



Administrative Approval Action

Case File / Name: ASR-SR-41-2019
XL Soccer World - Revision

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

LOCATION: This site is located on the north side of Hillsborough Street at 5600 Hillsborough St.

REQUEST: This request is for a sunset extension to a previously approved plan. The original plan was approved on 5/14/20 with a sunset date of 5/14/23. The sunset request was made on 3/22/23. This approval is for a two year sunset extension in accordance with UDO Section 10.2.8 F with a new sunset date of 3/22/25.

Development of a 3.33 acre tract zoned IX-3-UL, 2.61 acres of which exists and owned by XL Soccer World and an additional 0.72 acres, under contract to purchase from NCDOT, into a square foot 37,125 sf Outdoor/Indoor Sports Facility. The site contains an existing 31,265 sf Indoor Sports facility building with a proposed addition of 5,860 sf to the existing structure. Additional improvements include a proposed 23,800 sf Outdoor Sports Facility field and new parking improvements.

A-16-19: Variance approval for Urban Frontage relief from parking design requirements set forth in Sec.3.4.7.D.1.

A-145-19: Block Perimeter

AAD-10-20: Administrative Alternate relief from the vehicle parking landscaping design per Sec.7.1.7.F.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0125-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 September 1, 2023 by Kimley-Horn and Associates.

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:

☒ **SITE PERMITTING REVIEW** - 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:

General



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1. Demonstrate compliance with UDO Section 1.5.7. regarding building height in the elevations. Show a dimension from average grade of the most restrictive grade to the roof and show the relevant spot grades and average grade calculations.
2. Demonstrate compliance with UDO Section 3.2.5.E. regarding floor to floor height. Dimension the floor to floor height in the building elevation sheets.
3. Revise sheets C4 and A2, demonstrate compliance with UDO Sec.1.5.7.A. Show only the three (3) spot grade points for Post-Development Avg. (South Elevation), and also remove references to "most-restrictive" and "pre-existing" references/tables from plans set sheets.

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Public Utilities

5. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.

Stormwater

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

☒ **LEGAL DOCUMENTS** - 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.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - 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:



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Engineering

1. 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)
2. 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)

☒ **BUILDING PERMITS** - 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. Comply with all conditions of A-16-19; A-145-19 & AAD-10-20
2. A recombination plat is recorded to reflect the lot configuration shown in ASR-SR-41-2019. The recombination plat shall consist of property identified as 5600 Hillsborough Street/PIN# 0784-31-0583 and .72 acres of property bounded to the east and south by Hillsborough Street.

Engineering

3. A cross access agreement among the lots identified as PINs 0784217354 and 0784310583 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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, further recordings and building permit issuance will be withheld.
4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.



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5. A cross access agreement among the lots identified as PINs 0784314733 and 0784310583 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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, further recordings and building permit issuance will be withheld.
6. Proposed NCDOT right-of-way abandonment must be deeded and recorded per the NCDOT process.
7. 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.

Public Utilities

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

Stormwater

9. 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).
10. 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).

Urban Forestry

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) understory and (4) shade street trees along Hillsborough St.
12. A fee-in-lieu for (2) street tree shall be paid to the City of Raleigh (UDO 8.1.10).
13. A public infrastructure surety for 6 street tree (Tree Lawn) along Hillsborough St 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.

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

Stormwater

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



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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 22, 2025

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

4-Year Completion Date:

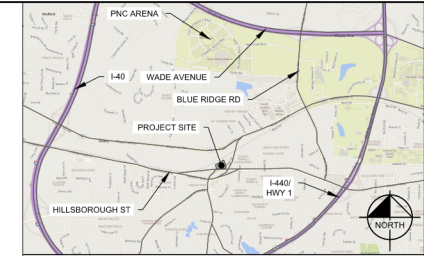
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 10/04/2023
Development Services Director/Designee
Staff Coordinator: **Jermont Purifoy**

ASR REVISION FOR XL SOCCER WORLD

ASR REVISION IS A SUNSET EXTENSION
OF THE PREVIOUSLY APPROVED ASR-SR-41-2019
5600 HILLSBOROUGH STREET
RALEIGH, NC 27606
PARCEL PIN: 0784-31-0583
CASE: ASR-SR-41-2019
ASR TRANSACTION: 601155
SKETCH DESIGN TRANSACTION: 569522
BOARD OF ADJUSTMENT CASE: A-16-19, A-145-19
APPEARANCE COMMISSION CASE: AAD-10-20



VICINITY MAP

NTS

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER SHEET
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	FIRE APPARATUS PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
L1.0	LANDSCAPE SITE PLAN
L1.1	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
A1	FIRST & SECOND FLOOR PLANS
A2m	BUILDING ELEVATIONS

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-877-2000 FAX: 919-877-2000
WWW.KIMLEY-HORN.COM | NC LICENSE #002

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT
07/13/2020
DATE
06/03/2020
SCALE AS SHOWN
DESIGNED BY
JUL
DRAWN BY
JUL
CHECKED BY
DEB

COVER SHEET

XL SOCCER WORLD
ASR REVISION

CITY OF RALEIGH NORTH CAROLINA

SHEET NUMBER
C0.0

PROJECT TEAM

DEVELOPER/OWNER:	XL SOCCER WORLD LLC ATTN: KRIS LAMB (919) 308-1259 KRIS@XLSPORTSWORLD.COM
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. ATTN: DANA POWELL, P.E. 421 FAYETTEVILLE ST, SUITE 600 RALEIGH, NC 27601 (919) 678-4120 DANA@KIMLEY-HORN.COM
GEOTECHNICAL ENGINEER:	NOVA ENGINEERING AND ENVIRONMENTAL, INC. ATTN: THOMAS BARTLETT, P.E. 201 BENTLEY ROAD, SUITE 105 RALEIGH, NC 27604 (919) 242-1950 TBARTLETT@USNOVA.COM
SURVEYOR:	ROBINSON & PLANTE, P.C. ATTN: STUART PLANTE 1240 SE MAYNARD ROAD, SUITE 203 GARY, NC 27051 (919) 485-1245
ARCHITECT:	ARCHITECT KURMAKIAN ASSOCIATES, INC. ATTN: TIM KURMAKIAN 1000 WASHINGTON ST RALEIGH, NC 27606 (919) 846-1000

GENERAL INFORMATION

PROJECT INFORMATION:	AN OUTDOOR PRACTICE FIELD AND BUILDING ADJACENT ARE PROPOSED AT THE EXISTING XL SOCCER WORLD SITE.
PARCEL PIN:	0784-31-0583
CURRENT ZONING:	IX-3-U, TOD
RIVER BASIN:	NEUSE
COUNTY:	WAKE
ACREAGE:	2.61 AC (113,692 SF) OWNED BY XL SOCCER 0.32 AC (13,363 SF) XL SOCCER PURCHASED FROM NCDOT 3.33 AC (145,055 SF) TOTAL SITE ACREAGE
DISTURBED AREA:	\$2.86 ACRES
CURRENT USE:	INDOOR RECREATION
PROPOSED USE:	OUTDOOR/INDOOR RECREATION
FLOOD HAZARD:	THE SITE IS WITHIN FLOOD ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 37200784000 DATED MAY 2, 2006.

A-16-19 - 2/11/19

Decision: Approved with the condition the Applicant installs landscaping according to the plan submitted to Board at the meeting.

WHEREAS XL Soccer World, LLC, property owner, requests complete relief from the parking limitations set forth in Section 3.4.7.D.1 of the Unified Development Ordinance to construct a surface parking facility between the building and the street on a 3.33-acre property zoned Industrial Mixed-Use-S Urban Limited located at 5600 Hillsborough Street and encompassing a portion of adjacent right-of-way.

Karen M. Kananian, Chairman

Date 2/12/2019

BOA CASE A-16-19, PAGE 3

1/14/2020

A-145-19 - 12/13/19

Board/Decal Plus

Decision: Approved as requested.

WHEREAS XL Soccer World, LLC, property owner, requests a 7,570 foot design adjustment from the 4,000 foot maximum block perimeter requirement set forth in Section 3.2.2.A. of the Unified Development Ordinance that results in a block perimeter of 11,570 feet in order to sit on outdoor practice field and construct an addition in conjunction with an existing indoor sports facility on a 3.33-acre property zoned IX-3-U, located at 5600 Hillsborough Street and encompassing a portion of adjacent right-of-way.

Assistant Zoning Administrator Kegan McDowell (owner) explained the design adjustment and pointed out the existing constraints on the property include the adjacent railroad. He noted staff had no comments regarding the Design Adjustment criteria and he offered no opinion on the application.

BOA CASE A-145-19, RALEIGH BOARD OF ADJUSTMENT MINUTES
AAD-10-20 - 03/05/2020
DECISION: APPROVED AS REQUESTED
WHEREAS XL SOCCER WORLD, LLC, PROPERTY OWNER REQUESTS AN ADMINISTRATIVE ALTERNATE FOR UDO SECTION 7.1.7 VEHICLE PARKING LOT LANDSCAPING SUBSECTION F FOR THE PLACEMENT OF THREE SHADE TREES OUTSIDE OF THREE INTERIOR PARKING LOT ISLANDS DUE TO CONFLICTS WITH EXISTING UTILITIES AND PROPOSED EASEMENTS.

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-955-2500



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: <input checked="" type="checkbox"/> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan	
Building and Development Type (Check all that apply)	
<input type="checkbox"/> Detached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option
Subdivision case # 569552 Certificate of Appropriateness # Board of Adjustment # A-16-19, A-145-19 Zoning Case # Design Alternate #	

GENERAL INFORMATION

Development name: XL Soccer World	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 5600 Hillsborough St., Raleigh, NC 27606	
Site P.I.N.(s): 0784-31-0583	
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).	
Building expansion, parking lot, outdoor soccer field addition	
Current Property Owner(s): Kris Lamb	
Company: XL Soccer World Title: Managing Member	
Address: 5600 Hillsborough St., Raleigh, NC 27606	
Phone #: 761-308-1259 Email: kris@xlsportsworld.com	
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Kimley-Horn Address: 421 Fayetteville St., Suite 600, Raleigh, NC 27601	

Phone #: 919-884-4383	Email: cody.tutty@kimley-horn.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Kris Lamb	
Company: XL Soccer World Title: Managing Member	
Address: 5600 Hillsborough St., Raleigh, NC 27606	
Phone #: 761-308-1259 Email: kris@xlsportsworld.com	
Applicant Name: Cody Tutty	
Address: 421 Fayetteville St., Suite 600, Raleigh, NC 27601	
Phone #: 919-884-4383 Email: cody.tutty@kimley-horn.com	

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): IX-3-U TOD (Industrial Mixed Use, Urban Limited)	Existing gross floor area (not to be demolished): 31,265 SF
Gross site acreage: 3.33 AC	Existing gross floor area to be demolished: 0 SF
# of parking spaces proposed: 102	New gross floor area: 5,860 SF
Max # of parking permitted (7.1.2.C): 186	Total of gross (to remain and new): 37,125 SF
Overlay District (if applicable): TOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Indoor Recreation	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): Indoor/Outdoor Recreation	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area for Compliance (Includes ROW):	
Existing (sf) 2,09	Proposed total (sf) 91,041
Existing (sf) 2,64	Proposed total (sf) 114,999
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 checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

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.	
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(b).	
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(b)), 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: <i>Kris Lamb</i>	Date: 7/13/23
Printed Name: <i>Kris Lamb</i>	

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
SURVEY NOTES: ALL EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY DATED 03/06/2018 BY ROBINSON & PLANTE, P.C., PROVIDED BY CLIENT ON 10/15/2018.
SOLID WASTE COMPLIANCE STATEMENT: DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

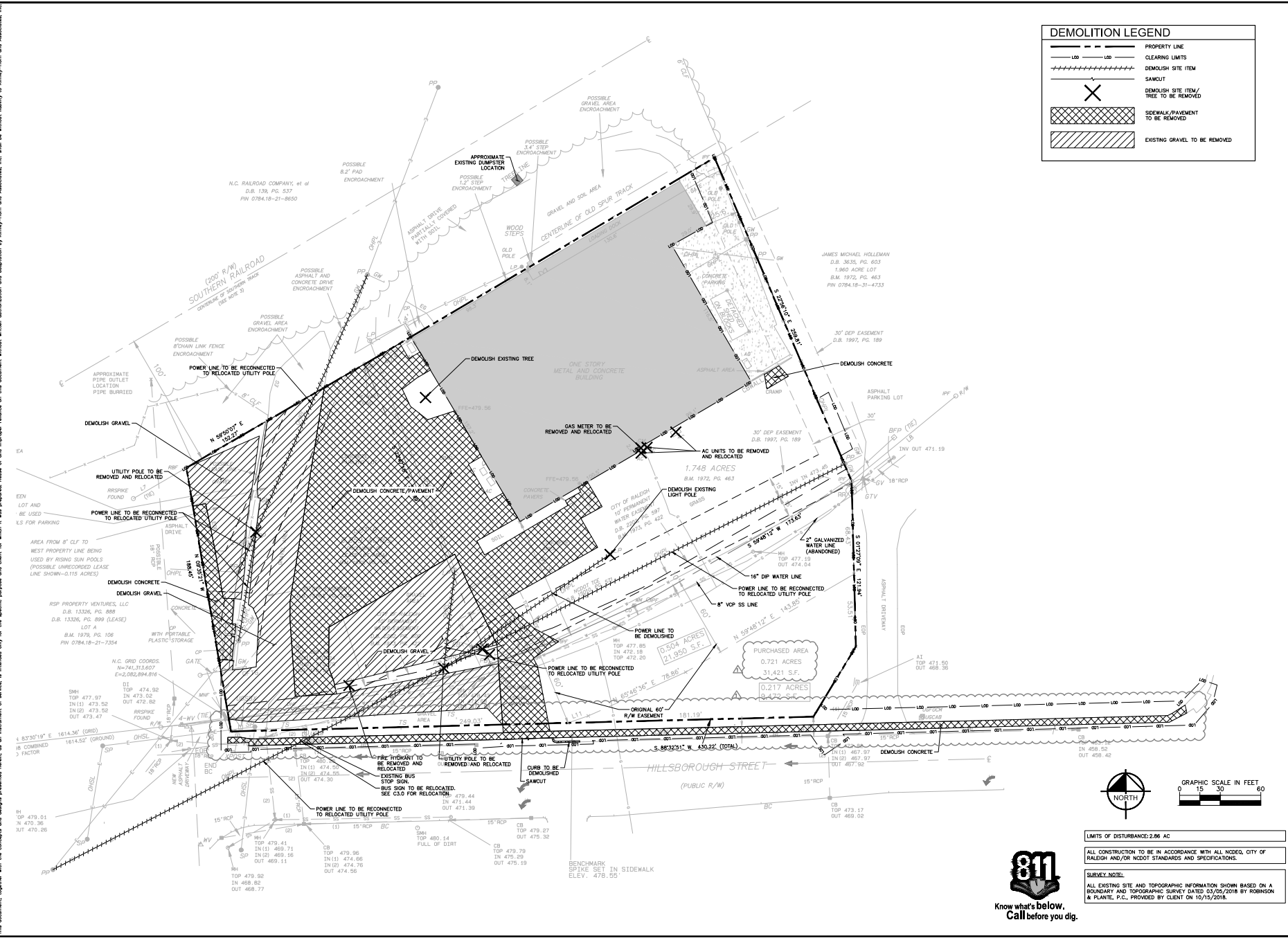


Know what's below.
Call before you dig.

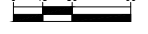
Digitally signed by
Jermont Purifoy
Date: 2023.10.04
Jermont Purifoy

NC BILL MODEL
CONTRACTOR TO GIVE 72-HOUR NOTICE PRIOR TO EXCAVATION.

811 Know what's below. Call before you dig.



DEMOLITION LEGEND	
	PROPERTY LINE
	CLEARING LIMITS
	DEMOLISH SITE ITEM
	SAWCUT
	DEMOLISH SITE ITEM/TREE TO BE REMOVED
	SIDEWALK/PAVEMENT TO BE REMOVED
	EXISTING GRAVEL TO BE REMOVED



LIMITS OF DISTURBANCE 2.86 AC

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDD, CITY OF RALEIGH AND/OR NCDD STANDARDS AND SPECIFICATIONS.

SURVEY NOTE:

ALL EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY DATED 03/05/2018 BY ROBINSON & PLANTE, P.C., PROVIDED BY CLIENT ON 10/15/2018.

811 Know what's below. Call before you dig.

Know what's below. Call before you dig.

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
PHONE: 919-877-2000 FAX: 919-877-0002
WWW.KIMLEY-HORN.COM | NC LICENSE #7-002

PRELIMINARY
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EXISTING
CONDITIONS AND
DEMOLITION PLAN

XL SOCCER WORLD
ASR REVISION

CITY OF RALEIGH

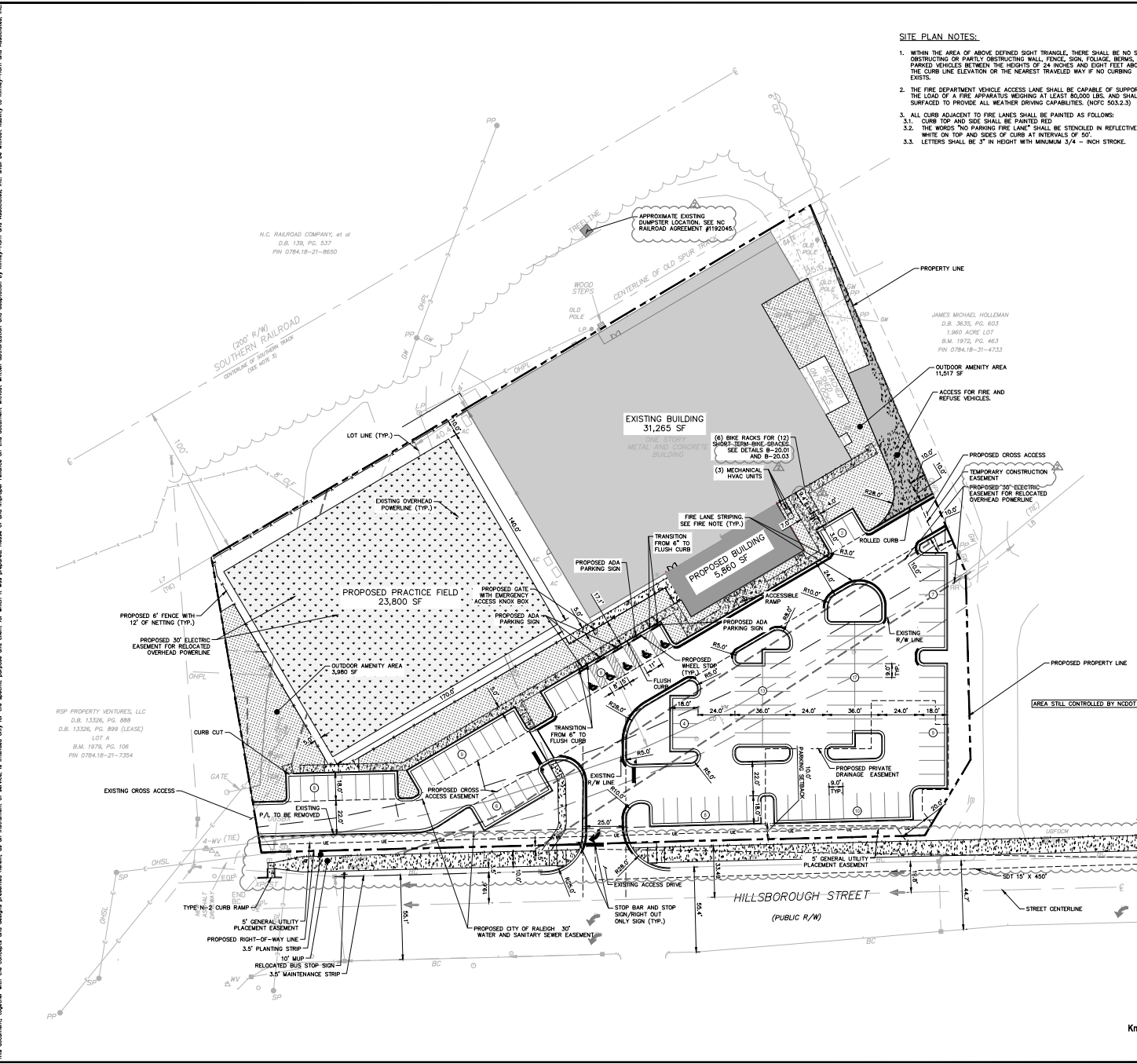
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DATE
09/07/23 CAT
09/23/23 CAT

REVISIONS

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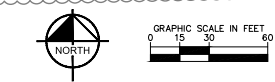
Kimley-Horn and Associates, Inc. 1000 N. Main Street, Suite 100, Raleigh, NC 27601. Phone: 919-877-2000. Fax: 919-877-2001. Email: info@kimley-horn.com. Website: www.kimley-horn.com. This drawing is the property of Kimley-Horn and Associates, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.



- SITE PLAN NOTES:**
1. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERM, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 14 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 2. THE FIRE DEPARTMENT VEHICLE ACCESS LANE SHALL BE CAPABLE OF SUPPORTING THE LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. (NOTC 503.2.3)
 3. ALL CURB ADJACENT TO FIRE LANES SHALL BE PAINTED AS FOLLOWS:
3.1. CURB TOP AND SIDE SHALL BE PAINTED RED
3.2. THE WORDS "NO PARKING FIRE LANE" SHALL BE STENCILED IN REFLECTIVE WHITE ON TOP AND SIDES OF CURB AT INTERVALS OF 50'.
3.3. LETTERS SHALL BE 3" IN HEIGHT WITH MINIMUM 3/4" HIGH STROKE.

SITE DATA TABLE	
PARCEL PIN:	0784-31-0583
PARCEL AREA:	OWNED BY XL SOCCER: 2.81 AC (113,892 SF) XL SOCCER PURCHASED FROM NCDOT: 0.79 AC (34,363 SF) TOTAL SITE AREA: 3.60 AC (155,255 SF)
COUNTY:	WAKE
CURRENT ZONING:	OX-3-UL TOD
EXISTING USE:	INDOOR RECREATION
PROPOSED USE:	INDOOR/OUTDOOR RECREATION
REQUIRED MAXIMUM NUMBER OF PARKING SPACES PER UDD 7.1.0:	INDOOR RECREATION: 1,200 SF OF GROSS FLOOR AREA = 12 SPACES OUTDOOR RECREATION: NO MAXIMUM
TOTAL SITE MAXIMUM PARKING PER UDD 7.1.0:	(37,125/200) = 185.625 SPACES TOTAL = 186 SPACES
REQUIRED SHORT TERM BICYCLE PARKING PER UDD 7.1.0:	INDOOR RECREATION: 12,000 SF + 1/5,000 SF OF GROSS FLOOR AREA = 8 SPACES OUTDOOR RECREATION: 1 PER FIELD (1 HANNAH) = 4 SPACES REQUIRED SHORT TERM BICYCLE PARKING: 8 SPACES + 4 SPACES = 12 SPACES
REQUIRED LONG TERM BICYCLE PARKING PER UDD 7.1.0:	REQUIRED LONG TERM BICYCLE PARKING: NONE REQUIRED
PROVIDED PARKING:	102 SPACES (INCLUDING 5 ACCESSIBLE) 14 SHORT TERM BICYCLE SPACES
REQUIRED BUILD-TO SETBACKS PER UDD 3.4.2.C:	PRIMARY STREET BUILD-TO (MIN/MAX) = 0'/20' BUILDING WIDTH IN PRIMARY BUILD-TO (MIN) = 50% SIDE STREET BUILD-TO (MIN/MAX) = 0'/20' BUILDING WIDTH IN SIDE BUILD-TO (MIN) = 25%
BUILD-TO SETBACK EXEMPTIONS PER UDD 3.4.2.C.2:	PROPOSED BUILDING = 5,860 SF EXISTING BUILDING = 31,265 SF 5,860/31,265 X 100% = 18.74% 18.74% < 20%
BUILDING/STRUCTURE SETBACKS PER UDD 3.2.5:	FROM PRIMARY STREET (MIN) = 3' FROM SIDE STREET (MIN) = 10' FROM SIDE LOT LINE (MIN) = 0' OR 5' FROM REAR LOT LINE (MIN) = 0' OR 5' FROM ALLEY (MIN) = 5'
PARKING SETBACKS PER UDD 3.2.5:	FROM PRIMARY STREET (MIN) = 10' FROM SIDE STREET (MIN) = 10' FROM SIDE LOT LINE (MIN) = 0' OR 5' FROM REAR LOT LINE (MIN) = 0' OR 5' FROM ALLEY (MIN) = 5'
RIVER BASIN:	NEUSE
REQUIRED AMENITY AREA:	10% NET SITE AREA = 14,497 SF
PROPOSED AMENITY AREA:	14,497 SF
TRANSPARENCY PERCENTAGE REQUIRED:	GROUND FLOOR (MIN) = 20% SECOND FLOOR (MIN) = 20%
TRANSPARENCY PERCENTAGE PROVIDED:	GROUND FLOOR = 21.2% SECOND FLOOR = 20.8%

SITE LEGEND	
	PROPERTY LINE/PROJECT BOUNDARY
	PROPOSED RIGHT-OF-WAY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED ELECTRIC EASEMENT
	PROPOSED WATER AND SANITARY SEWER EASEMENT
	PROPOSED GAS EASEMENT
	6' FENCE WITH 12' OF NETTING
	CURB AND GUTTER
	ROLLED CURB
	PROPOSED FIRE LANE MARKING
	PROPOSED CROSS ACCESS EASEMENT
	5' GENERAL PLACEMENT UTILITY EASEMENT
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	REGULAR DUTY ASPHALT
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	PRACTICE FIELD TURF
	AMENITY AREA



LIMITS OF DISTURBANCE: 2.86 AC
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDDOT, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
SURVEY NOTES:
ALL EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY DATED 05/05/2018 BY ROBINSON & PLANTE, P.C., PROVIDED BY CLIENT ON 10/15/2018.



Kimley-Horn

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421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
PHONE: 919-877-2000 FAX: 919-877-2001
WWW.KIMLEY-HORN.COM | NC LICENSE #002

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT: 071326-000
DATE: 06/03/2020
SCALE: AS SHOWN
DESIGNED BY: JSL
DRAWN BY: JSL
CHECKED BY: DEB

SITE PLAN

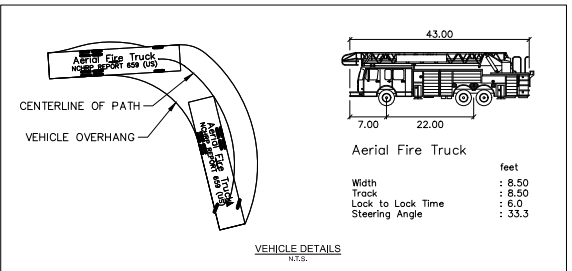
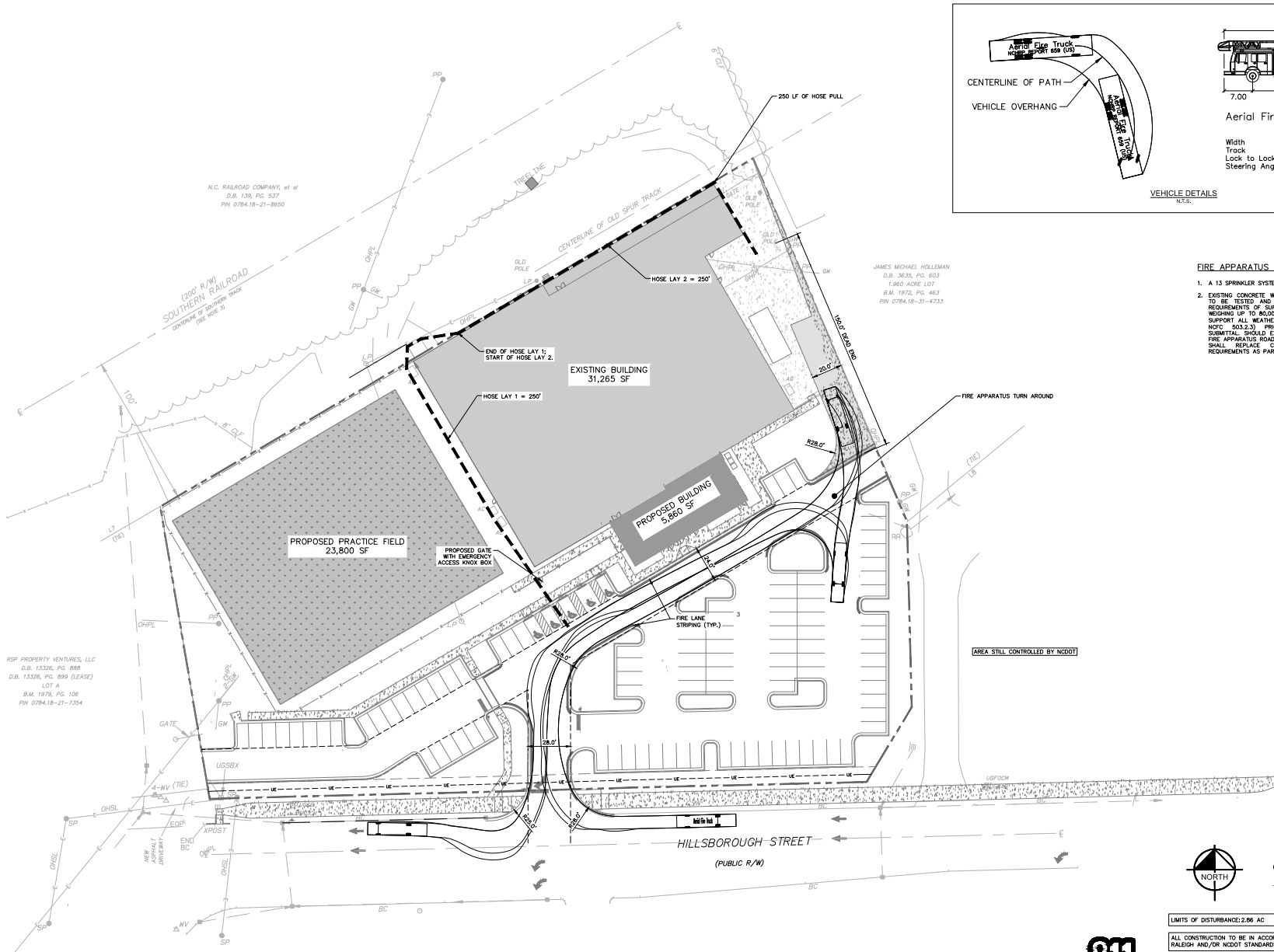
XL SOCCER WORLD

CITY OF RALEIGH

NORTH CAROLINA

SHEET NUMBER: **C3.0**

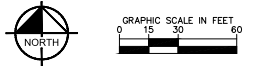
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- FIRE APPARATUS PLAN NOTES:**
1. A 13 SPRINKLER SYSTEM IS PROPOSED.
 2. EXISTING CONCRETE WITHIN FIRE APPARATUS LANE TO BE TESTED AND CONFIRMED TO MEET ROAD REQUIREMENTS OF SUPPORTING A FIRE APPARATUS WEIGHING UP TO 80,000 LBS AND BE SURFACED TO SUPPORT ALL WEATHER DRIVING CAPABILITIES (PER NCGS 203.2.3) PRIOR TO BUILDING PERMIT SUBMITTAL. SHOULD EXISTING CONCRETE NOT MEET FIRE APPARATUS ROAD REQUIREMENTS, CONTRACTOR SHALL REPLACE CONCRETE TO MEET THE REQUIREMENTS AS PART OF THIS PROJECT.

RSP PROPERTY VENTURES, LLC
D.B. 13326, PG. 888
D.B. 13326, PG. 899 (LEASE)
LOT A
B.M. 1979, PG. 106
PIN 078418-21-7354

JAMES MICHAEL HOLLEMAN
D.B. 1635, PG. 603
1.060 ADOE LOT
B.M. 1975, PG. 463
PIN 078418-21-4733



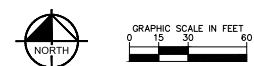
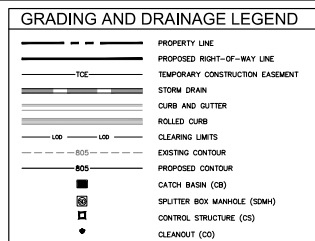
LIMITS OF DISTURBANCE: 2.66 AC

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDD, CITY OF RALEIGH AND/OR NCDD STANDARDS AND SPECIFICATIONS.

SURVEY NOTE:
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PRELIMINARY NOT FOR CONSTRUCTION			
KIMLEY-HORN PROJECT 07/15/2020	DATE 06/03/2020	SCALE AS SHOWN	DESIGNED BY JSL
DRAWN BY JSL		CHECKED BY DEB	
FIRE APPARATUS PLAN		NORTH CAROLINA	
XLSOCCER WORLD ASR REVISION		CITY OF RALEIGH	
SHEET NUMBER C3.1		DATE 09/07/23 CAT 09/23/23 CAT	



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LIMITS OF DISTURBANCE: 2.66 AC

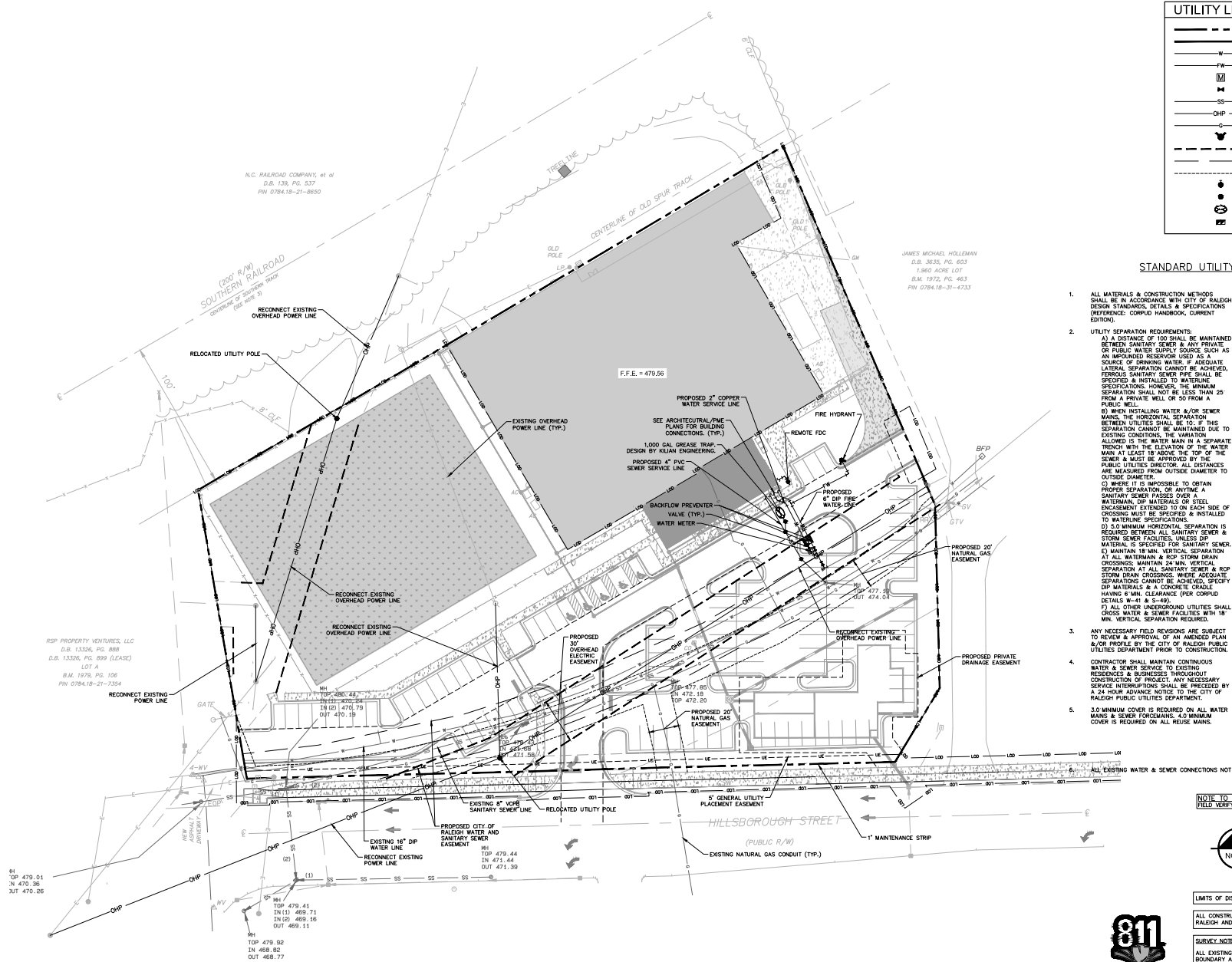
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDEQ, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SURVEY NOTE:


















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SHEET NUMBER
C4.0

NUMBER
.0



UTILITY LEGEND

	PROPERTY LINE
	PROPOSED RIGHT-OF-WAY LINE
	WATER LINE
 W	FIRE WATER LINE
 M	WATER METER
 H	GATE VALVE
 SS	SANITARY SEWER LINE
 E	ELECTRIC
 G	GAS
 F	FIRE HYDRANT (FH)
	ELECTRIC EASEMENT
	WATER AND SEWER EASEMENT
	NATURAL GAS EASEMENT
 F	FIRE DEPARTMENT CONNECTION
 S	SANITARY SEWER CLEANOUT
 G	SANITARY SEWER GREASE TRAP
 P	BACKFLOW PREVENTER

STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALPH HURD STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
A) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN ALL SANITARY SEWER OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNBUNDLED REINFORCED CONCRETE PIPE OF SOURCE OF DRINKING WATER, IF ADJACENT TO ANY SANITARY SEWER OR PUBLIC WATER SEPARATION CAN BE MAINTAINED, FERROUS SANITARY SEWER PIPE SHALL BE INSTALLED & INSTALLED TO MEET THE SPECIFICATIONS, HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 22" FROM A PRIVATE WELL OR 50" FROM A PUBLIC WELL.
B) WHEN INSTALLING WATER &/OR SEWER IN THE HORIZONTAL, SEPARATION BETWEEN UTILITIES SHALL BE 10" IF THE SEPARATION CAN BE MAINTAINED UP TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER SUPPLY SEPARATE TRUNK WITH THE ELEVATION OF THE WATER SUPPLY LEAST 18" ABOVE THE SEWER. THE SEWER SHALL BE APPROVED BY THE UTILITY DIRECTOR.
C) UTILITY SEPARATION MEASUREMENTS ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
D) WHERE IT IS IMPOSSIBLE TO OBTAIN SEPARATION, OR SEPARATION BETWEEN SANITARY SEWER PASSAGES OVER A WATERMAIN, UT MATERIAL, OR OTHER ENCASEMENT EXTENDED TO ON EACH SIDE OF THE SEWER SHALL BE SPECIFIED TO MEETING SPECIFICATIONS.
E) MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & WATER MAINS.
F) MATERIAL IS SPECIFIED FOR SANITARY SEWER, 18" MINIMUM, 18" VERTICAL, AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, 24" MINIMUM.
G) SEPARATION AT ALL SANITARY SEWER & RCP CROSSINGS WITHIN 24" MINIMUM SEPARATION CANNOT BE ACHIEVED, SPECIFY 18" MINIMUM & A CONC. RCP WITH 4" HAVING 4" MIN. CLEARANCE (PER CORPUD HANDBOOK 4-1 & 4-2).
H) ALL OTHER UNDERGROUND UTILITIES SHALL BE WATER & SEWER WITHIN 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO THE CITY OF RALPH HURD APPROVAL & RFP OR/PO/PC BY THE CITY OF RALPH HURD DEPARTMENT PUBLIC WORKS.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING EXISTING & BUSINESS OPERATIONS. NO CONSTRUCTION OF PROJECT, ANY NECESSARY WORKING INTERRUPTS SHALL BE NOTIFIED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALPH HURD PUBLIC UTILITIES DEPARTMENT.
5. 30 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS, 4.0 MINIMUM COVER IS REQUIRED ON ALL PUBLIC WATER MAINS.
6. BEING USED SHALL BE ABANDONED PER PUBLIC UTILITIES HANDBOOK, PAGES 67-68 AND 105-106.
7. INSTALL 4" & 6" DI WATER SERVICES WITH METALS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTES IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN THE SIZE THE WATERLINE FROM A CONNECTION TO PROVIDE ADEQUATE FLOW CAPACITY.
8. INSTALL 8" DIP SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANERS LOCATED AT ROW OR WITHIN A 2'X2' EASEMENT LAYED EVERY 10' ON 12' FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER MAINS. PRESSURE REDUCING VALVES BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICE LINES. PRESSURE REDUCING VALVES SHALL BE LOCATED LOWER THAN 10' ABOVE THE NEXT 12" MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED PRIOR INCLUDING, BUT NOT FOR ANY REPAIR BURIED, WETLAND &/OR FLOODPLAIN IMPACTS PERMITTED PRIOR TO CONSTRUCTION.
11. NOTD / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MANHOLE, WATER TAP, TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GSEAR INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS IS INSTALLATION. THE DESIGN SHALL BE FOR THE CITY OF RALPH HURD PROJECT COORDINATOR PRIOR TO THE INSTALLATION OF A BUILDING. CONTACT BEASLEY AT (919) 966-2334 OR beasley@raleighnc.gov FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED FOR ALL TYPES OF HEALTH HAZARD INVOLVED AS LISTED IN THE CITY OF RALPH HURD PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE DEVICES SHALL MEET AMERICAN SOCIETY OF MECHANICAL ENGINEERING (ASME) BE ON THE UNIVERSITY OF SOUTH CAROLINA. APPROVAL APPROVAL DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND ANNUAL) TESTING SHALL BE CONDUCTED WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE LOCAL CORROSIVE ENVIRONMENT PROGRAM, WHICHEVER IS MORE STRINGENT.
14. CONTACT JOAN HARTMAN AT (919) 966-2323 OR JOAN.HARTMAN@RALPHNC.GOV FOR MORE INFORMATION.

NOTE TO CONTRACTOR:
FIELD VERIFY DEPTH AND LOCATION WHEN CROSSING EXISTING UTILITIES



GRAPHIC SCALE IN FEET
0 15 30

LIBRETS OF DISTURBANCE: 2.85 AC

SURVEY NOTE:
ALL EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A
BOUNDARY AND TOPOGRAPHIC SURVEY DATED 03/05/2018 BY ROBINSON
* PLANTE, P.C. PROVIDED BY CLIENT ON 10/15/2018.



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UTILITY PLAN

XL SOCCER WORLD
ASR REVISION

SHEET NUMBER
C5.0

CITY OF RALEIGH	NORTH CAROLINA
RECEIVED BY _____ DATE _____	
NO. _____ REVISIONS _____	
WWW.KIMLEY-HORN.COM NC LICENSE #F-0102	
Y ON _____	

DESIGNED BY: JIMMY G. COLE, JR., P.E., 12100 25th Avenue, Suite 200, Raleigh, NC 27615, 919-877-2000, FAX 919-877-2000, WWW.KIMLEY-HORN.COM | NC LICENSE #002

LANDSCAPE REQUIREMENTS & CALCULATIONS						
City of Raleigh UDC						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
VEHICULAR SURFACE AREA	1" TREE PER 2,000 SF OF VEHICULAR SURFACE AREA	SITE	41,916 SF	41,916 / 2,000 = 21 TREES	21 CANOPY TREES** 3 UNDERSTORY TREES*	7.1.7
	LANDSCAPED INTERIOR ISLAND EVERY 10' SPACES		192 SPACES	192 / 10 = 19 ISLANDS	19 ISLANDS	7.1.7
SURFACE PARKING AREA WITH FRONTAGE ON ANY PORTION OF STREET FRONT-OF-YARD	C3 STREET PROTECTIVE YARD: MINIMUM AVERAGE WIDTH OF 19' 30" SHRUBS PER 50 LF (SHRUB HEIGHT 3.5' MINIMUM)	HILLSBOROUGH STREET	402 LF	(402 / 100) * 30 = 121 SHRUBS	128 SHRUBS	7.1.7.B.4 & 7.2.4.B
STREET TREES	PER CITY: NO LOT REQUIREMENTS PER UDC: TREES SET BACK 12' FROM E.C.P. & TREES TO BE OUTSIDE SIGHT TRIANGLES	HILLSBOROUGH STREET	402 LF	NO QUANTITY REQUIREMENT	4 CANOPY TREES 2 UNDERSTORY TREES*	8.5.2
* UNDERSTORY TREES PROVIDED IN OVERHEAD POWER EASEMENT, SEE IN LIEU PROVIDED FOR (5) UNDERSTORY TREE						
** 2 PARKING ISLAND TREES RELOCATED ELSEWHERE ON SITE DUE TO UTILITY CONFLICTS						

OPEN SPACE AREA REQUIREMENTS & CALCULATIONS				
City of Raleigh UDC				
TOTAL SITE AREA	CODE REQUIREMENT	QUANTITY REQUIRED	QUANTITY PROVIDED	CODE SECTION
144,979 SF	OUTDOOR AMENITY AREA SHALL BE A MINIMUM OF 10% OF THE TOTAL SITE AREA, WHERE OUTDOOR AMENITY AREA IS REQUIRED, IT MUST BE PROVIDED ON-SITE AND MUST BE AVAILABLE FOR USE BY OR AS AMENITY FOR THE OCCUPANTS, INVITEES AND GUESTS OF THE DEVELOPMENT.	144,979 X 0.1 = 14,498 SF	15,497 SF	3.3.5 1.5.3.C

- GENERAL LANDSCAPE NOTES:
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
 - ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT SCHEDULE ON SHEET L1.1.
 - ALL TREES MUST HAVE A STRAIGHT TRUNK, BE FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED IN PLANT SCHEDULE.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYYED OR STAKED AS SHOWN IN THE DETAILS.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND 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. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF CITY OF RALEIGH INSPECTOR AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
 - 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 FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
 - THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 - AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - ANY PLANT MATERIAL 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, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH DOUBLE SHREDED HARDWOOD MULCH OR CURRENT CITY OF RALEIGH STANDARD TO A DEPTH OF THREE (3) INCHES.
 - MULCH SHALL REMAIN A MINIMUM 3" FROM TREE OR SHRUB WOODY STEMS.
 - SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - CONTRACTOR SHALL LOCATE ROOT FLARE (THIS MAY REQUIRE EXCAVATING BY HAND) TO ESTIMATE PLANTING ELEVATION. SEE DETAIL FOR PLANTING HEIGHT.
 - ALL DEAD, BROKEN, OR CIRCLING ROOTS MUST BE CUT CLEANLY BEFORE BACKFILLING, SO THAT ALL ROOTS ARE HEALTHY AND GROWING DIRECTLY INTO THE SURROUNDING BACKFILL.
 - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
 - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES. SEE DETAILS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE AND ZONING ORDINANCE COMPLIANCE. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND TO RAKE ENTIRE SITE.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
 - ALL OUTDOOR AMENITY AREAS ARE ACCESSIBLE FROM ALL DIRECTIONS AND ACCESS POINTS UNLESS NOTED OTHERWISE.

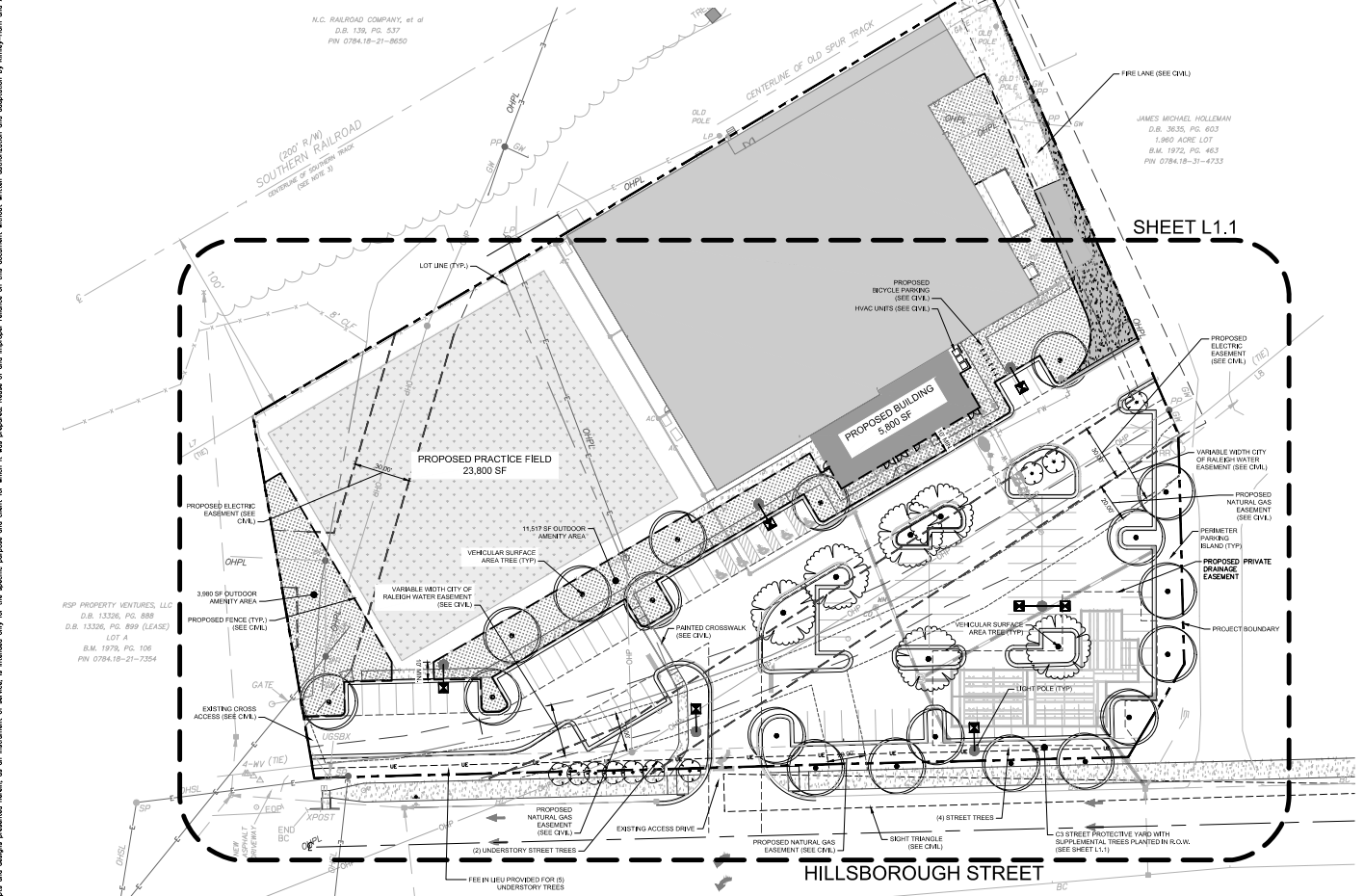


GRAPHIC SCALE IN FEET
0 15 30 60

LIMITS OF DISTURBANCE: 2.00 AC

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL HICED, CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.

SURVEY NOTES:
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PROJECT NO. 2020-000000

DATE 06/03/2020

SCALE AS SHOWN

DESIGNED BY DSC

DRAWN BY VAO

CHECKED BY DSC

LANDSCAPE SITE PLAN

XL SOCCER WORLD

ASR REVISION

SHEET NUMBER L1.0

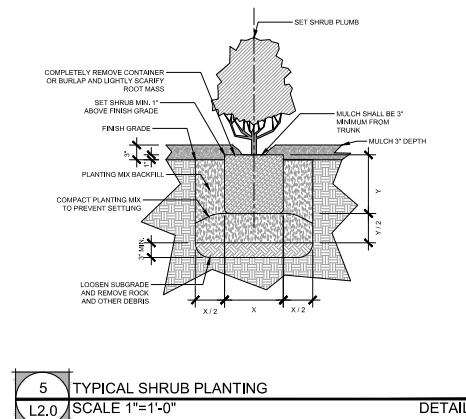
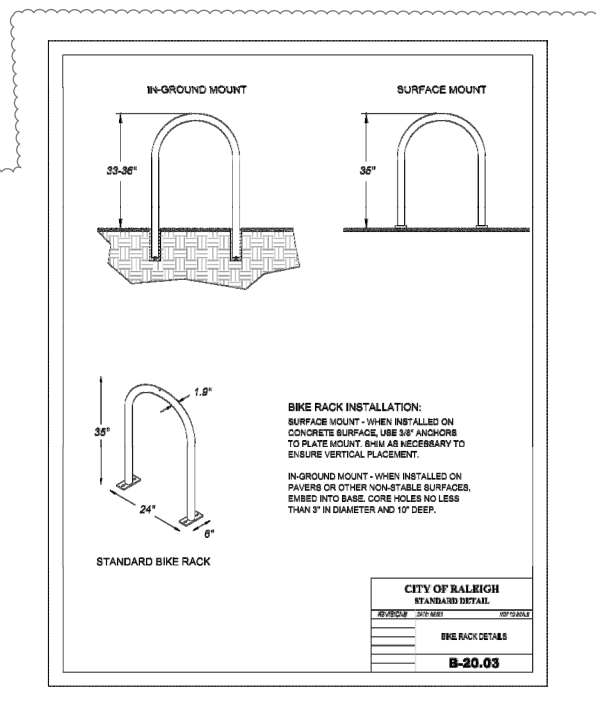
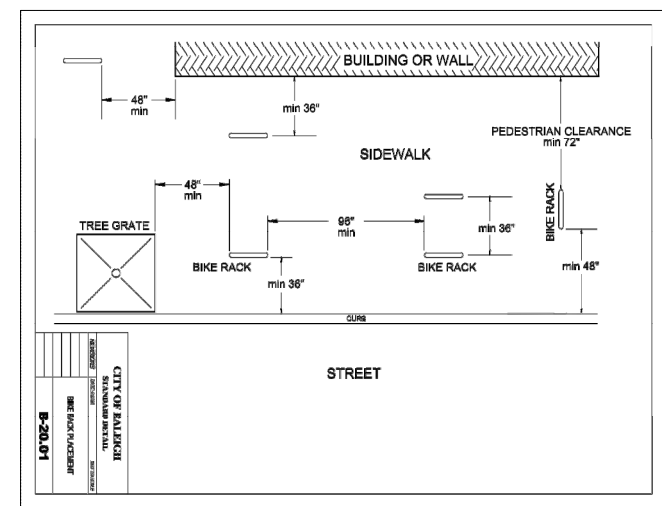
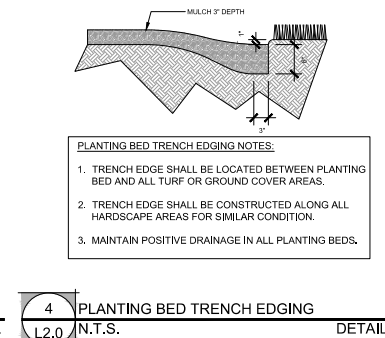
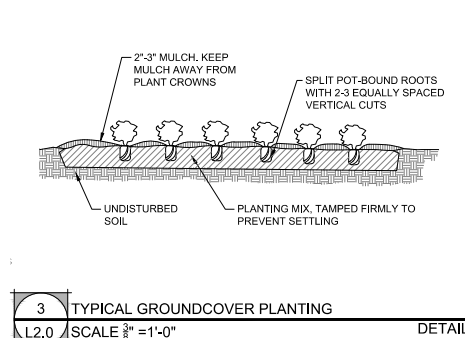
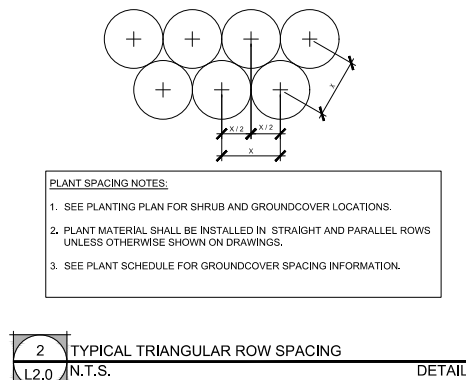
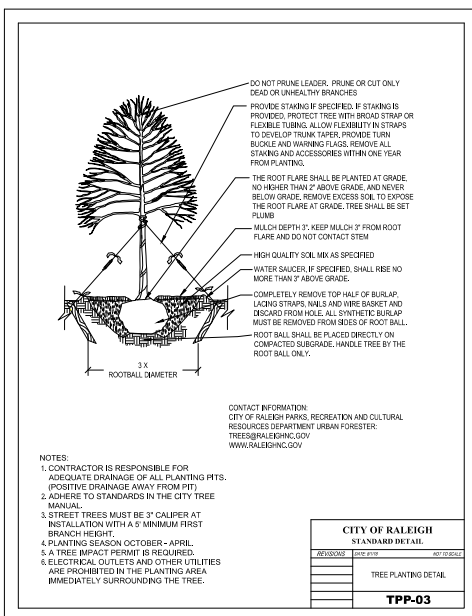
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CITY OF RALEIGH

NORTH CAROLINA

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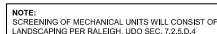


Know what's below.
Call before you dig

SHEET NUMBER L2.0	XL SOCCER WORLD ASR REVISION	CITY OF RALEIGH	NORTH CAROLINA	LANDSCAPE DETAILS	KHA PROJECT 06/03/2020 DATE 06/03/2020 SCALE AS SHOWN DESIGNED BY DSC DRAWN BY VAO CHECKED BY DSC	NO SCALE		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE 919-477-2000 FAX 919-477-2000 WWW.KIMLEY-HORN.COM NC LICENSE #0102	No. _____ DATE _____ REVISIONS _____ BY _____
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BUILDING ADDITION FOR:
**XL SOCCER
WORLD**

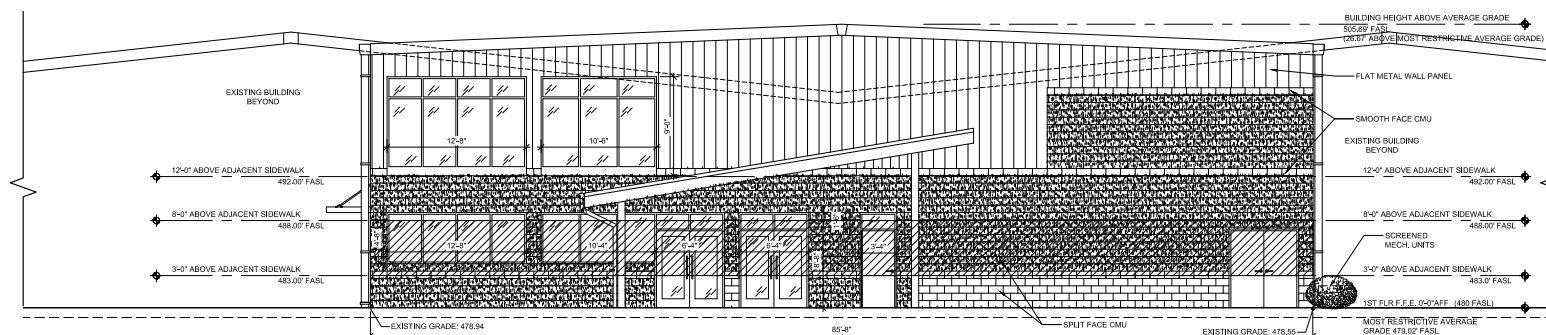


EAST (SIDE)
elevation
SCALE: 3/16" = 1'-0"

03




02



BUILDING HEIGHTS

1ST FINISHED FLOOR TO 2ND FINISHED FLOOR HEIGHT: 12'-0" AFF
EAVE HEIGHT: 24'-0" AFF / 25.8' ABOVE MOST RESTRICTIVE AVERAGE GRADE
MAX HEIGHT OF ADDITION: 25'-10" AFF / 26.67' ABOVE MOST RESTRICTIVE AVERAGE GRADE



FLOOR LEVEL	SF OF WALL	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED	3'-0" TO 8'-0" TRANSPARENCY REQUIRED	3'-0" TO 8'-0" TRANSPARENCY PROVIDED
GROUND FLOOR	1,032 SF*	208.4 SF (20%)	222 SF (21.5%)	103.2 SF (50% OF THE 20% REQ'D)	191 SF (92.5% OF THE 20% REQ'D)
2ND FLOOR	1,014 SF*	202.8 SF (20%)	209 SF (20.8%)	NA	NA

*SF MEASURED PER GENERAL REQUIREMENTS NOTED BELOW

CITY OF RALEIGH UDO SECTION 1.5.9.B

B. General Requirements

1. The minimum percentage of windows and doors that must cover a ground story facade is measured between 0 and 12 feet above the adjacent sidewalk. More than 50% of required transparency must be located between 3 and 8 feet of the building facade.
2. The minimum percentage of windows and doors that must cover an upper story facade is measured from the top of the finished floor to the top of the finished floor above. Vertical distance between floors must be at least 10 feet.
3. Transparency measured from the top of the finished floor to the top of the wall plate, **is not** required.
4. In a mixed use building, or general building where an Urban Frontage is applied, a minimum of 60% of the street-facing, **street-level** window pane surface area must be transparent to the public right-of-way. **At least 65% of windows shall not be made opaque by nonperforable window treatments (except curtains, blinds or shades within the conditioned space).**
5. Glass shall be considered transparent where there is a transparency higher than 60% and the glass is not tinted. Glass on upper stories may have any level of transparency and external reflectance.

SOUTH (STREET FACING FACADE)
elevation 01

01

BUILDING ADDITION FOR:

**_SOCCER
WORLD**

5600 HILLSBOROUGH ST.
RALEIGH, NC 27606

A2