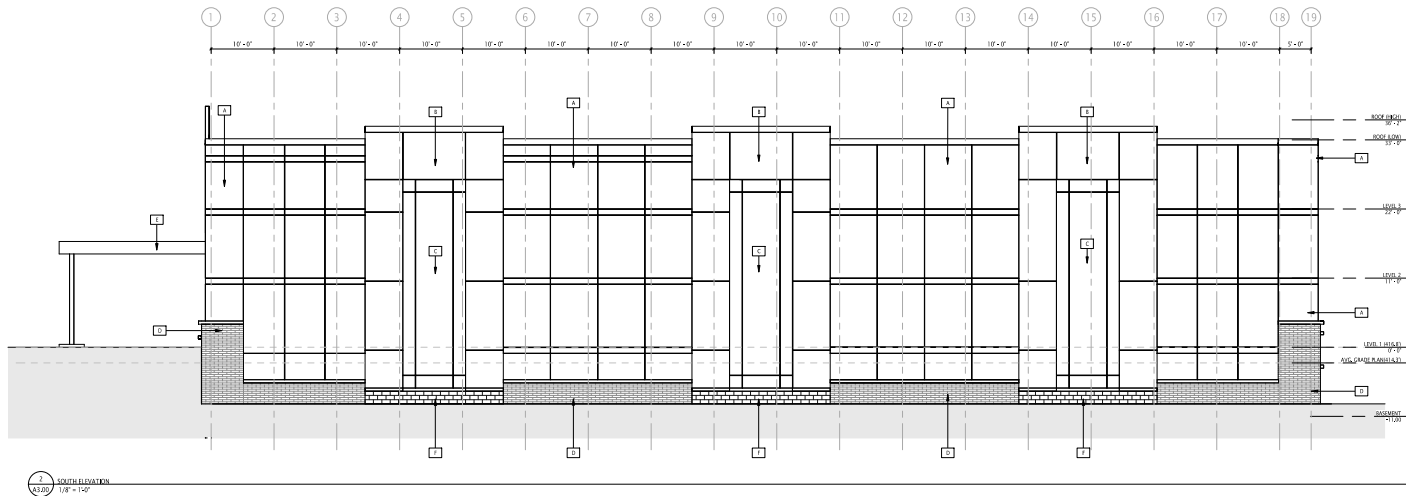
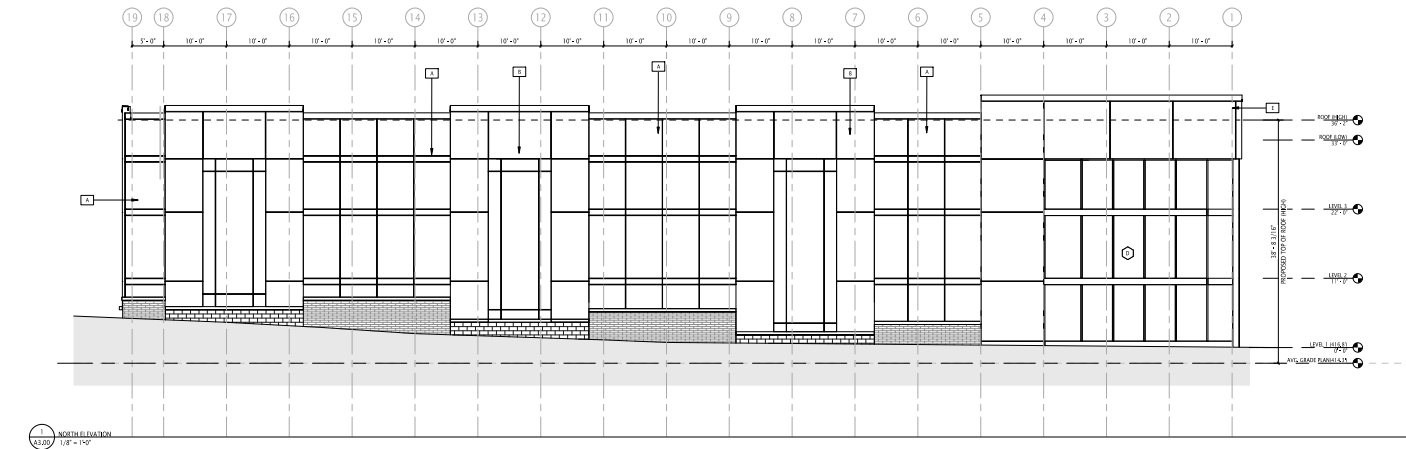
DATE: 2023.1.13  
DRAWN BY: LUC  
KEYWORDS:



CONSISTENT WITH ALL APPLICABLE LOCAL REGULATIONS

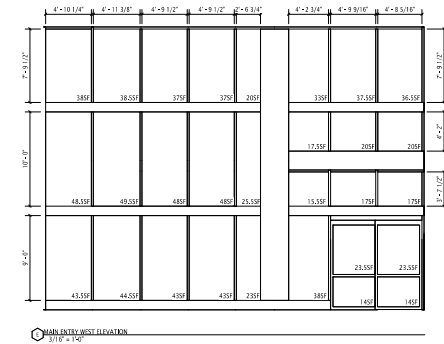
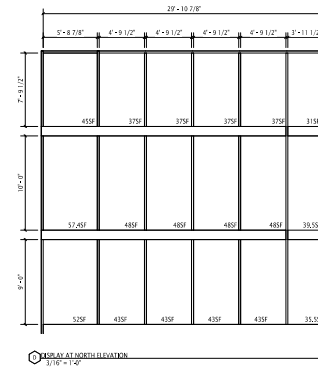
**A3.00**

ADMINISTRATIVE SITE  
REVIEW

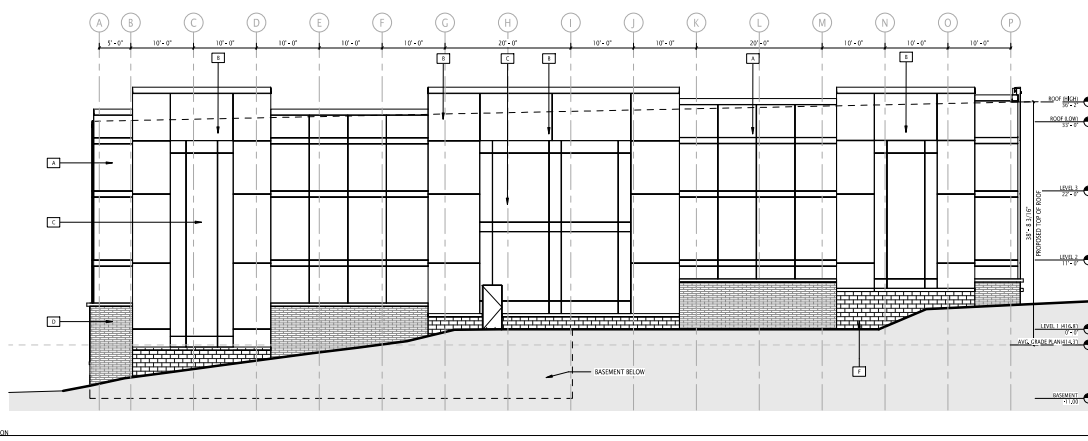


TRANSPARENCY TABLE					
	M of Wall	Transparency Required (%)	Transparency Provided (%)	Transparency Provided (%)	Transparency Provided (%)
<b>FIRST FLOOR</b>					
North Facade (Falls Valley Drive)**	3712	15%	256.8	15%	256.5
North Facade (Between 2-8)**	943	25% of total transparency	64.2	55% of provided transparency	140.71
East Facade (Covindale Drive)**	3622	0%	0	0%	0
South Facade, SHOD Yard Buffer**	3950	0%	0	0%	0
West Facade (No street frontage)	3622	0%	0	24%	385
<b>SECOND FLOOR</b>					
North Facade (Falls Valley Drive)**	3950	15%	292.5	15%	292
East Facade (Covindale Drive)**	3622	0%	0	0%	0
South Facade, SHOD Yard Buffer (5-542)**	3950	0%	0	0%	0
West Facade (No street frontage)	3622	0%	0	20%	326.5
<b>THIRD FLOOR</b>					
North Facade (Falls Valley Drive)**	3950	15%	215.38	11.44%	224
East Facade (Covindale Drive)**	3849	0%	0	0%	0
South Facade, SHOD Yard Buffer (5-542)**	3952	0%	0	0%	0
West Facade (No street frontage)	3856	0%	0	15%	277.5

\*\* Per Case Numbers DA-4-2023 and BDA-0024-2023



EXTERIOR MATERIALS LEGEND	
A	GRAY EPS WALL
B	ROCK EPS WALL
C	DARK GRAY EPS WALL
D	BROWN BRICK WALL
E	DARK BROWN METAL PANEL
F	BROWN CHALK WALL



# FALLS VALLEY SELF STORAGE

FOR DEWITT CAROLINAS

EXTERIOR ELEVATIONS

DATE: 08/01/23  
DRAWN BY: LISA LEE  
REVISED:



**A3.10**  
ADMINISTRATIVE SITE  
REVIEW