



Administrative Approval Action

SR-84-18 / Integrity Self-Storage
Transaction # 568365, AA # 3984

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

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.

REQUEST: Development of a 2.49-acre tract zoned IX-5-CU (Z-44-2000) with SHOD-2 overlay for a General Building with 105,500 sq ft of gross floor area. The intended use is Self-Service Storage.

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.



Administrative Approval Action

SR-84-18 / Integrity Self-Storage
Transaction # 568365, AA # 3984

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

Stormwater

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.

<input type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	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

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

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



Administrative Approval Action

SR-84-18 / Integrity Self-Storage
Transaction # 568365, AA # 3984

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

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 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: 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) *Angie B. [Signature]* Date: 7/2/2019

Staff Coordinator: Ryan Boivin


Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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.

PROJECT	Project Name	Integrity Self Storage	
	Development Case Number	SR-84-2018	
	Transaction Number	568365	
	Design Adjustment Number	DA - 7 - 2019	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>[Signature]</i> 6/21/19	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
<div style="border: 1px solid black; height: 150px; width: 100%;"></div>			
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


DANIEL G. KUNKIN, PE
6/24/19
 Authorized Signature ENGINEERING REVIEW MANAGER Date

*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).

Staff Response

Article 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- 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



DEVELOPMENT
SERVICES
DEPARTMENT

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.

PROJECT	Project Name Intergrity Self Storage		
	Case Number SR-84-18		
	Transaction Number 568365		
OWNER	Name BALL RENTALS LLC		
	Address 1401 AVERSBORO RD		City GARNER
	State NC	Zip Code 27529	Phone 919 427-2592
CONTACT	Name Patrick Barbeau, PE		Firm Timmons Group
	Address 5410 Trinity Rd, Ste 102		City Raleigh
	State NC	Zip Code 27607	Phone 919-866-4512
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
	<p>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 6' 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.</p> <p>City or 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).</p>		

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.

Owner/Owner's Representative Signature

Date

CHECKLIST	
Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

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 -
---------------------	----------------	------

Article 8.5 Existing Streets

Administrative Design Adjustment Findings



**DEVELOPMENT
SERVICES
DEPARTMENT**

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.

Individual Acknowledgement



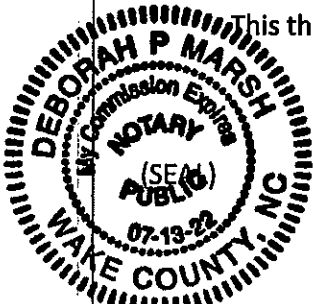
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

INDIVIDUAL

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

A handwritten signature of Deborah P Marsh, written in black ink.

My Commission Expires: 07/13/2022

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District: IX-5-CU		Proposed building use: Self-Service Storage	
If more than one district, provide the acreage of each:			
Overlay District:		Existing Building(s) sq. ft. gross:	105,500/sq.
Total lot Area:	104.04 City Units: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 2.45	Proposed Building(s) sq. ft. gross:	
Off street parking: Required: 1/100 Units	provided: 13	Total sq. ft. gross (existing & proposed):	
COA (Certificate of Appropriateness) case #:		Proposed height of building(s):	48'
COA (Board of Adjustment) case # A:		# of stories: 3	4 BASEMENT
CUA (Conditional Use District) case # 2: 44-00		Ceiling height of 1 st Floor: 11'	
Stormwater Information			
Existing Impervious Surface:	0	acres/square feet	Flood Hazard Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	1.75	acres/square feet	If Yes, please provide:
New Storm Buffer:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	At least 50' Flood Study FEMA Map Panel # 3720172200.J
FOR RESIDENTIAL DEVELOPMENTS			
1. Total # Of Apartment, Condominium or Residential Units	5	Bedroom Units:	1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwellings Units	6	Initial Development:	2-17
3. Total Number of Hotel Units		Open Space (only) or Amenity:	
4. Overall Total # Of Dwelling Units (1-6 Above) N/A		Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SIGNATURE BLOCK (Applicable to all developments)			
<p>(in filing this plan to 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 development plan as approved by the City.</p> <p>I/they hereby agree, Timmons Group _____ to serve as my agent regarding this application, to monitor and respond to administrative comments, to resubmit plans on my behalf and to represent me to any public meeting regarding this application.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development.</p> <p>Signed: <u>Timmons Group</u> Date: <u>8/30/16</u></p> <p>Printed Name: <u>DOUGLAS BALL</u> Date: _____</p> <p>Signed: _____ Date: _____</p> <p>Printed Name: _____</p>			

PAGE 4 OF 7

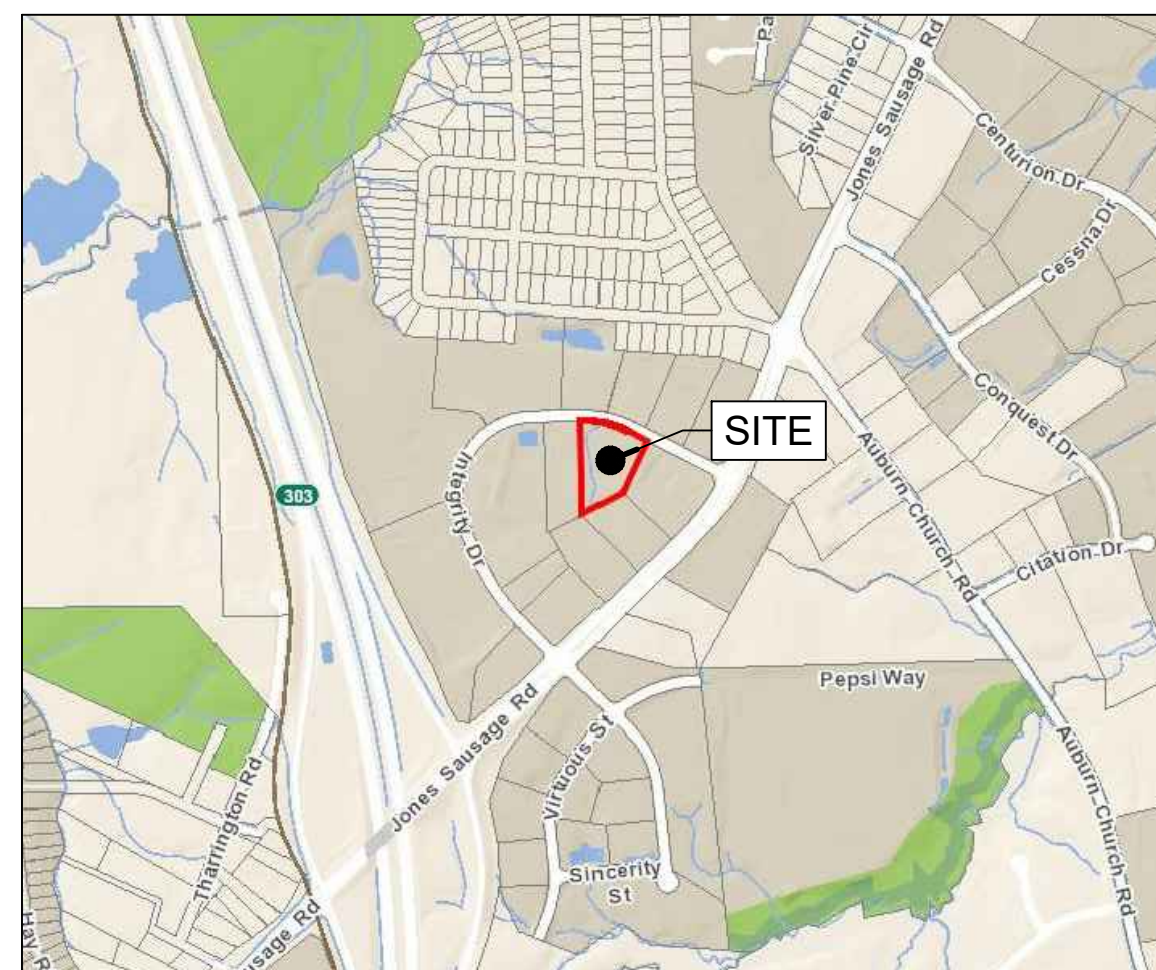
WWW.RA1EIGHN.COV

REVISION 05.13.16

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

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

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



VICINITY MAP
1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	FIRE APPARATUS ACCESS EXHIBIT
C2.2	SOLID WASTE SERVICES ACCESS EXHIBIT
C2.3	SIGHT DISTANCE TRIANGLE EXHIBIT
C3.0	GRADING AND STORM DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
C7.0	DETAIL SHEET
C7.1	DETAIL SHEET
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
18-0274A	SITE LIGHTING PLAN

PUBLIC IMPROVEMENT QUANTITY TABLE	
PHASE NUMBER(S)	PHASE 1
NUMBER OF LOT(S)	1
LOT NUMBER(S) BY PHASE	N/A
NUMBER OF UNITS	0
LIVABLE BUILDINGS	0
OPEN SPACE	N/A
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	275
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

5. The reimbursement value of the additional right-of-way for the future widening of Jones Sausage Road shall remain at values prior to rezoning from R-4.

1. PER CITY OF RALEIGH UDO SEC. 9.1.4., SITE DOES NOT CONTAIN ANY QUALIFYING TREE CONSERVATION AREAS.
2. SOLID WASTE MANAGEMENT WILL BE MANAGED THROUGH PRIVATE CONTRACTOR AND ON-SITE ROLL OUT CONTAINER(S).

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



KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.

S:\332\41161-Integrity Mini Storg\DWG\Sheet\CD\C0.0 COVER SHEET.dwg | Plotted on 6/5/2019 10:36 AM | by Hunter Mullins

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
CITY OF RALEIGH COMMENTS
CITY OF RALEIGH COMMENTS
CITY OF RALEIGH COMMENTS

DATE		DATE
AUG 30, 2018		12/21/2018
		01/23/2019
		06/05/2019

DRAWN BY <i>R. WINGA</i>
DESIGNED BY <i>P. BARBEA</i>
CHECKED BY <i>P. BARBEA</i>
SCALE <i>AS SHOWN</i>

INTEGRITY SELF STORAGE
RALEIGH - WAKE COUNTY - NORTH CAROLINA

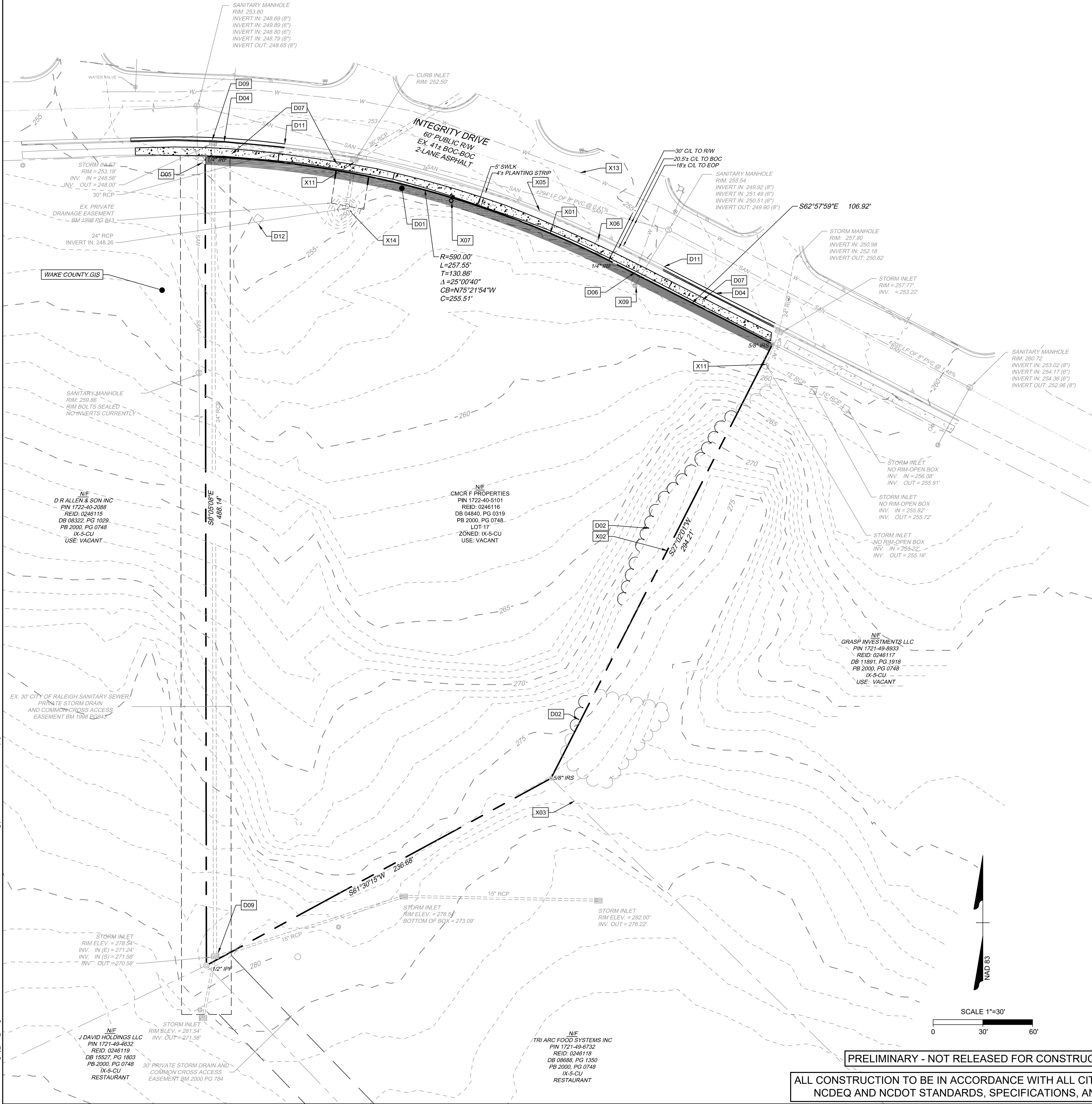
RALEIGH - WAKE COUNTY - NORTH CAROLINA

JOB NO.
4116.

SHEET NO
C0.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not

S:\3\241161-Integrity_Mini_StorgiDWGSheet\CD\1.0 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg | Plotted on 6/5/2019 10:30:36 AM | by Hunter Mullins



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

SURVEY NOTES

- ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP DATED FEBRUARY 1, 2018. OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
- BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2007).
- VERTICAL DATUM SHOWN HEREON IS NAVD88.
- OTHER SOURCES OF INFORMATION INCLUDE CITY OF RALEIGH GIS AND AERIAL IMAGERY.
- NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #3720172200J (EFFECTIVE 05-02-2008).
- RECORDED PROPERTY DATA:
 - DB 00480, PG 000319
 - BM 2000, PG 0748
- EXISTING IMPERVIOUS AREA = 0.0 ACRES
- THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.
- OFFSITE TOPOGRAPHY FROM WAKE COUNTY GIS.

EXISTING CONDITIONS KEYNOTES

NUMBER	DESCRIPTION
X01	EXISTING RIGHT-OF-WAY (TYP.)
X02	EXISTING PROPERTY BOUNDARY (TYP.)
X03	EXISTING ADJACENT PROPERTY/LOT LINE (TYP.)
X04	EXISTING EDGE OF PAVEMENT (TYP.)
X05	EXISTING CURB & GUTTER (TYP.)
X06	EXISTING SIGN (TYP.)
X07	EXISTING LIGHT POLE
X08	EXISTING SANITARY SEWER (GRAVITY)
X09	EXISTING SANITARY SEWER SERVICE (INV. UNKNOWN)
X10	EXISTING MANHOLE (TYP.)
X11	EXISTING STORM STRUCTURE (TYP.)
X12	EXISTING TREE/VEGETATION (TYP.)
X13	EXISTING 12" WATER LINE
X14	EXISTING STORM PIPE (TYP.)

DEMOLITION KEYNOTES

NUMBER	DESCRIPTION
D01	RIGHT-OF-WAY DEDICATED (SEE SITE DATA TABLE)
D02	EXISTING TREE/VEGETATION TO BE REMOVED (TYP.)
D03	EXISTING CONCRETE PAD TO BE REMOVED (TYP.)
D04	EXISTING CURB & GUTTER TO BE REMOVED (TYP.)
D05	EXISTING LIGHT POLE TO BE RELOCATED
D06	EXISTING WATER SERVICE (TO BE ABANDONED PER CORPUD STANDARDS)
D07	CONCRETE SIDEWALK TO BE REMOVED
D09	EXISTING STRUCTURE TO BE MODIFIED
D11	SAWCUT (TYP.)
D12	CONCRETE PAD (TO BE REMOVED)

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 02 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
12/27/2018
01/13/2019
06/05/2019

DATE
AUG 30, 2018

DRAWN BY
R. WINGATE

DESIGNED BY
P. BARBEAU

CHECKED BY
P. BARBEAU

SCALE
AS SHOWN

TIMMONS GROUP

INTEGRITY SELF STORAGE
RALEIGH - WAKE COUNTY - NORTH CAROLINA

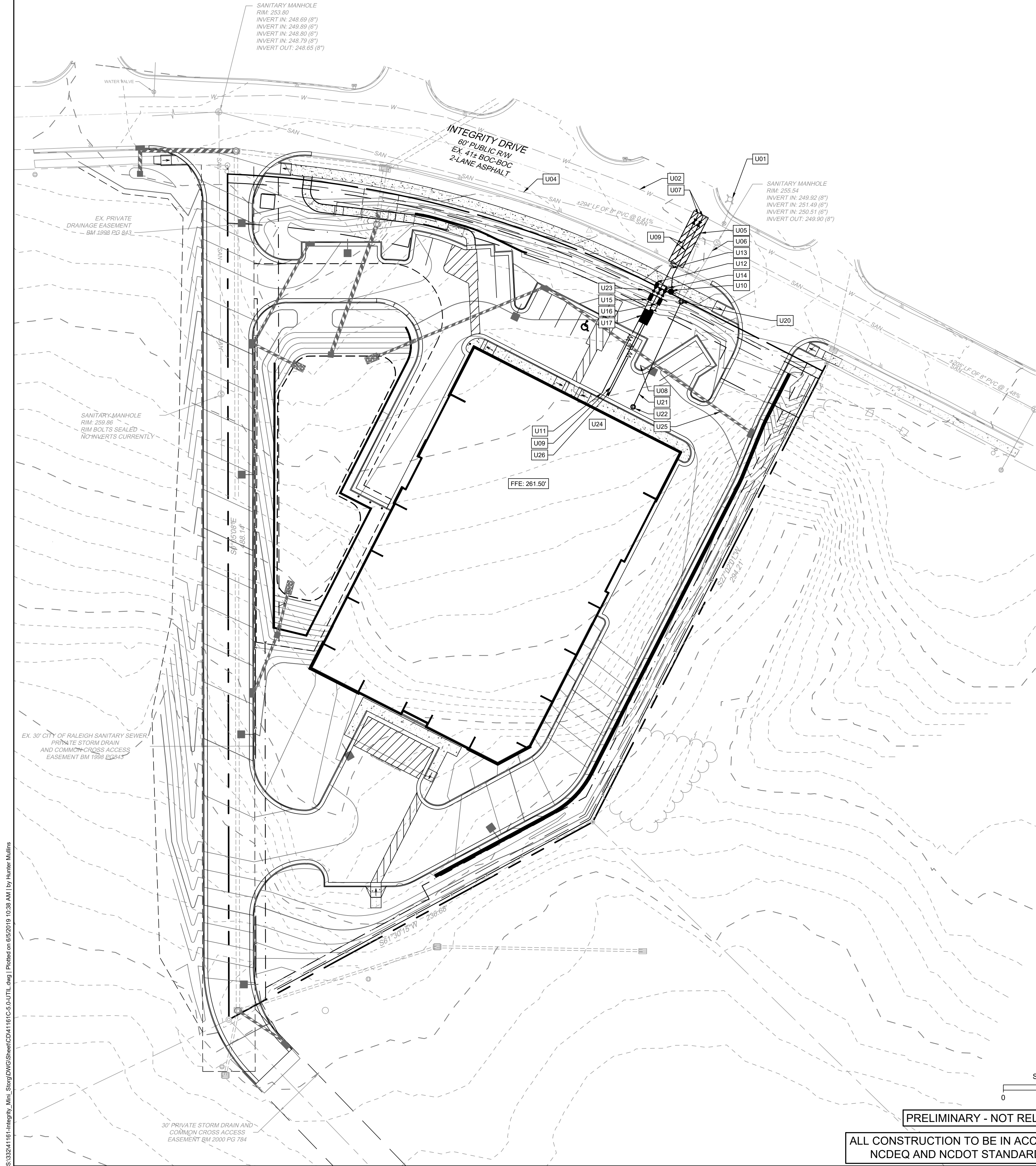
EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO.
41161

SHEET NO.
C1.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\3324\1161-Integrity_Mtn_Storg\DWG\Sheet\CD41161-C-5-D-TTL.dwg | Plotted on 06/20/2019 10:38 AM | by Hunter Mullins



UTILITY PLAN KEYNOTES	
NUMBER	DESCRIPTION
U01	EXISTING FIRE HYDRANT
U02	EXISTING 12" DIP WATER LINE; GC TO CONFIRM SIZE, MATERIAL, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION
U04	EXISTING 8" PVC SANITARY SEWER MAIN (TYP.)
U05	EXISTING WATER SERVICE (TO BE ABANDONED)
U06	EXISTING SANITARY SEWER SERVICE; GC TO CONFIRM SIZE, MATERIAL, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. CONNECT TO EXISTING 12" WATER LINE W/ TAPPING SLEEVE AND VALVE; OPEN TRENCH PER COR DETAILS W-2, W-3. CONTRACTOR TO VERIFY EXISTING WATERLINE MATERIAL, SIZE, DEPTH AND LOCATION.
U07	PROPOSED LIGHT POLE
U08	PROPOSED 6" DIP WATER LINE
U09	PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY
U10	2" TYPE K SOFT COPPER DOMESTIC WATER LINE
U11	2" DOMESTIC WATER METER PER COR DETAIL W-35
U12	FIRE, DOMESTIC & IRRIGATION CONNECTION PER CITY OF RALEIGH DETAIL W-34
U13	1" IRRIGATION WATER METER PER COR DETAIL W-35
U14	2" BACKFLOW PREVENTER (WILKINS 375 RP2 OR EQV.) IN HOT BOX. LOCATE DOMESTIC HOTBOX WITHIN 50' OF METER (MAX).
U15	1" BACKFLOW PREVENTER (WILKINS 375 RP2 OR EQV.) IN HOTBOX. LOCATE IRRIGATION HOTBOX WITHIN 10' OF METER (MAX).
U16	6" BACKFLOW PREVENTER (WILKINS 375ADA RPDA OR EQV.) IN HOTBOX WITH INTEGRATED STORZ FIRE DEPARTMENT CONNECTION
U17	CONNECT 6" PVC TO EXISTING SANITARY SEWER SERVICE. PRIOR TO BEGINNING ANY CONSTRUCTION, CONTRACTOR TO FIELD SURVEY TO VERIFY SIZE, MATERIAL, LOCATION, AND DEPTH OF EXISTING SERVICE.
U20	6" PVC SAN. SEWER SERVICE MIN. SLOPE 1.0%. CLEAN OUT EVERY 75' MAX.
U21	TRAFFIC RATED CLEAN OUT (TYP.)
U22	5' UTILITY PLACEMENT EASEMENT
U23	RISER ROOM LOCATED IN BUILDING (SEE ARCHITECTURAL PLANS)
U24	
U25	PROPOSED STORMWATER PIPE
U26	WATER LINE FROM FDC TO RISER ROOM (COORDINATE SIZE AND LOCATION WITH FIRE PROTECTION PLAN)

ATTENTION CONTRACTORS

THE **CONSTRUCTION CONTRACTOR** RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR **CONTACTING THE PUBLIC WORKS DEPARTMENT** AT (919) 996-2409, AND THE **PUBLIC UTILITIES DEPARTMENT** AT (919) 996-4540 AT LEAST **TWENTY FOUR HOURS** PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH **CITY DEPARTMENTS** IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE **ISSUANCE OF MONETARY FINES** AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR **INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS** ON THE **JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS** WILL RESULT IN A **FINE AND POSSIBLE EXCLUSION** FROM FUTURE WORK IN THE **CITY OF RALEIGH.**

- UTILITY NOTES**
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
 - CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
 - ALL ILLUSTRATED UTILITY INFRASTRUCTURE IS DIAGRAMMATIC AND MAY NOT REPRESENT THE ACTUAL SIZE OF INFRASTRUCTURE. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
 - SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE 10" RING GASKET ATTACHED TO THE BODY.
 - ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
 - METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
 - A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
 - ALL 6" SANITARY SEWER SERVICES CONNECTIONS SHALL BE MADE INTO MANHOLES ONLY.
 - UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
 - ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
 - BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP.

- STANDARD UTILITY NOTES (AS APPLICABLE):**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 - UTILITY SEPARATION REQUIREMENTS:
 - 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, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - 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.
 - 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 WATERLINE SPECIFICATIONS
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" 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)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
 - 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
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
 - 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
 - INSTALL 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
 - INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
 - 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
 - N/A
 - N/A
 - N/A
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON 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. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES 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. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
12/27/2018
01/13/2019
06/05/2019

DATE
AUG 30, 2018

DRAWN BY
R. WINGATE

DESIGNED BY
P. BARBEAU

CHECKED BY
P. BARBEAU

SCALE
AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

INTEGRITY SELF STORAGE

RALEIGH - WAKE COUNTY - NORTH CAROLINA

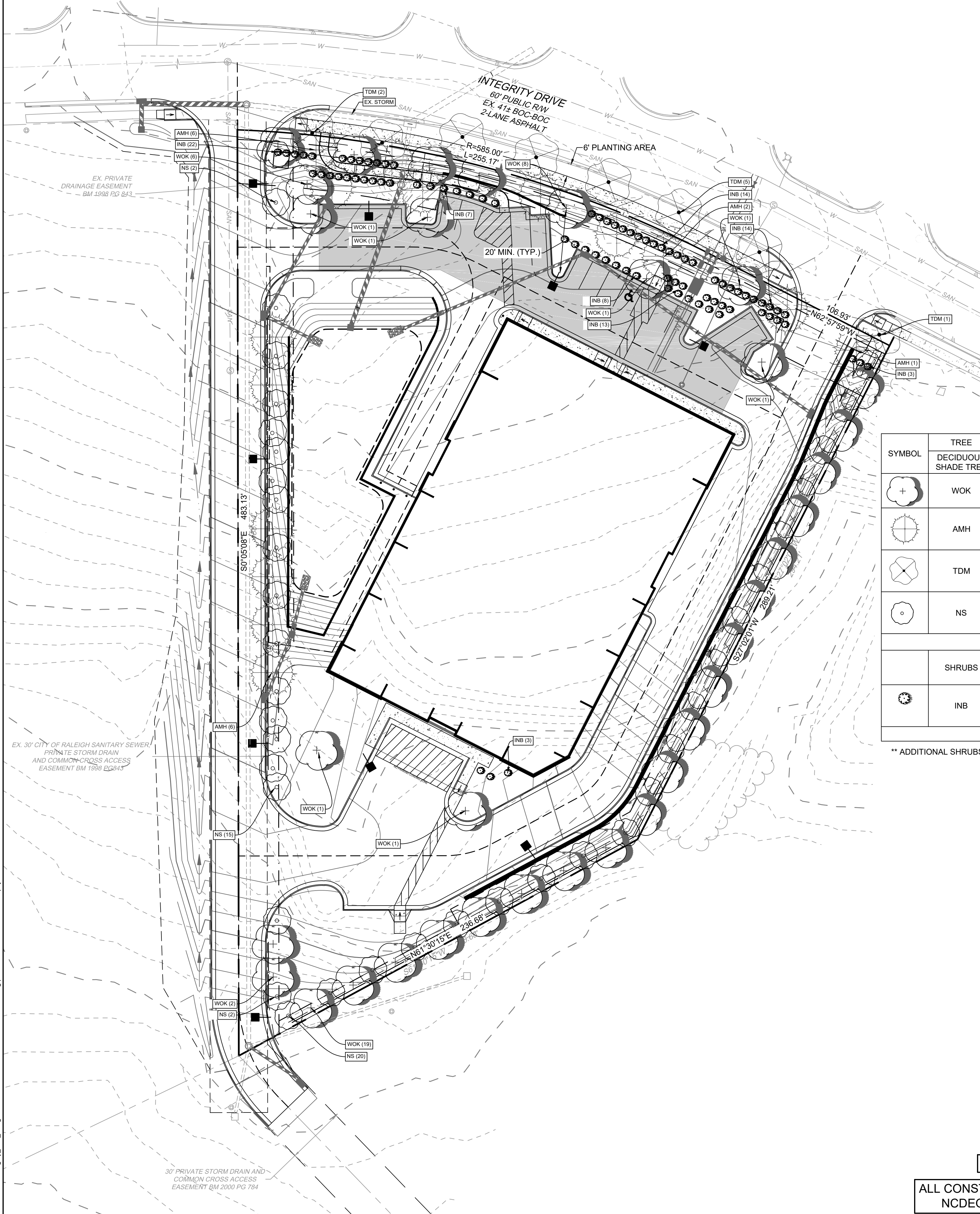
UTILITY PLAN

JOB NO.
41161

SHEET NO.
C5.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\324\1161-Integrity_Mini_StorgDWG\Sheet\CD03.0 LANDSCAPE PLAN.dwg [Plotted on 6/5/2019 10:38 AM] by Hunter Mullins



CITY OF RALEIGH LANDSCAPE REQUIREMENTS

REQUIREMENT	CALCULATION	REQUIRED	SIZE (AT TIME OF PLANTING)
VEHICULAR SURFACE AREA:			
U.D.O. SEC. 7.1.7.B.2: 1 SHADE TREE PER 2,000 SF OF PARKING AREA	9,290 SF PARKING AREA (9290/2000) X 1 = 4.6 TREES	5 TREES	3" MIN. CAL. AND 10' MIN. HT.
STREET TREES:			
U.D.O. SEC. 7.2.	362 LF FRONTAGE - D/W = 8 TREES	8 TREES	3" MIN. CAL. AND 10' MIN. HT.
STREET PROTECTIVE YARD:			
U.D.O. SEC. 7.2.4.B.: TYPE C2 4 SHADE TREES PER 100' (50% EVERGREEN) 15 SHRUBS PER 100'	362 LF FRONTAGE (362/100) x 15 = 54.3 SHRUBS (362/100) x 4 = 14.5 TREES	15 TREES (53% EVERGREEN) 54 SHRUBS (100% EVERGREEN)	TREES: 3" MIN. CAL. AND 10' MIN. HT. SHRUBS: 24" MIN. HT
TRANSITIONAL PROTECTIVE YARD:			
U.D.O SEC. 7.2.4.B.: TYPE A2 4 SHADE TREES PER 100' 4 UNDERSTORY TREES PER 100' (50% EVERGREEN) 6.5' FENCE	849 LF* (849/100) x 4 = 34.0 SHADE TREES (849/100) x 4 = 34.0 UNDERSTORY TREES 849 LF 6.5' HT. FENCE	34 SHADE TREES 34 UNDERSTORY TREES (50% EVERGREEN) 849 LF FENCE	SHADE TREES: 3" MIN. CAL. AND 10' MIN. HT. UNDERSTORY TREES: SINGLE-STEM 1.5" MIN. CAL. AND 6' MIN. HT.
SCREENING:			
U.D.O. SEC. 7.2.5.C.1: TRASH COLLECTION MUST BE SCREENED FROM THE R/W AND ADJ. PROP.	N/A	N/A	SHRUBS: 24" MIN. HT.
U.D.O. SEC. 7.1.7.B.4.: PARKING MUST BE SCREENED FROM RW	191 LF FRONTAGE (191/100) x 30 = 31 WITHIN C2 YARD= 26.3 SHRUBS	27 SHRUBS	SHRUBS: 18" MIN. HT.
U.D.O. SEC. 7.2.6.B.4.: SCM PERIMETER MUST BE SCREENED	N/A		

* LINEAR FOOTAGE OF TYP IS LENGTH OF EASTERN PROPERTY LINES (526LF) + LENGTH OF WESTERN
PROPERTY LINE (483 LF) - WIDTH OF UTILITY PLACEMENT EASEMENT AND STREET PROTECTIVE
YARDS ALONG FRONTAGE (66 LF) - WIDTH OF CROSS ACCESS EASEMENT (15LF) - WIDTH OF
ACCESS POINTS TO CROSS ACCESS (79 LF)

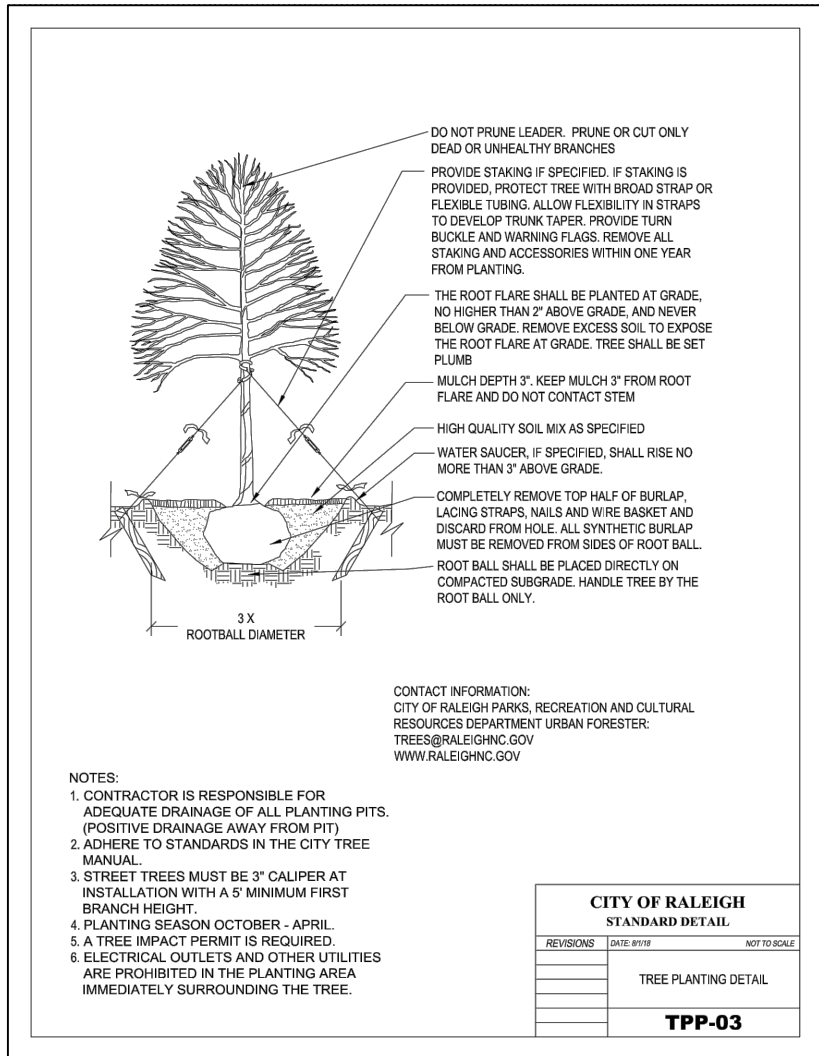
PLANT SCHEDULE

SYMBOL	TREE	QTY.		BOTANICAL NAME	COMMON NAME	MIN. INSTALLATION SIZE	COMMENTS
		REQ'D	PROV'D				
	WOK	96	34	QUERCUS PHELLOS	WILLOW OAK	3" MIN. CAL. & 10' MIN. HT.	A2/C2 PROTECTIVE YARD / SURFACE PARKING PLANTINGS
	AMH		15	ILEX OPACA	AMERICAN HOLLY	3" MIN. CAL. & 10' MIN. HT.	C2 PROTECTIVE YARD
	TDM		8	ACER BUERGERIANUM	TRIDENT MAPLE	3" MIN CAL & 10' MIN/ HT.	CITY OF RALEIGH STREET TREES 40' O.C. - DRIVEWAYS
	NS		39	ILEX X "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	1.5" MIN. CAL. & 6' MIN. HT.	A2 PROTECTIVE YARD
		TOTAL	96				
SHRUBS							
	INB	81	84**	ILEX GLABRA	INKBERRY	36" MIN. HT.	C2 PROTECTIVE YARD / SCREENING / SURFACE PARKING PLANTINGS
		TOTAL	84				

** ADDITIONAL SHRUBS PROVIDED TO SCREEN SERVICE AREAS AND SURFACE PARKING.

LEGEND:

PARKING AREA



NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR
ADEQUATE DRAINAGE OF ALL PLANTING PITS.
(POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE
MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT
INSTALLATION WITH A 5' MINIMUM FIRST
BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL
5. A TREE IMPACT PERMIT IS REQUIRED FOR
ALL TREE REMOVAL, ON SITE AND OFF SITE TREES
ARE PROHIBITED IN THE PLANTING AREA
IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH
STANDARD DETAIL
TREE PLANTING DETAIL
TPP-03

SCALE 1"=30'

GENERAL NOTES

PRE-CONSTRUCTION:

1. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A BUILDING OR ZONING PERMIT AN ON-SITE PRE-CONSTRUCTION CONFERENCE SHALL TAKE PLACE WITH THE DEVELOPER AND THE ADMINISTRATOR TO REVIEW PROCEDURES FOR THE PROTECTION AND MANAGEMENT OF ALL LANDSCAPE ELEMENTS THAT ARE TO REMAIN AS IDENTIFIED ON THE LANDSCAPE PLAN.
2. CALL 811 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
3. VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
4. PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
5. PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.

INSTALLATION:

1. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
2. LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
3. INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
4. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS AND GUARANTEE:

1. UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
2. ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
3. PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
4. REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

LANDSCAPE NOTES:

1. KEY REFERS TO PLANT LIST. WHERE THERE IS ONLY A KEY, THE QUANTITY IS ONE. WHERE THE KEY IS FOLLOWED BY A NUMBER, THE NUMBER IS THE QUANTITY REQUIRED FOR THE INDICATED PLANT BED.
2. LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, ETC. DIMENSIONS ON STREET YARDS, BUFFERS AND LANDSCAPE AREAS ARE A MINIMUM WIDTH AND SHALL NOT BE REDUCED.
3. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
4. MULCH ALL TREES AND PLANTING BEDS AS NOTED ON DRAWING. ALL PLANT GROUPINGS ARE CONSIDERED PLANTING BEDS.
5. LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE MOVED.
6. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS PER MANUFACTURER'S SPECIFICATIONS.
7. LANDSCAPE CONTRACTOR SHALL SEED AREAS DESIGNATED ON PLAN WITH STATESMAN BLEND FESCUE BY SOUTHERN STATES SEED, OR APPROVED EQUAL.
8. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
10. ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
11. REQUIRED STREET TREES THAT ARE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' TO PREVENT THE OBSTRUCTION OF VISION.
12. NO CANOPY TYPE TREES ARE TO BE PLACED IN PUBLIC UTILITY EASEMENTS.
13. SCREEN WALLS ARE NON-STRUCTURAL WALLS THAT PROVIDE A VISUAL BARRIER BETWEEN ADJACENT PROPERTIES.

SIGHT DISTANCE:

1. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
2. SIGHT DISTANCE IS DETERMINED AS PER THE CITY OF RALEIGH STREET DESIGN MANUAL.

SITE LANDSCAPE NOTES:

1. PROPERTY CONTAINS NO QUALIFYING TREE CONSERVATION AREAS PER UDO SEC. 9.1.
2. SEE DETAIL SHEETS FOR PERTINENT TREE PLANTING DETAILS.
3. MECHANICAL EQUIPMENT TO BE ROOF MOUNTED. SEE ARCHITECTURAL DRAWINGS FOR SCREENING/PARAPET DETAILS.
4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
CITY OF RALEIGH COMMENTS	12/27/2018
CITY OF RALEIGH COMMENTS	01/23/2019
CITY OF RALEIGH COMMENTS	06/05/2019
DATE	
AUG 30, 2018	
DRAWN BY	
R. WINGATE	
DESIGNED BY	
P. BARBEAU	
CHECKED BY	
P. BARBEAU	
SCALE	
AS SHOWN	

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

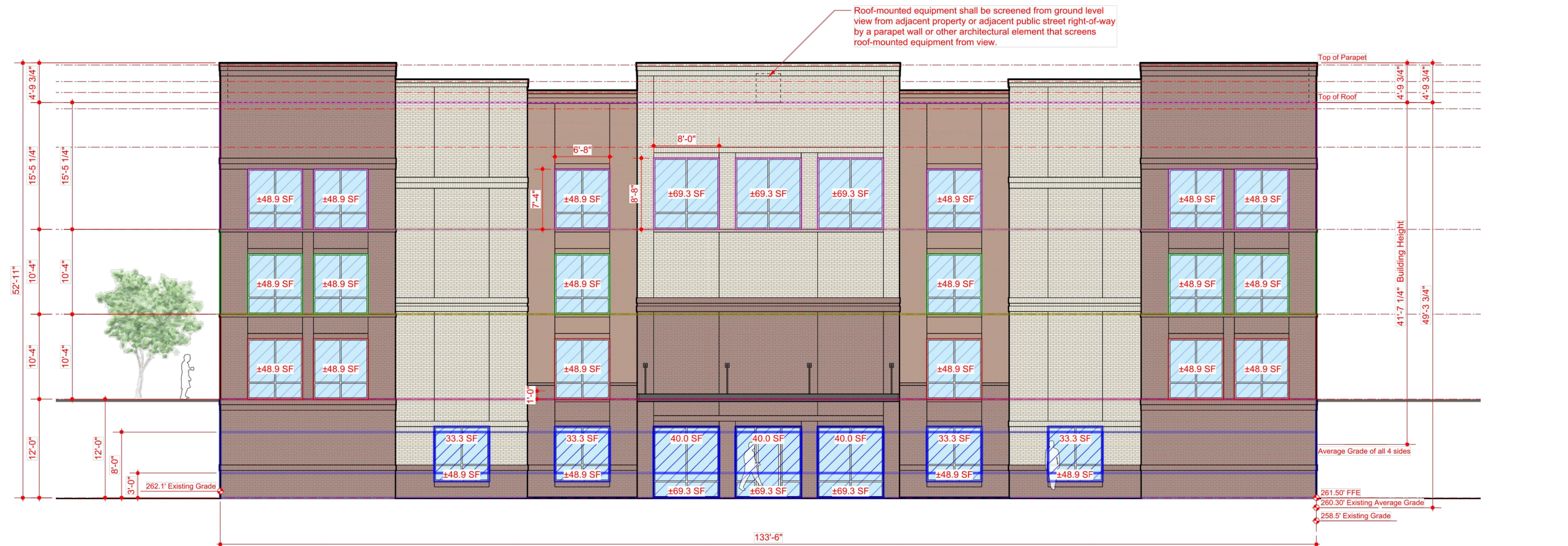
INTEGRITY SELF STORAGE

RALEIGH - WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.
41161
SHEET NO.
C6.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

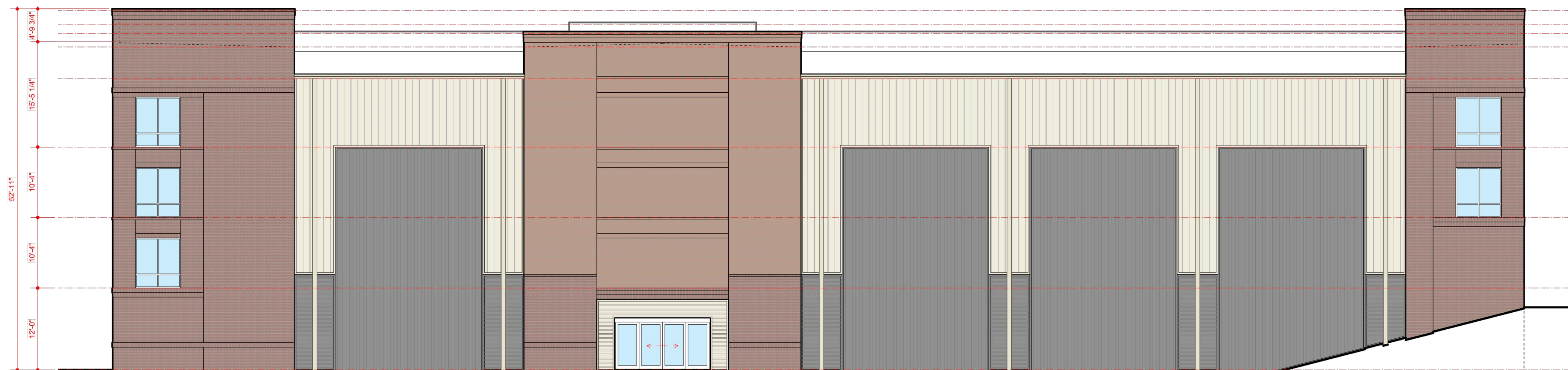


NORTH ELEVATION

A2.15

1/8"

4TH LEVEL TOTAL AREA (15'-5 1/4"x133'-6")	= 2,061 SF	
4TH LEVEL TRANSPARENCY AREA	= 501 SF	= 24% OF TOTAL AREA
3RD LEVEL TOTAL AREA (10'-4"x133'-6")	= 1,379 SF	
3RD LEVEL TRANSPARENCY AREA	= 293 SF	= 21% OF TOTAL AREA
2ND LEVEL TOTAL AREA (10'-4"x133'-6")	= 1,379 SF	
2ND LEVEL TRANSPARENCY AREA	= 293 SF	= 21% OF TOTAL AREA
GROUND LEVEL 0'-12' TOTAL AREA (12"x133'-6")	= 1,602 SF	
GROUND LEVEL 0'-12' TRANSPARENCY AREA	= 386 SF	= 24% OF TOTAL AREA
GROUND LEVEL 3'-8' TRANSPARENCY AREA	= 253 SF	= 66% OF TOTAL TRANSPARENCY



EAST ELEVATION

A2.18

1/8"



COTHAN
HARRIS
ARCHITECTURE
5725 OLEANDER DRIVE, STE E-1
WILMINGTON, NC 28403
910.726.5453

INTEGRITY
SELF STORAGE

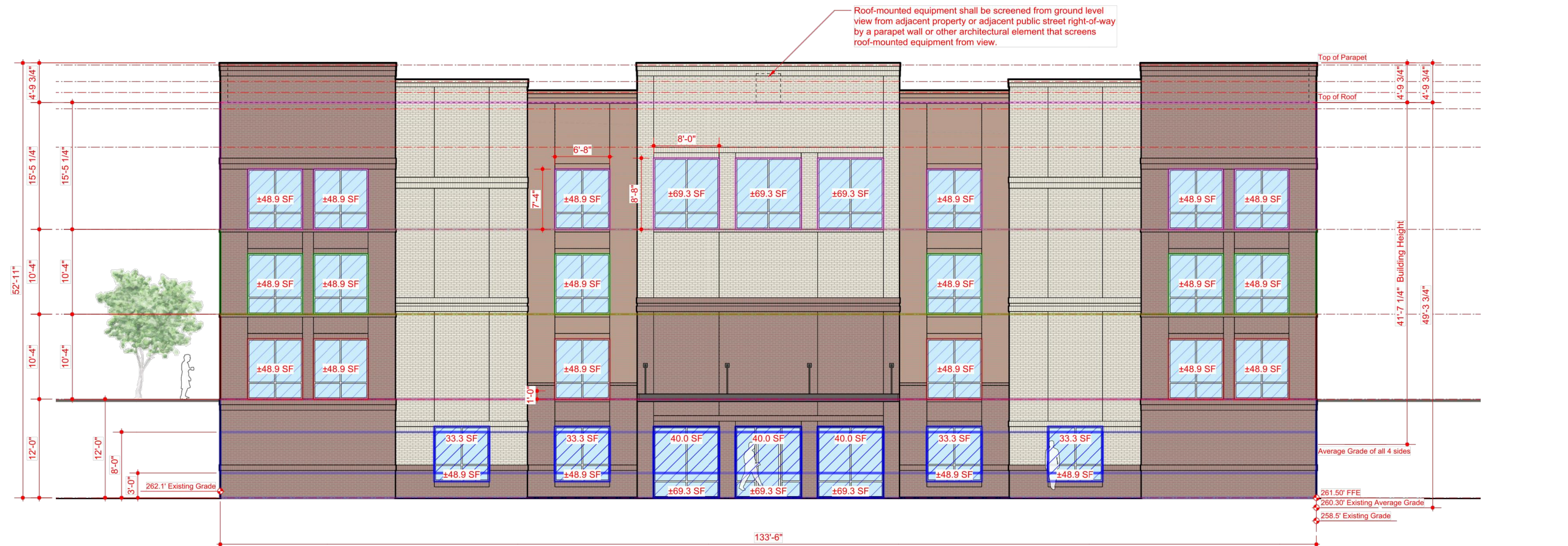
3430 INTEGRITY DR
GARNER, NC 27529

BUILDING ELEVATIONS

SCHEMATIC DRAWINGS
JUNE 4, 2019

A2.1

©2019 CHA ALL RIGHTS RESERVED

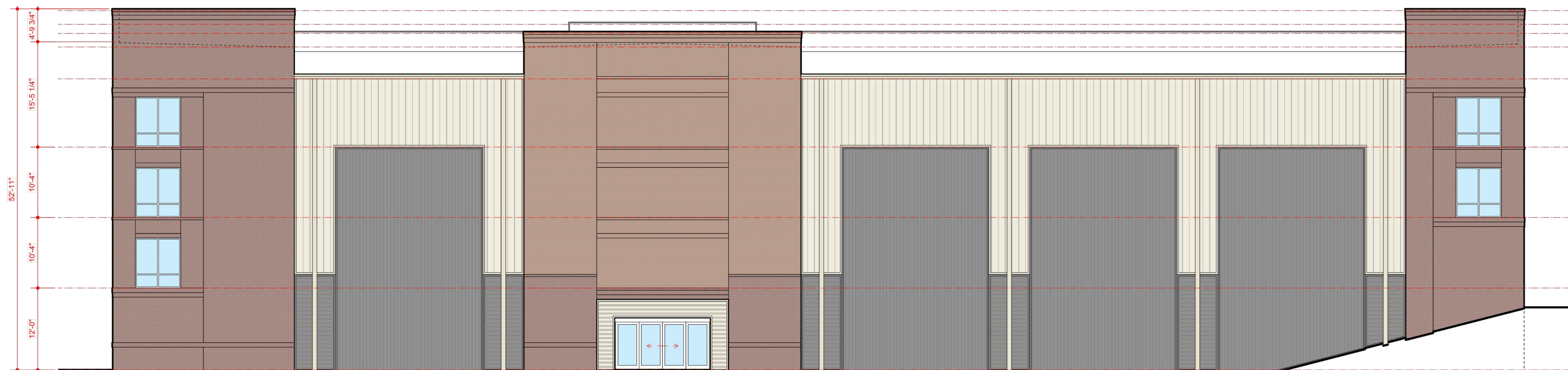


NORTH ELEVATION

A2.15

1/8"

4TH LEVEL TOTAL AREA (15'-5 1/4"x133'-6")	= 2,061 SF	
4TH LEVEL TRANSPARENCY AREA	= 501 SF	= 24% OF TOTAL AREA
3RD LEVEL TOTAL AREA (10'-4"x133'-6")	= 1,379 SF	
3RD LEVEL TRANSPARENCY AREA	= 293 SF	= 21% OF TOTAL AREA
2ND LEVEL TOTAL AREA (10'-4"x133'-6")	= 1,379 SF	
2ND LEVEL TRANSPARENCY AREA	= 293 SF	= 21% OF TOTAL AREA
GROUND LEVEL 0'-12' TOTAL AREA (12"x133'-6")	= 1,602 SF	
GROUND LEVEL 0'-12' TRANSPARENCY AREA	= 386 SF	= 24% OF TOTAL AREA
GROUND LEVEL 3'-8' TRANSPARENCY AREA	= 253 SF	= 66% OF TOTAL TRANSPARENCY



EAST ELEVATION

A2.18

1/8"



COTHAN
HARRIS
ARCHITECTURE
5725 OLEANDER DRIVE, STE E-1
WILMINGTON, NC 28403
910.726.5453

INTEGRITY
SELF STORAGE

3430 INTEGRITY DR
GARNER, NC 27529

BUILDING ELEVATIONS

SCHEMATIC DRAWINGS
JUNE 4, 2019

A2.1

©2019 CHA ALL RIGHTS RESERVED