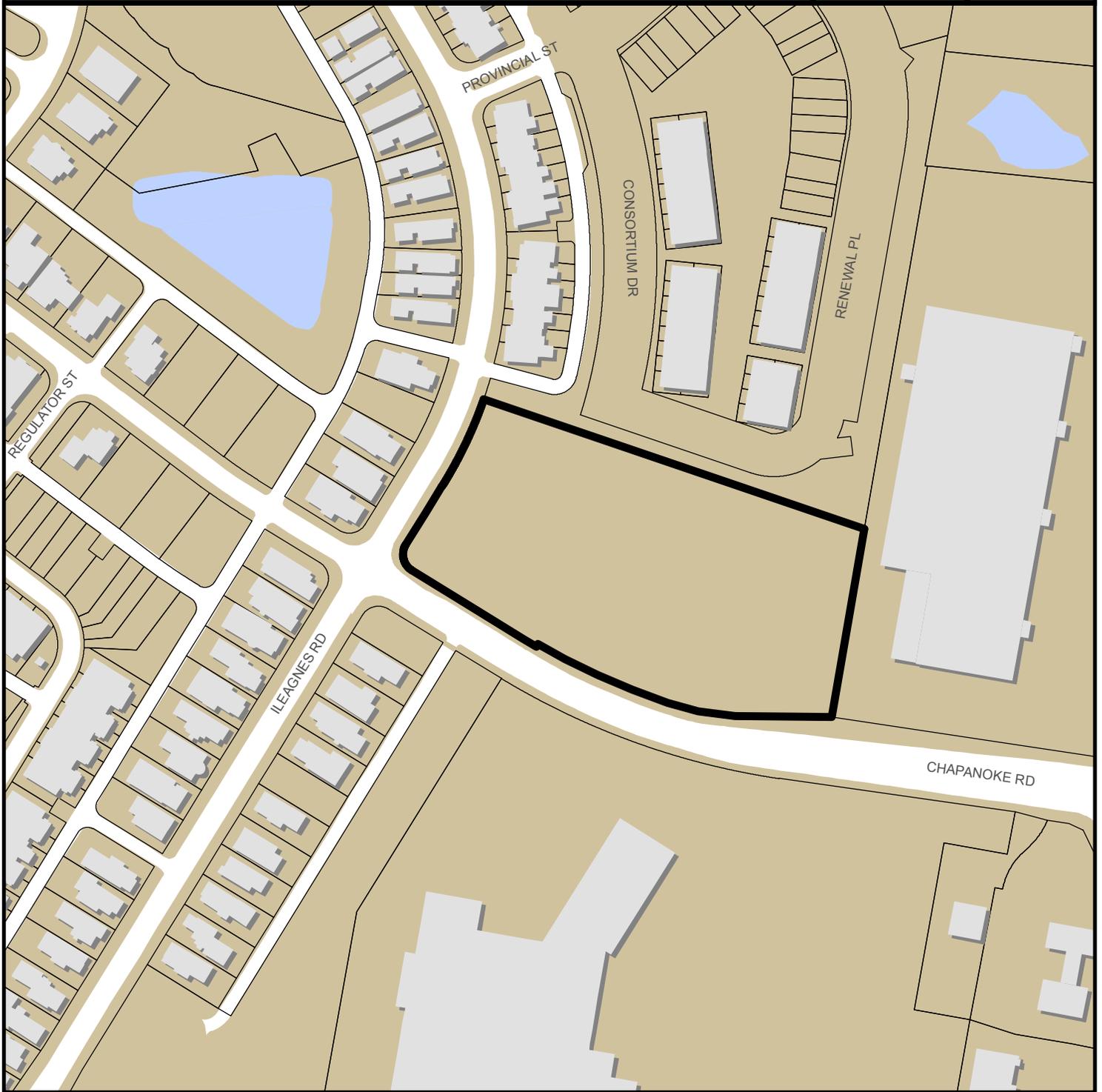


HUBRICH SELF STORAGE SR-73-2017



0 275 550 Feet

Zoning: **CX-3-PL**
CAC: **Southwest**
Drainage Basin: **Walnut Creek**
Acreage: **3.69**
Sq. Ft.: **104,400**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **Horvath Associates**
PA
Phone: **(919) 490-4990**





Administrative Approval Action

AA #3778 / SR-73-17, Hubrich Self-Storage
Transaction# 527807

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 north side of Chapanoke Road, east of the intersection of Chapanoke Road and Ileagnes Road, at 420 Chapanoke Road, Raleigh NC.

REQUEST: Development of a 2.81 acre tract zoned CX-3-PL into a 105,750 square foot self-storage facility with on-site parking. Note this development is on proposed Lot 1 of subdivision case S-17-17 which was previously approved (transaction # 508988), but not recorded at this time.

DESIGN ADJUSTMENT(S) NA

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 submitted by Horvath Associates.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

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

ENGINEERING

1. Next Step: 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.

STORMWATER

2. A stormwater control plan/narrative shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance. Narrative shall show how site will comply with overall approved stormwater plan for the subdivision (S-17-17).

URBAN FORESTRY

3. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded, with the Wake County Register of Deeds office for all Subdivisions (S-17-17), Right-of-Way and/or Easement Dedications, and Tree Protection Areas.



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2. That the applicant provides proof of a shared dumpster agreement and development easement as long as the principal use shall continue and shall agree that the principal use shall be discontinued should these easements and agreements no longer be provided on these off-site parcels.
3. Provide fire flow analysis.

ENGINEERING

4. A sight triangle easement and associated deed of easement on Chapanoke Road 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
5. A 20' slope easement and associated deed of easement along the proposed Avenue 4-lane divided street shall be approved by the City and shown as adjacent to the recorded right-of-way on the map for recordation.

PUBLIC UTILITIES

1. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas.
2. Utility Connection Permit fees should be paid to the City of Raleigh.

STORMWATER

19. The subdivision plat including Private Drainage Easements and Stormwater Covenants must be recorded.

URBAN FORESTRY

20. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

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. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. **Next Step:** All street lights and street signs required as part of the development approval are installed.
4. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.



Administrative Approval Action

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5. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
6. Next Step: Final inspection of all required Tree Conservation areas by Urban Forestry Inspector.

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: 4-11-2021

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:(Planning Dir./Designee)



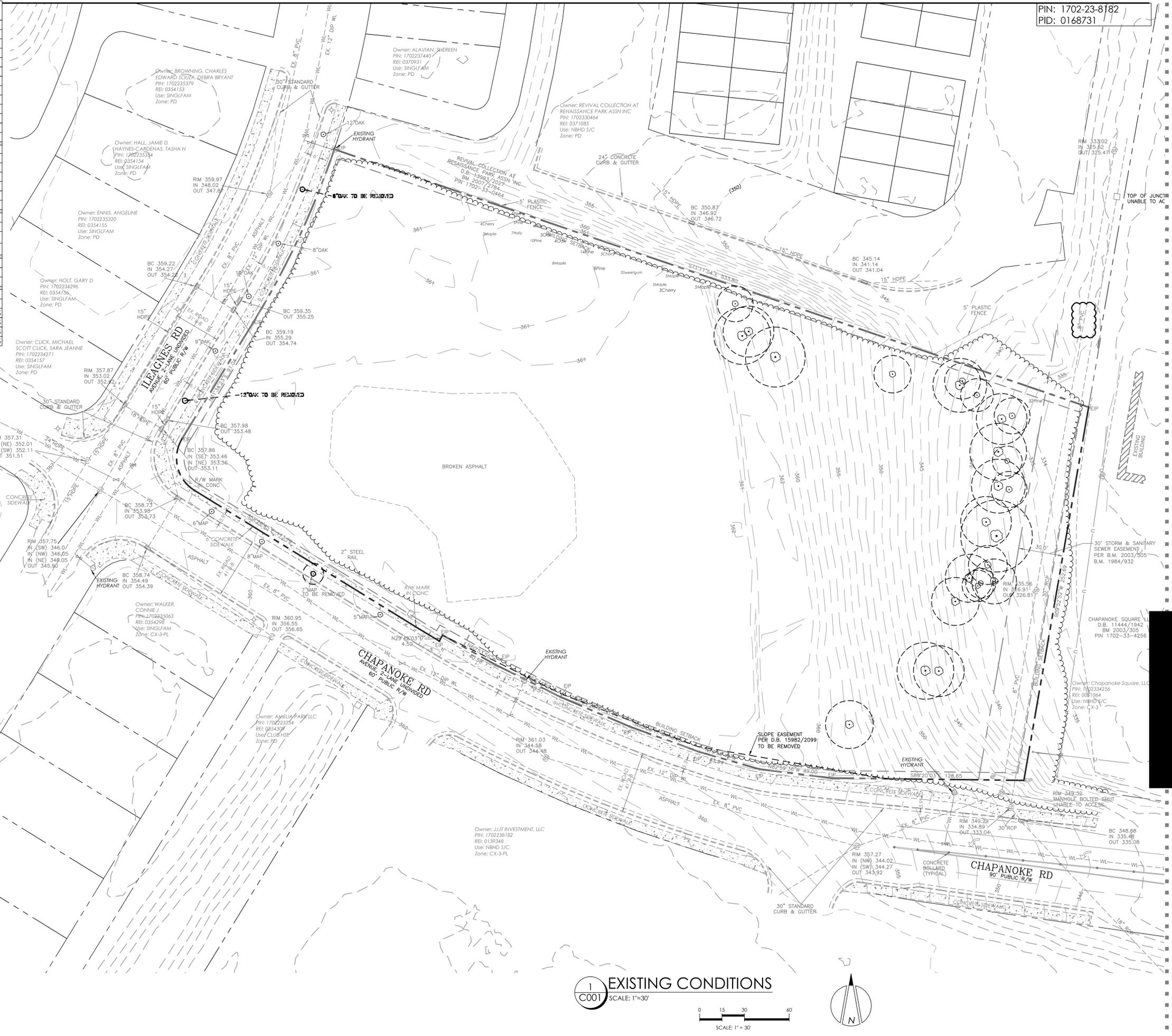
Date: 4/11/2018

Staff Coordinator: Michael Walters

DEVELOPMENT SUMMARY

SITE SUMMARY	ACRES	SQUARE FEET
GROSS AREA:	2.807	122,261.00
CHAPANOKE R/W DEDICATION:	0.026	1,134.00
PROPOSED AVENUE R/W DEDICATION:	0.143	6,245.75
PROPOSED SLOPE EASEMENT:	0.131	5,722.19
NET AREA (GROSS AREA - R/W DEDICATIONS):	2.637	114,881.25
EXISTING ZONING:	CX-3-PL	
EXISTING USE:	VACANT / FOREST	
PROPOSED USE:	SELF-STORAGE	
WATERSHED:	OUTSIDE SWIFT CREEK PROTECTION	
WETLANDS:	NONE	
FLOODPLAIN:	NONE	
JURISDICTION:	CITY	
PARKING SUMMARY	REQUIRED	PROVIDED
17 SPACE PER 100 STORAGE UNITS (760 UNITS)	7.60	8
1 SPACE/ 400 SF OFFICE SPACE (900 SF OFFICE)	2.25	2
PARKING REDUCION - TRANSIT STOP	-1	-1
TOTAL PARKING		9
SHORT-TERM BICYCLE PARKING	4 MIN.	4
LONG-TERM BICYCLE PARKING	4 MIN.	4
TREE CONSERVATION SUMMARY	ACRES	PERCENTAGE
SECONDARY TREE CONSERVATION:	0.1950	6.13%
PRIMARY TREE CONSERVATION:	0.1583	4.97%
TOTAL TREE CONSERVATION:	0.3533	11.10%
OUTDOOR AMENITY AREA SUMMARY:	SQUARE FEET	PERCENTAGE
REQUIRED OUTDOOR AMENITY AREA:	11,488.13	10.00%
PROPOSED OUTDOOR AMENITY AREA:	14,620.00	12.73%
IMPERVIOUS SUMMARY	ACRES	PERCENTAGE
TOTAL AREA:	2.637	
EXISTING IMPERVIOUS AREA:		0%
TOTAL PROPOSED IMPERVIOUS AREA:	1.302	49%
STREETS / PARKING LOTS:	0.430	16%
SIDEWALK / BUILDING:	0.872	33%

- EXISTING CONDITIONS NOTES:**
- TOPOGRAPHIC SURVEY FROM TRIANGLE SURVEYORS DATED JANUARY 30, 2017.
 - GIS INFORMATION FROM WAKE COUNTY GIS.
 - 100 YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THIS PROPERTY
 - SEE PLAN FOR EXISTING TREE LOCATIONS. TREE SAMPLING NOT REQUIRED DUE TO LIMITED NUMBER OF EXISTING TREES.
 - THE SITE IS LOCATED NEAR AN AT&T HIGH PROFILE FACILITY. BEFORE DIGGING, WAIT FOR LOCATES TO BE PERFORMED. HAND DIGGING IS MANDATORY WITHIN THE STATUTORY TOLERANCE ZONE



PIN: 1702-23-8182
PID: 0168731



HORVATH ASSOCIATES

14 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

www.horvathassociates.com

HUBRICH SELF-STORAGE
420 CHAPANOKE RD.
WAKE COUNTY
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

TREE SURVEY ONLY

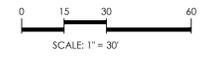
1	PER REVIEW CYCLE 1 COMMENTS OCTOBER 23, 2017	HLB
2	PER REVIEW CYCLE 2 COMMENTS FEBRUARY 28, 2018	HLB

DRAWN BY: TJS
CHECKED BY: TJS
DATE: AUGUST 30, 2017
SCALE: AS NOTED
PROJECT NO.: 1670
SHEET NO.:

C001

ADMINISTRATIVE SITE PLAN

1 EXISTING CONDITIONS
SCALE: 1"=30'



LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- DRAINAGE EASEMENT
- LANDSCAPE BUFFER
- SIGHT DISTANCE TRIANGLE
- ADA ROUTE
- SECONDARY TREE CONSERVATION AREA
- OUTDOOR AMENITY AREA
- SIGHT EASEMENT AREA
- SLOPE EASEMENT AREA
- ROW DEDICATION AREA

DEVELOPMENT SUMMARY

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PROPOSED USE:	SELF-STORAGE	
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JURISDICTION:	CITY	
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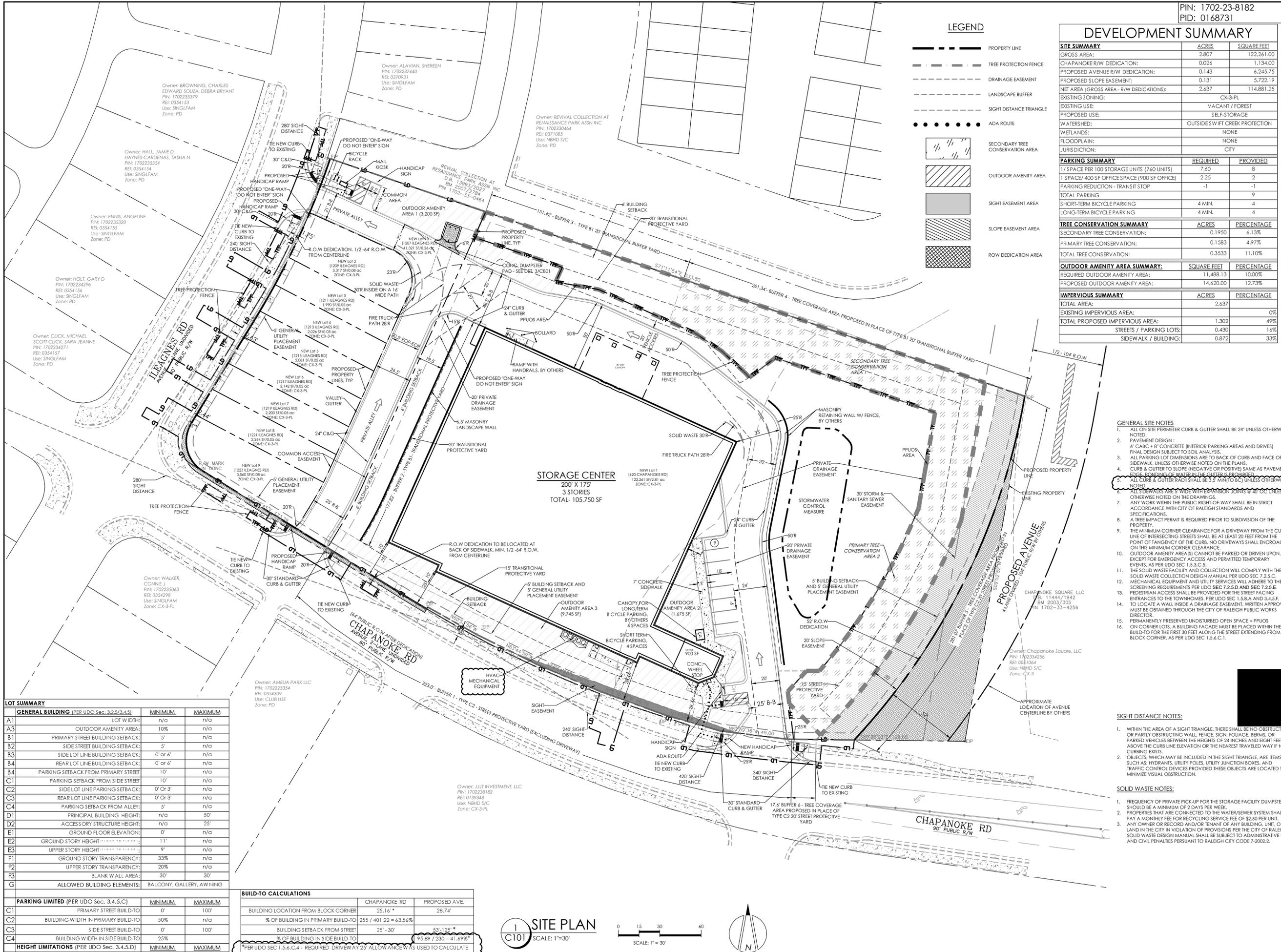
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HUBRICH SELF-STORAGE
420 CHAPANOKE RD.
WAKE COUNTY
RALEIGH, NORTH CAROLINA

SITE PLAN



- GENERAL SITE NOTES
- ALL ON SITE PERIMETER CURB & GUTTER SHALL BE 24" UNLESS OTHERWISE NOTED.
 - PAVEMENT DESIGN:
 - 6" C&G + 8" CONCRETE (INTERIOR PARKING AREAS AND DRIVES) FINAL DESIGN SUBJECT TO SOIL ANALYSIS.
 - ALL PARKING LOT DIMENSIONS ARE TO BACK OF CURB AND FACE OF SIDEWALK, UNLESS OTHERWISE NOTED ON THE PLANS.
 - CURB & GUTTER TO SLOPE (NEGATIVE OR POSITIVE) SAME AS PAVEMENT.
 - ALL CURB & GUTTER SHALL BE 5.5" MINIMUM UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS ARE 5' WIDE WITH EXPANSION JOINTS @ 40' OC UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION OF THE PROPERTY.
 - THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
 - OUTDOOR AMENITY AREA(S) CANNOT BE PARKED OR DRIVEN UPON.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO PERMITTED TEMPORARY EVENTS, AS PER UDO SEC 1.5.3.C.5.
 - THE SOLID WASTE FACILITY AND COLLECTION WILL COMPLY WITH THE SOLID WASTE COLLECTION DESIGN MANUAL PER UDO SEC 7.2.5.C.
 - MECHANICAL EQUIPMENT AND UTILITY SERVICES WILL ADHERE TO THE SCREENING REQUIREMENTS PER UDO SEC 7.2.5.D AND SEC 7.2.5.E.
 - PEDESTRIAN ACCESS SHALL BE PROVIDED FOR THE STREET FACING ENTRANCES TO THE TOWNHOMES, PER UDO SEC 1.5.8.A AND 3.4.5.F.
 - TO LOCATE A WALL INSIDE A DRAINAGE EASEMENT, WRITTEN APPROVAL MUST BE OBTAINED THROUGH THE CITY OF RALEIGH PUBLIC WORKS DIRECTOR.
 - PERMANENTLY PRESERVED UNDISTURBED OPEN SPACE = PLUCS ON CORNER LOTS. A BUILDING FACADE MUST BE PLACED WITHIN THE BUILD-TO FOR THE FIRST 30 FEET ALONG THE STREET EXTENDING FROM THE BLOCK CORNER, AS PER UDO SEC 1.5.6.C.1.

- SIGHT DISTANCE NOTES:
- WITHIN THE AREA OF A SIGHT TRIANGLE, THERE SHALL BE NO OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 - OBJECTS, WHICH MAY BE INCLUDED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS: HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.

- SOLID WASTE NOTES:
- FREQUENCY OF PRIVATE PICK-UP FOR THE STORAGE FACILITY DUMPSTER SHOULD BE A MINIMUM OF 2 DAYS PER WEEK.
 - PROPERTIES THAT ARE CONNECTED TO THE WATER/SEWER SYSTEM SHALL PAY A MONTHLY FEE FOR RECYCLING SERVICE FEE OF \$2.60 PER UNIT.
 - ANY OWNER OR RECORD AND/OR TENANT OF ANY BUILDING, UNIT, OR LAND IN THE CITY IN VIOLATION OF PROVISIONS PER THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL SHALL BE SUBJECT TO ADMINISTRATIVE FEES AND CIVIL PENALTIES PURSUANT TO RALEIGH CITY CODE 7-2002.2.

LOT SUMMARY

GENERAL BUILDING (PER UDO Sec. 3.2.5/3.4.5)	MINIMUM	MAXIMUM
A1 LOT WIDTH:	n/a	n/a
A3 OUTDOOR AMENITY AREA:	10%	n/a
B1 PRIMARY STREET BUILDING SETBACK:	5'	n/a
B2 SIDE STREET BUILDING SETBACK:	5'	n/a
B3 SIDE LOT LINE BUILDING SETBACK:	0' or 6'	n/a
B4 REAR LOT LINE BUILDING SETBACK:	0' or 6'	n/a
B4 PARKING SETBACK FROM PRIMARY STREET:	10'	n/a
C1 PARKING SETBACK FROM SIDE STREET:	10'	n/a
C2 SIDE LOT LINE PARKING SETBACK:	0' Or 3'	n/a
C3 REAR LOT LINE PARKING SETBACK:	0' Or 3'	n/a
C4 PARKING SETBACK FROM ALLEY:	5'	n/a
D1 PRINCIPAL BUILDING HEIGHT:	n/a	50'
D2 ACCESSORY STRUCTURE HEIGHT:	n/a	25'
E1 GROUND FLOOR ELEVATION:	0'	n/a
E2 GROUND STORY HEIGHT:	11'	n/a
E3 UPPER STORY HEIGHT:	9'	n/a
F1 GROUND STORY TRANSPARENCY:	33%	n/a
F2 UPPER STORY TRANSPARENCY:	20%	n/a
F3 BLANK WALL AREA:	30'	30'
G ALLOWED BUILDING ELEMENTS:	BALCONY, GALLERY, AWNING	

PARKING LIMITED (PER UDO Sec. 3.4.5.C)

	MINIMUM	MAXIMUM
C1 PRIMARY STREET BUILD-TO	0'	100'
C2 BUILDING WIDTH IN PRIMARY BUILD-TO	50%	n/a
C3 SIDE STREET BUILD-TO	0'	100'
C4 BUILDING WIDTH IN SIDE BUILD-TO	25%	

HEIGHT LIMITATIONS (PER UDO Sec. 3.4.5.D)

	MINIMUM	MAXIMUM
D1 HEIGHT LIMIT FOR FRONTAGE		7 STORIES/90'

BUILD-TO CALCULATIONS

	CHAPANOKE RD	PROPOSED AVE.
BUILDING LOCATION FROM BLOCK CORNER	25.16'	28.74'
% OF BUILDING IN PRIMARY BUILD-TO	255 / 401.22 = 63.56%	
BUILDING SETBACK FROM STREET	25' - 30'	53' - 125' *
% OF BUILDING IN SIDE BUILD-TO		93.89 / 230 = 41.69% *

* PER UDO SEC 1.5.6.C.4 - REQUIRED DRIVEWAY AT 25' ALLOWANCE WAS USED TO CALCULATE BUILD-TO PERCENTAGES AND RANGES AS MEASURED FROM THE EDGE OF TCA.

1 SITE PLAN
C101 SCALE: 1"=30'



PER REVIEW CYCLE 1	COMMENTS	DATE	BY
1	PER REVIEW CYCLE 1	OCTOBER 23, 2017	HLB
2	PER REVIEW CYCLE 2	FEBRUARY 28, 2018	HLB

DRAWN BY:	CHECKED BY:
RV	TJS
DATE:	AUGUST 30, 2017
SCALE:	AS NOTED
PROJECT NO.:	1670
SHEET NO.:	C101



HORVATH ASSOCIATES

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HUBRICH SELF-STORAGE
420 CHAPANOKE RD.
WAKE COUNTY
RALEIGH, NORTH CAROLINA

LANDSCAPE PLAN

PIN: 1702-23-8182
PID: 0168731

TREES	Botanical/Common	Cont	Cal	HEIGHT	TYPE	Quantity	Percent
ACE FRE	ACER X FREEMANII / FREEMAN MAPLE	B & B	3" CAL	10' HGT.	Deciduous	2	4.2%
COR CH2	CORNUS FLORIDA 'CHEROKEE BRAVE' / CHEROKEE BRAVE DOGWOOD	B & B	1" CAL	6' HGT.	Deciduous	8	16.7%
MAG BR3	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S SOUTHERN MAGNOLIA	B & B	8" HGT.	Evergreen	8	16.7%	
MAG LIT	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	B & B	6" HGT.	Evergreen	10	20.8%	
ULM EV2	ULMUS PARVIFOLIA 'EVERCLEAR (R) BSNUPF' / EVERCLEAR LACEBARK ELM	B & B	3" CAL	10' HGT.	Deciduous	11	22.9%
ZEL SER	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	1.5" CAL	10' HGT.	Deciduous	9	18.8%
Total						48	

SHRUBS	Botanical/Common	CONT	HEIGHT	Spacing	Quantity
ILE BUR	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	CONT.	18" HGT.	36" o.c.	12
ILE BU2	ILEX CORNUTA 'BURFORDII' / BURFORD CHINESE HOLLY	CONT.	36" HGT.	48" o.c.	18
ILE HET	ILEX CRENATA 'HETZI' / HETZII JAPANESE HOLLY	CONT.	18" HGT.	36" o.c.	13
ILE HE2	ILEX CRENATA 'HETZI' / HETZII JAPANESE HOLLY	CONT.	36" HGT.	48" o.c.	11
ILE NEL	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	CONT.	18" HGT.	36" o.c.	10
ILE NE2	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	CONT.	36" HGT.	48" o.c.	9
JUN ANG	JUNIPERUS CHINENSIS 'ANGELICA BLUE' / ANGELICA BLUE JUNIPER	CONT.	15" HGT.	36" o.c.	10
LOR DW2	LOROPETALUM CHINENSE 'RUBY' / RUBY LOROPETALUM	CONT.	36" HGT.	48" o.c.	13
LOR DWA	LOROPETALUM CHINENSE RUBRUM 'RUBY' / DWARF RUBY FRINGE FLOWER	CONT.	15" HGT.	36" o.c.	47
MYR CE3	MYRICA CERIFERA / WAX MYRTLE	CONT.	36" HGT.	60" o.c.	13
OSM FRA	OSMANTHUS FRAGRANS / SWEET OLIVE	CONT.	18" HGT.	60" o.c.	7
RHO ENC	RHOODODENDRON X 'ENCORE' / ENCORE AZALEA	CONT.	18" HGT.	36" o.c.	38
Total					201

STREET TREE CALCULATIONS

ROAD NAME	ILEAGNUS RD	CHAPANOKE RD				
LENGTH OF ROW	236.06 LF	538.27 LF				
REQUIRED	EXISTING	PROVIDED				
CANOPY TREES	5.90	3	3	13.46	3	11

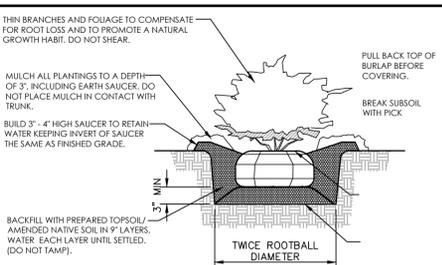
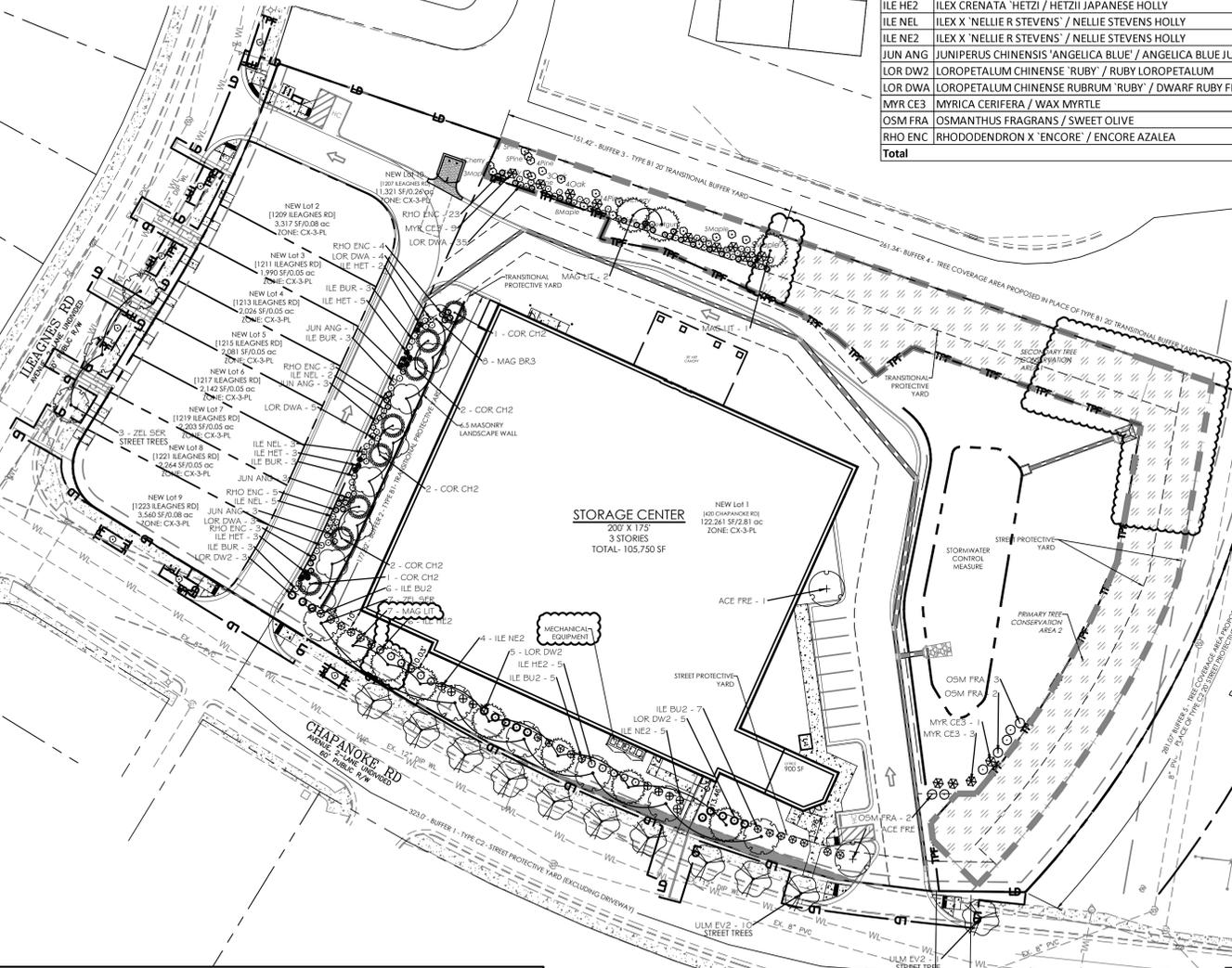
Required Material Per 100'	BUFFER 1 - 15' Wide		BUFFER 2 - 20' Wide		BUFFER 3 - 20' Wide		BUFFER 4 - 32' Wide		BUFFER 5 - 32' Wide		BUFFER 6 - 32' Wide	
	C2 Street Protective Yard	B1 Transitional Protective Yard	Tree Conservation Area									
Wall Height	NO	NO	6.5'	6.5'	6.5'	6'	Grade Change	NO	NO	NO	NO	NO
(4) Shade Trees	12.92	14	7.1128	8	6.0568	7 (Existing)	Not Required					
(4) U.S. Trees	Not Required	Not Required	7.1128	8	6.0568	7 (Existing)	Not Required					
(40) 18" Shrubs			71.13	72	60.568	67	Not Required					
(13) 36" Shrubs	48.45	56					Not Required					

- LANDSCAPE NOTES:**
- SHRUBS MUST BE PLANTED NO CLOSER THAN 3 FEET TO ANY PROPOSED TREE OR WITHIN THE DRAINAGE OF ANY EXISTING TREE.
 - NO LARGE TREE WILL BE CREDITED OR PERMITTED IN A PLANTING ISLAND SMALLER THAN 150 S.F.
 - TREES AND SHRUBS SHOULD BE SPACED AT LEAST 3 FEET FROM THE BACK OF CURBS IN ORDER TO AVOID CONTACT WITH CURB OVERHANGS.
 - ALL PLANT MATERIALS MUST MEET OR EXCEED THE MINIMUM SIZES SHOWN AT THE TIME OF INSTALLATION.
 - ALL PARKING SPACES TO BE WITHIN 50' OF A SINGLE TREE.
 - CONTRACTOR SHALL MULCH ALL PLANT BEDS AND TREE WELLS WITH A 3" MINIMUM OF TRIPLE SHREDDED HARDWOOD MULCH.
 - CONTRACTOR SHALL TILL & ADD SOIL AMENDMENTS WHEN PREPARING ALL PLANT BEDS. ALL ROCKS, TREE LIMB DEBRIS AND OTHER IMPEDIMENTS SHALL BE REMOVED.
 - CONTRACTOR SHALL PROVIDE AN 1 YEAR WARRANTY ON ALL PLANT MATERIAL AND INSTALLATION FROM DATE OF ACCEPTANCE.
 - CONTRACTOR TO DESIGN AND INSTALL AN "AS-BUILT" LANDSCAPE SPRINKLER SYSTEM ON ALL PLANTED AREAS. SHOP DRAWINGS TO BE PROVIDED TO THE LANDSCAPE ARCHITECT AND DEVELOPER FOR APPROVAL PRIOR TO INSTALLATION.
 - ANY LANDSCAPING MATERIAL LOCATED WITHIN A SITE TRIANGLE SHALL BE LIMBED UP BETWEEN 24 INCHES AND 7 FEET.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - ALL TREES AND VEGETATION WITHIN THE SIGHT TRIANGLE, BOTH ON CITY AND PRIVATE PROPERTY SHALL BE KEPT PRUNED SO AS NOT TO SUBSTANTIALLY OBSTRUCT THE VIEW OF TRAFFIC.
 - MECHANICAL EQUIPMENT AND UTILITY SERVICES WILL ADHERE TO THE SCHEDULING REQUIREMENTS PER UDO SEC 7.2.5.D AND SEC 7.2.5.E.
 - FEES-IN-LIEU WILL BE REQUIRED FOR THE STREET TREES ALONG THE NEW STREET R/W TO BE DEDICATED ON THE EAST SIDE OF THE PROPERTY, 279.07 LF / 40' 2" STREET TREES REQUIRED.

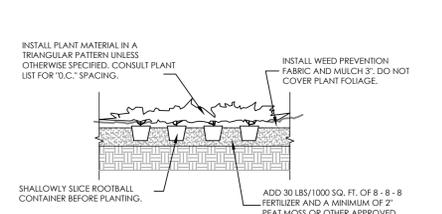
- SEED BED PREPARATION**
- CHISEL COMPACTED AREA AND SPREAD TOPSOIL 3" DEEP OVER ADVERSE SOIL CONDITIONS.
 - RIP THE ENTIRE AREA TO A 4" DEPTH.
 - REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
 - APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW).
 - CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM, REASONABLY UNIFORM SEED BED IS PREPARED 5" TO 6" DEEP.
 - SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
 - MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
 - INSPECT ALL SEED BEDS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON. IF POSSIBLE, 9" STAND SHOULD BE OVER 40% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
 - CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
 - SEEDING RE-VEGETATION FOR ALL EASEMENTS AND MASS GRADING. CLEARED/DISTURBED EASEMENTS NEAR STREAM W/ BUFFERS TO BE SEED WITH NATIVE GRASS SPECIES- SWITCHGRASS (Panicum virgatum), @ A RATE OF 50#/ACRE.

SEEDING SCHEDULE FOR SHOULDERS, SIDE DITCHES & SLOPES (MAX 2:1)

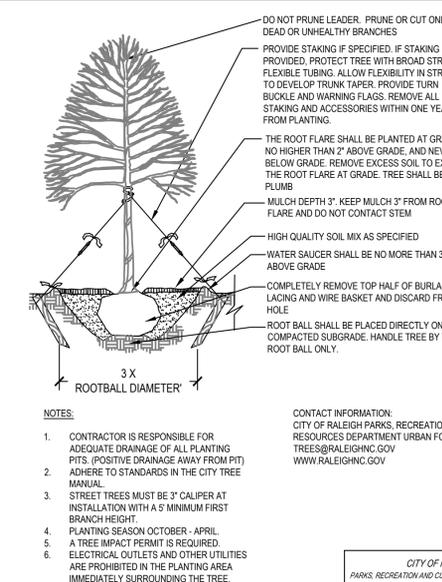
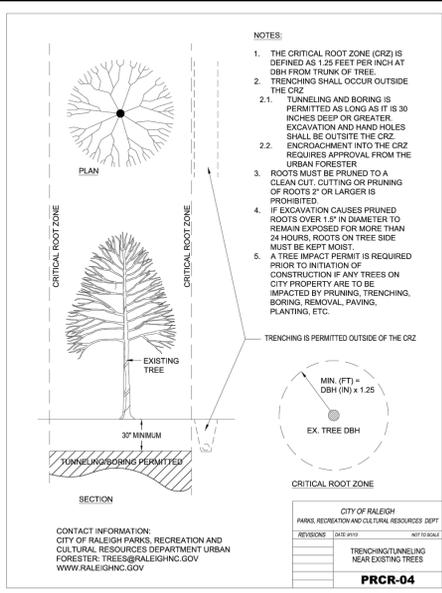
DATE	TYPE	PLANTING RATE
AUG 15-NOV 1	CREeping RED FESCUE	300 #/AC
NOV 1-MAR 1	AND ABRUZZI RYE	25 #/AC
MAR 1-APR 15	CREeping RED FESCUE	300 #/AC
APR 15-JUN 30	HULLED COMMON BERMUDA GRASS	25 #/AC
JUL 15-AUG 15	TALL FESCUE AND BROWN TOP MILLET OR SORGHUM-SUDAN HYBRIDS	35 #/AC
MAR 1-JUN 1	CREeping RED FESCUE	50 #/AC
APR 15-MAY 30	OR ADD LITTLE BLUESTEM	10/12 #/AC
MAR 1-JUNE 30	OR ADD HULLED COMMON BERMUDA GRASS	25 #/AC
JUN 1-SEPT 1	***CREeping RED FESCUE AND ***BROWN TOP MILLET ***OR SORGHUM-SUDAN HYBRIDS	120 #/AC
SEPT 1-MAR 1	CREeping RED FESCUE	30 #/AC
(NOV 1-MAR 1)	ADD ABRUZZI RYE	25 #/AC



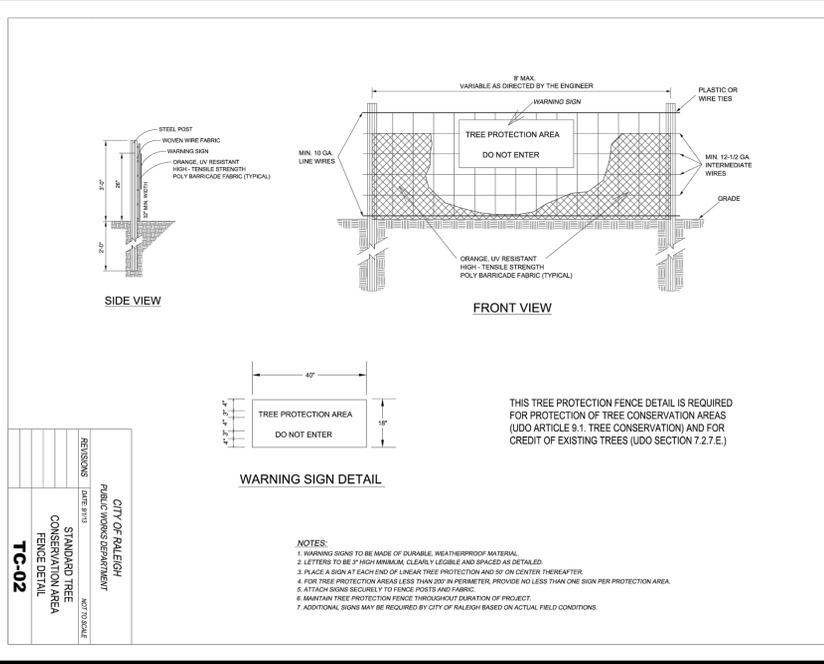
2 SHRUB PLANTING
SCALE: N.T.S.



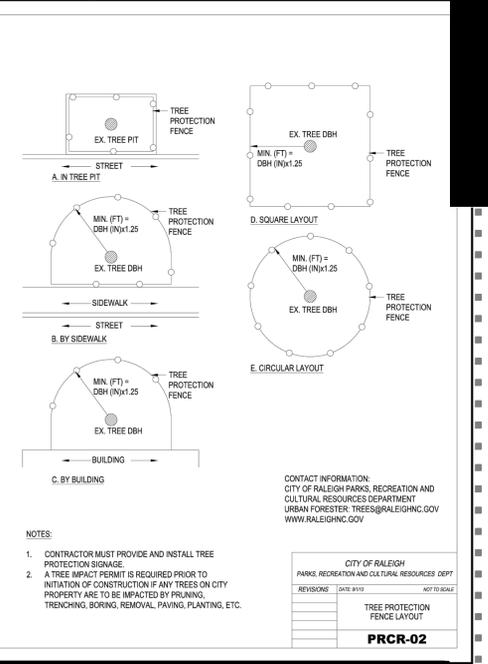
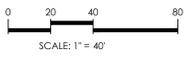
3 GROUND COVER PLANTING
SCALE: N.T.S.



4 TREE PLANTING AND STAKING
SCALE: N.T.S.



1 LANDSCAPE PLAN
SCALE: 1"=40'



NO.	REVISIONS	DATE	BY	APP'D
1	PER REVIEW CYCLE 1 COMMENTS	OCTOBER 23, 2017	RV	TJS
2	PER REVIEW CYCLE 2 COMMENTS	FEBRUARY 28, 2018	RV	TJS

DRAWN BY: RV
CHECKED BY: TJS
DATE: AUGUST 30, 2017
SCALE: AS NOTED
PROJECT NO.: 1670
SHEET NO.: C200



HORVATH ASSOCIATES

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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

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HUBRICH SELF-STORAGE
420 CHAPANOKE RD.
WAKE COUNTY
RALEIGH, NORTH CAROLINA

UTILITY,
GRADING
AND
DRAINAGE
PLAN

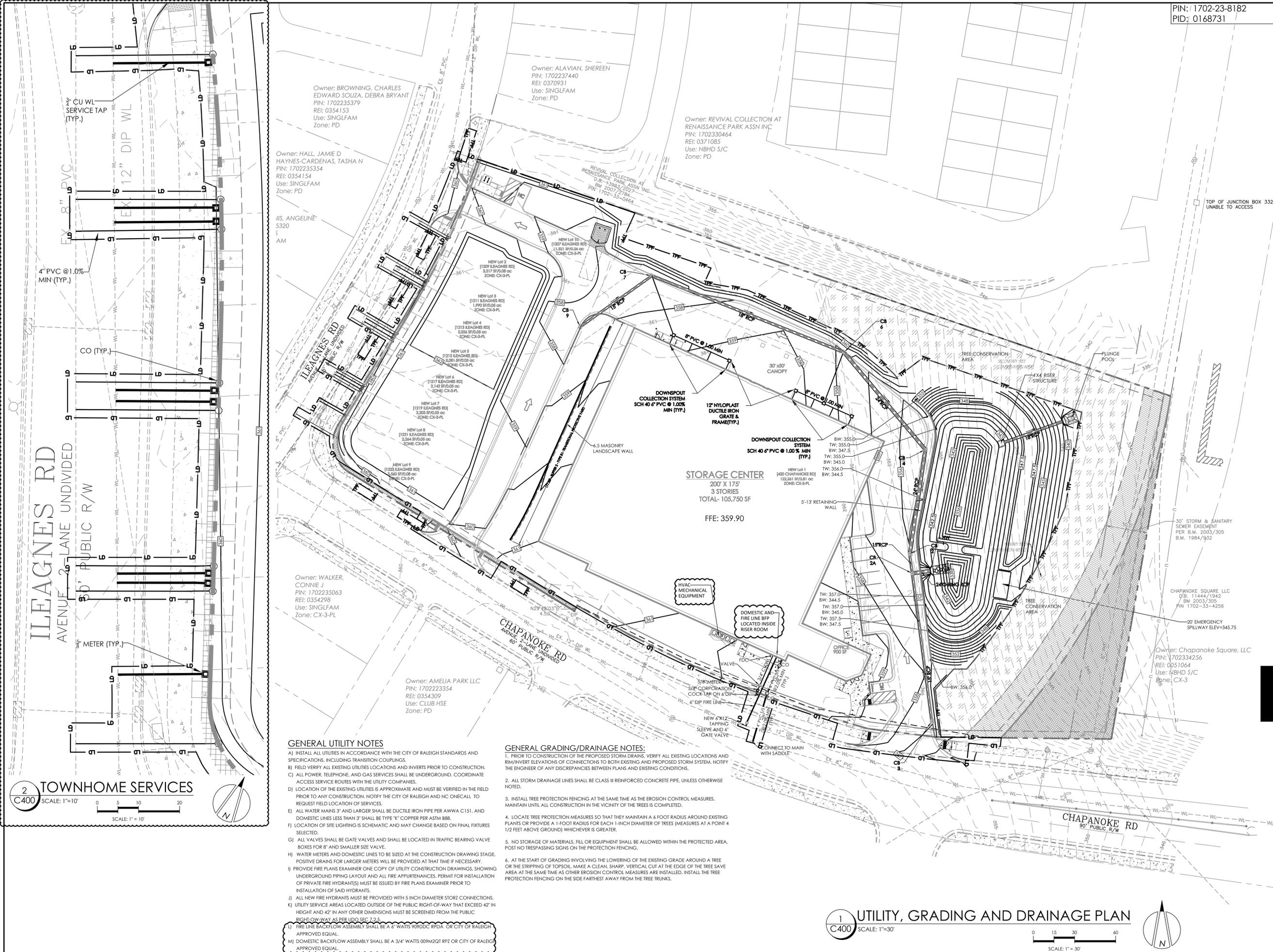


1	PER REVIEW CYCLE 1 COMMENTS OCTOBER 23, 2017	HLB
2	PER REVIEW CYCLE 2 COMMENTS FEBRUARY 28, 2018	HLB

DRAWN BY: RV
CHECKED BY: TJS
DATE: AUGUST 30, 2017
SCALE: AS NOTED
PROJECT NO.: 1670
SHEET NO.:

C400

ADMINISTRATIVE SITE PLAN



Owner: BROWNING, CHARLES
EDWARD SOUZA, DEBRA BRYANT
PIN: 1702235379
REI: 0354153
Use: SINGLFAM
Zone: PD

Owner: ALAVIAN, SHEREEN
PIN: 1702237440
REI: 03709931
Use: SINGLFAM
Zone: PD

Owner: REVIVAL COLLECTION AT
RENAISSANCE PARK ASSN INC
PIN: 1702330464
REI: 0371085
Use: NBHD S/C
Zone: PD

Owner: HALL, JAMIE D
HAYNES-GARDENAS, TASHA N
PIN: 1702235354
REI: 0354154
Use: SINGLFAM
Zone: PD

Owner: WALKER,
CONNIE J
PIN: 1702235063
REI: 0354298
Use: SINGLFAM
Zone: CX-3-PL

Owner: WALKER,
CONNIE J
PIN: 1702235063
REI: 0354298
Use: SINGLFAM
Zone: CX-3-PL

Owner: AMELIA PARK LLC
PIN: 1702223354
REI: 0354309
Use: CLUB HSE
Zone: PD

Owner: Chapanoke Square, LLC
PIN: 1702334256
REI: 0351064
Use: NBHD S/C
Zone: CX-3

GENERAL UTILITY NOTES

- A) INSTALL ALL UTILITIES IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS, INCLUDING TRANSITION COUPLINGS.
- B) FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- C) ALL POWER, TELEPHONE, AND GAS SERVICES SHALL BE UNDERGROUND. COORDINATE ACCESS SERVICE ROUTES WITH THE UTILITY COMPANIES.
- D) LOCATION OF THE EXISTING UTILITIES IS APPROXIMATE AND MUST BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION. NOTIFY THE CITY OF RALEIGH AND NC ONECALL TO REQUEST FIELD LOCATION OF SERVICES.
- E) ALL WATER MAINS 3" AND LARGER SHALL BE DUCTILE IRON PIPE PER AWWA C151, AND DOMESTIC LINES LESS THAN 3" SHALL BE TYPE "K" COPPER PER ASTM 888.
- F) LOCATION OF SITE LIGHTING IS SCHEMATIC AND MAY CHANGE BASED ON FINAL FIXTURES SELECTED.
- G) ALL VALVES SHALL BE GATE VALVES AND SHALL BE LOCATED IN TRAFFIC BEARING VALVE BOXES FOR 8" AND SMALLER SIZE VALVE.
- H) WATER METERS AND DOMESTIC LINES TO BE SIZED AT THE CONSTRUCTION DRAWING STAGE. POSITIVE DRAINS FOR LARGER METERS WILL BE PROVIDED AT THAT TIME IF NECESSARY.
- I) PROVIDE FIRE PLANS EXAMINER ONE COPY OF UTILITY CONSTRUCTION DRAWINGS, SHOWING UNDERGROUND PIPING LAYOUT AND ALL FIRE APPURTENANCES. PERMIT FOR INSTALLATION OF PRIVATE FIRE HYDRANT(S) MUST BE ISSUED BY FIRE PLANS EXAMINER PRIOR TO INSTALLATION OF SAID HYDRANTS.
- J) ALL NEW FIRE HYDRANTS MUST BE PROVIDED WITH 5 INCH DIAMETER STORM CONNECTIONS.
- K) UTILITY SERVICE AREAS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY THAT EXCEED 42" IN HEIGHT AND 42" IN ANY OTHER DIMENSIONS MUST BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY AS PER UDO SEC 7.2.5.
- L) FIRE LINE BACKFLOW ASSEMBLY SHALL BE A 6" WATTS 909DDC RFDX OR CITY OF RALEIGH APPROVED EQUAL.
- M) DOMESTIC BACKFLOW ASSEMBLY SHALL BE A 3/4" WATTS 009M2QT RP2 OR CITY OF RALEIGH APPROVED EQUAL.

GENERAL GRADING/DRAINAGE NOTES:

1. PRIOR TO CONSTRUCTION OF THE PROPOSED STORM DRAINS, VERIFY ALL EXISTING LOCATIONS AND RIM/INVERT ELEVATIONS OF CONNECTIONS TO BOTH EXISTING AND PROPOSED STORM SYSTEM. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS.
2. ALL STORM DRAINAGE LINES SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.
3. INSTALL TREE PROTECTION FENCING AT THE SAME TIME AS THE EROSION CONTROL MEASURES. MAINTAIN UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETED.
4. LOCATE TREE PROTECTION MEASURES SO THAT THEY MAINTAIN A 6 FOOT RADIUS AROUND EXISTING PLANTS OR PROVIDE A 1-FOOT RADIUS FOR EACH 1-INCH DIAMETER OF TREES (MEASURES AT A POINT 4 1/2 FEET ABOVE GROUND) WHICHEVER IS GREATER.
5. NO STORAGE OF MATERIALS, FILL OR EQUIPMENT SHALL BE ALLOWED WITHIN THE PROTECTED AREA. POST NO TRESPASSING SIGNS ON THE PROTECTION FENCING.
6. AT THE START OF GRADING INVOLVING THE LOWERING OF THE EXISTING GRADE AROUND A TREE OR THE STRIPPING OF TOPSOIL, MAKE A CLEAN, SHARP, VERTICAL CUT AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. INSTALL THE TREE PROTECTION FENCING ON THE SIDE FARTHEST AWAY FROM THE TREE TRUNKS.

2 TOWNHOME SERVICES
SCALE: 1"=10'

1 UTILITY, GRADING AND DRAINAGE PLAN
SCALE: 1"=30'