

Preliminary Subdivision Application

Site Review

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



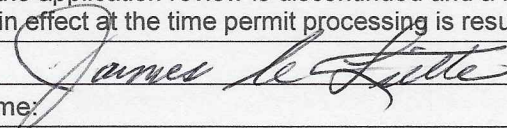
INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Steve Grey	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Boys Club of Wake County, Inc.	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Jim Little	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 5.14			
Zoning districts (if more than one, provide acreage of each): R-4			
Overlay district(s): N/A	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>110,715</u> Proposed total (sf) <u>110,715</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots:	# of Attached House Lots: # of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic): <u>2</u>
Total # of Lots: <u>2</u>	Total # Dwelling Units:
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____	
Proposed density for each zoning district (UDO 1.5.2.F):	

SIGNATURE BLOCK	
<p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.</p> <p>By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.</p>	
Signature: 	Date: <u>1-17-24</u>
Printed Name: _____	
Signature: _____	Date: _____
Printed Name: _____	

BOYS AND GIRLS CLUB - DREAM CENTER

RALEIGH, NORTH CAROLINA 27616-5308

REVISION 09.22.23
raleighnc.gov

REVISION 08.22.23

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TIMMONS GROUP
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Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
--	ALTA SURVEY
--	BM 1998 PG 2021
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SUBDIVISION AND LANDSCAPING PLAN

SITE DATA TABLE	
PROJECT:	BOYS AND GIRLS CLUB - DREAM CENTER
PROJECT ADDRESS:	5616 FOX ROAD
PIN #:	1726.12-87-6036
ZONING:	R-4
EXISTING USE:	PLACE OF WORSHIP
PROPOSED LOT #1 USE:	PLACE OF WORSHIP
PROPOSED LOT #2 USE	CIVIC CLUB
EXISTING GROSS SITE AREA:	5.14 AC±
PROPOSED ROW DEDICATION:	0.08 AC± (3,397 SF)
PROPOSED NET SITE AREA (GROSS SITE - ROW DEDICATION):	5.06 AC±
PROPOSED NUMBER OF LOTS:	2
PROPOSED LOT 1 AREA:	2.13 AC±
PROPOSED LOT 2 AREA:	2.93 AC±
PRINCIPAL BUILDING SETBACKS:	PRIMARY STREET: 20' SIDE STREET: 20' SIDE LOT LINE: 10' REAR LOT LINE: 30'
PARKING SETBACKS:	PRIMARY STREET: 20' SIDE STREET: 10' SIDE LOT LINE: 10'

- RIGHT-OF-WAY DEDICATION MAP LOCATED AT BM 1998 / PG 2021.
- FOX ROAD IS AN AVENUE 2-LANE, DIVIDED STREET SECTION. EXISTING RIGHT-OF-WAY WIDTH IS 40 LF MEASURED FROM CENTERLINE. 0.5 LF OF RIGHT-OF-WAY DEDICATION IS REQUIRED.
- SPRING FOREST ROAD IS AN AVENUE 4-LANE, DIVIDED STREET SECTION. EXISTING RIGHT-OF-WAY WIDTH IS 45 LF MEASURED FROM CENTERLINE. 9.5 LF OF RIGHT-OF-WAY DEDICATION IS REQUIRED.
- NO NEW DRIVEWAYS ARE PROPOSED.

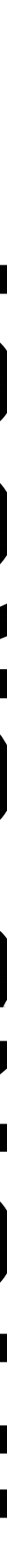


KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of a series of dots of increasing size arranged in a curved, upward trajectory.

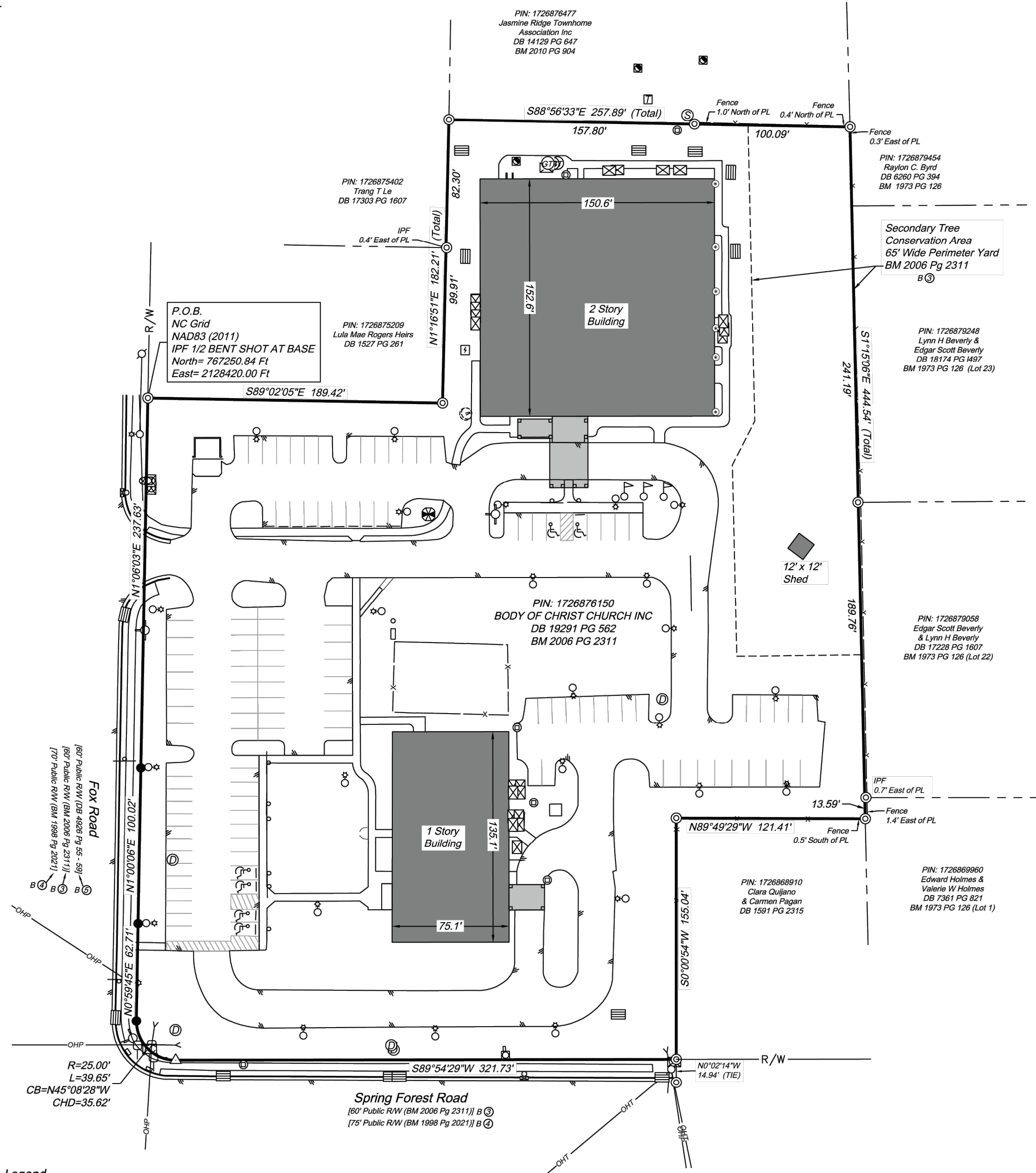
COVER SHEET

61765

CO.0

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NC GRID NAD83 (2011)



Legend

- IPF - Iron Pipe Found
- IRS - Iron Rod Set
- CP - Computed Point
- Traffic Control Box
- Utility Vault / Air Conditioner Unit
- Drainage Manhole
- Sanitary Manhole
- Grease Trap Manhole
- Satellite Dish
- Electric Box
- Telephone Pedestal
- Sign
- Water Meter
- Water Valve
- Fire Hydrant
- Power Pole
- Light Pole
- Sprinkler Box
- Drainage Structure
- Gas Meter

- Mailbox
- Roof Drain
- Clean Out
- Guy
- Flag Pole
- Handicap Parking
- Title Exception Number
- Traffic Signal Pole

Abbreviations Legend

- DB - Deed Book
- FFE - Finish Floor Elevation
- BM - Book of Maps
- PG - Page
- PIN - Parcel Identification Number
- R/W - Right-of-Way
- SF - Square Feet
- PL - Property Line

- Deed Line
- Line Not Surveyed
- Easement Line
- Fence
- Overhead Power Line
- Overhead Telephone Line
- Right of Way Line
- Edge of Pavement
- Curb and Gutter

Schedule A Legal Description:

This ALTA/NSPS Land Title Survey is based on Title Commitment provided by Investors Title Insurance Company, Commitment No.: 202310573CARC02, Commitment Date: November 29, 2023 at 08:00 AM, The Land is described as follows:
NOTE: MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION TO BE PROVIDED.
Being a portion of Lot 1 as shown on Plat recorded in Book of Maps 2006, page 2311 Wake County Registry (the "Larger Parcel"), containing approximately 2.7 acres, which includes the gymnasium and multipurpose building commonly referred to as the "Dream Center", with a street address of 5616 Fox Road, Raleigh, North Carolina.

Schedule B-II Exceptions:

This ALTA/NSPS Land Title Survey is based on Title Commitment provided by Investors Title Insurance Company, Commitment No.: 202310573CARC02, Commitment Date: November 29, 2023 at 08:00 AM, and the documents contained therein.

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met. **This is not a survey matter.**
- The property is currently tax-exempt. Exception is made for ad valorem property taxes for any year in which the property is no longer tax exempt. **This is not a survey matter.**
- Matters shown on plat recorded in Book of Maps 2006 at Page 2311 including the following located on the Land: **Fox Road & Spring Forest Road, 60' Public rights of way are shown hereon.**
 - secondary tree conservation area - 65' wide perimeter yard. **Variable width, the location is shown hereon.**
- ADDED, 01/04/24 - Matters shown on plat recorded in Book of Maps 1998, Page 2021. Recombination and right of way dedication plat. **Widening of Fox Road to 70' and Spring Forest Road to 75', combined lot boundary, shown hereon.**
- Right of Way Agreement recorded in Book 4926 at Pages 55, 56, 58 and 59. **Fox Road 60' right of way, is shown hereon**
- Easement(s) to Carolina Power & Light Company recorded in Book 12364 at Page 2185. **10' wide easement based on the locations of constructed utilities. Existing Carolina Power & Light Company utilities are shown hereon.**
- The effect of the Title of an encroachment, encumbrance, violation, variation, or adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land survey of the Land. Paragraph 2 (c) of the Covered Risks is hereby deleted. **This ALTA/NSPS Land Title Survey is based on the provided documentation in the above referenced title commitment.**
- Rights or claims of parties in possession not shown by the Public Records. **This is not a survey matter**

Property Description as Surveyed:

All that certain parcel of land situated in the Township of Raleigh, County of Wake, State of North Carolina, being more particularly bound and described as follows:

Beginning at a 1/2" bent iron pipe, on the east margin of Fox Road, having a North Carolina Grid Coordinate value of North 767,250.84 Feet, East 2,128,420.00 Feet; Thence along the southern line of Lula Mae Rogers Heirs (Deed Book 1527 Page 261), South 89 Degrees 02 Minutes 05 Seconds East, 189.42 Feet to an iron pipe; Thence North 01 Degrees 16 Minutes 51 Seconds East, 182.21 Feet (Total Distance) to an iron pipe, being a common corner of Trang T Le (Deed Book 17303 Page 1607), and Jasmine Ridge Townhome Association Inc. (Deed Book 14129 Page 647); Passing through an iron pipe at 99.91 Feet, being a common corner of Lula Mae Rogers Heirs, and Trang T Le; Thence South 88 Degrees 56 Minutes 33 Seconds East, 257.89 Feet (Total Distance) to an iron pipe, being a common corner of Jasmine Ridge Townhome Association Inc. (Deed Book 14129 Page 647), and Raylon C. Byrd (Deed Book 6260 Page 394), Passing through an iron pipe at 157.80 Feet; Thence South 01 Degrees 15 Minutes 06 Seconds East, 444.54 Feet (Total Distance) to an iron pipe, being a common corner of Edward Holmes & Valerie W Holmes (Deed Book 7361 Page 821), and Clara Quijano & Camen Pagan (Deed Book 1591 Page 2315), Passing through an iron pipe at 241.19 Feet, being a common corner of Lynn H. Beverly & Edgar Scott Beverly (Deed Book 18174 Page 1497), and Edgar Scott Beverly & Lynn H. Beverly, and Passing through an iron pipe at 430.95 Feet, being a common corner of Edgar Scott Beverly & Lynn H Beverly (Deed Book 17228 Page 1607), and Edward Holmes & Valerie W Holmes (Deed Book 7361 Page 821); Thence North 89 Degrees 49 Minutes 29 Seconds West, 121.41 Feet to an iron pipe; Thence South 00 Degrees 00 Minutes 54 Seconds West, 155.04 Feet to an iron pipe, being on the north margin of Spring Forest Road; Thence continuing along the north margin of Spring Forest Road, South 89 Degrees 54 Minutes 29 Seconds West, 321.73 Feet to an iron rod; Thence, along a curve to the right having a radius of 25.00 Feet, an arc length of 39.65 Feet, with a long chord having a bearing of North 45 Degrees 08 Minutes 28 Seconds West for a distance of 35.62 Feet to an iron rod; Thence, along the east margin of Fox Road, North 00 Degrees 59 Minutes 45 Seconds East, 62.71 Feet to an iron rod; Thence, continuing along the east margin of Fox Road, North 01 Degrees 00 Minutes 06 Seconds East, 100.02 Feet to an iron rod; Thence North 01 Degrees 06 Minutes 03 Seconds East, 237.63 Feet to an iron rod; being the Point of Beginning.

Containing: 223,868 square feet or 5.14 acres of land, more or less.

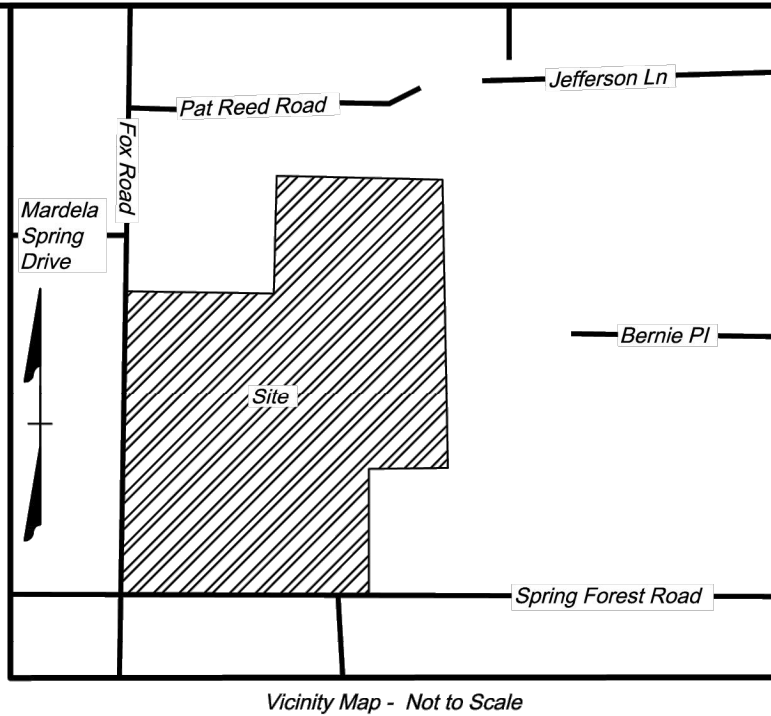
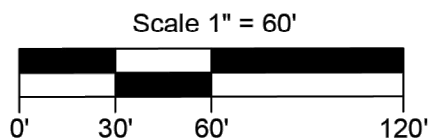


Table A Surveyors Notes:

- Property corner monuments as shown.
- Parcel known as 5616 Fox Road, Raleigh, NC 27616 or PIN: 1726876150.
- This property lies in zone X, area of minimal flood hazard, per firm 3720172600K, Panel 1726, effective date of July 19, 2022.
- Lot area 223,868 square feet or 5.14 acres, more or less.
- (a). Zoning report/letter has not been provided.
- (a). Building dimensions shown hereon.
- Substantial features observed in the process of conducting the fieldwork are show hereon.
- Names of adjoining owners shown, based on public record, tax records and/or deeds, as of the original date of this plat.
- There was no apparent evidence of current earth moving work, building construction or building additions observed at the time of survey fieldwork.
- There was no evidence of recent street or sidewalk construction or repairs observed at the time of survey fieldwork.

Survey Notes:

- Horizontal control is based on NC State Grid, NAD'83 (2011) as determined by GPS.
- Area computation is by the coordinate method.
- Property shown hereon is subject to all rights-of-way, easements and restrictions of record.
- Wetlands were not investigated nor noted on this site.
- There was no observed evidence of a cemetery on this property at time of survey fieldwork.
- Visible water features observed at the time of survey fieldwork, on or within 5 feet of the property shown hereon.
- This property has direct access to Fox Road.

Surveyor's Certification:

To: Investors Title Insurance Company
BOYS CLUB OF WAKE COUNTY, INC., a North Carolina non-profit corporation, d/b/a Boys & Girls Clubs
BODY OF CHRIST CHURCH, INC., a North Carolina non-profit corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Data Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6 (a), 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of Table A thereof. The fieldwork was completed on 12/14/2023.
Date of Plat or Map: 12/14/2023

(SURVEYOR'S SIGNATURE, PRINTED NAME AND SEAL WITH REGISTRATION/LICENSE NUMBER)

ALTA/NSPS Land Title Survey
Prepared for
Boys & Girls Clubs of North Carolina
PIN: 1726876150
5616 Fox Road, North Carolina

Neuse Township	Wake County
Date: 12-01-2023	Scale: 1" = 60'
Sheet 1 of 1	J.No.: 61765
Drawn By: GC	Check By: AMT
Issued: R&C 12/15/2023	
Revised title commitment, Issued 2nd R&C 1/23/2024	

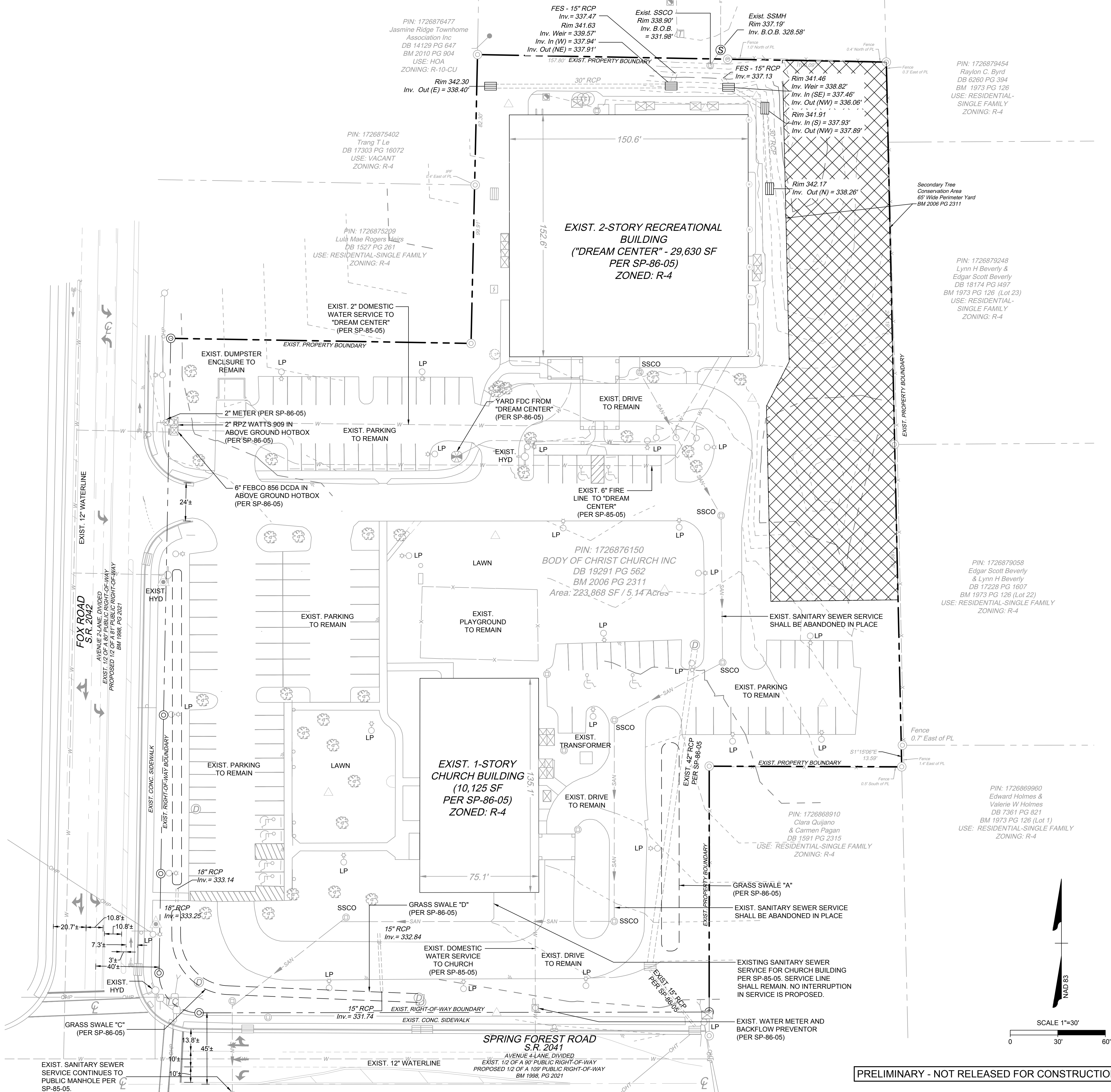
YOUR VISION ACHIEVED THROUGH OURS

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Tel 919.866.4951 Fax 919.859.5653 www.timmons.com
North Carolina License Number C-1552

Technology
Infrastructure
Residential
Site Development

TIMMONS GROUP

S:\3326\1765-Boys and Girls Club - Dream Center\DWGS\Sheet\CD\61765-332.ctb (0-EXIST) [dwg] Plotted on 1/31/2024 1:01 PM by John Hineley



DEMOLITION NOTES

- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
- CONTRACTOR TO OBTAIN, REFERENCE, AND UTILIZE ALL AVAILABLE ENVIRONMENTAL REPORTS (PHASE 1 ESA, ASBESTOS, ETC.) FROM DEVELOPER.
- ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
- REMOVE/DEMOLISH/ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AN APPROVAL OF THE INSPECTOR. REFER TO EROSION CONTROL PLAN.
- REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES. (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION. (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
- ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY ARCHITECT IMMEDIATELY.
- SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
- THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
- CONTRACTOR TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPAIR AND REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES REQUIRED TO COMPLETE SITE CONSTRUCTION, EITHER ONSITE OR IN PUBLIC ROW, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- WATER AND SEWER ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS INCLUDING DISCONNECT FROM THE MAIN AND REMOVAL OF SERVICES FROM THE RIGHT-OF-WAY.
- ANY EXISTING UNIDENTIFIED SEPTIC SYSTEMS AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT NO CHARGE TO THE OWNER.
- VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY PERMITS AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
- EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES, ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
- CONTRACTOR SHALL NOTIFY APPROPRIATE DEPARTMENTS PRIOR TO BEGINNING ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.

SURVEY NOTES

- EXISTING CONDITIONS SHOWN ARE BASED ON FIELD SURVEY PERFORMED BY ANGLE RIGHT LAND SURVEYING, PLLC, AND WAKE COUNTY GIS DATA.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
- BASE OF BEARING SHOWN HEREON IS NCD GRD NAD 83 (NSRS 2007).
- VERTICAL DATUM SHOWN HEREON IS NAVD88.
- OTHER SOURCES OF INFORMATION INCLUDE WAKE COUNTY GIS.
- NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #3720172600K (EFFECTIVE 07-19-2022).
- RECORDED PROPERTY DATA:
 - DB 019292 PG 00562
- EXISTING IMPERVIOUS AREA = 2.54 ACRES
- THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 811.

LEGEND

IPF - IRON PIPE FOUND	⊙ BOLLARD	— DEED LINE	— LINE NOT SURVEYED
IRF - IRON ROD FOUND	⊙ MH DRAINAGE	— STORM LINE	— SANITARY LINE
IPS - IRON PIPE SET	⊙ MH SANITARY	— FENCE	— FENCE
PT - CALCULATED POINT	⊙ MH ELECTRIC	— OHP - OVERHEAD POWER LINE	— G - PAINTED GAS LINE
CM - CONCRETE MONUMENT	⊙ MH TELEPHONE	— UGP - PAINTED POWER LINE	— UGT - PAINTED TELEPHONE LINE
⊙ FIRE HYDRANT	⊙ MH WATER	— W - PAINTED WATER LINE	— E - EDGE OF UNDERBRUSH
⊙ ELECTRIC BOX	⊙ SPRINKLER BOX	⊙ AC UNIT	⊙ TELEPHONE VAULT
⊙ TELEPHONE PEDESTAL	⊙ CLEAN OUT	⊙ BOREHOLE	⊙ MAILBOX
⊙ CABLE TV PEDESTAL	⊙ WATER METER	⊙ WATER VALVE	⊙ TELEPHONE VAULT
⊙ POWER POLE	⊙ GUY	⊙ ROOF DRAIN	⊙ MAILBOX
⊙ LIGHT POLE	⊙ YARD LIGHT	⊙ WELL	⊙ SIGN
⊙ YARD LIGHT	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
⊙ WELL	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
R/W - RIGHT-OF-WAY	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
P/L - PROPERTY LINE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
C/L - CENTERLINE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
NTS - NOT TO SCALE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
GV - GAS VALVE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
CB - CATCH BASIN	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
GI - GRATE INLET	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
YI - YARD INLET	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
CI - CURB INLET	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
EP - EDGE OF PAVING	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
TBC - TOP BACK OF CURB	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
DB - DEED BOOK	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
PB - PLAT BOOK	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
PG - PAGE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
SF - SQUARE FEET	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
FLAG POLE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
RCP - REINFORCED CONCRETE PIPE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
CMP - CORRUGATED METAL PIPE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
VCP - VITRIFIED CLAY PIPE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
DIP - DUCTILE IRON PIPE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
HDPE - HIGH DENSITY POLYETHYLENE PIPE	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
HVAC - HEATING, VENTILATION AND AIR CONDITIONING	⊙ SIGN	⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

01/31/2024

DRAWN BY

332

DESIGNED BY

M.DAVIDSON

CHECKED BY

M.DAVIDSON

SCALE

AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
BOYS AND GIRLS CLUB - DREAM CENTER
RALEIGH - WAKE COUNTY - NC

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO.

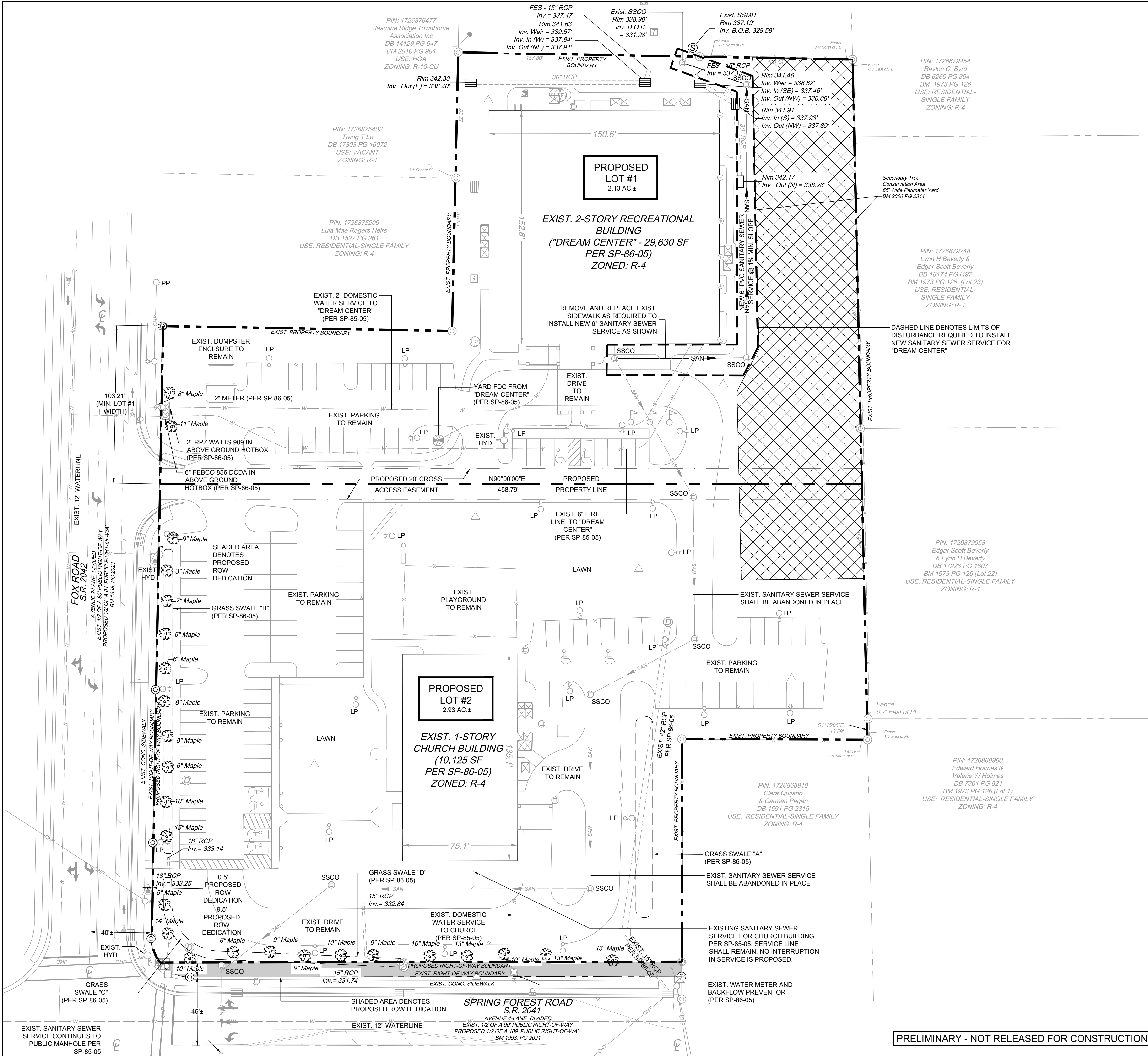
61765

SHEET NO.

C1.0

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PROPOSED LOT #1 IMPERVIOUS SURFACE AREA: 49,235 SF / 1.13 AC
PROPOSED LOT #2 IMPERVIOUS SURFACE AREA: 61,480 SF / 1.41 AC

DISTURBED AREA: 5,000 SF±

LANDSCAPE CALCULATIONS:

STREET TREES:

REQUIREMENTS: 1 CANOPY TREE PER 40 LF OF ROW FRONTAGE

FOX ROAD REQUIRED STREET TREES: 418 LF ROW FRONTAGE / 40 LF = 11
FOX ROAD EXISTING TREES TO REMAIN: 14

SPRING FOREST ROAD REQUIRED STREET TREES: 344 LF ROW FRONTAGE / 40 LF = 9
SPRING FOREST ROAD EXISTING TREES TO REMAIN: 11

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REVISION DESCRIPTION	DATE
	01/31/2024
DRAWN BY	332
DESIGNED BY	M.DAVIDSON
CHECKED BY	M. DAVIDSON
SCALE	AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

BOYS AND GIRLS CLUB - DREAM CENTER
RALEIGH - WAKE COUNTY - NC

PRELIMINARY SUBDIVISION AND LANDSCAPING PLAN

JOB NO.
61765
SHEET NO.
C2.0

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