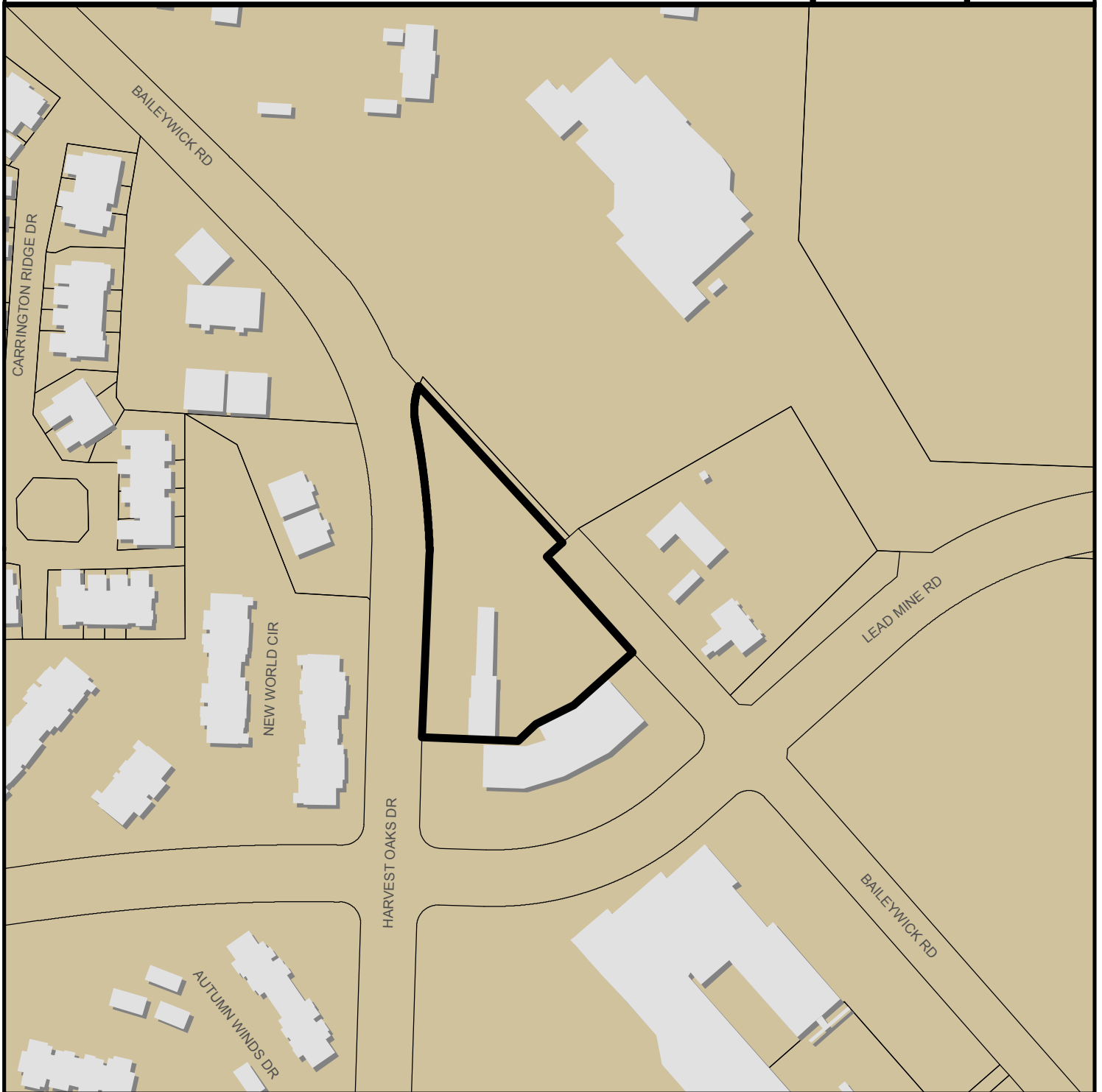


# HARVEST PLAZA CENTER STORAGE SR-41-2016



0 295 590 Feet

Zoning: **CX-3-PL-CU WPOD**

CAC: **North**

Drainage Basin: **Mine**

Acreage: **2**

Units/Lots sq. ft.: **126,396**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Pinnacle Partners,  
LLC**





# Administrative Approval Action

SR-41-16 / Harvest Plaza Storage  
Transaction# 476372, AA#3655

City of Raleigh  
Development Services  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
DS.help@raleighnc.gov  
www.raleighnc.gov

**REQUEST:** Development of a two-acre tract zoned CX-3-PL and R-1 with a portion of the property in the Falls Watershed Protection Overlay district into a 120,276 square foot, 49' tall self-service storage building (General Building Type), containing 956 storage units. All improvements will be in the CX-3-PL portion of the site.

**LOCATION:** 8904 Harvest Oaks Drive. This site is located on the west side of Harvest Oaks Drive and the south side of Baileywick Road.

**DESIGN  
ADJUSTMENTS/  
ALTERNATES,  
ETC:**

Two Design Adjustments approved to allow street trees in the existing 3.5' planting area along Harvest Oaks Drive, and to not require additional right-of-way dedication along Baileywick Road.

**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 Piedmont Land Design.

## **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 issuance of a land disturbing permit for the site:**

1. In accordance with Section 9.4.4, pay a surety equal to of the cost of clearing, grubbing and reseeded a site;
2. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. The existing slope easement will need to be abandoned prior to tree conservation permitting;

**Prior to the issuance of any site permits or approval of concurrent review process, whichever is applicable;**

3. A stormwater control plan with a stormwater operations and maintenance manual and budget must be approved by the Stormwater Engineer in compliance with Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
4. A nitrogen offset payment must be made to a qualifying mitigation bank;

**Prior to issuance of building permits:**

5. Plans for any required site permits must be approved through the concurrent review process;



# Administrative Approval Action

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Development Services  
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6. Demolition permit(s) must be issued for the existing structure(s) and the permit number(s) shown on all maps for recording;
7. In accordance with Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees, must be paid to the Development Services Department;
8. A fee-in-lieu of construction shall be paid for five feet of sidewalk along the property's Baileywick Road frontage;
9. A tree impact permit must be obtained;
10. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
11. In accordance with Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device must be paid to the City;
12. The developer must pay the City a stormwater facility replacement fund payment equal to 24% of the estimated cost of constructing all stormwater control facilities;

**Prior to issuance of building occupancy permit:**

13. In accordance with Section 9.2.2, an as-built plan and certification for any stormwater control device shall be reviewed and accepted by the City.

**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. To avoid allowing this plan approval to expire, the following must take place by the following dates:

**3-Year Expiration Date:** 9/7/2020

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:

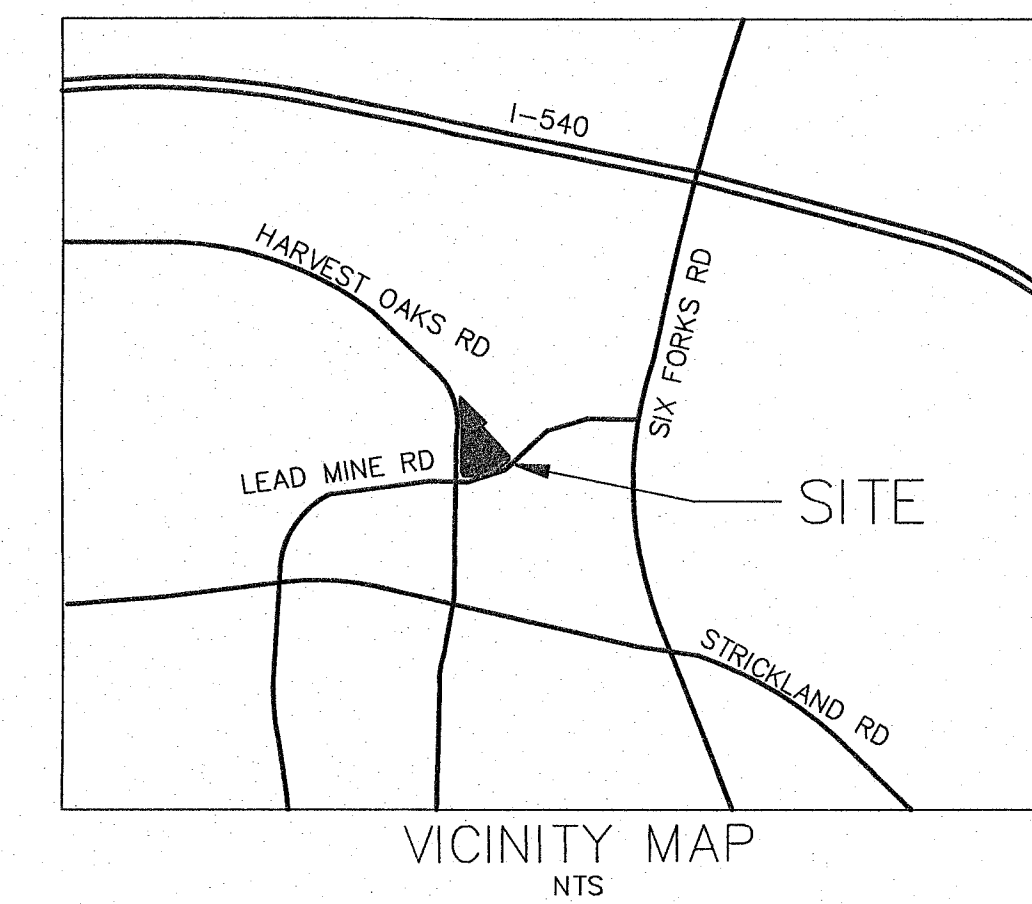
(Planning Dir.)

Date: 9/7/17

Staff Coordinator: Justin Rametta

# ADMINISTRATIVE SITE REVIEW PLAN SUBMITTAL FOR: HARVEST PLAZA CENTER STORAGE

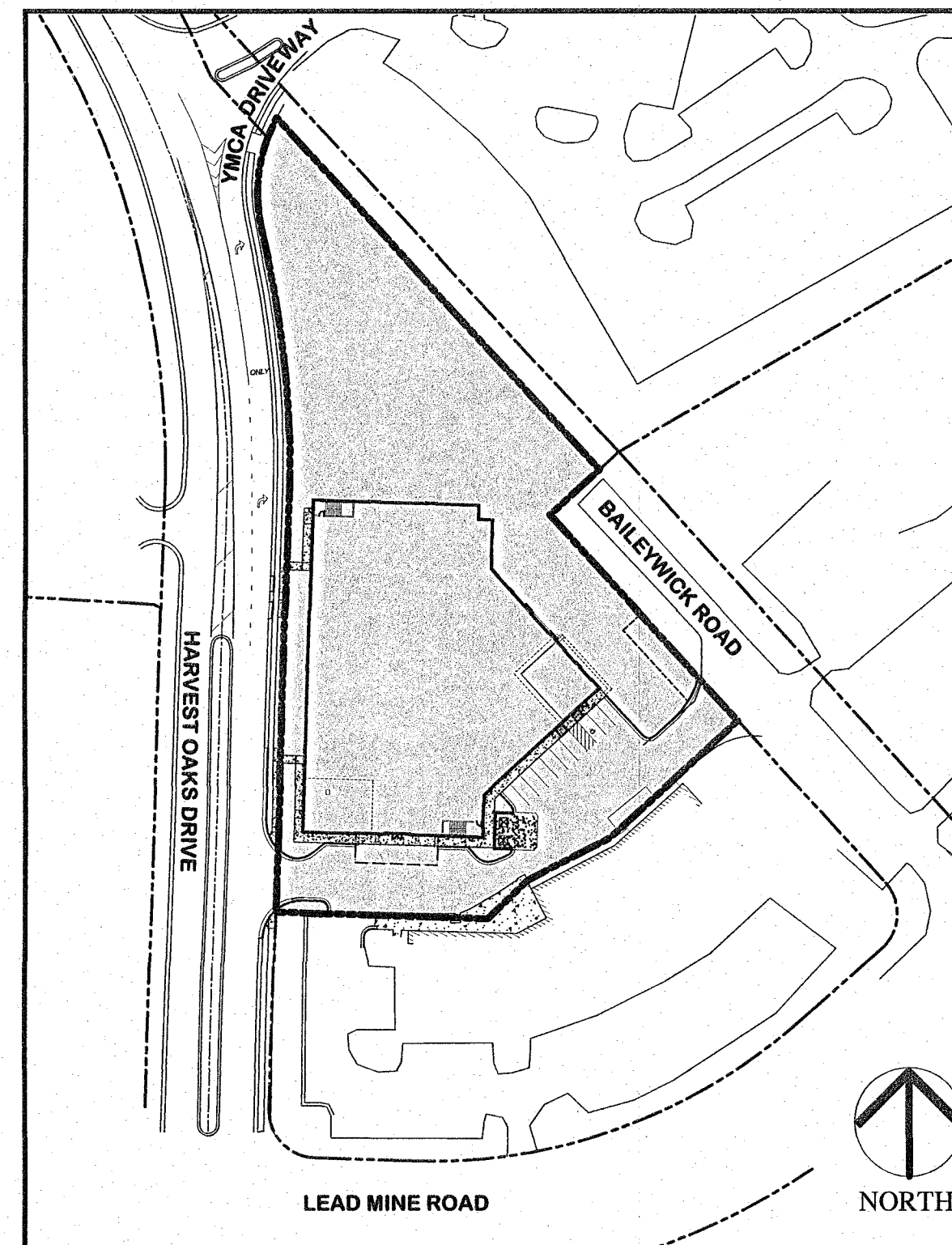
8904 HARVEST OAKS DRIVE  
RALEIGH, NORTH CAROLINA  
WAKE COUNTY  
FILE # SR-41-16 / TRANSACTION # 476372



### CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES  NO  X

1. DEVELOPMENT NAME:	HARVEST PLAZA CENTER STORAGE
2. STREET ADDRESS:	8904 HARVEST OAKS DRIVE RALEIGH, NORTH CAROLINA
3. WAKE COUNTY P.I.N.:	1708-14-4729 DB 8840, PG 2528 PB 2007, PG 1602
4. TOTAL NUMBER OF LOTS:	1
5. LOT AREA:	OLD AREA: 83,088 SF /1.91 AC RECOMBINED AREA 1: 3,986 SF/0.09 AC. NEW TOTAL AREA: 87,074 SF/2.00 AC.
6. ZONING:	CX-3-PL AND R-1 W/WPOD
7. BUILDING SQUARE FOOTAGE & USE:	30,069 SF PER FLOOR X 4 FLOORS = 120,276 SF SELF-SERVICE STORAGE
9. BUILDING HEIGHT (3 STORIES ABOVE GROUND, 1 STORY BELOW GROUND)	48'-8" (MEASURED FROM GROUND FLOOR TO ROOF)
10. PARKING SUMMARY: BASIS OF DETERMINATION: PARKING SPACES REQUIRED: NEW REGULAR SPACES PROVIDED: NEW ACCESSIBLE SPACES PROVIDED: TOTAL PARKING SPACES PROVIDED:	1 SPACE/100 STORAGE UNITS 956 UNITS / 100 = 10 PARKING SPACES 9 SPACES 1 SPACE (VAN) 10 SPACES
11. IMPERVIOUS SURFACE AREA: EXISTING IMPERVIOUS SURFACE AREA: NEW IMPERVIOUS SURFACE AREA: TOTAL:	0.86 AC 0.23 AC.± 1.09 AC.±
12. INSIDE CITY LIMITS:	YES
13. INSIDE FLOOD HAZARD BOUNDARY:	NO
14. FLOOR AREA RATIO: BUILDING LOT COVERAGE:	1.38 0.35
15. INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA:	NO
16. DEDICATED STREET RIGHT OF WAY:	NO
17. OWNER/DEVELOPER:	JAY STREET PINNACLE PARTNERS LTD, LLC 5306 SIX FORKS ROAD, SUITE 101 RALEIGH, NC 27609 jstreetbiz@gmail.com (E-MAIL)
18. CONTACT PERSON:	DAVID LASLEY PIEDMONT LAND DESIGN, LLP 8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) david@piedmontlanddesign.com (E-MAIL)



VICINITY MAP  
SCALE: 1" = 100'

### GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY, SURVEY, AND HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM SURVEY BY CHANDLER LAND SURVEYING.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS
- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720170800J, EFFECTIVE DATE MAY 2, 2006.
- ALL SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH ZONING ORDINANCE.

### SHEET INDEX:

PA.1	COVER SHEET
PA.2	EXISTING CONDITIONS PLAN
PA.3	STAKING PLAN
PA.4	GRADING AND STORM DRAINAGE PLAN
PA.5	UTILITY PLAN
PA.6	LANDSCAPE PLAN
TOP.1	TREE CONSERVATION PLAN
B-2	BUILDING ELEVATIONS SHEET 1 OF 2
B-3	BUILDING ELEVATIONS SHEET 2 OF 2

### SOLID WASTE COMPLIANCE STATEMENT

TWO NEW DUMPSTERS WITH HEAVY DUTY CONCRETE PAD AND A 6' HIGH ENCLOSURE WITH LOCKABLE GATES WILL BE PROVIDED BEHIND THE BUILDING AS SHOWN ON THE SITE PLAN. THE OWNER WILL USE A PRIVATE HAULER.

### BUILDING HEIGHT CALCULATIONS

FIN. FLOOR ELEVATION = 494.00  
AVERAGE GROUND ELEVATION ALONG FRONT = (496.7 + 492.3)/2 = 494.50  
BUILDING HEIGHT ABOVE FINISHED FLOOR = 48.67'  
BUILDING HEIGHT = 494.00 + 48.67 = 494.50 = 48.17'

<b>Administrative Site Review Application</b> (for UDO Districts only)		<b>DEPARTMENT OF SERVICES</b> DEPARTMENT																																														
Development Services Customer Service Center   Exchange Plaza, Suite 900   Raleigh, NC 27601   919.996.2000   TDD 919.996.1831 Landlord Satellite Office   1030 - 130 (Lindley Road)   Raleigh, NC 27601   919.996.4200																																																
When submitting plans, please check the appropriate building type and include the Plan Checklist document.																																																
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P.I.N. Recorded Deed: <b>1708-14-4729</b>																																																
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Bank <input type="checkbox"/> Bakery <input type="checkbox"/> Hospital <input type="checkbox"/> Hotel/Motel <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> New Residential Code <input type="checkbox"/> Office <input type="checkbox"/> Religious Institution <input type="checkbox"/> Residential Code <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Warehouse <input type="checkbox"/> Other: _____																																																
Per City Code Section 10.2.8.0.1, summarize the project work scope: <b>RAZE EXISTING CAR WASH, GRADE SITE TO ACCOMMODATE NEW 120,676 SF SELF-SERVICE STORAGE BUILDING, ASSOCIATED PARKING AND DRIVEWAY, AND STORMWATER BMP.</b>																																																
Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative: <b>DESIGN ADJUSTMENT REQUESTED FOR HARVEST OAKS DRIVE STREET TREE LOCATIONS.</b>																																																
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PLD

PIEDMONT LAND DESIGN, LLP  
 8522-204 SIX FORKS ROAD  
 RALEIGH, NORTH CAROLINA 27615  
 919.845.7600 PHONE  
 919.845.7703 FAX  
 FIRM LICENSE # F-0843

PRELIMINARY  
NOT FOR CONSTRUCTION

HARVEST PLAZA  
CENTER STORAGE  
8904 HARVEST OAKS DRIVE  
RALEIGH, NORTH CAROLINA

ISSUED: 14 JUN 2016

REVISIONS:
17 OCT 2016 PER CITY COMMENTS
31 JAN 2017 PER CITY COMMENTS
09 JUN 2017 PER CITY COMMENTS

DRAWN BY: **MLS**  
 CHECKED BY: **JDL**

PROJECT: **PPHPCS**

COVER SHEET

DWG. NO. **PA.1**



**EXISTING QUALIFYING TREE CONSERVATION AREAS**

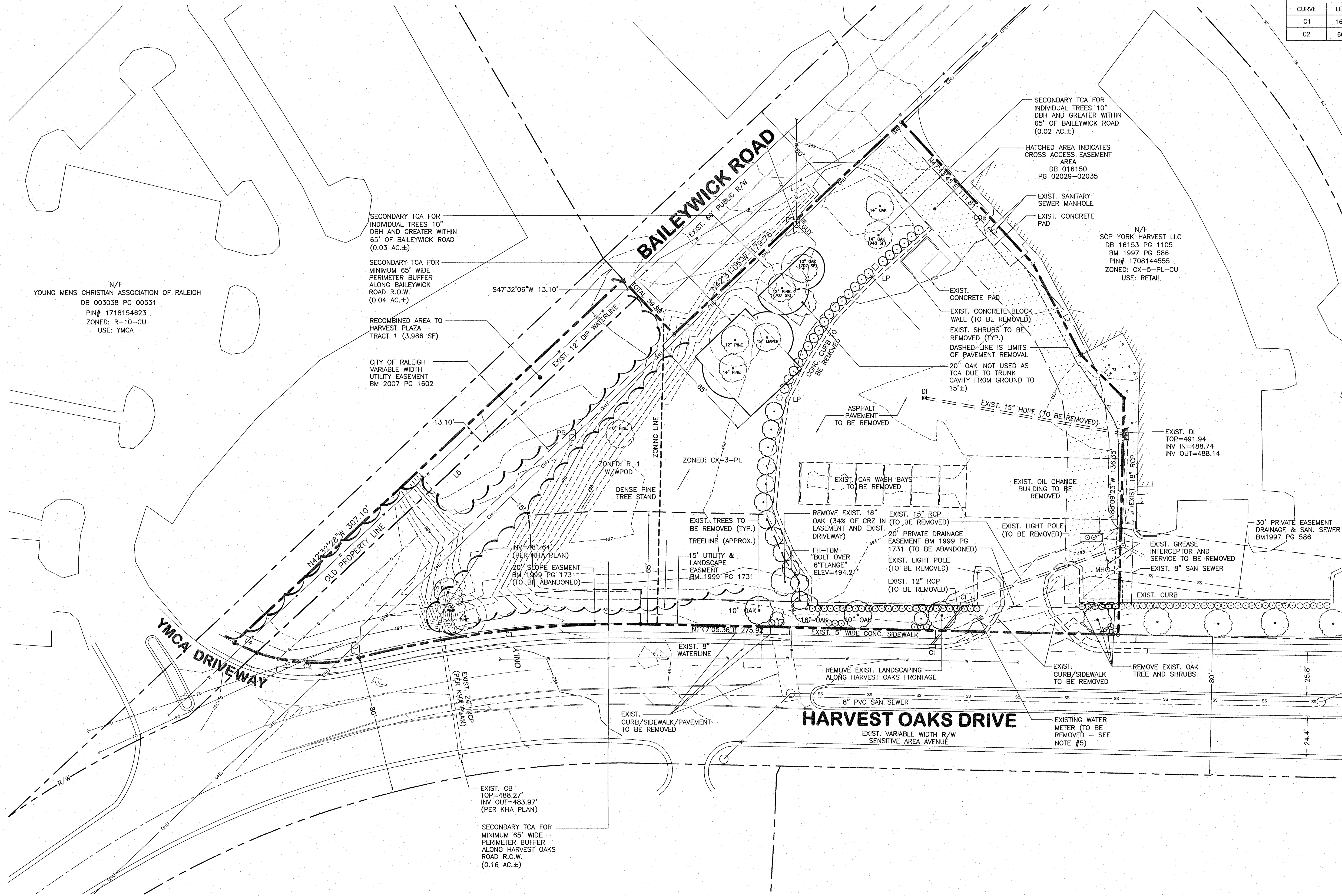
SECONDARY TCA FOR INDIVIDUAL TREES 10" DBH AND GREATER WITHIN 65' OF A NON-THOROUGHFARE	0.07 AC.±
SECONDARY TCA FOR MINIMUM 65' WIDE PERIMETER BUFFER ALONG BAILEYWICK ROAD R.O.W.	0.05 AC.±
SECONDARY TCA FOR MINIMUM 65' WIDE PERIMETER BUFFER ALONG HARVEST OAKS ROAD R.O.W.	0.16 AC.±
TOTAL AREA THAT WOULD QUALIFY AS SECONDARY TREE CONSERVATION AREA (REFER TO TCP.1 FOR PROPOSED TREE CONSERVATION AREA PLAN)	0.28 AC.±

**EXIST. CONDITIONS/DEMOLITION NOTES**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES.
- ABANDON EXISTING WATER TAP (AT MAIN) AS PER CITY OF RALEIGH STANDARDS (CORPUS HB PG. 67; WATER SERVICE ABANDONMENT)

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	164.09'	615.00'	N6°16'26"W	163.60'
C2	60.11'	101.64'	N3°17'18"E	59.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°31'22"E	43.11'
L2	N62°47'09"E	59.31'
L3	S45°51'40"W	35.55'
L4	N24°05'42"E	14.27'
L5	N42°32'28"W	301.43'



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 FIRM LICENSE # F-0843

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**HARVEST PLAZA  
 CENTER STORAGE**  
 8904 HARVEST OAKS DRIVE  
 RALEIGH, NORTH CAROLINA

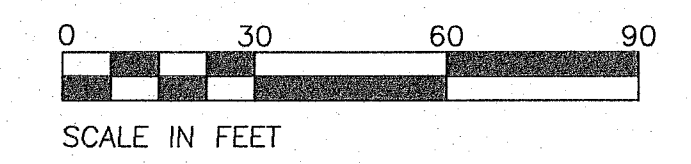
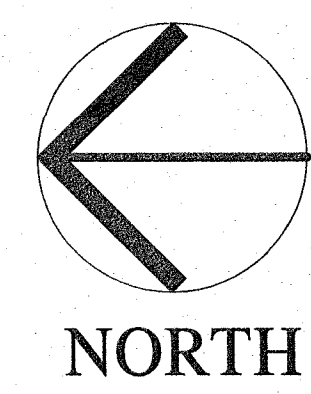
ISSUED: 14 JUN 2016

- REVISIONS:**
- 17 OCT 2016 PER CITY COMMENTS
  - 31 JAN 2017 PER CITY COMMENTS
  - 09 JUN 2017 PER CITY COMMENTS

DRAWN BY: MGD  
 CHECKED BY: JDL  
 PROJECT: PPHPCS

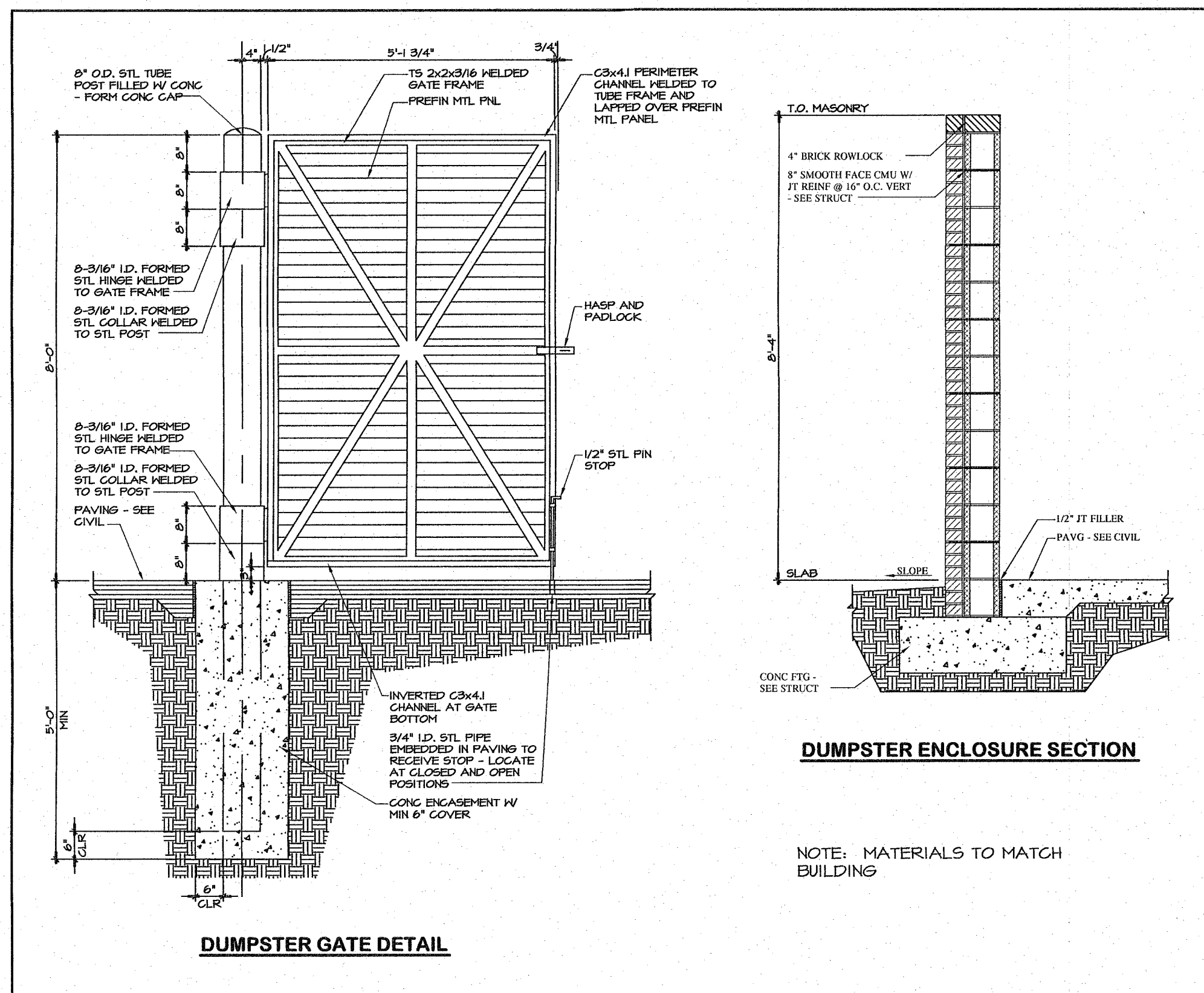
**EXISTING  
 CONDITIONS**

DWG. NO. PA.2



SCALE IN FEET  
 REFER TO SHEET PA.1 FOR GENERAL NOTES

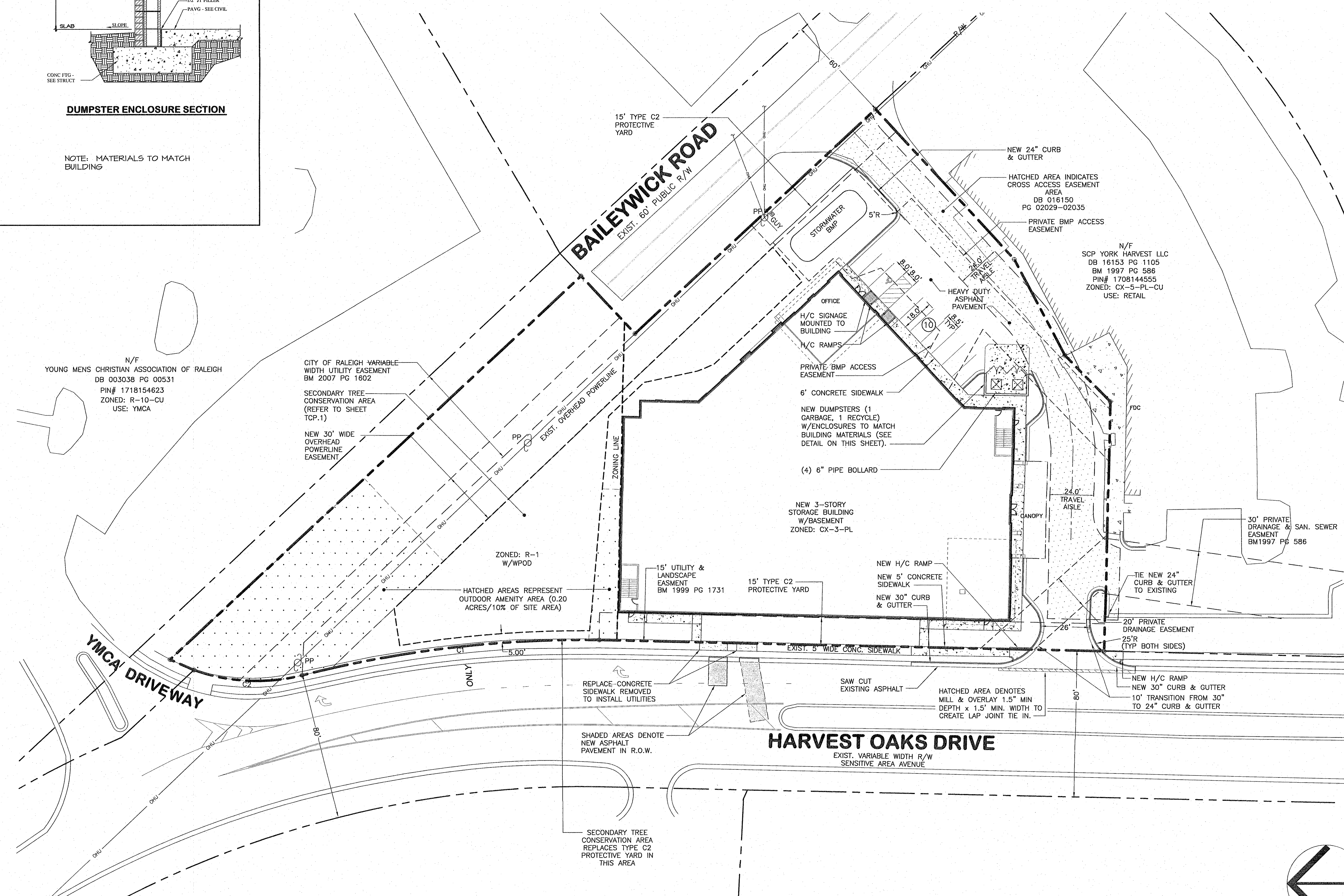




**DUMPSTER ENCLOSURE SECTION**

NOTE: MATERIALS TO MATCH BUILDING

**DUMPSTER GATE DETAIL**



**STAKING NOTES**

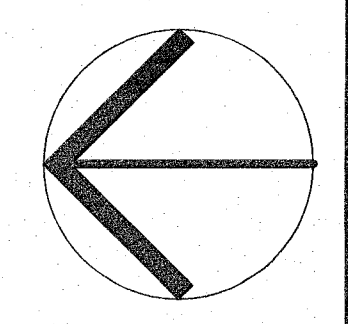
1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
3. PARKING SPACES ARE 9' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES - VAN).
4. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE.
6. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**HARVEST OAKS BUILD-TO CALCULATIONS**

- 286 LF OF HARVEST OAKS DRIVE FRONTAGE IN CX ZONING - 40 LF OF DRIVEWAY AND SIDEWALK = 226 LF
- 215 LF OF BUILDING FRONTAGE ALONG HARVEST OAKS DRIVE
- 80.82% OF BUILDING FRONTAGE ALONG HARVEST OAKS DRIVE PROVIDED

**PAVING LEGEND**

	<b>HEAVY DUTY ASPHALT PAVING:</b> 1" S9.5A ON 2" S9.5A ON 8" ABC
	<b>HEAVY DUTY CONCRETE</b> 6" THICK, 4,000 PSI WITH 6X6 1% W.W.F ON 4" ABC



SCALE IN FEET  
REFER TO SHEET PA.1 FOR GENERAL NOTES

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**HARVEST PLAZA  
 CENTER STORAGE**  
 8904 HARVEST OAKS DRIVE  
 RALEIGH, NORTH CAROLINA

ISSUED: 14 JUN 2016

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DRAWN BY: MGD  
 CHECKED BY: JDL  
 PROJECT: PPHPCS

**PRELIMINARY  
 STAKING  
 PLAN**

DWG. NO. **PA.3**

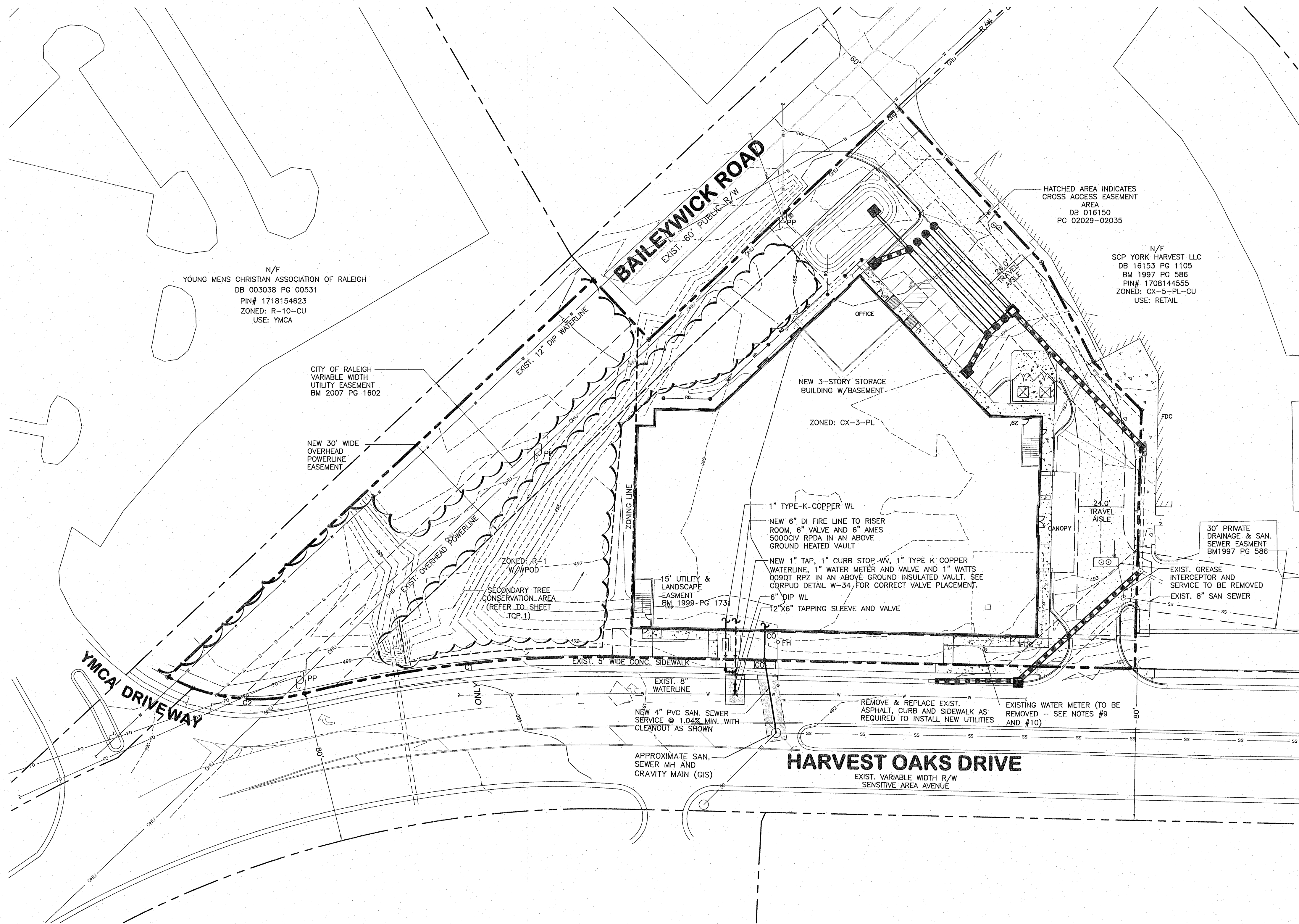


**UTILITY NOTES**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDINGS WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
7. CONTRACTOR SHALL PROVIDE CONDUITS FOR IRRIGATION LINES UNDER PAVED AREAS.
8. THE CONTRACTOR SHALL LOCATE AND ABANDON THE EXISTING WATER AND SANITARY SEWER SERVICES PER CORPUD HANDBOOK.
9. ABANDON EXISTING WATER TAP (AT MAIN) AS PER CITY OF RALEIGH STANDARDS (CORPUD HB PG. 67: WATER SERVICE ABANDONMENT)
10. EXISTING 2" WATER METER TO BE REMOVED BY THE RALEIGH METERS DIVISION PRIOR TO SERVICE ABANDONMENT (919-996-2742)

**STANDARD UTILITY NOTES**

- STANDARD UTILITY NOTES (AS APPLICABLE):
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
  2. UTILITY SEPARATION REQUIREMENTS:
    - A) A DISTANCE OF 100" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, 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.
    - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
    - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
    - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 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)
    - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
  3. 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.
  4. 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.
  5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  6. 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.
  7. INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' 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.
  8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
  9. 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.
  10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
  13. 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.



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**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**HARVEST PLAZA**  
**CENTER STORAGE**  
 8904 HARVEST OAKS DRIVE  
 RALEIGH, NORTH CAROLINA

ISSUED: 14 JUN 2016

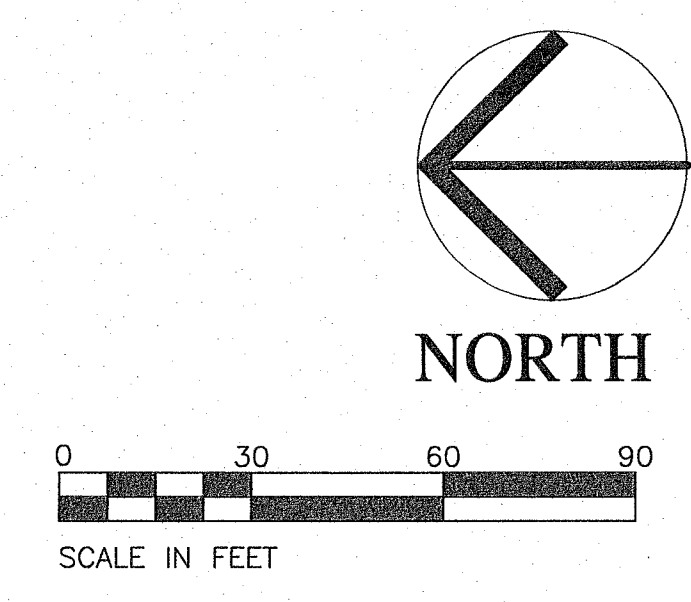
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DRAWN BY: **MLS**  
 CHECKED BY: **JDL**

PROJECT: **PPHPCS**

**PRELIMINARY**  
**UTILITY**  
**PLAN**

DWG. NO. **PA.5**



REFER TO SHEET PA.1 FOR GENERAL NOTES



# LANDSCAPE REQUIREMENTS

## STREET PROTECTIVE YARDS

### • BAILEY WICK ROAD:

180 LF OF ROAD FRONTAGE - 35 LF OF DRIVEWAY - 87 LF OF PROPOSED TCA = 58 LF UNDERSTORY TREE @ 20' O.C. UNDER OVERHEAD POWERLINE AND TYPE C2 STREET PROTECTIVE YARD REQUIRED  
 58 LF/100' X 4 = 3 NEW UNDERSTORY TREES REQUIRED/PROVIDED UNDER OVERHEAD POWERLINES IN C2 YARD  
 58 LF/100' X 15 = 9 NEW SHRUBS REQUIRED/PROVIDED  
 3 NEW UNDERSTORY TREES @ 20' O.C. PROVIDED IN BAILEY WICK ROAD R.O.W. UNDER OVERHEAD POWERLINE

### • HARVEST OAKS DRIVE:

515 LF OF ROAD FRONTAGE - 69 LF OF DRIVEWAY AND STORM DRAINAGE EASEMENT - 91 LF OF UTILITY EASEMENT - 100 LF OF TCA = 255 LF STREET TREE @ 40' O.C. AND TYPE C2 STREET PROTECTIVE YARD REQUIRED  
 255 LF/100' X 4 = 8 NEW STREET TREES REQUIRED/PROVIDED  
 255 LF/100' X 15 = 38 NEW SHRUBS REQUIRED/PROVIDED  
 X NEW STREET TREES @ 40' O.C. PROVIDED IN HARVEST OAKS DRIVE R.O.W. PER COORDINATION WITH URBAN FORESTRY

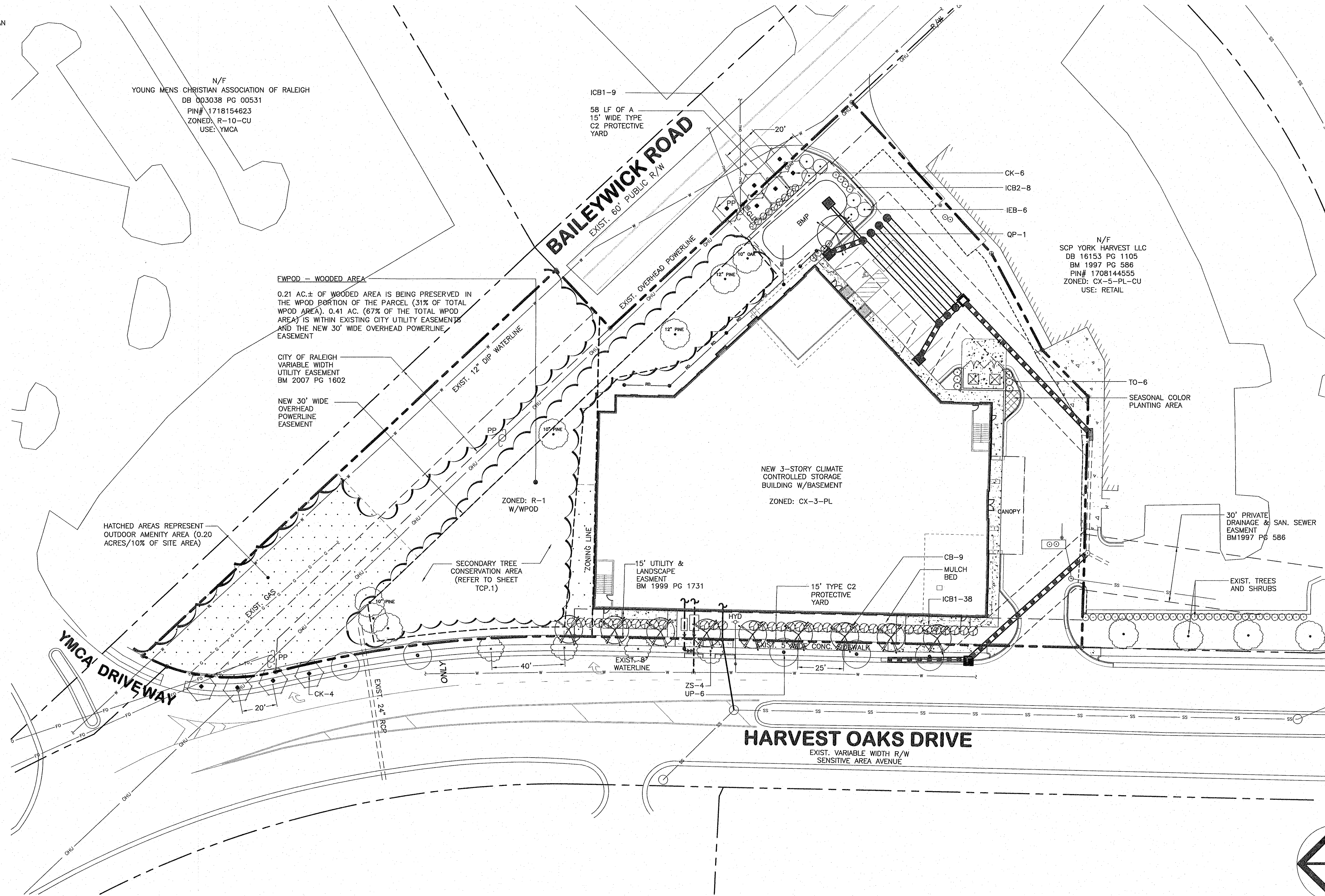
## TRANSITIONAL PROTECTIVE YARDS

### • NORTHERN PROPERTY LINE:

NO LANDSCAPING OR SCREENING ALLOWED WITHIN A UTILITY EASEMENT

## VEHICLE PARKING LOT LANDSCAPING:

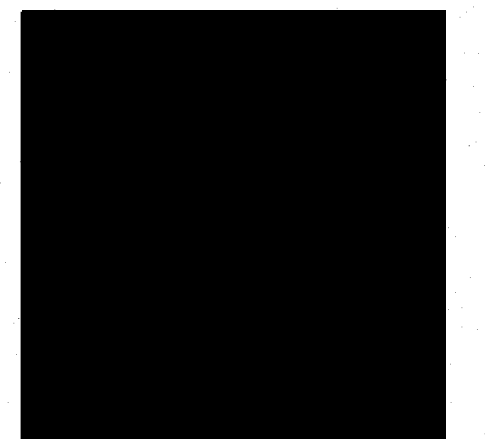
1 SHADE TREE REQUIRED/PROVIDED FOR SURFACE PARKING AREA WITH LESS THAN 10 SPACES.



KEY	PLANT LIST		QUAN.	CAL.	HT.	ROOT	REMARKS
	BOTANICAL NAME	COMMON NAME					
<b>TREES</b>							
CB	<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	9	3"	10'	B&B	STREETYARD
CK	<i>Cornus kousa</i>	Chinese Dogwood	10	1 1/2"	6'	B&B	STREETYARD
QP	<i>Quercus phellos</i>	Willow Oak	1	3"	10'	B&B	VSA
UP	<i>Ulmus parvifolia</i> 'Emer II'	Lacebark Elm	6	3"	10'	B&B	STREETYARD
ZS	<i>Zelkova serrata</i> 'Green Vase'	Japanese Zelkova	4	3"	10'	B&B	STREETYARD
<b>SHRUBS</b>							
ICB1	<i>Ilex cornuta</i> 'Burfordii Nana'	Chinese Holly	41		36"	N/A	TYPE C2 STREETYARD
ICB2	<i>Ilex cornuta</i> 'Burfordii Nana'	Chinese Holly	8		18"	3 GAL	SCREEN
IEB	<i>Ilex x 'Emily Bruner'</i>	Emily Bruner Holly	6		36"	7 GAL	SCREEN
TO	<i>Thuja occidentalis</i> 'Emerald'	Arborvitae	6		36"	7 GAL	SCREEN

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER; O.C. = ON-CENTER; GAL = GALLON

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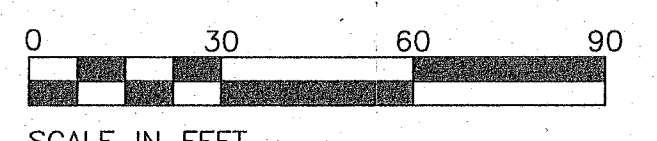
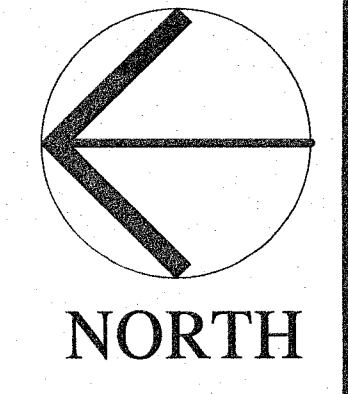
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 CHECKED BY: JDL

PROJECT: PPHPCS

PRELIMINARY  
 LANDSCAPE  
 PLAN

DWG. NO. PA.6

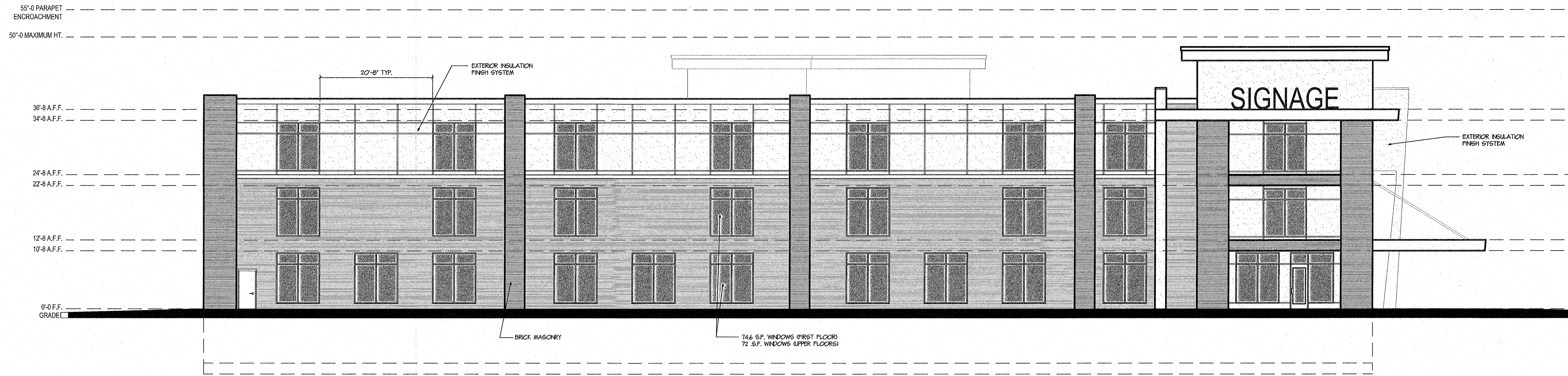


SCALE IN FEET  
 REFER TO SHEET PA.1 FOR GENERAL NOTES



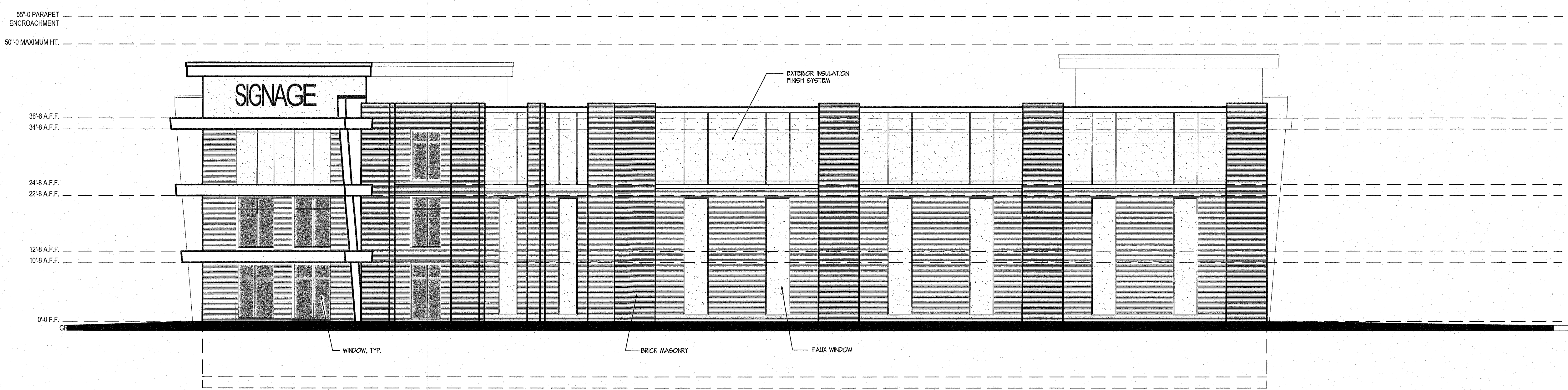






**TRANSPARENCY**  
 PER 902.3.2.5 GENERAL BUILDING-  
 220' LENGTH x 12' HEIGHT = 2,640 SF. x 33 = 872 SF. REQUIRED  
 FOR GROUND FLOOR 897 SF. PROVIDED  
 \*NOTE: TRANSPARENCY PROVIDED TO DEPTH OF 2' CORNER/WIDTH  
 220' LENGTH x 12' HEIGHT = 2,640 SF. x 20 = 528 SF. REQUIRED  
 FOR UPPER FLOORS 516 SF. PROVIDED  
 NO BLANK WALL GREATER THAN 30'

**2 HARVEST OAKS RD. ELEVATION**  
 SCALE: 3/32" = 1'-0"



**1 EXTERIOR ELEVATION**  
 SCALE: 3/32" = 1'-0"

FOR SITE REVIEW ONLY

**Christopher Patrick**  
 Architect  
 4517 KNIGHTSBRIDGE WAY, RALEIGH NC, 27604  
 (919) 665-1490

**SEDC**  
 Southeastern Design  
 and Construction, Inc.  
 110 Missy Bryd Dr  
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 910-309-4230

PRELIMINARY  
 FOR  
 REVIEW  
 ONLY

No.	Revision	Date
A	For Site Plan Review	10/3/2016
	No. Issued	Date

File Name: \_\_\_\_\_ Drawn By: \_\_\_\_\_  
 SEDC/  
 SELF-STORAGE  
 CENTER  
 HARVEST OAKS DR.  
 Raleigh, North Carolina  
 Sheet Title  
 EXTERIOR ELEVATIONS  
 Project No.  
 16014  
 Revision \_\_\_\_\_ Drawing No.  
 0 \_\_\_\_\_ B3