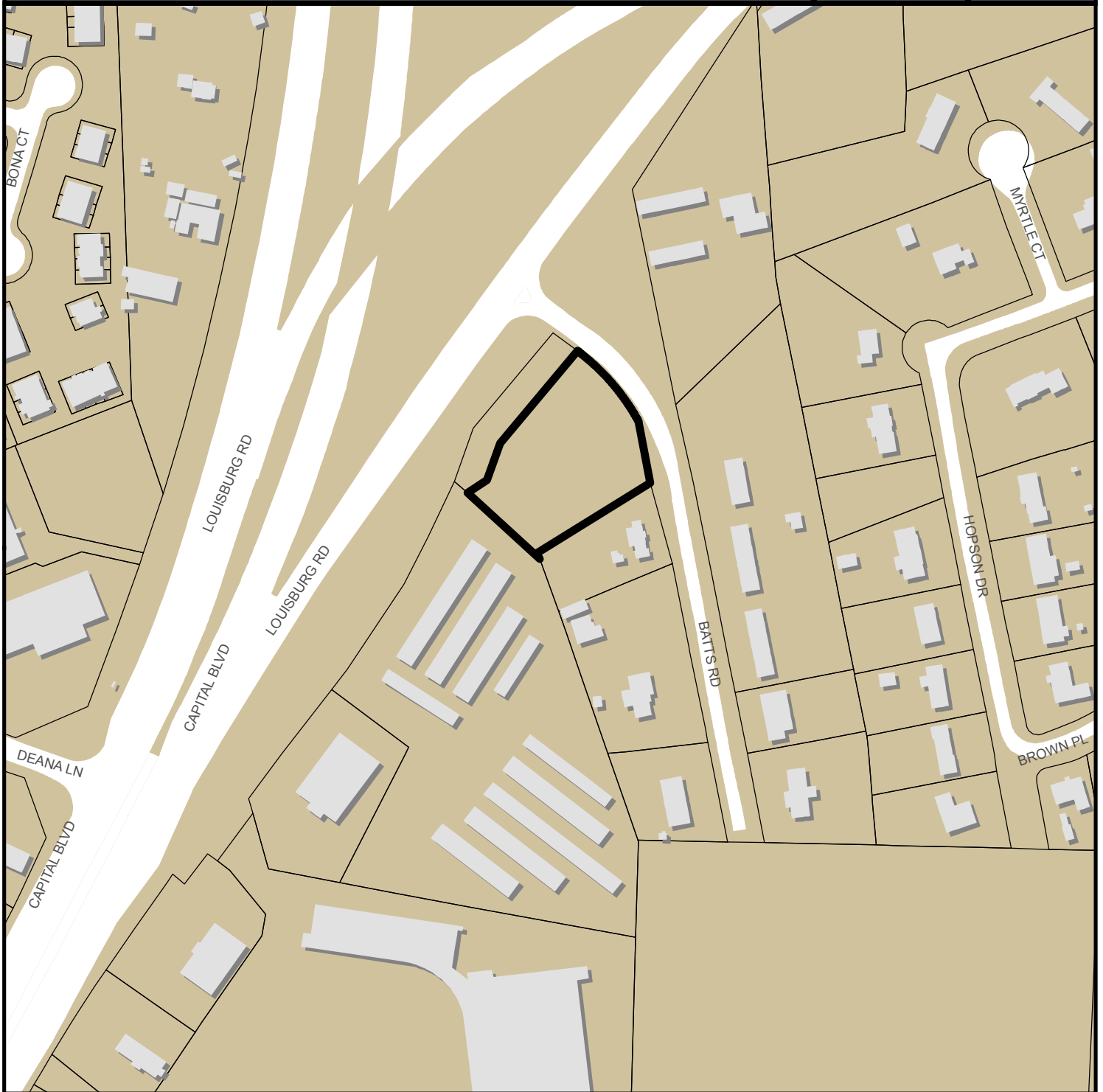


JOVEN PROPERTIES STORAGE FACILITY SR-14-2017



0 300 600 Feet

Zoning: **IX-3**

CAC: **Northeast**

Drainage Basin: **Marsh Creek**

Acreage: **1.27**

Sq. Ft.: **15,000**

Planner: **Martha Lobo**

Phone: **(919) 996-2664**

Applicant: **Randy Miller**

Phone: **(919) 465-1566**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

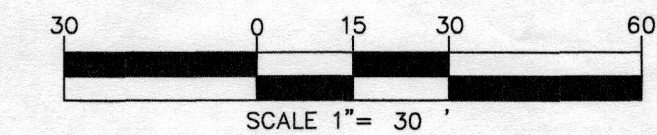
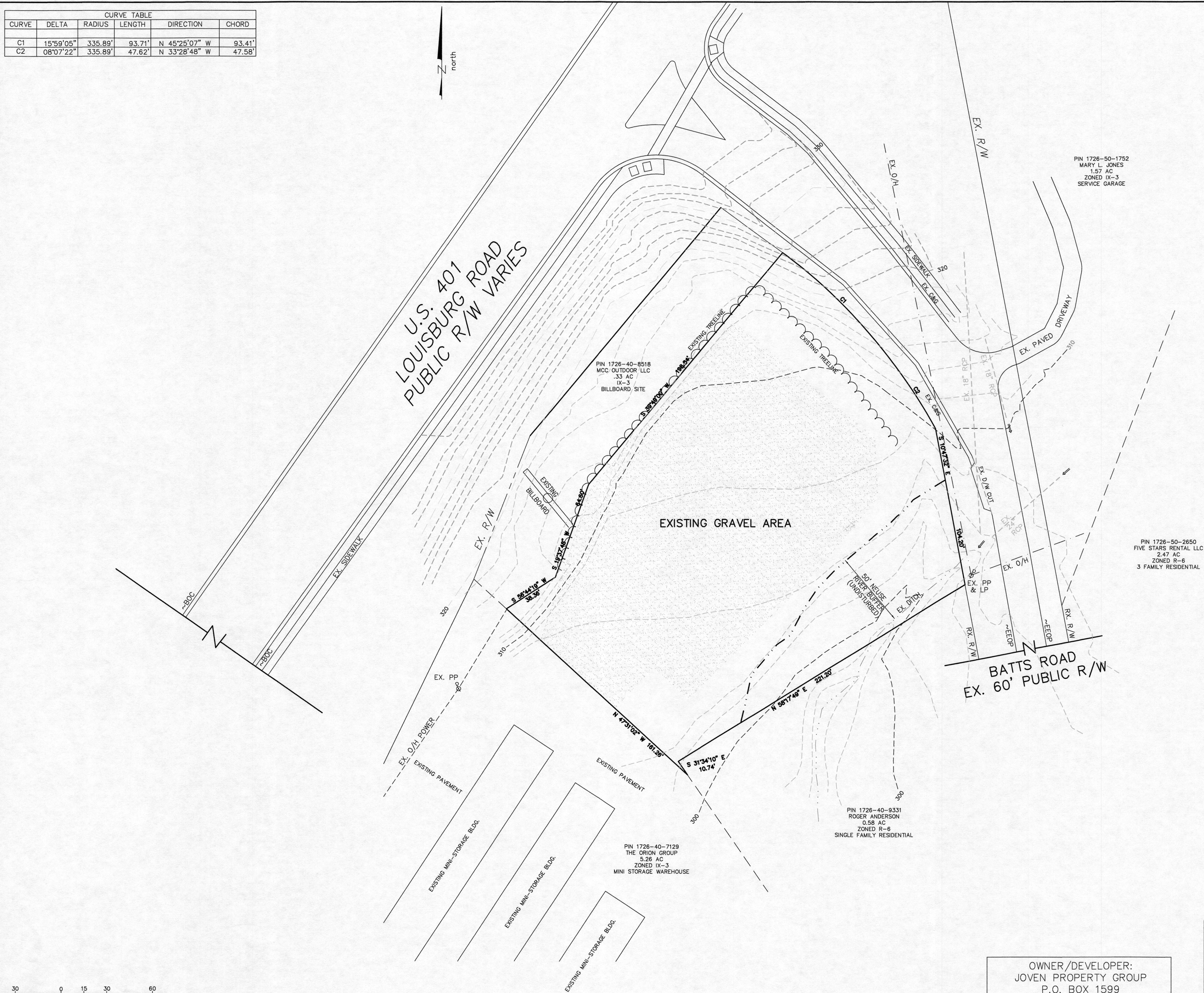
BUILDING TYPE		FOR OFFICE USE ONLY
☒ Detached ☐ Attached ☐ Apartment ☐ Townhouse	☐ General ☐ Mixed Use ☐ Open Lot	Transaction Number 502347 Assigned Project Coordinator Assigned Team Leader Kobo
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name JOVEN PROPERTIES - STORAGE FACILITY		
Zoning District IX-3	Overlay District (if applicable)	Inside City Limits? ☒ Yes ☐ No
Proposed Use SELF STORAGE FACILITY		
Property Address(es) 4405 BATTIS ROAD RALEIGH		Major Street Locator: NEAR INTX BATTIS & LOUISBURG ROAD
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1726 40 8498	P.I.N.	P.I.N.
What is your project type?		
☐ Apartment ☐ Mixed Residential ☐ Duplex	☐ Elderly Facilities ☐ School ☐ Religious Institutions	☐ Hospitals ☐ Shopping Center ☐ Residential Condo
☐ Non-Residential Condo ☐ Telecommunication Tower	☐ Hotels/Motels ☐ Banks ☐ Retail	☐ Office ☐ Industrial Building ☐ Cottage Court
☒ Other: If other, please describe: SELF STORAGE		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. SITE DEVELOPMENT FOR PLACEMENT OF SELF STORAGE UNITS	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE N/A	
CLIENT/DEVELOPER/OWNER	Company JOVEN PROPERTIES	Name (s) LEJ
	Address PO BOX 1599 APEX, NC 27502	
	Phone 919-503-8883	Email JOVENGROUP@earthlink.net
CONSULTANT (Contact Person for Plans)	Company THOMPSON & ASSOCIATES	Name (s) RANDY MILLER
	Address 1149 EXECUTIVE CIRCLE UNIT D-2 CARY, NC 27511	
	Phone 919-465-1566	Email millerr.p@earthlink.net
		Fax 919-465-1585

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s)	IX-3	Proposed building use(s)	SELF STORAGE
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross	0
Overlay District	N/A	Proposed Building(s) sq. ft. gross	15,000 SF
Total Site Acres	Inside City Limits ☒ Yes ☐ No 1.27	Total sq. ft. gross (existing & proposed)	15,000 SF
Off street parking: Required	0	Provided	0
COA (Certificate of Appropriateness) case #	N/A	Proposed height of building(s)	12'
BOA (Board of Adjustment) case # A-	N/A	# of stories	1
CUD (Conditional Use District) case # Z-	N/A	Ceiling height of 1 st Floor	12'
Stormwater Information			
Existing Impervious Surface	0 acres/square feet	Flood Hazard Area	☐ Yes ☒ No
Proposed Impervious Surface	0.67 acres/square feet	If Yes, please provide:	
Neuse River Buffer	☒ Yes ☐ No	Wetlands	☐ Yes ☒ No
		Alluvial Soils	Flood Study
		FEMA Map Panel #	
FOR RESIDENTIAL DEVELOPMENTS N/A			
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 Dwelling Units	6. Infill Development 2.2.7		
3. Total Number of Hotel Units	7. Open Space (only) or Amenity		
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? ☐ Yes ☐ No		
SIGNATURE BLOCK (Applicable to all developments)			
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City. I hereby designate <u>RANDY MILLER / THOMPSON'S ASSOCIATES</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application. I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.			
Signed <u>Leonard B. Shaffer</u>		Date <u>1-13-2017</u>	
Printed Name <u>LEONARD B. SHAFFER</u>			
Signed <u>ORION Group By: Leonard Shaffer</u>		Date <u>1-13-2017</u>	
Printed Name <u>ORION Group - Leonard Shaffer</u>			

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	☒		X		
2. Administrative Site Review Application completed and signed by the property owner(s)	☒		X		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	☒		X		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒		X		
5. Provide the following plan sheets:	☒		X		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		X		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	☒		X		
c) Proposed Site Plan	☒		X		
d) Proposed Grading Plan	☒		X		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	☒	☐	X	3	
f) Proposed Utility Plan, including Fire		☒		X	
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	☐	☒		X	
h) Proposed Landscape Plan	☒	☐	X		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	☒		X		
j) Transportation Plan	☐	☒		X	
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals – include all revision dates	☒		X		
7. Minimum plan size 18"x24" not to exceed 36"x42"	☒		X		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	☒				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒				
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	☒				
11. Wake County School Form, if dwelling units are proposed	☐	☒		X	
12. If applicable, zoning conditions adhered to the plan cover sheet	☐	☒		X	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	15°59'05"	335.89'	93.71'	N 45°25'07" W	93.41'
C2	08°07'22"	335.89'	47.62'	N 33°28'48" W	47.58'

REFERENCES:
BOUNDARY SURVEY FROM A SURVEY
BY THOMPSON & ASSOCIATES.
TOPO FROM WAKE CO. GIS
CONTOUR INTERVAL IS 2'



OWNER/DEVELOPER:
JOVEN PROPERTY GROUP
P.O. BOX 1599
APEX, NC 27502
(919) 303-8883

THOMPSON & ASSOCIATES, PA
CO. LICENSE NO. C-0343
1149 EXECUTIVE CIRCLE
SUITE D UNIT 2
CARY, NC 27511
(919) 465-1586
FAX (919) 465-1585

ENGINEERING SURVEYING LAND PLANNING

EXISTING CONDITIONS PLAN
JOVEN PROPERTIES STORAGE FACILITY

RALEIGH TWP. OWNER: JOVEN PROPERTY GP

WAKE CO.	NORTH CAROLINA	ZONED: IX-3
DATE : 12/6/16	DRAWN: MTH	JOB NO. : JOVEN
SCALE 1" = 30'	SURVEYED: OTHERS	DRAWING: JOVEN-SITE
REVISIONS	PIN: 1726-40-8498	

SITE DATA
SITE ADDRESS: 4405 BATTS RD, RALEIGH, N.C. 27604
PIN : 1726-40-8498
ZONING : IX-3
BM 2006 PG. 512
DB 11824 PG. 1163
REID: 0031862
OWNER: ORION PROPERTY GROUP
P.O. BOX 1599
APEX, NC 27502
TOTAL TRACT AREA = 1.26 ACRES
EXISTING USE: VACANT
PROPOSED USE: MINI STORAGE WAREHOUSE
2 PROPOSED BUILDINGS
BUILDING 1 - 8,700 SF (1 STORY)
BUILDING 2 - 6,300 SF (1 STORY)
BUILDING HEIGHT: ~12'
AMENITY AREA REQUIRED: 10% 55,204 SF = 5,520 SF
AMENITY AREA PROPOSED: 5,575 SF
BUILDING LOT COVERAGE = 15,000 SF/55,204 SF = 27.17%
FLOOR AREA RATIO = 15,000 SF/55,204 SF = .272
OFFICE LOCATED OFFSITE
NO PARKING REQUIRED
NO UTILITIES REQUIRED/PROPOSED
EX. IMPERVIOUS AREA:
EX. GRAVEL AREA ~31,500 SF
TOTAL 31,500 SF 57.06%
PROPOSED IMPERVIOUS AREA:
PAVEMENT, BUILDINGS, SIDEWALK: 29,055 SF 52.63%

PROPERTY NOT LOCATED IN FEMA FLOOD ZONE
MAP # 3720172600J
DATED MAY 2, 2006
SITE CONTAINS NEUSE RIVER BUFFER AREA
SITE DOES NOT CONTAIN ANY FLOOD HAZARD SLOPS.

PROTECTIVE YARD REQUIREMENTS:
EAST: (BATTS RD ROW) 15' TYPE C2 STREET PROTECTIVE YARD
SOUTH: (PIN 1726 40 9331 ZONED R6) 20' TYPE 2 NEIGHBORHOOD TRANSITION YARD
NORTH: (PIN 1726 40 8518) NO YARD REQUIRED (EX. HWY 401 BILLBOARD SITE) UNBUILDABLE LOT
WEST: (PIN 1726 40 7129) NO YARD REQUIRED (EX. MINI STORAGE)

BUILDING SETBACKS:
REAR: 0' OR 6' (MIN)
SIDE: 0' OR 6' (MIN)
FRONT: (BATTS RD ROW) 3' (MIN)

U.S. 401
LOUISBURG ROAD
PUBLIC R/W VARIES

BATTS ROAD
PUBLIC R/W VARIES

BATTS ROAD
EX. 60' PUBLIC R/W

END & CORNER POST CHAIN LINK TENSION WIRE LINE POST TRUSS ROD GRADE

FENCE SECTION ELEVATION WITHOUT TOP RAIL & WITHOUT BARBED WIRE

FENCE SECTION ELEVATION WITH TOP RAIL & WITHOUT BARBED WIRE

FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
	NOMINAL HEIGHT	BAR LENGTH	H-1 BAR LENGTH	H-2 BAR LENGTH
5'-0"	5'-0" [2438MM]	5'-0" 5/8" [1540MM]	7'-8" [2337MM]	4'-8" 7/8" [1445MM]
6'-0"	6'-0" [2743MM]	6'-0" 5/8" [1645MM]	8'-8" [2642MM]	5'-8" 7/8" [1749MM]
7'-0"	7'-0" [3048MM]	7'-0" 5/8" [1745MM]	9'-8" [2947MM]	6'-8" 7/8" [1851MM]
8'-0"	8'-0" [3353MM]	8'-0" 5/8" [1845MM]	10'-8" [3252MM]	7'-8" 7/8" [1953MM]
9'-0"	9'-0" [3658MM]	9'-0" 5/8" [1945MM]	11'-8" [3557MM]	8'-8" 7/8" [2055MM]
10'-0"	10'-0" [3963MM]	10'-0" 5/8" [2045MM]	12'-8" [3862MM]	9'-8" 7/8" [2157MM]
11'-0"	11'-0" [4268MM]	11'-0" 5/8" [2145MM]	13'-8" [4167MM]	10'-8" 7/8" [2259MM]
12'-0"	12'-0" [4573MM]	12'-0" 5/8" [2245MM]	14'-8" [4472MM]	11'-8" 7/8" [2361MM]

NOTES:
1. THIS DWG CORRESPONDS WITH DWGS 1-1110 & 1-1130.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.

7' HT. CHAIN LINK FENCE DETAIL WITH BLACK SLATS

DATE:	REV:	REV DATE:	DATE:	REV:	REV DATE:
08-27-95	C	08-04-06	08-27-95	C	08-04-06

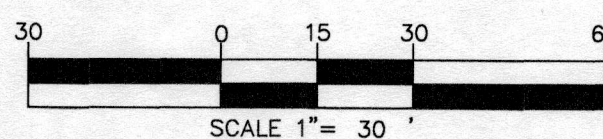
SCALE: 1/4" = 1'-0"

PIN 1726-50-2650
FIVE STARS RENTAL LLC
2.47 AC
ZONED R-6
3 FAMILY RESIDENTIAL

PIN 1726-40-9331
ROGER ANDERSON
0.58 AC
ZONED R-6
SINGLE FAMILY RESIDENTIAL

PIN 1726-40-7129
THE ORION GROUP
5.28 AC
ZONED IX-3
MINI STORAGE WAREHOUSE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR REVIEW ONLY



OWNER/DEVELOPER:
JOVEN PROPERTY GROUP
P.O. BOX 1599
APEX, NC 27502
(919) 303-8883

SHEET 2

SITE PLAN
JOVEN PROPERTIES STORAGE FACILITY

THOMPSON & ASSOCIATES, PA
CO. LICENSE NO. C-0343
1149 EXECUTIVE CIRCLE
SUITE B UNIT 2
CARY, NC 27511
(919) 465-1566
FAX (919) 465-1585

WAKE CO.		NORTH CAROLINA		ZONED: IND-1	
DATE : 2/8/2016	DRAWN: MTH	JOB NO. : JOVEN			
SCALE 1" = 30'	SURVEYED: OTHERS	DRAWING: JOVEN-SITE			
REVISIONS		PIN: 1726-40-8498			

SEE SHEET 4 FOR STORMWATER
DETAILS AND CALCULATIONS

GENERAL PROJECT NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH TO REFER TO DURING CONSTRUCTION OF THE PROJECT.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE RELOCATION, IF NEEDED, OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.

ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH SEDIMENT AND EROSION CONTROL STANDARDS AND SPECIFICATIONS.

EROSION CONTROL NOTES

ALL CITY OF RALEIGH EROSION CONTROL ORDINANCES SHALL BE CONFORMED TO DURING CONSTRUCTION.

ALL DRAINAGE STRUCTURES AND PIPES SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.

PLACEMENT, LOCATION AND QUANTITY OF EROSION CONTROL DEVICES AND DRAINAGE STRUCTURES MAY ALTER TO BETTER CONFORM TO EXISTING FIELD CONDITIONS IF APPROVED BY THE ENVIRONMENTAL INSPECTOR OF THE CITY OF RALEIGH.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY UTILITY CONFLICTS WITH THE APPROPRIATE UTILITY AUTHORITY.

DRAINAGE AREA	IMPERVIOUS AREA ACRES	PERVIOUS AREA ACRES	TOTAL AREA ACRES	WEIGHTED CN	GRASS SHEET FLOW LINEAR FEET	DITCH FLOW LINEAR FEET	GRASS SHALLOW FLOW LINEAR FEET	TOTAL TO MIN.	POST Q2 FLOW-CFS	POST Q10 FLOW-CFS
DA1	0.67	1.10	1.77	78	266.8	119	-	16.57	3.56	6.73
DA2	0	0.24	0.24	66	100	-	150.8	0.55 <5 USE 5	0.36	0.86
TOTAL DRAINAGE AREA - POST DEVELOPMENT			2.01						3.92	7.59

TOTAL RUNOFF FROM SITE - POST DEVELOPMENT WITHOUT ROUTING THRU BIO-RETENTION CELL	3.92	7.59
TOTAL RUNOFF FROM SITE - POST DEVELOPMENT NOT GOING TO BIO-RETENTION CELL	0.36	0.86
RUNOFF FROM SITE - POST DEVELOPMENT FLOW ROUTED THRU BIO-RETENTION CELL	0.86	3.20
TOTAL RUNOFF FROM SITE - POST DEVELOPMENT INFILTRATING THRU BMP SOIL MEDIA	0.12	0.18
TOTAL RUNOFF FROM SITE - POST DEVELOPMENT WITH ROUTING THRU BIO-RETENTION CELL	1.34	4.24

NOTE:
ALL CONSTRUCTION & MATERIALS SHALL BE
IN STRICT ACCORDANCE WITH ALL CITY OF
RALEIGH STANDARDS, SPECIFICATIONS, AND
DETAILS.

NOTE ON RETAINING WALLS:

RETAINING WALLS TO BE DESIGNED BY OTHERS.
RETAINING WALLS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
RETAINING WALLS TO BE AS PER ALL STANDARDS OF INSTALLATION AS OUTLINED BY MANUFACTURER.
CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS FOR
FOR RETAINING WALL INSTALLATION.

STORMWATER MANAGEMENT:
MAXIMUM ALLOWABLE DISCHARGE FOR SITE IS THE
LESSER OF THE PRE DEVELOPMENT 2 OR 10 YEAR DISCHARGE.
POST DEVELOPMENT FLOWS CANNOT EXCEED MORE
THAN THE PRE DEVELOPMENT LEVEL FOR THE ENTIRE SITE.

PRE-RUNOFF CALCULATIONS - THRU SITE
Pre-Development rate was calculated using the SCS Method:
See Pre-Development Drainage Sheet 5
for calculation on total pre-development runoff rates.

$Q_{pre} = 4.55$ cfs
 $Q_{10} = 1.84$ cfs

POST RUNOFF CALCULATIONS - THRU SITE
Pre-Development rate was calculated using the SCS Method:
See Post-Development Drainage Sheet 6
for calculation on total post-development runoff rates.

Existing & Proposed Impervious: 2.304 ac.
Existing & Proposed Pervious: 1.385 ac.
Using SCS Method with CN factors:
CN = 98 for impervious
CN = 69 for pervious (fair condition) 66 for pervious ex> woods

$Q_{pre} = 7.59$ cfs
 $Q_{2} = 3.92$ cfs
 $Q_{10} = 7.59$ cfs

Post development runoff rates for 2 year and 10 year
exceeds pre-development conditions.
RETENTION MEASURES REQUIRED

**POST RUNOFF CALCULATIONS W/ ROUTING
THRU BIO-RETENTION CELL**
2.01 acres from the site and from offsite will drain to and
thru a proposed bio-retention cell. Using the SCS Method,
The required storm events will be routed thru the proposed
bio-retention cell. The outflow from the bio-retention cell plus the
flow from the 0.24 acres of the site that does not drain thru
the bio-retention cell plus the outflow thru the bio soil
shall not be greater than the pre-development runoff rates.

1. POST RUN-OFF NOT TO A CONTROLLED POINT (DIRECTLY OFFSITE):
Using the SCS Method:
DA2 (SEE SHEET 6)
CN = SEE SHEET 6 (CN = 66)
 $Q_{2} = 0.36$ cfs (TOTAL NOT TO BMP)
 $Q_{10} = 0.86$ cfs (TOTAL NOT TO BMP)

2. POST RUN-OFF TO A CONTROLLED POINT (BIO-RETENTION CELL):
Using the SCS Method:
DA = 1.77 AC (0.87 ac impervious + 1.10 ac pervious)
CN = 69 (fair condition - pervious areas grass)
CN = 69 (fair condition - pervious areas ex. woods)
CN = 69 (impervious areas)
 $Q_{2} = 3.56$ cfs
 $Q_{10} = 6.73$ cfs

RATES ARE GREATER THAN PRE-DEVELOPMENT RATES
ROUTING INFLOW THRU BIO-RETENTION CELL TO DETAIN VOLUME AND
LESSEN OUTFLOW

3. MAX. ALLOWABLE RELEASE RATE FROM SITE:
2 YEAR: 1.84 CFS
10 YEAR: 4.55 CFS

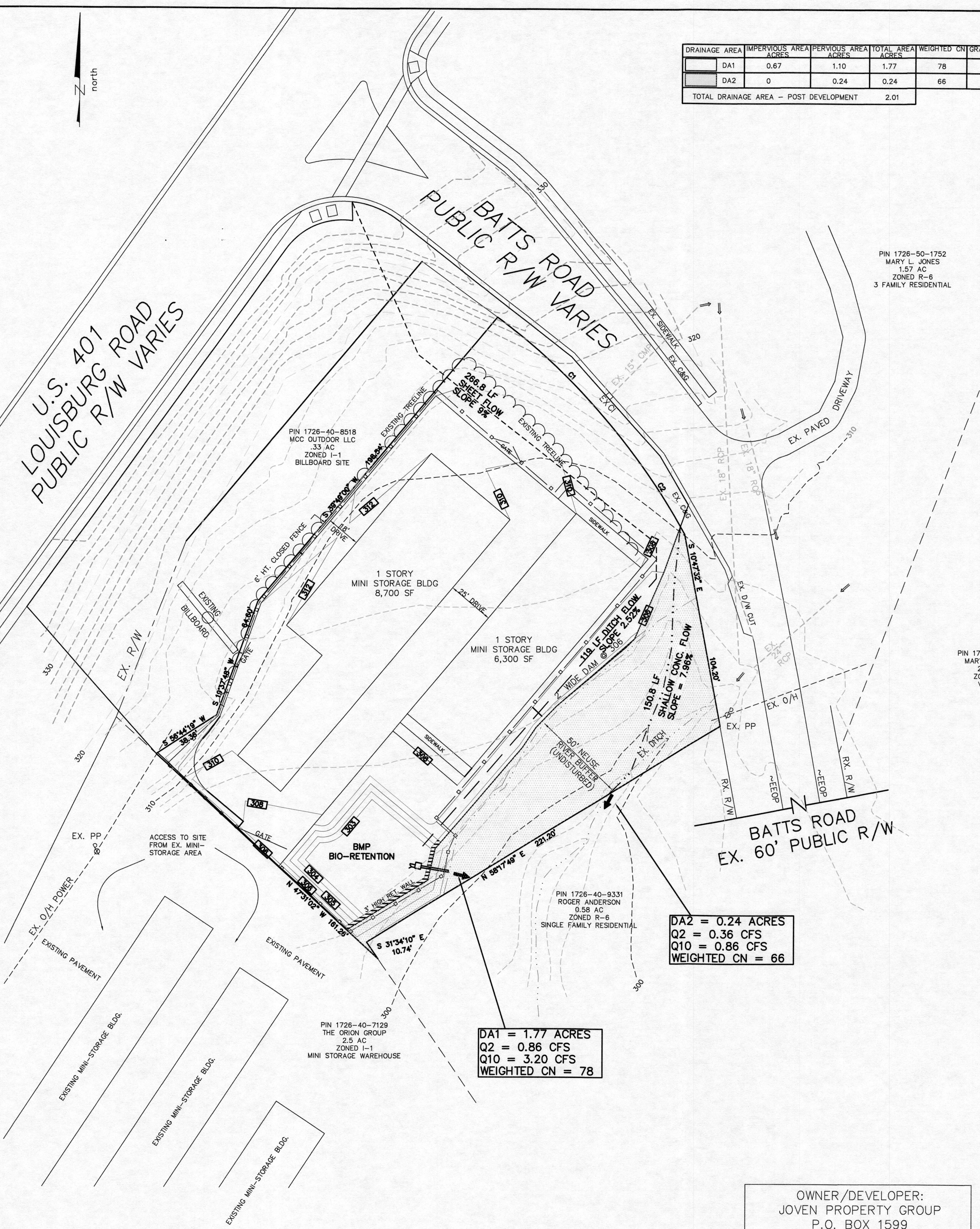
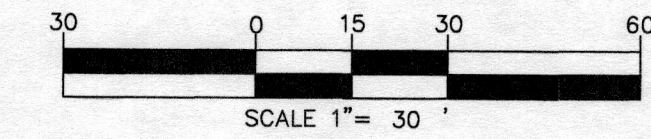
2 YEAR STORM GOVERNS WITH MAX. ALLOWABLE RELEASE OF 1.84 cfs

4. ROUTING OF BIO-RETENTION CELL BMP
 $Q_{2} = 0.86$ cfs (OUTFLOW FROM ROUTING)
 $Q_{10} = 3.20$ cfs (OUTFLOW FROM ROUTING)

5. RATE OF OUTFLOW THRU BIO-RETENTION SOIL AREA IN CELL
(INUNDATION TO UNDER DRAIN)
 $Q_{2} = 0.12$ cfs (OUTFLOW FROM 2 YR WATER DEPTH)
 $Q_{10} = 0.18$ cfs (OUTFLOW FROM 10 YR WATER DEPTH)

6. TOTAL OUTFLOW FROM SITE POST DEVELOPMENT
 $Q_{2} = 0.36$ cfs + 0.86 cfs + 0.12 cfs = 1.34 cfs (< 1.84 cfs)
 $Q_{10} = 0.86$ cfs + 3.20 cfs + 0.18 cfs = 4.24 cfs (< 4.55 cfs)

TOTAL OUTFLOWS ARE LESS THAN PRE-DEVELOPMENT RATES
=> SITE IS IN COMPLIANCE



DA2 = 0.24 ACRES
Q2 = 0.36 CFS
Q10 = 0.86 CFS
WEIGHTED CN = 66

DA1 = 1.77 ACRES
Q2 = 0.86 CFS
Q10 = 3.20 CFS
WEIGHTED CN = 78

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

OWNER/DEVELOPER:
JOVEN PROPERTY GROUP
P.O. BOX 1599
APEX, NC 27502
(919) 303-8883

THOMPSON & ASSOCIATES, PA CO. LICENSE NO. C-0343 1149 EXECUTIVE CIRCLE SUITE D UNIT 2 GARY, NC 27511 (919) 465-1566 FAX (919) 465-1585		RALEIGH TWP.	OWNER: JOVEN PROPERTY GP
WAKE CO.	NORTH CAROLINA	ZONED: IND-1	
DATE: 1/11/17	DRAWN: MTH	JOB NO.: JOVEN	
SCALE 1" = 30'	SURVEYED: OTHERS	DRAWING: JOVEN-SITE	
REVISIONS	PIN: 1726-40-B498		

SHEET 6

LANDSCAPE REQUIREMENTS:

PERIMETER YARDS

EAST: (BATTS RD ROW) 15' TYPE C2 STREET PROTECTIVE YARD
EX. UNDISTURBED VEGETATION USED TO MEET PLANTING REQUIREMENTS
NO ADDITIONAL PLANTING PROPOSED

SOUTH: (PIN 1726 40 9331 ZONED R6) 20' TYPE 2 NEIGHBORHOOD TRANSITION YARD
MOST OF AREA IS UNDISTURBED NEUSE BUFFER
48.48 LF OUTSIDE NEUSE BUFFER
REQUIRED: 4 SHADE TREES PER 100 LF = $48.48/100 \times 4 = 1.94 = 2$ TREES REQUIRED
3 UNDERSTORY TREES PER 100 LF = $48.48/100 \times 3 = 1.45 = 2$ TREES REQUIRED
40 SHRUBS PER 100 LF = $48.48/100 \times 40 = 9.70 = 20$
PROPOSED: SHADE TREES: 2
UNDERSTORY TREES: 2
SHRUBS: 20

NORTH: (PIN 1726 40 8518) NO YARD REQUIRED (EX. HWY 401 BILLBOARD SITE) UNBUILDABLE LOT
NO PLANTINGS REQUIRED/PROPOSED

WEST: (PIN 1726 40 7129) NO YARD REQUIRED (EX. MINI STORAGE ZONED IX-3)
NO PLANTINGS REQUIRED/PROPOSED

PARKING LOT LANDSCAPE

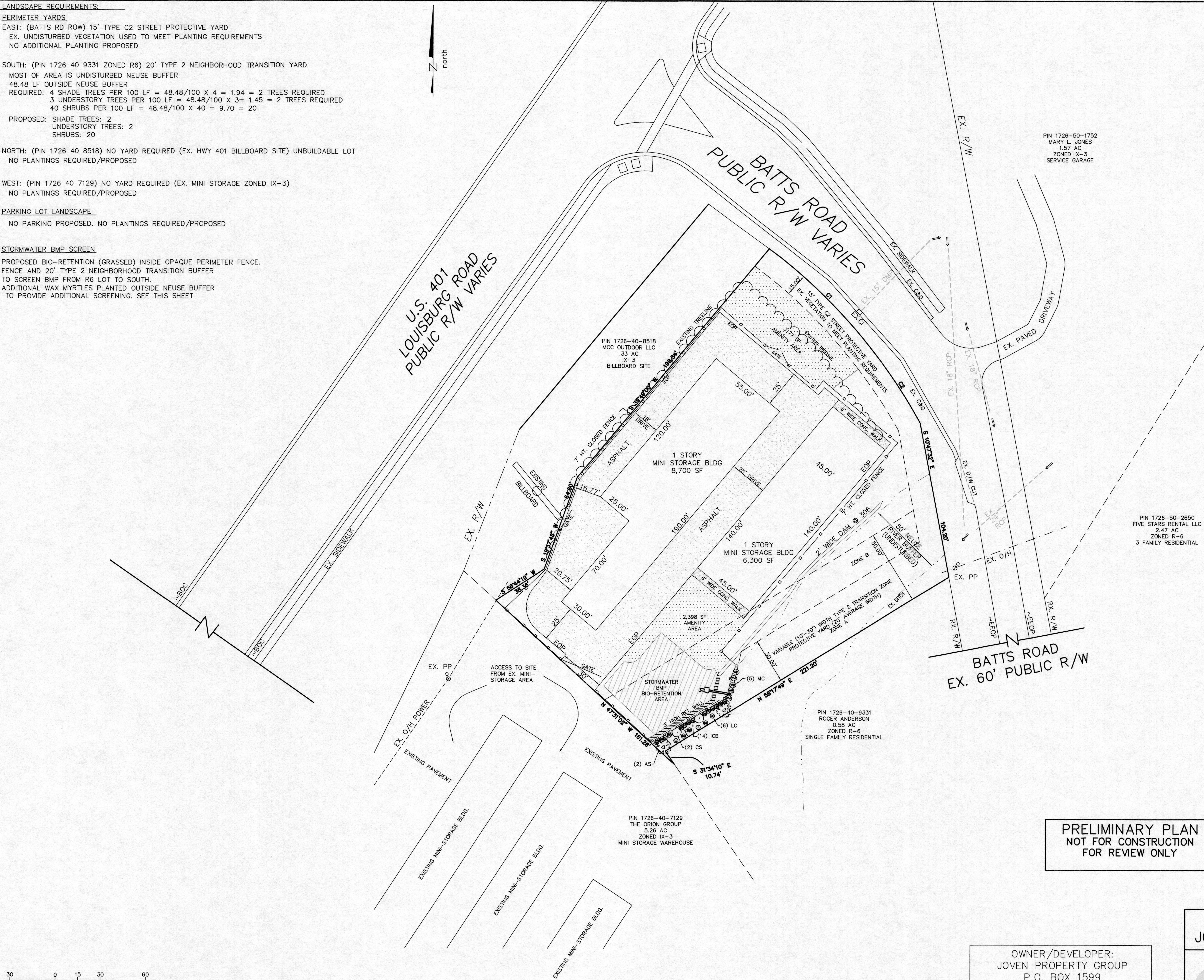
NO PARKING PROPOSED. NO PLANTINGS REQUIRED/PROPOSED

STORMWATER BMP SCREEN

PROPOSED BIO-RETENTION (GRASSED) INSIDE OPAQUE PERIMETER FENCE.
FENCE AND 20' TYPE 2 NEIGHBORHOOD TRANSITION BUFFER
TO SCREEN BMP FROM R6 LOT TO SOUTH.
ADDITIONAL WAX MYRTLES PLANTED OUTSIDE NEUSE BUFFER
TO PROVIDE ADDITIONAL SCREENING. SEE THIS SHEET

PLANT LEGEND:

CODE	SYMBOL	SCIENTIFIC/Common NAME	QUANTITY	SIZE/ROOT	HEIGHT	NOTES
AS		STEPPLE SUGAR MAPLE ACER SACCHARUM "STEPPLE"	2	2.5" CAL B&B	12'	SOUTH 20' TYPE 2 NEIGHBORHOOD TRANSITION BUFFER
CS		RED OBER DOGWOOD CORNUS STOLONIFERA	2	2"-2.5" CAL B&B	8' HT	SOUTH 20' TYPE 2 NEIGHBORHOOD TRANSITION BUFFER
ICB		DWARF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	14	3 GAL CONTAINER	24"	SOUTH 20' TYPE 2 NEIGHBORHOOD TRANSITION BUFFER
LC		RUBY LOROPETALUM LOREPETALUM CHINENSIS 'RUBY'	6	3 GAL CONTAINER	24"	SOUTH 20' TYPE 2 NEIGHBORHOOD TRANSITION BUFFER
MC		SOUTHERN WAX MYRTLE MYRTICA CERIFERA	5	5 GAL CONTAINER	36"	DUMPSTER SCREEN



PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

OWNER/DEVELOPER:
JOVEN PROPERTY GROUP
P.O. BOX 1599
APEX, NC 27502
(919) 303-8883

SHEET 7

LANDSCAPE PLAN JOVEN PROPERTIES STORAGE FACILITY			
THOMPSON & ASSOCIATES, PA CO. LICENSE NO. C-0343 1149 EXECUTIVE CIRCLE SUITE D UNIT 2 CARY, NC 27511 (919) 465-1566 FAX (919) 465-1585 ENGINEERING SURVEYING LAND PLANNING		OWNER: JOVEN PROPERTY GP	
WAKE CO.	NORTH CAROLINA	ZONED: IND-1	
DATE: 1/11/17	DRAWN: MTH	JOB NO.: JOVEN	
SCALE 1" = 30'	SURVEYED: OTHERS	DRAWING: JOVEN-SITE	
REVISIONS		PIN: 1726-40-8498	