

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: <u>N/A</u>
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>N/A</u>
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: <u>N/A</u>
<input type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #: <u>N/A</u>
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: <u>N/A</u>
<input type="checkbox"/> Open lot		Design Alternate #: <u>N/A</u>

GENERAL INFORMATION

Development name: **Raydo Basketball Training Facility**

Inside City limits? Yes No

Property address(es): **1707 & 1711 Roundrock Drive, Raleigh, NC 27615**

Site P.I.N.(s): **1727035730 & 1727036846**

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Construction of 19,877 sf basketball training facility.

Current Property Owner(s): Bob Marcus

Company: **Goldstein Brothers Realty LLC** Title: **Jerry's Artorama - CFO**

Address: **6104 Maddry Oaks Court, Raleigh, NC 27616-3510**

Phone #: **(919) 878-6782 ext 126** Email: **bob@jerrysartorama.com**

Applicant Name (If different from owner. See "who can apply" in instructions):

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: **William C. Piver, PE** Address: **2709 Scottsdale Lane, Raleigh, NC 27613**

Phone #: (919) 880-4217	Email: bill_piver@yahoo.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Matt Raydo	
Company: Westgate, LLC	Title: Managing Partner
Address: 7424 Dover Hills Drive, Wake Forest, NC 27587	
Phone #: (202) 744-1102	Email: matrraydo@gmail.com
Applicant Name: Bill Piver	
Company: William C. Piver, PE	Address: 2709 Scottsdale Lane, Raleigh, NC 27613
Phone #: (919) 880-4217	Email: bill_piver@yahoo.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): IX-3 3.182 Ac.	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 3.182	Existing gross floor area to be demolished: N/A
# of parking spaces proposed: 50	New gross floor area: 19,877 sf.
Max # parking permitted (7.1.2.C): N/A	Total sf gross (to remain and new): 19,877 sf.
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): basketball training	Proposed # of basement levels (UDO 1.5.7.A.6) N/A

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>-0-</u> Proposed total (sf) <u>62,530</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>11,930</u> Proposed total (sf) <u>62,530</u>

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page 4.

APPLICANT SIGNATURE BLOCK


Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:		Date: 7/17/24
Printed Name: William C. Piver, PE		
Signature:		Date:
Printed Name:		

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-995-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.3. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____
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GENERAL INFORMATION

Development name: Raydo Basketball Training Facility
 Inside City limits? Yes No
 Property address(es): 1707 & 1711 Roundrock Drive, Raleigh, NC 27615
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 Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
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 Company: Goldstein Brothers Realty LLC Title: Jerry's Artorama - CFO
 Address: 6104 Maddry Oaks Court, Raleigh, NC 27616-3510
 Phone #: (919) 878-6782 ext 126 Email: bob@jerrysartorama.com
 Applicant Name (if different from owner. See "who can apply" in instructions):
 Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
 Company: William C. Piver, PE Address: 2709 Scottsdale Lane, Raleigh, NC 27613

Revision 03.01.24
raleighnc.gov

RAYDO BASKETBALL TRAINING FACILITY

1707 & 1711 ROUNDROCK DRIVE

RALEIGH, NC

ASR- TBD -2024

Public Improvement Quantity Table

Phase Number (s)	Phase 1
Number of Lot (s)	1
Lot Number (s) by Phase	1
Number of Units	1
Livable Buildings	0
Open Space?	No
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF) - FULL	0
Public Sidewalk (LF) - PARTIAL	340
Street Signs (LF)	0
Water Service Stubs	1
Sewer Service Stubs	0



VICINITY MAP

SCALE: 1" = 500'

SITE PLAN

OWNER:

GOLDSTEIN BROTHERS REALTY LLC
 6104 MADDRY OAKS CT
 RALEIGH NC 27616-3156
 BOB MARCUS
 JERRY'S ARTARAMA - CFO
 PHONE: 919-878-6782 ext 126
 bob@jerrysartorama.com

DEVELOPER:

MATT RAYDO
 7424 DOVER HILLS DRIVE
 WAKE FOREST, NC 27587
 202-744-1102
 mattraydo@gmail.com

ENGINEER:

WILLIAM C. PIVER, PE
 2709 SCOTTSDALE LANE
 RALEIGH, NC 27613
 PHONE: (919) 880-4217
 bill_piver@yahoo.com

ARCHITECT:

FGA ASSOCIATES PLLC
 11 S MAIN STREET
 WENDELL, NC 27591
 PHONE: (919) 819-4635
 frank@frankgarchitect.com

LANDSCAPE ARCHITECT:

COALY DESIGN
 300/200 PARHAM STREET, SUITE G
 RALEIGH, NC 27601
 PHONE: (919) 539-0012
 kimberly@coalydesign.com

SURVEYOR:

RWK, PA
 101 WEST MAIN STREET #202
 GARNER, NC 27529
 PHONE: (919) 779-4854
 cpiratzky@nc.rr.com

SHEETS:

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 GRADING & STORMWATER PLAN
- C-4.1 SCM DETAILS
- L-1 LIGHTING PLAN
- LA-1 LANDSCAPE PLAN
- A-1 FLOOR PLAN
- A-3 ELEVATIONS

THIS SITE PLAN CALLS FOR A NEW 19,877 SF OFFICE BUILDING ON A NEW LOT LOCATED AT 1707 & 1711 ROUNDROCK DRIVE

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS UNDER UDO SECTION 9.1.2

THIS PROJECT IS EXEMPT FROM STORMWATER DETENTION REQUIREMENTS UNDER UDO SECTION 9.2.E.2.d

Continue to Applicant Signature Block on Page 4.

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Signature: Date: 7/17/24
 Printed Name: William C. Piver, PE
 Signature: _____ Date: _____
 Printed Name: _____

Revision 03.01.24
raleighnc.gov

Phone #: (919) 880-4217 Email: bill_piver@yahoo.com
 NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.
 Developer Contact: Matt Raydo
 Company: Westgate, LLC Title: Managing Partner
 Address: 7424 Dover Hills Drive, Wake Forest, NC 27587
 Phone #: (202) 744-1102 Email: mattraydo@gmail.com
 Applicant Name: Bill Piver
 Company: William C. Piver, PE Address: 2709 Scottsdale Lane, Raleigh, NC 27613
 Phone #: (919) 880-4217 Email: bill_piver@yahoo.com

DEVELOPMENT TYPE + SITE DATA TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
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STORMWATER INFORMATION

Impervious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) 0- Proposed total (sf) 62,530	Existing (sf) 11,930 Proposed total (sf) 62,530

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Revision 03.01.24
raleighnc.gov

Revision 03.01.24
raleighnc.gov

NO.	REVISION	DATE

RAYDO BASKETBALL TRAINING FACILITY
 1707 & 1711 ROUNDROCK DRIVE
 RALEIGH NC
 COVER SHEET

William C. Piver, PE
 2709 SCOTTSDALE LANE
 RALEIGH, NORTH CAROLINA 27613
 TELEPHONE: (919) 880-4217
 bill_piver@yahoo.com

DATE: 07/19/24

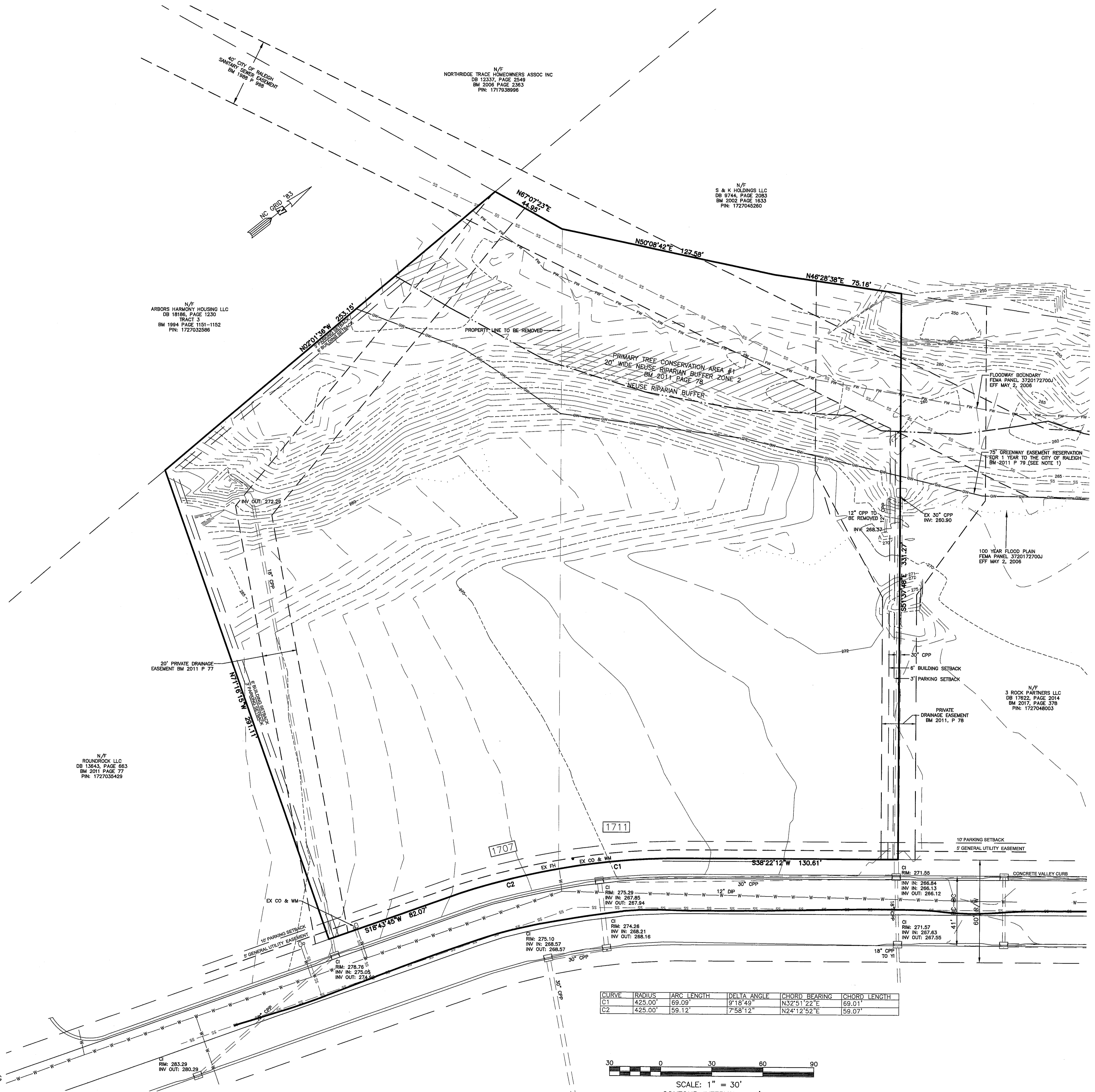
DRAWN: TC

SHEET:

C-1

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FOR PERMITTING
NOT FOR CONSTRUCTION

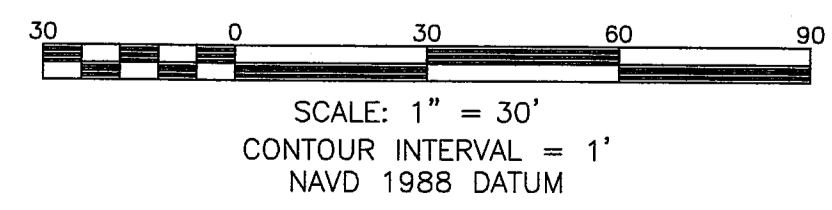


LEGEND

BC	BACK OF CURB
CI	CURB INLET
CO	CLEAN OUT
FH	FIRE HYDRANT
SSMH	SANITARY SEWER MANHOLE
TR	ELECTRIC TRANSFORMER
WM	WATER METER
WV	WATER VALVE

NOTE:
 1) NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	425.00'	69.08'	9°18'49"	N32°51'22" E	69.01'
C2	425.00'	59.12'	7°58'12"	N24°12'52" E	59.07'



TOPOGRAPHIC SURVEY PROVIDED BY
 RWK, PA ENGINEERING ~ SURVEYING
 101 W. MAIN ST., SUITE 202
 GARNER, NC 27529
 PHONE (919) 779-4854
 FAX (919) 779-4056

NO.	REVISION	DATE

RAYDO BASKETBALL TRAINING FACILITY
1707 & 1711 ROUNDROCK DRIVE
RALEIGH NC
EXISTING CONDITIONS

William C. Piver, PE
 2709 SCOTTSDALE LANE
 RALEIGH, NORTH CAROLINA 27613
 TELEPHONE: (919) 880-4217
 bill_piver@yahoo.com

DATE: 07/19/24
 DRAWN: TC
 SHEET:
C-2
 ©COPYRIGHT, 2024. ALL RIGHTS RESERVED

FOR PERMITTING
 NOT FOR CONSTRUCTION

NO.	REVISION	DATE

**RAYDO BASKETBALL
TRAINING FACILITY
1707 & 1711 ROUNDROCK DRIVE
RALEIGH NC
SITE PLAN**

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217
bill_piver@yahoo.com

DATE: 07/19/24
DRAWN: TC
SHEET: **C-3**
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ALL RIGHTS RESERVED

LEGEND

- BC BACK OF CURB
 - CI CURB INLET
 - CO CLEAN OUT
 - EV ELECTRIC VEHICLE CHARGING STATION
 - FH FIRE HYDRANT
 - OAA OUTDOOR AMENITY AREA
 - SSMH SANITARY SEWER MANHOLE
 - TR ELECTRIC TRANSFORMER
 - WM WATER METER
 - WV WATER VALVE
- PAVEMENT:**
 ALL TRAVELWAYS SHALL BE 8" COMPACTED ABC STONE BASE WITH 3" ASPHALT.
 ALL PARKING SPACES SHALL BE 6" CABC WITH 2" ASPHALT.
 DUMPSTER PAD SHALL BE 6" CONCRETE (3000 PSI).

SITE DATA

OWNER:
GOLDSTEIN BROTHERS REALTY LLC
8104 MADDRY OAKS CT
RALEIGH NC 27615-5156
BOB MARCUS
JERRY'S ARTARAMA - CFO
PHONE: 919-878-8782 ext.126
bob@gjerryartarama.com

SITE ADDRESS:
1707 & 1711 ROUNDROCK DRIVE
RALEIGH, NC 27615-5741

PINS: 1727035730 & 1727036846
PLAT REF: BM 2011, PG 77
ZONING: IX-3

EXISTING LAND USE: VACANT
PROPOSED BLDG USE: INDOOR RECREATION FACILITY

AREAS:

EXISTING
LOT 222 69,097 SF 1.596 AC
LOT 223 69,526 SF 1.596 AC

PROPOSED
LOT 222 137,089 SF 3.147 AC
RW DEDICATION 1,537 SF 0.035 AC
TOTAL 138,626 SF 3.182 AC

GROSS AREA: 138,626 SF 3.182 AC
NET AREA: 137,089 SF 3.147 AC

10% OUTDOOR AMENITIES REQUIRED: 13,709 SF
OUTDOOR AMENITIES AREA PROVIDED: 13,710 SF

BUILDING SETBACKS:
FRONT: 3'
SIDE: 0 OR 6'
REAR: 0 OR 6'

PARKING SETBACK:
FRONT: 10'
SIDE: 0 OR 3'
REAR: 0 OR 3'

PARKING REQUIREMENT

VEHICLE PARKING: NO MAXIMUM
PARKING PROVIDED: 50 SPACES

H/C PARKING REQUIRED: 2 SPACES
H/C PARKING PROVIDED: 2 SPACES

SHORT TERM BICYCLE REQUIREMENT

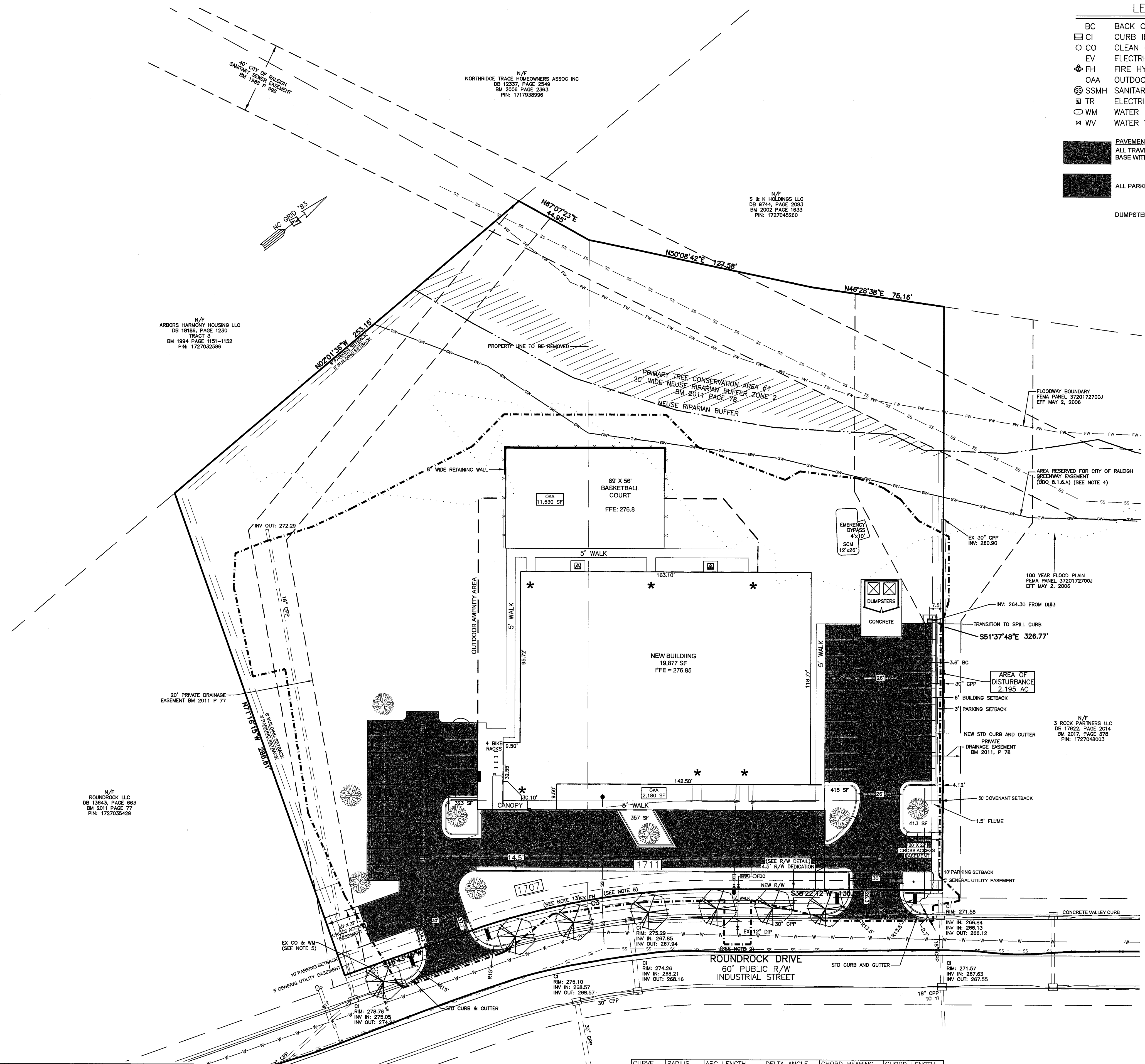
17,848 SF / 5,000 SF = 4 BICYCLE RACKS

IMPERVIOUS AREAS:

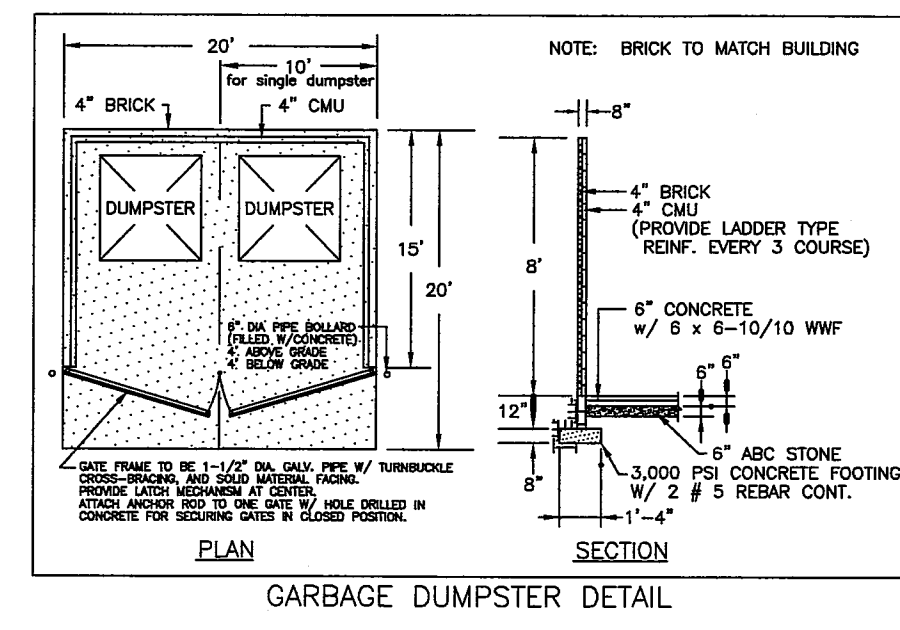
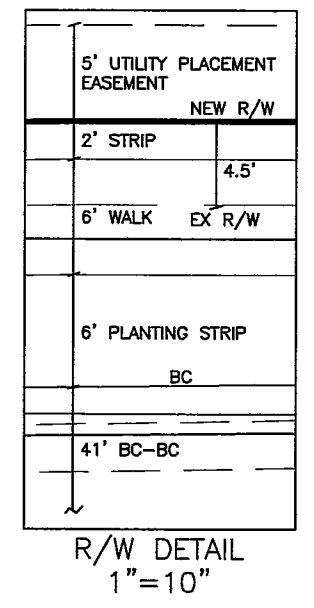
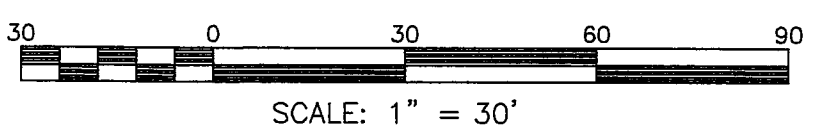
BUILDING: 19,880 SF
PAVEMENT: 21,270 SF
SIDEWALK: 3,550 SF
MISCELLANEOUS: 5,900 SF
RW ALLOCATION: 11,930 SF
TOTAL: 62,530 SF

62,530 SF / 137,089 SF = 45.61% IMPERVIOUS

- NOTES:**
- 100 YEAR FLOOD, NEUSE RIPARIAN BUFFER AND FLOODWAY SCALED FROM BM 2011 PAGE 77.
 - TAP EXISTING 12" DUCTILE IRON MAIN WITH TAPPING SLEEVE AND VALVE.
 - BFP AND RPOA FROM CITY OF RALEIGH'S APPROVED LIST.
 - NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
 - LOCATE AND REMOVE EXISTING SANITARY SEWER CLEANOUT AND WATER SERVICE THAT IS NOT BEING EMPLOYED.
 - BUILDING ACCESS / EGRESS.
 - EXTERIOR LIGHTING PROPOSED, SEE LIGHTING PLAN.
 - RELOCATE CLEANOUT AND WATER METER AS SHOWN.
 - EXISTING VALLEY CURB TO BE REMOVED, TRANSITION TO STANDARD CURB WITH H/C RAMPS PER COR STD DETAIL T-20.01.2.
 - SOLID WASTE COLLECTION BY PRIVATE CONTRACTOR.
 - SEE LANDSCAPE PLAN FOR TREES AND SCREENING.
 - SEE SHEET C-5 FOR SCM DETAILS.
 - BUILDING FOOTPRINT AND DIMENSIONS FROM FLOOR PLAN.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	429.50'	129.65'	17°17'46"	S28°52'10"W	129.16'



IMPERVIOUS ALLOCATION PER LOT		
EX LOT #	EX R/W IMPERVIOUS ALLOCATION PER LOT	EX TOTAL R/W AREA ALLOCATION PER LOT
OLD LOT 222 (1.59 AC)	5,946 SF	7,517 SF
OLD LOT 223 (1.60 AC)	5,984 SF	7,584 SF
NEW LOT #	R/W IMPERVIOUS ALLOCATION PER LOT	NEW TOTAL R/W AREA ALLOCATION PER LOT
LOT 222 (3.18 AC)	11,930 SF	15,081 SF
TOTAL (3.18 AC)	11,930 SF	15,081 SF

DATE PLOTTED: 07/19/24 09:55 AM
 PLOTTER: HP DesignJet T1100e
 SCALE: 1" = 30'
 SHEET: C-3
 PROJECT: RAYDO BASKETBALL TRAINING FACILITY
 DRAWN BY: TC
 CHECKED BY: WCP
 DATE: 07/19/24

**FOR PERMITTING
NOT FOR CONSTRUCTION**

Summary of Pipes for Storm Drainage														
Area Served (acres)	Impervious Surface	From	To	Length (Ft)	Diameter (Inches)	Material**	Slope (%)	Top (From)	Top (To)	Invert (From)	Invert (To)	Q25 (AT)	Q25 (Total)	Cover* (Ft) (From) (To)
System 1														
0.23	0.50	DI #1	DI #2	74	15	RCP	1.08	274.80	276.70	269.50	268.70	0.97	0.97	4.05 6.75
0.06	0.95	DI #2	DI #3	257	15	RCP	1.01	276.70	273.70	268.50	265.90	0.48	1.45	6.95 6.55
0.23	0.98	DI #3	DI #4	136	15	RCP	1.03	273.70	273.40	265.70	264.30	1.90	3.35	6.75 7.85
0.19	0.98	DI #4	Ex 30'	7.5	15	RCP	1.33	273.20	272.50	264.00	263.90	1.57	4.93	7.95 7.35

* The amount of cover does not take into account the thickness of the pipe wall.

LEGEND

- BC BACK OF CURB
- CI CURB INLET
- CO CLEAN OUT
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
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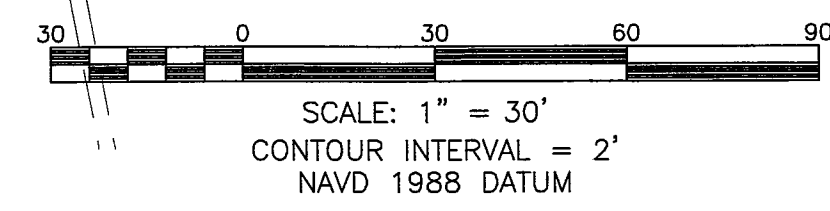
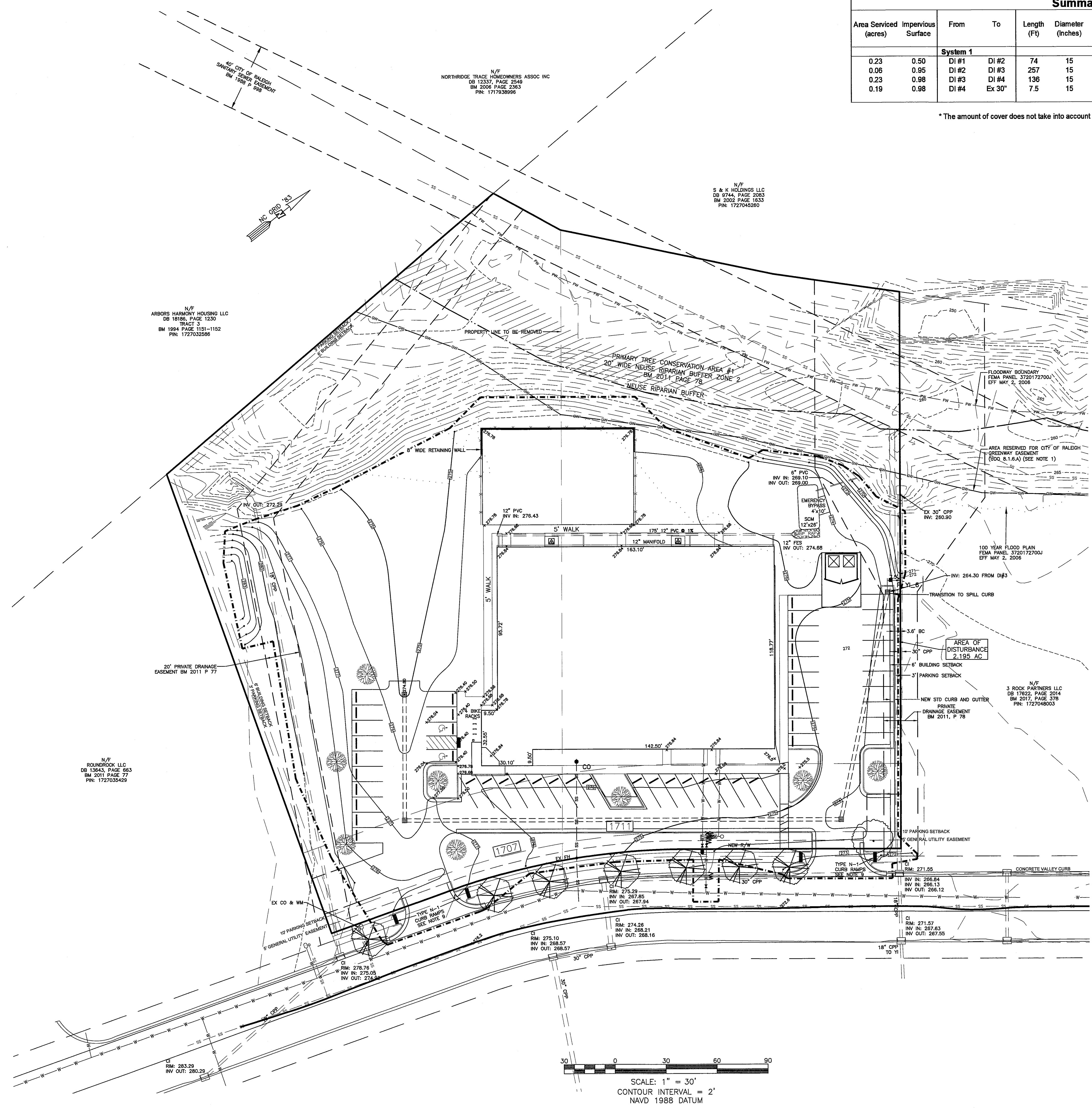
TOTAL DISTURBED AREA: 2.195 AC

FILL IN FLOOD PLAIN COVERAGE - 2,988 SF
2,988 SF / 46,168 = 6.5%

THIS SITE DISCHARGES TO A FEMA FLOODPLAIN. THE TOTAL DRAINAGE AREA OF THIS FLOODPLAIN TO THIS SITE IS 1,800 ACRES PER FEMA PANEL 37183C0165E, PERRY CREEK, BASIN 15, STREAM 26. THEREFORE THIS SITES PROPOSED NEW IMPERVIOUS AREA IS LESS THAN 0.1% (0.98/1800) OF THE FLOODPLAIN. DETENTION IS NOT PROPOSED FOR THIS SITE BY REASON OF NO DOWNSTREAM BENEFIT DUE TO THE PROXIMITY TO THE FEMA FLOODPLAIN. (UDO SECTION 9.2.E.2.g)

AVERAGE GRADE TABLE		
LOWEST	HIGHEST	AVERAGE
276.6	276.6	276.6

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RAYDO BASKETBALL TRAINING FACILITY
1707 & 1711 ROUNDROCK DRIVE
RALEIGH NC
GRADING & STORMWATER PLAN

William C. River, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217
bill_river@wcrp.com

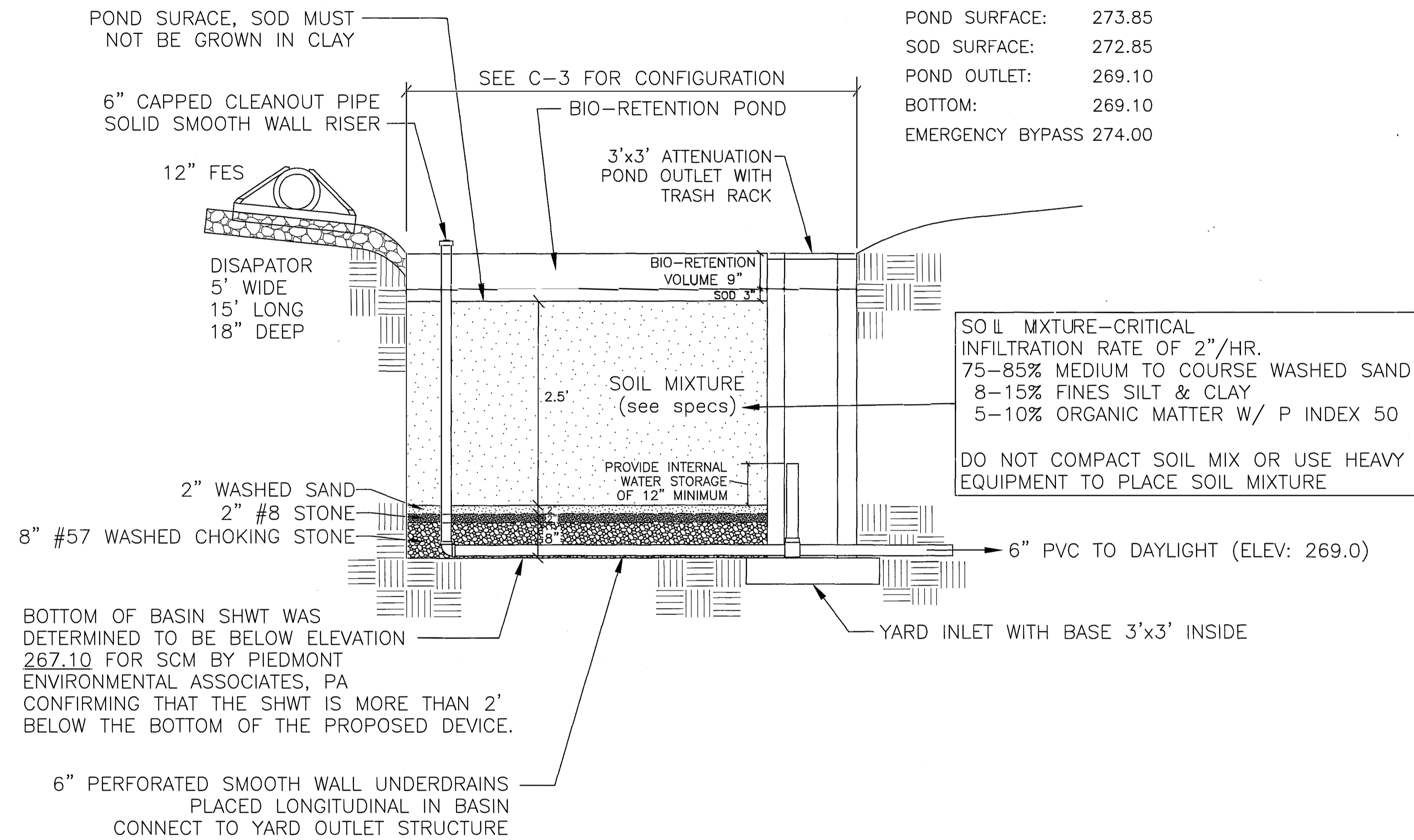
DATE: 07/19/24
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C-4
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SCM 310 CF / 1 FT DEEP = 310 SF MINIMUM SURFACE AREA
 PEAK FLOW Q2 = 0.02 CFS ELEVATION: 273.56 VOLUME: 243 CF -
 PEAK FLOW Q10 = 0.02 CFS ELEVATION: 273.79 VOLUME: 293 CF -
 PEAK FLOW Q25 = 0.02 CFS ELEVATION: 273.79 VOLUME: 329 CF -

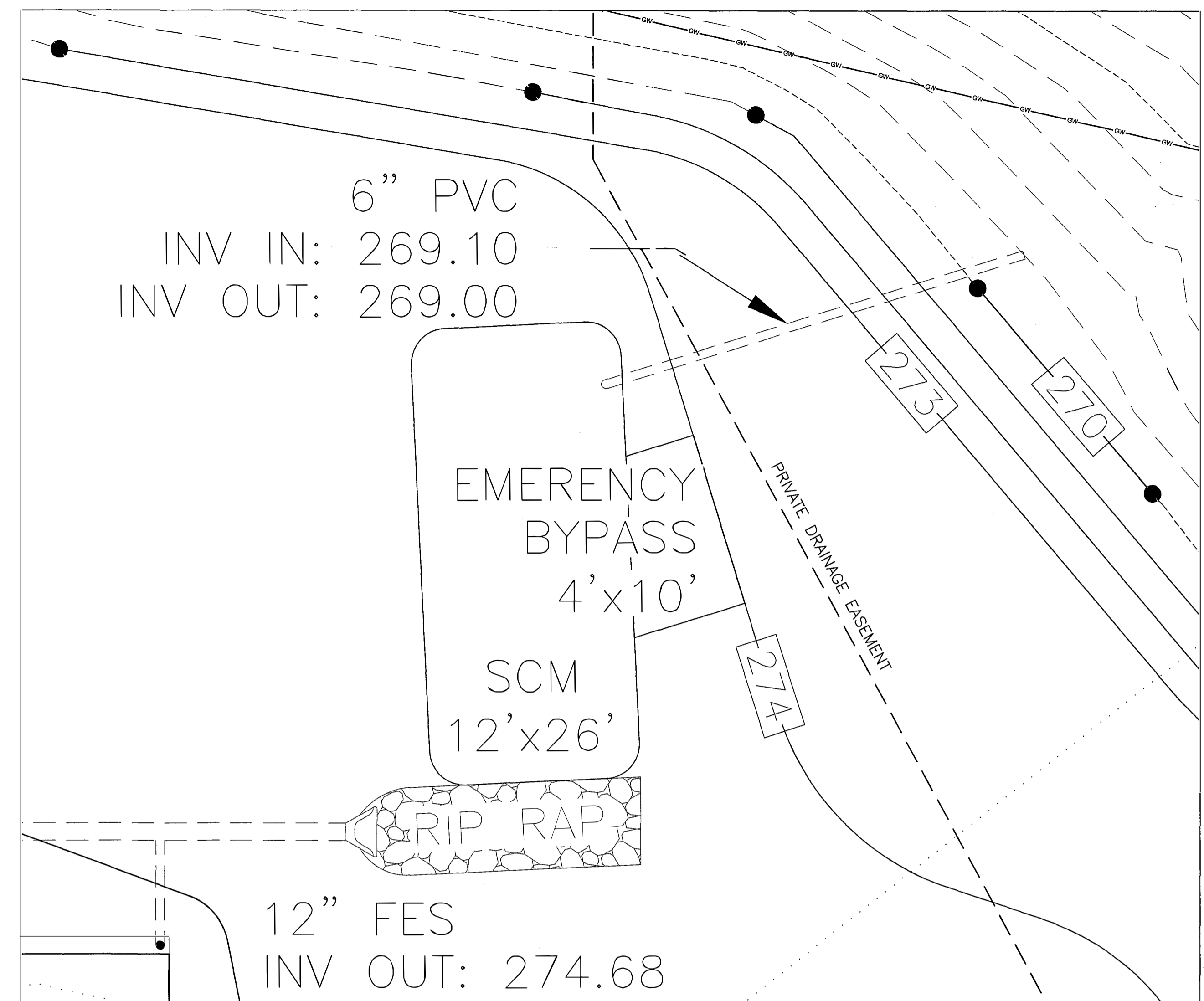
BASIN ELEVATIONS
 INV 12" FES: 274.68
 POND SURFACE: 273.85
 SOD SURFACE: 272.85
 POND OUTLET: 269.10
 BOTTOM: 269.10
 EMERGENCY BYPASS 274.00



SECTION THRU GRASSED BIO-RETENTION BASIN
 WITH INTERNAL WATER STORAGE

SCHEMATIC NTS

SOIL MIXTURE—CRITICAL
 INFILTRATION RATE OF 2"/HR.
 75-85% MEDIUM TO COURSE WASHED SAND
 8-15% FINES SILT & CLAY
 5-10% ORGANIC MATTER W/ P INDEX 50
 DO NOT COMPACT SOIL MIX OR USE HEAVY
 EQUIPMENT TO PLACE SOIL MIXTURE



SCM PLAN VIEW
 SCALE: 1" = 5'

$WQv = (P)(Rv)(A)12$

WQv = Water quality volume in ac-ft
 P = 1 inch rainfall
 $Rv = 0.05 + 0.009(I)$ where I = the percent impervious cover
 A = drainage area in acres

A = 3.18 Total apportioned area of new development
 I = 45.11%
 Rv = 0.0266135
 3.18 Ac Total area 138,624 SF
 1.44 Ac New impervious 62,530 SF

WQv = 0.0070578 ac-ft = 307.4392 CF

Assume a 12" ponding depth = 1 ft.
 Required surface area equals: 307 CF / 1 ft = 307 SF

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RAYDO BASKETBALL
 TRAINING FACILITY
 1707 & 1711 ROUNDROCK DRIVE
 RALEIGH NC
 SCM DETAILS

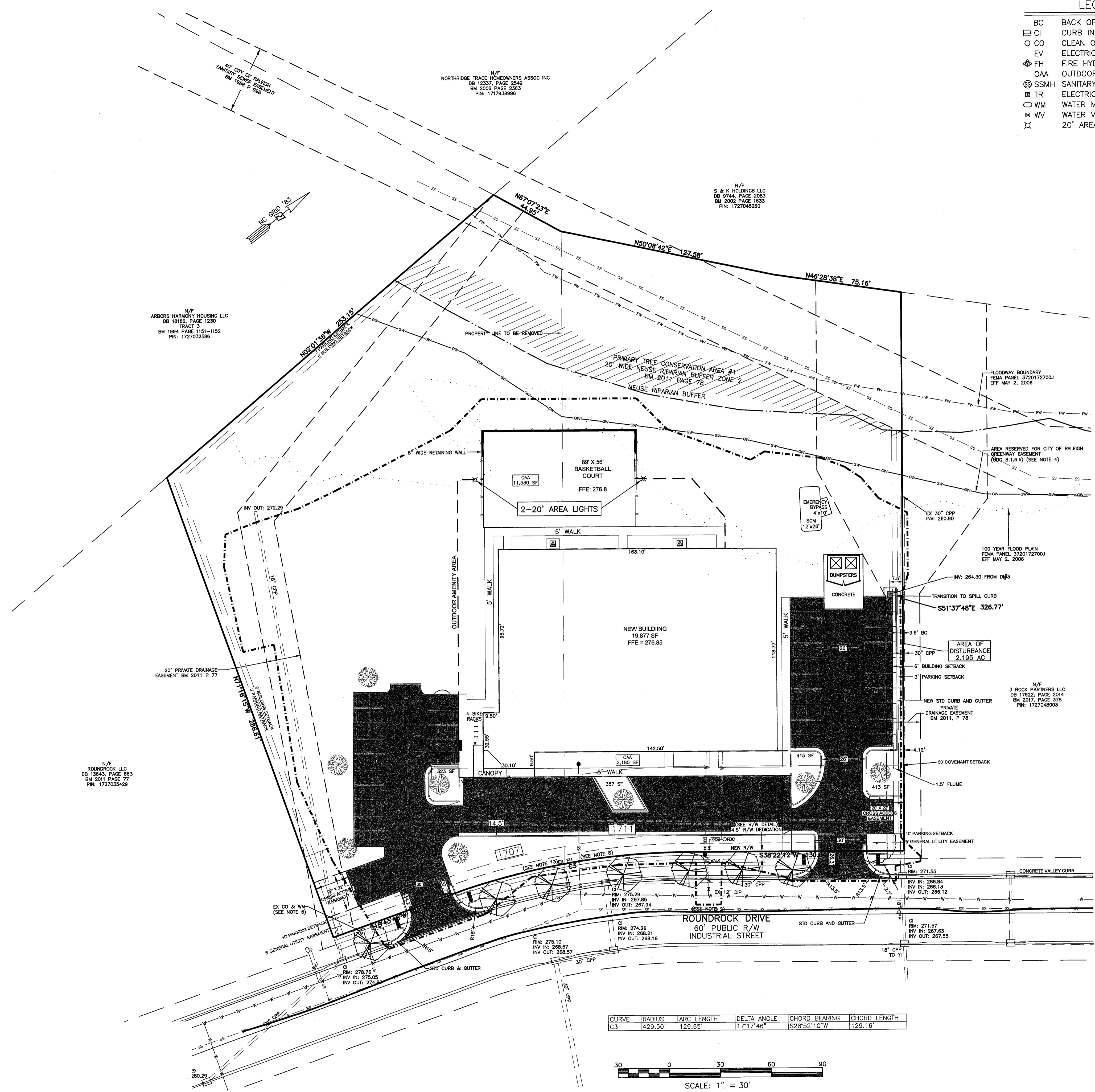
William C. Piver, PE
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DATE: 07/19/24
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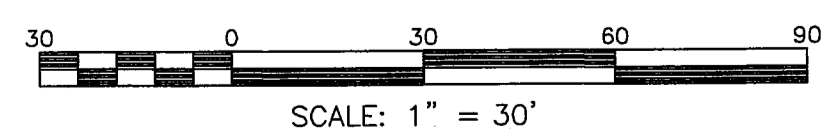
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LEGEND

BC	BACK OF CURB
CI	CURB INLET
CO	CLEAN OUT
EV	ELECTRIC VEHICLE CHARGING STATION
FH	FIRE HYDRANT
OAA	OUTDOOR AMENITY AREA
SSMH	SANITARY SEWER MANHOLE
TR	ELECTRIC TRANSFORMER
WM	WATER METER
WV	WATER VALVE
X	20' AREA LIGHTS

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	429.50'	129.65'	17°17'46"	S28°52'10"W	129.16'



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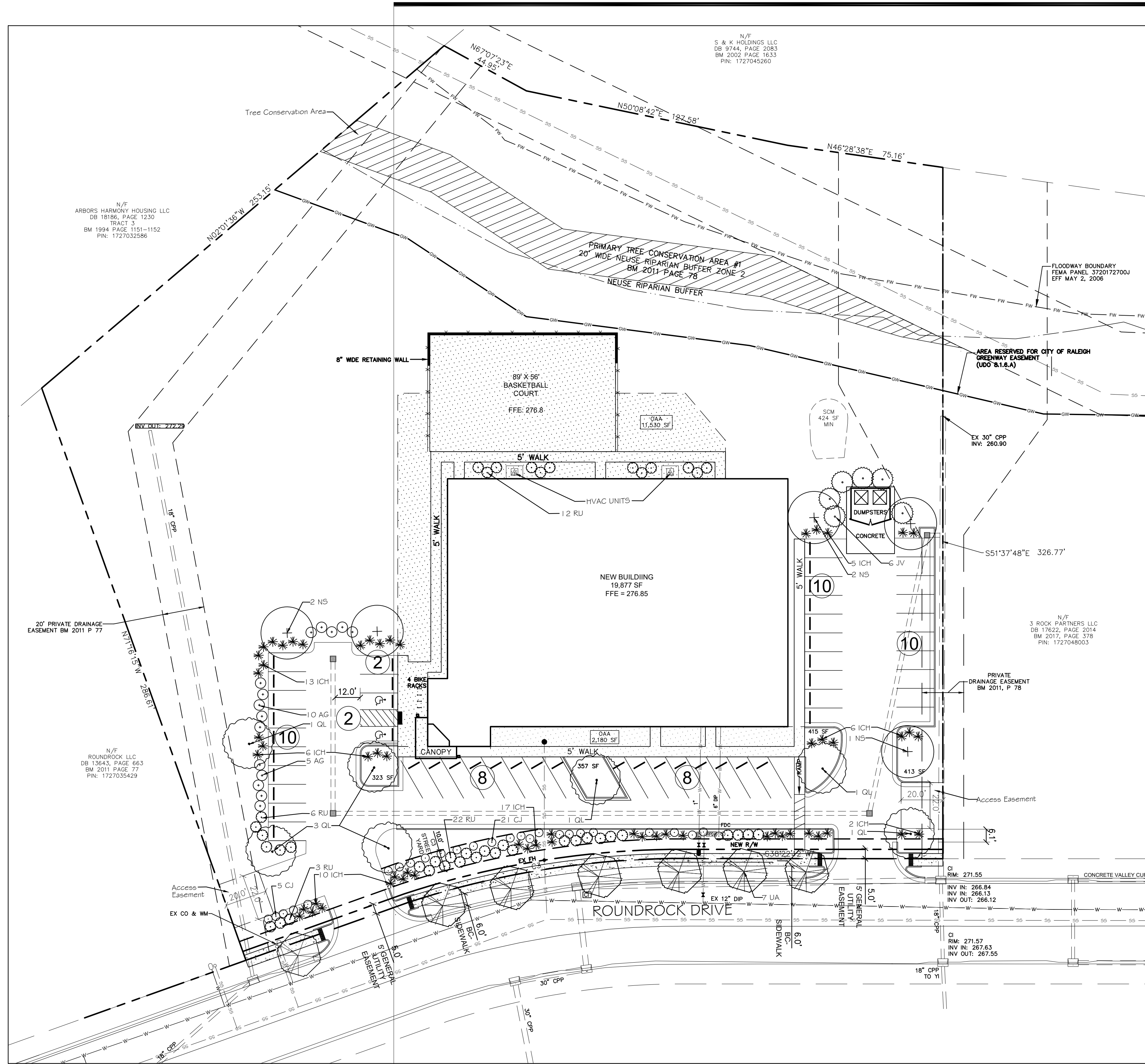
**RAYDO BASKETBALL
TRAINING FACILITY**
1707 & 1711 ROUNDROCK DRIVE
RALEIGH NC
LIGHTING PLAN

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bill_piver@ytrco.com

DATE: 07/19/24
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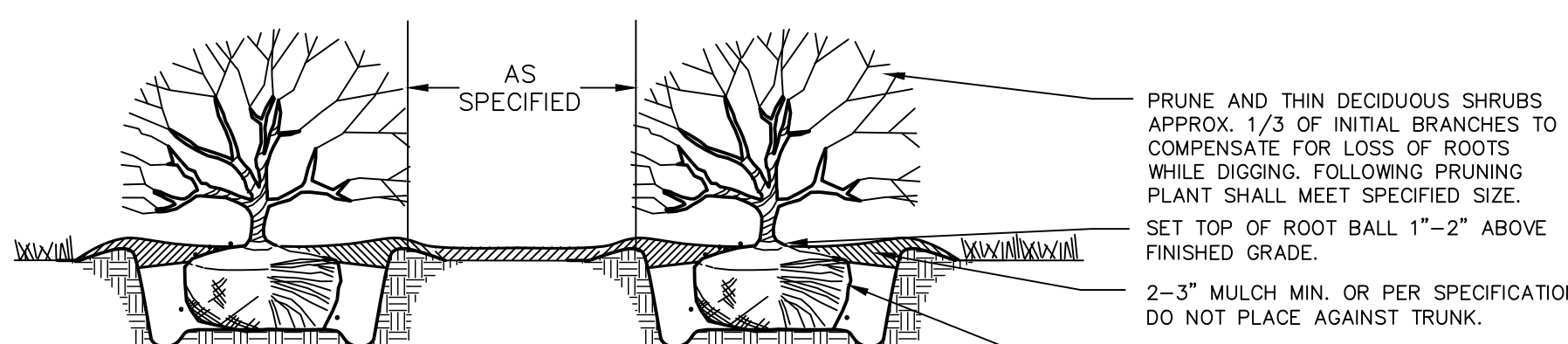


City of Raleigh Planting Requirements:

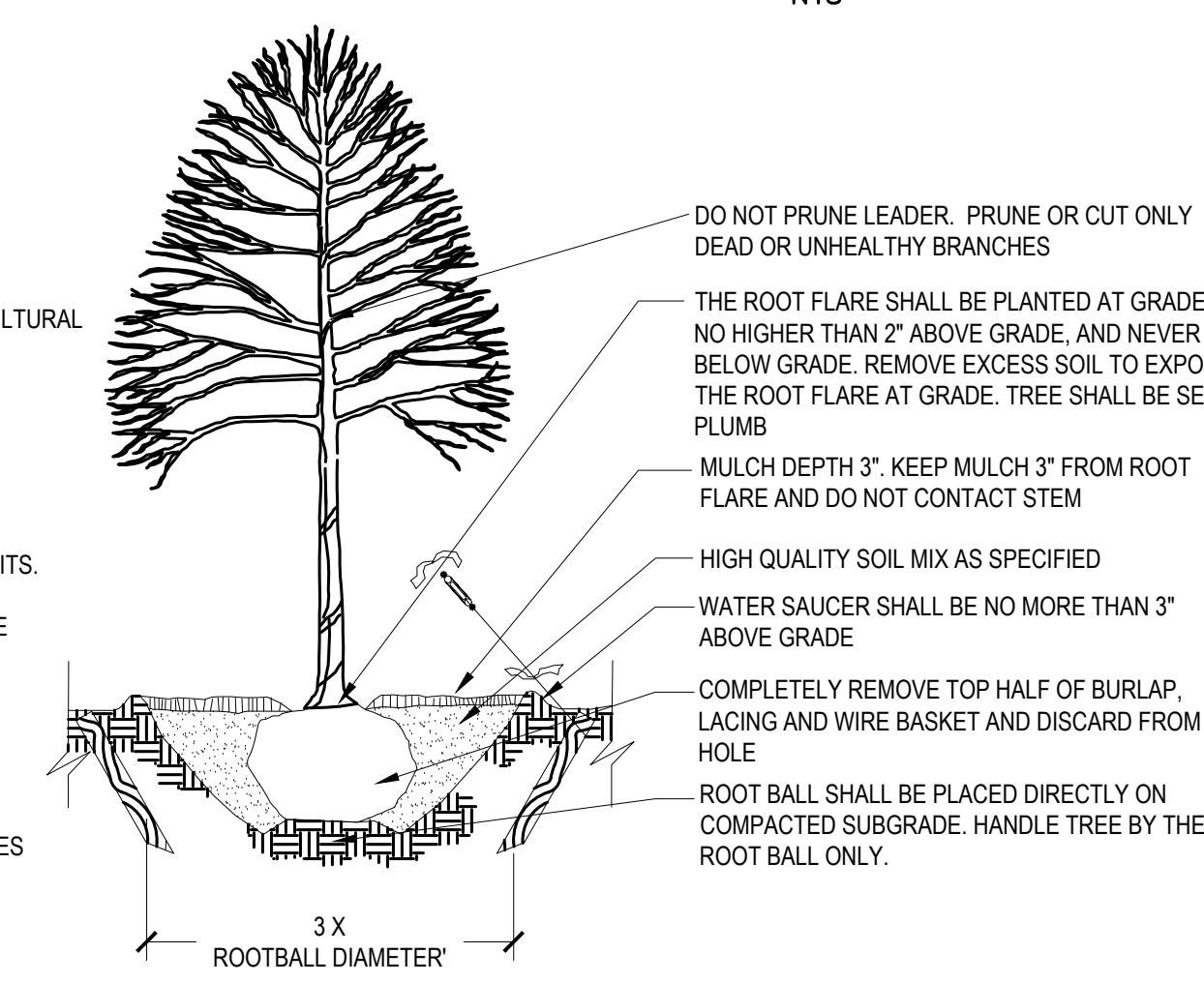
- 1) VEHICLE SURFACE AREA:**
 Required : Canopy tree at terminus of each parking row
 1 tree / 2,000 sf of vehicle surface area
 Provided: 12 trees and continuous row of evergreen shrubs
 Provided: C3 Streetyard to screen parking from ROW
 257 LF total / 100 = 2.57 x 30 shrubs = 77 shrubs total required
 80 shrubs provided (CJ, RU, and ICH)
- 2) STREET TREES: ROUNDROCK DRIVE**
 Required : 1/ large maturing tree / ~40 lf - 6.0' (EX. BC - Sidewalk)
 Provided: 7 trees (JA)

- PLANTING NOTES:**
- All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.
 - Plant locations to be approved in field prior to installation.
 - Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
 - Establish plant bed configurations. Landscape Architect to approve bed layout in field.
 - Install plants and mulch beds with 4" of pinestraw.
 - Areas disturbed by grading to be seeded and strawed.
 - Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications
 - Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.
 - All plant material shown is minimum required by the City Code.

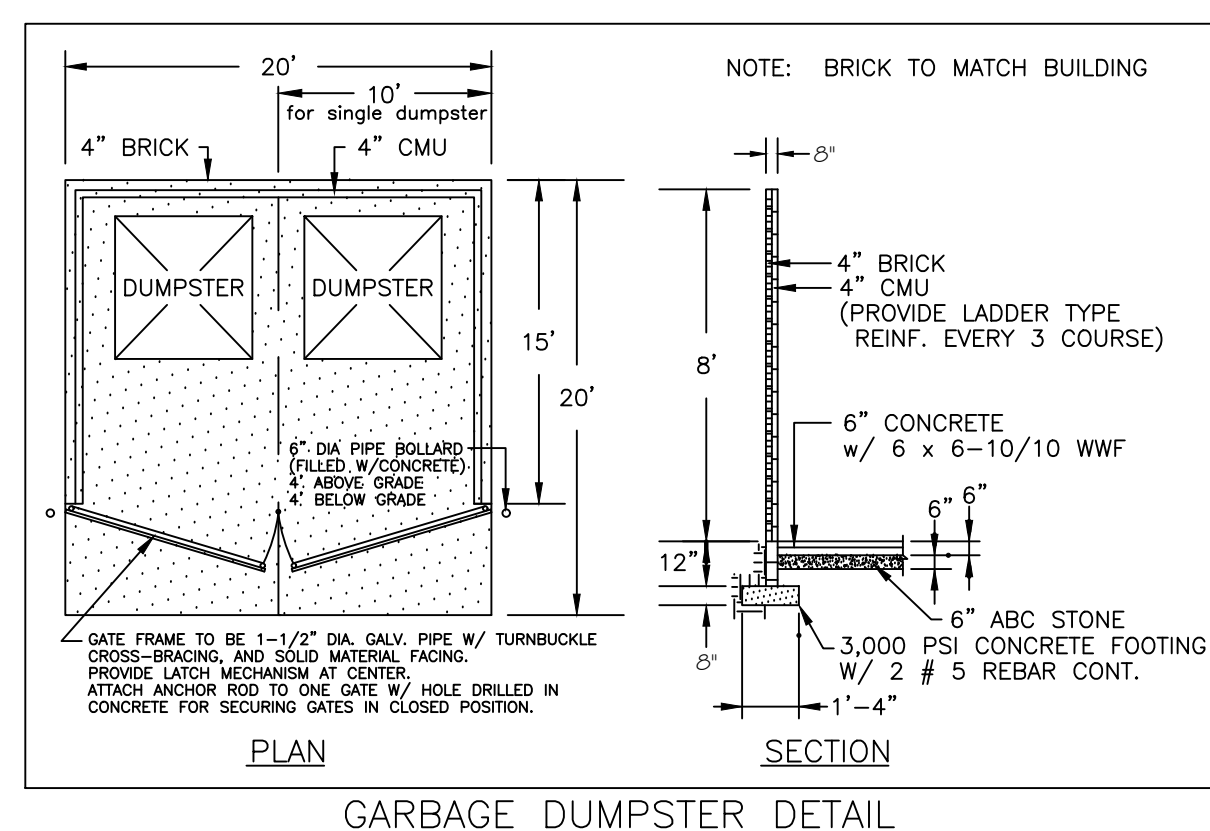
PLANT SCHEDULE		SIZE AT INSTALL	ROOT	MATURE HEIGHT/ SPACING CROWN SPREAD
EVERGREEN SHRUB	15 AG	ABELIA X GRANDIFLORA / EDWARD GOUCHER / GLOSSY ABELIA	24" HT.	CONT. 4' O.C. 5' X 5'
EVERGREEN SHRUB	43 RU	RHAPHOLEPIS UMBELLATA 'MINOR' / INDIAN Hawthorn	42" HT.	CONT. 4' O.C. 5' X 5'
EVERGREEN SHRUB	59 ICH	ILEX CRENATA 'HELLER' / HELLER HOLLY	42" HT.	CONT. 4' O.C. 5' X 5'
DECIDUOUS SHRUB	26 CJ	CRYPTOMERIA JAPONICA 'GLOBOSA NANA' / CEDAR	42" HT.	CONT. 4' O.C. 5' X 5'
EVERGREEN TREE	6 JV	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	8' HT.	CONT. 10' O.C. / As shown
DECIDUOUS SHADE	7 QL	QUERCUS LYRATA 'HIGHBEAM' / OVERCUP OAK	3" Cal. / 10 HT.	B4B As shown 50' / 40'
DECIDUOUS SHADE	7 UA	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	3" Cal. / 10 HT.	B4B 30-40' O.C. 50' / 35'
DECIDUOUS SHADE	5 NS	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	3" Cal. / 10 HT.	B4B As shown 40' / 30'



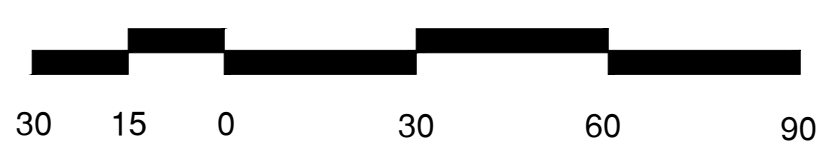
- 1 LA-1 SHRUB PLANTING**
- CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER.
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV
- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 - PLANTING SEASON OCTOBER - APRIL
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.



2 LA-1 TREE PLANTING DETAIL
 CITY OF RALEIGH STD DETAIL TPP-03



PLANTING PLAN



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NO.	REVISION	DATE

**RAYDO BASKETBALL TRAINING FACILITY
 1707 & 1711 ROUNDROCK DRIVE
 RALEIGH NC
 LANDSCAPE PLAN**

LANDSCAPE ARCHITECTURE
 537 E. Martin Street
 Raleigh, NC 27601
 919.539.0012

Coaly DESIGN

DATE: 07/19/24
 DRAWN: KJS
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919-819-4635

SEAL:

**RAYDO BASKETBALL
TRAINING FACILITY**

1707, 1711 ROUNDROCK DR.
RALEIGH, NC 27615.

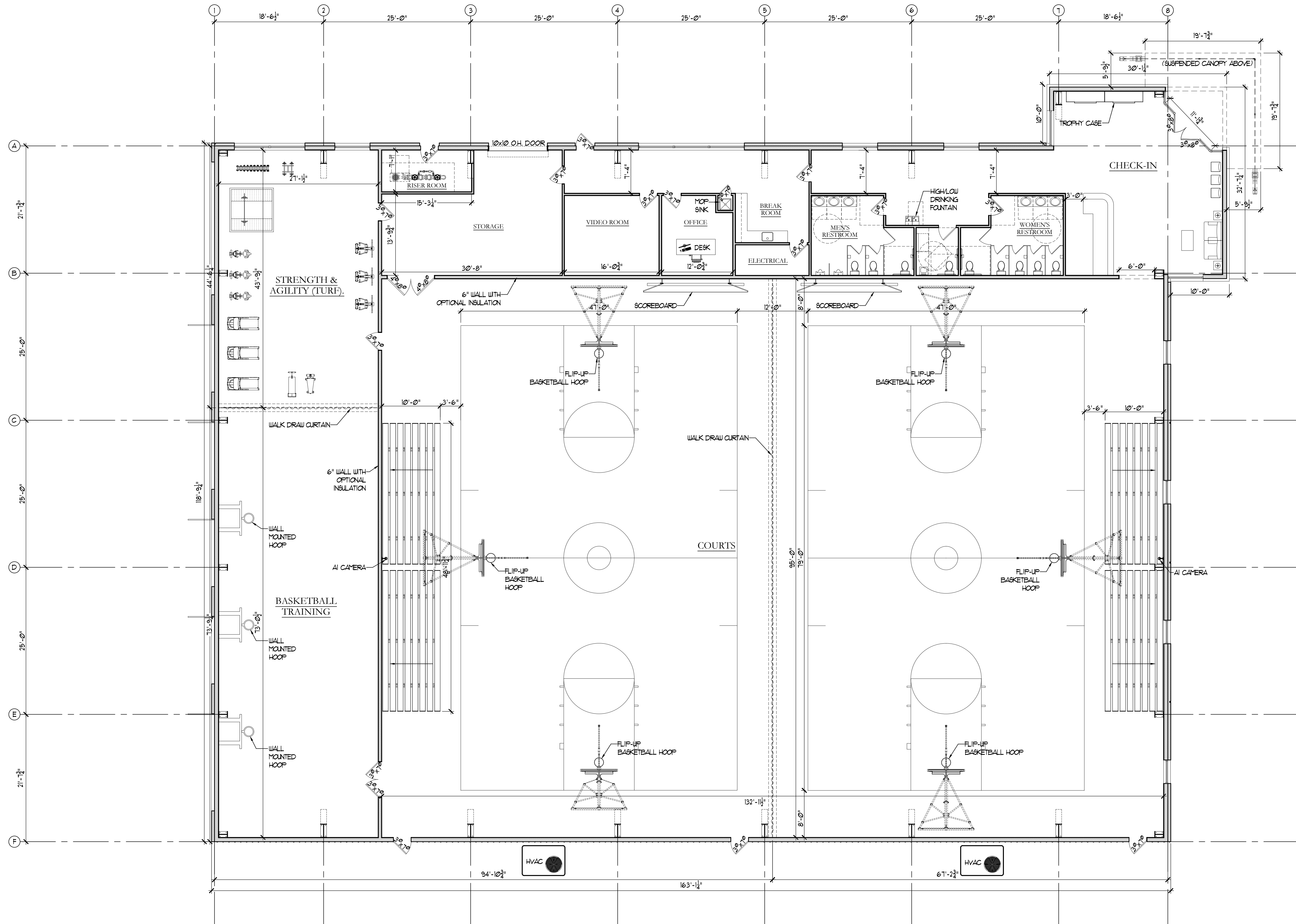
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06-24-2024_DESIGN

DATE: 06-24-2024
DRAWN BY: AA
JOB NUMBER: 24-59

FLOOR PLAN

SHEET:

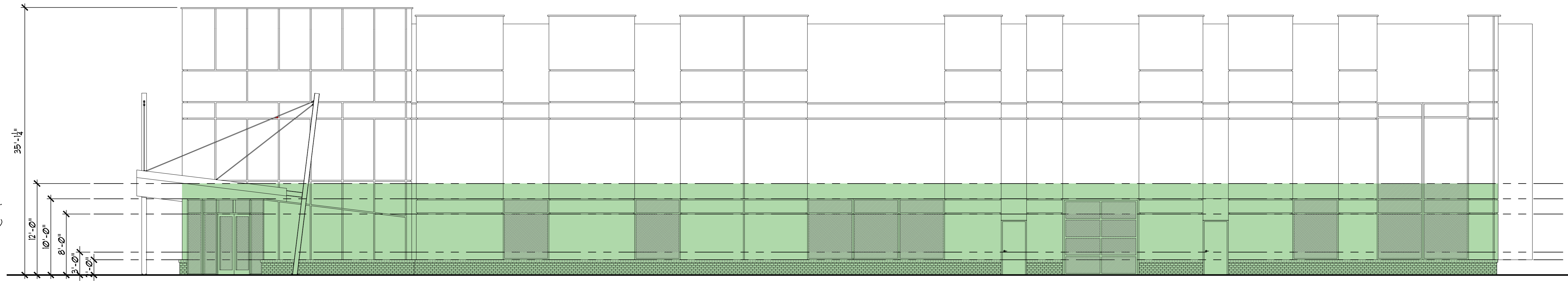
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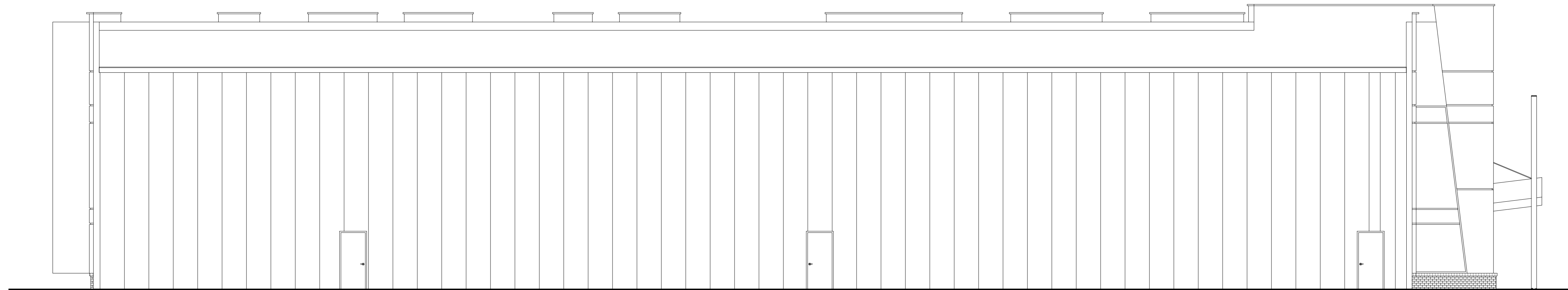
1 FLOOR PLAN
1/8"=1'-0"

BASKETBALL TRAINING FACILITY - ZONING IX-3			
SECTION	DESCRIPTION	REQ.	PROVIDED
3.3.2.A	BUILDING HEIGHT	50'-0"	35'-11"
3.2.5.E1	FLOOR HEIGHT	11'-0"	12'-0"
3.2.5.E2	FLOOR HEIGHT	9'-0"	N/A (BUILDING IS ONE FLOOR)
3.2.5.F1	TRANSPARENCY (GROUND FLOOR)	20%	201.6 SF x 0.2 = 414.3 SF MIN. REQ. TOTAL AREA = 512.4 SF
			414.3 / 2 = 207.15 SF MIN. REQ. (3'48")
			50% (3'48") = 302.5 SF
3.2.5.F3	BLANK WALL	50'-0"	31'-11"

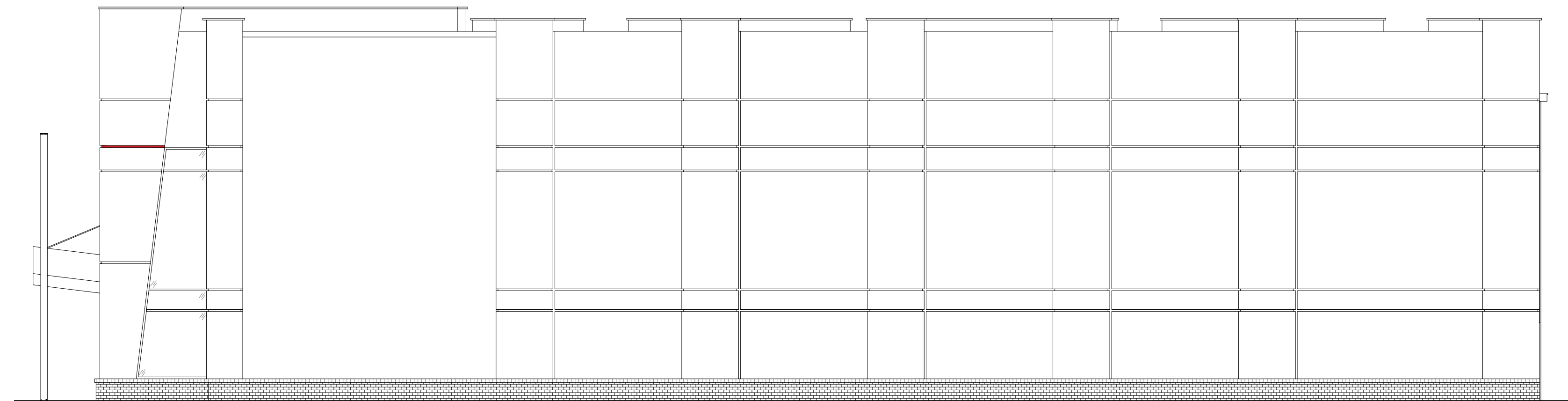
FINISH FLOOR ELEVATION: 216.06



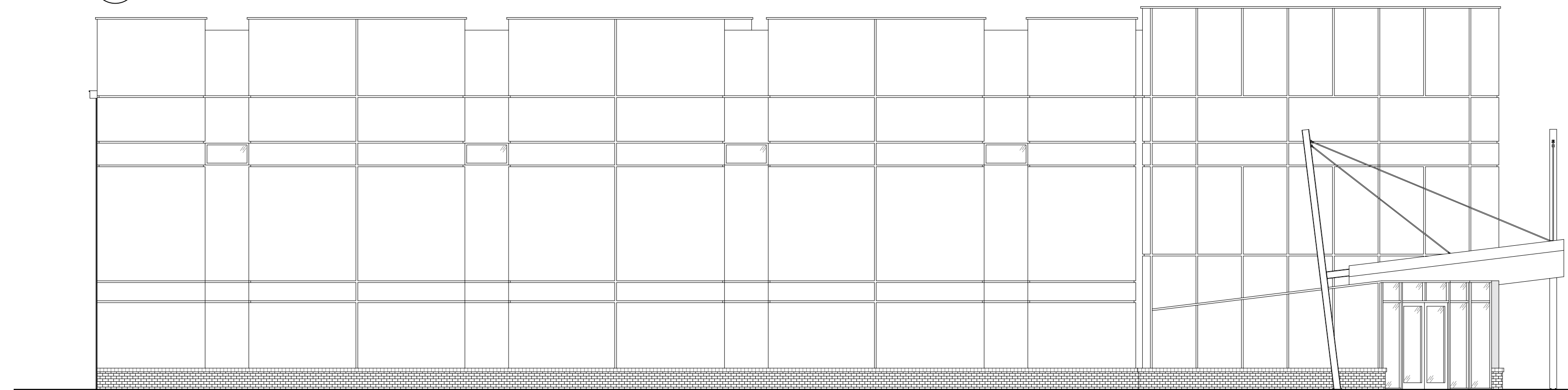
1 FRONT ELEVATION
1/8"=1'-0"



2 REAR ELEVATION
1/8"=1'-0"



3 RIGHT ELEVATION
1/8"=1'-0"



4 LEFT ELEVATION
1/8"=1'-0"



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RAYDO BASKETBALL
TRAINING FACILITY

1707, 1711 ROUNDROCK DR.
RALEIGH, NC 27615.

REVISION/ISSUE
7-16-2024_ZONING SUBMISSION

DATE: 7-16-2024
DRAWN BY: AA
JOB NUMBER: 24-59

ELEVATIONS

SHEET:

A-3