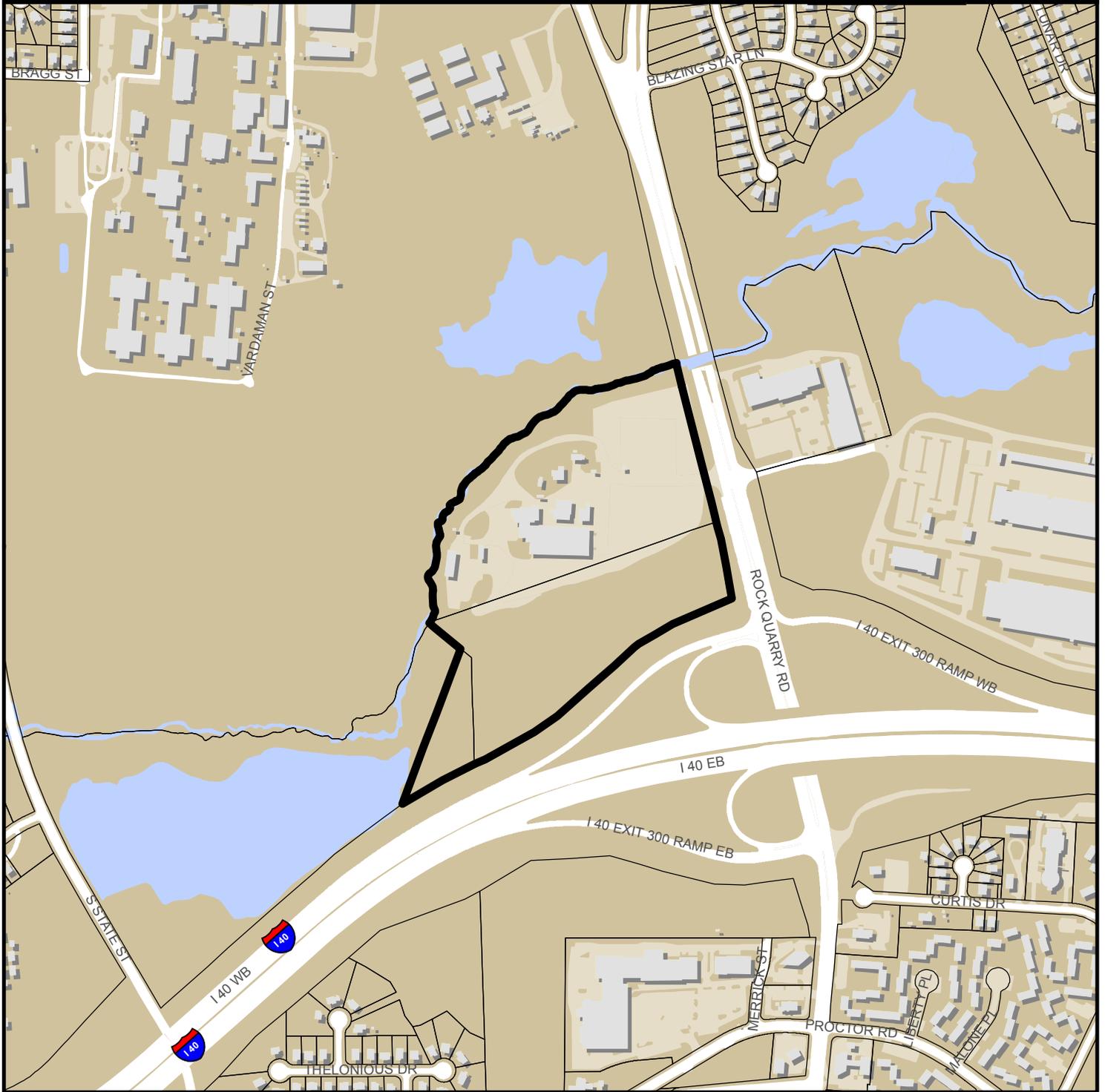


SOUTHEAST RALEIGH YMCA SUBDIVISION S-21-2017



0 300 600 1,200 Feet

Zoning: **IX-3-PK w/ SHOD-1**
CAC: **South**
Drainage Basin: **Walnut Creek**
Acreage: **31.79**
Number of Lots: **3**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **YMCA of the Triangle**
Tim Carr
Phone: **(919) 719-9622**





Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-21-17 / SE Raleigh YMCA

General Location: The site is located on the west side of Rock Quarry road on the northwest corner of the intersection of Rock Quarry Road and Interstate 40 and is inside the city limits.

CAC: South

Nature of Case: Subdivision of three parcels totaling 30.9 acres, including right of way proposed by the applicant, into three lots, including dedicated right of way, zoned CX-5-PL, and IX-3-PL.

Contact: Charlie Townsend, Withers and Ravenel

Design Adjustment: NA

Administrative Alternate: NA



SUBJECT: S-21-17 / SE Raleigh YMCA

CROSS-REFERENCE: Transaction # 511019

LOCATION: The site is located on the west side of Rock Quarry road on the northwest corner of the intersection of Rock Quarry Road and Interstate 40 and is inside the city limits.

PIN: 1713319948, 1713319493, and 1713314042

REQUEST: This request is to approve the subdivision of three parcels totaling 30.9 acres, including right of way (proposed by the applicant), into three lots zoned CX-5-PL, and IX-3-PL

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (2) That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, whichever is applicable:

- (3) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
- (4) That no development activity will be allowed in the area measured 100' from the bank of Walnut Creek which is to be shown and labeled as "Reserved Area" on the Concurrent Review Plans to acknowledge potential acquisition by the City of Raleigh for a future Greenway Easement in accordance with UDO Section 8.6.1. No development activity will be allowed in the area shown and labeled as "Reserved Area" on the Concurrent plans for a period of 12 months from the date of site plan approval or as such reservation period may be extended, or may not be extended, per the UDO in effect as of the date of plan approval;

- (5) **Prior to approval of concurrent review for Lot 2 only:** That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (6) **Prior to approval of concurrent review for Lot 2 only:** That final design plans for the shared stormwater device be submitted to the Development Services and approved by the Engineering Services Department;
- (7) **Prior to approval of concurrent review for Lot 2 only:** That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;

Prior to Planning Department authorization to record lots:

- (8) That 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 where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
- (9) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
- (10) That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association."
- (11) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
- (12) That the following note be shown on all maps for recording: A minimum finished floor elevation will be required for all lots along the floodplain boundary;

- (13) That the maximum allowed impervious surface allocated to each lot and shown on the Preliminary plan is shown on all maps for recording;
- (14) That Concurrent Review Plans are approved by the City of Raleigh prior to authorization to record lots;
- (15) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements on YMCA St, including streetscape trees, is paid to the Development Services Department, Development Engineering Division;
- (16) That in accordance with Part 10A Section 8.1.3, a surety equal to 100% of the cost of development related public improvements being street trees and sidewalk, along Rock Quarry Rd, including streetscape trees, is paid to the Development Services Department, Development Engineering Division;
- (17) That street names for this development be approved by the City of Raleigh and by Wake County;
- (18) That 64' of required right of way with utility easement for the proposed Street is dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;
- (19) That a demolition permit be issued and the permit number be shown on all maps for recording;
- (20) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
- (21) That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;

Prior to issuance of a certificate of occupancy for either lot:

- (22) Prior to issuance of Certificate of Occupancy for all Lots:** That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;
- (23) Prior to issuance of Certificate of Occupancy for Lot 2 only:** That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen Date: 8/7/2017
(RT)

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 6/16/2017 owned by YMCA of the Triangle, submitted by Charlie Townsend, Withers and Ravenel.

ZONING:

ZONING DISTRICTS: CX-5-PL, and IX-3-PL and within a SHOD-1 Overlay

TREE CONSERVATION: This site is providing 2.86 acres or 9.25% of primary tree conservation area, and .24 acres or .75% of secondary tree conservation area for a total of 3.09 acres or 10% of tree conservation area in accordance with Article 9.1.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: This site is adjacent Walnut Creek and a portion of the designated greenway corridor lies within this development and is subject to a greenway reservation if requested by the Raleigh Parks, Recreation, and Cultural Resources Department. No construction is proposed within that area.

STREET PLAN MAP: Proposed street(s) are classified as Avenue 2 Lane Undivided Street. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Require d R/W	Existing street (b to b)	Propose d street (b to b)	Slope Easement
Rock Quarry Road	Avenue 4 Lane Divided	Variable		Variable	-	NA
Interstate -40 Exit Ramp	Variable width R/W as per NC DOT					NA
Proposed street (YMCA St.)	Avenue 2 Lane Undivided		64' R/W		36' BB	NA

Existing streets on the site are classified as Avenue 4 lane Divided. A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the South Citizens Advisory Council in an area designated as Business and Commercial Services

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in CX-5-PL, and/or IX-3-PL zoning district is 5,000 square feet. The minimum lot width of an Open Lot in either of these zoning districts is 50 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape for the proposed street is a commercial streetscape. Construction is to be of an Avenue 2-Lane Undivided Street, with street trees 40' on center, and a 6' wide sidewalk on both sides is proposed.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

FLOOD HAZARD: There are FEMA mapped flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

The subdivision is subject to Stormwater Control regulations under Article 9.2 of the UDO. Water quality requirements will be met utilizing a combination of substitution of impervious, a shared wet pond proposed on Lot 2, and a buy down payment. The site is claiming an exemption to runoff control requirements under 9.2.2.E.2.e of the UDO as the site drains directly into Walnut Creek.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are present on this site.

STREET NAMES:

One new street is being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES:

If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 8-7-2020

Record at least ½ of the land area approved.

5-Year Sunset Date: 8-7-2022

Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.

S-21-17

TRANSACTION NO: 511019

PRELIMINARY SUBDIVISION PLANS FOR
SOUTHEAST YMCA MIXED-USE INFRASTRUCTURE
1436 Rock Quarry Road, Raleigh, NC 27610

1st Submittal Date: April 18, 2017
2nd Submittal Date: May 26, 2017
3rd Submittal Date: June 16, 2017

PRELIMINARY SUBDIVISION PLAN
FOR SE YMCA MIXED-USE INFRASTRUCTURE
WR PROJECT NO.: 02070015
TRANSACTION NO.: 511019

APPLICATION

Preliminary Subdivision
Plan Application



DEVELOPMENT
SERVICES
DEPARTMENT

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

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

Office Use Only: Transaction # Project Coordinator Team Leader

PRELIMINARY APPROVALS

Subdivision * Conventional Subdivision Compact Development Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #: 468689, 431919

GENERAL INFORMATION

Development Name SE RALEIGH YMCA

Proposed Use MIXED USE

Property Address(es) 1436 ROCK QUARRY ROAD, 1440 ROCK QUARRY ROAD, 2003 S. STATE STREET

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed 1713319948 PIN Recorded Deed 1713319493 PIN Recorded Deed 1713314042 PIN Recorded Deed

What is your project type?

Single family Townhouse Subdivision in a non-residential zoning district

Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name YMCA OF THE TRIANGLE Owner/Developer Name TIM CARR

Address 801 CORPORATE CENTER DRIVE, STE 200, RALEIGH, NC 27607

Phone 919-719-9622 Email TIM.CARR Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name WITHERSRAVENEL Contact Name CHARLIE TOWNSEND

Address 137 S. WILMINGTON STREET, STE 200, RALEIGH NC 27601

Phone 919-535-5141 Email CTOWNSEND@WITHERSRAVENEL.COM Fax 919-467-6008

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) IX-3-PL, CX-5-PL, SHOD-1

If more than one district, provide the acreage of each: IX-3-PL = 16.73 ac & CX-5-PL = 14.16 ac

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- N/A

CDA (Certificate of Appropriateness) Case # N/A

BDA (Board of Adjustment) Case # A- N/A

STORMWATER INFORMATION

Existing Impervious Surface 12.85551.034 acres/sf Flood Hazard Area Yes No

Proposed Impervious Surface acres/sf Neuse River Buffer Yes No

Wetlands Yes No

If in a Flood Hazard Area, provide the following:

Alluvial Soils CN Flood Study 3720117300 FEMA Map Panel # 1713

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached 0 Attached 0

Total # of Single Family Lots 0 Total # of All Lots 3

Overall Unit(s)/Acre Densities Per Zoning District(s) N/A

Total # of Open Space and/or Common Area Lots N/A

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate BRIAN RICHARDS to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature Date

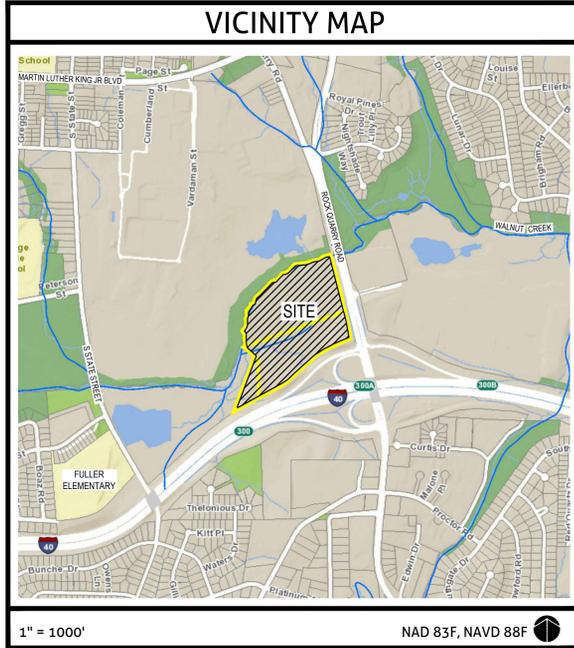
Signature Date

SHEET LIST TABLE

Table with 2 columns: Sheet Number, Sheet Title. Rows include C0.0 COVER, C1.0 EXISTING CONDITIONS PLAN, C2.0 SUBDIVISION PLAN, C3.0 GRADING AND STORM DRAINAGE, C5.0 UTILITY PLAN, C6.0 TREE CONSERVATION PLAN, C6.1 TCA METES AND BOUNDS, C7.0 SCM PLAN & DETAILS, L1.0 LANDSCAPE PLAN, L1.1 LANDSCAPE DETAILS.

PUBLIC IMPROVEMENT QUANTITIES

Table with 2 columns: SEWER, STORMWATER, WATER. Values: ±1400 LF, ±1235 LF, ±958 LF.



GENERAL NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE, PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY ROBINSON & PLANTE, PC IN CARY, NORTH CAROLINA IN DIGITAL FORMAT IN DECEMBER, 2015, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN DECEMBER 2015.
6. ALL CURB AND GUTTER SHOWN ON SITE IS EITHER 30" VALLEY CUTTER OR 30" STANDARD CURB AND GUTTER.
7. ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 7 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. TRASH AND CARBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
13. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
17. WC ACCESS RAMP WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
18. ALL RAMP AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE, HOTDROK, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTORS AT 919-996-2409 TO SET UP THE MEETING.
23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV
26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- 1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. THIS PROJECT HAS ROLL-OUT CARTS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.
4. EACH RESIDENTIAL LOT SHALL PROVIDE A DESIGNATED LOCATION FOR STORAGE OF ROLL-OUT CARTS.

FIRE DEPARTMENT NOTES

- 1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 137) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFC 503.1.1).
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
4. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

DEVELOPER/OWNER

YMCA OF THE TRIANGLE
801 CORPORATE CENTER DRIVE, SUITE 200
RALEIGH, NC 27607
PHONE: (919) 719-9622
FAX: N/A
EMAIL: Tim.Carr@YMCATriangle.org

CONSULTANTS

SURVEYOR
WITHERSRAVENEL
115 MACKENAN DRIVE
CARY, NC 27511
PHONE: 919-469-3340
EMAIL: RVANDERVELDE@WITHERSRAVENEL.COM

FORESTRY
FORESTRY SERVICES, INC.
108 TULLIALLAN LANE
CARY, NC 27511
PHONE: 919-467-7011
EMAIL: MIKEPERRY@NCFORESTER.COM

PREPARED BY



137 S. Wilmington Street | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832
www.withersravenel.com

LANDSCAPE ARCHITECT: DAVID BROWN, PLA
DBROWN@WITHERSRAVENEL.COM

CIVIL ENGINEER: LOFTEE SMITH, PE
LSMITH@WITHERSRAVENEL.COM

TREE CONSERVATION & STORMWATER NOTES

- 1. TREE CONSERVATION PLAN IS REQUIRED PER UDO SEC. 9.1.2.
- SUBDIVISION IS 30.90 ACRES
2. NO STORMWATER MANAGEMENT IS REQUIRED PER UDO SEC. 9.2.2. A. & 10.3.4.E.
- EXISTING SITE IS 12.65 AC IMPERVIOUS AREA.
- AN ASSUMED FULL DEVELOPMENT BUILDOUT OF 15.15 AC IS PROPOSED.
- THE PLACEMENT OF ALL NEW IMPERVIOUS SURFACE CONFORMS THE CITY OF RALEIGH UDO REQUIREMENTS.
- ALL EXISTING IMPERVIOUS SURFACE IS CONSIDERED EXEMPT FROM STORMWATER MANAGEMENT PER STATE GUIDELINES

LEGEND

Legend table with columns: EXISTING, PROPOSED. Symbols for fire hydrant, power pole, iron pipe set, fiber optic marker, water valve, catch basin, sanitary manhole, blow off valve, tree grate, project boundary line, adjacent property line, right of way, overhead electric line, sanitary sewer line, storm drainage line, water line, major contour line, minor contour line, right of way dedication, sidewalk & general utility placement easement.

SEAL/SIGNATURE

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

LINE	BEARING	DISTANCE
L1	S 48°34'33" W	60.26
L2	S 54°51'48" W	116.35
L3	N 26°58'19" E	47.51
L4	N 21°30'42" E	46.95
L5	N 56°23'39" E	50.68
L6	N 55°11'46" E	25.67
L7	N 45°38'39" E	47.74
L8	N 40°14'11" E	42.02
L9	N 45°45'51" E	45.96
L10	N 52°32'31" E	35.78
L11	N 72°33'38" E	51.02
L12	N 42°55'27" E	75.43
L13	N 53°10'18" E	46.39
L14	N 64°00'33" E	41.46
L15	N 58°23'44" E	39.37
L16	N 35°08'57" E	46.04
L17	N 44°21'40" E	48.24
L18	S 70°12'07" E	48.17
L19	S 88°55'27" E	49.52
L20	N 68°41'40" E	52.24
L21	N 72°57'06" E	33.19
L22	N 64°16'24" E	54.93
L23	N 80°14'04" E	46.72
L24	N 72°32'12" E	47.26
L25	N 70°41'39" E	56.08
L26	N 78°14'31" E	31.75
L27	S 58°37'08" W	83.42
L28	S 48°28'02" W	25.37

THE STATE OF NORTH CAROLINA
WOMENS PRISON
B.M. 1962, PG. 25
P.L.N.: 1713.14-22-8776

PEAK FLOW SUMMARY:
PROPOSED FUTURE IMPERVIOUS: 15.15 AC
EXISTING IMPERVIOUS: 12.65 AC

EXISTING SITE DATA:
SITE ADDRESS: 1436, 1440, ROCK QUARRY ROAD, AND 2003 S STATE STREET, RALEIGH, NORTH CAROLINA 27610
PIN NUMBER: 1713-31-9948, 1713-31-9493, 1713-31-4042
DEED BOOK: DB 016221 PG 01201, DB 016221 PG 01206, DB 016221 PG 01206
ZONING(S): IX-3-PL AND CX-5-PL
OVERLAY DISTRICT: SHOD-1 SPECIAL HIGHWAY OVERLAY DISTRICT 1
GROSS ACREAGE: 30.90 AC (PARENT TRACT)
EXISTING USE: WAREHOUSE
EXISTING IMPERVIOUS: 12.65 AC
FLOOD HAZARD AREA: YES
FEMA MAP: MAP # 372017100Q, PANEL 1713
EFFECTIVE DATE 05/02/2006
ALLUVAL SOILS: Cn

- EXISTING CONDITIONS AND DEMOLITION NOTES:
- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
 - SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
 - NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE AND PLACED IN APPROPRIATE CONTAINERS.
 - TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
 - SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
 - SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (LATEST CURRENT EDITION).
 - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGH.GOV.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
 - CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - ALL SURVEY INFORMATION PROVIDED BY WITHERSRAVENEL, CARY, NORTH CAROLINA, OFFICE IN DIGITAL FORMAT IN DECEMBER, 2015, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2016.

NOTE:
ALL EXISTING BUILDINGS TO BE REMOVED IN ACCORDANCE WITH MASS GRADING PERMIT TA #504939

LEGEND:

	EX. FIRE HYDRANT
	EX. POWER POLE
	IRON PIPE SET
	IRON PIPE FOUND
	CALCULATED POINT
	EX. WATER VALVE
	EX. CATCH BASIN
	EX. SANITARY MANHOLE
	PROJECT BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY
	EX. OVERHEAD ELECTRIC LINE
	EX. SANITARY SEWER LINE
	EX. STORM DRAINAGE LINE
	EX. WATER LINE
	EX. MAJOR CONTOUR LINE
	EX. MINOR CONTOUR LINE
	EX. TREELINE
	EX. WETLAND
	NEUSE RIVER RIPARIAN BUFFER II
	100 YEAR FLOOD PLAN
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING ASPHALT

GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE

Job No.	02170015	Drawn By	CDT
Date	04/18/17	Designer	CDT

PRELIMINARY
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CONSTRUCTION

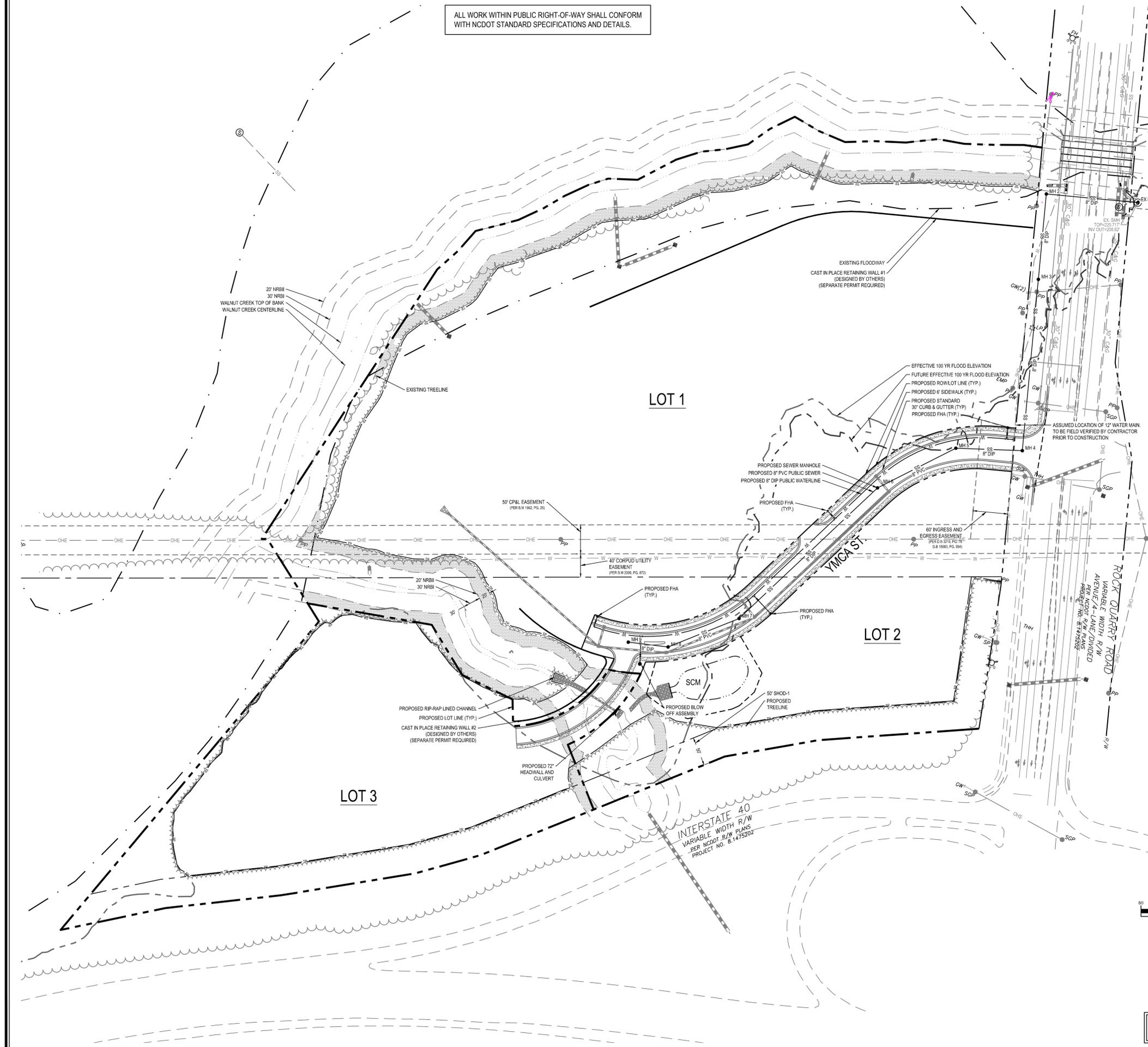
Revisions		
1	PER COR COMMENTS	5/26/17
2	PER COR COMMENTS	6/19/17

K:\1713\0101\2015\SE-YMCA-Mixed-Use-Preliminary-Subdivision-Plan\CD-Existing-Conditions-Plan.dwg - 1713\0101\2015\SE-YMCA-Mixed-Use-Preliminary-Subdivision-Plan - 1713\0101\2015\SE-YMCA-Mixed-Use-Preliminary-Subdivision-Plan - 1713\0101\2015\SE-YMCA-Mixed-Use-Preliminary-Subdivision-Plan

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH NCDOT STANDARD SPECIFICATIONS AND DETAILS.

- STANDARD UTILITY NOTES (AS APPLICABLE):**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER MAINS & RCP STORM DRAIN MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR.
 - ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE GRADE HAVING 7" MIN. CLEARANCE. (PER CORPUD DETALS S-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN & PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 - INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDM, USES, SOIL FEMA FOR AN INTRUSION BUFFER, WETLANDS & FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - CROSS CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTIONS CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-8923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

NOTE:
ANY EXISTING WATER OR SEWER TAPS NOT BEING RETAINED FOR USE IN REDEVELOPMENT OF SITE SHALL BE ABANDONED AT MAIN AND SERVICE, REMOVED FROM ROW AND EASEMENT PER CORPUD HANDBOOK PROCEDURE.



Job No.	02170015	Drawn By	CDT
Date	04/18/17	Designer	CDT

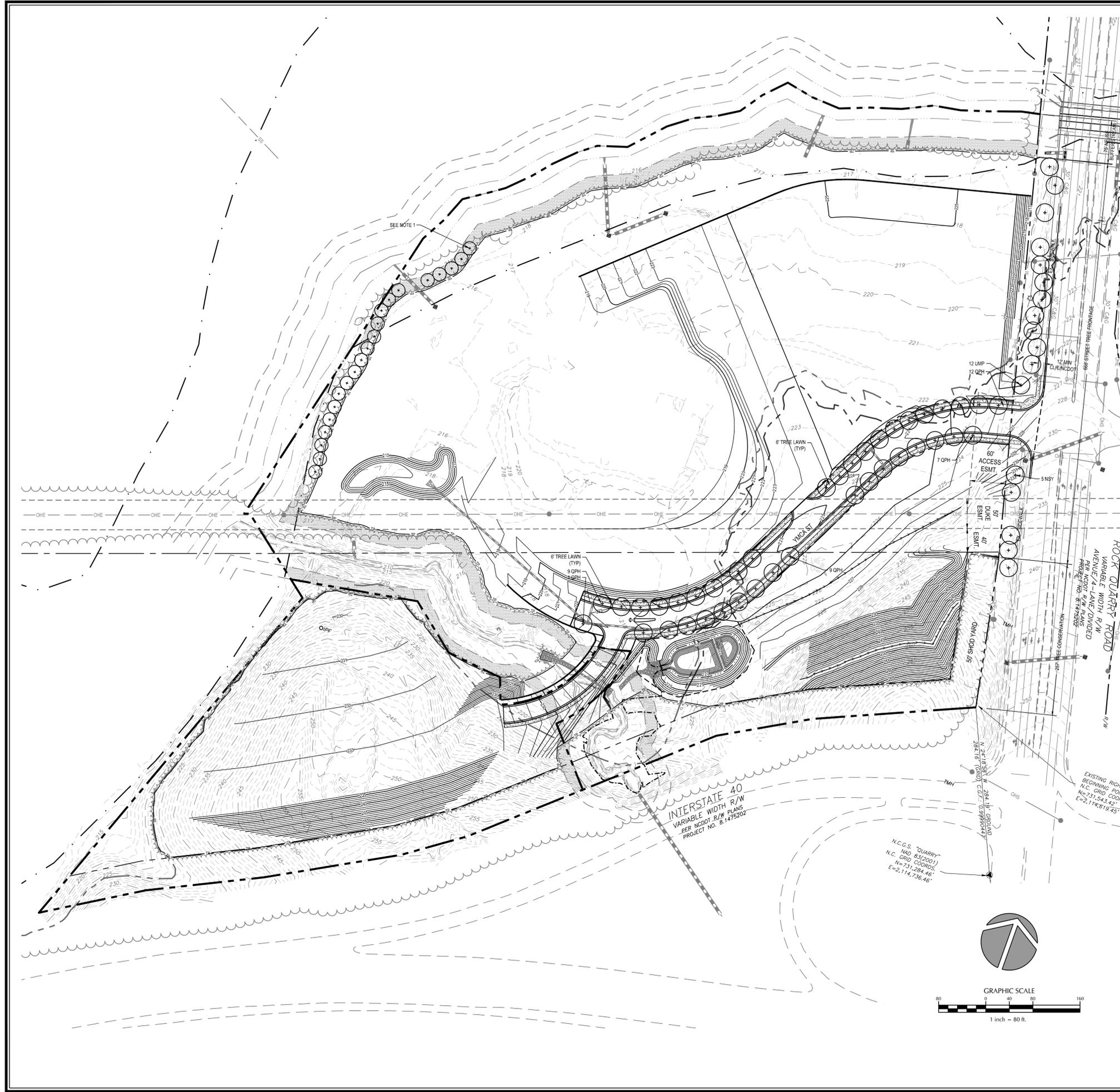
PRELIMINARY NOT APPROVED FOR CONSTRUCTION

Revisions		
1	PER COR COMMENTS	5/26/17
2	PER COR COMMENTS	6/19/17

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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.



NOTE:
 1. PORTIONS OF "PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2" (TCA 8.9.10.11.12) REQUIRE REMEDIAL PLANTING IN ACCORDANCE WITH UDO CODE SECTION 9.1.4.E.6

- GENERAL LANDSCAPE NOTES:**
1. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE AND GRADING PLANS.
 2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
 3. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
 4. THE SITE SHALL BE STABILIZED AND SEEDING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
 5. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 6. ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
 7. ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
 8. ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN, 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED.
 9. APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURERS RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
 10. TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUND COVER BEDS.
 11. FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER OR LANDSCAPE ARCHITECT.
 12. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 13. VERIFICATION OF PLANT QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 14. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.
 15. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 16. ALL STREET TREES PLANTED ON THE PUBLIC RIGHT-OF-WAY SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY TREE MANUAL.
 17. A TREE IMPACT PERMIT IS REQUIRED TO PLANT STREET TREES ON THE PUBLIC RIGHT-OF-WAY PRIOR TO SUBDIVISION OF THE PROPERTY OR PRIOR TO ISSUANCE OF BUILDING PERMIT WHICHEVER HAPPENS FIRST.

PUBLIC RIGHT-OF-WAY PLANT SCHEDULE 06/18/2017

PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
CANOPY TREE	38	OPH	Quercus phellos	Willow Oak	B&B	3"	12' MIN	MATCHED:
	12	UMP	Ulmus 'Morton Plainsman'	Vanguard Elm	B&B	3"	12' MIN	MATCHED:
	5	NSY	Nyssa sylvatica	Black Gum	B&B	3"	12' MIN	MATCHED:

NEUSE RIVER PLANT SCHEDULE 06/18/2017

PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
CANOPY TREE	21	OPH	Quercus phellos	Willow Oak	B&B	10 GAL MIN	MATCHED:

- NEUSE RIVER PLANTED VEGETATION:**
- 2 TREES PER 50 LINEAR FEET
 - 50 LF/50 LF = 10.4" x 20.8
 - 21 TREES REQUIRED, 21 TREES PROPOSED

LEGEND



STREET TREE CALCULATIONS

REQUIREMENT	1 TREE PER 40 FT OF FRONTAGE*
PROPOSED YMCA STREET	
REQUIRED	1,520 LF/40 = 38 TREES
STREET TREES PROVIDED	38 TREES
PROPOSED ROCK QUARRY ROAD	
FRONTAGE	1008 LF
MET WITH TREE CONSERVATION/ NEUSE STREAM BUFFER	332 LF (PER UDO SECTION 7.2.4.B.2)
REQUIRED STREET TREE FRONTAGE	1000 LF - 332 LF (TCA) = 676 LF/40 = 17 TREES
STREET TREES PROVIDED	17 TREES

NOTE: ROCK QUARRY RD STREET TREES TO BE PLANTED IN ACCORDANCE WITH "NCDOT GUIDELINES FOR PLANTING WITHIN HIGHWAY RIGHT-OF-WAY" MANUAL. MINIMUM 12 FT FROM TRAVEL WAY FOR LARGE TREES.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE

Job No. 02170015 Drawn By CDT
 Date 04/18/17 Designer CDT

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Revisions

1	PER COR COMMENTS	5/26/17
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