



Administrative Approval Action

Triangle Shooting Academy Expansion: SR-9-18, Transaction# 544333, AA#3871

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located east of Mount Herman Road and south of the intersection of Mount Herman Road and ACC Boulevard. The site address is 6501 Mt. Herman Road and the PIN number is 0768-95-0697. This site is inside the City limits.

REQUEST: The applicant proposes to expand an existing 40,600 square foot Shooting Academy by 7,200 square foot. The facility is located on 12.67 acres and zoned Industrial Mixed Use with a Parkway Frontage (IX-3-PK). The site also is located in the Airport Overlay District (AOD) and Special Highway Overlay District-2 (SHOD-2).

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

Two Design Adjustments have been approved by the Development Services Director Designee for this project, noted below:

1. A Design Adjustment granting relief from the block perimeter requirements due to the Interstate-540. No immediate streets can be extended in the immediate area. Reference DA-83-2018.
2. A Design Adjustment granting relief from dedication of the 5' Utility Placement Easements due to Mt Herman Road being a NCDOT maintained ROW and not allowing street trees to be planted. This creates an open space within the public right-of-way where utilities can be placed free of conflict.

One Parking Administrative Alternate was approved by the Planning Director in accordance with UDO Section 7.1.2.B, noted below:

1. The Triangle Shooting Academy should provide 118 parking spaces to the facilities demand. Please see letter on the plan set cover sheet for details.

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 12/7/2018 by Blair Pittman of Bobbitt Design Build**

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:

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.



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

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

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

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Stormwater

2. 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).
3. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
4. 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).



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BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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:

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
3. Any previously paid fee-in-lieu amounts for streetscape improvements may be reimbursed due to the requirement to construct the UDO approved 6' sidewalk with a 6' tree lawn based on continued development in the immediate area.
4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Public Utilities

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

Stormwater

6. 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).

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

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.



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6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.

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: 1-10-2022

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:(Development Services Dir./Designee)

Date: 1/10/19

Staff Coordinator: Daniel L. Stegall

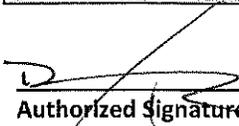
Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	TSA - 100 Yard Range	
	Development Case Number	SR-9-2018	
	Transaction Number	544333	
	Design Adjustment Number	DA - 83 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


DANIEL G. FINK, PE
1/10/19
 Authorized Signature ENGINEERING REVIEW MANAGER Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for a Design Adjustment as it relates to block perimeter due to the presence of 540. Mt Herman Rd is a street that existed prior to 540. When the highway passed through, Mt Herman Rd was cut in the middle, leaving a dead end street. No additional streets can be extended in the immediate area.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name TSA - 100 Yard Range		
	Case Number SR-59-18		
	Transaction Number 544333		
OWNER	Name Triangle Shooting Academy LLC		
	Address 6501 Mt. Herman Road		City Raleigh
	State NC	Zip Code 27617	Phone (919) 649-8200
CONTACT	Name Blair Pittman		Firm Bobbitt Design Build
	Address 600 Germantown Road		City Raleigh
	State NC	Zip Code 27607	Phone (919) 851-1980
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
UDO Art. 8.3 - Request waiver of block perimeter requirements per Raleigh UDO Sec. 8.3.1.D and 8.3.2.B.6. Existing freeways and preexisting development make the provision of a complete block, or a reduced dead-end infeasible.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings

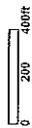


DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
Yes. This design adjustment meets the intent of this Article. Per UDO Sec. 8.3.1.D this project is subject to waiver of the maximum dead-end street length due to existing development and existing interstate highways and freeways and natural ponds.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
This design adjustment meets the Comprehensive Plan and adopted City plans. There are no small area plans covering this parcel and the Raleigh Street Typology Map does not show a future road through this property.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The design adjustment will not have negative impacts to congestion or compromise safety. This parcel is part of an existing subdivision with existing infrastructure.
- D. The requested design adjustment does not create any lots without direct street Frontage;
All lots have direct street frontage. No new parcels are created.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

The property is located on the north side of Mt. Herman Road. Due to the construction of the HWY 70 / I-540 interchange, Mt. Herman Road was truncated and resulted in a dead end that does not meet the current Raleigh UDO dead end road max of 500'. The location of I-540 and the existing development on Mt Herman Road limits the availability of interconnection for vehicles and pedestrians. There is no proposed or approved roadway construction that is in conflict with the requested adjustment.



Staff Response

Article 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

Staff supports the request for relief regarding the 5' Utility Placement Easement dedication behind the public right-of-way line. Mt Herman Rd is a NCDOT maintained street and has denied the request for plantings within the public right-of-way. This will leave the designated 6' planting strip open and allow for utility placement in that area.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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CONTACT	Name Blair Pittman	Firm Bobbitt Design Build
	Address 600 Germantown Road	City Raleigh
	State NC	Zip Code 27607 Phone (919) 851-1980
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):	
UDO Art. 8.5 B.1.a - Request waiver of 5' Utility easement outside of Right-of-way of existing Mt. Herman Road, as required per Raleigh UDO Sec. 8.5.2.c. Existing development of subject property was required to provide a 15' wide Street Protective yard along Mt. Herman Rd., Mt. Herman Rd. is a NCDOT controlled right-of-way and street trees were not approved in R/W(per NCDOT), therefore proposed expansion is required to supplement this Protective Yard to current Type C2 standards. Enforcement of utility easement would require removal of established landscaping.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature *[Signature]* Date 12-5-18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

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 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

Approval of this design adjustment will meet the intent of the of sec. 8.5. The right-of-way of Mt. Herman Rd. is controlled by NCDOT and tree plantings within the R/W were not approved, therefore there is available space within the R/W should any additional utilities be necessary. This is an existing street section with utilities run in the R/W.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

This design adjustment meets the Comprehensive Plan and adopted City plans. There are no small area plans covering this parcel.

C. The requested design adjustment does not increase congestion or compromise safety;

The design adjustment will not have negative impacts to congestion or compromise safety. This parcel is part of an existing subdivision with existing infrastructure.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

Approval of this Design Adjustment does not create any additional maintenance responsibilities for the City of Raleigh

E. The requested design adjustment has been designed and certified by a Professional Engineer.

Requested Design Adjustment has been designed and certified by a Professional Engineer

Individual Acknowledgement



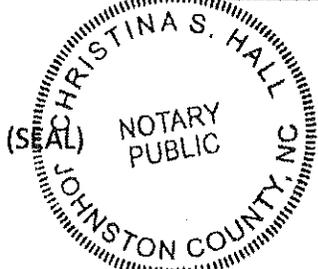
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

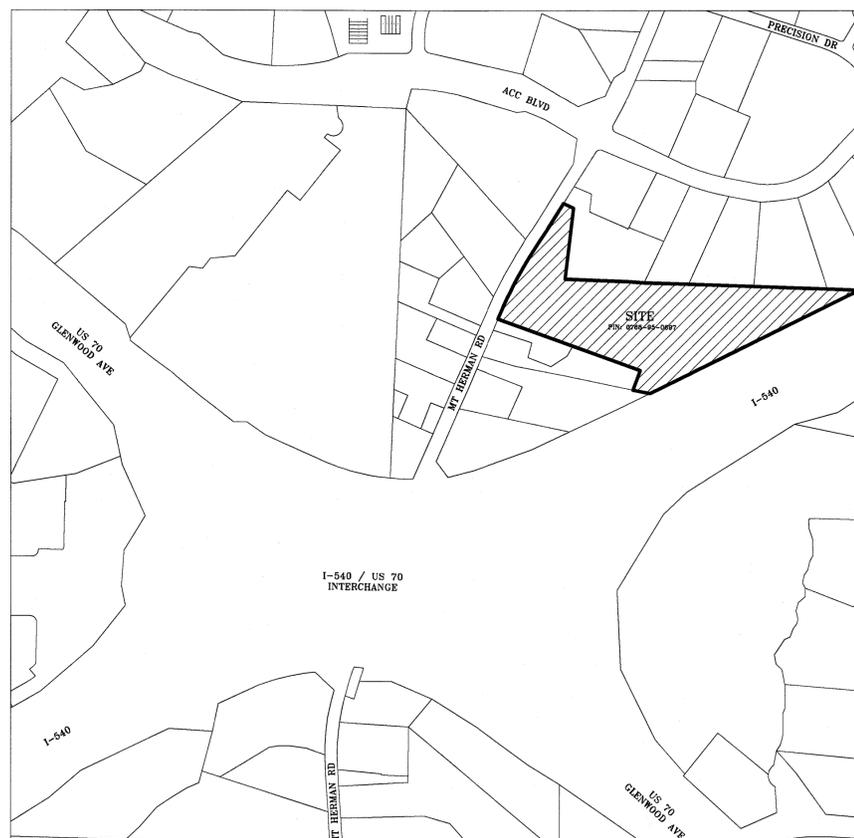
I, Christina Sitall, a Notary Public do hereby certify that
William H Edwards personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 5th day of December, 2018.



Notary Public Christina Sitall

My Commission Expires: 5-5-2021



VICINITY MAP

SCALE 1" = ±400'



September 19, 2018

MEMORANDUM

TO: Daniel Stegall, Senior Planner
 FROM: Eric J. Lamb, PE, Transportation Planning Manager
 SUBJECT: GTP Staff Review of a Parking Demand Study for the Triangle Shooting Academy, SR-9-2018

The Triangle Shooting Academy is located in northwest Raleigh on Mt. Herman Road, just north of I-540. The existing development is 40,600 SF, including 9,400 SF of retail space and 33 shooting lanes. A 7,200-SF addition is proposed (S-18-2018), which includes no additional retail square footage and 7 new shooting lanes. The addition is currently under review by City staff.

Under the City of Raleigh's Uniform Development Ordinance (UDO section 7.1.2.C), 1 parking space is required per 300 SF of retail and indoor recreational use. The existing development would need 136 spaces to meet base parking requirements. The addition would require an additional 24 spaces for a total parking requirement of 160 spaces. In accordance with Section 7.1.2.B of the Raleigh UDO, parking reductions for a development are allowed if an analysis is prepared that shows the actual parking demand would be less than the standard parking ratios required by UDO Section 7.1.2.C.

Kimley Horn & Associates (KHA) was retained by the applicant to prepare a parking demand study for the Triangle Shooting Academy addition. Based on study of the existing development and of similar developments in the Raleigh area, KHA estimates that 2.94 spaces per shooting lane is required to meet peak parking demand. Under this ratio, the Triangle Shooting Academy with the new addition would require 118 spaces. KHA alternatively estimates that 2.52 spaces per 1,000 SF is required. Under this ratio, the Academy with the addition requires 121 spaces.

Based on the above methodology, KHA estimates that the Triangle Shooting Academy should provide 118 parking spaces to sufficiently serve the development. The existing development has 124 spaces and does not propose any new spaces with the addition.

We have reviewed the data provided by KHA and verified their methodology. Our Office concurs that 124 spaces are sufficient to serve the peak parking demand for the Triangle Shooting Academy with the new addition. Please let us know if you have any questions about this analysis.

EJL / th

OFFICE OF TRANSPORTATION PLANNING • 252 W. HARGETT ST., SUITE 400
 POST OFFICE BOX 590 • RALEIGH, NORTH CAROLINA 27602 • (919) 996-0130

Administrative Site Review Application (for UDO Districts only)



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 (Raleigh, NC 27601) 919-996-2495 (ext 919-996-183)
 Litchford Satellite Office | 1301 Litchford Road, Raleigh, NC 27601 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Transaction Number
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader
<input type="checkbox"/> Townhouse		

Has your project previously been through the Due Diligence or Batch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: Triangle Shooting Academy (TSA) - 100 yard range
 Zoning District: IX-3-PK Overlay District (if applicable): AOD & SHOD-2 Inside City Limits? Yes No

Proposed Use: Shooting range
 Property Address(es): 6501 Mt. Herman Road Major Street Location:
 Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0768-95-0697 P.I.N. P.I.N. P.I.N.
 What is your project type? Apartment Elderly Facilities Hospitals Hotels/Hotels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Single Telecommunication Tower Religious Institutions Residential Care Retail Cottage Court
 Other (if other, please describe: Recreation - Shooting Range)

WORK SCOPE: Per City Code Section 10.2.B.2.L, summarize the project work scope. For additional changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
 Expansion of an existing shooting range

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act

CLIENT/DEVELOPER/OWNER: Company: Triangle Shooting Academy, LLC Name: Bill Edwards
 Address: 6104 Westgate Rd Ste 118
 Phone: 919.649.8200 Email: billedwards50@gmail.com Fax:

CONSULTANT (Professional Person or Firm): Company: Bobbitt Design Build Name: Blair Pittman
 Address: 600 GERMANTOWN ROAD
 Phone: 919.851.1980 Email: bpittman@bobbitt.com Fax:

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

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

Zoning Information	Building Information
Zoning District(s): IX-3-PK	Proposed building use(s): Shooting Range
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross: 40,600 sf
Overlay District: AOD & SHOD-2	Proposed Building(s) sq. ft. gross: 7,200 sf
Total Site Area: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 47,800 sf
Off street parking: Required: 118 Provided: 124	Proposed height of building: 10'
COA (Certificate of Appropriateness) case #	# of stories: 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st floor: 14'
CUD (Conditional Use District) case # Z:	
Stormwater Information	
Existing Impervious Surface: 144,500 sf acres/square feet	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 15,970 sf acres/square feet	If Yes, please provide: Annual SOils FEMA Map Panel # Flood Study
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 3br 2br 4br or more
2. Total # of Congregate Care or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-4 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 development plan as approved by the City.	
I hereby designate Bobbitt Design Build to serve as my agent regarding the 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 site.	
Signed: <i>William H. Edwards</i>	Date: 2-1-18
Printed Name: William H. Edwards	
Signed: _____	Date: _____
Printed Name: _____	

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

PROJECT LOCATION:

THIS PROJECT IS LOCATED IN THE CITY OF RALEIGH NORTH CAROLINA ON MT. HERMAN RD, APPROXIMATELY 350 FEET SOUTH OF THE INTERSECTION WITH ACC BLVD.

SITE DATA

OWNER /DEVELOPER	TRIANGLE SHOOTING ACADEMY LLC ATTN: BILL EDWARDS 6501 MT. HERMAN ROAD RALEIGH, NC 27607 billedwards50@gmail.com 919.649.8200
DESIGNER	BOBBITT DESIGN-BUILD, INC. ATTN: BLAIR PITTMAN, PE (24438) 600 GERMANTOWN ROAD RALEIGH, NC 27607 bpittman@bobbitt.com 919.851.1980
STREET	6501 MT. HERMAN ROAD
CITY	0768-95-0697
EMAIL ADDRESS	12.67
PHONE NUMBER	16.67
SITE ADDRESS	RALEIGH
TAX MAP OR PIN NUMBER	YES
TOTAL DEEDED ACREAGE	IX-3-PK
JURISDICTION	AOD & SHOD-2
INSIDE CITY LIMITS	NEUSE RIVER
ZONED	NO
OVERLAY	INDOOR FIRING RANGE
WATERSHED	INDOOR FIRING RANGE
WATERSHED OVERLAY	25'-0"
EXISTING USE	55,185 SF (10%)
PROPOSED BUILDING USE	
BUILDING HEIGHT (MAX)	
AMENITY AREA	

BUILDING SETBACKS:			
FRONT	50' (PARKWAY FRONTAGE)		
SIDE	6'		
REAR	6'		
PARKING SETBACKS:			
FRONT	50' (PARKWAY FRONTAGE)		
SIDE	3'		
REAR	3'		
BUFFERS:			
PARKWAY FRONTAGE	50'		
SHOD-2 YARD (REAR)	25'		
IMPERVIOUS			
	EXISTING	PROPOSED	TOTAL
BUILDING AREA:	40,600 SF	7,200 SF	47,800 SF (+17.7%)
VEHICLE PVMT AREA:	97,950 SF	7,650 SF	105,600 SF (+7.8%)
NON-VEHICLE PVMT. AREA:	5,950 SF	1,120 SF	7,070 SF (+18.8%)
TOTAL IMPERVIOUS	144,500 SF	15,970 SF	160,470 SF
DISTURBED/DENUDED AREA	1.40 ACRES		

PARKING REQUIREMENTS:	
PER APPROVED PARKING STUDY	
(SEE MEMORANDUM ON THIS SHEET)	
TOTAL REQUIRED	118
EXISTING:	124
HANDICAP SPACES REQUIRED/PROVIDED:	5/5 (1 VAN)

- NOTE:
- BOUNDARY, SURVEY AND PARTIAL TOPOGRAPHIC INFORMATION PROVIDED BY TURNING POINT SURVEYING, PLLC, 4113 JOHN S. RABOTEAU WYND, RALEIGH NC, TELE. # 919-781-0234 RECEIVED: MAY 28, 2013. ADDITIONAL TOPOGRAPHIC AND SURVEY INFORMATION TAKEN FROM DRAWINGS FOR TRIANGLE SHOOTING ACADEMY BY BOBBITT DESIGN BUILD, INC.
 - THE EXPANSION OR SITE IMPROVEMENT IS NOT INCREASING BY 25% OF EXISTING AREA THEREFORE, THE PARKWAY FRONTAGE REQUIREMENTS FOR PLANTINGS ARE NOT APPLICABLE. REFERENCE UDO SEC 5.3.2 H.

INDEX OF SHEETS

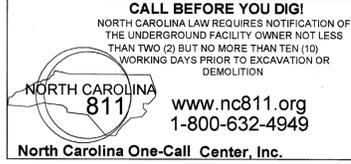
SHEET NUMBER	DESCRIPTION
CO.0	COVER SHEET
CO.1	EXISTING CONDITIONS
C1.0	STAKING PLAN - OVERALL
C1.1	STAKING PLAN
C2.0	EROSION CONTROL PLAN (RESERVED)
C3.0	GRADING AND UTILITY PLAN
CS.0	LANDSCAPE PLAN
C7.0	DETAIL SHEET
A1.0	ARCHITECTURAL

FLOODPLAIN INFORMATION
 THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AS SHOWN ON FIRM PANEL 3720076800J PANEL 0768 DATED 2 MAY 2006

RALEIGH PROJECT NUMBER: SR-59-18
 RALEIGH TRANSACTION NUMBER: 544333

TSA - 100 YARD RANGE
 SITE PLANS

APPROVED FOR PERMITTING

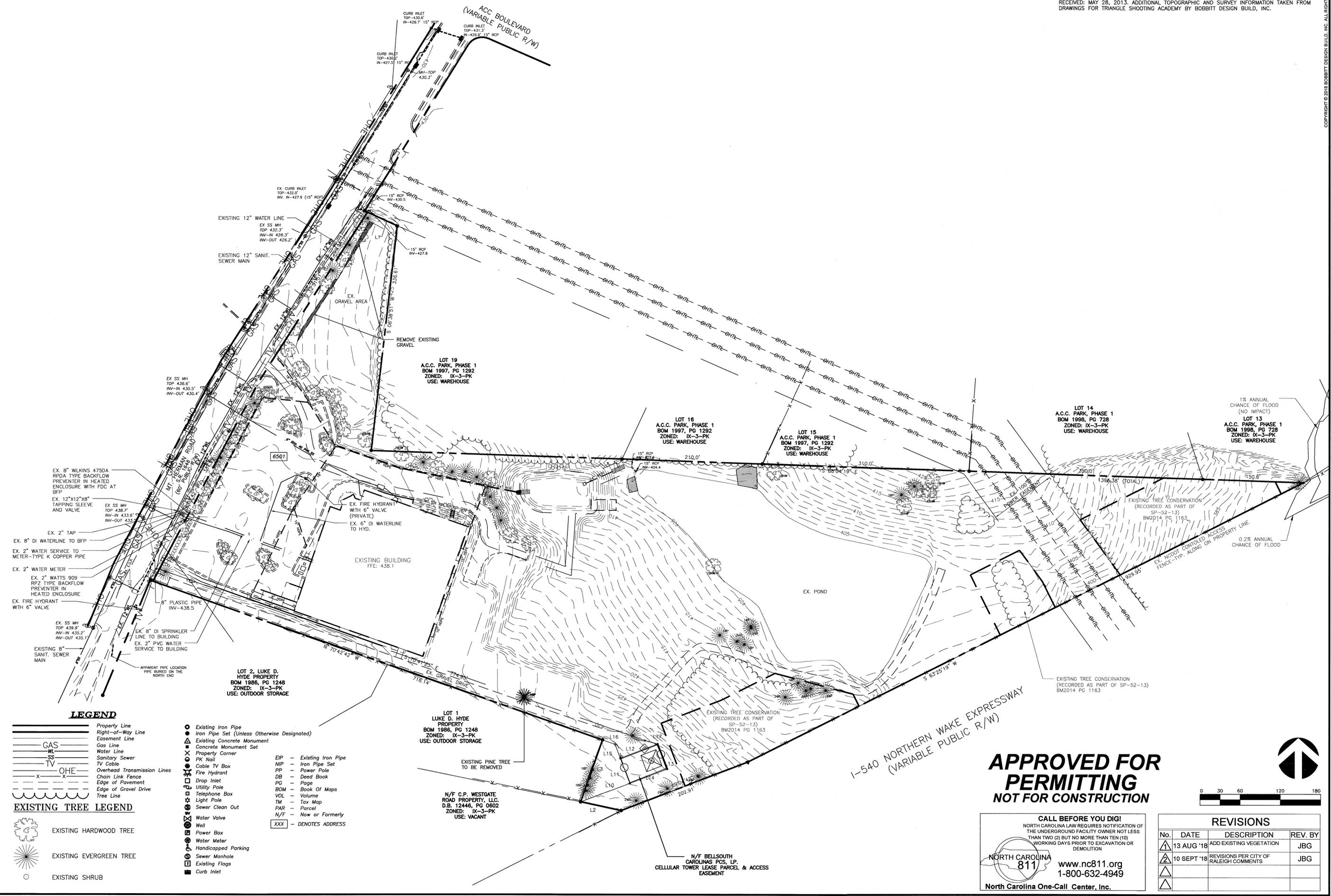


REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
1	13 AUG '18	REVISED PER CITY OF RALEIGH COMMENTS	JBG
2	20 SEPT '18	REVISED PER CITY OF RALEIGH COMMENTS	JBG

TSA - 100 YARD RANGE
 6501 MT. HERMAN ROAD
 RALEIGH, NORTH CAROLINA

24 X 36
 6 FEBRUARY 2018
 1999-0084
 COVER
 C0.0

NOTE:
1. BOUNDARY, SURVEY AND PARTIAL TOPOGRAPHIC INFORMATION PROVIDED BY TURNING POINT SURVEYING, PLLC, 4113 JOHN S. RABOEAU WYND, RALEIGH NC, TELE. #: 919-781-0234 RECEIVED: MAY 28, 2013. ADDITIONAL TOPOGRAPHIC AND SURVEY INFORMATION TAKEN FROM DRAWINGS FOR TRIANGLE SHOOTING ACADEMY BY BOBBITT DESIGN BUILD, INC.

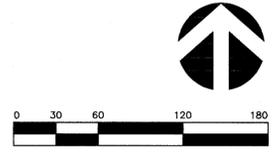


- LEGEND**
- Property Line
 - Right-of-Way Line
 - Easement Line
 - Gas Line
 - Water Line
 - Sanitary Sewer
 - TV
 - OHE
 - Chain Link Fence
 - Edge of Pavement
 - Edge of Gravel Drive
 - Tree Line
- EXISTING TREE LEGEND**
- EXISTING HARDWOOD TREE
 - EXISTING EVERGREEN TREE
 - EXISTING SHRUB
- Existing Iron Pipe
 - Iron Pipe Set (Unless Otherwise Designated)
 - Existing Concrete Monument
 - Concrete Monument Set
 - Property Corner
 - PK Nail
 - Cable TV Box
 - Fire Hydrant
 - Drop Inlet
 - Utility Pole
 - Telephone Box
 - Light Pole
 - Sewer Clean Out
 - Water Valve
 - Well
 - Power Box
 - Water Meter
 - Handicapped Parking
 - Sewer Manhole
 - Existing Flags
 - Curb Inlet
- EIP - Existing Iron Pipe
 - NIP - Iron Pipe Set
 - PP - Power Pole
 - DB - Deed Book
 - PG - Page
 - BOM - Book Of Maps
 - VOL - Volume
 - TM - Tax Map
 - PAR - Parcel
 - N/F - Now or Formerly
 - XXX - DENOTES ADDRESS

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NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION
www.nc811.org
1-800-632-4949
North Carolina One-Call Center, Inc.

REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
1	13 AUG '18	ADD EXISTING VEGETATION	JBG
2	10 SEPT '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG

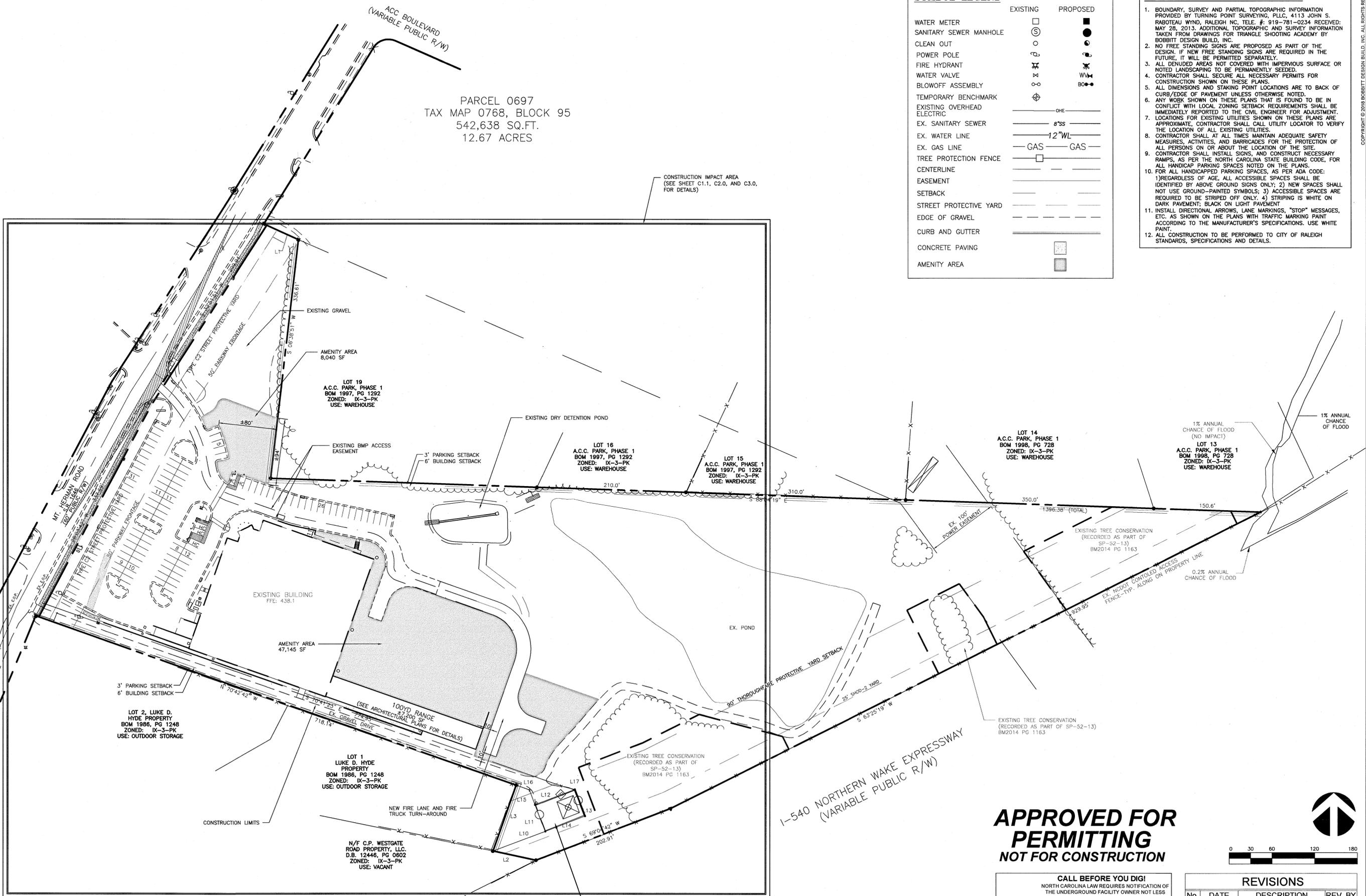


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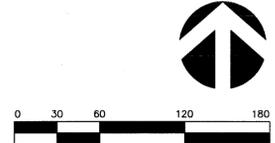
SYMBOL LEGEND

	EXISTING	PROPOSED
WATER METER	□	■
SANITARY SEWER MANHOLE	⊙	●
CLEAN OUT	○	◐
POWER POLE	⊕	⊖
FIRE HYDRANT	⊕	⊖
WATER VALVE	⊕	⊖
BLOWOFF ASSEMBLY	⊕	⊖
TEMPORARY BENCHMARK	⊕	⊖
EXISTING OVERHEAD ELECTRIC	—OHE—	
EX. SANITARY SEWER	—8"SS—	
EX. WATER LINE	—12"WL—	
EX. GAS LINE	—GAS—	—GAS—
TREE PROTECTION FENCE	□	
CENTERLINE	—	—
EASEMENT	—	—
SETBACK	—	—
STREET PROTECTIVE YARD	—	—
EDGE OF GRAVEL	—	—
CURB AND GUTTER	—	—
CONCRETE PAVING	■	■
AMENITY AREA	■	■

- GENERAL NOTES: STAKING PLAN**
- BOUNDARY, SURVEY AND PARTIAL TOPOGRAPHIC INFORMATION PROVIDED BY TURNING POINT SURVEYING, PLLC, 4113 JOHN S. RABOTEAU WYND, RALEIGH NC, TELE. #: 919-781-0234 RECEIVED: MAY 28, 2013. ADDITIONAL TOPOGRAPHIC AND SURVEY INFORMATION TAKEN FROM DRAWINGS FOR TRIANGLE SHOOTING ACADEMY BY BOBBITT DESIGN BUILD, INC.
 - NO FREE STANDING SIGNS ARE PROPOSED AS PART OF THE DESIGN. IF NEW FREE STANDING SIGNS ARE REQUIRED IN THE FUTURE, IT WILL BE PERMITTED SEPARATELY.
 - ALL DENUDED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SEEDDED.
 - CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
 - ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH LOCAL ZONING SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR ADJUSTMENT.
 - LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
 - CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
 - CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
 - FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE: 1) REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY; 2) NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS; 3) ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; 4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.
 - INSTALL DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
 - ALL CONSTRUCTION TO BE PERFORMED TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.



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NOT FOR CONSTRUCTION



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North Carolina One-Call Center, Inc.

REVISIONS

No.	DATE	DESCRIPTION	REV. BY
13	AUG '18	REVISED PER CITY OF RALEIGH COMMENTS	JBG
10	SEPT '18	REVISED PER CITY OF RALEIGH COMMENTS	JBG
7	DEC '18	REV. SIDEWALK IN R/W	BPP

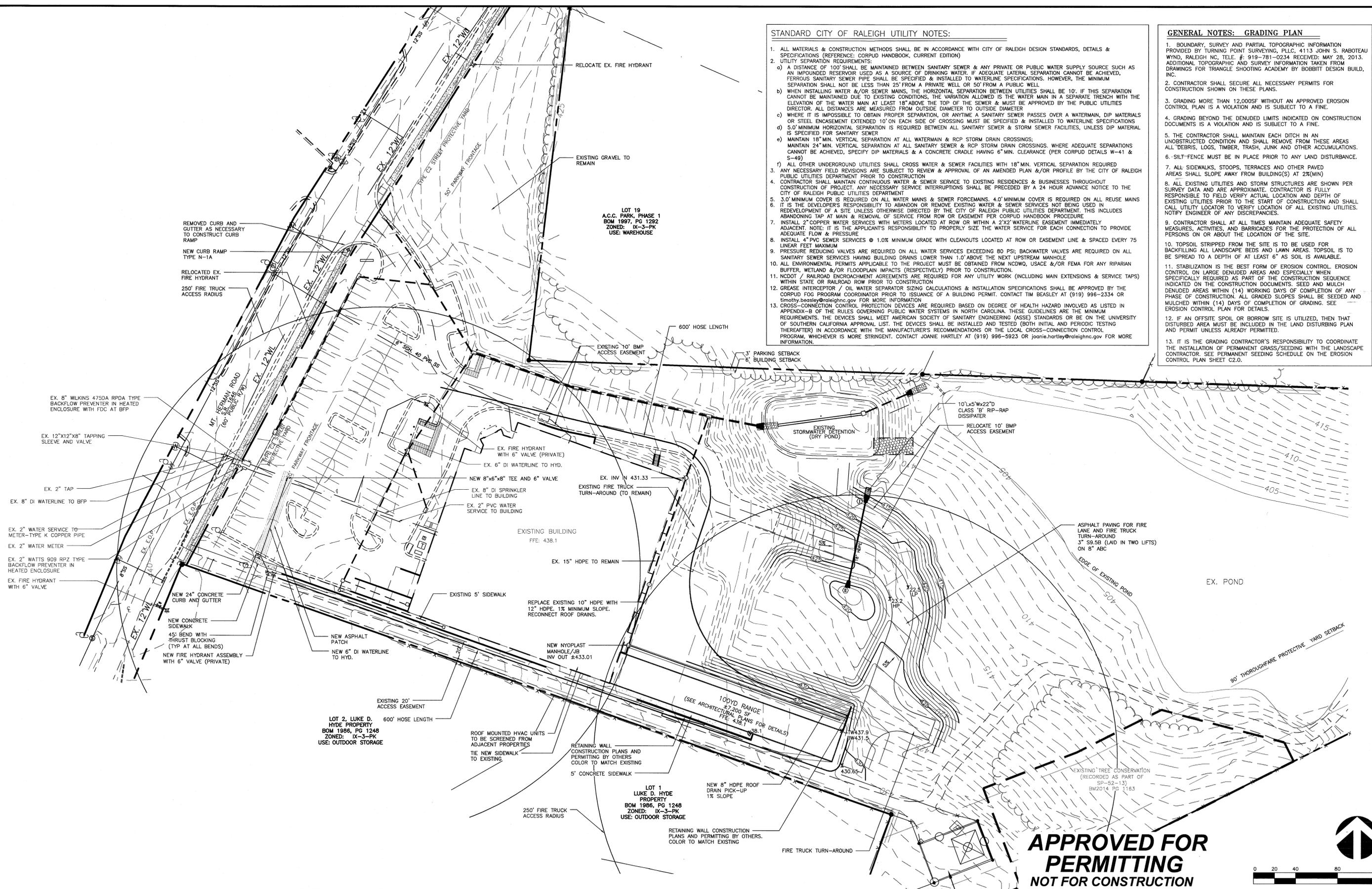
N/F BELLSOUTH CAROLINAS PCS, LP.
CELLULAR TOWER LEASE PARCEL & ACCESS EASEMENT

STANDARD CITY OF RALEIGH UTILITY NOTES:

- 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 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED 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 &/OR SEWER 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; WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-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 &/OR 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 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 NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR 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.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- 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-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION.

GENERAL NOTES: GRADING PLAN

- BOUNDARY, SURVEY AND PARTIAL TOPOGRAPHIC INFORMATION PROVIDED BY TURNING POINT SURVEYING, PLLC, 4113 JOHN S. RABOTEAU WYND, RALEIGH NC, TELE. #: 919-781-0234 RECEIVED: MAY 28, 2013. ADDITIONAL TOPOGRAPHIC AND SURVEY INFORMATION TAKEN FROM DRAWINGS FOR TRIANGLE SHOOTING ACADEMY BY BOBBITT DESIGN BUILD, INC.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- GRADING MORE THAN 12,000SF WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
- GRADING BEYOND THE DENUDED LIMITS INDICATED ON CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
- THE CONTRACTOR SHALL MAINTAIN EACH DITCH IN AN UNOBSTRUCTED CONDITION AND SHALL REMOVE FROM THESE AREAS ALL DEBRIS, LOGS, TIMBER, TRASH, JUNK AND OTHER ACCUMULATIONS.
- SILT-FENCE MUST BE IN PLACE PRIOR TO ANY LAND DISTURBANCE.
- ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT 2%/MIN.
- ALL EXISTING UTILITIES AND STORM STRUCTURES ARE SHOWN PER SURVEY DATA AND ARE APPROXIMATE. CONTRACTOR IS FULLY RESPONSIBLE TO FIELD VERIFY ACTUAL LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND SHALL CALL UTILITY LOCATOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- TOPSOIL STRIPPED FROM THE SITE IS TO BE USED FOR BACKFILLING ALL LANDSCAPE BEDS AND LAWN AREAS. TOPSOIL IS TO BE SPREAD TO A DEPTH OF AT LEAST 6" AS SOIL IS AVAILABLE.
- STABILIZATION IS THE BEST FORM OF EROSION CONTROL. EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE INDICATED ON THE CONSTRUCTION DOCUMENTS. SEED AND MULCH DENUDED AREAS WITHIN (14) WORKING DAYS OF COMPLETION OF ANY PHASE OF CONSTRUCTION. ALL GRADED SLOPES SHALL BE SEED AND MULCHED WITHIN (14) DAYS OF COMPLETION OF GRADING. SEE EROSION CONTROL PLAN FOR DETAILS.
- IF AN OFFSITE SPOIL OR BORROW SITE IS UTILIZED, THEN THAT DISTURBED AREA MUST BE INCLUDED IN THE LAND DISTURBING PLAN AND PERMIT UNLESS ALREADY PERMITTED.
- IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF PERMANENT GRASS/SEEDING WITH THE LANDSCAPE CONTRACTOR. SEE PERMANENT SEEDING SCHEDULE ON THE EROSION CONTROL PLAN SHEET C2.0.



REMOVED CURB AND GUTTER AS NECESSARY TO CONSTRUCT CURB RAMP
NEW CURB RAMP TYPE N-1A
RELOCATED EX. FIRE HYDRANT
250' FIRE TRUCK ACCESS RADIUS
EX. 8" WILKINS 4750A RPDA TYPE BACKFLOW PREVENTER IN HEATED ENCLOSURE WITH FDC AT BFP
EX. 12"x12"x8" TAPPING SLEEVE AND VALVE
EX. 2" TAP
EX. 8" DI WATERLINE TO BFP
EX. 2" WATER SERVICE TO METER-TYPE K COPPER PIPE
EX. 2" WATER METER
EX. 2" WATTS 909 RPZ TYPE BACKFLOW PREVENTER IN HEATED ENCLOSURE
EX. FIRE HYDRANT WITH 6" VALVE
NEW 24" CONCRETE CURB AND GUTTER
NEW CONCRETE SIDEWALK
45° BEND WITH THRUST BLOCKING (TYP AT ALL BENDS)
NEW FIRE HYDRANT ASSEMBLY WITH 6" VALVE (PRIVATE)
NEW ASPHALT PATCH
NEW 6" DI WATERLINE TO HYD.
EXISTING 20' ACCESS EASEMENT
600' HOSE LENGTH

LOT 2, LUKE D. HYDE PROPERTY
BOM 1986, PG 1248
ZONED: IX-3-PK
USE: OUTDOOR STORAGE
EXISTING 5' SIDEWALK
REPLACE EXISTING 10" HDPE WITH 12" HDPE. 1% MINIMUM SLOPE. RECONNECT ROOF DRAINS.
NEW NYOPLAST MANHOLE/JOB INV. 4+33.01
NEW 8" HDPE ROOF DRAIN PICK-UP 1% SLOPE
RETAINING WALL CONSTRUCTION PLANS AND PERMITTING BY OTHERS. COLOR TO MATCH EXISTING
5' CONCRETE SIDEWALK
RETAINING WALL CONSTRUCTION PLANS AND PERMITTING BY OTHERS. COLOR TO MATCH EXISTING
250' FIRE TRUCK ACCESS RADIUS
FIRE TRUCK TURN-AROUND

STORM DRAINAGE CALCULATIONS DESIGN STORM FREQUENCY - 10 YR. C - AS NOTED
n = 0.012 (RCP) RCP = REINFORCED CONCRETE PIPE
n = 0.010 (HDPE) HDPE = HIGH DENSITY POLYETHYLENE SMOOTH CORE, DOUBLE WALLED PIPE
FES - FLARED END SECTION

STRUCTURE		INCREMENTAL INLET AREA		DESIGN FLOW		STORM SEWER DESIGN							STORM PIPE INVERTS		HEADWATER		COMMENTS		
FROM	TO	TYPE	'C'	AREA	AVE. C	TOTAL AREA	I	Q (CFS)	LENGTH (L)	DIA. (D)	SLOPE (S)	DEPTH OF ROW (F)	VELOCITY (V)	CAPACITY (Q)	INV. IN	INV. OUT		REQ'D	AVAIL. (GRADE - 6.5)
2	-	FES	0.37	0.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1	HDPE	-	0.37	0.80	7.22	2.14	76	18	5.00	0.27	10.2	33.0	418.80	415.00	-	-	-	-
1	-	FES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ROOF DRAIN LEADERS		65 LF = 12" HDPE		215 LF = 8" HDPE															

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10	10 SEPT '18	REVISED PER CITY OF RALEIGH COMMENTS	JBG
7	7 DEC '18	REV. SIDEWALK IN RAW	BPP

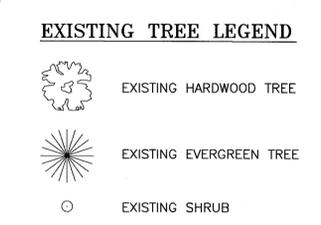
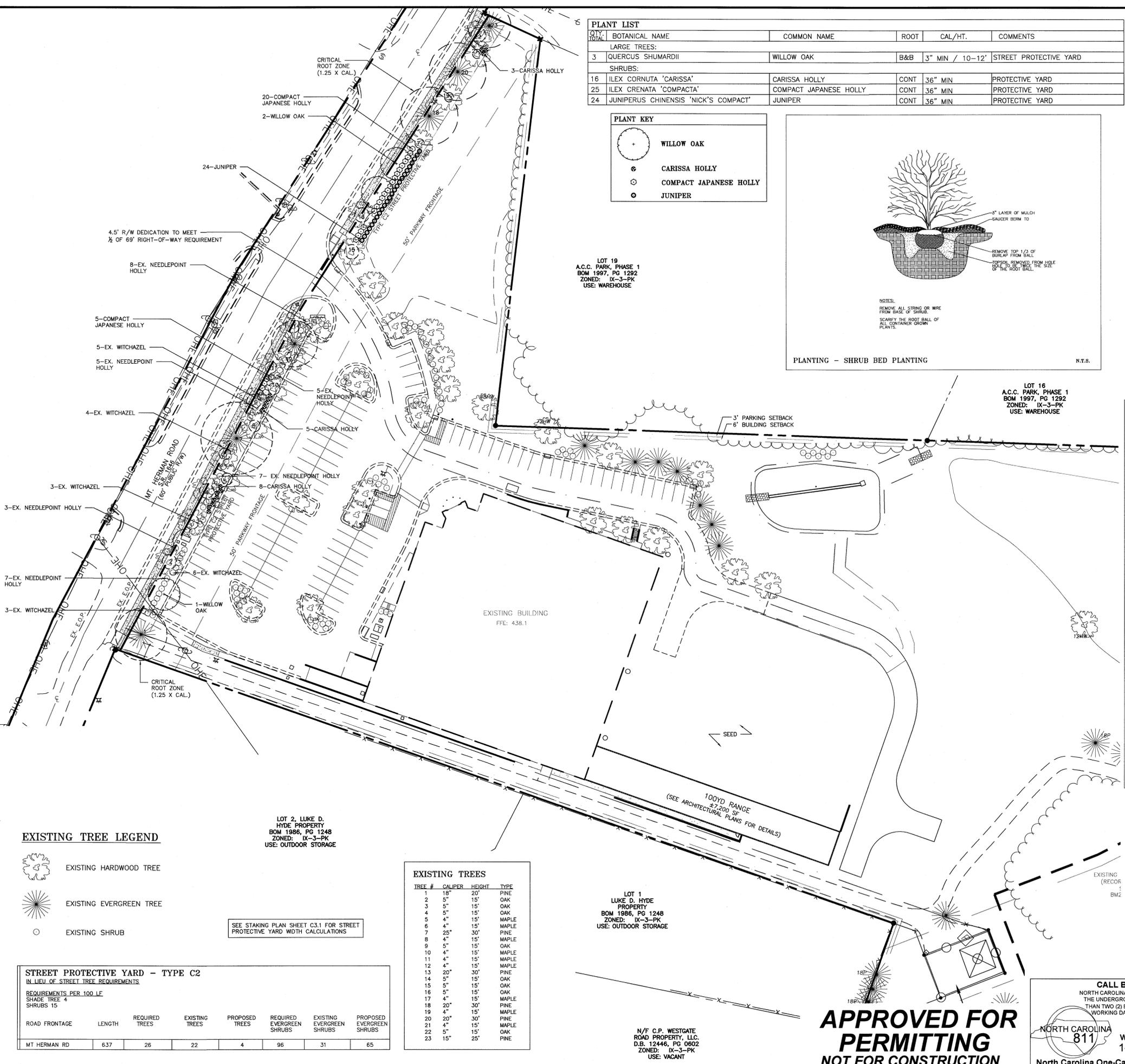
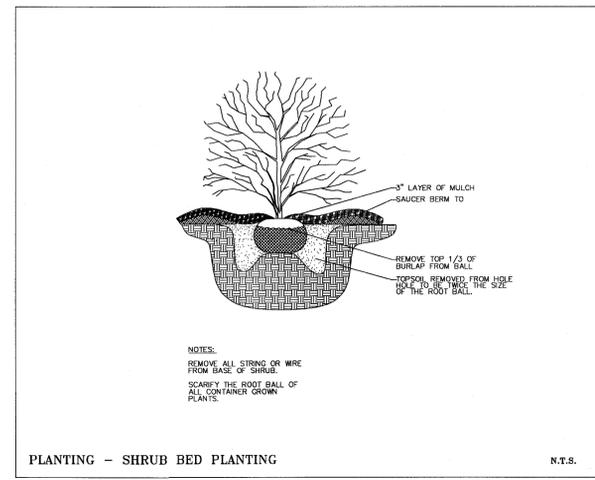
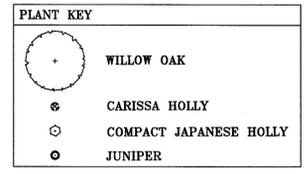


LANDSCAPING NOTES & SPECIFICATIONS:

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- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION RELATING TO GRADING, REFER TO GRADING PLAN.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANTS AND PLANTING PROCEDURES SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN LATEST EDITION.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL TREES AND SHRUBS SHALL BE FULL-WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC OF THE SPECIES.
- PERMANENT SEEDING TO BE TALL FESCUE SEED. THE BEST TIME TO PLANT IS MARCH-MAY AND AUGUST-OCTOBER. PLANT 1/2 TO 1 LB. PER 1000 SQ. FT. SEE HATCHED AREAS ON LANDSCAPE PLAN FOR AREAS TO BE SEEDED.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- REMOVE ALL STRING AND WIRE FROM BASE OF ALL PLANT MATERIAL.
- MULCH ALL BEDS WITH 3" OF CLEAN PINE NEEDLES, UNLESS OTHERWISE NOTED.
- ALL AREAS NOT COVERED WITH PAVING, GRAVEL, BUILDINGS OR PLANTING BEDS SHALL BE SEEDED AS SHOWN IN THE SEEDED PREP. AND SEEDING SCHEDULE.
- LAWN AREAS AND PLANT BEDS SHALL BE RAKED TO REMOVE ROCKS, STICKS, ROOTS AND OTHER TRASH AND DEBRIS 2" IN SIZE AND GREATER. SMOOTH FOR EASE OF MOWING.
- ALL PLANTINGS OF TREES & SHRUBS SHALL BE A MINIMUM OF 3' WHERE NO CURB AND GUTTER IS PROPOSED BEHIND ALL CURVES BORDERING PARKING SPACES. WHEEL STOPS MUST BE PROVIDED TO PREVENT DAMAGE TO PLANT MATERIAL.
- IN CITY OF RALEIGH, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SCREENING ALL ABOVE GROUND UTILITIES SUCH AS BACKFLOW PREVENTERS AND HVAC UNITS.

PLANT LIST

QTY. TOTAL	BOTANICAL NAME	COMMON NAME	ROOT	CAL./HT.	COMMENTS
3	QUERCUS SHUMARDII	WILLOW OAK	B&B	3" MIN / 10-12'	STREET PROTECTIVE YARD
SHRUBS:					
16	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	CONT	36" MIN	PROTECTIVE YARD
25	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	CONT	36" MIN	PROTECTIVE YARD
24	JUNIPERUS CHINENSIS 'NICK'S COMPACT'	JUNIPER	CONT	36" MIN	PROTECTIVE YARD



LOT 2, LUKE D. HYDE PROPERTY
 BOM 1986, PG 1248
 ZONED: IX-3-PK
 USE: OUTDOOR STORAGE

SEE STAKING PLAN SHEET C3.1 FOR STREET PROTECTIVE YARD WIDTH CALCULATIONS

EXISTING TREES

TREE #	CALIPER	HEIGHT	TYPE
1	18"	20'	PINE
2	5"	15'	OAK
3	5"	15'	OAK
4	6"	15'	OAK
5	4"	15'	MAPLE
6	4"	15'	MAPLE
7	25"	30'	PINE
8	4"	15'	MAPLE
9	5"	15'	OAK
10	4"	15'	MAPLE
11	4"	15'	MAPLE
12	4"	15'	MAPLE
13	20"	30'	PINE
14	5"	15'	OAK
15	5"	15'	OAK
16	5"	15'	OAK
17	4"	15'	MAPLE
18	20"	30'	PINE
19	4"	15'	MAPLE
20	20"	30'	PINE
21	4"	15'	MAPLE
22	5"	15'	OAK
23	15"	25'	PINE

LOT 1
 LUKE D. HYDE PROPERTY
 BOM 1986, PG 1248
 ZONED: IX-3-PK
 USE: OUTDOOR STORAGE

N/F C.P. WESTGATE ROAD PROPERTY, LLC.
 D.B. 12446, PG 0602
 ZONED: IX-3-PK
 USE: VACANT

STREET PROTECTIVE YARD - TYPE C2
 IN LIEU OF STREET TREE REQUIREMENTS

REQUIREMENTS PER 100 LF
 SHADE TREE 4
 SHRUBS 15

ROAD FRONTAGE	LENGTH	REQUIRED TREES	EXISTING TREES	PROPOSED TREES	REQUIRED EVERGREEN SHRUBS	EXISTING EVERGREEN SHRUBS	PROPOSED EVERGREEN SHRUBS
MT HERMAN RD	637	26	22	4	96	31	65

APPROVED FOR PERMITTING
 NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG!
 NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

811 www.nc811.org
 1-800-632-4949

North Carolina One-Call Center, Inc.

REVISIONS

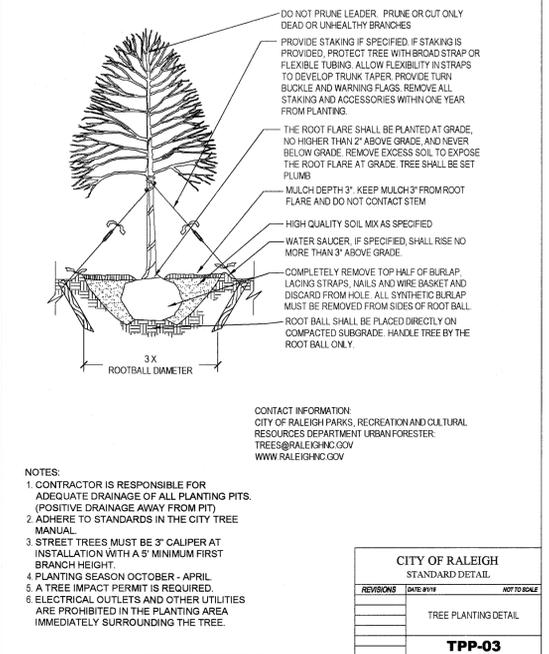
No.	DATE	DESCRIPTION	REV. BY
10	SEPT '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
7	DEC '18	REV SIDEWALK IN R/W	BPP

CITY OF RALEIGH STANDARD DETAIL

REVISIONS	DATE	NOT TO SCALE

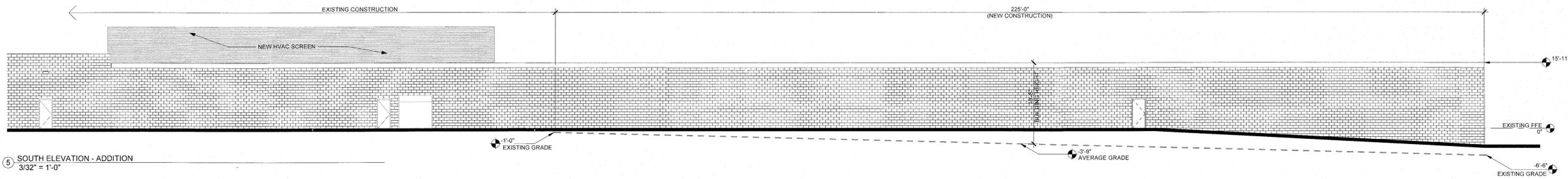
TREE PLANTING DETAIL

TPP-03

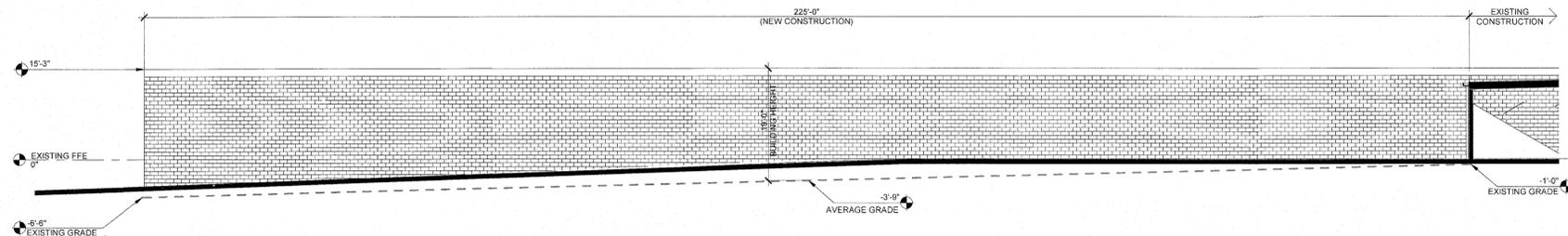


- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 - PLANTING SEASON OCTOBER - APRIL.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

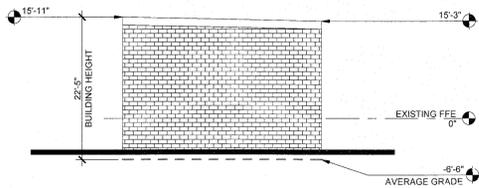
CONTACT INFORMATION
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBANFORESTER.
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV



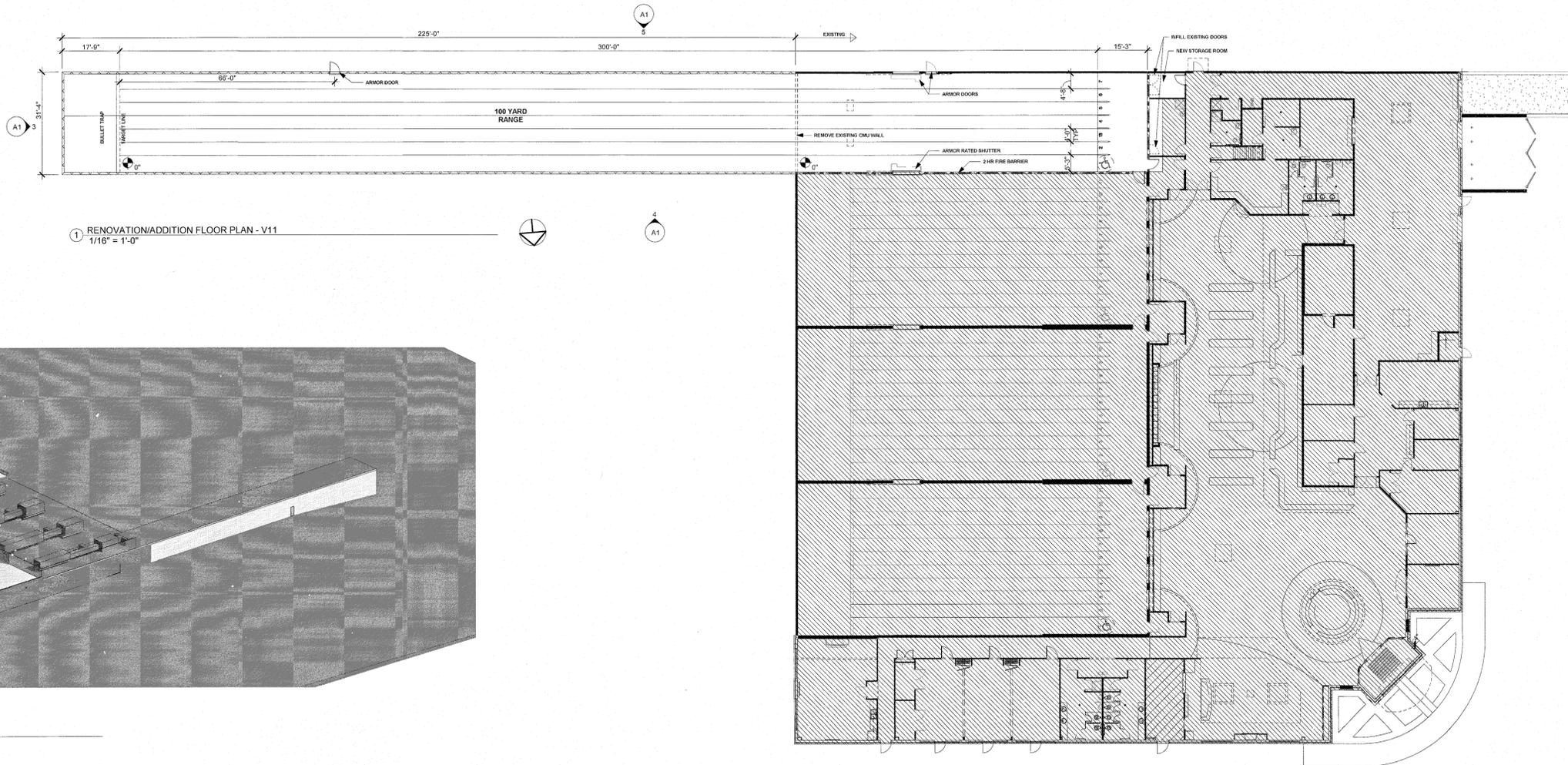
6 SOUTH ELEVATION - ADDITION
3/32" = 1'-0"



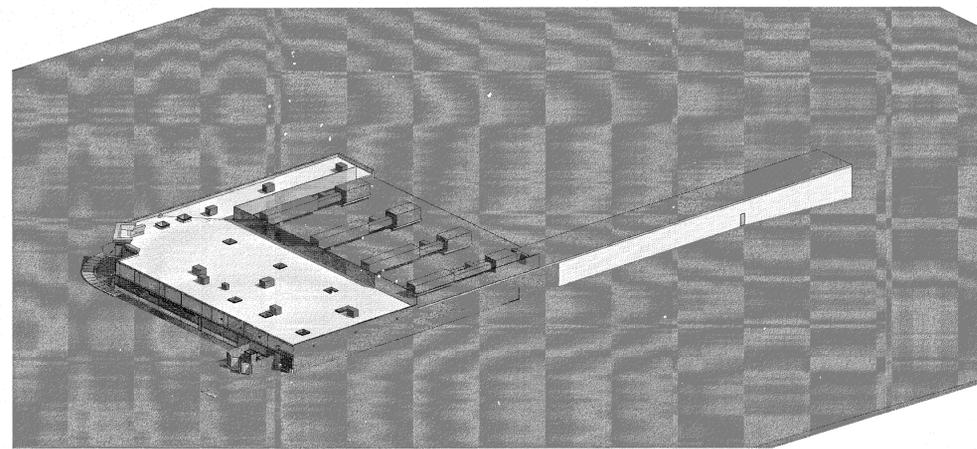
4 NORTH ELEVATION - ADDITION
3/52" = 1'-0"



3 EAST ELEVATION - ADDITION
3/32" = 1'-0"



1 RENOVATION/ADDITION FLOOR PLAN - V11
1/16" = 1'-0"



2 BIRDSEYE VIEW

PRELIMINARY
NOT FOR CONSTRUCTION

APPROVAL:
DATE:

BOBBITT A&E, PLLC
600 Germantown Road
Raleigh, North Carolina 27607

BOBBITT
DESIGN-BUILD
600 Germantown Road | Raleigh, North Carolina 27607
Ph: (919) 878-1182 |
info@bobbitta.com

COORDINATOR:
JDF

DRAWN BY:
JDF

CHK BY:

TSA 100 YARD RANGE ADDITION
6501 MOUNT HERMAN ROAD
RALEIGH, NORTH CAROLINA

30 X 42
As indicated

8/9/18

1999-0081

PLAN &
ELEVATIONS

A1
OF 1