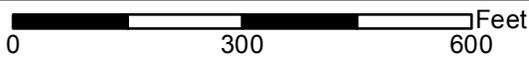
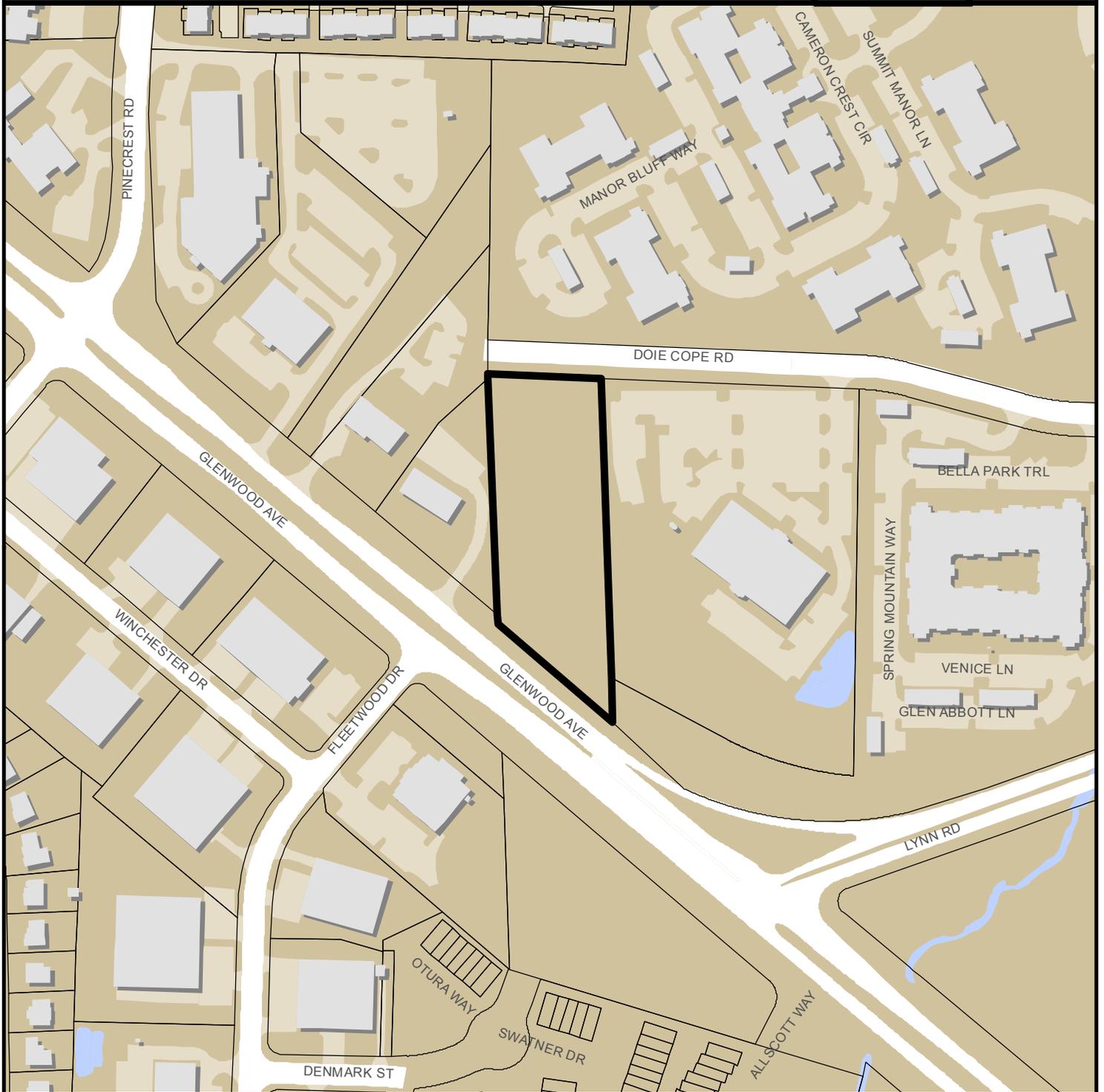


# JSF GLENWOOD SR-24-2016



Zoning: **CX-3-PK**  
CAC: **Northwest**  
Drainage Basin: **Turkey Creek**  
Acreage: **2.36**  
Square Feet: **105,000**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **Johnson Develop.  
Associates, Inc**  
Phone: **919-414-5361**



# Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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

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

BUILDING TYPE		FOR OFFICE USE ONLY	
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot  <i>SR-24-16</i>	Transaction Number <i>460733</i> Assigned Project Coordinator  Assigned Team Leader	
Has your project previously been through the Due Diligence process? If yes, provide the transaction # <b>460731</b>			
GENERAL INFORMATION			
Development Name <b>JSF Glenwood</b>			
Zoning District <b>CX-3-PK</b>			
Proposed Use <b>Self-service storage</b>			
Property Address(es) <b>7700 Glenwood Avenue</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed <b>0787-12-5613</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <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"/> Townhouse <input type="checkbox"/> Cottage Court <input checked="" type="checkbox"/> Other: If other, please describe:			
<b>WORK SCOPE</b>	Per City Code Section 10.2.8.D.1, summarize the project work scope. <b>Construct self-service storage building, associated parking, driveways, utilities, and stormwater BMP.</b>		
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE <b>Design Adjustment requested to install street trees outside of the R.O.W. and block perimeter standards.</b>		
<b>CLIENT/DEVELOPER/OWNER</b>	Company <b>Johnson Development Associates, Inc.</b>		Name (s) <b>Justin Story</b>
	Address <b>100 Dunbar Street; Suite 400, Spartanburg, SC 29306</b>		
	Phone <b>919-414-5361</b>	Email <b>jstory@johnsondevelopment.net</b>	Fax <b>864-594-5998</b>
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>Piedmont Land Design, LLP</b>		Name (s) <b>David Lasley</b>
	Address <b>8522 Six Forks Road; Suite 204, Raleigh, NC 27615</b>		
	Phone <b>919-845-7600</b>	Email <b>david@piedmontlanddesign.com</b>	Fax <b>919-845-7703</b>

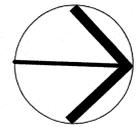
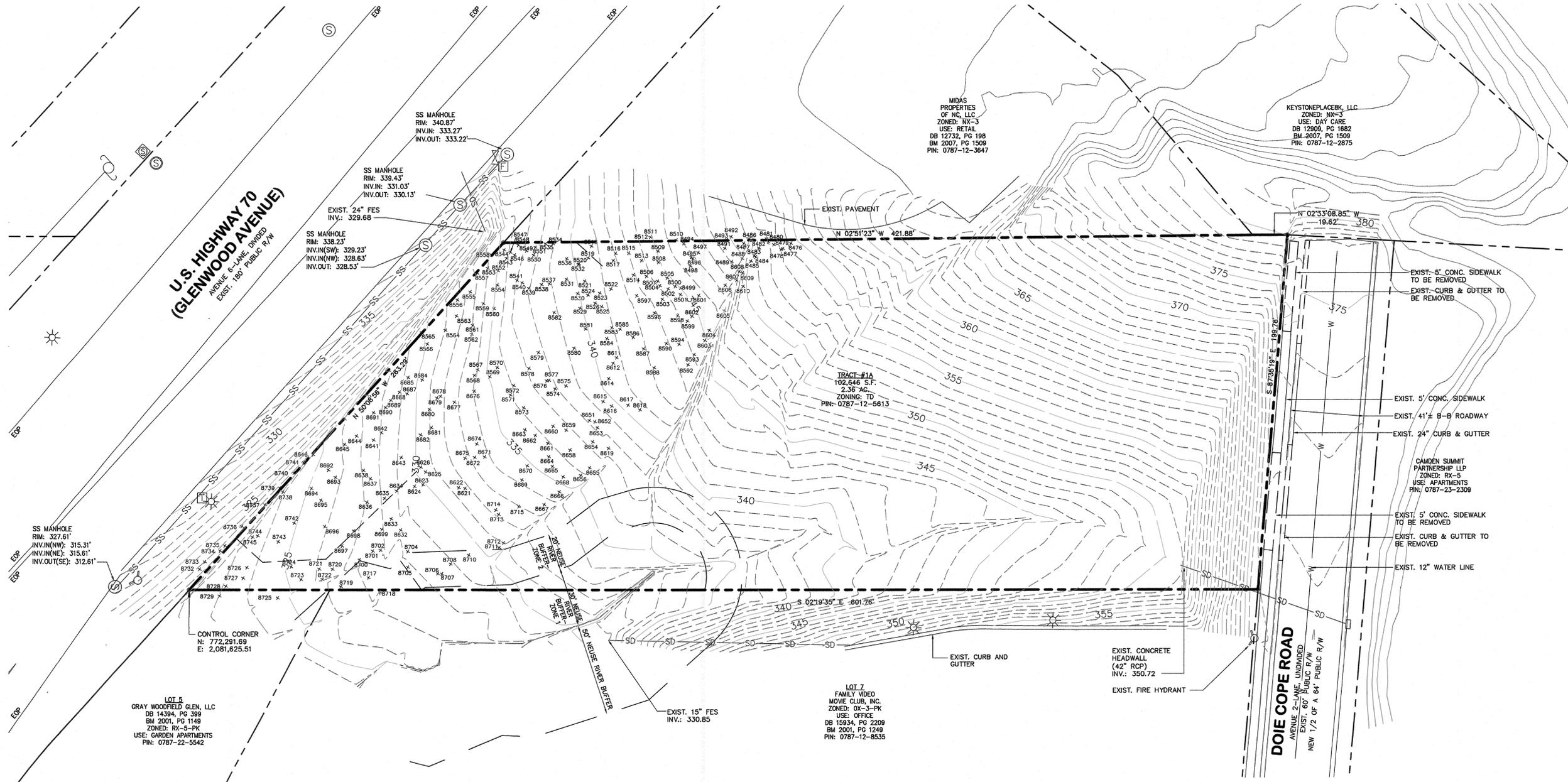
*2.36 AC Turkey Drainage  
Northwest CAC CX-3-PK zoning no overlay*



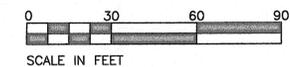
General Requirements	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <b>Site Review</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Site Review</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Site Review</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

**EXIST. CONDITIONS/DEMOLITION 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 IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES.



NORTH



REFER TO SHEET PA.1 FOR GENERAL NOTES  
REFER TO SHEETS TCP.1 - TCP.3 FOR TREE SURVEY

# LANDSCAPE REQUIREMENTS

## STREET PROTECTIVE YARDS

- U.S. HIGHWAY 70 (GLENWOOD AVENUE):  
TREE CONSERVATION AREA PROVIDED ALONG THE GLENWOOD AVENUE FRONTAGE.
- DOIE COPE ROAD:  
200 LF OF ROAD FRONTAGE -- 68 LF OF DRIVEWAYS AND STORM DRAINAGE EASEMENT = 132 LF  
1 STREET TREE @ 40' O.C. AND TYPE C2 STREET PROTECTIVE YARD REQUIRED  
132 LF/40' = 4 NEW STREET TREES REQUIRED/PROVIDED  
132 LF/100 X 4 = 20 NEW SHRUBS REQUIRED/PROVIDED

## TRANSITIONAL PROTECTIVE YARDS

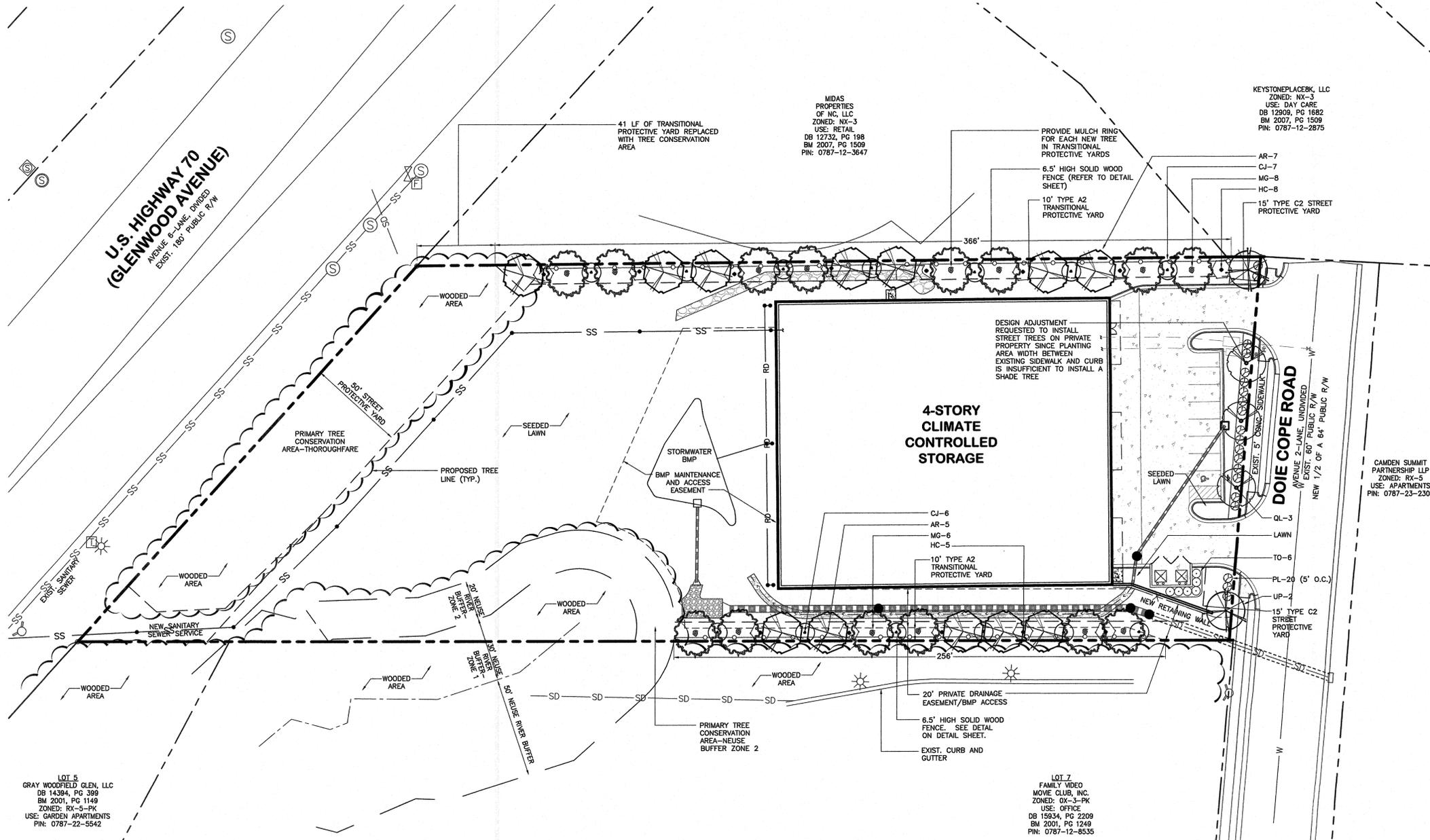
- WESTERN PROPERTY LINE:  
366 LF OF 10' WIDE TYPE 'A' TRANSITIONAL PROTECTIVE YARD  
4 SHADE TREES AND 4 UNDERSTORY TREES REQUIRED PER 100 LF  
366 LF/100 X 4 = 15 NEW STREET TREES REQUIRED/PROVIDED  
366 LF/100 X 4 = 15 NEW UNDERSTORY TREES REQUIRED/PROVIDED
  - EASTERN PROPERTY LINE:  
256 LF OF 10' WIDE TYPE 'A' TRANSITIONAL PROTECTIVE YARD  
4 SHADE TREES AND 4 UNDERSTORY TREES REQUIRED PER 100 LF  
256 LF/100 X 4 = 11 NEW STREET TREES REQUIRED/PROVIDED  
256 LF/100 X 4 = 11 NEW UNDERSTORY TREES REQUIRED/PROVIDED
- \*REFER TO PLAN FOR AREAS WHERE ADMINISTRATIVE ALTERNATE ARE REQUESTED FOR PRESERVED WOODED AREAS.

## 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>							
AR	Acer rubrum	Red Maple	12	3"	10'	B&B	
CJ	Cryptomeria japonica	Japanese Cedar	13	1 1/2"	6'	B&B	
HC	Halesia carolina	Carolina Silverbell	13	1 1/2"	6'	B&B	
MG	Magnolia grandiflora	Southern Magnolia	14	3"	10'	B&B	
QL	Quercus lyrata	Overcup Oak	3	3"	10'	B&B	
UP	Ulmus parvifolia 'Emer II'	Allee Chinese Lacebark Elm	2	3"	10'	B&B	
<b>SHRUBS</b>							
PL	Prunus laurocerasus 'Schipkaensis'	Laurel	20		36"	7 GAL	5' O.C.
TO	Thuja occidentalis 'Emerald'	Arborvitae	6		36"	7 GAL	

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



# LANDSCAPE NOTES

- CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., IN LANDSCAPE AREAS DISTURBED BY CONSTRUCTION. LANDSCAPE BEDS SHALL BE SCARIFIED TO A DEPTH OF 6" AND GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE.
- ALL NEW TREES AND SHRUBS ARE TO BE COMPLETELY COVERED WITH HARDWOOD SHREDDED MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES BY (5) FIVE FOOT DIAMETER.
- FINISHED GRADE IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE PLANT MATERIAL INSTALLED ON FOR PRIVATE PROPERTY FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- WEeping LOVEGRASS SEED IS EXTREMELY FINE, REQUIRING MECHANICAL SEEDING EQUIPMENT TO HAVE SMALL SEED ATTACHMENTS. IF SEEDING WITH A "HAND" CYCLONE SEEDER, THE LOVEGRASS SEED SHOULD BE MIXED WITH A DILUENT OR A CARRIER (CORNMEAL, SAND, OR FINE SAWDUST) FOR UNIFORM DISTRIBUTION OF SEED. DO NOT COVER SEED MORE THAN 1/2 TO 1 INCH ON SANDY SOILS; 1/4 INCH IS SUFFICIENT ON SILT LOAMS. CULTIPACKING SOIL BEFORE SEEDING IS HELPFUL. SITES TOO STEEP OR STONY FOR USE OF MECHANICAL EQUIPMENT CAN BE SEEDING WITHOUT SOIL SCARIFICATION. BROADCAST SEEDING BY AIR OR USE OF HYDROSEEDERS IS SUCCESSFUL IF SEEDING RATES ARE INCREASED TO COMPENSATE FOR POOR SEEDING.

**PLD**  
**PIEDMONT LAND DESIGN, LLP**  
 8522-204 SIX FORKS ROAD  
 RALEIGH, NORTH CAROLINA 27615  
 919.845.7800 PHONE  
 919.845.7703 FAX  
 ENGR. FIRM LICENSE NO. F-0843

PRELIMINARY  
NOT FOR CONSTRUCTION

**JSF GLENWOOD**  
**7700 GLENWOOD AVENUE**  
**RALEIGH, NORTH CAROLINA**

ISSUED: 22 MAR 2016

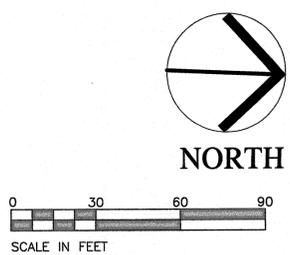
REVISIONS:

DRAWN BY: MGD  
 CHECKED BY: MGD

PROJECT: JDAP70N

PRELIMINARY  
 LANDSCAPE  
 PLAN

DWG. NO. PA.6



SCALE IN FEET

REFER TO SHEET SITE PA.1 FOR GENERAL NOTES  
 REFER TO SHEETS TCP.1 - TCP.3 FOR TREE SURVEY