

Ordinance (2013) 194ZC690

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Section 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

Z-5-13/ MP-4-12 – Falls of Neuse Road Conditional Use District- located on the north side, east of its intersection with Walton Commons Drive, being Wake County PINs 1718312840 and 1718317729. Approximately 25.71 acres to be rezoned from Rural Residential with Watershed Protection Overlay District (WPOD) and Special Highway Overlay District-1 (SHOD-1) to Rural Residential with Planned Development Conditional Use Overlay, and with WPOD and SHOD-1.

Conditions Dated: 04/16/13

Narrative of conditions being requested: **Rural Residential with SHOD-1, WPOD and PDD.**

1. No development shall take place on the subject property except in general accordance with the accompanying Master Plan, and amendments thereto approved by the City Council.
2. Prior to issuance of any building permit, the property owner shall petition the City of Raleigh for annexation into its corporate limits.
3. Stormwater runoff resulting from standard design storm water events up to and including the 100 year storm from all impervious surface located upon the subject property shall be pumped away from the Falls Lake Reservoir generally as described in the accompanying Master Plan until and unless the City Council adopts a resolution to reverse the flow of stormwater toward the Falls Lake Reservoir and utilize or convert to the “Non-Piping (Low Impact Development) Option” generally as described in the accompanying Master Plan.
4. No development of the subject property shall increase stormwater peak flow rates during the occurrence of standard design storm events up to and including the 100 year storm to that area receiving pumped stormwater run-off from the site from existing levels, nor shall the introduction of the pumped stormwater runoff create an unreasonable condition for any receiving off-site area. The City of Raleigh Stormwater Division shall approve the drainage route for pumped stormwater run-off under this condition.
5. In the event the health club and associated uses are not constructed, the subject property may be utilized for any use permitted in the Residential-1 zoning district under the Unified Development Ordinance.

MASTER PLAN (MP-4-2012)
LIFE TIME FITNESS MASTER PLAN
PROPOSED PLAN DEVELOPMENT DISTRICT

25.71 ACRES

PROPERTY OWNER:

Falls of Neuse Driving Range, Inc.
8515 Falls of Neuse Road
Raleigh, North Carolina 27615

CONTRACT PURCHASER:

LTF Real Estate Company, Inc.
2902 Corporate Place
Chanhassen, MN 55317

CONSULTANTS:

Smith Moore Leatherwood, LLP- Attorneys

John R. McAdams Company- Land Planning and Civil Engineering

Kimley-Horn and Associates, Inc.- Transportation Engineering

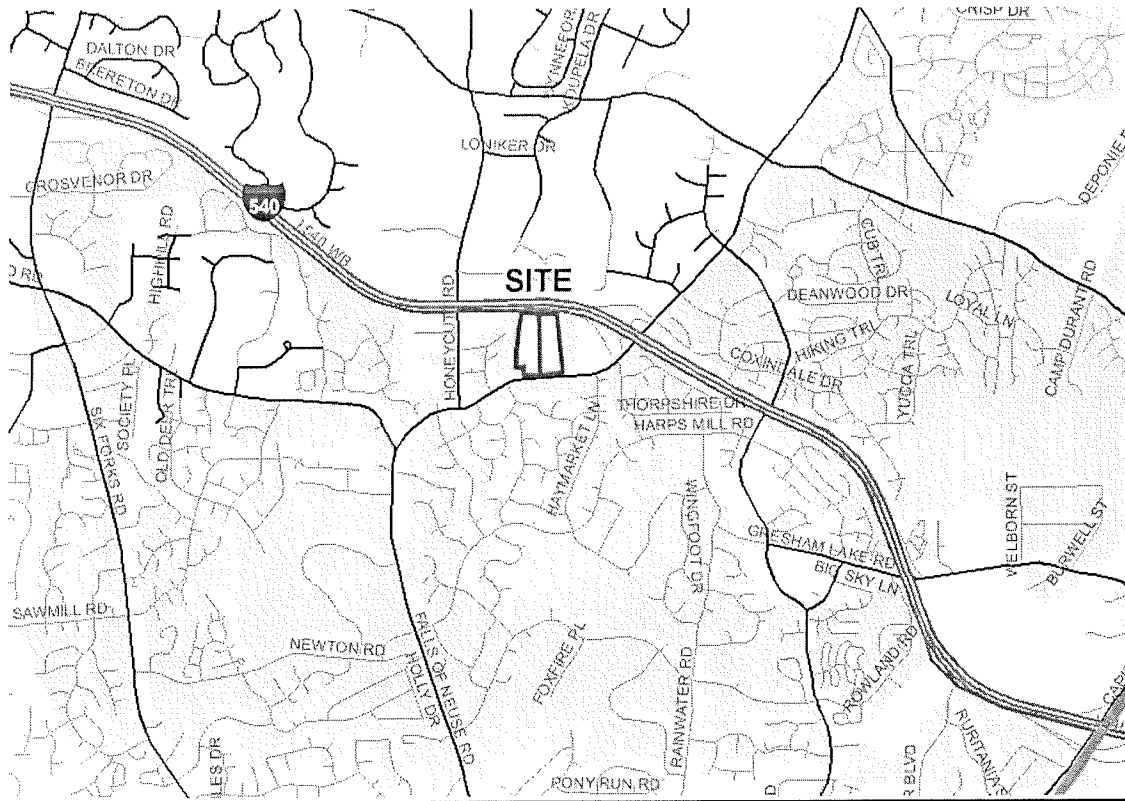
Original Submittal Date: September 21, 2012
Revised: October 23, 2012
Revised: December 18, 2012
Revised: January 23, 2013
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Revised: March 6, 2013
Revised: March 8, 2013
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Revised April 16, 2013
Revised May 14, 2013

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1. VICINITY MAP



2. SUMMARY INFORMATION

A. Name of Development:	Life Time Fitness Center and Conservation Area
B. Name of Property Owners:	Falls of Neuse Driving Range, Inc. 8515 Falls of Neuse Road Raleigh, NC 27615
C. Contract- Purchaser:	LTF Real Estate Company, Inc. 2902 Corporate Place Chanhassen, MN 55317
D. Attorneys:	Elizabeth C. Trahos Smith Moore Leatherwood, LLP 434 Fayetteville Street, Suite 2800 Post Office Box 27525 Raleigh, North Carolina 27611 919.755.8760 919.838.3167 (fax) beth.trahos@smithmoorelaw.com David J. Neill Smith Moore Leatherwood, LLP 434 Fayetteville Street, Suite 2800 Post Office Box 27525 Raleigh, North Carolina 27611 919.755.8766 919.838.3168 (fax) dave.neill@smithmoorelaw.com

3. INTRODUCTION

This document and the accompanying exhibits submitted herewith (collectively, the “Master Plan”) are provided pursuant to provisions of the Raleigh City Code (the “Code”) dealing with the Planned Development Conditional Use Overlay District (“PDD”) for a Life Time Fitness Health Club proposed by Falls of Neuse Driving Range, Inc. (the “Property Owner”) and LTF Real Estate Company, Inc. (the “Contract-Purchaser”).

4. LOCATION AND CONTEXT

This Master Plan contemplates the redevelopment of the Falls of Neuse Driving Range, including the driving range, 36-hole putt-putt golf course, associated snack bar and retail golf store, as a modern, best-in-class, health and fitness center. The Falls of Neuse Driving Range property is comprised of two parcels totaling 25.71± acres located on the north side of Falls of Neuse Road near the interchange with I-540 (the “Property”).

Land use in the surrounding area is largely commercial. Adjacent and nearby uses include a shopping center, several office buildings, several gas stations, two car washes, a landscape business, a day care, a church, a school, and a small residential neighborhood accessed from Honeycutt Road. Adjacent and nearby zoning includes Shopping Center, Neighborhood Business, Office & Institutional-1 CUD and Rural Residential.

5. THE DEVELOPMENT CONCEPT

With the consent of the property owner, the Contract-Purchaser proposes to build a health club with gymnasium, indoor and outdoor swimming pools, an ancillary day care

facility providing child care services for members while they are on the premises, an ancillary restaurant, a snack bar at the outdoor pool, a spa and salon and a small store selling items related to health and fitness (the “Health Club”). Access to all facilities is restricted to members and their paying guests of the health facility. A Land Use Plan identifying the general development concept has been submitted as a part of this Master Plan.

6. LAND USES

The Property shall be utilized only for a health club facility which shall be restricted to membership (verification of membership status shall occur prior to engaging in any of the activities associated with the health club) and which may include the following uses as general uses on the Property as the same are utilized in Section 10-2071:

- (a) Recreational use restricted to membership-commercial;
- (b) indoor and outdoor swimming pools and spas;
- (c) one or more gymnasiums including indoor basketball, racquet ball or similar courts;
- (d) one day care facility which shall provide child care services only for the children of users of services offered upon the Property;
- (e) one eating establishment without a drive-thru window included within the same building as the Health Club and not comprising more than ten percent (10%) of the building floor area gross of the building;
- (f) one spa, medi-spa and salon, providing such services as hair care, nail care, waxing, facial treatments of all sorts, tanning, chiropractic treatments, massage, physical therapy, and nutrition counseling and classes among other services generally associated

with a spa, medi-spa and salon, included within the same building as the Health Club and not comprising more than ten percent (10%) of the building floor area gross of the building;

(g) a shop displaying health and fitness accessories within the same building as the Health Club and not comprising more than ten percent (10%) of the total heated area of the building;

(h) a snack bar without a drive-thru window located in a cabana near the outdoor pool;

(i) offices for employees of the Health Club;

(j) other service uses ancillary to the Health Club;

(k) a parking facility or facilities;

(l) open space, conservation area, tree planting and tree save areas;

(m) driveways, drive aisles, sidewalks, access ways and streets associated with the Health Club;

(n) accessory structures;

(o) stormwater devices, irrigation systems, sedimentation and erosion control devices; and related infrastructure;

(p) utility services;

(q) signage shall be permitted as allowed in the Thoroughfare District; and

(r) such other uses necessary for and incidental to the construction of a health club.

7. LAND USE INTENSITY.

A. Limitation on Impervious Area.

The site, including rezoned property that does not currently drain to the Falls Lake Reservoir, shall not exceed thirty percent (30%) impervious surface of the Property.

B. Building Number and Size Limitation.

One (1) principal building is permitted on the Property. The principal building on the site shall not exceed 112,000 square feet floor area gross. No more than three (3) accessory buildings not exceeding 3,000 square feet floor area gross in aggregate total shall be permitted on the site for storage of stormwater management supplies, irrigation systems, control systems, pump systems, etc. and a cabana building associated with the outdoor pool. For purposes of this document “floor area gross” shall mean: the sum in square feet of the gross horizontal areas of all floors of the building measured from the exterior walls or from the center line of separating two (2) buildings. The floor area gross of a building shall include basement floor area when more than one-half ($\frac{1}{2}$) of the basement height is above the established curb level or above the finished lot grade level where the curb level has not been established. Elevator shafts, stairwells, floor space used for mechanical equipment, attics, balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses shall be included in the calculation of floor area gross. However, the following shall not be included in the floor area gross: any space devoted exclusively to off-street parking; or outdoor loading, display, utility service areas; or mechanical equipment and uninhabited enclosed space on tops of roofs; or attic space having head room of less than seven (7) feet ten (10) inches.

C. Building Height Limitation.

No building shall exceed two stories and fifty-seven feet (57') in height.

Buildings in the general area are similarly developed as two story buildings.

8. STANDARDS AND CRITERIA

A. Building Setback

To remain consistent with area properties, the principal building shall be set back at least thirty feet (30') on all sides.

B. Transportation

1. Traffic Impact Analysis

Please refer to the Traffic Impact Analysis submitted with this Master Plan and incorporated herein.

2. Circulation Plan

Please refer to the Preliminary Circulation Plan submitted with this Master Plan and incorporated herein.

a. Vehicular and Pedestrian Interconnectivity. Prior to the issuance of any building permit, pedestrian and vehicular interconnectivity shall be offered to the following properties with frontage along Falls of Neuse Road: (1) that certain parcel identified as Wake County PIN 1718 21 7422 and further described in Book 10396, Page 566, Wake County Registry; (2) that certain parcel identified as Wake County PIN 1718 21 9225 and further described in Book 1892, Page 449, Wake County Registry; (3) that certain parcel identified as Wake County PIN 1718 31 0273 and further described in Book 3455, Page 876, Wake County Registry; and (4) that certain parcel identified as Wake County PIN 1718 41 0568 and further described in Book 10506, Page

1716, Wake County Registry. Vehicular and pedestrian interconnectivity shall be provided prior to issuance of any building permit by construction of public street or public or private access easements to the identified adjoining properties. Pedestrian and vehicular interconnectivity to a specific parcel need not follow the same route. The pedestrian access way connecting Falls of Neuse Road to the facility's front door shall be identified using pavers as it traverses the parking area rather than painted striping.

b. Public Street Connection to Walton Commons Drive.

Prior to the issuance of any building permit for any building, right-of-way of fifty feet (50') in width, except at the connection to Walton Commons Drive where right-of-way will narrow to the available land area- approximately forty-five feet (45') in width, providing a connection to Walton Commons Drive by extending Rue Monet through that certain parcel identified as Wake County PIN 1718 21 7422 and further described in Book 10396, Page 566, Wake County Registry to the western boundary of the subject property shall be dedicated to the City of Raleigh, generally as shown on the attached **Exhibit A**. Prior to the issuance of a certificate of occupancy for any building, a public street thirty-one feet (31') in width from back of curb to back of curb including sidewalk on one side, except at the connection to the Property where the street width shall taper to connect with the twenty-four foot (24') wide private drive continuing onto the Property, shall be constructed within the previously dedicated right-of-way connecting the subject property to Walton Commons Drive ("Public Street Connection"), generally as shown on the attached **Exhibit A**. This Public Street Connection shall fulfill the vehicular and pedestrian interconnectivity requirements for that certain parcel identified as Wake County PIN 1718 21 7422 and further described in Book 10396, Page 566, Wake County

Registry required in Section 8(B)(2)(a) above. A private drive measuring at least twenty-four feet (24') in width from back of curb to back of curb with sidewalk on one side shall continue from the terminus of the Public Street Connection to the eastern boundary of the subject property, generally as shown on the attached Preliminary Master Site Plan. Parking shall be permitted on the private drive, generally as shown on the attached Preliminary Master Site Plan. The private drive shall be subject to a Public Access Easement and a Public Utility Easement. This private drive shall serve as the interconnectivity to that certain parcel identified as Wake County PIN 1718 41 0568 and further described in Book 10506, Page 1716, Wake County Registry as required in Section 8(B)(2)(a) above.

The stormwater generated by the Public Street Connection shall be routed to the Property and treated to meet the requirements of section 8(E) below entitled "Stormwater Management".

3. Transit Easement

The property owner shall dedicate to the City a twenty foot by fifteen foot (20'x 15") transit easement to support a bus stop along Falls of Neuse Road as shown on the attached Preliminary Master Site Plan prior to the issuance of any building permit. If desired by the City, the property owner shall install a bus shelter in the transit easement prior to the issuance of a certificate of occupancy for a building at the property owner's expense, said expense not to exceed \$10,000.00. In addition the property owner shall register for the Capital Area Transit GoPass program, which allows an employer to provide bus passes to their employees at no charge to the employee, and the Triangle Transit Authority's Emergency Ride Home program, which provides free rides home for employees who live in Wake, Durham or Orange Counties, utilize transit or ride share

programs and find themselves in need of an unexpected ride home due to illness or crisis, all in order to encourage use of area transit.

C. Public Utilities

All public utilities are available to the property. The location of public water and sewer mains are shown on the Preliminary Utility Plan submitted with this Master Plan. The Building will connect to public water and sewer.

D. Stormwater Management

The Property is split by the ridge line such that approximately 22.96± acres of the Property currently drains toward Falls Lake via an unnamed tributary of Honeycutt Creek and, thus, are contained within the secondary water supply watershed and subject to the stormwater management requirements found in Part 10A, Chapter 10 of the City Code. The remainder of the site drains away from the Falls Lake Reservoir and is not included in the Water Supply Watershed but remains in the Neuse River Basin and is subject to the stormwater management requirements found in Part 10A, Chapter 9 of the City Code except where the condition set forth below exceed the requirements of the City Code. Stormwater management on this site shall address two primary issues: (a) peak discharge rates and (b) water quality management.

1. Peak Discharge Rates.

In addition to City Code requirements regulating the two-year and ten year storms, the peak stormwater runoff leaving the site for the one-year, 25 year and 100 year storm (collectively called the “Standard Design Stormwater Events”) shall be no greater for post-development conditions than pre-development conditions as the same are defined by Part 10A, Chapter 12 of the Code. The same methodologies used to calculate

stormwater runoff must be used for both pre-development conditions and post-development conditions.

2. Water Quality Management.

a. Pumping Option

Stormwater runoff resulting from the Standard Design Stormwater Events from all impervious surfaces located upon the Property shall be pumped away from the Falls Lake Reservoir. Nitrogen and Phosphorous export load leaving the site to the Falls Lake Reservoir from all impervious areas located upon the Property shall be zero (0) pounds per acre per year. Stormwater pumped away from the Falls Lake Reservoir under this option will be treated such that all discharge meets City Code standards for stormwater discharge within the Neuse River Basin and outside the Falls Lake Reservoir watershed.

The pumps will be operated such that pumping will not begin until at least twenty-four (24) hours after a rainfall event. Furthermore, the pumps will cease operation if rainfall exceeding two-tenths of an inch (0.2”) occurs at any time during the pumping operation and not start again until twenty-four (24) hours after the rainfall event. Design of the pump system will incorporate one primary pump and a second redundant pump to ensure a working pump is always available. Additionally, the pumping system will include a backup power supply that will be automatically activated in the event of a power failure.

In the event the pumping option is utilized and the stormwater drains to the south of the site into drainage ways along Rainwood Drive, the property owner shall pay to the City of Raleigh Stormwater Division as a contribution to the cost of the on-going drainage way improvement project in the area the sum of Eighty

Thousand Dollars (\$80,000.00), prior to the issuance of a building permit for the Property. In the event the City Council elects the Non-Pumping (Low Impact Development) Option after receipt of such funds from the Property Owner, these funds will **not** be refundable and the City may keep them.

i. Bond for Conversion from Option to Non-Pumping (Low Impact Development) Option

If the Project is constructed utilizing the Pumping Option, the property owner shall provide the City of Raleigh with a bond to convert the project from the Pumping Option to the Non- Pumping (Low Impact Development) Option, in the event the City Council adopts a resolution to reverse the flow of stormwater. The face value of the bond shall be one hundred and ten percent (110%) of the cost of conversion estimated by an engineer and approved by the City of Raleigh. The bond shall be posted prior to the issuance of a certificate of occupancy and kept in force for fifteen (15) years from that date.

b. Non-Pumping (Low Impact Development) Option

i. Nitrogen Export Load Limitations.

The Nitrogen export load leaving the site shall be less for post-development conditions than pre-development conditions as the same are defined by Part 10A, Chapter 12 of the Code utilizing generally accepted engineering calculations and in no event shall the post-development nitrogen export to the Falls Lake Reservoir from the site exceed 1.1 pounds of nitrogen per acre per year. Calculations submitted with this Master Plan utilize the *Jordan Lake Stormwater Load Accounting Tool* (JLSLAT), the most recent nutrient loading tool available from North Carolina Department of Water Quality and approved for use in the Falls Lake watershed. For those

areas of the site not draining towards the Falls Lake Reservoir, nitrogen loading calculations are computed using the methods approved by North Carolina Department of Water Quality as part of the Neuse River Basin Model Plan (1997) as per North Carolina Department of Water Quality. The same methodologies used to calculate nitrogen export load must be used for both pre-development conditions and post-development conditions. The property owner shall **not** have the option of offsetting their nitrogen export load to achieve the goal of nitrogen export load leaving the site being less for post-development conditions than pre-development conditions as described above by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank as a part of their calculations for property that is in the secondary watershed; however, this does not preclude the property owner from making an offset payment to further reduce the computed nutrient export from site. Please see the attached engineering plans for more detailed calculations.

ii. Phosphorous Export Load Limitations.

The Phosphorous export load leaving the site shall be less for post-development conditions than predevelopment conditions as the same are defined by Part 10A, Chapter 12 of the Code utilizing generally accepted engineering calculations and in no event shall the post-development phosphorous export from the site to the Falls Lake Reservoir exceed 0.20 pounds of phosphorous per acre per year. Calculations submitted with this Master Plan utilize the *Jordan Lake Stormwater Load Accounting Tool* (JLSLAT), the most recent nutrient loading tool available from North Carolina Department of Water Quality and approved for use in the Falls Lake Watershed. The same methodologies used to calculate phosphorous export load must be used for both

pre-development conditions and post-development conditions. The property owner shall not have the option of offsetting their phosphorous export load to achieve the goal of phosphorous export load leaving the site being less for post-development conditions than pre-development conditions as described above by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank as a part of their calculations for property that is in the secondary watershed; however, this does not preclude the property owner from making an offset payment to further reduce the computed phosphorous export from site. Please see the attached engineering plans for more detailed calculations.

3. Maintenance Bonding Requirement.

In addition to the replacement fund ordinarily required by the City of Raleigh for stormwater devices, the property owner shall provide the City of Raleigh with a maintenance bond to ensure the stormwater devices are properly maintained in the event of the property owner's absence or insolvency. The dollar amount of the bond shall be equal to the amount of money necessary to maintain the stormwater device for one year as defined the in the stormwater maintenance manual for the project multiplied by five (5).

4. Monitoring Requirement.

a. Water Quality Monitoring Requirement.

In addition to the annual inspection ordinarily required by the City of Raleigh for stormwater devices, the property owner shall contract with an engineer to periodically monitor the export load levels of nitrogen and phosphorous to the Falls Lake Reservoir from the site and provide a yearly report to the City of Raleigh. If, in any

given year, the engineer's report shows that the export of nitrogen or phosphorous to the Falls Lake Reservoir exceeds the export load limits described in Section 8(D)(2)(b)(i) and (ii) above, the property owner shall be obligated to offset their additional export load by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank. Any offset payment shall equal the cost of the actual additional nitrogen and/or phosphorous export to the Falls Lake Reservoir for one year multiplied by five (5). If the export of nitrogen or phosphorous to the Falls Lake Reservoir again exceeds the export load limits described above in another year, the property owner shall again be obligated to to offset their export load by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank as described above. The property owner shall be required to offset their export load each and every year it exceeds the export load limitations for nitrogen and/or phosphorous export to the Falls Lake Reservoir multiplied by a factor of five (5) as described above. The property owner shall donate to the City of Raleigh any offset credits purchased under this section for use by the City. If the property does not exceed the export load limitation for twenty (20) consecutive years, monitoring shall no longer be required.

In addition, if the export loads of nitrogen and/or phosphorous to the Falls Lake Reservoir exceed the export load limits described above, the property owner shall employ an engineer to design a plan and/or suggest operational changes to improve the nutrient removal ability of the stormwater system to meet the export load limits for nitrogen and phosphorous for review by the City of Raleigh. Once the City of Raleigh has approved the revised stormwater system, the property owner shall install the recommended improvements and/or make the recommended operational changes.

b. Water Quantity Monitoring Requirement.

In addition to the annual inspection ordinarily required by the City of Raleigh for stormwater devices, the property owner shall contract with an engineer to periodically monitor the discharge of stormwater from the stormwater system to the Falls Lake Reservoir and provide a yearly report to the City of Raleigh. The stormwater management system will be designed and operated such that discharge from the stormwater system treating all impervious area to the Falls Lake Reservoir will not occur from Standard Design Stormwater Events. If discharge from the stormwater system exceeds this amount to the Falls Lake Reservoir, the property owner shall employ an engineer to design a plan and/or suggest operational changes to improve the ability of the stormwater system to retain water on site for review by the City of Raleigh. Once the City of Raleigh has approved the revised stormwater system, the property owner shall install the recommended improvements and/or make the recommended operational changes. If the property does not exceed the stormwater discharge limitation for twenty (20) consecutive years, monitoring shall no longer be required.

E. Open Space and Tree Conservation.

1. Open Space.

A minimum of forty percent (40%) of the Property shall be maintained as open space and utilized only for conservation area; tree conservation area; tree plantings area; landscape areas; and educational areas including associated access trails.

2. Tree Conservation Area.

At least fifteen percent (15%) of the site will be dedicated to Tree Conservation Area as defined by the Code. Tree Conservation will be provided generally as shown on the attached Tree Conservation Plan.

F. Parking

1. Vehicle Parking Maximum

Parking provided shall not exceed 6 spaces per 1,000 square feet of floor area gross.

2. Bicycle Parking

Bicycle racks containing capacity for at least forty (40) bicycles shall be provided adjacent to the entrance to the primary building.

3. Exterior Lighting

Exterior light fixtures shall be full cut-off design and shall not exceed twenty-five feet (25') in height. Wall-mounted light fixtures shall be full cut-off design or shielded from view. Any skylight shall be constructed with a semi-opaque material designed to limit light transmission rather than of clear glass. Exterior lighting shall be installed such that light does not exceed 2 foot candles when measured at any property line abutting a non-residential use. Notwithstanding the foregoing, exterior lighting shall not exceed 0.5 foot candle at any property line abutting a residential zone or lot with an existing household living or congregate care facility.

G. Phasing

This project will be constructed as one (1) phase.

H. SHOD Yard

A fifty foot (50') wide SHOD-1 yard shall be maintained along I-540 in accordance with the Code. No SHOD yard shall be required along Falls of Neuse Road.

9. AMENDMENTS AND REVISIONS

A. By Property Owners Only

Only the parties owning property within the Life Time Fitness Master Plan shall have the right to amend this Master Plan and the exhibits hereto.

B. Administrative Amendments

Staff shall administratively approve master plan amendments that propose any of the following alterations.

1. An increase or decrease to the allowable residential density, total number of dwelling units not to exceed ten percent.

2. An increase or decrease to the minimum required non-residential square footage or maximum permitted non-residential square footage, not to exceed ten percent.

3. An increase to allowable height (as measured in feet), provided the increase does not exceed the maximum number of feet permitted by story in the height categories contained within section 3.3. Staff may not administratively approve an increase in number of stories as specified in the master plan.

4. A transfer of non-residential floor area or residential dwelling units, from one area to another, not to exceed a twenty percent maximum for each standard.

5. Minor adjustments in location of building, parking and open space areas. A minor adjustment shall be a modification in orientation or distance to property line; however, the adjustment shall not exceed 100 feet in distance from the approved location, and shall not be any located any closer than 50 feet to the boundary of the Planned

Development district. However, where a building or parking area is shown on the approved master plan within 50 feet of a property line, the building or parking area adjustment may not be located any closer to the property line than as shown on the approved Master Plan. In no event shall the principal building and parking be located further from than six hundred fifty feet (650') from the Falls of Neuse Road right-of-way. An adjustment to the location of transit facilities is permitted, provided the adjustment occurs prior to the recordation of the transit easement.

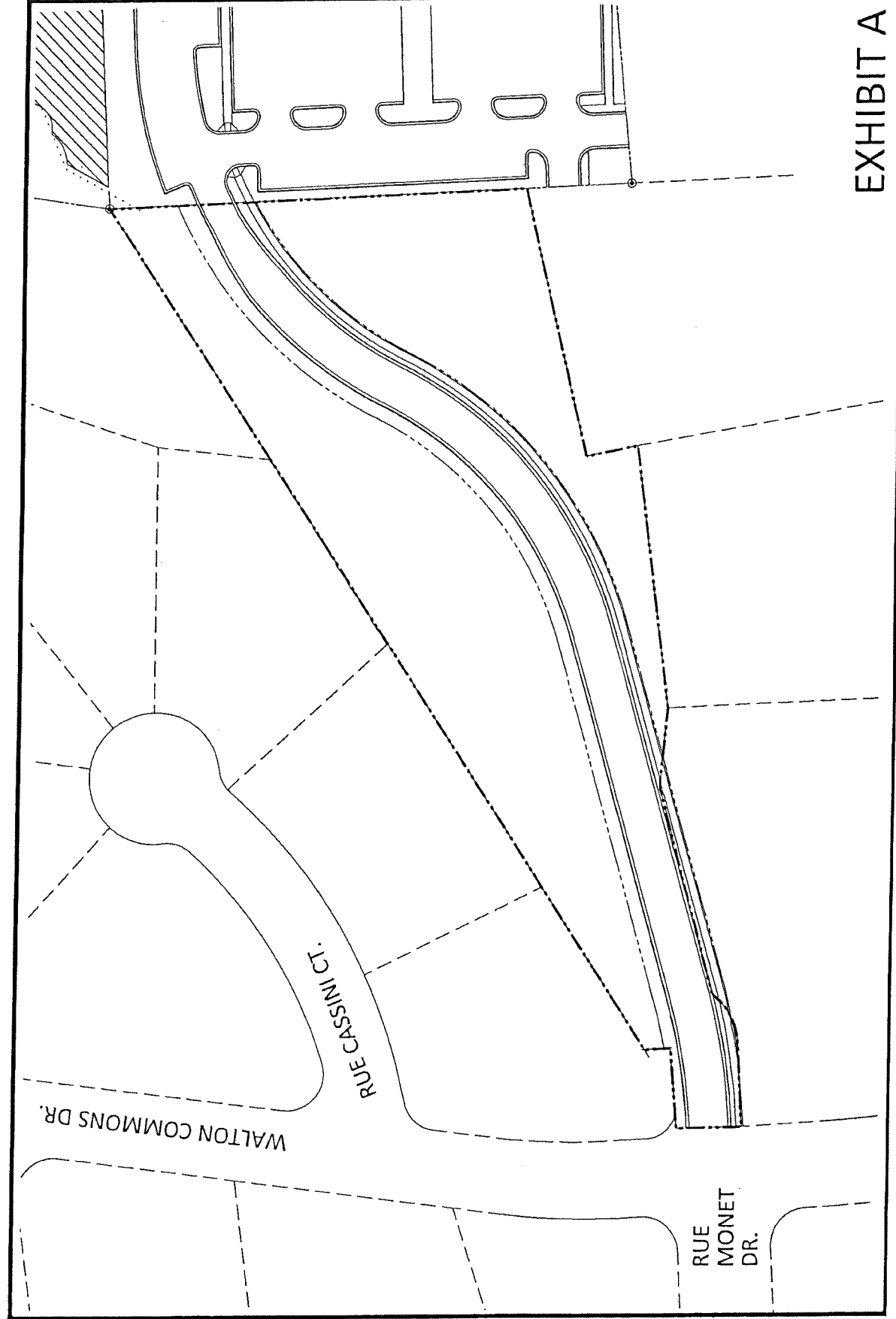
C. Other Revisions.

All other changes to the Master Plan, including termination thereof, shall be made by application to rezone the property to another zoning district under the Code.

D. Procedure for Adopting a Resolution to adopt the Non-Pumping (Low Impact Development) Option

Prior to adopting a resolution to adopt the Non-Pumping (Low-Impact Development) Option, as contemplated in associated zoning condition 3 dated 4-16-13, the City Council shall hold a public hearing and provide notice in accordance with North Carolina General Statute 160A-384, as the same may be amended from time to time. In addition the city shall cause notice to be mailed notice via first class mail to the then Chair of the North Citizens Advisory Council.

EXHIBIT A



LIFE TIME FITNESS

MASTER PLAN EXHIBITS 8515 FALLS OF NEUSE ROAD RALEIGH, NORTH CAROLINA PROJECT NUMBER: LTF-11000 CITY OF RALEIGH CASE NUMBER: MP-4-2012

DATE: SEPTEMBER 21, 2012
REVISED: NOVEMBER 1, 2012
REVISED: DECEMBER 19, 2012
REVISED: JANUARY 23, 2013
REVISED: FEBRUARY 19, 2013
REVISED: MARCH 19, 2013
REVISED: APRIL 18, 2013

CONTRACT PURCHASER:
LTF REAL ESTATE CO., INC.
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-2 LAND USE PLAN
- C-3 PRELIMINARY MASTER SITE PLAN
- C-4 PRELIMINARY CIRCULATION PLAN
- C-5 PRELIMINARY STORMWATER MANAGEMENT PLAN
- C-6 PRELIMINARY GRADING AND STORM DRAINAGE PLAN
- C-7 PRELIMINARY UTILITY PLAN
- LS-1 PRELIMINARY LANDSCAPE PLAN
- LS-2 PRELIMINARY LANDSCAPE PLAN
- TC-1 TREE CONSERVATION PLAN
- TC-2 SECONDARY TREE CONSERVATION AREA
- TC-3 SECONDARY TREE CONSERVATION AREA
- A-1 PRELIMINARY BUILDING ELEVATIONS

Section B:

CLIENT INFORMATION - OWNER ON MASTER PLAN

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS

DEVELOPER'S NAME: _____

LOCATION: 8515 Falls of Neuse Road, Raleigh, NC 27615

LOCAL COUNTY PROPERTY IDENTIFICATION # (P) with property map: _____

STREET ADDRESS: 8515 Falls of Neuse Road, Raleigh, NC 27615

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SITE DATA

CONTRACT PURCHASER:	LTF REAL ESTATE CO., INC. 2902 CORPORATE PLACE CHANHASSEN, MN 55317
PHONE:	1718-31-3848, 1718-31-7728
SITE AREA:	25.71 AC.
EXISTING ZONING:	R-8 WITH RESIDUAL WATERSHED PROTECTION AREA OVERLAY DISTRICT AND SPECIAL HIGHWAY OVERLAY DISTRICT-1
PROPOSED ZONING:	R-8 WITH PLANNED DEVELOPMENT CONDITIONAL USE OVERLAY DISTRICT AND RESIDUAL WATERSHED PROTECTION AREA OVERLAY DISTRICT AND SPECIAL HIGHWAY OVERLAY DISTRICT-1
PROPOSED USE:	RECREATION
EXISTING USE:	RECREATION
BUILDING SETBACKS:	FRONT - 30' SIDE - 30' REAR - 30'
BUILDING HEIGHT:	37' MAXIMUM
BUILDING SQUARE FOOTAGE:	112,000 SF MAXIMUM

PRELIMINARY NUTRIENT EXPORT - NEUSE RIVER BASIN - LID OPTION

TOTAL PRE-DEVELOPMENT NUTRIENT AREA:	100,550 SF
TOTAL PRE-DEVELOPMENT NITROGEN EXPORT RATE:	8.15 lbs/oc/yr
TOTAL PRE-DEVELOPMENT NITROGEN EXPORT:	16.80 lbs/yr
TOTAL PRE-DEVELOPMENT PHOSPHORUS EXPORT RATE:	N/A
TOTAL PRE-DEVELOPMENT PHOSPHORUS EXPORT:	N/A
TOTAL POST-DEVELOPMENT NUTRIENT AREA:	24,555 SF
TOTAL POST-DEVELOPMENT NITROGEN EXPORT RATE:	4.13 lbs/oc/yr
TOTAL POST-DEVELOPMENT NITROGEN EXPORT:	2.33 lbs/yr
TOTAL POST-DEVELOPMENT PHOSPHORUS EXPORT RATE:	N/A
TOTAL POST-DEVELOPMENT PHOSPHORUS EXPORT:	N/A

PRELIMINARY NUTRIENT EXPORT - FALLS LAKE BASIN - LID OPTION

TOTAL PRE-DEVELOPMENT NUTRIENT AREA:	1,019,581 SF
TOTAL PRE-DEVELOPMENT NITROGEN EXPORT RATE:	1.71 lbs/oc/yr
TOTAL PRE-DEVELOPMENT NITROGEN EXPORT:	46.02 lbs/yr
TOTAL PRE-DEVELOPMENT PHOSPHORUS EXPORT RATE:	0.57 lbs/oc/yr
TOTAL PRE-DEVELOPMENT PHOSPHORUS EXPORT:	13.34 lbs/yr
TOTAL POST-DEVELOPMENT NUTRIENT AREA:	1,091,748 SF
TOTAL POST-DEVELOPMENT NITROGEN EXPORT RATE:	1.15 lbs/oc/yr
TOTAL POST-DEVELOPMENT NITROGEN EXPORT:	28.82 lbs/yr
TOTAL POST-DEVELOPMENT PHOSPHORUS EXPORT RATE:	0.18 lbs/oc/yr
TOTAL POST-DEVELOPMENT PHOSPHORUS EXPORT:	4.51 lbs/yr

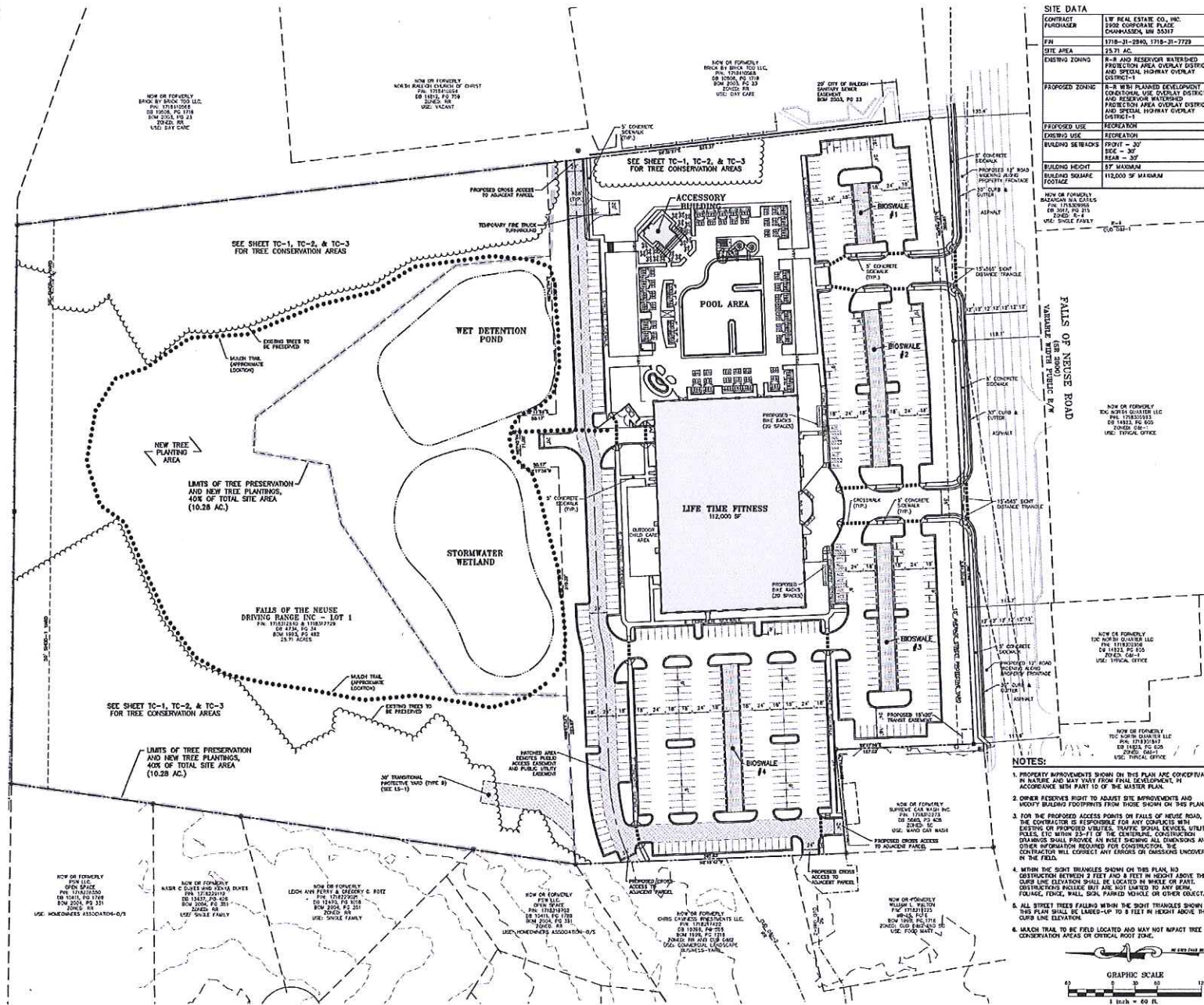
NOTES:

- PROPERTY IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND MAY VARY FROM FINAL DEVELOPMENT, IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
- OWNER RESERVES THE RIGHT TO ADJUST THE LOCATION OF SITE IMPROVEMENTS AND MOODY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.



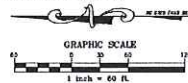
THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
RESEARCH TRIANGLE PARK • CHARLOTTE
2005 W. Hargett Street, Durham, NC 27713
800-733-5646 • www.johnr-mcadams.com • License No.: C-2993

I-540 EXPRESSWAY
VARIANTE WITH I-77



SITE DATA	
CONTRACT PURCHASER	LW REAL ESTATE CO., INC. 1700 CORPORATE BLVD CHANNASSEN, MI 48817
FIN	1718-31-2840, 1718-31-2729
SITE AREA	25.71 AC.
EXISTING ZONING	P-R-8 AND RESERVOR WATERSHED PROTECTION AREA OVERLAY DISTRICT AND SPECIAL HIGHWAY OVERLAY DISTRICT-1
PROPOSED ZONING	P-R-8 WITH PLANNED DEVELOPMENT CONDITIONAL USE OVERLAY DISTRICT AND RESERVOR WATERSHED PROTECTION AREA OVERLAY DISTRICT AND SPECIAL HIGHWAY OVERLAY DISTRICT-1
PROPOSED USE	RECREATION
EXISTING USE	RECREATION
BUILDING SETBACKS	FRONT - 30' SIDE - 30' REAR - 30'
BUILDING HEIGHT	37' MAXIMUM
BUILDING SQUARE FOOTAGE	112,000 SF MAXIMUM
NOW OR FORMERLY RESERVOR WATERSHED PROTECTION AREA ZONED P-R-8 USE: TRUCK FAMILY	P-R-8 CUB-100-1

- NOTES:**
1. PROPERTY IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND MAY VARY FROM FINAL DEVELOPMENT IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
 2. OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.
 3. FOR THE PROPOSED ACCESS POINTS ON FALLS OF NEUSE ROAD, THE CONTRACTOR IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES. TRAFFIC SIGNAL DEVICES, UTILITY POLES, ETC. WITHIN 25'-0" OF THE CENTERLINE. CONSTRUCTION SHOWN SHALL PROVIDE AN INET SCHEDULE ALL DIMENSIONS AND OTHER INFORMATION REQUIRED FOR CONSTRUCTION. THE CONTRACTOR WILL CORRECT ANY ERRORS OR OMISSIONS UNCOVERED IN THE FIELD.
 4. WITHIN THE RIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 4 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BENCH, FENCE, WALL, SIGN, PLANTED MOBILE OR OTHER OBJECT.
 5. ALL STREET TREES FALLING WITHIN THE RIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LASED-UP TO 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.
 6. MATCH TRAIL TO BE FIELD LOCATED AND MAY NOT IMPACT TREE CONSERVATION AREAS OR CRITICAL ROOT ZONE.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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RESOURCES TRIANGLE PARK - CHESAPEAKE
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EXTENSIONS:

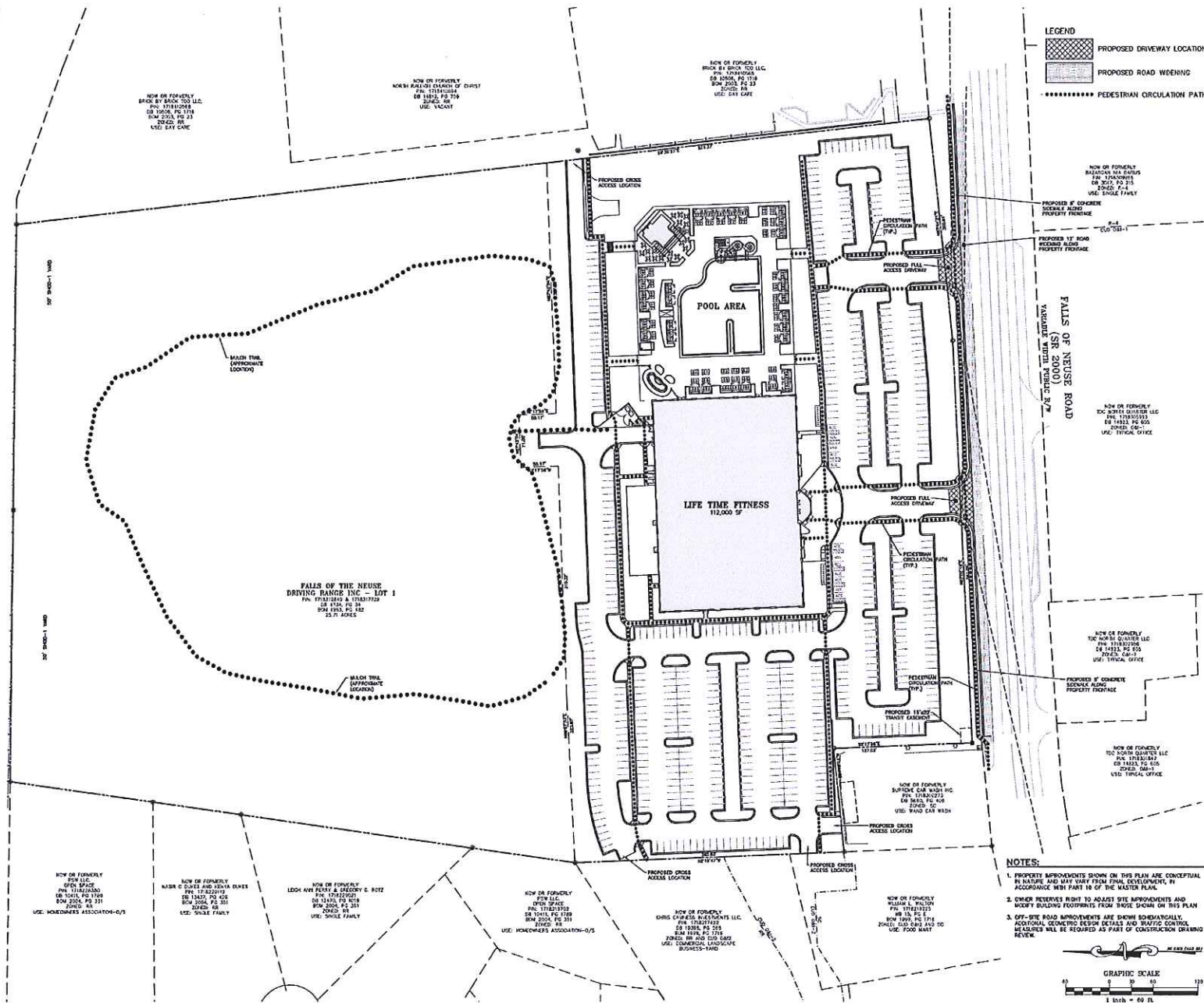
1-10-2022 FOR 017 COMMENTS	1-10-2022 FOR 017 COMMENTS
1-10-2022 FOR 017 COMMENTS	1-10-2022 FOR 017 COMMENTS
1-10-2022 FOR 017 COMMENTS	1-10-2022 FOR 017 COMMENTS

CONTRACT PURCHASER
LTF REAL ESTATE CO., INC.
1700 CORPORATE BLVD
CHANNASSEN, MI 48817

**LIFE TIME FITNESS
FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA**
PRELIMINARY MASTER SITE PLAN

PROJECT NO. LTF-11500
DRAWING NO. LTF11500-51
DESIGNED BY: BOP
CHECKED BY: RUJ
SCALE: 1" = 60'
DATE: 09-21-12
SHEET NO. C-3
McADAMS

I-540 EXPRESSWAY
VARIABLE WIDTH R/W



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1007

SEAL

REVISIONS:

NO.	DATE	DESCRIPTION
1	10-10-2013	FOR CITY COMMENTS
2	11-14-2013	FOR CITY COMMENTS
3	12-10-2013	FOR CITY COMMENTS
4	1-10-2014	FOR CITY COMMENTS

CONTRACT PURCHASER:

LTF REAL ESTATE CO., INC.
2800 CORPORATE PLACE
CHAPEL HILL, NC 27517

LIFE TIME FITNESS
FALLS OF NEUSE ROAD
FALEIGH, NORTH CAROLINA

PRELIMINARY CIRCULATION PLAN

PROJECT NO. LTF-11000

PREPARED BY LTF-11000-CPI

DESIGNED BY BOP

DRAWN BY RLW

SCALE 1" = 60'

DATE 09-21-12

SHEET NO. C-4

McADAMS

I-540 EXPRESSWAY
VARIABLE WIDTH 8'-11"

PRIMARY TREE CONSERVATION AREA
50' WIDE 5000'-1 YARD
(0.36 AC)
SEE SHEET T-2 FOR DETAILS ON
BA CALCULATIONS

ALTERNATE COMPLIANCE SECONDARY
TREE CONSERVATION AREA
65' WIDE PERIMETER YARD
(1.11 AC)

AREA WILL BE PLANTED TO MEET
LANDSCAPE REQUIREMENTS OF
10-200A, SEE L-11 SHEET.

NOW OR FORMERLY
BRICK BY BRICK LTD. LLC.
P.O. 178430055
SR 2000, PD 178
ZONED RS
USE: DAY CARE

NOW OR FORMERLY
NORTH HAZARD CARPONS OF CHEST
(IN 178430055)
SR 2000, PD 178
ZONED RS
USE: VACANT

ALTERNATE COMPLIANCE SECONDARY
TREE CONSERVATION AREA
65' WIDE PERIMETER YARD
(1.24 AC)

NOW OR FORMERLY
BRICK BY BRICK LTD. LLC.
P.O. 178430055
SR 2000, PD 178
ZONED RS
USE: DAY CARE

AREA TO BE IRRIGATED
OPEN SPACE = 5.07 AC.

NOW OR FORMERLY
BAYVIEW SA BAYVIEW
P.O. 178430055
SR 2000, PD 178
ZONED RS
USE: SINGLE FAMILY

CL-4
CL-4

FALLS OF NEUSE ROAD
(SR 2000)
VARIABLE WIDTH 8'-11"

NOW OR FORMERLY
THE NORTH HAZARD LTD. LLC.
P.O. 178430055
SR 2000, PD 178
ZONED RS
USE: TYPICAL OFFICE

NOW OR FORMERLY
THE NORTH HAZARD LTD. LLC.
P.O. 178430055
SR 2000, PD 178
ZONED RS
USE: TYPICAL OFFICE

NOW OR FORMERLY
THE NORTH HAZARD LTD. LLC.
P.O. 178430055
SR 2000, PD 178
ZONED RS
USE: TYPICAL OFFICE

NOW OR FORMERLY
THE NORTH HAZARD LTD. LLC.
P.O. 178430055
SR 2000, PD 178
ZONED RS
USE: TYPICAL OFFICE

NOW OR FORMERLY
THE NORTH HAZARD LTD. LLC.
P.O. 178430055
SR 2000, PD 178
ZONED RS
USE: TYPICAL OFFICE

NOW OR FORMERLY
THE NORTH HAZARD LTD. LLC.
P.O. 178430055
SR 2000, PD 178
ZONED RS
USE: TYPICAL OFFICE

ALTERNATE COMPLIANCE SECONDARY
TREE CONSERVATION AREA
65' WIDE PERIMETER YARD
(1.11 AC)

ALTERNATE COMPLIANCE SECONDARY
TREE CONSERVATION AREA
65' WIDE PERIMETER YARD
(1.11 AC)

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(1.11 AC)

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(1.11 AC)

ALTERNATE COMPLIANCE SECONDARY
TREE CONSERVATION AREA
65' WIDE PERIMETER YARD
(1.11 AC)

ALTERNATE COMPLIANCE SECONDARY
TREE CONSERVATION AREA
65' WIDE PERIMETER YARD
(1.11 AC)

STORMWATER WETLAND
WET DETENTION POND

STORMWATER WETLAND
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WET DETENTION POND

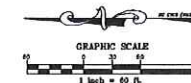
STORMWATER WETLAND
WET DETENTION POND

STORMWATER WETLAND
WET DETENTION POND

STORMWATER WETLAND
WET DETENTION POND

NOTES:

1. PROPERTY IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND MAY VARY FROM FINAL DEVELOPMENT, IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
2. OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND WETLAND BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EXTENSIONS:
1. 1-10-2012 TO 10-10-2012
2. 1-10-2012 TO 10-10-2012
3. 1-10-2012 TO 10-10-2012
4. 1-10-2012 TO 10-10-2012

CONTRACT PURCHASER:
LTF REAL ESTATE CO., INC.
2800 CORPORATE PLACE
CHARLISSIAN, MN 55517

LIFE TIME FITNESS
FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA
PRELIMINARY GRADING AND STORM DRAINAGE PLAN

PROJECT NO. LTF-11000
DRAWING NO. LTF11000-01
SHEET NO. 001
DATE 09-21-12
C-6
McADAMS

TREES

SHRUBS

TREE PLANTING AREA-REFORESTATION

NOTE: CONTRACTOR TO PLANT NON-UNIFORM COMBINATIONS OF THE ABOVE SPECIES WITHIN THE NOTED REFORESTATION AREAS SO AS TO ACHIEVE A MORE NATURALIZED REFORESTED AREA IN APPEARANCE AND DIVERSITY.

TREES

SHRUBS

TRANSITIONAL PROTECTIVE YARD PLANT SCHEDULE

SHRUBSBIOSWALE PLANT LIST (SHRUBS & GRASSES)

1991

DETAIL 1

30' TRANSITIONAL PROTECTIVE YARD-TYPE 'B' DETAIL (TYP) N.T.S.



BIOSWALE PLANTING DETAIL (TYP) N.T.S.



1. PLANT IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND MAY VARY FROM FINAL DEVELOPMENT, IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
2. OWNER RESERVES THE RIGHT TO ADJUST THE IMPROVEMENTS AND PLANT SELECTIONS FOR ANY REASON, INCLUDING LANDSCAPE MATERIAL SELECTIONS FROM THOSE SHOWN ON THIS PLAN.
3. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE FINISH ELEVATION SHALL BE PLACED ON OR NEAR THE CURB. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BENCH, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE, OR OTHER OBJECT.
4. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE MAINTAINED TO A MINIMUM OF 10 FEET ABOVE THE CURB LINE ELEVATION.
5. PLANT SELECTIONS FOR PROPOSED STORMWATER MOUND AND SLOPE SHALL BE DETERMINED AT THE DISCRETION OF THE ARCHITECT.
6. MOUND TREES TO BE PLANTED SHALL BE SELECTED AND MAY NOT IMPACT TREE CONSERVATION AREAS CRITICAL TO THE SITE.

TREE SAVE AREA

SITE AREA = 25.71 AC.
REQUIRED TCA (15%) = 3.86 AC.
PROVIDED TREE SAVE = 3.86 AC.

PRIMARY TREE SAVE AREA = .38 AC.

SECONDARY TREE SAVE AREA = 3.50 AC.

ALTERNATE COMPLIANCE SECONDARY
TREE CONSERVATION AREA
85' WIDE PERIMETER YARD
(1.11 AC)

AREA WILL BE PLANTED TO MEET
LANDSCAPE REQUIREMENTS OF
10-2024. SEE 18-1 SHEET.

I-540 EXPRESSWAY
VARIABLE WIDTH 4' N

PRIMARY TREE CONSERVATION AREA
50' WIDE SHED-1 YARD
(0.38 AC)
SEE SHEET TC-3 FOR DETAILS ON
BA CALCULATIONS

NOW OR FORMERLY
OPEN SPACE
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

NOW OR FORMERLY
NATURAL OPEN SPACE
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

SECONDARY TREE CONSERVATION AREA
85' WIDE PERIMETER YARD
(0.12 AC)

SECONDARY TREE CONSERVATION AREA
10' SHED TREE & CRITICAL ROOT
ZONE WITHIN 85' NON-VACANT
PROPERTY (0.11 AC)

NOW OR FORMERLY
LEIGH ANN FARM & COUNTRY & HOME
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

SECONDARY TREE
CONSERVATION AREA
85' WIDE PERIMETER YARD
(0.11 AC)

SECONDARY TREE
CONSERVATION AREA
85' WIDE PERIMETER YARD
(0.11 AC)

NOW OR FORMERLY
OPEN SPACE
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

NOW OR FORMERLY
OPEN SPACE
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

NOW OR FORMERLY
OPEN SPACE
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

NOW OR FORMERLY
OPEN SPACE
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

NOW OR FORMERLY
OPEN SPACE
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

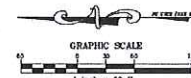
NOW OR FORMERLY
OPEN SPACE
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

NOW OR FORMERLY
OPEN SPACE
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

NOW OR FORMERLY
OPEN SPACE
POTENTIAL FOR 10' WIDE
PERIMETER YARD
USE: HOUSING ASSOCIATION-4/5

NOTES:

1. PROPERTY IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND MAY VARY FROM FINAL DEVELOPMENT, IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
2. OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.



PRELIMINARY DRAWING - NOT READY FOR CONSTRUCTION

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REVISIONS:
A 10-20-2010 FOR CITY COMMENTS
B 11-10-2010 FOR CITY COMMENTS
C 12-10-2010 FOR CITY COMMENTS
D 1-10-2011 FOR CITY COMMENTS
E 2-10-2011 FOR CITY COMMENTS

CONTRACT PURCHASER:
LTF REAL ESTATE CO., INC.
2802 CORPORATE PLACE
CHANNING, MN 55317

LIFE TIME FITNESS
FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA
TREE CONSERVATION PLAN

PROJECT NO. LTF-115000
DRAWING NO. LTF11000-TC1
REVISION: 001
DATE: 09-21-12
SHEET NO. TC-1
McADAMS

TREE SAVE AREA

SITE AREA = 25.71 AC.
REQUIRED TCA (15%) = 3.86 AC.
REQUIRED TREE SAVE = 3.88 AC.

- PRIMARY TREE SAVE AREA = .36 AC.
SECONDARY TREE SAVE AREA = 3.50 AC.

BASAL AREA TOTALS:

- 1) BA=38 21) BA=84 41) BA=43
2) BA=149 22) BA=138 42) BA=79
3) BA=135 23) BA=187 43) BA=33
4) BA=147 24) BA=160 44) BA=56
5) BA=68 25) BA=31 45) BA=104
6) BA=189 26) BA=130 46) BA=59
7) BA=109 27) BA=209 47) BA=36
8) BA=100 28) BA=94 48) BA=54
9) BA=98 29) BA=183 49) BA=31
10) BA=208 30) BA=30 50) BA=92
11) BA=82 31) BA=34 51) BA=48
12) BA=128 32) BA=121 52) BA=100
13) BA=110 33) BA=64 53) BA=97
14) BA=114 34) BA=35
15) BA=117 35) BA=149
16) BA=45 36) BA=93
17) BA=179 37) BA=47
18) BA=218 38) BA=49
19) BA=185 39) BA=49
20) BA=131 40) BA=60

AREA 1) BA = 38
.0613 SF.
12 PINE = .7854
10 PINE = .5454
10 PINE = .5454
9 PINE = .4418

AREA 2) BA = 149
.0780 SF.
24 PINE = 3.142
18 PINE = 1.767
14 SWEETGUM = 1.069
14 SWEETGUM = 1.069
12 SWEETGUM = .7854
10 SWEETGUM = .5454
10 SWEETGUM = .5454
10 SWEETGUM = .5454
10 MAPLE = .5454
8 SWEETGUM = .3491
8 SWEETGUM = .3491
6 OAK = .1983
6 SWEETGUM = .1983

11.65/ .0780 = 149

AREA 3) BA = 135
.0578 SF.
20 PINE = 2.182
18 PINE = 1.767
18 SWEETGUM = 1.767
12 SWEETGUM = .7854
10 SWEETGUM = .5454
8 OAK = .3491
8 OAK = .1983
6 SWEETGUM = .1983

7.789/ .0578 = 135

AREA 4) BA = 147
.0594 SF.
24 PINE = 3.142
18 PINE = 1.767
16 SWEETGUM = 1.396
10 SWEETGUM = .5454
10 SWEETGUM = .5454
8 PINE = .3491
8 CEDAR = .1983

8.727/ .0594 = 147

AREA 5) BA = 68
.0829 SF.
18 SWEETGUM = 1.767
14 SWEETGUM = 1.069
10 SWEETGUM = .5454
8 PINE = .3491
4.276/ .0829 = 68

AREA 6) BA = 189
.0578 SF.
22 PINE = 2.840
18 PINE = 1.767
15 SWEETGUM = 1.227
15 PINE = 1.227
14 PINE = 1.069
10 OAK = .5454
10 PINE = .5454
8 PINE = .3491
8 MAPLE = .1983
6 SWEETGUM = .1983

10.90/ .0578 = 189

AREA 7) BA = 109
.0578 SF.
18 PINE = 1.767
12 SWEETGUM = .7854
10 SWEETGUM = .5454
10 SWEETGUM = .5454
10 BECH = .5454
8 SWEETGUM = .3491
8 MAPLE = .3491
8 MAPLE = .1983
6 SWEETGUM = .1983

6.327/ .0578 = 109

AREA 8) BA = 100
.0650 SF.
20 PINE = 2.182
18 SWEETGUM = 1.396
14 MAPLE = 1.069
12 SWEETGUM = .7854
10 MAPLE = .5454
8 SWEETGUM = .3491
6 CEDAR = .1983

6.523/ .0650 = 100

AREA 9) BA = 98
.0687 SF.
18 SWEETGUM = 1.767
18 SWEETGUM = 1.396
16 SWEETGUM = 1.366
14 SWEETGUM = 1.069
10 OAK = .5454
10 PINE = 1.767
16 PINE = 1.396
14 PINE = 1.069

8.719/ .0687 = 98

AREA 10) BA = 208
.0758 SF.
20 TULIP POP. = 2.182
20 PINE = 2.182
20 PINE = 2.182
20 PINE = 2.182
18 PINE = 1.767
16 PINE = 1.396
12 SWEETGUM = .7854
10 MAPLE = .5454

15.731/ .0758 = 208

AREA 11) BA = 82
.0758 SF.
24 TULIP POP. = 3.142
12 MAPLE = .7854
12 OAK = .7854
10 OAK = .5454
10 OAK = .5454
8 OAK = .5454
8 SWEETGUM = .5454

6.198/ .0758 = 82

AREA 12) BA = 128
.0799 SF.
20 SWEETGUM = 2.182
18 MAPLE = 1.767
18 SWEETGUM = 1.767
14 SWEETGUM = 1.069
12 SWEETGUM = .7854
10 OAK = .5454
8 SWEETGUM = .5454
8 SWEETGUM = .3491
8 SWEETGUM = .3491
8 SWEETGUM = .3491
6 SWEETGUM = .1983

10.254/ .0799 = 128

AREA 13) BA = 110
.0518 SF.
24 PINE = 3.142
18 SWEETGUM = 1.767
12 PINE = .7854
5.694/ .0518 = 110

AREA 14) BA = 114
.0578 SF.
20 OAK = 2.182
14 MAPLE = 1.069
12 SWEETGUM = .7854
10 SWEETGUM = .5454
10 SWEETGUM = .5454
9 SWEETGUM = .4418
8 CEDAR = .3491
8 SWEETGUM = .3491
8 BECH = .3491

6.616/ .0578 = 114

AREA 15) BA = 117
.0578 SF.
14 SWEETGUM = 1.069
14 MAPLE = 1.069
12 TULIP POP. = .7854
12 SWEETGUM = .7854
10 PINE = .5454
10 MAPLE = .5454
10 MAPLE = .5454
8 CEDAR = .3491
8 CEDAR = .3491
8 SWEETGUM = .3491
8 MAPLE = .3491

6.741/ .0578 = 117

AREA 16) BA = 45
.0578 SF.
12 MAPLE = .7854
10 SWEETGUM = .5454
8 MAPLE = .3491
8 CEDAR = .3491
6 SWEETGUM = .1983
6 SWEETGUM = .1983
2.816/ .0578 = 45

AREA 17) BA = 179
.0578 SF.
18 SWEETGUM = 1.767
18 PINE = 1.767
18 SWEETGUM = 1.396
10 TULIP POP. = 1.396
15 CEDAR = 1.227
12 OAK = .7854
10 OAK = .5454
8 SWEETGUM = .3491
8 MAPLE = .3491
8 PINE = .1983
6 MAPLE = .1983

10.324/ .0578 = 179

AREA 18) BA = 219
.0688 SF.
22 PINE = 2.840
20 PINE = 2.182
20 SWEETGUM = 2.182
18 SWEETGUM = 1.767
16 PINE = 1.396
16 PINE = 1.396
14 SWEETGUM = 1.069
12 PINE = .7854
10 SWEETGUM = .5454
8 SWEETGUM = .3491
8 SWEETGUM = .3491

15.076/ .0688 = 219

AREA 19) BA = 185
.0655 SF.
24 PINE = 3.142
20 PINE = 2.182
20 SWEETGUM = 1.767
10 MAPLE = .5454
10 PINE = .5454
8 MAPLE = .1983
6 OAK = .1983
6 MAPLE = .1983

8.443/ .0647 = 131

AREA 20) BA = 131
.0647 SF.
24 PINE = 3.142
22 SWEETGUM = 2.840
12 SWEETGUM = .7854
10 MAPLE = .5454
10 PINE = .5454
8 MAPLE = .1983
6 OAK = .1983
6 MAPLE = .1983

5.410/ .0647 = 84

AREA 21) BA = 84
.0647 SF.
18 TULIP POP. = 1.767
14 SWEETGUM = 1.069
12 TULIP POP. = .7854
10 TULIP POP. = .5454
10 PINE = .5454
8 SWEETGUM = .3491
8 SWEETGUM = .3491
8 SWEETGUM = .3491

8.245/ .0647 = 138

AREA 22) BA = 138
.0647 SF.
18 TULIP POP. = 1.767
14 SWEETGUM = 1.069
12 TULIP POP. = .7854
14 PINE = 1.069
12 SWEETGUM = .7854
10 PINE = .5454
8 MAPLE = .3491
8 MAPLE = .3491
8 SWEETGUM = .3491
8 DOGWOOD = .3491

8.245/ .0647 = 138

AREA 23) BA = 197
.0647 SF.
20 PINE = 2.182
20 PINE = 2.182
20 PINE = 2.182
16 MAPLE = 1.396
16 PINE = 1.396
14 SWEETGUM = 1.069
10 MAPLE = .5454
10 PINE = .5454
8 SWEETGUM = .3491
8 SWEETGUM = .3491
8 DOGWOOD = .3491

12.741/ .0647 = 197

AREA 24) BA = 160
.0676 SF.
24 PINE = 3.142
24 PINE = 3.142
14 SWEETGUM = 1.069
10 MAPLE = .5454
8 PINE = .3491
8 PINE = .3491
6 PINE = .1983
6 PINE = .1983
1.985/ .0640 = 31

AREA 25) BA = 31
.0640 SF.
10 PINE = .5454
8 PINE = .3491
8 PINE = .3491
6 PINE = .1983
6 PINE = .1983

7.528/ .0578 = 130

AREA 26) BA = 130
.0578 SF.
18 SWEETGUM = 1.767
18 SWEETGUM = 1.767
12 CEDAR = .7854
10 PINE = .5454
8 SWEETGUM = .3491
8 SWEETGUM = .3491

12.064/ .0578 = 209

AREA 27) BA = 209
.0578 SF.
20 SWEETGUM = 2.182
18 SWEETGUM = 1.767
18 SWEETGUM = 1.767
12 SWEETGUM = .7854
12 PINE = .7854
10 SWEETGUM = .5454
8 SWEETGUM = .3491
8 DOGWOOD = .3491

9.250/ .0983 = 94

AREA 28) BA = 94
.0983 SF.
18 SWEETGUM = 1.767
18 SWEETGUM = 1.767
14 PINE = 1.069
12 SWEETGUM = .7854
15 PINE = 1.227
10 HOLLY = .5454
10 SWEETGUM = .5454
10 MAPLE = .5454
10 CEDAR = .3491
8 DOGWOOD = .3491

13.314/ .0727 = 183

AREA 29) BA = 183
.0727 SF.
24 PINE = 3.142
20 PINE = 2.182
18 PINE = 1.767
15 PINE = 1.227
14 HOLLY = 1.069
10 PINE = .5454
8 PINE = .3491
8 PINE = .1983
8 PINE = .1983

1.473/ .0495 = 30

AREA 30) BA = 30
.0495 SF.
10 PINE = .5454
10 PINE = .5454
6 PINE = .1983
4 PINE = .0873
3 PINE = .0491
3 PINE = .0491

1.926/ .0588 = 34

AREA 31) BA = 34
.0568 SF.
10 PINE = .5454
8 PINE = .3491
8 PINE = .3491
4 PINE = .0873
4 PINE = .0873
3 PINE = .0491
3 PINE = .0491

1.926/ .0588 = 34



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CHANNASSEN, MN 55317

LIFE TIME FITNESS
FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA
SECONDARY TREE CONSERVATION AREA

TITLE: LTF-11000
DRAWN: LTF-11000-1C2
REVISION BY: BOP
DATE BY: BLU
SCALE: 1" = 20'
SHEET: 09-21-12
SHEET NO.: TC-2
McADAMS

SHOY YAMB BA CALCULATIONS									
AREA 45) BA =104 .0635 SF.	AREA 46) BA =59 .0528 SF.	AREA 47) BA =35 .0606 SF.	AREA 48) BA =54 .0684 SF.	AREA 49) BA =31 .0492 SF.	AREA 50) BA =92 .0489 SF.	AREA 51) BA =88 .0545 SF.	AREA 52) BA =100 .0587 SF.	AREA 53) BA =97 .0654 SF.	
10 PINE = .5454	10 PINE = .5454	8 SWEETGUM = .3491	10 PINE = .5454	18 CEDAR = 1.767	16 QW = 1.396	16 OAK = 1.396	16 SWEETGUM = 1.396	18 PINE = 1.767	SHOO-A) BA = 47 .0579 SF.
10 PINE = .5454	10 PINE = .5454	8 SWEETGUM = .3491	10 PINE = .5454	8 SWEETGUM = .3491	12 QW = .7854	12 PINE = .7854	12 PINE = .5454	12 OAK = .7854	SHOO-B) BA = 41 .0579 SF.
10 PINE = .5454	10 PINE = .5454	8 SWEETGUM = .3491	10 PINE = .5454	8 SWEETGUM = .3491	8 MAPLE = .3491	8 MAPLE = .3491	8 PINE = .5454	10 th TREE = .5454	SHOO-C) BA = 73 .0579 SF.
10 PINE = .5454	8 PINE = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	SHOO-D) BA = 110 .0579 SF.
10 PINE = .5454	(5) 6 PINE = .9815	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
(8) 6 PINE = 2.7928	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
4 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .0873	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 SWEETGUM = .3491	8 PINE = .5454	8 PINE = .5454	8 PINE = .5454	8 th TREE = .5454	
6 PINE = .0873	4 PINE = .08								

SHOD-A) BA = 47

52 53

SHO0-E BA = 85
.0579 SF.

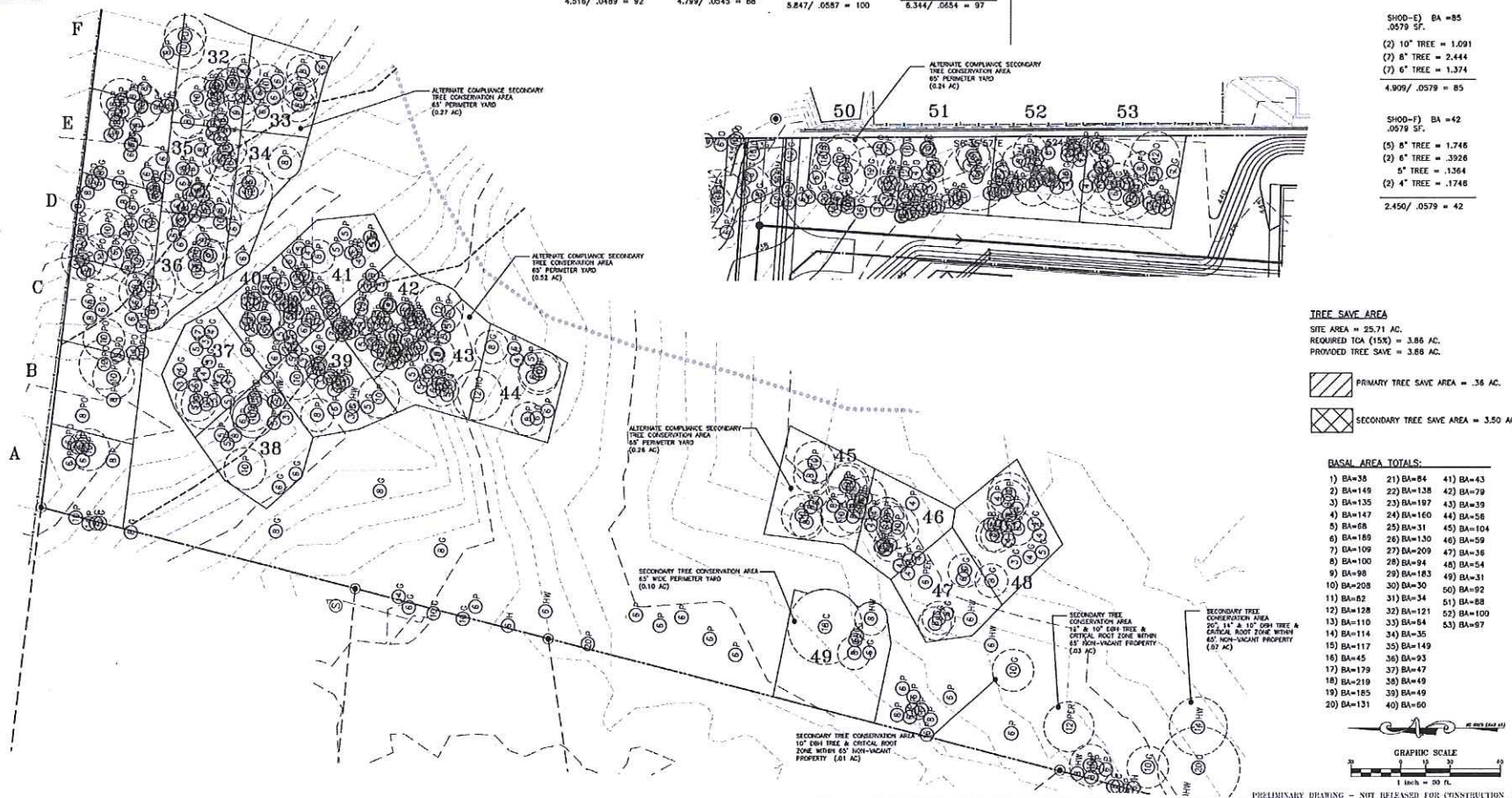
(2) 10" TREE = 1.091
(7) 8" TREE = 2.444
(7) 6" TREE = 1.374

4.909 / .0579 = 85

SHO0-F BA = 42
.0579 SF.

(5) 8" TREE = 1.746
(2) 6" TREE = .3926
5" TREE = .1364
(2) 4" TREE = .1748

2.450 / .0579 = 42



TREE SAVE AREA

SITE AREA = 25.71 AC.
REQUIRED TCA (15%) = 3.86 AC.
PROVIDED TREE SAVE = 3.88 AC.

 PRIMARY TREE SAVE AREA = .38 AC.

 SECONDARY TREE SAVE AREA = 3.50 AC.

BASAL AREA TOTALS:

- | | | |
|------------|------------|------------|
| 1) BA=38 | 21) BA=84 | 41) BA=43 |
| 2) BA=148 | 22) BA=138 | 42) BA=79 |
| 3) BA=135 | 23) BA=197 | 43) BA=39 |
| 4) BA=147 | 24) BA=160 | 44) BA=56 |
| 5) BA=68 | 25) BA=31 | 45) BA=104 |
| 6) BA=169 | 26) BA=130 | 46) BA=59 |
| 7) BA=209 | 27) BA=209 | 47) BA=36 |
| 8) BA=100 | 28) BA=13 | 48) BA=54 |
| 9) BA=98 | 29) BA=183 | 49) BA=31 |
| 10) BA=208 | 30) BA=30 | 50) BA=82 |
| 11) BA=62 | 31) BA=34 | 51) BA=98 |
| 12) BA=128 | 32) BA=121 | 52) BA=100 |
| 13) BA=110 | 33) BA=64 | 53) BA=97 |
| 14) BA=114 | 34) BA=35 | |
| 15) BA=117 | 35) BA=149 | |
| 16) BA=130 | 36) BA=13 | |
| 17) BA=179 | 37) BA=47 | |
| 18) BA=219 | 38) BA=49 | |
| 19) BA=185 | 39) BA=49 | |
| 20) BA=131 | 40) BA=60 | |

 **THE JOHN R. McADAMS
COMPANY, INC.**

ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
RESEARCH TRIANGLE PARK • CHARLOTTE
2950 Meridian Parkway, Durham NC 27713
600-713-5646 • www.jrmadams.com • License No.: C-5020




REVISIONS:	
△	11-01-2012 MPR CITY COMMENTS
△	12-13-2012 MPR CITY COMMENTS
△	1-23-2013 MPR CITY COMMENTS
△	2-18-2013 MPR CITY COMMENTS
△	3-18-2013 MPR CITY COMMENTS

TRACT PURCHASER:
 TIF REAL ESTATE CO., INC.
 2902 CORPORATE PLACE
 CHANHASSEN, MN 55317

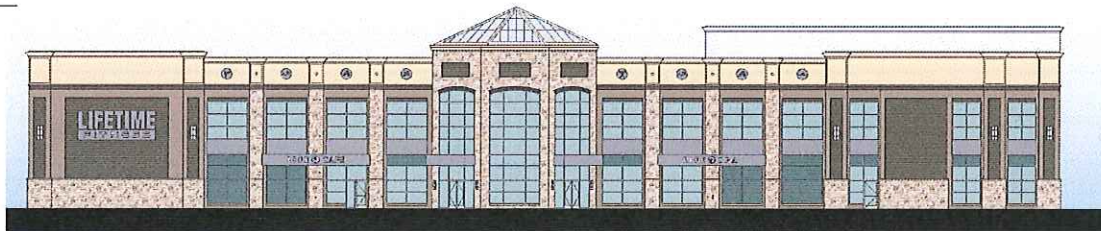
LIFE TIME FITNESS
FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA

SECONDARY TREE CONSERVATION AREA

PROJECT NO.	LTF-11000
TRAINING: LTF11000-TC3	
DESIGNED BY:	BOP
DRIVE BY:	RLU
SCALE:	1" = 30'
DATE:	09-21-12
SHEET NO.	TC-3

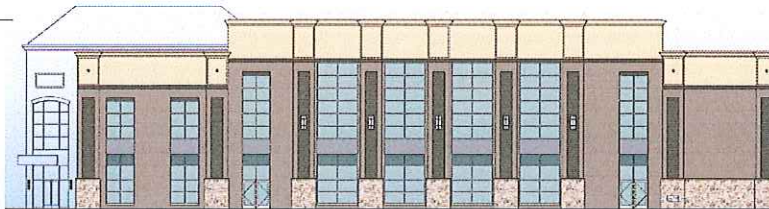

McADAMS

T.O. SKY LIGHT
 EL. 155'-9"
 T.O. PARAPET
 EL. 143'-6"
 T.O. PARAPET
 EL. 141'-10"
 FINISH FLOOR
 EL. 100'-0"

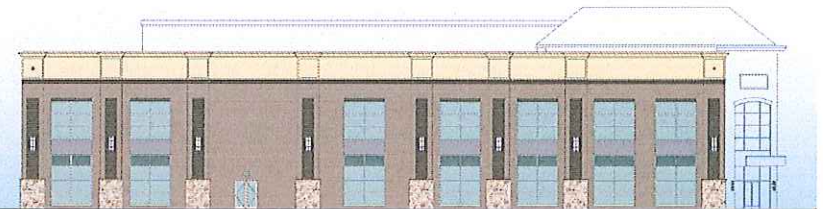


FRONT ELEVATION

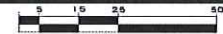
T.O. PARAPET
 EL. 152'-2"
 T.O. PARAPET
 EL. 143'-6"
 FINISH FLOOR
 EL. 100'-0"



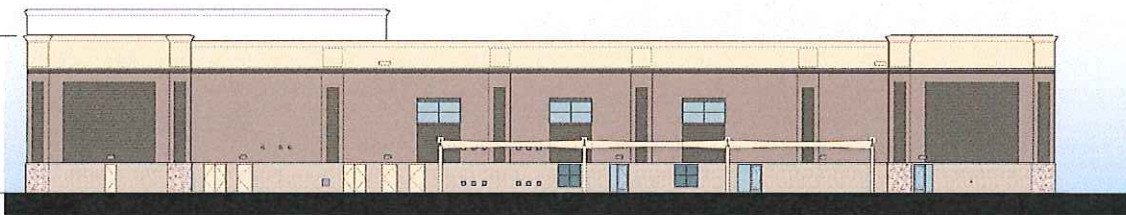
POOL SIDE ELEVATION



SIDE ELEVATION



T.O. PARAPET
 EL. 152'-2"
 T.O. PARAPET
 EL. 143'-6"
 FINISH FLOOR
 EL. 100'-0"



REAR ELEVATION

RALEIGH, NC

EXTERIOR ELEVATIONS
 MARCH 2013



LIFETIME
FITNESS

A-1