

Administrative Approval Action

Case File / Name: ASR-0042-2022
DSLC - ALEXANDER FAMILY YMCA PARKING EXPANSION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 3.5 acre site zoned OX-3 and RX-3 and within an SRPOD Overlay is located

on the northeast corner of the intersection of Cox and Parks Avenues. The project site is comprised of multiple lots (207-213 Cox Ave and 210-214 Park Avenue).

REQUEST: A civic building of 16,680 square feet in size, parking and sports/recreational areas

to be utilized by the adjacent existing YMCA.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

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 dated February 24, 2023 by

WithersRavenel.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ <u>SITE PERMITTING REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

- 1. That the existing right-of-way for Flint Place is abandoned and a resolution number shown on all plats.
- A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

- 3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry



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- 6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5) with a mass grading, Site Permit Review (SPR) or building review, whichever occurs first.
- 7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a building or grading permit whichever applies first.

☑ <u>LEGAL DOCUMENTS</u> - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

Ø	Engineering
Ø	Other Requirements
V	Utility Placement Deed of Easement Required
Ø	Stormwater Maintenance Covenant Required

Ø	Right of Way Deed of Easement Required
☑	Public Access Deed of Easement Required
V	Cross Access Agreements Required

☑ <u>RECORDED MAP(S)</u> - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A pedestrian and bicycle deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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- 3. A public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 4. A cross access agreement among the lots as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
- 5. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 6. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 7. That the existing right-of-way for Flint Place is closed and the resolution number for City approval shown on the recombination plat recombining the right-of-way into the adjacent property.

Public Utilities

- A fee-in-lieu of waterline construction (across site frontage on flint place) shall be paid to the City of Raleigh Public Utilities Department
- 9. Flint place closure includes retention of a 30' CORPUE on exist water & sewer mains to encompass entire R/W abandonment area

Stormwater



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- The maximum allocated impervious area for all applicable lots should be identified on all maps for recording.
- 11. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
- 12. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 13. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
- 14. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

☑ <u>BUILDING PERMITS</u> - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

- 1. A recombination map shall be recorded, recombining the existing lots as shown on the preliminary plan.
- Solid waste will be provided off site by adjacent use sharing facilities. (YMCA) a.) provide
 description of off site solid waste service and b.) Provide confirmation, (email, note, etc) that COR
 Solid waste is in agreement with your proposed plan along with your next submittal. Solid waste
 contact E-mail: swscodecompliance@raleighnc.gov, Phone #: 919-996-3245

Engineering

- 3. A public infrastructure surety shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
- 4. A fee-in-lieu for 1' in sidewalk width where it is not shown to be widened to 6' on the plan shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.



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Stormwater

- 6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 7. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

- 8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (13) (shade) street trees along Park Ave. and (11) (shade) street trees along Cox Ave.
- 9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
- 10. A public infrastructure surety for 24 street trees shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

The following are required prior to issuance of building occupancy permit:

General

- 1. All street lights and street signs required as part of the development approval are installed.
- 2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

- As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
- 4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: March 9, 2026

Obtain a valid building permit for the total area of the project, or a phase of the



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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:	Daniel L. Stegall	Date:	03/09/2023
	Development Services Dir/Øesignee	-	
Staff Coordinator	Michael Walters		

VICINITY MAP



SITE DATA TABLE

CITY OF PALEIGH PROJECT NO ASR-0042-2022 1704009101, 1703097947, 1703097933, 1703097834, 1703098932, 1703098993, 1703099945, 1703190906 PARCEL PIN NO. YMCA OF THE TRIANGLE 214 PARK AVE; 207 COX AVE; 222 PARK AVE; 210 PARK AVE; SITE ADDRESS 212 PARK AVE; 216 PARK AVE; 213 COX AVE; 211 COX AVE RALEIGH, NC DEED BOOK AND PAGE 8244 PG 2308; 1264 PG 424; 12986 PG 182; 11886 PG 31; 14953 PG 2438; 15037 PG 2186; 8456 PG 2269 ZONING OX-3 & RX-3 OVERLAY DISTRICT SRPOD OVERLAY EXISTING SITE AREA 3.50 AC (152.507 SF) 3.42 AC (149,160 SF) PROPOSED SITE AREA WALNUT CREEK (NEUSE RIVER) EXISTING USE CIVIC & RESIDENTIAL PROPOSED USE CIVIC & OPEN LOT BUILDING SETBACKS: PRIMARY STREET 10' (CIVIC BUILDING & OPEN LOT) SIDE STREET 10' (CIVIC BUILDING & OPEN LOT) SIDE LOT LINE 0' OR 6' (CIVIC BUILDING) & 10' (OPEN LOT) REAR LOT LINE 0' OR 6' (CIVIC BUILDING) & 10' (OPEN LOT PARKING SETBACKS: PRIMARY STREET 10' (CIVIC BUILDING ONLY) 10' (CIVIC BUILDING ONLY) SIDE STREET SIDE LOT LINE 0' OR 3' (CIVIC BUILDING ONLY) REAR LOT LINE OLOB 3. ICIVIC BLILLDING ONLY. BUILDING INFORMATION: PROPOSED NUMBER OF BUILDINGS EXISTING BUILDING SF TO REMAIN DRODOSED NEW SC 16.680 TOTAL BUILDING SF 16,680 PROPOSED NUMBER OF STORIES PARKING: REQUIRED PARKING NO MAXIMUM PROVIDED PARKING BIKE PARKING: MINIMUM BIKE PARKING REQUIRED (SHORT TERM) PROPOSED BIKE PARKING (SHORT TERM) MINIMUM BIKE PARKING REQUIRED (LONG TERM) PROPOSED BIKE PARKING (LONG TERM)

Open lot Board of Adjustment #:

Page 1 of 2

Inside City limits? Yes 🗸 No		
Property address(es): 214 PARK AVE;	207 DOX AVE; 222 PARK A	VE; 210 PARK AVE; 212 PARK AVE; 216 PARK AVE; 213 COX AVE; 211 COX AV
Site P.I.N.(s): 1704009101, 1703097	947, 1703097933, 17	39097834, 1703098932, 1703098993, 1703099945, 1703190906
Please describe the scope of work. Demolition of existing houses a improvements.		rs, expansions, and change of use. king & sports fields, with associated site
Current Property Owner/Developer NOTE: please attach purchase a		
NOTE: please attach purchase a Company: YMCA of the Triangle	greement when sub	mitting this form.
NOTE: please attach purchase a	greement when sub	mitting this form.
NOTE: please attach purchase a Company: YMCA of the Triangle Address: 801 Corporate Center Dr. 8	greement when sub Suite 200 Email:	mitting this form.
NOTE: please attach purchase as Company: YMCA of the Triangle Address: 801 Corporate Center Dr. 8 Phone #: 919-719-9622	greement when sub Suite 200 Email:	mitting this form.

Administrative Site Review Application

zoning district (if more than one, please provide the acreage of each):	0
OX-3 (1.94 AC); RX-3 (1.56 AC)	Existing gross floor area to be demolished: 15,328
Gross site acreage: 3.50 AC	New gross floor area: 16,680
# of parking spaces required: NO MAXIMUM	Total sf gross (to remain and new): 16,680
# of parking spaces proposed: 291	Proposed # of buildings: 1
Overlay District (if applicable): SRPOD Overlay	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Civic & Residential	
Proposed use (UDO 6.1.4): Civic & Open Lot	
STORMWATI	ER INFORMATION
Existing Impervious Surface: Acres: 137 Square Feet: 90,000	Proposed Impervious Surface: Acres: 221 Square Feet: 91.424
If yes, please provide: Alluvial soils: Flood shuty: FEMA Map Panel #: 3720179400. 3720170600	
Neuse River Buffer Yes No ✔	Wetlands Yes ☐ No 🗹
RESIDENTIAL	DEVELOPMENTS
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br	4br or more
# of lots:	Is your project a cottage court? Yes No
SIGNATI	URE BLOCK
herewith, and in accordance with the provisions and regul 1. Robert Caudle, PE will and respond to administrative comments, resubmit plans, owner(s) in any public meeting regarding this application. New have read, acknowledge, and affirm that this project proposed development use. I acknowledge that this applica-	octs in accordance with the plans and specifications submittee states of the Cty of Masingh Unified Development Cordinance. serve as the agent regarding this application, and will receive and applicable documentation, and will represent the properly is conforming to all application requirements applicable with the state in subject to the filting calenter and submittal policy.
which states applications will expire after 180 days of inac	divity.
Signature:	Date: 05/15/2022

LEGEND

	LEGEND	
EXISTING		PROPOSED
300	FIRE HYDRANT	*
o IPS	POWER POLE IRON PIPE SET	
o IPF	IRON PIPE FOUND CALCULATED POINT	
Ä	WATER VALVE	H
<u> </u>	CATCH BASIN SANITARY MANHOLF	
•	BLOW OFF VALVE	•
	PROJECT BOUNDARY LINE ADJACENT PROPERTY LINE	====
	RIGHT OF WAY	
ss	OVERHEAD ELECTRIC LINE SANITARY SEWER LINE	
	STORM DRAINAGE LINE WATER LINE	
— -405 — — —	MAJOR CONTOUR LINE	
404	MINOR CONTOUR LINE	

INDEX OF SHEETS

Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES AND TABLES
C1.00	EXISTING CONDITIONS
C1.10	DEMOLITION PLAN
C2.00	SITE PLAN
C2.10	LOT AND EASEMENT PLAN
C3.00	UTILITY PLAN
C3.10	FIRE ACCESS PLAN
C4.00	GRADING AND DRAINAGE PLAN
C5.00	STORMWATER MANAGMENT PLAN
L6.00	LANDSCAPE PLAN
L7.00	TREE CONSERVATION PLAN
SL1.0	LIGHTING PLAN
A111	GROUND FLOOR PLAN
A112	LOWER LEVEL PLAN
A201	EXTERIOR FLEVATIONS

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALFIGH AND NODOT STANDARDS AND
- ALL UDISTRICTION AND MATCHES SPINLS BE IN ACCOUNTED THE TOTAL TO TRACE TO THE TOTAL THROUGH AND A TRACE AS THE CONTRACTOR SHALL OSTAL A BRITTON AND A TRACE AS THE CONTRACTOR SHALL OSTAL A BRITTON AND A SERVICES AT LEAST 48 HOURS IN ADVANCE. UNLESS, PARAINS PARAC, OR SIDEWAKE FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. UNLESS THE SERVICES AT LEAST 48 HOURS IN ADVANCE. UNLESS THE SERVICES AT LEAST 48 HOURS IN ADVANCE. UNLESS THE SERVICES AT LEAST 48 HOURS IN ADVANCE. UNLESS THE SERVICES AS THE SERVICES AT LEAST 48 HOURS IN ADVANCE. SERVICES AT LEAST 48 HOURS IN ADVANCE. THE MASS THE SERVICES AS THE SERVI RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.

- APPROVED BY THE PUBLIC VOICES DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO SSUANCE OF PERMITS OF PERMITS OF THE PUBLIC VOICES OF PERMITS OF PERMITS

- ONDERGROUND UTILITIES.

 12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY

- 12. HANDICAP PARRINS SPACES AND IL CACES ASLEDS SHALL BE NO GREATER THAN TWO PERCENT (20) PITCH IN ANY DIRECTIONS/S AFR ADASTRANDAMICAL PROPERTY OF THE RIGHT-OF-WAY UNBESS APPROVED BY ENGOGLO-MENT.

 15. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTION STREETS SHALL BE ATLEST SO FEET FROM THE POINT OF TAMBORY OF THE PROPERTY OF THE PR
- POINT OF TANCENCY OF THE CURB FOR MIZELUSE/COMMERCIAL DIREVAYS. NO DIREVAYS SHALL ENCROCH ON THIS MINIMULIC CONNECT CANNEC.

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- TRANSCRIMERS, BACKELOW DEVICE HOTBOX, ETC) SHALL BE SCREENDE PROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, ON WALK-MASK MIJST ER ACCESSIBLE TO PERSONS WHO ARE BUILD, HAVEL DOW YISDON, AND PEOPILE WITH MOBILITY DISABILITIES, PRESTRAIN PASTANG ROUTES AND ALTERNATE PREDSTRAIN ROUTES DUBRIC CONSTRUCTION WILL BE REQUIRED TO BE COMPANIANT WITH THE PUBLIC ROSIST OF SWAY ACCESSIBLETY OUDELINES, PROVIDED, 2010 AND STANDARDS FOR 20. FENCE OF SWAY ACCESSIBLETY OUDELINES, PROVIDED, 2010 AND STANDARDS FOR 20. FENCE OF SWAY ACCESSIBLETY OF ALEBON AS TO SEGON MANUAL: AND CONTACT PUBLIC WORKS DEPARTMENT FOR RUTHER GUILANCE.

 21. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SOURDIES, APPECADORS FOR CONSTRUCTION METITAL WITH THE CITY OF THE PUBLIC WORKS DEPARTMENT FOR RUTHER GUILANCE.

 22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SOURDIES START TO REVIOW THE SPECIFIC COMPONENTS OF THE PUBLIS AND OPERATION OF THESE FACILITIES DUBRISHES CONSTRUCTION. CONTACT ENGINEERING CONSTRUCTIONS. AT 120 MAY ACCESSIBLE OF THE PUBLISH AND OPERATION OF THESE FACILITIES DUBRISHS CONSTRUCTION. CONTACT ENGINEERING CONSTRUCTIONS AT 120 MAY ACCESSIBLE OF THE PUBLISH OF THE MEETING.

- 2. THE CANTERON GRAND AS ERSONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCO
 MOST CLUBERST EDITION).
 2. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "
 BIGHT-OF-WAY CLOSURES" ON WWW.RALBEIGHC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO
 MINIMUM OF THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO
 MINIMUM

SOLID WASTE INSPECTION STATEMENT

THE PROPOSED SITE WILL UTILIZE THE EXISTING SOLID WASTE SERVICES ON THE EXISTING YMCA SITE (1603 HILLSBOROUGH ST.).
 NO CHANGES TO THE EXISTING SOLID WASTE COLLECTION IS PROPOSED.

FIRE DEPARTMENT NOTES

- THE APPRIADTUS ROLD SUBFACE IS REQUIRED TO BE WITHIN 250 DEET INFER 1.3).

 PER HYDRANT SHALL BE LOCATED WITHIN 4072 AN EARMERD ALONG THE PATH OF APPRIADTIS ACCESS ROAD (INCPC 507.5.1).

 ALL NEW FIRE HYDRANT SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.

 PER FLOW ANALYSIS MUST BE REPORD AT TIME OF BOILLIONE PREMITS BET HE 2018 MCPC. ESCION 507.3.

RIGHT-OF-WAY OBSTRUCTION NOTES

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY. CLOSING OR BETOURING OF ANY STREET, LANE,
 OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A REMAIN WITH RICHT-OF-WAY SERVICES, PLEASE
 DIRECT ANY QUESTIONS TO RIGHT-ORWAYSPERVES, BARGAIGNIC, COV.
 1 THE CITY OF RALEGIN REQUIRES AN APPROVED RIGHT-OF-WAY PRINT FOR WORK ON ANY PUBLIC
 1 THE CITY OF RALEGIN REQUIRES AN APPROVED RIGHT-OF-WAY SERVICES THROUGH
 1. THE CITY OF RALEGIN REPORT AND DEVELOPMENT PORTAL.
 1. PRIOR TO THE STATE OF WORK THE CUENT SHALL SCHEDULE A PREC-ONSTRUCTION MEETING WITH THE
 1. BYROR TO THE STATE OF WORK THE CUENT SHALL SCHEDULE A PREC-ONSTRUCTION MEETING WITH THE
 2. ENGREBING INSECTIONS COORDINATOR TO REVIEW THE SPECIFE COMPONENTS OF THE APPROVED
 3. ALL TOTAL PRASS SHALL COMPAY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND
 3. MANUAL ON NUMBOR THATFOR CONTROL (MINTO).
 4. PUBLIC RIGHT-SOF-WAY ACCESSIBLITY CULDELINES (PROVVAG).
 5. AMERICAN DISBUTTY ACT (JOHN ACCESSIBLITY CULDELINES PROVVAG).
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- A. ALL PUBLICS DISTINGLED AND THE ACCESSIBLE TO PEDESTRAINS WHO ARE VISUALLY IMPAIRED AS PEOPLE WITH ADDITIONAL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RICHATS DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RICHATS OF WAY ACCESSIBLIT OWNED WITH THE PUBLIC RICHATS OF WAY ACCESSIBLIT OWNED WHITE ACCESSIBLIT OF WAIN AND THE ACCESSIBLE OF SIGN AND THE AMANUAL ON UNIFORM TRANS CONTROL DEVICES (MUTCO).

DEVELOPER:

REFER TO FLINT PLACE R/W CLOSURE PETITION (STC-04-2022) AND RESOLUTION (NO. [2022] 419), ADOPTED BY THE CITY OF RALEIGH'S CITY COUNCIL ON 10/4/2022



CONTACT LIST:

char e	NGINEER
Rob Ca.	
Withers	
137 S W	Almington Street, Suite 20
Rateigh.	NC 27601
919-535	5-5200

AMENITY AREA: MINIMUM AMENITY AREA REQUIRED

PROPOSED AMENITY AREA

PROPOSED OPEN SPACE

OPEN SPACE:

MINIMUM OPEN SPACE REQUIRED

0.18 AC (REQUIRED FOR CIVIC LOT ONLY)

N/A

PRELIMINARY



raleighnc.gov

137 5 Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: F-1479 | www.wii

TIER 3 SITE PLANS | ASR-0042-2022 ALEXANDER YMCA EXPANSION

207 COX AVE. | RALEIGH, NC | CITY OF RALEIGH

1ST SUBMITTAL: MAY 13, 2022 2ND SUBMITTAL: JULY 22, 2022 3RD SUBMITTAL: SEPTEMBER 30, 2022

4TH SUBMITTAL: DECEMBER 16, 2022 5TH SUBMITTAL: JANUARY 31, 2023 6TH SUBMITTAL: FEBRUARY 24, 2023



YMCA OF THE TRIANGLE







- WORKON THE PROJECT SHALL CORPORED TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CARCUMA DEPARTMENT OF TRANSPORTATION SCICCIOTINO AND SIBINOS SPECIAL PROCESS. THE ACCOUNT AND AND SIBINOS STANDARDS. THE ROCKIN TRANSPORTATION SCICCIOTINO AND AND SIBINOS STANDARDS. THE ROCKIN TRANSPORTATION SCIENCE STANDARDS. AND SIBINOS STANDARDS AND SIBINOS STANDARDS. AND SIBINOS STANDARDS AND SIBINOS STANDARDS AND SIBINOS STANDARDS. THE PROJECT STANDARDS AND SIBINOS STANDARDS. THE PROJECT STANDARDS AND SIBINOS STANDARDS. THE PROJECT STANDARDS AND SIBINOS STANDARDS AND SIBINOS STANDARDS AND SIBINOS STANDARDS. THE PROJECT STANDARDS AND SIBINOS STANDARDS AND SIBINOS STANDARDS AND SIBINOS STANDARDS. THE SIBINOS STANDARDS AND SIBINOS STANDARDS AND SIBINOS STANDARDS AND SIBINOS STANDARDS. THE SIBINOS STANDARDS AND SIBINOS STANDARDS AND SIBINOS STANDARDS AND SIBINOS STANDARDS AND SIBINOS STANDARDS.
- THE CONTRACTOR SHALL IS SOLDLY SEPENHISE FOR ALL JOSSITE SACTY DURING ALL PLASES OF CONSTRUCTION. ALL WORDS SHALL COMENT AND THE AND THE ACCUSATION AND AND THE LATEST SEVEN AND THE SACTION OF THE DEPARTMENT OF LADOS SAFETY AND HEALTH SECULATIONS FOR CONSTRUCTION FOR CONSTRUCTIO
- CONSTRUCTION PROPROSED AND EXPRESE THE COLOROGICAL STATE OF PROPRIETARIL (SOUTH AS, AND SUBSEQUENTLY PROTECTING, ALL PAU OF PRIVATE UTILITIES SHOWN OR NOT SHOWN O HAT LIE NOT ADDICATE TO THE PROJECT SITE. THE CONTROCTOR SHALL CAN "SHIFT FOR PROPRIE BUTHING LITTLE OF EXPRESS OF THE PROPRIETATION OF THE PROJECT SITE." AND CONTROLLED A
- CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE PROPERTY BONS, MONUMENTS, OTHER PERMANENT POINTS AND UNES OF REFERENCE AND CONSTRUCTION STARS. A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S SERVINE SHALL REPLACE PROPERTY BONS, MONUMENTS, AND OTHER PRIMAMENT POINTS OF REFERENCE DISTROYIED BY THE CONTRACTOR.
- TRAFFIC CONTROL ON PUBLIC STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THES
 PLANS, THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEMCES," AND/OR AS FURTHER DIRECTED BY THE MUNICIPALITY AND/OR
 NCDOT.
- CORTRACTOR SHALL PROVIDE ERECT, AND MANYAR SILTABLE BARBERS, FENCES, BOYS, FLACMER, WATCHMEN, AND OTHER
 ACQUAITE MOTICE/DAYA SACCESSORY TO BRUSE THE SHIPTY OF THE PUBLIC AND THOSE BARACISTS THE CONSTRUCTION
 WORK, CONTRICTION AS HOME SHALL BE LOCATED STATEMENT TO SHIPTY AND ACCORDANCE WITH THE LEAST
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 BEIDION OF "CONSTRUCTION AND MANY THAN ACCORDANCE WITH THE ACCORDANCE WITH THE
- 10. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK IN ORDER TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE RUBLE AND SHALL COORDINATE WITH AND OSTAIN APPROVAL FROM STATE AND LOCAL REGULATORY AGENCIES ON TRAFFIC CONSTRUCT VIANA
- ALL MATERIAL CLEASED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERTY (SEPOSED OF OFF-STE AND IF APPLICABLE AT AN APPROVED LISPOSAL FACILITY.
- 12. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMIT APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
- 13. WETLANDS SHOWN WILL HAVE DEED RESTRICTION PROHIBITING GRADING OR FLUING OF LOTS UNLESS SPECIFICALLY PERMITTED BY THE USACODE IN NOTIONE-DWG.
- 14. DELINEATED WETLAND AREAS SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE U.S. ARMY CORPS OF ENCINEERS AND INCOEMPOIND.
- 15. CONSTRUCTION STACKDUS FOR THIS STOCK WAS IN PRESIDENCE BY THE CONTRACTOR, USING A ORATIN, CACIDI RELEVANCE BY THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER MANDESTEEVE OF ANY DECREPANALS FOUND RETWEEN THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER MANDESTEEVE OF ANY DECREPANALS FOUND RETWEEN THE ENGINEER MANDESTEEVE OF THE SHALL REMOVED BY THE MANDESTEE BY STRACES, BELEVING FOUND PRINCIPLES AND ANY DECREPANAL SHALL S
- 17. TESTING OF MATERIAL REQUISID FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED ACROSS YOUR TESTING MATERIALS. HE ROWNLESS HAS THE STRING LARGE HE WANDED OF EACH TESTING STRINGES SHALL THE MOST RECORD ACROSS THE STRING LARGE HE WANDED OF EACH TESTING STRINGES.
 17. HE WORK CONSTRUCTED MEST THE RESOURCEMENT OF THE NEODY AND MANIFALLY SECREPATIONS.

- DEMORITION NOTES

 1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN INCESSARY.
- CONTRACTOR B TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK
 REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED
 DICAMATION.
- SHOULTIPE SHALL NULLEE SUT IS NOT LIMITED TO THE SECONTIPE HALL NOT AND OFFSTE LISPOSAL OF CONCESTE DAYS.

 CONCESTE OF INDICES CONSIDERED SALES STEPS AND TIMETHER'S AND MORROR DITLINITIES. AND LISPOSAL OF CONCESTE DAYS.

 MATERIALS CLEARED AND STRIPPED TO THE EDTITH RECESSARY AS ERECTED BY THE SOILS ENCRESS FOR THE INSTALLATION OF THE SINGLE HARDOWNERS THAN THE THE HIRST SEC LEARNER AND AS SHOWNERS AND ASSESSMEND ON THESE PLANS.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
- 5. ELECTRIC, TELEPHONE, SANTARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
- 6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION
- ALL DISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
- CONTRACTOR SHALL COORDINATE RELOCATION OF ALL DISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE.
 GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
- 9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED
- 10. ALL DEMOLÍTION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS DISHA REGULATIONS
- 11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DEGENGTEST PITS BY HAND.

- CONTRACTOR SHALL VEHITY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURBINILITS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
- 2. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SELVER.
- 3. ALL RCP STORM SEWER SHALL BE MINIMUM CLASS II REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.
- 4. THE LOCATIONS OF STORM SILVER STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE. WHERE PROPOSED STORM SELVER HPING TIES TO EXITING STRUCTURES, HPES, SWALES, ETC., THE CONTRACTOR SHALL RELD ADJUST PROPOSED STORM SEWERS TO MATCH THE LOCATIONS OF THESE EXITING FEATURES.
- UPON COMPRITION OF A PROJECT AND REFORM A CRETIFICATE OF OCCUPANCY SHALL BE CREATED. THE APPLICANT SHALL CRETIFY THAT THE COMPRITION PROJECT BY IN ACCORDING WITH THE APPROVED STORMANTER MANAGEMENT FAUNS AND DESIGNS, AND SHALL SUBMIT ACTUAL 'AS BUILT' PLANS FOR ALL STORMANTER MANAGEMENT FACELITIES OR PRACTICES AFTER THALL CONSTRUCTION IS COMPRIETED.
- ALL STORM DRAINAGE HPE SHALL HAVE A MINMUM COVER OF 2.4 FEET FROM FINISHED SUBGRADE TO THE PIPE CROWN I TRAFFIC AREAS, UNLESS APPROVED BY THE CITY OF RALEIGH. 7 ALL STORM DRAINAGE REE SHALL HAVE A MINIMUM COVER OF 0.5 FOOT TO THE REE CROWN IN NON-TRAFFIC AREAS.
- B. STORM SEWER PPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE PPE FLARED END SECTION UNLESS OTHERWISE SPECIFED ON PLANS.
- EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED INVERT CONSTRUCTED FROM CONCRETE, AND A BENCH WITH A MAXIMUM SLOPE. THE BENCH SHALL BEGIN AT A RECHT OF ONE-HALF THE PPE DIAMETER FOR 12 TO 24 INCH PIRE, ONE-THIRD THE PIPE EMAMETER FOR 33-49 INCH PIPE, AND ONE-POUNTH THE DIAMETER FOR PIPE GERATER THAN SHIPCHES.
- 10. ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES.

- REFER TO SITE CONSTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMERCING CONSTRUCTION.
- ALL, ARIAS SHALL BE CARADID FOR POSITHED PRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN
 ADOCUMENT SET ENHANCE DIRECT ALL PRAISES OF CONTROLLTON. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS. THE CONTRACTOR SHALL USE INTRIBUT MUSTERS FOR CONTROLLTON. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS AND THE ADDITIONAL SHOWN IN THE PLANS AND TO REPORT AND THE ADDITIONAL SHOWN IN THE PLANS AND TO REPORT BUT AND THE ADDITIONAL SHOWN IN ADDITIONAL S
- CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
- NATISHAL MED TO CONTRIBUT DAMANDHAIRT FOR ANY PURPOSE, RACKIES, ANDIAND DAMANGE STRUCTURES OR PUBLISH. TREICHES FOR ANY OTHER DERSEASON REQUIRING HILL, OR BROCHEL SAME MEET THE REQUIREMENTS OF THE HILL GEOTECHNICAL REPORT RECOMMENDATIONS, AND SHALL AT A MINISHM RECOMMENTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCEDOR BYTS AS SET OUT IN ASTEM STANDARD D-1557.
- THE CONTRACTOR WITHOUT PROJECT OF THE PROJECT OF TH
- BETANNOS ONTENS PROMENIA A CUBANTA VIETA DE L'EXCENTENTIAN PER EET N'HIGHT WITHIN A HORDONIA. ELEMANDO ONTENS PROMENIA A CUBANTA VIETA VERLE DE L'EXPERTE THAN PUR EET N'HIGHT WITHIN A HORDONIA. ELEMANDO PROMENIA DE L'EXPERTINDATION DE L'EXPERTINDATION DE L'EXPERTINDATION PAUL SPALL IEL DISPONIAL AND CONTRICLED HORSE THE RESPONIS CHARGE CANAGE CA RECEITEMEN PROFESSIONAL CHEMIERS AND COMPINITATION PUR L'ARPET WITH THE NE BLUDNO CODE SETEMA 150.0 RETAINING SYSTEMS MEETING THESE CRITERIA WILL REQUIRE A SÉPARATE BULLENN PRIMIT PRINCE DE L'EXPECT D'AVOIG.
- 8. ALL DEMOLITION DEBRIS AND OTHER EXCESS MATERIAL SHALL BE HAULED OFF-SITE REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
- 10. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.

- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLASTING ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SWEETY REQUIREMENTS.
- 12. CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- ACCESSIBLE ROUTES AND PARKING AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE CURRENT ADA REQUIREMENTS. THE RUNKING SLOPE OF WARKING SURFACES CAINOT BE STEEPER THAN 1-20 AND CROSS SLOPE OF WALKING SURFACES CAINOT BE STEEPER THAN 1-30, WHIST INSCLUDE SCROSSWARD.
- AND ITS ROTHER PLACEMENT.

 MASS GRADING DEPENDENCE SHALL BE PHASED TO LIMIT EXPOSED AREAS. PRIOR TO PROCEEDING TO ANOTHER PHASE THE PRESENT HAVE SHALL BE STRAIGHTED WITH ADEQUATE GROUND COVER SHIPTIGHT TO BESTRAIN BROISON AND HAVE ALL PREPARETACTURE PRIVALIZED. MASS EXPOSED AND LICENSES AND AND TEXTED 20 AND SIZES FREE PHASE PRICAIDS CROBING NICESSARY FOR PRASTRICTURE CROCKED AND LICENSES AND THE CROCKED CONTINUE TO THE TEXT CONTINUE AND THE CONTINUE APPROVES AN EXCRASE SUBJECT TO BEHAVIOR CROCKED AND CONTINUE AND THE CONTINUE AND THE CONTINUE APPROVES AND EXCRASE SUBJECT TO BEHAVIOR CROCKED AND CONTINUE AND THE CONTINUE AND TH
- 16. WETLANDS SHOWN WILL HAVE DEED RESTRICTION PROHIBITING GRADING OR FILING OF LOTS UNLESS SPECIFICALLY PERMITTED BY THE USACCE & NCEDINGOWO.
- DELINEATED WETLAND AREAS SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS AND INCOMINEDWO.
- THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS AND WIRE UTILITY
 STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED PHYSHID ELEVATIONS AND SLOPES.
- WHERE PROPOSED CURB AND GUTTER TIES TO EXISTING CURB OR CURB AND GUTTER, A TRANSITION OF 10' SHALL BE MADE TO CONFORM TO THE DUSTING HEIGHTS AND SHAPES.
- BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS BILL LATED TO SARTHWORK.
- ALL PAVEMENT SUBGRADES SHALL BE SCARFED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 100 PRICKINT OF ASTM IC-1935 DIDINITY AT OFFIRM MIGHTURE CONTENT UNLESS OTHERWIBE SHOWN ON THE CONSTRUCTION PLANS OR AS DISKETED BY THE GEOTECHNICAL ENGINEERY.
- 24. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS & 1.5. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
- 25. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SOIL TESTING IS PERFORMED AND THE RESULTS FORWARDED TO THE ENGINEER AND DWINER.
- THE PROTECTION FESSION SHALL BE RETULLED AN EXPERTION PROTECTION TO INSURE OF A BROKE CHRIST FRICTION SHALL FOR BE RECALLED AND ADDITION OF ANY SHALL SHALL BE ADDITIONAL OF A SHALL BE ADMITTANCE OF THE SHELL BE ADDITIONAL OF THE SHELL BE ADMITTANCE OF THE SHELL B

- EROSION & SEDIMENT CONTROL NOTES:

 1. CONTRACTOR SHALL CONSTRUCT DIVERSION DITCHES AS NECESSARY TO ENSURE ALL SEDIMENT IS DIRECTED INTO E CONTROL MEASURES.
- CONTRACTOR SHALL CLEAR ONLY AS REQUIRED TO INSTALL BROSION AND SEDIMENT CONTROL MEASURES, CONTRACTOR SHALL BLT FRINCE, SEDIMENT BASINS, DIVERSION DITCHES, AND THEN BEGIN GRADING ROADWAYS.
- IF STORM CROSS DRAINAGE CAN NOT BE INSTALLED PRIOR TO GRADING, TEMPORARY HOPE SHALL BE USED TO CROSS WET WEATHER CHANNELS.
- CONTRACTOR SHALL ENSURE GRADING OPERATION IS CONDUCTED IN A MANNER THAT DOES NOT ALLOW ANY SEDIMENT INTO CREEKS.

- CONTRACTOR SHALL PROVIDE RIP RAP LINED TAIL DITCHES AT THE STORM DRAINAGE PIPE DISCHARGE POINTS AS REQUIRED TO DISCURE POSITIVE DRAINAGE.
- TO AVOID SLOPE EROSION, CONTRACTOR SHALL INSTALL TEMPORARY SLOPE DRAINS PER DETAIL AT LOCATIONS WHERE TEMPORARY DIVERSION DITCHES DISCHARGE INTO A SKIMMER BASIN.
- 8. SEDIMENT BASINS SHALL BE KEEP OUT OF WETLAND AREAS.
- PRIMARENT CICLUDE COMES SHALL BE ESTABLISHED PER NEGEL LITEST BED, DETENDED, ALL PERMETTER DESE, SYMLES, DETONES, PRIMETERS GENERAL MOLI ALL SOFTE STEEPER THAN ALS SHALL BE REPORTEDE CONDITION CONSTRUMENT CALLEDING MAY FROM THE LAST DISTURBANCE. ALL OTHER ORTUNESED AREAS SHALL BE REQUIRED GROUND CONFER WITHIN 14 CALLEDING DAYS FROM THE LAST DISTURBANCE. TOPOLO, SHALL BY MAYTED CHIEF OF RE NI BLARDAR AS SHOWN.
- 11. FOREBAY WILL NOT BE REQUIRED WHILE SCM IS ACTING AS AN EROSION CONTROL DEVICE.
- 2. THE TREE PROTECTION FINCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (COLIS SCHEDULED, THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
- 13. A GRAVEL CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF CONSTRUCTION ACCESS.
- 24. ALMOND, AND THE CENTER DETAILED BOULDES CONSTRUCTION OF GLO-POINT OF CONTROLLED AND COSS.

 5. BLC CONTROLLED BOULD, MORE THE MASS OF THE EMPTE WITH COMMON THE REPORTION FIRST WHITH AND CONTROLLED BOULDESS.

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GENERAL LANDSCAPE NOTES:

- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND SPECIFICATIONS, AND NCDOT, STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- NO CHANGES TO ANY ASPECT OF APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
- ALL PLANTS PROMOTION BY THE CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS OFFININ THE PLANT TABLE AND CONFIDENT OF THE AMBERICAS STANDARDOR OF NURSERY STOCK, AND 2001-1971 REFECATED OS LIDNS, GROWING AND BSB SPECIFICATIONS. PLANTS SHALL BE FRILL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING, LANDSCAPE ANCHITET SHALL REPECT ANY PLANT NOT MEETING THESE CULPILINES AND REQUIRES REPACEMENT.
- ALL PLANTS ARE TO BE FULLY GUARANTEED INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCUPTANCE.
- PLANTING SHALL FOLLOW NCOOT STANDARD SPECIFICATIONS AS CUITINED IN SECTION 1670. PLANTING SEASON IS OCTOBER 15-MARCH 15, UNESS OTHERWISE NOTED OR APPROVED BY NCOOT DECINEES. ALL PLANTS THAT ARE UNRIBLE TO BE PARRISHINGLEY PLANTICS SHALL BEFORE DAY ARE PROTECTED OR AS OUT OF BERNES ON AND WIND. PARTS SHALL BE EVAN AND CONDISTINGLY WATERD, AS RECEDED, TO REPORT DEPINE OF ROOTS, ROOT BUILD OF BAS STOCK SHALL BE COVERED WITH AT LEAST 4 NO-HS CHARCHACOUR MICH. TO MANTAN AND ROTHER THAT OF THE PLANTING THE PLANTING THAT THE PLANTING THE
- THE CONTRACTOR SHALL VEHIFY ALL PLANT QUANITHES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCARE ABOHITECT PRIOR TO PURCHASINO PLANTS. CONTRACTOR SHALL TROULD HALL TREES MS DESIGNATED IN THE MASTER PLANT LIST AT THE BUSISHINY FOR APPROVAL BY THE LANDSCARE AGENTECT PRIOR TO PURCHASING PLANTS.
- ALLEFANTS AND RANTHS BIDD ARE TO BE LOCATED BY SCALED HISNINGRY FROM BILLENCE, DURS, PANISHETT, ETC.
 SECHEL ATTENDED SHALE ECROPS TO DISIDES THAT STANT BIOPPOUNDES WOWN ON THE PLAN AND ACCURANTS LOCATED.
 LOCATION OF ALL PLANTS SHALL BE RETAYORD IN THE FELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 CONTRACTOR SHALE PROVIDE 44 HOLDERS NOTE; FOR RETING.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL NEW PLANTING BEDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- 11. ALL LANDSCAPE AREAS ARE TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION.
- 12. ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH.
- 3. ALL PLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, MULCH SHALL BE DARK BROWN, DESIGNER-CRADE, DOUBLES-HIRDDED HARDWOOD. NO PIRE STRAW IS PERMITTED. CONTRACTOR TO SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIGN OF DIRECHISES AND DELIRETY TO PROCEST STE. HIBBH OFF 2-4: CLEAR ZONE AROUND TREES WITH A 3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLASE.
- 15. MIDED GROUNDCOMER AND PLANTS SPECIFIED FOR MASS PLANTINGS SHALL BE PLANTED IN GROUPS OF 9-7 AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MINING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.
- 16. ALL TRES ADMORT TO PODSTRIAN WALKWAYS AND IN GOT TRANCES SHALL BE LINGER THAMMOD SUFFICIENTLY TO ALLOW CEAR SHAFT AND PROESTRIAN ACCESS UP TO 6 FEET ABOVE SIDEWALK BEAVATION. ALL PROMING SHALL BE PERFORMED BY A CHIPHILD ARROWSHIT, AND ADMIRET TO THAN AND ADDRESSANCE STANDARD, PROMING CUTS ARE TO BE DIBERTAL AND TRANSITION CINITY OF THE NECESSARY REMOVES IN ORDER TO SATERY SIGHT AND CEARANCE REQUIREMENTS WHILE MAINTAINING THE INTEGRITY OF THE TRESS.
- CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL FINAL ACCEPTANCE.
- . ANY PLANT WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, IN ACCORDANCE WITH THE APPROPRIATE PLANTING SEARCH, QUANTITY AND SIETE ON REST. PLAN SPECIES RETAINS.
- A JURIJES DOWN OF THE MODEST OWNER AND STEEL FOR THE MODEST OWN. SELECTION OF THE PROPERTY OF

- 20. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ICO.
- ALL ABONE-GROUND HYAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; FLECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE MEW BY EVERGGERS (PRINGE). FOR FOR MALL

- THE RESTRICTION HOTE:

 1. ALL THEST SHAT ARE TO BEHARK WITHIN OR DESCRIPTION OF THE HARD STORM MADE HE ROTHCHED WITH 8 TALL COMPUTING THE ATT ON THE EXTENCE OF THE THE BOLD ON THE OPEN IN A RAMARING STRE. THE OPEN IN A DEFINITION THE COMPUTING THE CONFORM HARD WITHIN THE OPEN THE THE THE OPEN IN A DEFINITION OF THE CONFORMATION HARD THE OPEN IN A DEFINITION OF THE PROPERTY OF THE
- NOME OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PREMISSION OF LANDSCAPE ARCHITECT OR PROJECT ABSORDT. ALTRAITION OR DISTURBANCE TO EXISTING ARCHES STACING OR STORAGE OF CONSTRUCTION MATERIALS. EQUIPMENT, SOLD OR DEBRES TRESHOW, OR ORDESON AS WAY LIQUIDS.
- 3. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE DRIP LINE OF AN EXISTING TREE
- APPROVED EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS.
- . NO ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE CUT WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORST. EXPOSED ROOTS 2 RICHES AND LASGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MISST AT ALL TIMES.
- IF THERE ARE ANY TREE CONFLICTS ON THIS JOB STE, PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMIDIATELY CONTACT LANDSCAPE ARCHITECT OR PROJECT ARBORIST FOR DIRECTION AND CLEARANCE TO CONTINUE THE CONFLICTION OFFICE.
- TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN APPLITHROUGH SEPTEMBER.

- ALL NECESSARY INSPECTIONS, CERTIFICATIONS, OR TESTING REQUIRED BY CODES OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO MUNICIPAL APPROVAL FOR THE FINAL CONNECTION OF SERVICE.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE IMPROVEMENTS SHOWN, [DG NOTE: DO WE EXPAND THIS TO INCLUDE ALL UTILITIES OR JUST THE STORM SEWER!]
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF DISTING UTILITIES FRANCE DURING MAKEN.

 4. THE CONTRACTOR SHALL BE RESONABLE FOR RELOCATION OF DISTING UTILITIES FRANCE DURING MAKEN DATE.

 5. THE CONTRACTOR SHALL BE RESONABLE FOR DISTING ALL REQUIRED PREMITS AND FELS FOR THE AMBIDIOMENT OF WILLS

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- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NCDEQ WILL AND SEPTIC SYSTEM STANDARDS. AN ABANDONMENT FERRIT SHALL BE OBTAINED FROM THE COUNTY ENVIRONMENTAL HEALTH DEVISION PRIOR TO COMMENCING ABANDONMENT WORK.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CTI CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFRENCE OF ANY HYDRANT, FDC OR OTHER FIRE DEPARTMENT EQUIPMENT.
- 9. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PROVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES
- 10. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDINGS.

 11. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES
 CONCERNING THE PROJECT.
- 13. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0698.
- 14. ALL BOLATION VALVES WITHIN THE THOT BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.
- IS. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
- 16. FIRE FLOW AVALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS FER THE 2012 MCFPC, SECTION 50:3.2 THE B THE AVAILABLE FIRE FLOW FROM THE HYDRAYT AND THE MINIMUM REQUIRED FIRE FLOW CALCULATION FROM 2012 NCFPC APPENDIX B OR OTHER APPROVED METHOD.
- 17. PLANS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
- CONTRACTOR SHALL RIPLACE WITH NEW ALL DRIVEWAY PIPES AND OTHER DRAINING EMPES/CULVERTS THAT ARE DISTURBED WHILE INSTALLING THE UTILITIES. ALL PIPE/CULVERTS SHALL MEET THE REQUIREMENTS OF INCOOT.



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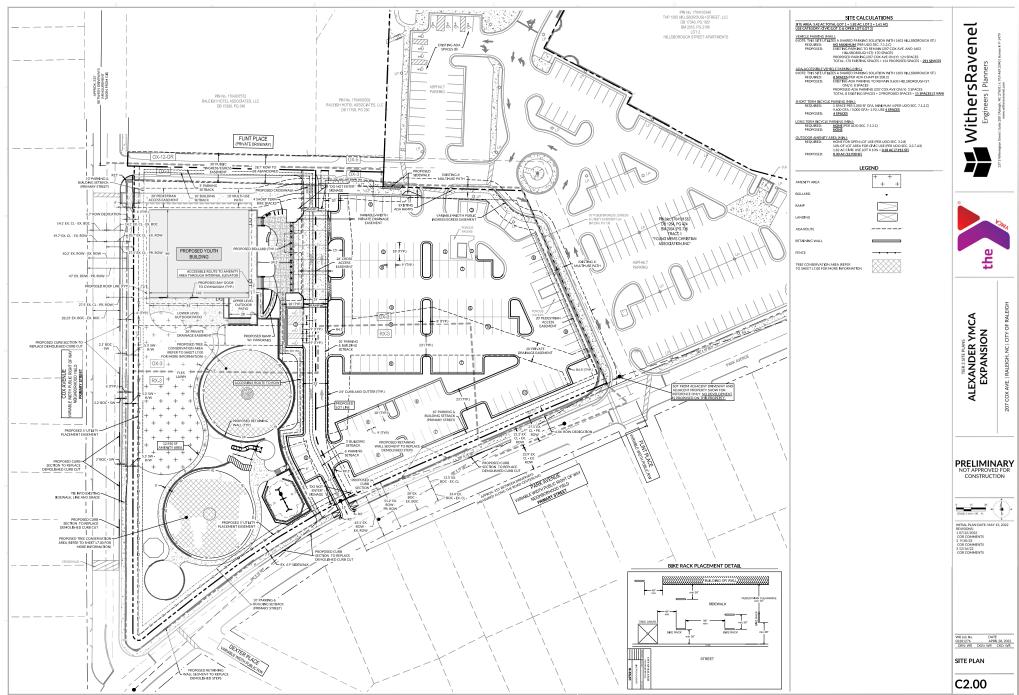
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EXISTING CONDITIONS

C1.00



UTILITIES NOTES

UTILITIES LEGEND

DESCRIPTION PROPOSED FIRE HYDRAN

PROPOSED FDC PROPOSED WATER UP

PROPOSED CLEAN OUT PROPOSED SANITARY SEWER/ STORM PROPOSED SANITARY SEWER LINE

PROPOSED STORM DROP INLET WITH GRATI PROPOSED STORM PIPE

COR APPENDIX D STANDARD UTILITY NOTES ALL STANDARD MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARD, DETAILS, & SPECIFICATIONS (REFERENCE CORPUT HANDBOOK, CURRENT EDITION)

LITH ITY SEPARATION REQUIREMENTS:

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CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTENCE
RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT, ANY NECESSARY
SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE
CITY OF BALEIGH FUBBLIC UTILIES ESPERATIVES.

3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS, 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS

UNROUGHANDBOOK PROCEDURE

INSTALL 2" COPPER WATER SERVICE WITH METERS LOCATED AT ROW OR WITHIN A 27X2

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WATERIANGE SERVICE FROM A 27X2

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WATERIANGE

PRESSURE THE SERVER SERVICES 9 LOW MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR RESEMBLY LINE & SPACED EVERY 52 LINEAR FEET MAXIMUM OR PRESSURE REDUCTION CHAUTS ARE REQUIRED ON ALL MATTERS ERFICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANTIARY SERVES SERVES HAVING BUILDING CRAINED LOWER THAN LO ANGOVE HIT NEXT URSTEAM MANABLE.

ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWD, USACE 6/06 FEMA FOR ANY RPARIAN BUFFER, WETLAND 6/08 FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

REPACTS RESPECTIVELLY PRIOR TO CONSTRUCTION.

NO TO / REALBOAN DECONOMINANT LOSSEBURITS ARE REQUIRED FOR ANY UTILITY
WORK INCLUDING WHIRE DETENDINGS & SERVICE TARS WITHIN STATE OR REALBOAD ROW
PRIOR TO CONSTRUCTION

CREASE INTRICEPTOR / CIU. WITH SERVANTOS SERVIC CALCULATIONS & INSTALLATION
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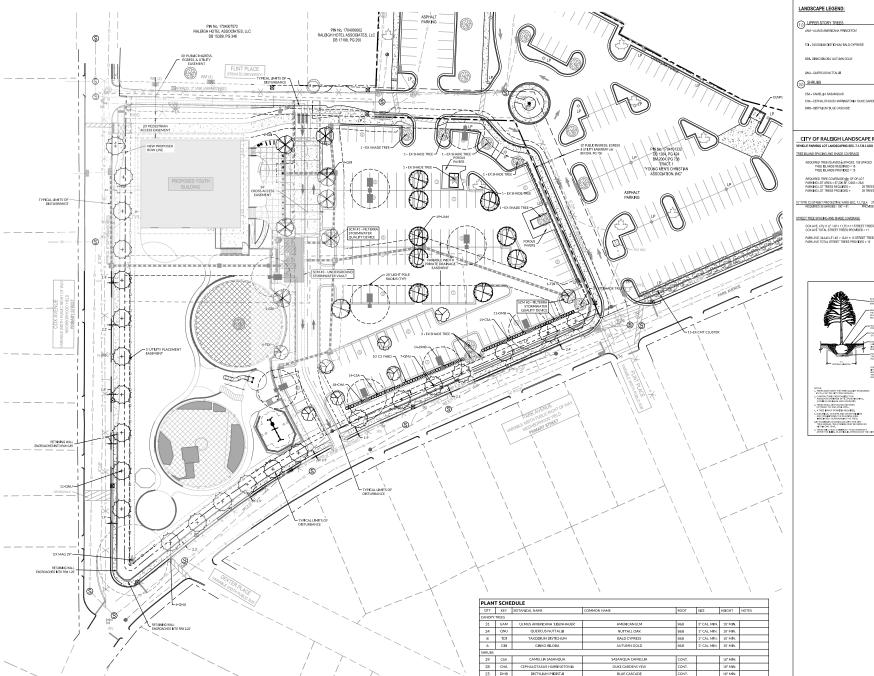
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UTILITY PLAN

C3.00





CITY OF RALEIGH LANDSCAPE REQUIREMENTS

TREE ISLAND SPACING AND SHADE COVERAGE

REQUIRED TREE COVERAGE ### SF OF LOT PARKING LOT AREA = \$7,206 SF | 2000 = 28,6 PARKING LOT TREES REQUIRED = 29 TREES PARKING LOT TREES PROVIDED = 29 TREES

O' TYPE C3 STREET PROTECTIVE YARD SEC. 7.1.7.8.4 270 LF REQUIRED 30 SHRUBS / 100" = 81 PROVIDED 81

REET TREE SPACING AND SHADE COVERAGE

COX AVE, 470.11 LF / 40' = 11.75 = 11 STREET TREES REQUIRED COX AVE TOTAL STREET TREES PROVIDED = 11

PARK AVE, 544.45 LF / 40' = 13.61 = 13 STREET TREES REQUIRED PARK AVE TOTAL STREET TREES PROVIDED = 13



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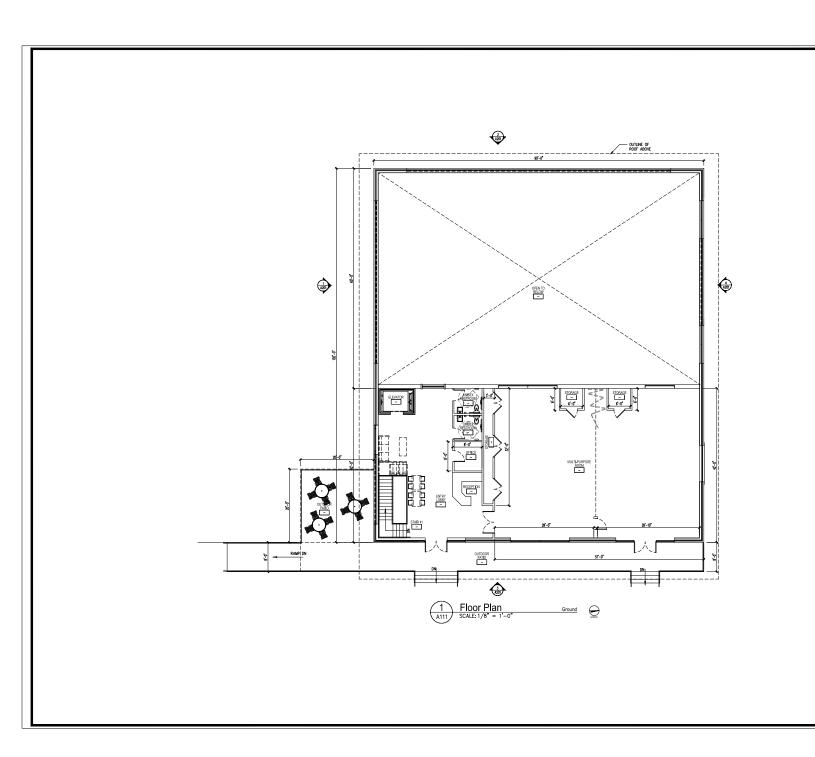
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WR Job No. DATE 02201276 MAY 13, 2022 DRN: WR DGN: WR CKD: WR

LANDSCAPE PLAN

L6.00





T304 HILSIGROUGHST, RALEIGH, NC 27406 919/881,1308 FAX 919/881,9787

13 May 2022

■ PROGRESS PRINT ☐ HEALTH DEPT. PLAN CHECK

BUILDING DEPT. PLAN CHECK CONSTRUCTION SET

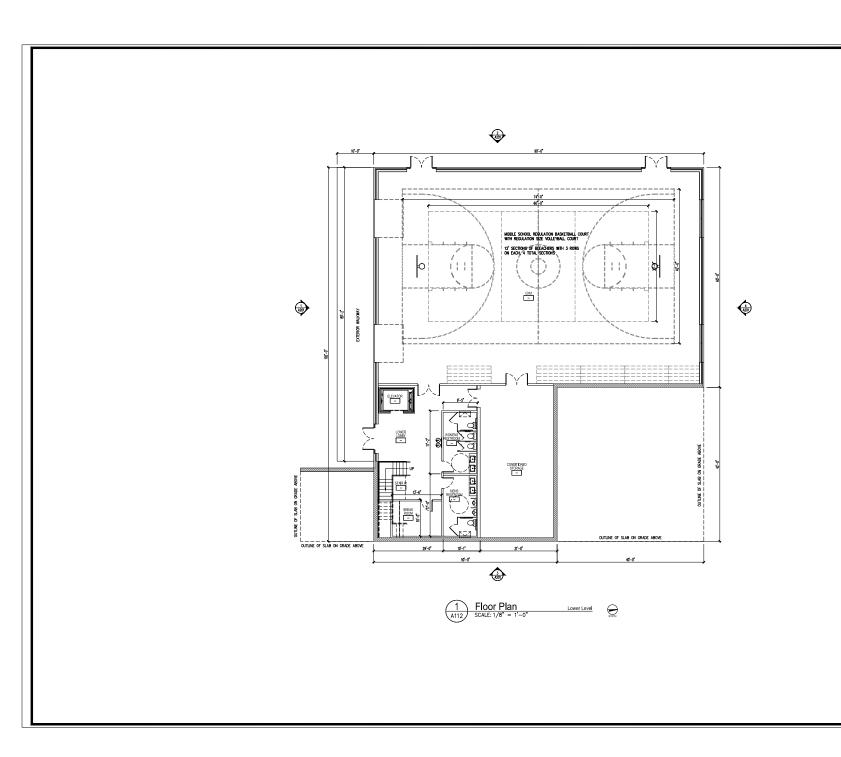
9.29.22 🛕 Plan Review Commen

207 Cox Ave Raleigh, NC 27605 SITE PLAN SUBMITTAL Alexander YMCA Expansion

DESIGNER: WS
DRAWN: WS
CHECKED: TVO
SCALE: AS SHOWN
JOB NUMBER: 6131
SHEET TITLE

Ground Floor Plan

A111





T304 HILSIGROUGHST, RALEIGH, NC 27406 919/881,1308 FAX 919/881,9787

13 May 2022

■ PROGRESS PRINT ☐ HEALTH DEPT. PLAN CHECK BUILDING DEPT. PLAN CHECK

☐ BID SET CONSTRUCTION SET SUBMITTAL DOCUMENT

9.29.22 🛕 Plan Review Comment

207 Cox Ave Raleigh, NC 27605 SITE PLAN SUBMITTAL Alexander YMCA Expansion

DESIGNER: WS DESIGNER: WS

DRAWN: WS

CHECKED: TVD

SCALE: AS SHOWN

JOB NUMBER: 8131

SHEET TITLE

Lower Level Plan

Ä112

