Zoning: IX-3-PL, CX-5-PL w/SHOD-1
CAC: South
Drainage Basin: Walnut Creek
Acreage: 31.79
Sq. Ft.: 113,938

Planner: Michael Walters
Phone: (919) 996-2636

Applicant: Withers & Ravenel
Phone: (919) 535-5141
LOCATION: This site is located on the west side of Rock Quarry Road on the northwest corner of the intersection of Rock Quarry Road and I-40. The address of the project is 1436 and 1440 Rock Quarry Road.

REQUEST: Development of a proposed 18.74 acre tract (proposed lot 1 of subdivision case number S-21-17) zoned IX-3-PL, and CX-5-PL into a 115,000 square foot Civic Use building (YMCA/Wake County Public School).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment was approved by the Public Works Director supporting an alternative street cross section along Rock Quarry Road.

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 submitted by Withers and Ravenel. (dated 9/21/17)

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. That required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. That 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

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.

4. 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.

5. That in accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

6. Obtain required tree impact permit from the City of Raleigh.
7. Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

8. That a Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Subdivision Plat (case S-21-17) shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombination, Right Of Way and/or Easement Dedications, and Tree Save Areas.

2. That a demolition permit for all existing structures on site shall be obtained.

3. That a fire flow analysis is provided.

STORMWATER

4. That the flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;

5. 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.

URBAN FORESTRY

6. A final inspection of required tree conservation areas by Urban Forestry staff must be completed.

Prior to issuance of building occupancy permit:

1. That required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

2. That required underground public utility infrastructure improvements (water, sewer, reuse, storm drainage) shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

3. That all street lights and street signs required as part of the development approval are installed.

4. That copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

5. 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;
6. That a Final inspection of all required Tree Conservation and right of way tree protection areas is completed 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: 10-24-2020
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:(Planning Dir./Designee) [Signature] Date: 10/24/2017

Staff Coordinator: Michael Walters
SITE GROSS ACREAGE: 18.74 AC / 816,132 SF

SITE GROSS ACREAGE: 30.89 AC

FLOODPLAIN, STREET FRONTAGE IN THE FUTURE PROPOSED
FLOODPLAIN HAS BEEN EXCLUDED.

EXISTING IMPERVIOUS: 54,450 SF / 174,240 SF

SITE IMPERVIOUS DATA:

PERCENT LOT WIDTH MIN. (50%): 266' / 485.8' = 54.7%

PERCENT LOT WIDTH MIN. (20%): 60' / 485.8' = 12.3%

S U B D I V I S I O N I M P E R V I O U S D A T A:

LOT 2:

LOT 1:

LOT 3

251 AC / 108,900 SF

A-46

S.E. Raleigh YMCA/ WCPSS School E-46

ADMINISTRATIVE SITE PLAN

OVERALL SITE PLAN

WITHERS RAVENEL

Engineers/Planners

143 Rocky Quarry Road, Raleigh, NC 27610 | t: 919.469.3340 | license #: C-0832

WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO
RIGHTOFWAYSERVICES@RALEIGHNC.GOV.

REVISIONS

2 PER COR COMMENTS 09.21.17

PERMIT VALID THROUGH 02/05/17

MSTA SCHOOL REQUIREMENTS:

MSTA SCHOOL REQUIREMENTS:

FEDERAL RULES AND REGULATIONS Arranged According to the Proposed Use

SINCE BUILDINGS CANNOT BE CONSTRUCTED IN THE FUTURE PROPOSED FLOODPLAIN
DETERMINED CONSIDERING THE NEW PROPOSED FLOODPLAIN

THE CONTRACTOR FOR THE IMPROVEMENTS, THE CONTRACTOR FOR THE CONSTRUCTION MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR CONCURRENT REVIEW APPROVAL.

6. TRANSITIONAL PROTECTIVE YARDS HAVE BEEN INCLUDED IN THE CONSTRUCTION OF THIS PROJECT.

7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.

8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE ROADWAY IS PERMITTED.

9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.

10. ALL REQUIRED VEHICLES SHALL BE MARKED WITH REFLECTIVE MARKINGS.

11. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.

12. THE CONTRACTOR SHALL OBTAIN RIGHT-OF-WAY CLOSURES" ON MUTCD (MOST CURRENT EDITION).

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

14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

15. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.

16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE CURB LINES OF INTERSECTING STREETS.

17. VEHICLES MUST BE DIRECTED AT ALL TIMES TO FOLLOW THE "RIGHT LANE RULE".

18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.

19. PROVIDE ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY IMPAIRMENTS.

21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND GENERAL NOTES.

22. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO THE PUBLIC.

23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO THE PUBLIC.

24. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.

25. THE CONTRACTOR SHALL OBTAIN RIGHT-OF-WAY CLOSURES" ON MUTCD (MOST CURRENT EDITION).
TRANSPORTATION FIELD SERVICES
PUBLIC UTILITIES
STORMWATER
PLANNING/ZONING
FIRE
URBAN FORESTRY

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal Laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, state or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

NOTES:
1. NO DRAIN INLET WITHIN TWENTY FEET (20') FROM DUMPSTER ENCLOSURE
2. DUMPSTER PAD TO BE 6" CONCRETE, 6" ABC STONE BASE

LOT 1 SITE PLAN

GRAPHIC SCALE
1 inch = 50 ft.
SITE ACCESSIBILITY

FIRE

PLANNING/ZONING

PUBLIC UTILITIES

TRANSPORTATION FIELD SERVICES

Federal Rules and Regulations.

All Construction must be in accordance with all Local, State, and Federal Laws. This specific authorization below is not a permit, nor shall it be considered to represent total compliance with all legal requirements for applicable codes. This limited review, and authorization for construction is not to be used as the sole basis for obtaining a building or development permit.

NOTE:

AND SERVICE, REMOVED FROM ROW AND EASEMENT PER CORPUD HANDBOOK PROCEDURE.

NOTE:

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 LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES

13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE

12. 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 SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE

9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN

7+(:$7(50$,1$7/($67´$%29(7+(7232)7+(6(:(5	0867%($33529('%<7+(38%/,&87,/,7,(6',5(&725 ALL SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF

b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT

IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS

a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN ENGINEERS | PLANNERS

5. 3.0’ MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0’ MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS

Projected Centerline for Water Main(NEW)

LOT 1

LOT 2

LOT 3

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LOT 1 UTILITY PLAN

Concurrent Review Approval

City of Raleigh - Plans Authorized for Construction

Transportation Field Services
Public Utilities
Stormwater
Planning/Zoning

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal Laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, state or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.
OVERALL 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 SEEDED 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 GROUPING SHALL BE MULCHED AS ONE BED.

9. APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S 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 GROUNDCOVER BEDS.

11. FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER OR/AND LANDSCAPE ARCHITECT.

12. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

13. VERIFICATION OF PLAN 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.
All Construction must be in accordance with all Local, State, and Federal Rules and Regulations. All Construction contractors are each responsible for compliance with all applicable City, State and Federal Laws. This specific authorization below is not a permit, nor shall it be construed to represent total compliance with all legal requirements for INFRASTRUCTURE CONSTRUCTION PLAN APPROVAL.