BA-SU-2241-16

SPECIAL USE PERMIT APPLICATION

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

File #
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)
Self-Service Storage, UDO § 4-11.

Modification of previously issued Special Use Permit? ( )Yes (X)No

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 0733659170

Address: 2117 NC 55 Highway, Cary

Location: West (north, east, south, west) side of NC 55 Highway (street), at/between

Wade Drive (street) and Turner Creek Road (street)

Total site area in square feet and acres: 238, 273 square feet 5.47 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Highway District

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

How is this proposed use a public necessity? See attached statement of justification.

What is impact on surrounding neighborhood and adjacent properties? See attached statement of justification.

Land Owner

Land Owner Name: Jack Smith LLC

Business Operator Name (if different from Land Owner): _____

Address: 7320 Six Forks Road

City: Raleigh State: NC Zip Code: 27615

E-mail Address: Mkimrealtor@gmail.com Fax: 888-681-8084

Telephone Number: 919-412-8112

Applicant (person to whom all correspondence will be sent)

Name: Tim Sivers

Address: Horvath Associates, PA, 16 Consultant Place, Suite 101

City: Durham State: NC Zip Code: 27707

E-mail Address: tim.sivers@horvathassociates.com Fax: 919-490-8953

Telephone Number: 919-490-4990 Relationship to Owner: Consultant

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): N/A

Proposed total floor area: 108,000 sf Proposed floor area ratio (floor area/site area): 0.45

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 30 %

Proposed impervious surfaces area: 71,482 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 30 %

Required transitional bufferyard types and depths (see Article 16):

Front (F) 10 ft Left (A) 60 ft Right (B) 45 ft Rear (A) 80 ft

Proposed transitional bufferyard types and depths (see Article 16):

Front (F) > 10 ft Left (A) > 60 ft Right (B) > 45 ft Rear (A) > 80 ft

Min. yard depths (see applicable district/use regulation):

Front 50 ft Corner side 50 ft Side 50 ft Rear 50 ft

Proposed yard depths: Front > 50 ft Corner side > 50 ft Side > 50 ft Rear > 50 ft

Max. building height (see applicable district/use regulation): 35 ft

Proposed building height: < 35 ft

Min. parking space standard (see Article 15): 1 spaces per 5,000sf of non-office and 300 sf of office

Min. no. of parking spaces: 24 Proposed no. of parking spaces 24

Number of employees: TBD Hours of operation: TBD

Vehicular Access:

Names of access street(s) and number of access points along each: _____

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity [1]	Traffic volume (ADT)[2]	Est. traffic generated (ADT)[3]
NC Highway 55	145	64	5	Y	31,500 (by year 2025)	26,000	270

[1] See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

[2] See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

[3] Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: Moving Van ADT: 25

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: ( ) municipal system : _____

( ) community system – specify type: _____ (X) individual well(s)

Est. total water demand: 100 gpd

Wastewater collection/treatment provided by: ( ) municipal system: _____

( ) community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: < 100 gpd

Solid waste collection provided by: Private collection system with roll out containers

Electrical service provided by: Duke Energy Progress Underground (X) yes ( ) no

Natural gas service provided by: TBD

Telephone service provided by: TBD Underground (X) yes ( ) no

Cable television service provided by: TBD Underground (X) yes ( ) no

Fire protection provided by: Town of Cary

Miscellaneous:

Generalized slope of site The average grade of the developable area is 6%-8%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: There is a stream and floodplain on the back portion of the site and to the north on the adjacent parcel.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None.

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

( ) Short-Range Urban Services Area/Water Supply Watershed _____

(X) Short-Range Urban Services Area Town of Cary

( ) Long-Range Urban Services Area/Water Supply Watershed _____

( ) Long-Range Urban Services Area _____

( ) Non-Urban Area/Water Supply Watershed _____

( ) Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

One unit per two acres, Southwest Area Land Use Plan

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

See attached statement of justification.

Other information (additional relevant information about the site or proposal you wish to note or cite)

See attached statement of justification.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: _____ Date: 12/1/16

Signature: Young Park Date: 12/1/16

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

Scanned by CamScanner

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

See attached statement of justification.

Other information (additional relevant information about the site or proposal you wish to note or cite)

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Signature:_____ Date: _____

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The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature:_____ Date: 11/22/16

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SPECIAL USE PERMIT
STATEMENT OF JUSTIFICATION

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information

For each of the 5 required conclusions listed below, attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Board of Adjustment to reach the required conclusion, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required conclusion are simply those suggested in the Wake County Unified Development Ordinance. You should address any additional considerations potentially raised by the proposed development.

Important: You bear the burden of presenting sufficient factual evidence to support findings of fact that allow the Board to reasonably reach each of the required conclusions. If you fail to meet that burden, the Board has no choice but to deny the petition.

(1.) The proposed development will not materially endanger the public health or safety.

Considerations:

- traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersection and curb cuts;
- provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection;
- soil erosion and sedimentation; and
- protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

(2.) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.

(3.) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

Considerations:

- the relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved; and
- whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

(4.) The proposed development will be in harmony with the area in which it is located.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

(5.) The proposed development will be consistent with the Wake County Land Use Plan.

Considerations:

- consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards; and
- consistency with the municipal and joint land use plans incorporated in the Plan.

Special Use Permit
Statement of Justification
2117 NC 55 Highway
PIN: 0733-65-9170

I. Introduction and Overview

This application is for a special use permit to develop a self-service storage facility on a currently vacant parcel. The property is located at 2117 NC 55 Highway, Cary, NC 27519, parcel number 0733-65-9170 (the "Site"). The Site is zoned Highway District ("HD") and is located within the NC 55/Old Jenks Road Community Activity Center (the "NC 55 Activity Center"). The proposed self-service storage facility is a three-story building totaling 108,000 square feet (the "Facility").

II. Justification

1. The proposed use will not materially endanger the public health or safety.

The Facility is a low-impact use which will not significantly impact traffic conditions in the vicinity. The Facility will generate approximately sixteen (16) AM peak hour trips and twenty-nine (29) PM peak hour trips. In addition, the Site is adjacent to many new roads, including NC 540 Highway, and significant development and population migration to the area. The Facility will serve a need for the many nearby residential properties by allowing residents to store items in a modern, secure location.

The Facility will not connect to public water or sewer, and instead will be serviced by on-site well and septic. As this is a low-impact commercial use with limited staffing, on-site well and septic will be sufficient for the Facility.

As shown on the site plan and as detailed below, the Facility meets the standards in the Wake County Unified Development Ordinance ("UDO") for the maximum allowable impervious surface for a nonresidential use in the HD zoning district without an on-site stormwater detention facility. The Facility also exceeds the required 50 foot buffer from the stream that runs across the back of the parcel. As such, the Facility will not have adverse impacts to soil erosion and sedimentation or public, community, or private water supplies.

2. The proposed use will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Use.

As indicated in the accompanying application and site plan, the proposed use will conform with all standards applicable to special uses in the HD zoning district. Pursuant to the UDO, Self-service Storage Facilities are permitted in the HD zoning district in an activity center as a special use. UDO § 4-11.

Impervious Surface. For a nonresidential use in the HD zoning district, the maximum allowable impervious surface coverage is 30% if an on-site stormwater detention facility is not provided. UDO §§ 3-23-5(A)(2), 5-11-2. As shown on the site plan, the impervious surface will be 30%.

Bufferyard. The Facility is classified as a high-intensity nonresidential use because it has a floor area ratio greater than 0.30. UDO § 16-10-2(D)[6]. As such, an 80 foot Type A buffer is required adjacent to the low-intensity residential properties to the south and west, and a 60 foot Type B buffer is required to the adjacent vacant HD lot to the north. However, "[t]he Planning Director may allow for a reduction in bufferyard depth by up to 25% if a solid wall, solid fence, or berm is provided within the interior portion of the bufferyard." UDO § 16-10-2(G). As shown on the site plan, a solid retaining wall will be provided between the Facility and the bufferyard to the north, and a solid fence will be provided between the Facility and the bufferyard to the south. As such, the Applicant requested a 25% depth reduction for the southern and northern bufferyards. On November 28, 2016, the County Planning Director approved the request, resulting in a required 60 foot Type A buffer to the south and a 45 foot Type B buffer to the north. The UDO requires for bufferyards to be located "along the perimeter of a lot or parcel," but does not require that it be entirely within the lot or parcel. UDO § 16-10-2(C)(1). As shown on the site plan, a portion of the southern bufferyard will be located within an easement on the neighbor's property. In addition, a 10 foot bufferyard is required to the east along NC 55 Highway. UDO § 16-10-2(I)(2). As shown on the site plan, the proposed bufferyard depths meet or exceed the UDO requirements.

Setbacks. Special Uses in the HD zoning district require a minimum of 50 feet for front, corner, side, and rear setbacks. UDO § 3-23-4. However, "[w]here width of the bufferyard required by Article 16 (Landscaping and Tree Protection) exceeds the setback depth required by Article 5 (Lot and Building Standards), the bufferyard standards of Article 16 (Landscape and Tree Protection) govern." UDO § 3-23-5(F). As certain bufferyard depths required for the Facility are greater than 50 feet, those standards govern. As shown on the site plan, the Facility will be set back at least the distance of the required bufferyard depths where the bufferyard depth is greater than 50 feet, and will be set back at least 50 feet where the bufferyard depth is less than 50 feet.

Landscape Screening. As discussed above, a Type A Opaque screen is required to the south and west, a Type B Intermittent-1 screen is required to the north, and a Type F Streetfront screen is required to the east along NC 55 Highway. Because a reduction in bufferyard depth was approved to the north and south, "the number of shrubs required within the bufferyard may also be reduced to 50%." UDO § 16-10-2(G). Per UDO § 16-10-3(B), "[e]xisting vegetation that meets or exceeds applicable screening requirements may be used to satisfy the requirements of this section," and "[d]ue to their effectiveness in immediately providing a more effective screen, the retention and protection of existing vegetation must be given preference over the installation of new plant materials in the achievement of the required screening." As shown on the site plan, the Applicant has proposed to utilize existing vegetation which meets or exceeds the applicable screening requirements. As such, the proposed screening meets or exceeds the UDO requirements.

Building Height. The maximum building height allowed is 35 feet. UDO § 5-11-2. As shown on the site plan, the building will not exceed 35 feet in height.

Parking. The minimum number of parking spaces is 1 space for every 5,000sf of non-office space, and 1 space for every 300sf of office space. As shown on the site plan, the Facility will contain a total of 108,000sf. There is 900sf of office space, which means there is 107,100sf of non-office space. As such, 3 spaces are required for the office square footage

(900/300 = 3), and 21 spaces are required for the non-office square footage (107,100/5,000 = 21.42). UDO § 15-10-5(B) ("When measurements of the number of required spaces result in a fractional number, any fraction of 0.5 or less is to be rounded down to the next lower whole number . . . ."). The Facility requires a minimum total of 24 parking spaces. As shown on the site plan, there are 24 parking spots proposed.

3. The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

As shown on the attached site plan, the Site is adjoined on the south and west by single-family residential properties, on the north by a vacant parcel zoned HD, and on the east by NC Highway 55. The Facility will not injure the value of these adjoining properties, as it is a low-impact commercial use that will not generate noise or odor, and that will only generate traffic during business hours. Further, it will be screened in accordance with UDO requirements, including a 60-80 foot deep buffer with Type A Opaque screening from the adjoining residential parcels to the south and west. In addition to the screening included as part of the application, the houses in the two adjacent residential parcels to the south and west are located along Wade Drive, at the southernmost ends of their respective parcels. The land between the houses and the property lines separating the parcels from the Site is largely wooded. As such, there is additional screening on those parcels between the houses and their property lines. Further, both of the adjacent residential properties were recently added to the NC 55 Activity Center and could be developed as nonresidential uses in the future.

4. The proposed development will be in harmony with the area in which it is located.

The Facility will be located in the NC 55 Activity Center. The Southwest Wake Area Land Use Plan describes the purpose of Activity Centers as being to "provide a full mix of goods and services in concentrated locations to serve residential support areas." SWALUP 14-1. Community Activity Centers are designed to allow those uses allowed in a Neighborhood Activity Center (such as shopping, services, recreation, and small-scale office and institutional uses needed to meet the day-to-day needs of the neighborhood), but also allow for uses that provide goods and services needed less frequently than on a daily basis, such as commercial, civic or office and institutional uses. SWALUP 1-3.

The NC 55 Activity Center contains similar developments to the Facility, including a church, a sod/landscaping business, and an indoor/outdoor storage facility. Just north of the Site off of NC 55 Highway and adjacent to the NC 55 Activity Center is Turner Creek Elementary School. This school is housed in an approximately 82,000sf building and serves approximately 800 students on a year-round schedule. Just south of the Site is a grocery anchored retail center and a Walgreens at the intersection with Jenks Road and NC 55 Highway. As such, this area contains many non-residential uses which are similar to the Facility and many which are a more intensive use.

5. The proposed development will be consistent with the Wake County Land Use Plan.

As stated above, the Site is located within the NC 55 Activity Center. A key characteristic of Activity Centers is transitional land use such that the intensity of development

should decrease toward the edges of the Activity Center. SWALUP 14-1. The SWALUP discusses the NC 55 Activity Center as being within the Town of Cary's Short Range Urban Services Area and including a mix of commercial and residential development, consistent with the SWALUP and the Town of Cary's Southwest Area Plan. SWALUP 14-18. The Town of Cary's Southwest Area Plan recommends commercial, institutional and residential land uses for the area within this Community Activity Center, with most of the commercial and office/institutional uses being located adjacent to NC 55. SWALUP 14-18.

The Facility is a low-intensity use that will support the high concentrations of nearby residential development. The low intensity of a self-storage facility is an appropriate transitional land use, as it would be on the edge of the NC 55 Activity Center. As such, the Facility is consistent with the Wake County Land Use Plan.

In addition, it is consistent with the Town of Cary's Southwest Area Plan, as it would be for a commercial use located adjacent to NC 55. The Town of Cary Planning Department ("Cary Planning") reviewed the related Land Use Plan Amendment application that was approved by the Wake County Planning Board for the Site on October 3, 2016. As part of its review, Cary Planning provided written comments on the proposed self-storage facility's consistency with Cary's adopted 2004 Southwest Area Plan and the draft proposed 2040 Cary Community Plan. Cary Planning determined that "[b]ecause of its location between an established subdivision and NC Hwy. 55, and because the topography and possible stream channel (not field verified) provide the potential for a wide natural buffer between the residential subdivision and any development on the subject parcel, a low-intensity commercial use such as a self-storage facility may be appropriate as a land use at this location." As such, the Facility is consistent with the Town of Cary's adopted 2004 Southwest Area Plan and the draft proposed 2040 Cary Community Plan.

PIN: 0733659170

<SITE PLAN / SPECIAL USE PERMIT>

NC HWY 55 SELF-STORAGE

2117 NC HWY 55, CARY NC

VICINITY MAP
1"=500'

DEVELOPER
919 STORAGE LLC
JONATHAN GINDES
PO BOX 14466
RTP, NC 27709
201-951-5130

OWNER
JACK SMITH, LLC
2217 NC 55 HWY
CARY, NC 27519

ENGINEER/LAND PLANNER
HORVATH ASSOCIATES, PA
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C. 27707
P: (919) 490-4990
F: (919) 490-8953
e-mail: tim.sivers@horvathassociates.com

INDEX OF DRAWINGS:

C000 COVER SHEET
C001 EXISTING CONDITIONS
C100 SITE PLAN
C200 LANDSCAPE PLAN
C300 UTILITY PLAN
C400 GRADING AND DRAINAGE PLAN
C800 SITE DETAILS
C801 SITE DETAILS

THE FOLLOWING GENERAL CONDITIONS APPLY TO THE SITE:

1. NO HAZARDOUS MATERIALS IN REPORTABLE QUANTITIES WILL BE USED OR STORED ON-SITE

STORMWATER MANAGEMENT NOTES:

1. ENGINEERED STORMWATER CONTROL STRUCTURES MUST MEET DESIGN GUIDELINES OF THE STATE DIVISION OF WATER QUALITY, OR ITS SUCCESSOR AGENCY. RESPONSIBILITY FOR MAINTENANCE OF ALL PERMANENT INFILTRATION, RETENTION, AND DETENTION CONTROL MEASURES AND FACILITIES AFTER SITE DEVELOPMENT IS COMPLETED, MUST LIE WITH THE OWNER OF THE USE, WHEN DESIGNED IN ACCORDANCE WITH THE GUIDELINES OF THE STATE DIVISION OF WATER QUALITY, OR ITS SUCCESSOR AGENCY, LAKES AND PONDS USED SINGULARLY OR IN A SYSTEM FOR STORMWATER RUNOFF CONTROL MAY BE INCLUDED AS A PERVIOUS SURFACE FOR THE PURPOSE OF CALCULATING THE IMPERVIOUS SURFACE COVERAGE OF A SITE.

DEVELOPMENT SUMMARY:

SITE SUMMARY		
GROSS LAND AREA:		238,273 SF (5.47 AC)
AREA OF DISTURBANCE:		118,000 SF (2.71 AC)
EXISTING ZONING:		HD
EXISTING USE:		SINGLE FAMILY
PROPOSED USE:		SELF-STORAGE
WATERSHED:		OUTSIDE
TOWNSHIP:		WHITE OAK
LOT SUMMARY		
MAXIMUM BUILDING HEIGHT:		35'
STREET YARD SETBACK:		50'
SIDE SETBACK:		50'
REAR SETBACK:		50'
BUILDING SUMMARY		
PROPOSED BUILDING AREA:		108,000 SF (TOTAL)
STORAGE:		107,100 SF
OFFICE:		900 SF
PARKING SUMMARY		
STANDARD PEDESTRIAN PARKING:	1/5000	107,100 SF = 21 SPACES
REQUIRED PARKING OFFICE:	1/300	900 SF = 3 SPACES
TOTAL REQUIRED PARKING:		24 SPACES
HC PARKING PROVIDED:		1 SPACES
STANDARD PARKING PROVIDED (9' X 18'):		23 SPACES
TOTAL PARKING PROVIDED:		24 SPACES
IMPERVIOUS SUMMARY		
TOTAL AREA:		238,273 SF (5.47 AC)
EXISTING IMPERVIOUS AREA:		3,730 SF (0.09 AC)
MAXIMUM IMPERVIOUS AREA:		71,482 SF (1.643 AC) (30.00%)
TOTAL PROPOSED IMPERVIOUS AREA:		71,482 SF (1.643 AC) (30.00%)
STREETS / PARKING LOTS:		32,708 SF (0.751 AC) (13.73%)
SIDEWALK / BUILDING:		38,674 SF (0.888 AC) (16.23%)
RESERVE:		98 SF (0.002 AC) (0.04%)

APPROVAL STAMP

CASE #: _____

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HORVATH ASSOCIATES
16 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

NC HIGHWAY 55 SELF-STORAGE CENTER
2117 NC Hwy 55
WAKE COUNTY
CARY, NORTH CAROLINA

COVER SHEET

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT TIMOTHY L. JONES
PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY:	JC
CHECKED BY:	TJS
DATE	DECEMBER 6, 2016
SCALE	AS NOTED
PROJECT NO.	1550
SHEET NO.	C000

<SITE PLAN / SUP PERMIT>

PIN: 0733659170

DEVELOPMENT SUMMARY:

SITE SUMMARY

GROSS LAND AREA:	238,273 SF (5.47 AC)
AREA OF DISTURBANCE:	118,000 SF (2.71 AC)
EXISTING ZONING:	HD
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	SELF-STORAGE
WATERSHED:	CRABTREE
TOWNSHIP:	WHITE OAK

LOT SUMMARY

MAXIMUM BUILDING HEIGHT:	35'
STREET YARD SETBACK:	50'
SIDE SETBACK:	50'
REAR SETBACK:	50'

BUILDING SUMMARY

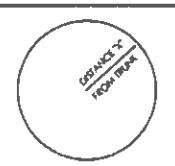
PROPOSED BUILDING AREA:	108,000 SF (TOTAL)
STORAGE:	107,100 SF
OFFICE:	900 SF

PARKING SUMMARY

STANDARD REQUIRED PARKING:	1/5000	107,100 SF =	21 SPACES
REQUIRED PARKING OFFICE:	1/300	900 SF =	3 SPACES
TOTAL REQUIRED PARKING:			24 SPACES
HC PARKING PROVIDED:			1 SPACES
STANDARD PARKING PROVIDED (9' x 18'):			23 SPACES
TOTAL PARKING PROVIDED:			24 SPACES

IMPERVIOUS SUMMARY

TOTAL AREA:	238,273 SF (5.47 AC)
EXISTING IMPERVIOUS AREA:	3,769 SF (0.09 AC)
MAXIMUM IMPERVIOUS AREA:	71,482 SF (1.641 AC) (30.00%)
TOTAL PROPOSED IMPERVIOUS AREA:	71,482 SF (1.641 AC) (30.00%)
STREETS / PARKING LOTS:	32,708 SF (0.751 AC) (13.73%)
SIDEWALK / BUILDING:	38,676 SF (0.888 AC) (16.23%)
RESERVE:	98 SF (0.002 AC) (0.04%)



NOTE: DISTANCE 'X' FROM TREE SHALL BE A MINIMUM OF 6' OR 1' RADIUS PER 1" OF TREE DIAMETER, WHICHEVER IS GREATER.

2 C001 **ROOT ZONE PROTECTION**
SCALE: N.T.S.

EX. TREE LEGEND
M - MAPLE
G - GUM
P - PINE
O - OAK
H - HICKORY
D - DOGWOOD
B - BIRCH
HB - HORNBEAM

LEGEND (EXISTING CONDITIONS)

- EXISTING TREE LINE
- EXISTING 50' STREAM BUFFER
- EXISTING 100' STREAM BUFFER
- EXISTING 10' NO BUILD ZONE
- EXISTING 100 YR FLOOD BOUNDARY
- EXISTING 100 YR FLOOD PLAIN
- STEEP SLOPE AREA (< 25%)
- EXISTING WETLANDS
- EXISTING PERENNIAL STREAM
- EXISTING INTERMITTENT STREAM

NC 55 HWY (150' PUBLIC R/W)

1 C001 **EXISTING CONDITIONS AND DEMOLITION PLAN**
SCALE: 1"=40'

SCALE: 1" = 40'

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16 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

NC HIGHWAY 55 SELF-STORAGE CENTER

2117 NC Hwy 55
WAKE COUNTY
CARY, NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

NORTH CAROLINA C-200 HORVATH ASSOCIATES P.A.

PRELIMINARY NOT FOR CONSTRUCTION TIMOTHY J. SIVERLY

DRAWN BY:	CHECKED BY:
RV	TJS
DATE	DECEMBER 6, 2016
SCALE	AS NOTED
PROJECT NO.	1550
SHEET NO.	C001

<SITE PLAN / SUP PERMIT>

PIN: 0733659170

GENERAL SITE NOTES
1. ALL ON SITE PERIMETER CURB & GUTTER SHALL BE 24" UNLESS OTHERWISE NOTED.
2. BUILDING AND ROADWAY STAKE OUT TO BE PERFORMED BY A REGISTERED LAND SURVEYOR. ALL DIMENSIONS FROM B.O.C. TO PL OR CL CONTROL AND PARKING LOT TO PL ARE TO BE FIELD VERIFIED. NOTIFY THE ENGINEER OF ANY DISCREPANCY.
3. ALL PARKING LOT DIMENSIONS ARE TO BACK OF CURB AND FACE OF SIDEWALK, UNLESS OTHERWISE NOTED ON THE PLANS.
4. CURB & GUTTER TO SLOPE (NEGATIVE OR POSITIVE) SAME AS PAVEMENT EDGE. PONDING OF WATER IN THE GUTTER IS PROHIBITED.
5. ALL CURB & GUTTER RADII SHALL BE 3' (TO BC) UNLESS OTHERWISE NOTED
6. ALL SIDEWALKS ARE 5' WIDE WITH EXPANSION JOINTS @ 40' OC UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN STRICT ACCORDANCE WITH TOWN OF CARY STANDARDS AND SPECIFICATIONS.

DEVELOPMENT SUMMARY:

SITE SUMMARY

GROSS LAND AREA:	238,273 SF (5.47 AC)
AREA OF DISTURBANCE:	118,000 SF (2.71 AC)
EXISTING ZONING:	HO
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	SELF-STORAGE
WATERSHED:	OUTSIDE
TOWNSHIP:	WHITE OAK

LOT SUMMARY

MAXIMUM BUILDING HEIGHT:	35'
518 FEET YARD SETBACK*	50'
SIDE SETBACK:	50'
REAR SETBACK:	50'

BUILDING SUMMARY

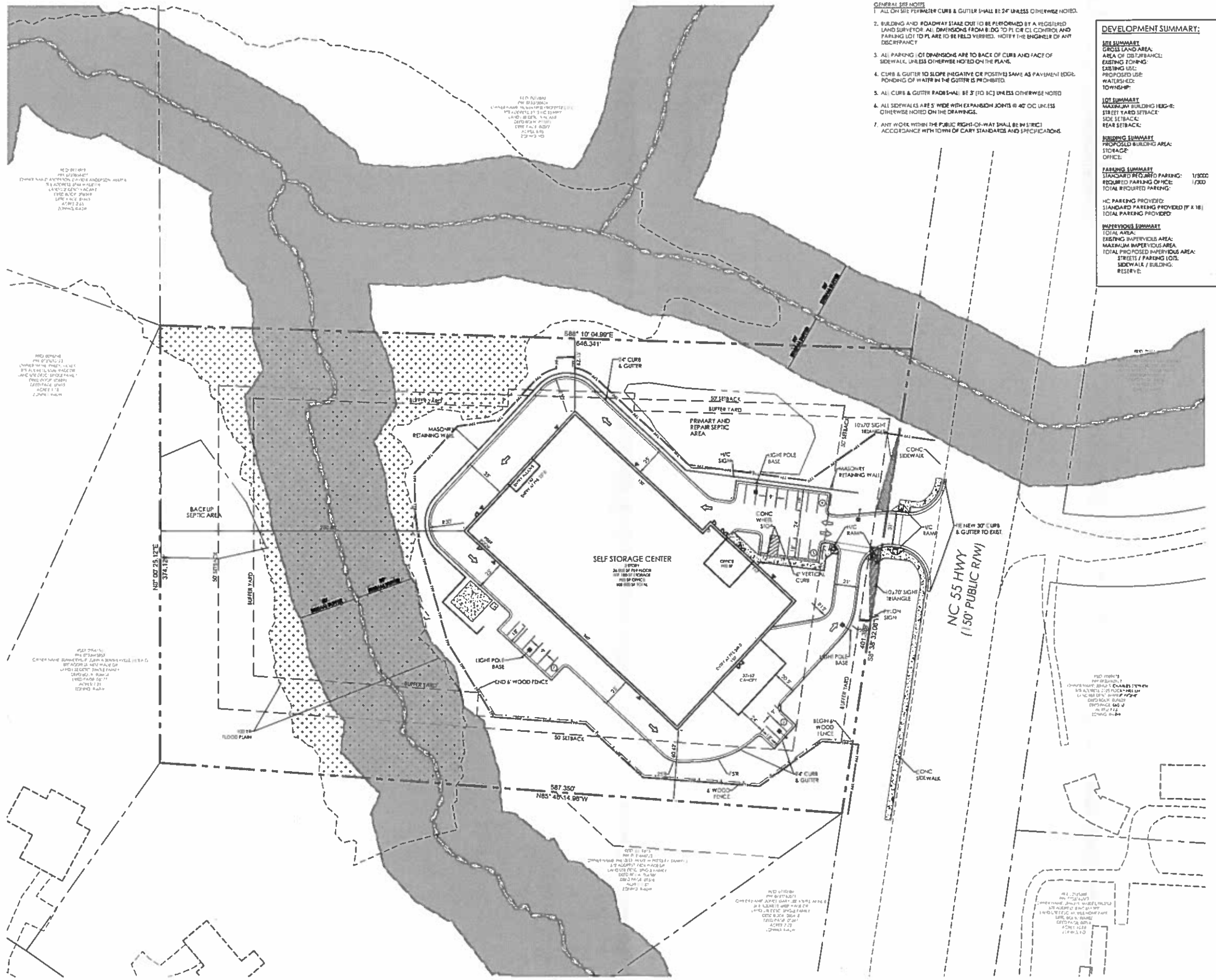
PROPOSED BUILDING AREA:	108,000 SF (TOTAL)
STORAGE:	107,100 SF
OFFICE:	900 SF

PARKING SUMMARY

STANDARD REQUIRED PARKING:	1/5000	107,100 SF = 21 SPACES
REQUIRED PARKING OFFICE:	1/300	900 SF = 3 SPACES
TOTAL REQUIRED PARKING:		24 SPACES
HC PARKING PROVIDED:		1 SPACES
STANDARD PARKING PROVIDED (9' X 18')		23 SPACES
TOTAL PARKING PROVIDED:		24 SPACES

IMPERVIOUS SUMMARY

TOTAL AREA:	238,273 SF (5.47 AC)
EXISTING IMPERVIOUS AREA:	3,750 SF (0.09 AC)
MAXIMUM IMPERVIOUS AREA:	71,482 SF (1.641 AC) (30.00%)
TOTAL PROPOSED IMPERVIOUS AREA:	71,482 SF (1.641 AC) (30.00%)
STREETS / PARKING LOTS:	32,708 SF (0.751 AC) (13.73%)
SIDEWALK / BUILDING:	38,676 SF (0.888 AC) (16.23%)
RESERVE:	98 SF (0.002 AC) (0.04%)



1 C100 **SITE PLAN**
SCALE: 1"=40'

0 20 40 80
SCALE: 1" = 40'

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16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8963
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676
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NC HIGHWAY 55 SELF-STORAGE CENTER

2117 NC Hwy 55
WAKE COUNTY
CARY, NORTH CAROLINA

SITE PLAN

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 29181 MATTHEW L. JONES
PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY:	JC
CHECKED BY:	TJS
DATE	DECEMBER 6, 2018
SCALE	AS NOTED
PROJECT NO.	1550
SHEET NO.	C100

<SITE PLAN / SUP PERMIT>

SEED BED PREPARATION

A) CHISEL COMPACTED AREA AND SPREAD TOPSOIL 3" DEEP OVER ADVERSE SOIL CONDITIONS.

B) RIP THE ENTIRE AREA TO A 4" DEPTH.

C) REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.

D) APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW)

E) CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM, REASONABLY UNIFORM SEED BED IS PREPARED 5" TO 6" DEEP.

F) SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.

G) MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.

H) INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.

I) CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

J) SEEDING RE-VEGETATION FOR ALL EASEMENTS AND MASS GRADING. CLEARED/DISTURBED EASEMENTS NEAR STREAM BUFFERS TO BE SEEDED WITH NATIVE GRASS SPECIES- "SWITCHGRASS" (Panicum virgatum), @ A RATE OF 50#/ACRE.

*APPLY:
AGRICULTURAL LIMESTONE [illegible]
FERTILIZER: [illegible]
SUPERPHOSPHATE: [illegible]
MULCH: [illegible]
ANCHOR: [illegible]

SEEDING SCHEDULE

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

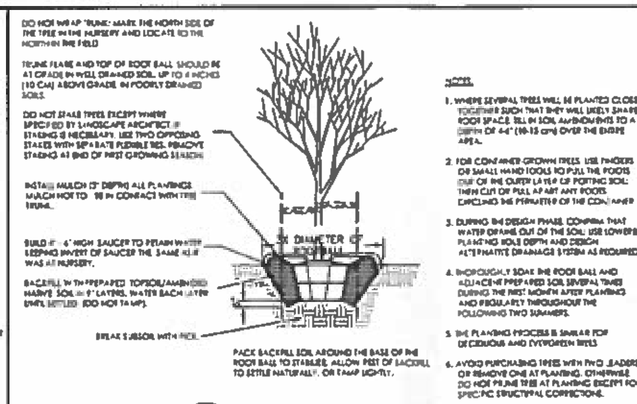
DATE	TYPE	PLANTING RATE
AUG 15-NOV 1	CREEPING RED FESCUE	300 #/AC
NOV 1-MAR 1	CREEPING RED FESCUE	300 #/AC
	AND ABRUZZI RYE	25 #/AC
MAR 1-APR 15	CREEPING RED FESCUE	300 #/AC
APR 15-JUN 30	HULLED COMMON BERMUDA GRASS	25 #/AC
JUL 15-AUG 15	TALL FESCUE	120 #/AC
	AND BROWNTOP MILLET	35 #/AC
	OR SORGHUM-SUDAN HYBRIDS	30 #/AC

FOR SLOPES (3:1 TO 2:1)

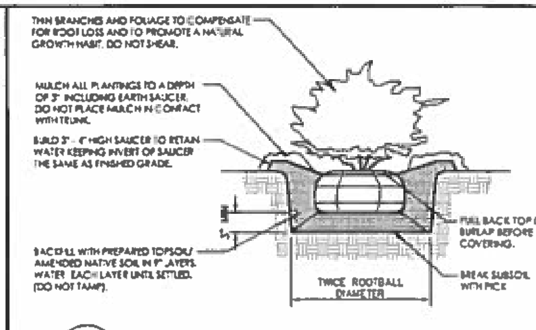
DATE	TYPE	PLANTING RATE
MAR 1-JUN 1	CREEPING RED FESCUE	50#/AC
(APR 15-MAY 30)	OR ADD LITTLE BLUESTEM	10/12#/AC
(MAR 1-JUNE 30)	OR ADD HULLED COMMON BERMUDA GRASS	25 #/AC
JUN 1-SEPT 1	***CREEPING RED FESCUE AND	120 #/AC
	***BROWNTOP MILLET	35 #/AC
	***OR SORGHUM SUDAN HYBRIDS	30 #/AC
SEPT 1-MAR 1	CREEPING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

CONSULT CONSERVATION ENGINEER OR SCS FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREA. ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

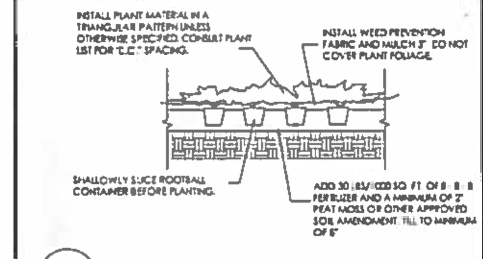
***TEMPORARY-RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING, OTHERWISE FESCUE MAY BE SHADED OUT.



1 / C200 TREE PLANTING AND STAKING
SCALE: N.T.S.



2 / C200 SHRUB PLANTING
SCALE: N.T.S.



3 / C200 GROUNDCOVER PLANTING
SCALE: N.T.S.

PIN: 0733659170

DEVELOPMENT SUMMARY:

SITE SUMMARY

GROSS LAND AREA:	238,273 SF (5.47 AC)
AREA OF DISTURBANCE:	118,000 SF (2.71 AC)
EXISTING ZONING:	HD
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	SELF-STORAGE
WATERSHED:	OUTSIDE
TOWNSHIP:	WHITE OAK

LOT SUMMARY

MAXIMUM BUILDING HEIGHT:	35'
STREET YARD SETBACK:	50'
SIDE SETBACK:	50'
REAR SETBACK:	50'

BUILDING SUMMARY

PROPOSED BUILDING AREA:	108,000 SF (TOTAL)
STORAGE:	107,100 SF
OFFICE:	900 SF

PARKING SUMMARY

STANDARD REQUIRED PARKING:	1/5000	107,100 SF =	21 SPACES
REQUIRED PARKING OFFICE:	1/300	900 SF =	3 SPACES
TOTAL REQUIRED PARKING:			24 SPACES
HC PARKING PROVIDED:			1 SPACES
STANDARD PARKING PROVIDED (9' x 18'):			23 SPACES
TOTAL PARKING PROVIDED:			24 SPACES

IMPERVIOUS SUMMARY

TOTAL AREA:	238,273 SF (5.47 AC)
EXISTING IMPERVIOUS AREA:	3,730 SF (0.09 AC)
MAXIMUM IMPERVIOUS AREA:	71,482 SF (1.641 AC) (30.00%)
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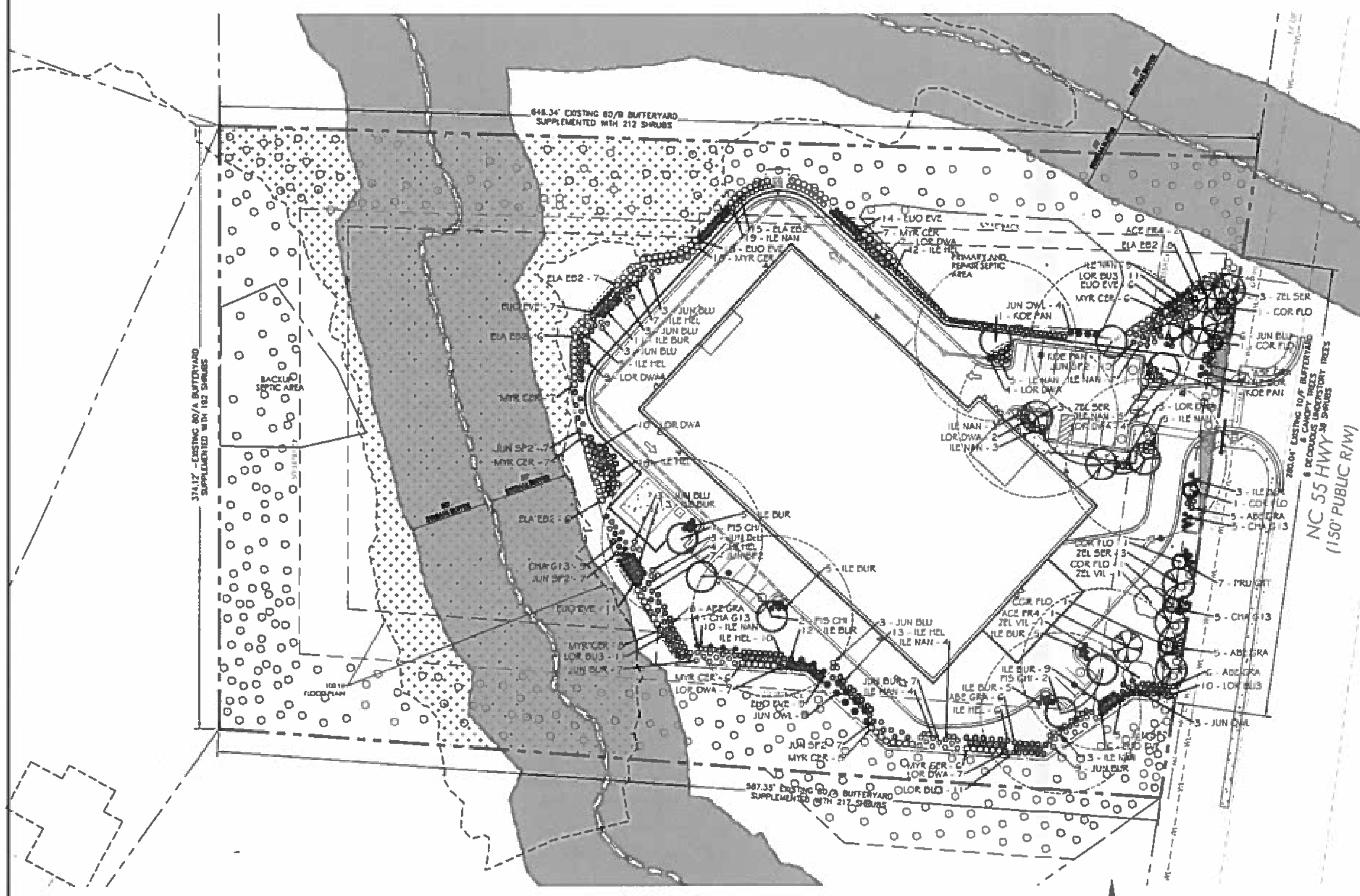
STREETS / PARKING LOTS:	32,708 SF (0.751 AC) (13.73%)
SIDEWALK / BUILDING:	38,676 SF (0.888 AC) (16.23%)
RESERVE:	98 SF (0.002 AC) (0.04%)

LANDSCAPE NOTES:

1. SHRUBS MUST BE PLANTED NO CLOSER THAN 3 FEET TO ANY PROPOSED TREE OR WITHIN THE DRIPLINE OF ANY EXISTING TREE.
2. NO LARGE TREE WILL BE CREDITED OR PERMITTED IN A PLANTING ISLAND SMALLER THAN 180 S.F.
3. TREES AND SHRUBS SHOULD BE SPACED AT LEAST 3 FEET FROM THE BACK OF CURBS IN ORDER TO AVOID CONFLICTS WITH CAR OVERHANGS.
4. ALL PLANT MATERIALS MUST MEET OR EXCEED THE MINIMUM SIZES SHOWN AT THE TIME OF INSTALLATION.
5. ALL PARKING SPACES TO BE WITHIN 50' OF A SINGLE TREE.
6. CONTRACTOR SHALL MULCH ALL PLANT BEDS AND TREE WELLS WITH A 3" MINIMUM DEPTH OF TRIPLE SHREDDED HARDWOOD MULCH.
7. CONTRACTOR SHALL TILL & ADD SOIL AMENDMENTS WHEN PREPARING ALL PLANT BEDS. ALL ROCKS, TREE LIMB DEBRIS AND OTHER IMPEDIMENTS SHALL BE REMOVED.
8. CONTRACTOR SHALL PROVIDE AN 1 YEAR WARRANTY ON ALL PLANT MATERIAL AND INSTALLATION FROM DATE OF ACCEPTANCE.
9. 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.
10. TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY A MINIMUM OF 10 FEET.
11. BUFFERYARDS SHALL BE USED TO SCREEN PARKING AND VEHICULAR USE AREAS FROM ADJACENT VIEWS PER ARTICLE 16-10-1-A-3.
12. REPLACEMENT OF PROTECTED TREES: THE REPLACEMENT TREES MAY INCREASE OR DECREASE IN SIZE AND QUANTITY SUCH THAT THE TOTAL REPLACEMENT IS EQUAL TO OR GREATER THAN 20".



1 / C200 LANDSCAPE PLAN
SCALE: 1"=40'

SCALE: 1" = 40'

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT		QTY
ACE FR4	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple REPLACEMENT TREE	B & B	4"Cal	Min. 10' Hgt.		3
COR FLO	Cornus florida / Eastern Dogwood	Cont.		8' Hgt.		6
KOE PAN	Koelreuteria paniculata / Golden Rain Tree	B & B	2"Cal	10' Hgt.		3
PIS CHI	Pistacia chinensis / Chinese Pistache	B & B	2"Cal	10' Hgt.		5
ZEL SER	Zelkova serrata 'Village Green' / Sawleaf Zelkova	B & B	2"Cal	10' Hgt.		9
ZEL VIL	Zelkova serrata 'Village Green' / Sawleaf Zelkova REPLACEMENT TREE	B & B	4"Cal	Min. 10' Hgt.		2

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPACING	QTY
ABE GRA	Abelia x grandiflora / Glossy Abelia	Cont.	15" Hgt.	36" o.c.	35
CHA G13	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf False Cypress	Cont.	15" Hgt.	36" o.c.	19
ELA EB2	Elaeagnus x ebbingei / Ebbing Silverberry	Cont.	15" Hgt.	48" o.c.	42
EUO EVE	Euonymus japonicus 'Golden' / Evergreen Euonymus	Cont.	15" Hgt.	36" o.c.	71
ILE BUR	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	Cont.	15" Hgt.	36" o.c.	71
ILE HEL	Ilex crenata 'Helleri' / Heller Japanese Holly	Cont.	15" Hgt.	36" o.c.	101
ILE NAN	Ilex vomitoria 'Nana' / Dwarf Yaupon	Cont.	15" Hgt.	36" o.c.	67
JUN BLU	Juniperus chinensis 'Blue Point' / Blue Point Juniper	Cont.	15" Hgt.	36" o.c.	24
JUN SP2	Juniperus chinensis 'Spartan' / Spartan Juniper	Cont.	15" Hgt.	36" o.c.	43
JUN BUR	Juniperus virginiana 'Burkii' / Burk Red Cedar	Cont.	15" Hgt.	36" o.c.	23
JUN OWL	Juniperus virginiana 'Grey Owl' / Eastern Redcedar	Cont.	15" Hgt.	48" o.c.	16
LOR BU3	Loropetalum chinense Burgundy / Burgundy Loropetalum	Cont.	15" Hgt.	36" o.c.	43
LOR DWA	Loropetalum chinense rubrum 'Ruby' / Dwarf Ruby Fringe Flower	Cont.	15" Hgt.	48" o.c.	53
MYR CER	Myrica cerifera / Wax Myrtle	Cont.	15" Hgt.	48" o.c.	73
PRU OTT	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	Cont.	15" Hgt.	36" o.c.	7

HORVATH ASSOCIATES
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953
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NC HIGHWAY 55 SELF-STORAGE CENTER

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WAKE COUNTY
CARY, NORTH CAROLINA

LANDSCAPE PLAN

HORVATH ASSOCIATES P.A. NORTH CAROLINA LANDSCAPE ARCHITECTS C-200

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY: RV CHECKED BY: TJS
DATE: DECEMBER 8, 2016
SCALE: AS NOTED
PROJECT NO.: 1550
SHEET NO.: C200

<SITE PLAN / SUP PERMIT>

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PIN: 0733659170

GENERAL GRADING/UTILITY NOTES

A) INSTALL ALL UTILITIES IN ACCORDANCE WITH THE TOWN OF CARY 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 DURHAM AND NC ONECALL TO REQUEST FIELD LOCATION OF SERVICES.

E) LOCATION OF SITE LIGHTING IS SCHEMATIC AND MAY CHANGE BASED ON FINAL FIXTURES SELECTED.

F) ALL VALVES SHALL BE GATE VALVES AND SHALL BE LOCATED IN TRAFFIC BEARING VALVE BOXES FOR 8" AND SMALLER SIZE VALVE.

S88° 10' 04.89"E
846.341'

50' SETBACK

PRIMARY AND REPAIR SEPTIC AREA

SELF STORAGE CENTER

BACKUP SEPTIC AREA

INT OF 25 UPE
374.120'

100 YR FLOOD PLAIN

PROPOSED WELL LOCATION

30' SETBACK

587.350'
N85° 48' 14.98"W

NC 55 HWY
(150' PUBLIC R/W)

401.320'
S87° 58' 32.08"W

1 C300 **UTILITY PLAN**
SCALE: 1"=40'

SCALE: 1" = 40'

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DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953
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NC HIGHWAY 55 SELF-STORAGE CENTER

2117 NC Hwy 55
WAKE COUNTY
CARY, NORTH CAROLINA

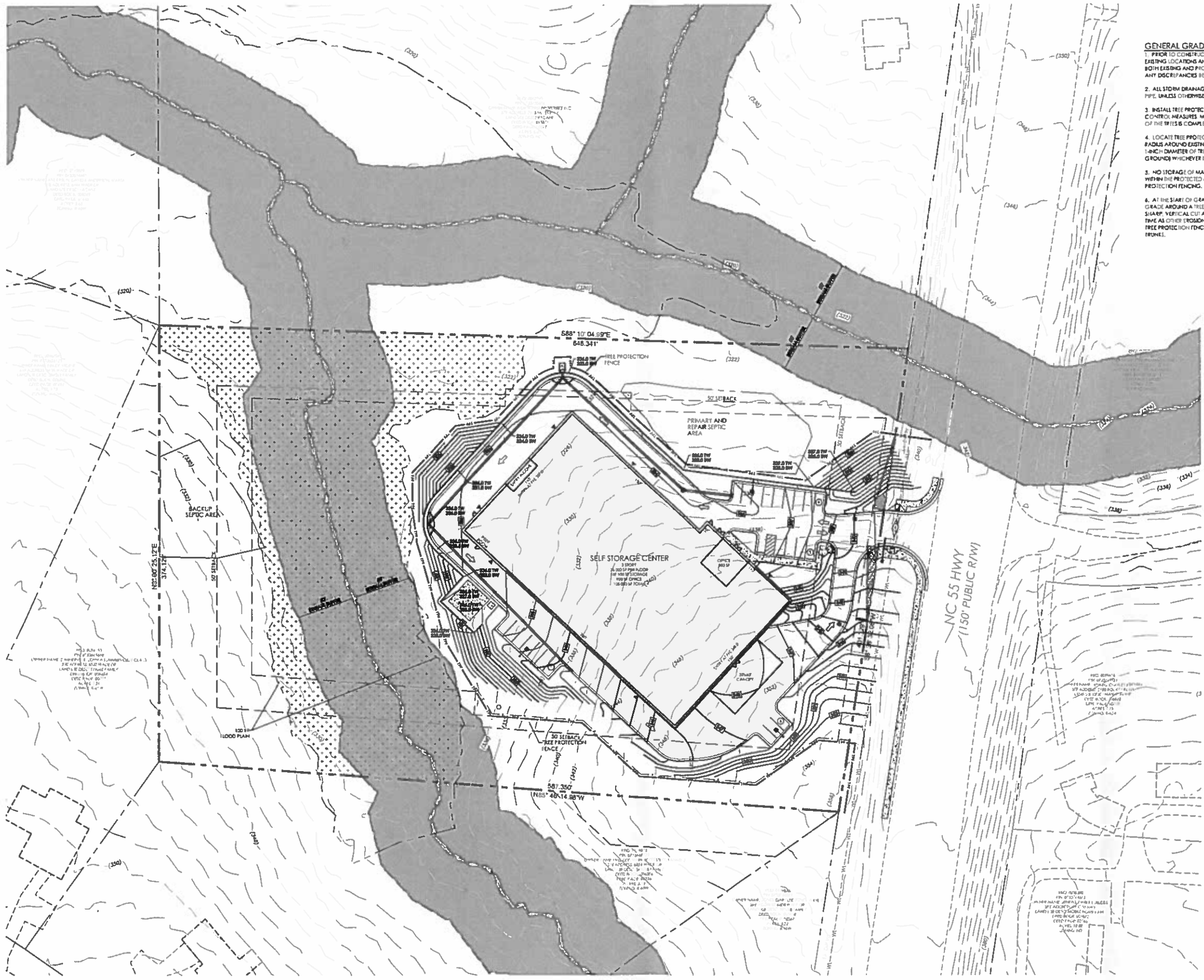
UTILITY PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042911 MATTHEW L. JONES
PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY:	CHECKED BY:
JC	TJS
DATE	DECEMBER 6, 2016
SCALE	AS NOTED
PROJECT NO.	1550
SHEET NO.	C300

<SITE PLAN / SUP PERMIT>

PIN: 0733659170



GENERAL GRADING/DRAINAGE NOTES:

1. PRIOR TO CONSTRUCTION OF THE PROPOSED STORM DRAINS, VERIFY ALL EXISTING LOCATIONS AND 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 (MEASURED 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 TRUNK.

1 C400 GRADING AND DRAINAGE PLAN
SCALE: 1"=40'

SCALE: 1" = 40'

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GRADING AND DRAINAGE PLAN

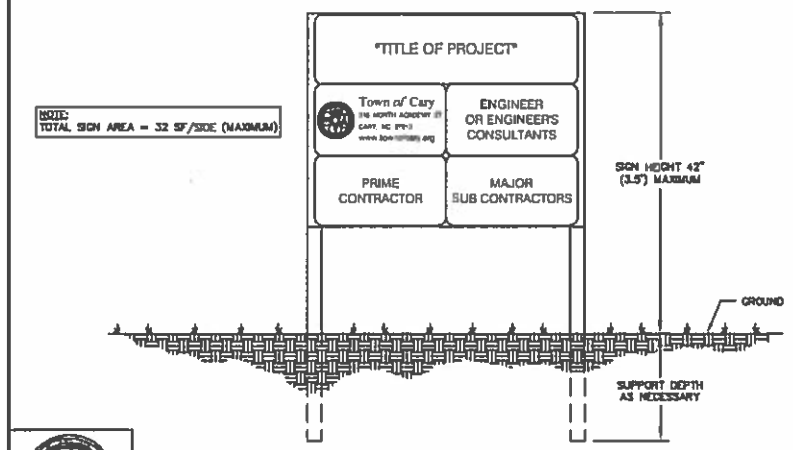
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 1 PRELIMINARY NOT FOR CONSTRUCTION MATTHEW L. HORVATH

DRAWN BY:	CHECKED BY:
TJS	TJS

DATE: DECEMBER 6, 2016
SCALE: AS NOTED
PROJECT NO.: 1550
SHEET NO.: C400

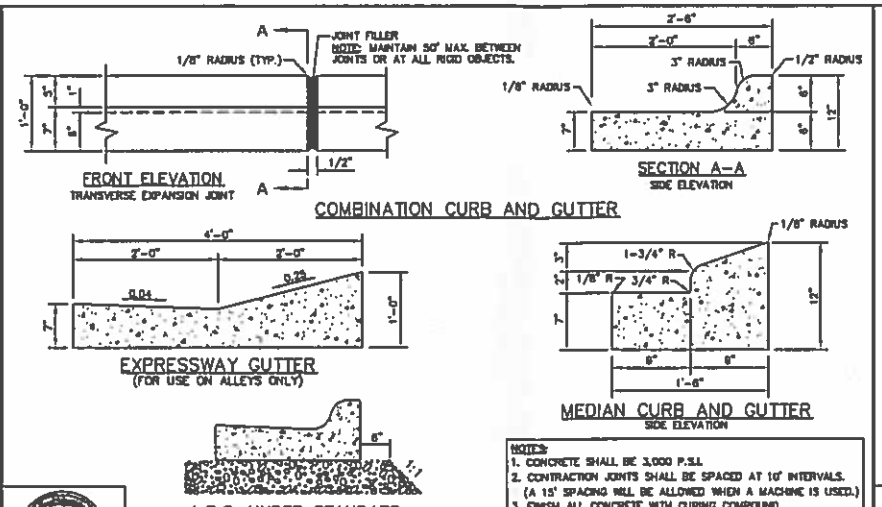
<SITE PLAN / SUP PERMIT>

PIN: 0733659170



PROJECT IDENTIFICATION SIGN FOR TOWN OF CARY FUNDED CAPITAL PROJECTS

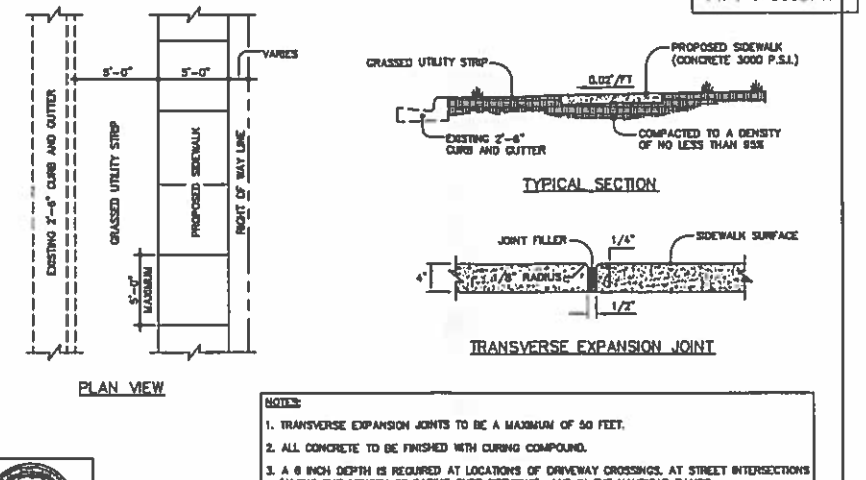
EFFECTIVE: 12/10/09 — DETAIL No. 10000.01 SHEET 1 OF 1



NOTES:
1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (A 15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED.)
3. FINISH ALL CONCRETE WITH CURING COMPOUND.
4. REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

STANDARD CONCRETE CURB AND GUTTER

EFFECTIVE: 12/10/09 — DETAIL No. 03000.02 SHEET 1 OF 1



NOTES:
1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
2. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
3. A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS (ALONG THE LENGTH OF RADIUS CURB RETURNS), AND IN THE HANDICAP RAMPS.

STANDARD CONCRETE SIDEWALK

EFFECTIVE: 12/10/09 — DETAIL No. 03000.07 SHEET 1 OF 2

NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" IN LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL 03000.14, SHEETS 1 & 2. THE RAMP MAY BE YELLOW IN COLOR OR ANY COLOR WITH A 70% CONTRAST RATIO.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUTE 136-44.14 REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS, REPAIRS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY DISABLED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AND AT OTHER POINTS OF PEDESTRIAN FLOW. IN ADDITION, SECTION 228 OF THE 1973 FEDERAL AID HIGHWAY SAFETY ACT REQUIRES PROVISION OF CURB RAMPS ON ANY CURB CONSTRUCTION AFTER JULY 1, 1976 WHETHER A SIDEWALK IS PROVIDED INITIALLY OR IS PLANNED FOR A FUTURE DATE. THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES. COMPREHENSIVE CIVIL RIGHTS PROTECTIONS SIMILAR TO THOSE PROVIDED TO PERSONS ON THE BASIS OF RACE, SEX, NATIONAL ORIGIN AND RELIGION UNDER THE CIVIL RIGHTS ACT OF 1964. THESE CURB RAMPS HAVE BEEN DESIGNED TO COMPLY WITH THE CURRENT ADA STANDARDS.
4. PROVIDE WHEELCHAIR RAMPS AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. LOCATE WHEELCHAIR RAMPS AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT. WHERE TWO RAMPS ARE INSTALLED PLACE NOT LESS THAN 2 FEET OF FULL HEIGHT CURB BETWEEN THE RAMPS. PLACE DUAL RAMPS AS NEAR PERPENDICULAR TO THE TRAVEL LANE BEING CROSSED AS POSSIBLE.
5. PAY FOR ALL VARIABLE DEPTH CONCRETE USED FOR CONSTRUCTION OF WHEELCHAIR RAMPS AS CONCRETE WHEELCHAIR RAMPS. (SQ. YDS.)
6. PAY FOR ALL DEPRESSED CURBS AT WHEELCHAIR RAMPS AS THE TYPE CURB AND GUTTER USED ADJACENT TO DEPRESSED CURB. (LIN. FT.)
7. SUCH PRICES AND PAYMENTS IS CONSIDERED FULL COMPENSATION FOR ALL MATERIALS, LABOR, EQUIPMENT, TOOLS AND INCIDENTALS NECESSARY TO SATISFACTORILY COMPLETE THE WORK.
8. DO NOT EXCEED 0.08 (12:1) SLOPE ON THE WHEELCHAIR RAMP IN RELATIONSHIP TO THE GRADE OF THE STREET.
9. CONSTRUCT WHEELCHAIR RAMPS 40" (3'-4") OR GREATER FOR DUAL RAMPS AND 60" (5'-0") OR GREATER FOR DIAGONAL RAMPS.
10. USE CLASS "B" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
11. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB AND AS SHOWN ON STANDARD DETAIL 03000.07.
12. PLACE THE INSIDE PEDESTRIAN CROSSWALK LINES NO CLOSER IN THE INTERSECTION BY BISECTING THE INTERSECTION RADII, WITH ALLOWANCE OF A 4' CLEAR ZONE IN THE VEHICULAR TRAVELWAY WHEN ONE RAMP IS INSTALLED (SEE NOTE 17).
13. COORDINATE THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SO THE FLOOR OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES. PLACE DIAGONAL RAMPS WITH FLARED SIDES SO 24" OF FULL HEIGHT CURB FALLS WITHIN THE CROSSWALK MARKINGS ON EACH SIDE OF THE FLARES.
14. CONSTRUCT THE PEDESTRIAN CROSSWALK A MINIMUM OF 6 FEET. A CROSSWALK WIDTH OF 10 FEET OR GREATER IS DESIRABLE.
15. USE STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTING ROADWAY.
16. TERMINATE PARKING A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
17. PLACE ALL PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.
18. TRUN DETECTABLE WARNING DOME PORTION ALL THE WAY TO BACK EDGE OF SIDEWALK NEEDS TO BE BLACK.
19. WHEELCHAIR RAMPS SHOULD BE CONSTRUCTED ACCORDING TO TDC & NCDOT STANDARDS AFTER THE LOCATIONS OF THE PROPOSED STOP BAR AND/OR PEDESTRIAN CROSSWALKS HAVE BEEN STAKED OUT.
20. LADDER-STYLE & DIAGONAL CROSSWALK STRIPING ARE NOT PERMISSIBLE.

STANDARD WHEELCHAIR RAMP

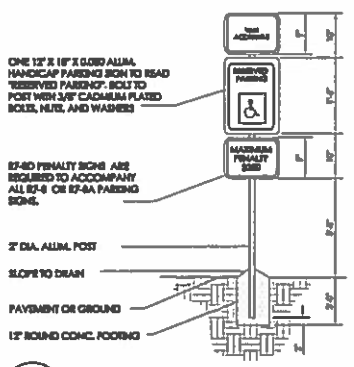
EFFECTIVE: 12/10/09 — DETAIL No. 03000.14 SHEET 2 OF 2

EFFECTIVE: 12/10/09 — DETAIL No. 03000.14 SHEET 3 OF 3

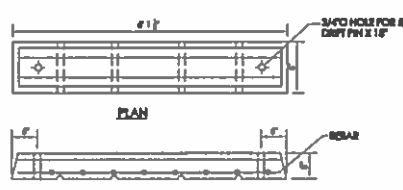
NOTES:
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
3. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

TREE PROTECTION FENCE

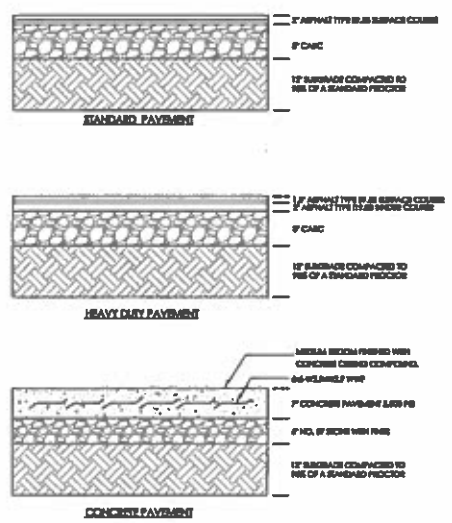
EFFECTIVE: 12/10/09 — DETAIL No. 04000.25 SHEET 1 OF 1



7 / C800 HANDICAP SIGN
SCALE: N.T.S.



8 / C800 PRECAST WHEEL STOP
SCALE: N.T.S.



9 / C800 TYPICAL PAVEMENT SECTIONS
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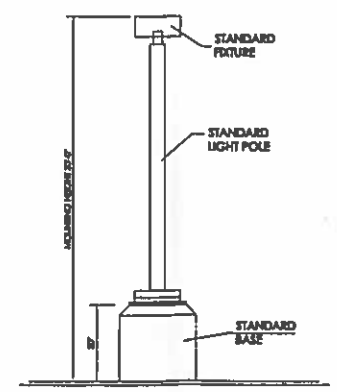
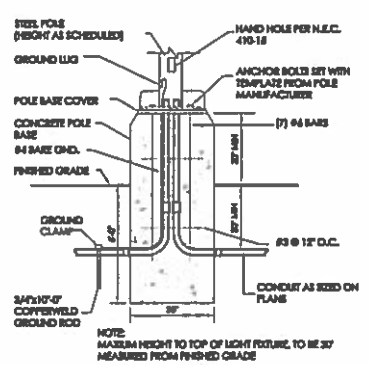
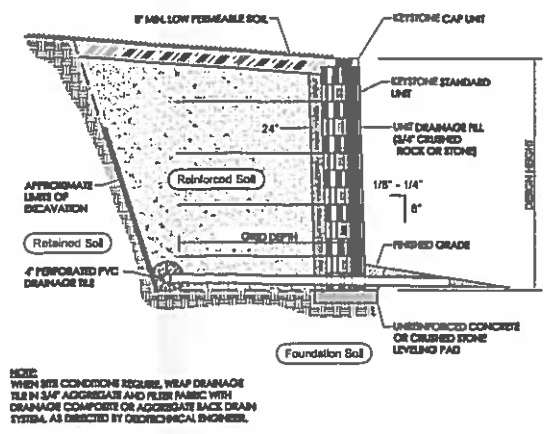


10 / C800 LIGHT POLE
SCALE: N.T.S.



11 / C800 LIGHT POLE BASE
SCALE: N.T.S.



NOTE:
WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN SYSTEM, AS DIRECTED BY GEOTECHNICAL ENGINEER.

12 / C800 TYP. RETAINING WALL
SCALE: N.T.S.

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HORVATH ASSOCIATES
16 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

NC HIGHWAY 55 SELF-STORAGE CENTER

2117 NC Hwy 55
WAKE COUNTY
CARY, NORTH CAROLINA

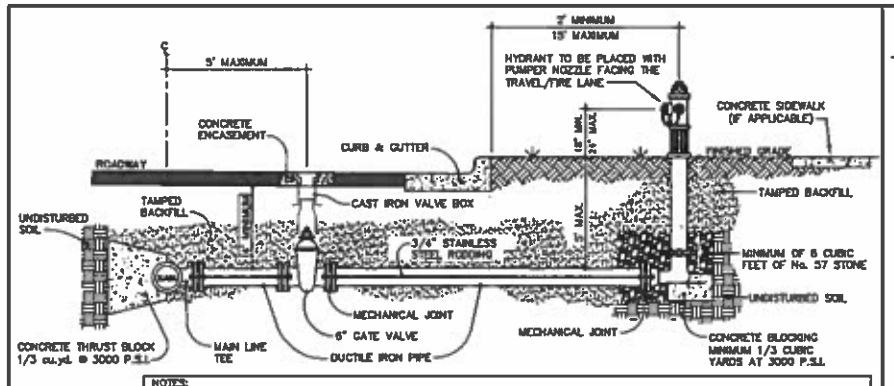
SITE DETAILS

NORTH CAROLINA SEAL PRELIMINARY NOT FOR CONSTRUCTION TIMOTHY W. JONES

DRAWN BY:	JC
CHECKED BY:	TJS
DATE	DECEMBER 6, 2016
SCALE	AS NOTED
PROJECT NO.	1550
SHEET NO.	C800

<SITE PLAN / SUP PERMIT>

PIN: 0733659170

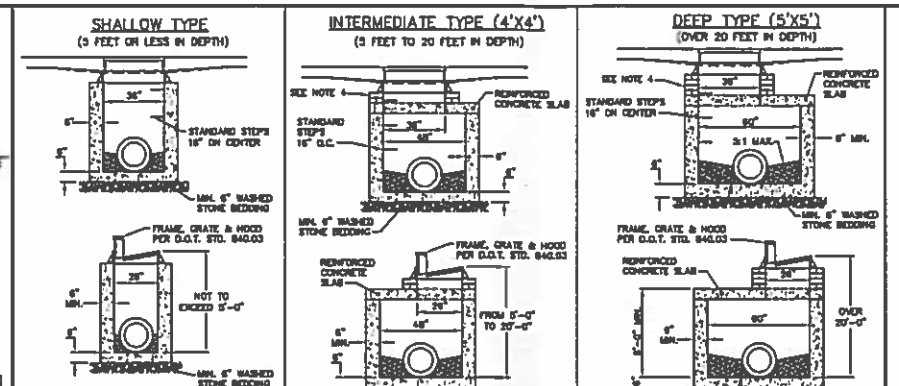


NOTES:
1. TOP OF BLOCKING TO BE 2 INCHES FROM HYDRANT WEEP HOLES.
2. HYDRANT TEE MAY BE SUBSTITUTED FOR D.I.P. NIPPLE AND RODDING TO VALVE.
3. IF HYDRANT IS LOCATED ON A DEPARTMENT OF TRANSPORTATION ROADWAY USE D.O.T. STANDARDS FOR LOCATION OF HYDRANT.
4. HYDRANT SHALL BE LOCATED FROM 2 TO 15 FEET FROM BACK OF CURB.
5. HYDRANT MAY BE LOCATED (AT LEAST 1-FT) BEHIND SIDEWALK WHEN IT CANNOT BE LOCATED INSIDE THE UTILITY STRIP.
6. HYDRANT SHALL BE INSTALLED AT LEAST 2 FEET BEYOND TOP SLOPE OF ANY DRAINAGE DITCHES. HYDRANT INSTALLATION WITHIN THE DITCH LINE OR SLOPE SHALL BE PROHIBITED.
7. STD. RODDING AND BLOCKING FROM GATE VALVE TO HYDRANT MAY BE SUBSTITUTED WITH A CONCENTRIC RING RESTRAINT SYSTEM SUCH AS MUELLER AQUAGRIP OR AN APPROVED EQUAL PRODUCT PROVIDED ALL PIPE SEGMENTS ARE RESTRAINED.
8. STD. RODDING MAY BE SUBSTITUTED WITH AN APPROVED WEDGE ACTION RETAINER CLAMP.
9. HYDRANT EXTENSIONS ARE PROHIBITED.
10. WITHIN THE TOWN OF MORRISVILLE ONLY, HYDRANTS NEAR FDC'S SHALL BE PROVIDED WITH A STORZ CONNECTION.

EFFECTIVE: 12/10/09

STANDARD HYDRANT INSTALLATION FOR ROADS WITH CURB & GUTTER

DETAIL No. 06000.06 SHEET 1 OF 3

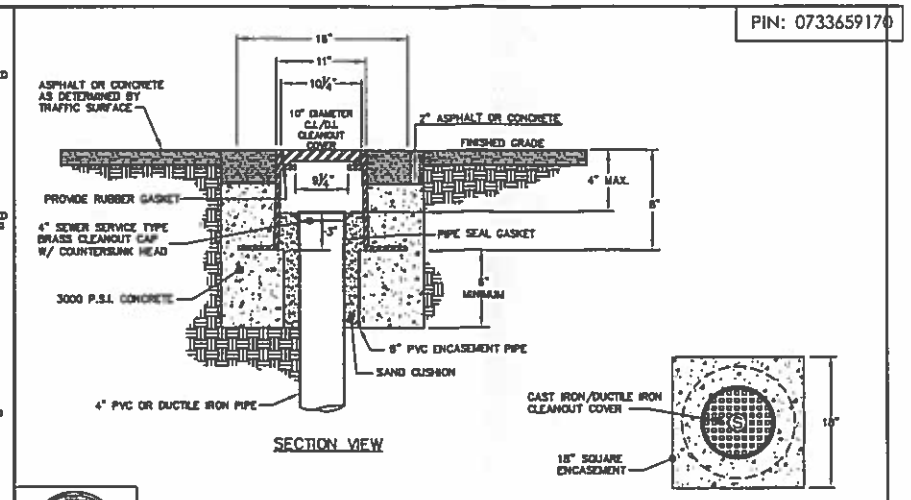


NOTES:
1. CONCRETE SHALL BE 4000 P.S.I. MINIMUM FOR ALL PRECAST CONCRETE CATCH BASINS.
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. "MAYPLE" BOXES ARE ACCEPTABLE FOR SHALLOW TYPE CATCH BASINS.
4. BRICK MAY BE USED TO ADJUST FRAME, GRATE & HOOD TO SURFACE ELEVATION A MAXIMUM OF 12 INCHES.

EFFECTIVE: 12/10/09

STANDARD PRECAST CONCRETE CATCH BASIN

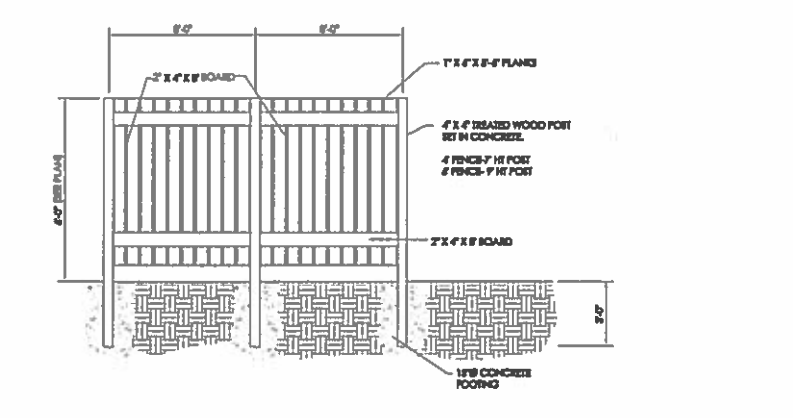
DETAIL No. 06000.03 SHEET 2 OF 2



EFFECTIVE: 12/10/09

SEWER SERVICE CLEANOUT COVER ASSEMBLY IN TRAFFIC AREAS

DETAIL No. 07000.12 SHEET 1 OF 2



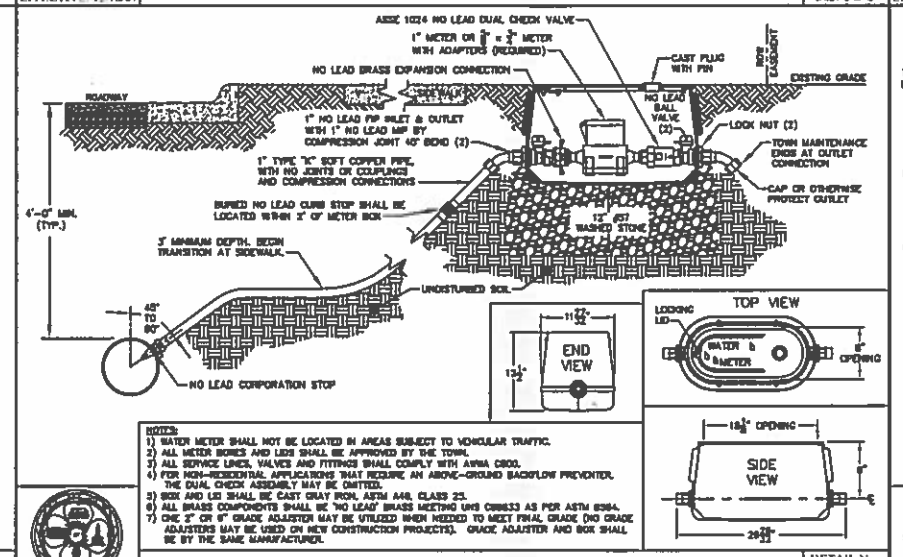
ALTERNATE CLEANOUT IN PAVED AREAS

NOTE:
EXTEND CLEANOUT TO RIGHT-OF-WAY OR UTILITY EASEMENT.

EFFECTIVE: 12/10/09

STANDARD SANITARY SEWER SERVICE

DETAIL No. 07000.12 SHEET 2 OF 3

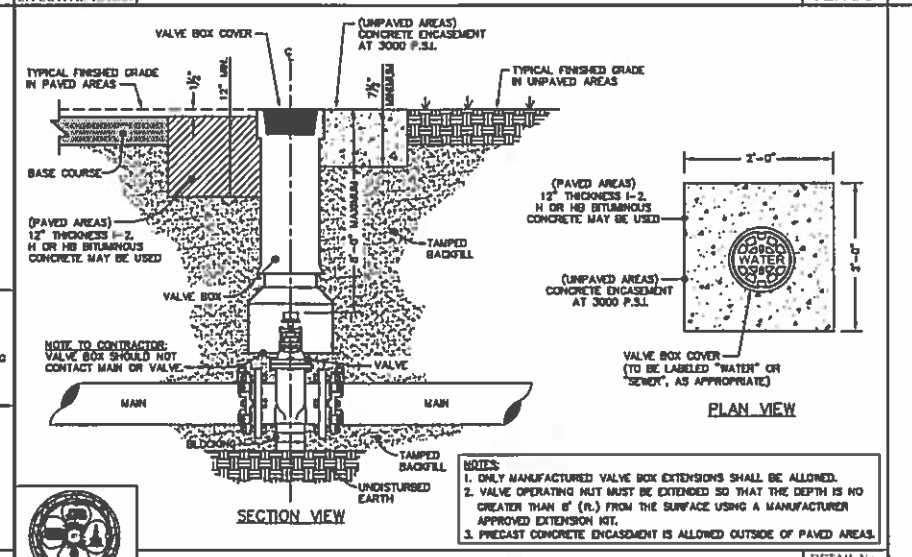


NOTES:
1) WATER METER SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC.
2) ALL METER BOXES AND LIDS SHALL BE APPROVED BY THE TOWN.
3) ALL SERVICE LINES, VALVES AND FITTINGS SHALL COMPLY WITH AWWA C800.
4) FOR NON-RESIDENTIAL APPLICATIONS THAT REQUIRE AN ABOVE-GROUND BACKFLOW PREVENTER, THE DUAL CHECK ASSEMBLY MAY BE OMITTED.
5) BOX AND LID SHALL BE CAST GRAY IRON, ASTM A48, CLASS 23.
6) ALL BRASS COMPONENTS SHALL BE "NO LEAD" BRASS MEETING UNS C89833 AS PER ASTM B584.
7) ONE 2" OR 4" GRADE ADJUSTER MAY BE UTILIZED WHEN NEEDED TO MEET FINAL GRADE (NO GRADE ADJUSTERS MAY BE USED ON NEW CONSTRUCTION PROJECTS). GRADE ADJUSTER AND BOX SHALL BE BY THE SAME MANUFACTURER.

EFFECTIVE: 07/01/13

STANDARD 1" WATER SERVICE & METER BOX INSTALLATION

DETAIL No. 06000.01 SHEET 1 OF 1



NOTES:
1. ONLY MANUFACTURED VALVE BOX EXTENSIONS SHALL BE ALLOWED.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 8" (ft.) FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.

EFFECTIVE: 12/10/09

STANDARD VALVE BOX INSTALLATION

DETAIL No. 06000.08 SHEET 1 OF 2

7 C801 WOOD FENCE
SCALE: N.T.S.

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HORVATH ASSOCIATES
16 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-0616
www.horvathassociates.com

NC HIGHWAY 55 SELF-STORAGE CENTER

2117 NC Hwy 55
WAKE COUNTY
CARY, NORTH CAROLINA

SITE DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY: JC
CHECKED BY: TJS
DATE: DECEMBER 6, 2016
SCALE: AS NOTED
PROJECT NO.: 1550
SHEET NO.: C801

<SITE PLAN / SUP PERMIT>