



# Administrative Approval Action

Case File / Name: SUB-0004-2024  
DSLCL - Boys and Girls Club - Dream Center

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

**LOCATION:** The 5.14 acre site zoned R-4 is located on the east side of Fox Road, specifically at 5616 Fox Road, PIN# 1726-87-6150.

**REQUEST:** A two lot subdivision with proposed Lot #1 being 2.13 acres and Lot #2 being 2.93 acres. Cross access easements will be recorded on the plat to allow movement between the two lots. Lot #1 has an existing 2-story 29,630 sf recreational building while Lot #2 has an existing 10,125 sf church.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** FIL-0459-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator  
SPR-0183-2024: DSLCL - Site Permitting Review/Major [Signature Set]  
RCMP-0196-2024: DSLCL - Recorded Maps/Boundary Survey - Major

**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 May 28, 2024 by Timmons Group.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

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

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

### **Public Utilities**

1. Review and revise SPR based on recommendations from SUB-0004-2024.

### **Urban Forestry**

2. Tree protection fence installed as protection of the recorded Tree Conservation Area must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

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

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

## Engineering

1. A cross access agreement among the lots identified as proposed Lot 1 and Lot 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
3. A fee-in-lieu for sidewalk shortage along Fox Rd frontage is paid to the City of Raleigh (UDO 8.1.1)
4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A slope easement deed of easement of 10' width along frontage of Spring Forest Road, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

## Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).



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8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

9. A public infrastructure surety for 9 street trees along Spring Forest Rd and 9 street trees along Fox Rd shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## Stormwater

1. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Spring Forest Rd and 9 street trees along Fox Rd.

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

## General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

## Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval**



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before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: July 10, 2027**

**Record at least 1/2 of the land area approved.**

**5-Year Sunset Date: July 10, 2029**

**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** *Keegan McDonald*  Digitally signed by Keegan.McDonald@raleighnc.gov  
Reason: I am approving this document  
Date: 2025.05.20 15:50:32-04'00'

Development Services Dir/Designee

**Staff Coordinator: Jeff Caines**

**Date:** 07/10/2024

Revised  
5/20/25



# PRELIMINARY SUBDIVISION PLAN

## BOYS AND GIRLS CLUB - DREAM CENTER

5616 FOX ROAD  
RALEIGH, NORTH CAROLINA 27616-5308

SUB CASE # 0004-2024



### CIVIL ENGINEER/ LANDSCAPE ARCHITECT:

TIMMONS GROUP  
5410 TRINITY ROAD, SUITE 102  
RALEIGH, NC 27607  
MIKE DAVIDSON, PLA  
PH: (984) 222-1610  
MIKE.DAVIDSON@TIMMONS.COM

### SURVEYOR:

TIMMONS GROUP  
5410 TRINITY ROAD, SUITE 102  
RALEIGH, NC 27607  
ALICIA TABACHNICK, PLS  
PH: 919.532.3267  
ALICIA.TABACHNICK@TIMMONS.COM

### DEVELOPER:

KEYSTONE CORPORATION  
4011 WESTCHASE BOULEVARD  
RALEIGH, NC 27607  
JIM LITTLE  
PH: (919) 349-4603  
JLITTLE@KSCDEVELOP.COM

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
C2.1	PRELIMINARY SUBDIVISION PLAN
C2.2	DETAILS
SHEET 3	SP-86-05 SITE DEVELOPMENT SHEET
SHEET 6	SP-86-05 NITROGEN REDUCTION PLAN
SHEET 12	SP-86-05 STORM DRAIN PROFILES
SHEET 13	SP-86-05 STORM DRAIN PROFILES

### SITE DATA TABLE

PROJECT:	BOYS AND GIRLS CLUB - DREAM CENTER
PROJECT ADDRESS:	5616 FOX ROAD
PIN #:	1725-07-6100
ZONING:	NC 231
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± (3.387 SF)
PROPOSED NET SITE AREA:	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'

### GENERAL NOTES:

- TREE CONSERVATION:**
  - TREE CONSERVATION AREA RECORDED AT BM 2006 / PG 2311
- SOLID WASTE MANAGEMENT:**
  - SOLID WASTE FOR THE EXISTING CHURCH AND DREAM CENTER IS BEING PROVIDED BY A PRIVATE HAULER.
- BLOCK PERIMETER:**
  - PLACES OF WORSHIP ARE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER LDO 8.3.2.A.1.B.IX.
- TRANSPORTATION:**
  - RIGHT-OF-WAY DEDICATION MAP LOCATED AT BM 1998 / PG 2021.
  - FOX ROAD IS AN AVENUE 24-ANE, DIVIDED STREET SECTION, EXISTING RIGHT-OF-WAY WIDTH IS 40 LF MEASURED FROM CENTERLINE, 6.5 LF OF RIGHT-OF-WAY DEDICATION IS REQUIRED.
  - SPRING FOREST ROAD IS AN AVENUE 4-ANE, 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.
- URBAN FORESTRY:**
  - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



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

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

**Preliminary Subdivision Application**  
Site Review  
Planning and Development Customer Service Center - One Exchange Place, Suite 401 Raleigh, NC 27601 (919) 696-0200

**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 [subdivisions@raleighnc.gov](mailto:subdivisions@raleighnc.gov)

**GENERAL INFORMATION**

Development name (subject to approval): Boys and Girls Club - Dream Center  
Property Address: 5616 Fox Road  
Recorded Deed PIN#: 1725-07-6100

**DEVELOPMENT OPTIONS (UDO Chapter 2)**

☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development  
☐ Cottage Court ☐ Flag Lot ☐ Frequent Transit Development Option

**GENERAL INFORMATION**

Scoping/plan (plan case number): SCOPE-0090-2023  
Development name (subject to approval): Boys and Girls Club - Dream Center  
Property Address: 5616 Fox Road  
Recorded Deed PIN#: 1725-07-6100

**BUILDING TYPE(S):** ☐ Detached House ☐ Attached House ☐ Townhouse ☐ Apartment  
☐ General Building ☐ Mixed Use Building ☒ Civic Building ☐ Open Lot ☐ Tiny House

**CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION**

Current Property Owner(s) Name: Steve Gray  
Company: Body of Christ Church Inc. Title: Owner  
Address: 4501 Spring Forest Road, Raleigh 27616  
Phone #: (919) 698-1259 Email: [agray1345@gmail.com](mailto:agray1345@gmail.com)

Applicant Name (if different from owner, see "who can apply" in instructions):  
Relationship to owner: ☒ lease or contract purchase ☐ owner's authorized agent ☐ easement holder  
Company: Boys Club of Wake County, Inc. Address: 701 North Raleigh Boulevard, Raleigh 27610  
Phone #: (919) 796-2447 Email: [hmclean@wakegov.org](mailto:hmclean@wakegov.org)

**NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.**

Developer Contact Name: Jim Little  
Company: Keystone Corporation Title: Chief Operating Officer  
Address: 4011 Westchase Boulevard, Raleigh 27607  
Phone #: 919-349-4603 Email: [jlittle@kscdevelop.com](mailto:jlittle@kscdevelop.com)

Page 1 of 2

**DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION**

Gross site acreage: 5.14  
Zoning district (if more than one, provide acreage of each): R-4

Conditional Use District (UDC):  
Case # C-2

**STORMWATER INFORMATION**

Impervious Area on Parcel(s):  
Existing (sf): 110,735 Proposed total (sf): 110,735  
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, etc.):  
Total # of Lots: 2 Total # of Dwelling Units: 2  
# of bedroom units (if mixed): 2# 4br 3# 4br  
Proposed density for each zoning district (UDO 1.5.3.F):

**SIGNATURE BLOCK**

I, the undersigned, hereby acknowledge that, pursuant to state law (N.C.G.S. 160C-450(a)), this permit application is filed 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 be resubmitted and the development approval process shall apply to the new application.

Signature: *Jeff Little* Date: 1/19/24  
Printed Name: Jeff Little Title: Chief Operating Officer  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Page 2 of 2



VICINITY MAP  
1" = 500'

Digitally signed by  
jeff.caines@raleighnc.gov  
DN:  
E=jeff.caines@raleighnc.gov  
R=jeff.caines@raleighnc.gov  
Reason: I am approving this document  
Date: 2024.07.10  
15:03:14-04'00'

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
RALEIGH OFFICE  
5410 Trinity Road, Raleigh, NC 27607  
TEL: 919.886.4921 FAX: 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

NO.	DATE
1	04/05/2024
2	02/26/2024

DESIGNED BY  
M. DAVIDSON

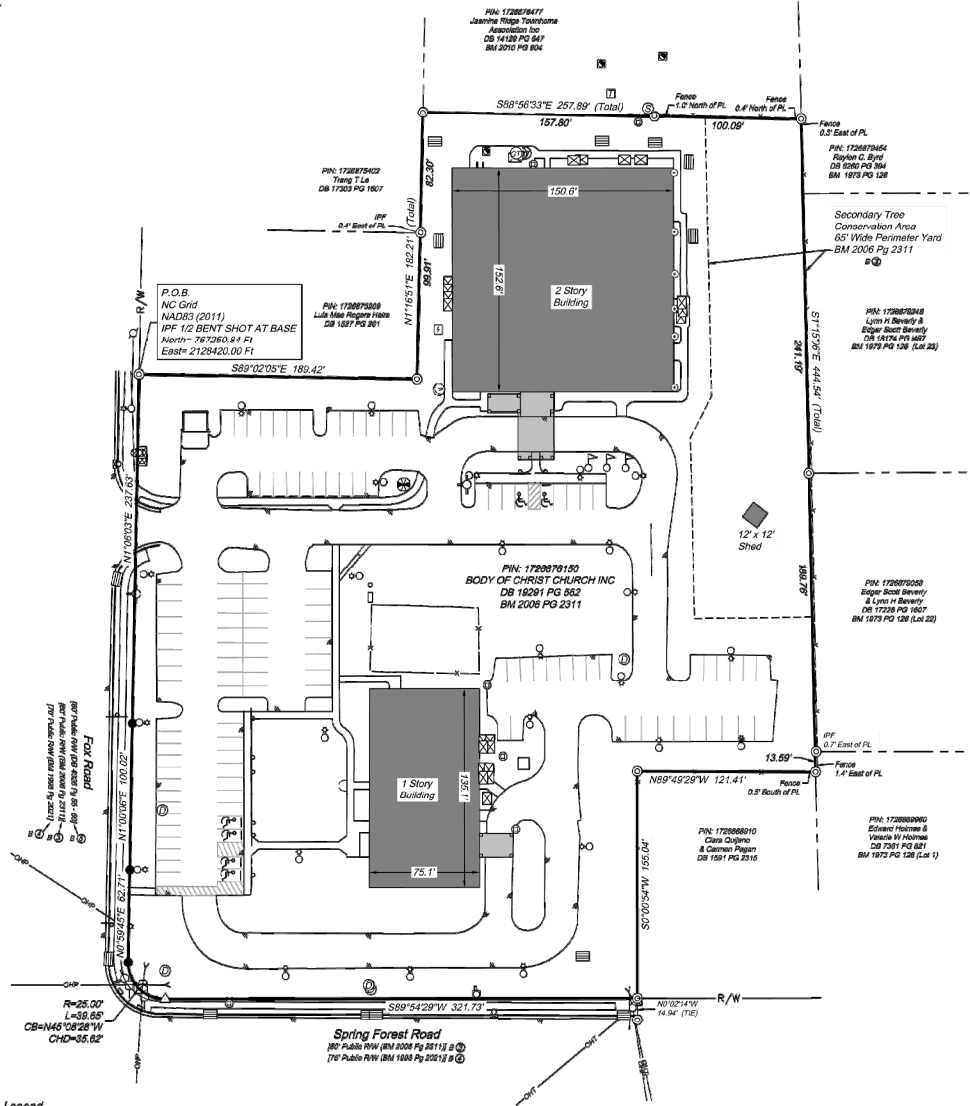
CHECKED BY  
M. DAVIDSON

SCALE  
AS SHOWN

**TIMMONS GROUP**

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

JOB NO.  
61765  
SHEET NO.  
C0.0



**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
- FPE - Finish Floor Elevation
- BM - Book of Maps
- PG - Page
- PN - 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
- Curbs and Gutter

**Schedule A Legal Description:**

This ALTANSPS 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 2008, page 2311 Wake County Registry (the "Larger Parcel"), containing approximately 2.1 acres, which includes the gymnasium and multipurpose building commonly referred to as the "Dream Center", with a street address of 5619 Fox Road, Raleigh, North Carolina.

**Schedule B-II Exceptions:**

This ALTANSPS 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.

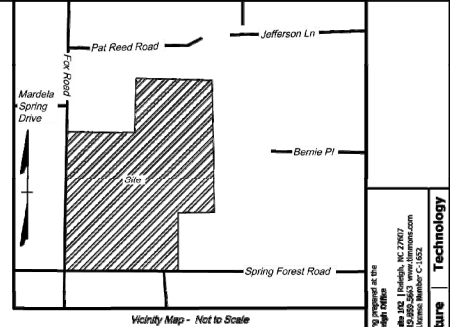
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met. This is not a survey matter.
- The property 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 2008 at Page 2311 including the following located on the Land: Fox Road & Spring Forest Road, 80' Public Rights of Way are shown hereon.  
(a) secondary tree conservation area - 65' wide perimeter yard. Variable width, the location is shown hereon.  
(b) ADDED: 01/04/24 - Matters shown on plat recorded in Book of Maps 1958, Page 2021, Reclamation and right of way dedication plat. Widening of Fox Road to 70' and Spring Forest Road to 70', combined lot boundary, shown hereon.
- ADDED: 01/04/24 - Matters shown on plat recorded in Book of Maps 1958, Page 2021, Reclamation and right of way dedication plat. Widening of Fox Road to 70' and Spring Forest Road to 70', combined lot boundary, shown hereon.
- Right of Way Agreement recorded in Book 4028 at Pages 55, 56, 58 and 59. Fox Road 65' right of way, is shown hereon.
- Easements to Carolina Power & Light Company recorded in Book 12364 at Page 2155. 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 encroachment, 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 Ricks is hereby deleted. This ALTANSPS 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 shown 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 Lulu Mae Rogers Heirs (Deed Book 1827 Page 281), South 88 Degrees 02 Minutes 09 Seconds East, 189.42 Feet to an iron pipe; Thence North 01 Degrees 18 Minutes 51 Seconds East, 182.21 Feet (Total Distance) to an iron pipe, being a common corner of Triang T Ls (Deed Book 17003 Page 1807), and Jasmine Ridge Townhome Association Inc. (Deed Book 14120 Page 647); Passing through an iron pipe at 98.91 Feet, being a common corner of Lulu Mae Rogers Heirs, and Triang T Ls; Thence South 88 Degrees 58 Minutes 33 Seconds East, 297.85 Feet (Total Distance) to an iron pipe, being a common corner of Jasmine Ridge Townhome Association Inc. (Deed Book 14120 Page 647), and Raylon C. Byrd (Deed Book 6280 Page 394); Passing through an iron pipe at 187.80 Feet; Thence South 01 Degrees 18 Minutes 08 Seconds East, 444.84 Feet (Total Distance) to an iron pipe, being a common corner of Edward Holmes & Valerie W Holmes (Deed Book 7381 Page 391), and Clara Gullano & Carmen Pagan (Deed Book 1691 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 430.35 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 7381 Page 391); Thence North 88 Degrees 48 Minutes 28 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 88 Degrees 54 Minutes 28 Seconds West, 321.73 Feet to an iron rod; Thence, along a curve to the right having a radius of 26.00 Feet, an arc length of 39.85 Feet, with a long chord having a bearing of North 46 Degrees 08 Minutes 28 Seconds West for a distance of 35.82 Feet to an iron rod; Thence, along the east margin of Fox Road, North 00 Degrees 58 Minutes 43 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 00 Minutes 03 Seconds East, 237.68 Feet to an iron rod, being the Point of Beginning.

Containing: 223,668 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 27618 or PIN: 1726876150.
- This property lies in zone X, area of minimal flood hazard, per Item 3720172600K, Panel 1726, effective date of July 19, 2022.
- Lot area 223,668 square feet or 5.14 acres, more or less.
- Zoning report/letter has not been provided.
- Building dimensions shown hereon.
- Substantial features observed in the process of conducting the fieldwork are shown 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, NAD83 (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.
- Violence 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.

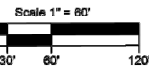
**Surveyor's Certification:**

To: Investors Title Insurance Company  
BOYS CLUB OF WAKE COUNTY, INC., a North Carolina not-for-profit corporation, d/b/a Boys & Girls Clubs  
BODY OF CHRIST CHURCH, INC., a North Carolina not-for-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 ALTANSPS Land Title Surveys, jointly established and approved by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 of Table A thereof. The fieldwork was completed on 12/15/2023.  
Date of Plat or Map: 12/14/2023

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

ALTANSPS Land Title Survey  
Prepared for  
Boys & Girls Clubs of North Carolina  
PIN: 1726876150  
5619 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	



# Back of maps 1998 Pg 2021

I, RONALD W. MERCER, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM SOURCES AS REFERENCED, AND WAS PREPARED IN ACCORDANCE WITH G.S. 42-20 AS AMENDED, THAT THE ERROR OF CLOSURE, BEFORE ADJUSTMENT, AS CALCULATED BY LATITUDES AND DEPARTURES IS 1" IN 148,522. AREA COMPUTATIONS BY COORDINATES BY COMPASS METHOD. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL OR STAMP THIS 28 DAY OF OCT 19 98

*Ronald W. Mercer*  
RONALD W. MERCER, R.L.S. # 1476

- I FURTHER CERTIFY THE FOLLOWING CHECKED CATEGORY:
- (A) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- (B) THAT THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- (C.1.) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- (C.2.) THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR
- (C.3.) THAT THE SURVEY IS A CONTROL SURVEY.
- (D) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- (E) THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE DETERMINATION TO THE BEST OF HIS PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE AND THAT THE UNDERSIGNED(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT ON MAP FOR APPROVAL, I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS (AS THESE INTERESTS ARE DEFINED IN THE CODE) AND AS THE SAME MAY BE SHOWN HEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE. PROVIDED, ANY DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES IN THIS SECTION FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (D),(E),(F) & (G) OF SECTION 1 AND SECTION 4 OF THE CITY OF RALEIGH "POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

BOOK NO. PAGE NO. SIGNATURE(S) OF PROPERTY OWNER(S)

OWNER - BODY OF CHRIST CHURCH  
BY PASTOR, KELVIN D. REDMOND DATE 10/28/98

FRANKLIN COUNTY, NORTH CAROLINA  
I, JOHN R. SHEPHERD, A NOTARY PUBLIC OF THE AFORESAID COUNTY AND STATE CERTIFY THAT KELVIN D. REDMOND, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 28 DAY OF OCT 19 98

NOTARY PUBLIC  
MY COMMISSION EXPIRES AUGUST 20, 2001

(This plat or map is not a subdivision, but a recombination of previously platted property, and therefore, shall have requirements for recording as provided by the CITY CODE, ON THE 28 DAY OF OCT 19 98, AS AMENDED, IN THE YEAR 1985. THE CITY OF RALEIGH HAS REVIEWED THIS PLAT OR MAP AND THE ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN HEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.)

*George B. Chapman* 10/28/98  
Planning Director Wake County, Raleigh, N.C.

I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY THE CITY CODE, ON THE 28 DAY OF OCT 19 98, AS AMENDED, IN THE YEAR 1985, HAS REVIEWED THIS PLAT OR MAP AND THE ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN HEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

*George B. Chapman* 10/28/98  
Planning Director Wake County, Raleigh, N.C.

THIS PLAT NOT TO BE RECORDED AFTER 11TH DAY OF NOV 98  
1 COPY TO BE RETAINED FOR THE CITY  
THIS PLAT IS [ ] IN [ ] OUT OF THE CITY LIMITS.

FILED FOR REGISTRATION  
11-3-98  
DATE

LAURA M. RIDDICK  
REGISTER OF DEEDS  
WAKE COUNTY  
BY *Ronald W. Mercer*  
SST / DEPUTY

TIME: 2:25 PM  
MAP BOOK: 1998 PAGE: 2021

Curve #	Radius	Arc Length	Chord	Bearing	Delta
C1	25.00	38.77	38.70	N44°29'06"W	+ 91°08'17"

THIS MAP IS IN THE JURISDICTION OF CITY OF RALEIGH

N.C. GRID - NAD83

FOX ROAD 80' R/W - PUBLIC

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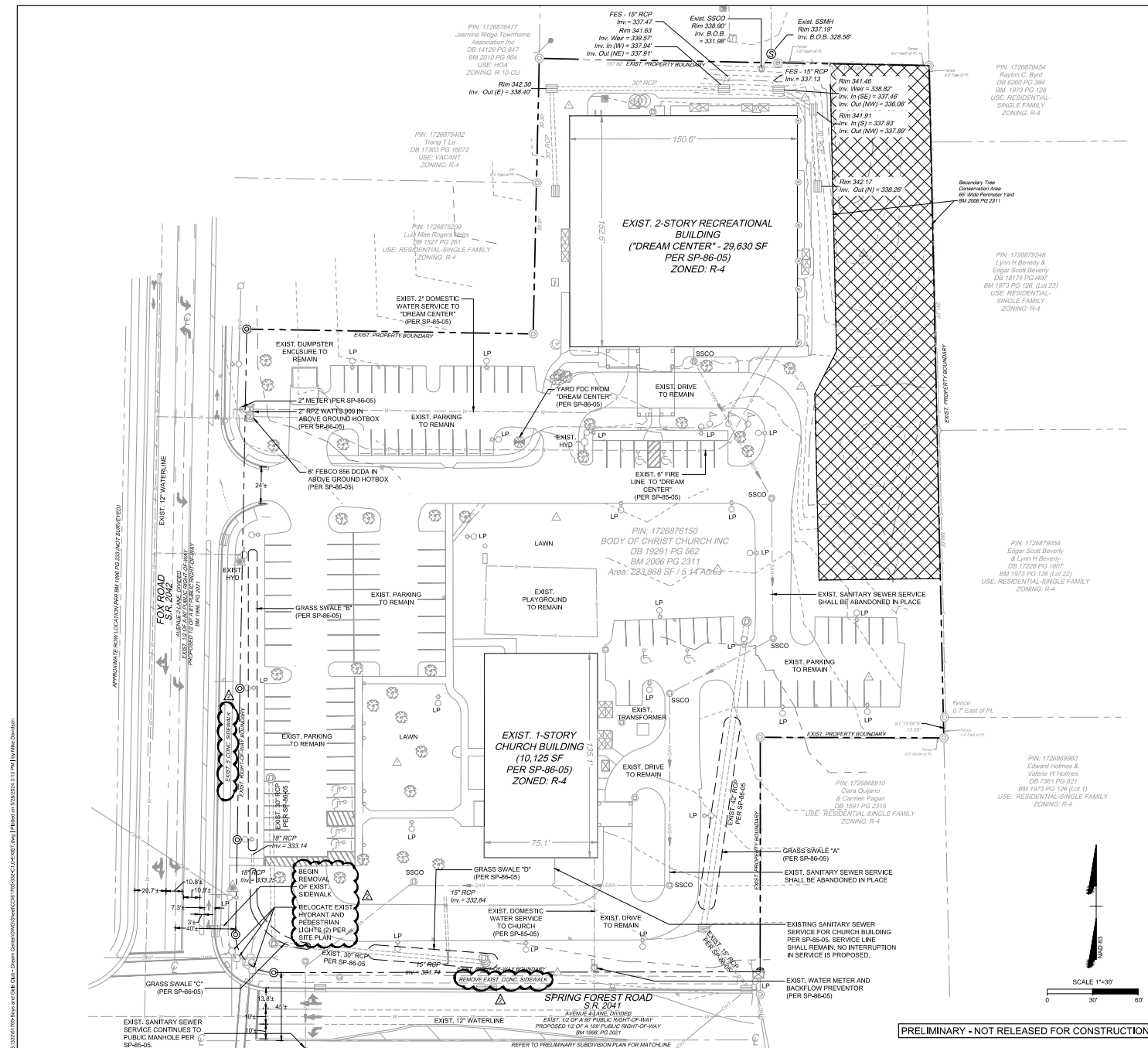
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PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

### DEMOLITION NOTES

- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE. CONTRACTOR TO OBTAIN RECORD DRAWINGS AND RECORD SURVEY ENVIRONMENTAL REPORTS (PHASE I ESA ASSESSMENTS, ETC.) FROM DEVELOPER.
- ALL EXISTING UTILITIES GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- REMOVE/DEMOLISH ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AN APPROVAL OF THE INSPECTOR. REFER TO EROSION CONTROL PLAN FOR DETAILS.
- TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS DO NOT INTERRUPT EXISTING UTILITY SERVICES/FACILITIES OCCUPIED BY OTHERS. STOCKPILES SHALL BE MAINTAINED IN A CLEAN, DRY, WELL DRAINING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROTECT ACCEPTABLE ADJACENT PROPERTIES. STOCKPILES SHALL BE REMOVED WITHIN ONE WEEK IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER'S WRITTEN APPROVAL.
- APPROPRIATE UTILITY PROVIDER.
- ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAVED FOR REUSE OR RECYCLED.
- CONTRACTOR SHALL PROTECT EXISTING JOINTS AND JOINTS IN CONSTRUCTION, ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC., THAT MUST BE REPAIRED OR RECONSTRUCTED. CONTRACTOR SHALL REPAIR OR RECONSTRUCT ANY NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS.
- CONTRACTOR SHALL SHOW HOW EXISTING UTILITIES AND UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS NOT INDICATED OTHERWISE, THEN IN EXISTING ASPHALT, SHALL BE PATCHED PER SPECIFICATIONS.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE ADJACENT UTILITIES. SHOULD DAMAGE OCCUR, NOTIFY ARCHITECT IMMEDIATELY.
- SURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR SHALL VERIFY LOCATION AND UTILITY EXPLORE TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
- THE CONTRACTOR SHALL USE NO. CMC 8(1) TO LOCATE ALL EXISTING UTILITIES.
- CONTRACTOR TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES AND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES NOT INDICATED FOR REMOVAL, EITHER ON-SITE OR IN PUBLIC ROW, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- CONTRACTOR SHALL DISSEMINATION SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS INCLUDING DISCONNECT FROM THE MAIN AND BRANCH LINES AND DISCONNECT FROM THE MAIN.
- ANY EXISTING UNIDENTIFIED SEPTIC SYSTEMS AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND UTILITIES. IF THE ARCHITECT'S RECORD DRAWINGS AND RECORD SURVEY ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY APPROPRIATE DEPARTMENTS PRIOR TO ANY MODIFICATION.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION AND OBTAIN APPROVAL FROM THE APPROPRIATE AGENCY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
- ALL EXISTING UTILITIES, STRUCTURES, VAULTS, CLEANOUTS, UTILITY POLES, ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO PROTECT EXISTING UTILITIES AND STRUCTURES, FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
- CONTRACTOR SHALL NOTIFY APPROPRIATE DEPARTMENTS PRIOR TO ANY MODIFICATION.

## SURVEY NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED ON FIELD SURVEY PERFORMED BY ANGLE RIGHT LINE SURVEYING, PLLC, AND WAKE COUNTY GIS DATA. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
2. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
3. BASIS OF BEARING SHOWN HEREON IS NGR GRID NAD 83 (NRSR 2007).
4. VERTICAL DATUM SHOWN HEREON IS NAVD83.
5. OTHER SOURCES OF INFORMATION INCLUDE WAKE COUNTY GIS.
6. NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP 43701Z760601 EFFECTIVE 07-15-2023.
7. RECORDED PROPERTY DATA:
  - 8.1. DB 019292 PG 00562
8. EXISTING IMPERVIOUS AREA = 2.54 ACRES
9. THE UTILITIES ON THIS PLAN ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 811.

**LEGEND**

[illegible]

**TIMMONS GROUP**

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

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.tilmon.com](http://www.tilmon.com)

REVISION DESCRIPTION
IONS PER 1ST SUB REVIEW COMMENTS
FLUSE PATH PER 2ND SUB REVIEW COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE	NO.	DATE	REMARKS
	#1	04/03/2024	
	#2	05/28/2024	ADD 10' N
01/31/2024			

DESIGNED BY  
M. DAVIDSON

CHECKED BY  
M. DAVIDSON

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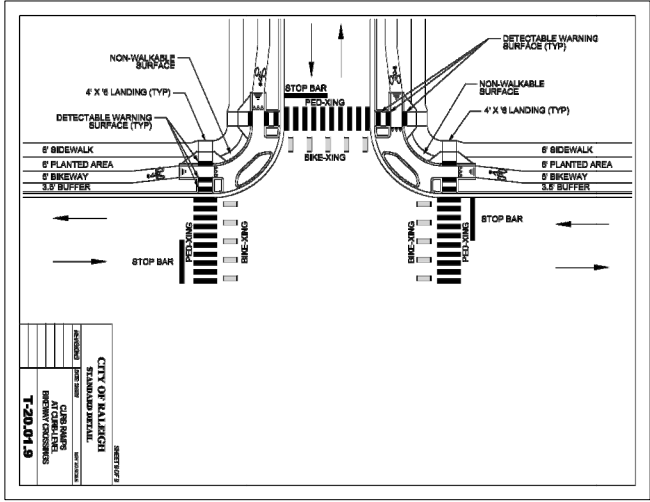
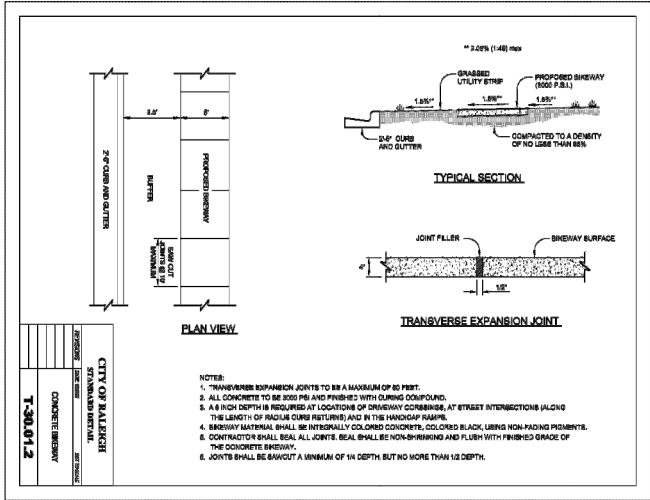
JOB NO.

SHEET NO.  
**C1.0**





[illegible]



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

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

**DETAILS**

JOB NO.  
61765  
SHEET NO.  
C2.2

YOUR VISION ACHIEVED THROUGH OURS.

NO.	DATE	DESIGNED BY	CHECKED BY	SCALE
1	01/31/2024	M. DAVIDSON	M. DAVIDSON	AS SHOWN
2	02/02/2024			

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
2401 TOWN SQUARE, SUITE 200, RALEIGH, NC 27607  
TEL: 919.866.4921 FAX: 919.833.8124 WWW.TIMMONSGROUP.COM

REVISION DESCRIPTION
REVISIONS PER LIST FOR REVIEW COMMENTS
ADD TO BULKHEAD PATH PER AND ADD REVIEW COMMENTS

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**BODY OF CHRIST CHURCH**  
4801 SPRING FOREST ROAD  
RALEIGH, NC 27616  
(919) 812-7112

**CIVIL ENGINEER**

DEVELOPMENT ENGINEERING, INC.  
DAVID BUEVINS, PE  
244 PL MILLBROOK ROAD  
RALEIGH, NC 27604  
PHONE (919) 841-8800

**STRUCTURAL ENGINEER**

FLINHER REED, PA  
MITCH FLINHER, PE  
1101 MAYNES STREET  
SUITE 102  
RALEIGH, NC 27604  
(919) 851-7149

**ARCHITECTURE FIRM**

DESIGN DEVELOPMENT  
800 SALEM WOODS DRIVE  
SUITE 102  
RALEIGH, NC 27619  
(919) 846-4474

**P & M ENGINEER**

NEST KEY CONSULTING  
DENNIS NIELD  
4008 BARRETT DRIVE, SUITE 204  
RALEIGH, NC 27604  
PHONE (919) 851-8020  
FAX (919) 851-8464

**ELECTRICAL ENGINEER**

ANGUS CLARK, P.E.  
CONSULTING ENGINEER  
801 SHANNON OAKS CIRCLE  
SUITE 200  
CARY, NC 27511  
(919) 854-4504

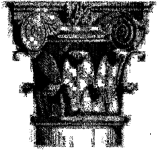
**FIRE PROTECTION**

PHOENIX FIRE PROTECTION, INC.  
RANDALL STROTHER  
P.O. BOX 2881  
SANFORD, NC 27511  
PHONE (919) 774-5042  
FAX (919) 774-1452

# BODY OF CHRIST FAMILY LIFE CENTER 5616 FOX ROAD RALEIGH, NC 27616

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**DESIGN  
DEVELOPMENT**

800 SALEM WOODS DRIVE, SUITE 102  
RALEIGH, NORTH CAROLINA 27615  
PH: 919.846.4474  
FAX: 919.846.9972  
Info@designdevelopment.com



**BODY OF  
CHRIST  
FAMILY LIFE  
CENTER**

5616 FOX ROAD  
RALEIGH, NC 27616

TYPE: I-B

SF: 30,840 SF

OCCUPANCY: A2 & A3

No.	Description	Date

PROJECT #: 040065

DATE: 10/30/2006  
10:23:44 AM

COVER SHEET

**T1**



FDC - FIRE DEPARTMENT CONNECTION

North Carolina Fire Prevention Code, Section 912.2.2

1. All sign locations are to be approved by the Fire Official, 8 feet above grade min (must be above bushes, cars, trucks, dumpsters and containment walls)
2. Weather proof construction & paint
3. Signs should be rectangular in shape, 9 inches by 15 inches
4. Letters FDC shall be 6 inches high
5. Letters in words "Fire Department Connection" shall be 2 inches high
6. Directional pointing arrows shall be sized to proportionately match letters
7. All FDC's shall be grouped together and clearly marked, where more than one connection serves the same property except when approved by the Fire Official
8. Every FDC shall be a location accessible to the Fire Official



SP-86-05

LITELY INSTRUMENTATION AND OTHER PUBLIC  
FACILITIES WILLING TO BE CONSIDERED  
RANGE OF 10 TO 100 PERCENT OF THE  
AS SHOWN BY CITY RECORDS. THE CITY  
MAY THEN APPROVE THE LOWEST OFFER  
OR MAY REJECT THE OFFER AND RE-OPEN  
BID. THE CITY WILL NOT BE RESPONSIBLE  
IS AUTHORIZED BY WRITTEN APPROVAL. A PUBLIC  
UTILITY OR OTHER FACILITIES ARE TO BE  
PRESENT TO FINAL ACCEPTANCE.

TRANSPORTATION SERVICES *John H. Smith*  
PUBLIC UTILITIES *W. J. 1/2/86*

CONSERVATION ENGINEER *W. J. 1/2/86*

SP-86-05

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION SHALL CONFORM  
TO CITY OF RALEIGH STANDARDS AND  
SPECIFICATIONS

FOX RD.

RALEIGH, NC

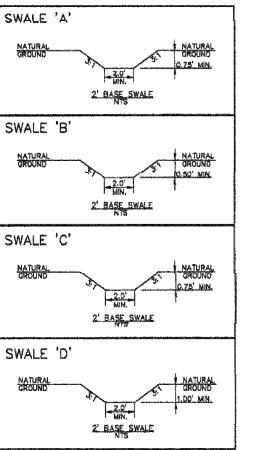
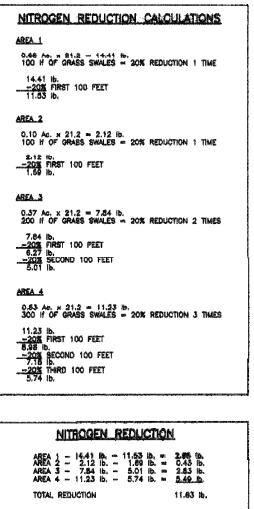
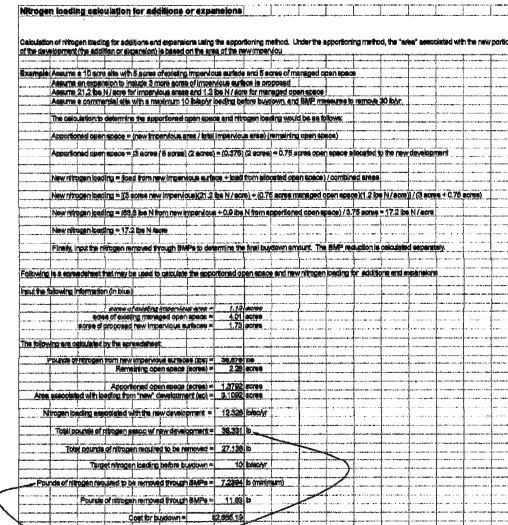
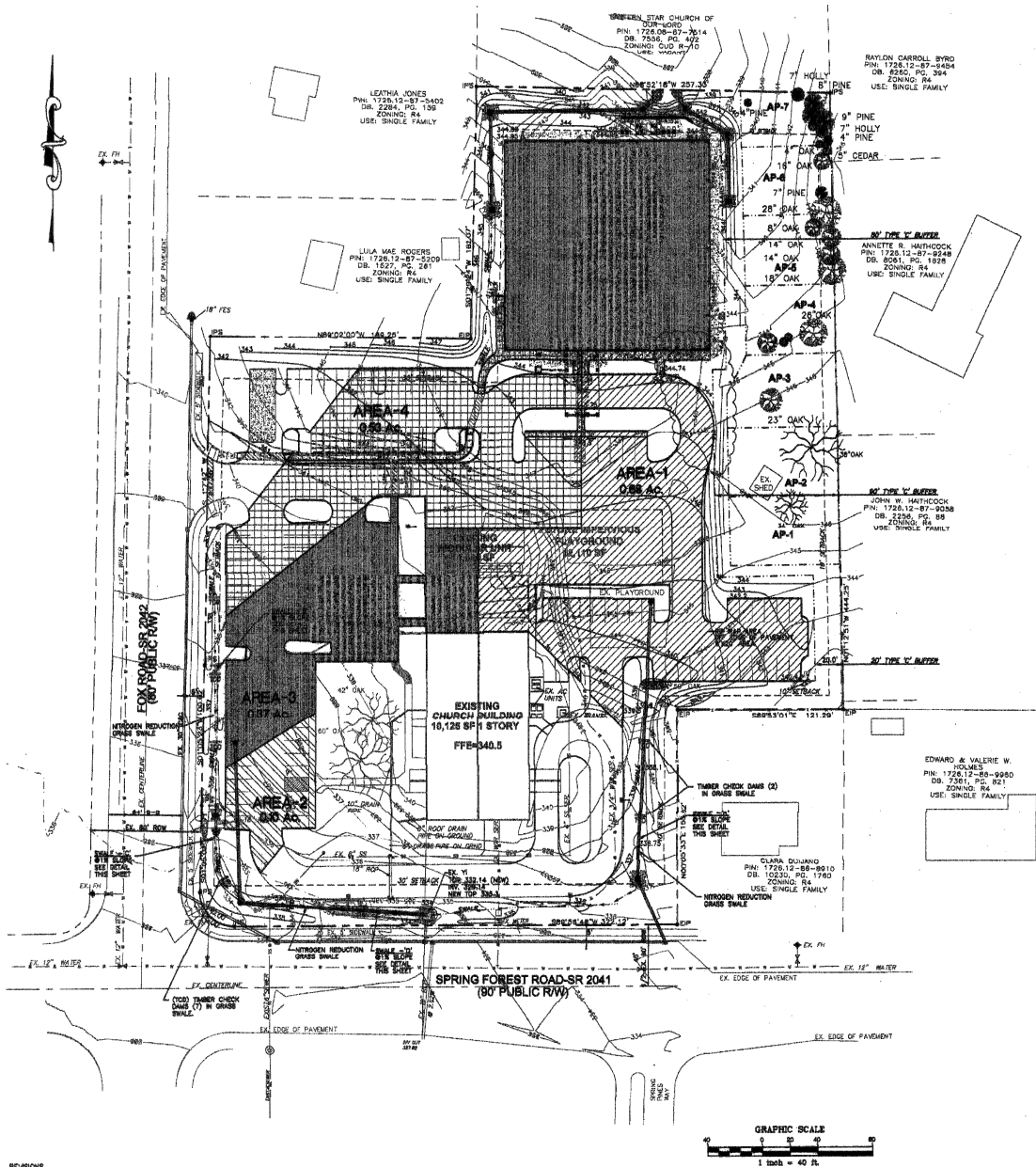
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ORIGINAL DATE: 08-15-06
LATEST REVISION DATE: 11-13-06
PROJECT NO: 06-152

## SITE DEVELOPMENT

**DEVELOPMENT ENGINEERING, INC.**  
*Professional Engineering Consultants*

Phone: 919-847-8300  
Fax: 919-847-2130  
-mail: [Office@d-e-inc.com](mailto:Office@d-e-inc.com)

**SHEET  
NO.**  
**3**

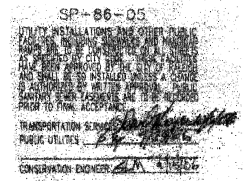


TIMBER CHECK DAM DETAIL NTS

SWALE CHART

SWALE	SWALE FLOW	FLOW DEPTH	SWALE DEPTH	RUN OFF VELOCITY
'A'	7.09 CFS	0.52 FT	0.75 FT	2.77 FT/SEC
'B'	4.08 CFS	0.49 FT	0.50 FT	2.39 FT/SEC
'C'	7.27 CFS	0.66 FT	0.75 FT	2.79 FT/SEC
'D'	9.67 CFS	0.75 FT	1.00 FT	3.01 FT/SEC

NOTE: SWALE STORMWATER FLOW VELOCITIES HAVE BEEN REDUCED WITH THE USE OF TIMBER CHECK DAMS EVERY 50'.



FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

REVISIONS

1. 09-08-06 1ST CONSTRUCTION REVIEW COMMENTS.
2. 09-18-06 TCA METERS AND BOUNDS.
3. 11-15-06 EXPRESS REVIEW COMMENTS.

**BODY OF CHRIST CHURCH**  
**PHASE 2**

FOX RD. RALEIGH, NC

SCALE T-407

ORIGINAL DATE: 08-15-06

LATEST REVISION DATE: 11-03-06

PROJECT NO. 05-482

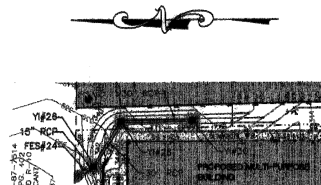
**NITROGEN REDUCTION PLAN**

**DEVELOPMENT ENGINEERING, INC.**  
Professional Engineering Consultants

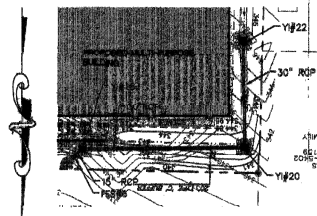
244 W. Millbrook Road, Raleigh, NC 27608  
P. O. Box 17705, Raleigh, NC 27619  
Phone: 919-847-8300  
Fax: 919-847-2130  
E-mail: Office@de-e-inc.com

SP-86-05

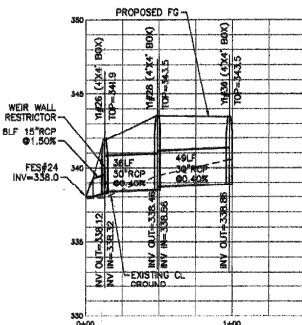
SHEET NO. 6



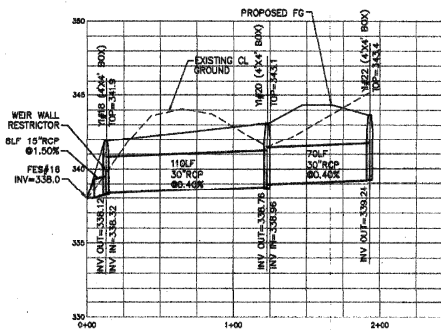
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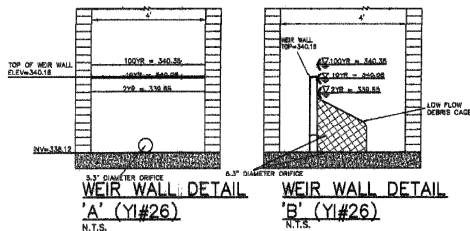
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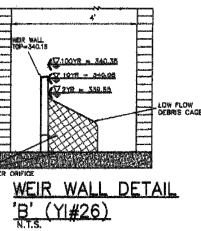
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Y1#30 TO FES#24  
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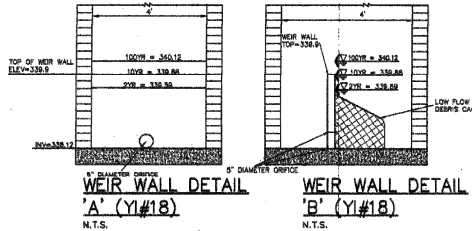
STORM DRAIN PROFILE  
Y1#22 TO FES#16  
SCALE: 1"=40' (H) 1"=4' (V)



WEIR WALL DETAIL  
'A' (Y1#26)  
N.T.S.

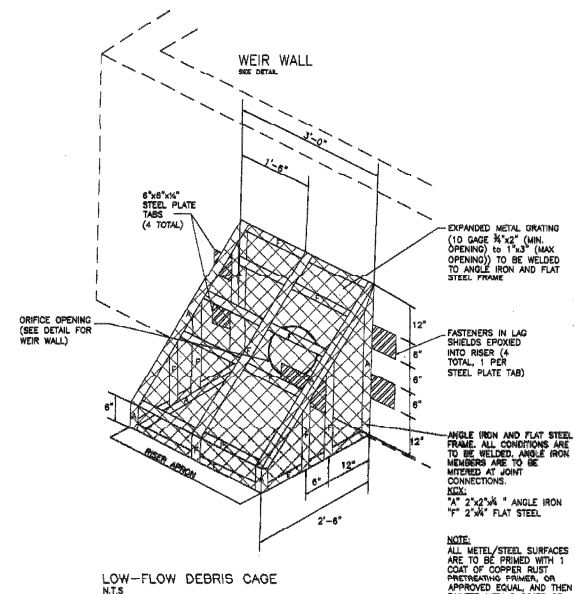


WEIR WALL DETAIL  
'B' (Y1#26)  
N.T.S.

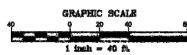


WEIR WALL DETAIL  
'A' (Y1#18)  
N.T.S.

WEIR WALL DETAIL  
'B' (Y1#18)  
N.T.S.



LOW-FLOW DEBRIS CAGE  
N.T.S.



- REVISIONS
- 08-08-01 1ST CONSTRUCTION REVIEW COMMENTS.
  - 08-10-06 TCA METES AND BOUNDS.
  - 11-13-08 EXPRESS REVIEW COMMENTS.

**BODY OF CHRIST CHURCH  
PHASE 2**

FOX RD.

RALEIGH, NC

SCALE: 1"=40'  
ORIGINAL DATE: 08-15-06  
LATEST REVISION DATE: 11-13-08  
PROJECT NO: 06-182

**STORM DRAIN PROFILES**

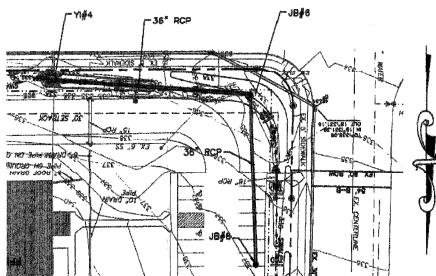
FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

**DEVELOPMENT ENGINEERING, INC.**  
Professional Engineering Consultants  
244 W. Millbrook Road, Raleigh, NC 27609  
P. O. Box 17705, Raleigh, NC 27619  
Phone: 919-847-8300  
Fax: 919-847-2130  
E-mail: Office@de-inc.com

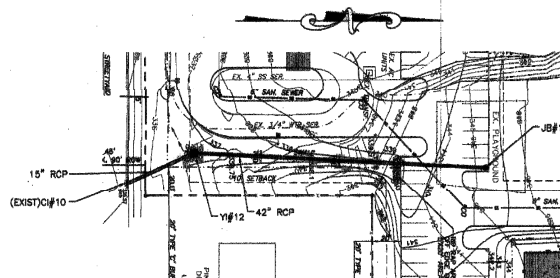
SHEET NO.  
**12**

SP-86-05  
UTILITY INSTALLATIONS AND OTHER PROJECTS  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]  
CONSULTANT: [Signature]  
CONSTRUCTION ENGINEER: [Signature]

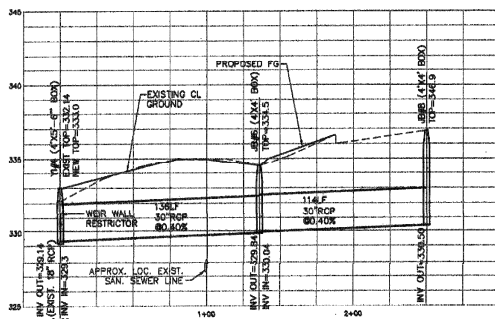




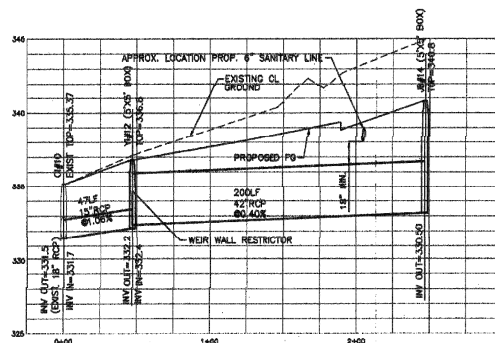
PLAN  
SCALE: 1"=40'



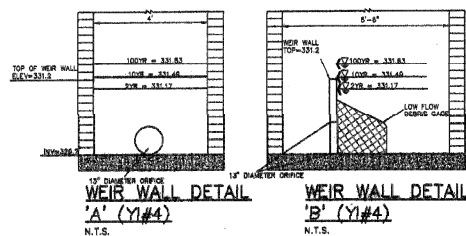
PLAN  
SCALE: 1"=40'



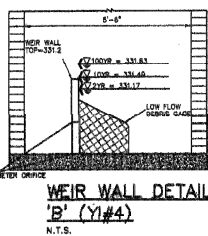
STORM DRAIN PROFILE  
(EXIST.) Y1#4 TO JB#6  
SCALE: 1"=40' (H) 1"=4' (V)



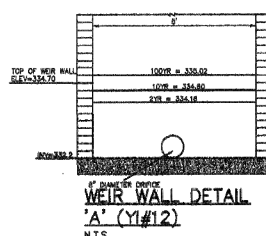
STORM DRAIN PROFILE  
(EXIST.) Y1#12 TO JB#14  
SCALE: 1"=40' (H) 1"=4' (V)



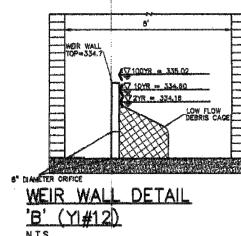
WEIR WALL DETAIL  
'A' (Y1#4)  
N.T.S.



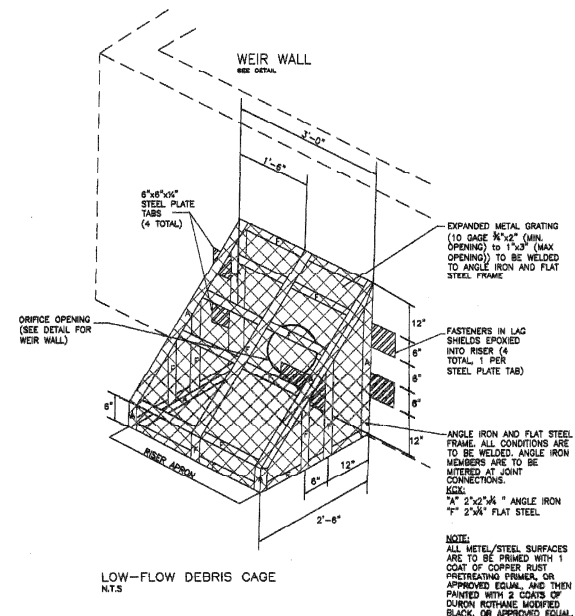
WEIR WALL DETAIL  
'B' (Y1#4)  
N.T.S.



WEIR WALL DETAIL  
'A' (Y1#12)  
N.T.S.



WEIR WALL DETAIL  
'B' (Y1#12)  
N.T.S.



LOW-FLOW DEBRIS CAGE  
N.T.S.

SP-86-05  
INSTALLATION AND OPERATION  
MANUAL  
FOR  
STORM DRAIN PROFILES  
WITH  
LOW-FLOW DEBRIS CAGES  
AND  
WEIR WALLS  
DESIGNED BY  
DEVELOPMENT ENGINEERING, INC.  
FOR THE  
CITY OF RALEIGH, NC  
APPROVED BY  
CITY ENGINEER  
DATE: 11/15/06  
CONSTRUCTION ENGINEER: [Signature]

ALL CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

**BODY OF CHRIST CHURCH  
PHASE 2**

FOX RD.

RALEIGH, NC

SCALE: 1"=40'  
ORIGINAL DATE: 08-15-06  
LATEST REVISION DATE: 11-15-06  
PROJECT NO: 05-052

**STORM DRAIN PROFILES**

**DEVELOPMENT ENGINEERING, INC.**  
Professional Engineering Consultants  
Phone: 919-847-8300  
Fax: 919-847-2130  
244 W. Millbrook Road, Raleigh, NC 27608  
P. O. Box 17705, Raleigh, NC 27619  
E-mail: office@de-inc.com

SHEET NO.  
**13**