LOCATION: This site is located on the south side of Integrity Drive. The site is addressed at 3430 Integrity Drive, which is inside City limits.


DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: A design adjustment to the streetscape standards of UDO Article 8.5 has been submitted. Two street trees have been placed behind the sidewalk due to stormwater infrastructure conflicts.

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 6/5/2019 by Timmons Group.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

General
1. Average grade determination on the elevations shall be more clearly depicted. Specifically, show calculations for existing vs proposed conditions so it is clear which is more restrictive.

Engineering
2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

**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.

| ☒ | City Code Covenant |
| ☐ | Stormwater Maintenance Covenant |
| ☒ | Utility Placement Easement |
| ☐ | Sidewalk Easement |
| ☒ | Slope Easement |
| ☐ | Transit Easement |
| ☐ | Cross Access Easement |
| ☐ | Public Access Easement |
| ☐ | Other: |

**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

_The following items must be approved prior to recording the plat:_

**General**

5. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

**Engineering**

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

7. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

8. A slope easement is required for future sidewalk connection from the adjacent property to the east. A slope easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
Administrative Approval Action
SR-84-18 / Integrity Self-Storage
Transaction # 568365, AA # 3984

9. Sight distance easements as shown on the approved concurrent plan must be recorded by plat.

Stormwater

10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

11. 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).

12. 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).

☒ BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

General

13. Comply with all conditions of Z-44-00.

14. Provide fire flow analysis.

15. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

Engineering

16. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

17. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

18. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

19. 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).

20. 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).

Urban Forestry
21. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Integrity Dr.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMITS:

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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

7. Final inspection of all right of way street trees by Urban Forestry Staff.

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 reapproval 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: 7-2-2022
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: (Development Services Dir./Designee)  
Date: 7/2/2019

Staff Coordinator: Ryan Bolvin
Design Adjustment
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>PROJECT</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>Integrity Self Storage</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-84-2018</td>
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<tr>
<td>Transaction Number</td>
<td>568365</td>
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<td>Design Adjustment Number</td>
<td>DA - 7 - 2019</td>
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</table>

Staff recommendation based upon the findings in the applicable code(s):

- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [ ] DOES NOT SUPPORT [ ] the design adjustment request.

DEPARTMENTS

- [ ] Dev. Services Planner
- [ ] City Planning
- [ ] Development Engineering
- [ ] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

STAFF RESPONSE

Development Services Director or Designee Action: [ ] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Date: 6/24/19

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
A. The requested design adjustment meets the intent of this Article;
   YES ☑ NO ☐
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES ☑ NO ☐
C. The requested design adjustment does not increase congestion or compromise safety;
   YES ☑ NO ☐
D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   YES ☑ NO ☐
E. The requested design adjustment has been designed and certified by a Professional Engineer.
   YES ☑ NO ☐

STAFF FINDINGS
The developer is proposing to place two street trees behind the sidewalk to avoid planting over top of an existing 240" RCP storm pipe. Planting trees over a storm pipe creates a maintenance issue with potential damage to the storm pipe resulting in increased costs to the City of Raleigh and interruption in the ability for the storm pipe to be most efficient.
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<table>
<thead>
<tr>
<th>PROJECT</th>
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<tr>
<td>Name</td>
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<tr>
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</tr>
<tr>
<td>City</td>
<td>Garner</td>
</tr>
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<td>State</td>
<td>NC</td>
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<td>Zip Code</td>
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</tr>
<tr>
<td>Phone</td>
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<th>CONTACT</th>
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<tbody>
<tr>
<td>Name</td>
<td>Patrick Barreau, PE</td>
</tr>
<tr>
<td>Firm</td>
<td>Timmons Group</td>
</tr>
<tr>
<td>Address</td>
<td>5410 Trinity Rd, Ste 102</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
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<tr>
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<td>27607</td>
</tr>
<tr>
<td>Phone</td>
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</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

- UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- UDO Art. 8.4 New Streets - See page 3 for findings
- UDO Art. 8.5 Existing Streets - See page 4 for findings
- Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

We are requesting a Design Adjustment for Section 8.5.3. of the UDO. The assigned street section is an Industrial street which requires 1/2-41’ street with a 5’ planting area, 6’ sidewalk, 2’ maintenance strip, and a 5’ utility placement easement outside the right-of-way. The existing planting strip and sidewalk are approximately 4’ and 5’, respectively. There is an existing storm drainage pipe that traverses the planting strip along a portion of the frontage.

City of Raleigh Staff has requested that street trees be placed behind the sidewalk where existing storm drainage precludes placement of street tree in typical location (planting area).

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

[Signature] 1/18/19

Owner/Owner’s Representative Signature

<table>
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<tbody>
<tr>
<td>Signed Design Adjustment Application</td>
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<tr>
<td>Page(s) addressing required findings</td>
<td>□ Included</td>
</tr>
<tr>
<td>Plan(s) and support documentation</td>
<td>□ Included</td>
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<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
<td>□ Included</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
<td>□ Included</td>
</tr>
</tbody>
</table>

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only RECEIVED DATE: DA -

PAGE 1 OF 6 WWW.RALEIGHNC.GOV REVISION 1/30/2018
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   The intent of Section 8.5.3 of the UDO is to bring existing streetscapes into greater compliance with current standards. This design adjustment provides street trees along the streetscape at the standard spacing.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The design adjustment does conform with both the 2030 Comprehensive Plan and adopted city plans and will not impact the future land use or future street network.

C. The requested design adjustment does not increase congestion or compromise safety;
   The requested design adjustment does not increase congestion or compromise safety.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   The requested design adjustment does not create additional maintenance responsibilities for the City and, provides separation between street trees and existing public storm drainage.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   The requested design adjustment has been designed and certified by Patrick Barbeau, PE who is employed by Timmons Group, Inc, a licensed North Carolina engineering consulting firm.
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Deborah P. Marsh, a Notary Public do hereby certify that
Douglas Ball personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 18th day of January, 2019

Notary Public

My Commission Expires: 02/13/2022
ADMINISTRATIVE SITE REVIEW
INTEGRITY SELF STORAGE

ASR TRANSACTION #568365 (SR-84-18)
3430 INTEGRITY DRIVE
RALEIGH, NORTH CAROLINA 27529
WAKE COUNTY

ARCHITECT:
COTHRAH HARRIS ARCHITECTURE
COTHRAH HARRIS, AIA
5725 OLEANDER DRIVE, SUITE E-1
WILMINGTON, NC 28403
PH: (910) 793-3433
CHARRIS@COTHRAHHARRIS.COM

DEVELOPER:
BALL RENTALS, LLC
1401 AVERSBORO ROAD, STE 206
GARNER, NC 27529
DOUGLAS@BALLRENTALS.COM

CIVIL ENGINEER:
TIMMONS GROUP
PATRICK BARBEAU, P.E.
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PH: (919) 866-4512
PATRICK.BARBEAU@TIMMONS.COM

5410 Trinity Road, Suite 102  | Raleigh, NC 27607
TEL 919.866.4951  FAX 919.833.8124  www.timmons.com

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
NORTH CAROLINA LICENSE NO. C-1652

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH,
NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PUBLIC IMPROVEMENT
QUANTITY TABLE

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<td>SITE LIGHTING PLAN</td>
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1. **Revised Description**

**AMH Street Protective Yard:**
- Additional shrubs provided to screen service areas and surface parking.

**Street Trees:**
- 1. 1.

**Landscaping Plan**

**NC DEQ and NCDOT Standards, Specifications, and Details**

**C6.0**

**Job No.**

**NAD 83**

**Incorporation by Reference:**

**INTEGRITY SELF STORAGE**

**Scale:**

**Legend:**

**Site Landscape Notes:**

1. Property Cornerstone O'clock Parked screen. In addition to the screen, all street furniture and lighting fixtures shall conform to the standards and specifications of NC DEQ and NCDOT. Any material used in lieu of proposed material shall be approved in accordance with the City administrator's review procedure.

2. Fencing shall be removed prior to the final site inspection for the certificate of occupancy. All tree protection fencing shall be maintained until all site work is completed. The site shall be stabilized and seeded prior to the issuance of a certificate of occupancy. Designated areas of ground cover within a sight triangle of a public street, private street or driveway contained either of the owner, abuse, or damage by others, or unique phenomena or incidents which are beyond the contractor's control are not the result of neglect by the owner, abuse or damage by others, or unusual events.

3. Mulch all trees and planting beds as noted on drawing. All plant groupings are screened from the R/W.

4. All dead plant materials. Contractor is responsible for scheduling a final inspection and acceptance by the owner. Contractor shall notify the owner of all dead plant materials.

5. All plants and materials that do not conform to the standards and specifications of NC DEQ and NCDOT shall be removed and replaced with equivalent materials. If equivalent material is not obtainable, the contractor shall notify the architect and the owner of the availability of the equivalent material.

**Additional Information Provided:**

- U.S. Surface Area:

- Vehicular Surface Area:

- Parking Area:

- Automatic Gate Area:

- Additional Information Provided:

- Screening Walls:

- Shade Trees:

- Understory Trees:

- Shrubs:

**Additional Information Provided To Screen Service Areas and Surface Parking**