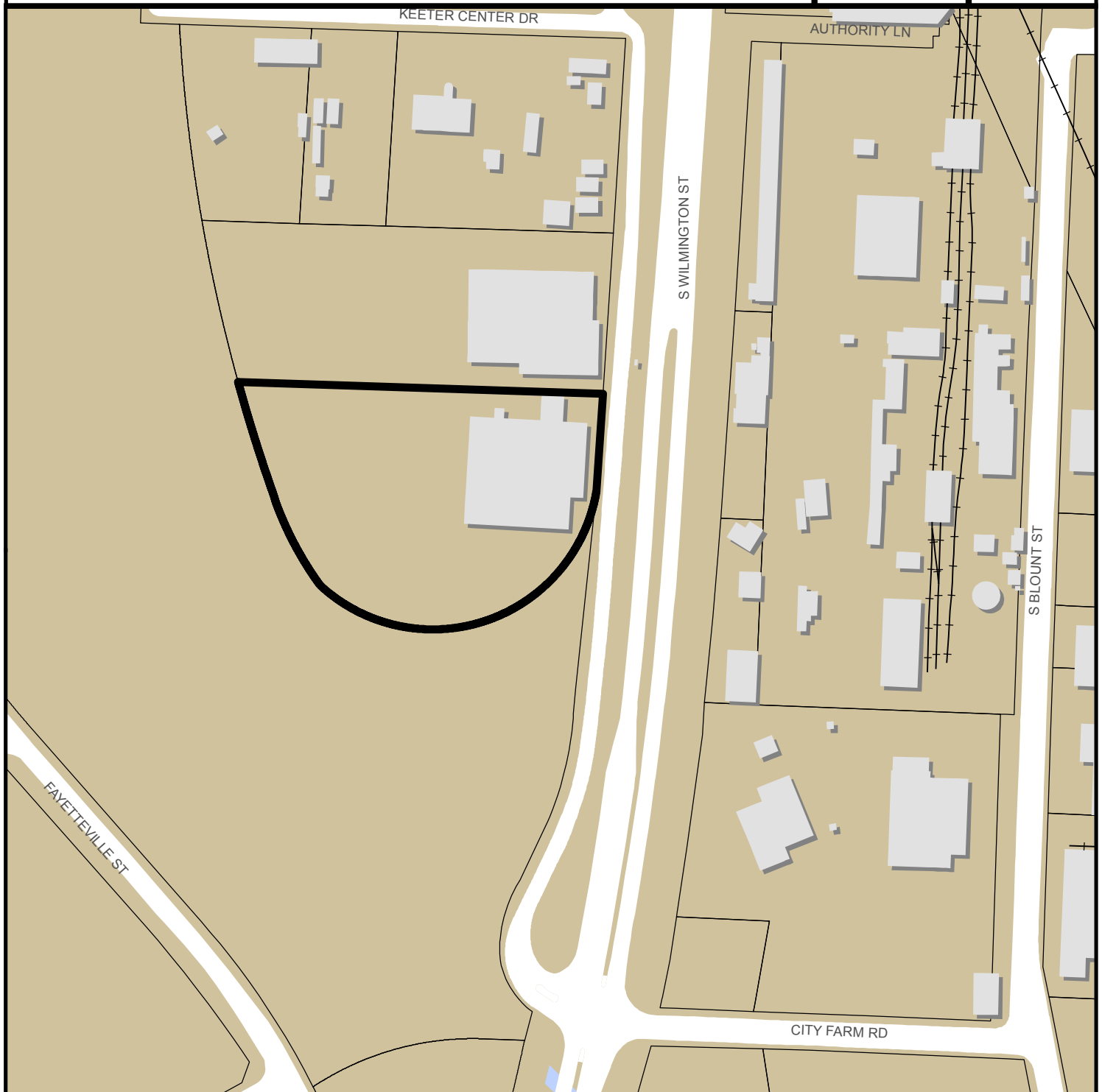


# OAK CITY MULTI SERVICE CENTER SR-67-2017



0 300 600 Feet

Zoning: **IX-3**  
CAC: **Southwest**  
Drainage Basin: **Rocky Branch**  
Acreage: **4.2**  
Sq. Ft.: **29,168**

Planner: **Martha Lobo**  
Phone: **(919) 996-2664**  
Applicant: **Wake County**  
Phone: **(919) 856-6350**





# Administrative Approval Action

Oak City Multi-Services Center: SR-67-17,  
Transaction# 525320, AA# 3682

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

- LOCATION:** This site is located on the west side of South Wilmington Street and south of the intersection of Keeter Center Drive and South Wilmington Street. The site address is 1430 South Wilmington Street and the PIN is 1703625258.
- REQUEST:** Re-use of an existing 29,168 square foot building on a 7.87 acre tract zoned Industrial Mixed Use-3 story (IX-3)/Residential-6 (R-6) for a Civic Use. The civic use will serve as the Oak City Multi-Services Center for Wake County. An existing Emergency Shelter for men is located on the same site.
- DESIGN  
ADJUSTMENT(S):** One Design Adjustment has been approved by the Development Services Designee for this project, noted below.
1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee due to existing residential development.
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Michael Allen of CALYX Engineers+Consultants.

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

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

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

### **ENGINEERING**

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
2. The required ½-64' right of way for Keeter Center Drive, a Neighborhood Street per the Street Plan Map shall be dedicated to the City of Raleigh and is shown on a map approved for recordation.
3. A 5' general utility placement easement on Keeter Center Drive, and slope easement at the south sidewalk terminus to adjacent parcel with PIN 1703614590 for future sidewalk connection and associated deed of easement, shall be approved by the City and the location of the easements shall be shown on a map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
4. That a fee-in-lieu for Keeter Center Drive for ½- 36' b-b Neighborhood Street widening along the 232' north existing building frontage, including a 1' sidewalk fee to supplement the 5' existing sidewalk. The improvements for the south adjacent building are being installed at this time.



# Administrative Approval Action

Oak City Multi-Services Center: SR-67-17,  
Transaction# 525320, AA# 3682

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

## STORMWATER

5. That prior to Site Permitting, a nitrogen offset payment must be made to a qualifying mitigation bank;
6. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

## URBAN FORESTRY

7. Obtain required stub and tree impact permits from the City of Raleigh
8. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
9. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

10. A demolition permit shall be obtained.

### ENGINEERING

11. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

### PUBLIC UTILITIES

12. A final plat must be recorded at the Wake County Register of Deeds office for the dedication of the City of Raleigh Water Line Easements for the proposed 2" water meter and public fire hydrant

## STORMWATER

13. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

## URBAN FORESTRY

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.



# Administrative Approval Action

Oak City Multi-Services Center: SR-67-17,  
Transaction# 525320, AA# 3682

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

**Prior to issuance of building occupancy permit:**

1. The public water extension shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: All street lights and street signs required as part of the development approval are installed.
4. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
6. Next Step: Final inspection of all required Tree Conservation and right of way trees by Urban Forestry Staff.

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date: 1-2-2021**

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 1/2/2018

Staff Coordinator: Daniel L. Stegall

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

<b>PROJECT</b>	<b>Project Name</b> Oak City Multi-Use Center	<b>Date completed Application received</b> 10/13/2017
	<b>Case Number</b> SR-67-2017	<b>Transaction Number</b> 525320

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	Staff <u>SUPPORTS</u> the Design Adjustment based upon the findings in these applicable code:			
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	
	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>		<input checked="" type="checkbox"/> <u>Raleigh Street Design Manual</u>	
			<input type="checkbox"/> Other	
	<b>DEPARTMENT</b>	<b>REPRESENTATIVE SIGNATURE</b>	<b>DEPARTMENT</b>	<b>REPRESENTATIVE SIGNATURE</b>
	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	Kathryn Beard <i>KC Beard</i>	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR	
	<input type="checkbox"/> Public Utilities			
<b>Findings:</b> The location of the Oak City Multi-Use Center is within a floodplain which encompasses the entire property. This limits any possibility of providing public street access through this site as required by the block perimeter requirements for IX-3 zoning. This site is to have a fence to provide security to the site and no block perimeter should be required through this site.  The City is in support of this design adjustment.				

**Development Services Director or Designee Action:** Approve ☒ Approval with Conditions ☐ Deny ☐

Authorized Signature

*KENNETH W. DITCHE, PE*  
*ENGINEERING MANAGER*

Date

*12/4/2017*

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

**CONDITIONS**

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

<b>PROJECT</b>	Project Name Oak City Multi-Use Center	
	Case Number SR-67-17	Transaction Number 525320

<b>OWNER</b>	Name Wake County		
	Address 336 S. Fayetteville Street, Suite 1100		City Raleigh
	State North Carolina	Zip Code 27601	Phone (919) 856-6354

<b>APPLICANT</b>	Name Michael Allen		Firm CALYX Engineers and Consultants
	Address 6750 Tryon Road		City Raleigh
	State North Carolina	Zip Code 27518	Phone (919) 858-1888

Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

<b>DESIGN ADJUSTMENT REQUEST</b>	<b>Code Section Referenced:</b> UDO Article 8.3 (Block Perimeter and Pedestrian Passage Requirements)
	<b>Justification:</b> A design adjustment for the block perimeter requirements outlined in Section 8.3.2 and Section 8.3.5.B. of the UDO is requested due to the following: 1. The proposed Oak City Multi-Use Center and the existing Men's Shelter are to be secured facilities enclosed by a fence. 2. To the west, north and south of the proposed facility is floodplain and floodway associated with Rocky Branch, a perennial stream. 3. Existing greenway extends from north to south. The greenway is located east of Rocky Branch. 4. Property located west and south of the proposed development is owned by the City of Raleigh and is undeveloped. These properties are also located within the floodplain and floodway. 5. Tree Conservation Area is proposed to the west of the existing building (this area is the only wooded area located on the lot). 6. Refer to attached MEMORANDUM concerning Southern Gateway Corridor Plan.

\*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

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

Owner/Owner's Representative Signature

9/29/17  
Date

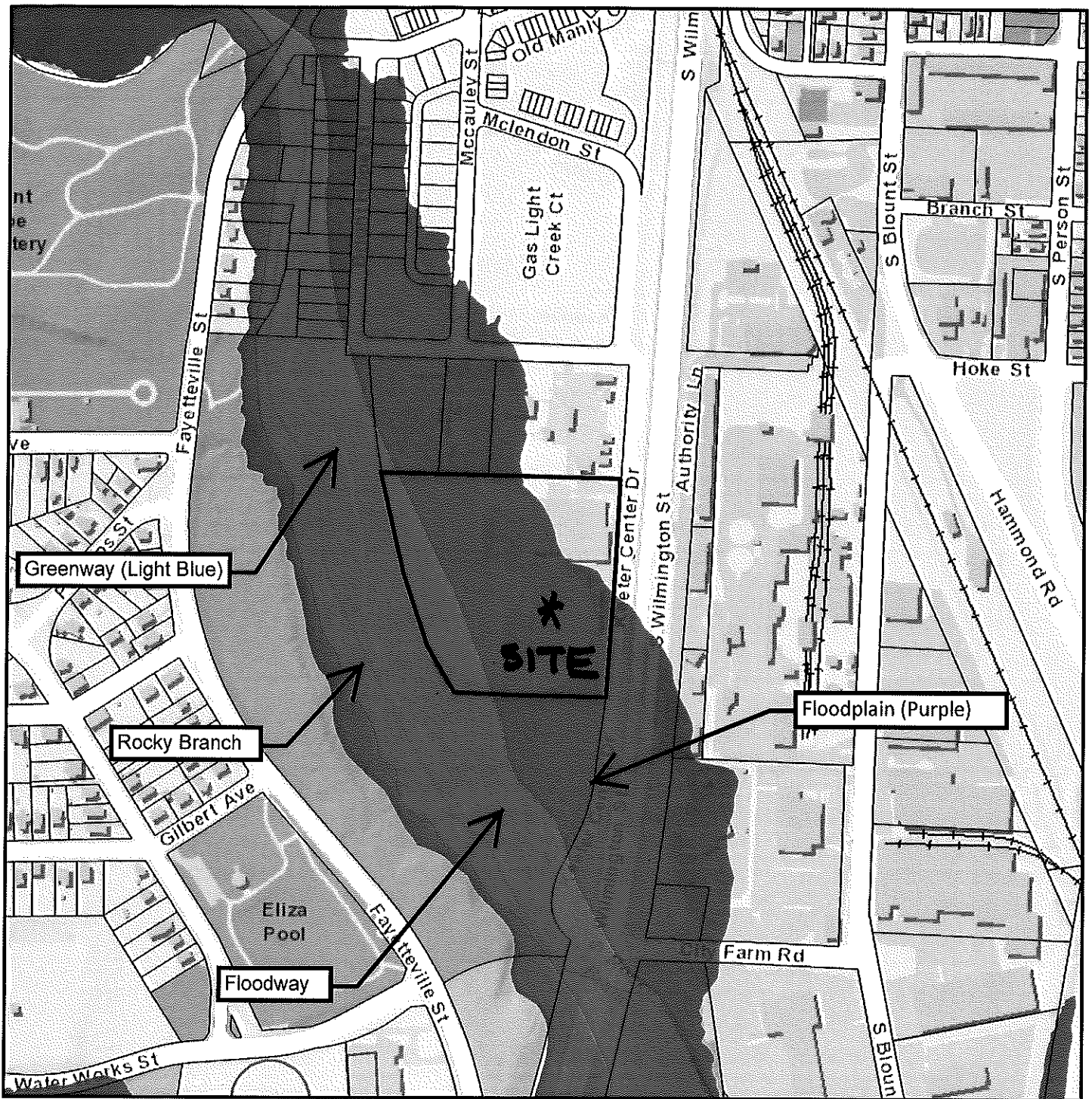
In Witness whereof, the parties signed have executed this document on this date.

Notary Signature

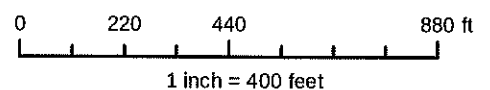
9.29.17  
Date

MY COMMISSION EXPIRES 2.16.2019

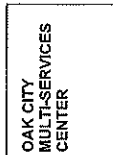
CALEB J. ROBINSON  
Notary Public  
North Carolina  
Wake County



**Oak City Center**



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ST

34 FAYETTEVILLE STREET, SUITE 1700  
ALBUQUERQUE, NORTH CAROLINA 27601-1701  
TEL. 919.839.3700 FAX 919.839.2732  
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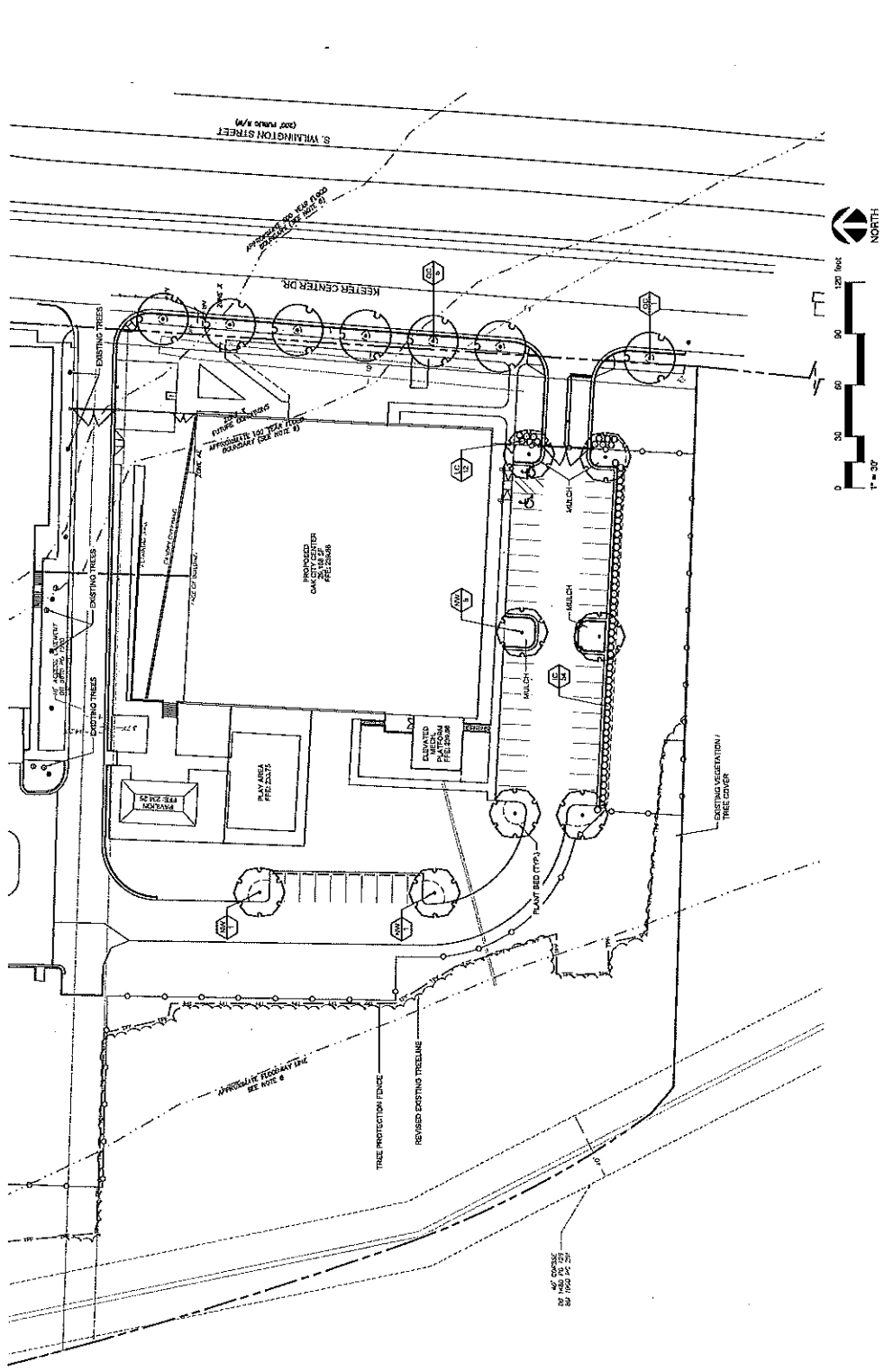
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FROM LEAP ASSOCIATES LTD.

No.	Description	Date
1	Bill May (rental)	10/26/2017

PROJECT: 8702-171860  
DATE: September 28, 2017  
DRAWN BY: JAB  
CHECKED BY: DHS

Planting Plan  
C-503

**ITE PLAN SUBMITTAL**

[illegible]

**GENERAL NOTES:**  
1. Refer to Notes, Landscape Requirements and Details on Sheet C-510.

[illegible]

2

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104





## **Office of the County Manager**

P.O. Box 550 • Raleigh, North Carolina 27602

TEL 919 856 6160  
FAX 919 856 6168

December 21, 2016

Dhanya Sandeep, Urban Planner  
City of Raleigh  
220 Fayetteville Street, Suite 200  
Raleigh, NC 27601

Jason Myers, Transportation Planner  
City of Raleigh  
One Exchange Plaza, Suite 727  
Raleigh, NC 27602

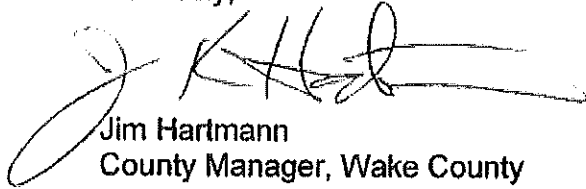
Dear Ms. Sandeep and Mr. Myers:

I am writing in reference to a notification letter sent to Wake County, dated December 13, 2016 regarding a proposed change to the Raleigh Street Plan, a component of the 2030 Comprehensive Plan and referenced as "Case CP-4-16 Southern Gateway Corridor." A copy of this letter is attached.

The proposed changes include extension of McCauley Street southeast then east through existing Wake County property, at 1420 South Wilmington upon which the South Wilmington Street Center, is located, which houses the men's homeless shelter. The street further extends through the adjacent site at 1430 S. Wilmington Street and forms intersections with Keeter Center Drive and South Wilmington Street. You may recall that this is the proposed site for the Oak City Multi-services Center, a project that is a proposed partnership between the City of Raleigh and Wake County. In fact, approval to move forward with site acquisition and partial funding for this project was just approved by City Council on December 5, 2016 and we intend to take this to the Board of Commissioners for final approval on January 17, 2017.

Wake County considers these sites to form a strategic operations center that will serve homeless people, those at risk of homelessness and the surrounding community well into the future. Our preference, therefore, is that the City of Raleigh not proceed with these proposed street extensions, as they would displace and disrupt a significant services center for Wake County and the surrounding area of Raleigh.

Sincerely,



Jim Hartmann  
County Manager, Wake County

cc: Ruffin Hall, City Manager  
Ken Bowers, Planning Director  
Mark Forestieri, Director, Wake County Facilities Design & Construction

Attachments: Notice of Change in Raleigh Street Plan



C:\Users\juliebarbour\Documents\Arch\_Oak\_City Outreach\_2017\_Juliebarbour.rvt  
7/25/2017 4:54:52 PM

SITE DATA:	
OWNER/APPLICANT:	WAKE COUNTY. P.O. BOX 550 RALEIGH, NC 27602
CONTACT:	MICHAEL D. ALLEN, PE CALYX ENGINEERS
PIN:	1703-62-5450
REAL ESTATE ID:	0048359
EXISTING ZONING:	IX-3, R-6
ACREAGE/5F:	7.87 ACRES
WETLAND AREA:	0.59 ACRES
AREA IN FLOODPLAIN:	6.42 ACRES
WATERSHED:	NEUSE RIVER BASIN
HORIZONTAL DATUM:	SEE SHEET C-001
VERTICAL DATUM:	SEE SHEET C-001

# ADMINISTRATIVE SITE REVIEW

## OAK CITY MULTI-SERVICES CENTER

### CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

CITY OF RALEIGH FILE NUMBER SR-67-17 / TRANSACTION NUMBER 525320

#### Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number  Assigned Project Coordinator  Assigned Team Leader
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name <b>Oak City Multi-Services Center</b>		
Zoning District <b>IX-3/R-6</b>	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use <b>Provide services and education opportunities to the area's homeless.</b>		
Property Address(es) <b>1430 S. Wilmington Street</b>		Major Street Locator: <b>Keeter Center Drive</b>
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. <b>1703-62-5450</b>	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input checked="" type="checkbox"/> Other: If other, please describe: <b>Social Service Center</b>		
WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Renovation of existing warehouse building to provide basic services for the area's homeless. The Center will provide the following services to the area's homeless: education programs, computer stations, showers, laundry, catering kitchen, office space, multipurpose room, and a small health clinic. Site development includes a new parking lot and access drive.		
DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE Design Adjustment requested (Block Perimeter and Pedestrian Passage Requirements).		
CLIENT/DEVELOPER/OWNER Company <b>Wake County</b> Name (s) <b>Tommy Moorman</b> Address <b>336 S. Fayetteville Street, Suite 1100</b> Phone <b>(919) 856-6354</b> Email <b>tommy.moorman@wakegov.com</b> Fax <b>N/A</b>		
CONSULTANT (Contact Person for Plans) Company <b>CALYX Engineers+Consultants</b> Name (s) <b>Michael Allen</b> Address <b>6750 Tryon Road Cary, NC 27518</b> Phone <b>(919) 858-1888</b> Email <b>mallen@calyxengineers.com</b> Fax <b>(919) 851-1918</b>		

PAGE 1 OF 3

WWW.RALEIGHNC.GOV

REVISION 05.13.16

#### GENERAL NOTES:

- All construction shall be in accordance with applicable municipality standards, specifications, and details. Work in this project shall also conform to these plans, the City of Raleigh Standards and Specifications, the latest editions of the North Carolina Department of Transportation (NCDOT) Road and Bridge Specifications, the Road and Bridge Standards, the North Carolina Erosion and Sediment Control Handbook, the North Carolina Erosion and Sediment Control Regulations, the final geotechnical report, and General Design Standard. In the event of conflict between any of the standards, specifications, or plans, the most stringent shall govern.
- The contractor shall be solely responsible for trench safety during all phases of construction.
- The location and size of existing utilities as shown is approximate only; the contractor is responsible for horizontally and vertically locating and protecting all public or private utilities that lie in or adjacent to the construction site. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 8, The Underground Damage Prevention Act.
- The contractor shall salvage and protect all existing power poles, signs, manholes, telephone risers, water valves, etc. during all construction phases. The contractor shall repair, at his own expense, any existing utilities damaged during construction.
- Traffic control on public streets shall be in conformance with the traffic control plan, the "Manual of Uniform Traffic Control Devices," and as further directed by City and State Inspectors.
- Any discrepancies found between the drawings and specifications and site conditions or any inconsistencies or ambiguities in drawings or specifications shall be immediately reported to the engineer, in writing, who shall promptly address such inconsistencies or ambiguities. Work done by the Contractor after his discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the contractor's risk.
- Contractor is responsible for verifying all required permits and approvals prior to commencing construction.
- All areas shall be graded for positive drainage, and as shown on these plans. The contractor shall maintain adequate site drainage during all phases of construction. The contractor shall use silt fences or other methods approved by the engineer and applicable municipality as required to prevent silt and construction debris from flowing onto adjacent properties. Contractor shall comply with all applicable federal, state, or local erosion, conservation, and siltation ordinances. Contractor shall remove all temporary erosion control devices upon completion of permanent drainage facilities and the establishment of a stand of grass or other growth to prevent erosion.
- The contractor shall clear and grub the site and place, compact, and moisture condition all fill per the project geotechnical engineer's specifications. The fill material to be used shall be approved by the Geotechnical Engineer prior to placement.

#### GENERAL NOTES CONTINUED:

- Fill type, compaction, and moisture condition should be according to the Geotechnical Engineer's specifications, but at a minimum, the following must be met:  
Materials used to construct embankments for any purpose, backfill around drainage structures, or in utility trenches or any other depression requiring fill or backfill shall be compacted to 95% of maximum density as determined by the modified proctor test as set out in ASTM Standard D-968. The contractor shall, prior to any operations involving filling or backfilling, submit the results of the proctor test together with a certification that the soil tested is representative of the materials to be used on the project. Tests shall be conducted by a certified materials testing laboratory and the certifications made by a licensed professional engineer representing the laboratory.
- Proposed contours and gutter gradients are approximate. Proposed spot elevations and roadway profiles/super-elevations/typical sections are to be used in case of discrepancy.
- The contractor shall verify and coordinate all dimensions shown, including the horizontal and vertical location of curb inlets and grate inlets and all utilities crossing the storm sewer.
- All distances shown represent horizontal ground distances.
- Rim elevations are given as top of curb for Catch Basins, top of grate for Drop Inlets, and top of cover for Junctions Boxes.
- Storm Sewer (RCP) shall be constructed to the following classes:  
Cover less than 10 feet - Class C bedding, Class II walls  
Cover 10 feet to 15 feet - Class B bedding, Class II walls  
Cover greater than 15 feet and less than 2 feet - Class B bedding Class IV walls
- All curb joints shall extend through the curb. Minimum length of offset joints at radius points is 1.5 feet. All joints shall be sealed with joint sealant.
- All handicap ramps and associated pavement markings shall conform to ADA requirements, North Carolina State Building Code and the City of Raleigh Standard Details.
- Existing water and sewer mains/services to the property are to be verified by the contractor prior to the start of construction. The project engineer has attempted to verify sizes from relevant plans, however, exact dimensions can only be determined from field exposure of the relevant line.
- NCDOT Right-of-Way - contact project engineers and obtain all permits and encroachments (cross-check plans with special provisions, keep copies on construction site, also contact NCDOT District Office 24 hours in advance before placing curb and gutter).
- The contractor shall be responsible for contacting the City of Raleigh Inspections Department at (919) 516-2495 to obtain a street cut permit.

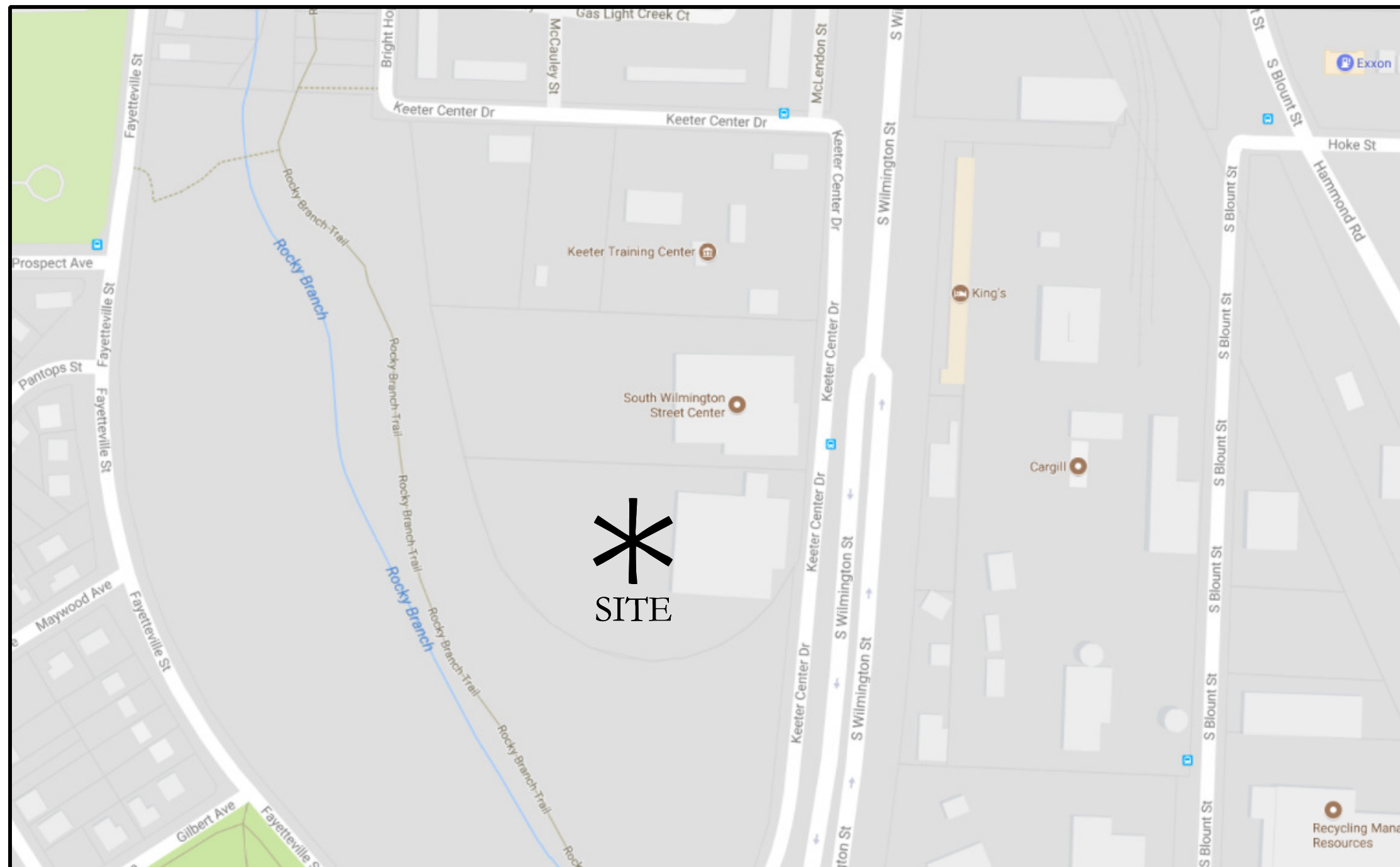
#### GENERAL NOTES CONTINUED:

- Within the sight triangles shown on this plan, no obstruction between 2 feet and 8 feet in height above the curb line elevation shall be located in whole or part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, parked vehicle or other object.
- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- All NCDOT driveway and/or encroachment permits must be obtained prior to building permit issuance.
- The site will have a private solid waste contractor. The City of Raleigh will not provide service for this location.

PAGE 2 OF 3

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REVISION 05.13.16



VICINITY MAP  
NOT TO SCALE

#### PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER (S)	1
NUMBER OF LOT (S)	1
LOT NUMBER (S) BY PHASE	1
NUMBER OF UNITS	0
LIVABLE BUILDINGS	0
OPEN SPACE	0
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (6")	305 LF
PUBLIC SEWER	0
PUBLIC STREET (LF)	0
PUBLIC SIDEWALK (LF)	300

#### PARKING TABULATION CHART

##### Parking Summary:

Men's Shelter:  
1 Space Per Every 8 Beds (234 Beds)  
= 30 Spaces Required

Oak City Center:  
1 Per 400 SF (29,168 SF)  
= 73 Spaces Required

TOTAL SPACES REQUIRED = 103 Spaces

TOTAL SPACES PROVIDED = 103 Spaces

#### INDEX OF SHEETS

C-000	COVER SHEET
C-001	RECOMBINATION SURVEY SHEET 1
C-002	RECOMBINATION SURVEY SHEET 2
C-003	TOPOGRAPHIC SURVEY
C-100	DEMOLITION PLAN
C-200	OVERALL SITE EXHIBIT
C-201	SITE PLAN
C-202	PAVING PLAN
C-203	FIRE MARSHALL PLAN
C-204	BUILDING LAYOUT
C-300	GRADING & DRAINAGE
C-400	UTILITY PLAN
C-450	CIVIL DETAILS
C-451	CIVIL DETAILS
C-452	CIVIL DETAILS
C-500	TREE CONSERVATION PLAN
C-501	TREE CONSERVATION PHOTO PANELS
C-503	PLANTING PLAN
C-504	PLANTING PLAN
C-510	PLANTING DETAILS
A-10	DUMPSTER ENCLOSURE
A-11	BUILDING ELEVATIONS
A-12	PAVILION PLANS AND ELEVATIONS
E-01	SITE LIGHTING PLAN

This note shall apply to each and every sheet in this set.

The Engineer does not guarantee that all existing facilities such as pipelines, electrical lines, conduit, telephone cable, service connections, or other facilities are shown on the Plans. It shall be the Contractor's responsibility to have all utilities located by their respective owners, field mark the utility locations, and protect all such existing facilities prior to beginning construction. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 8, The Underground Damage Prevention Act.



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#### REVISIONS:

No.	Description	Date
1.	Original Site Submittal	2017-08-10
2.	Site Submittal # 1	2017-09-28
3.	Site Submittal # 2	2017-11-15
4.	Site Submittal # 3	2017-12-05

PROJECT: 8702-171890  
DATE: September 1st, 2017  
DRAWN BY: DFB  
CHECKED BY: MDA

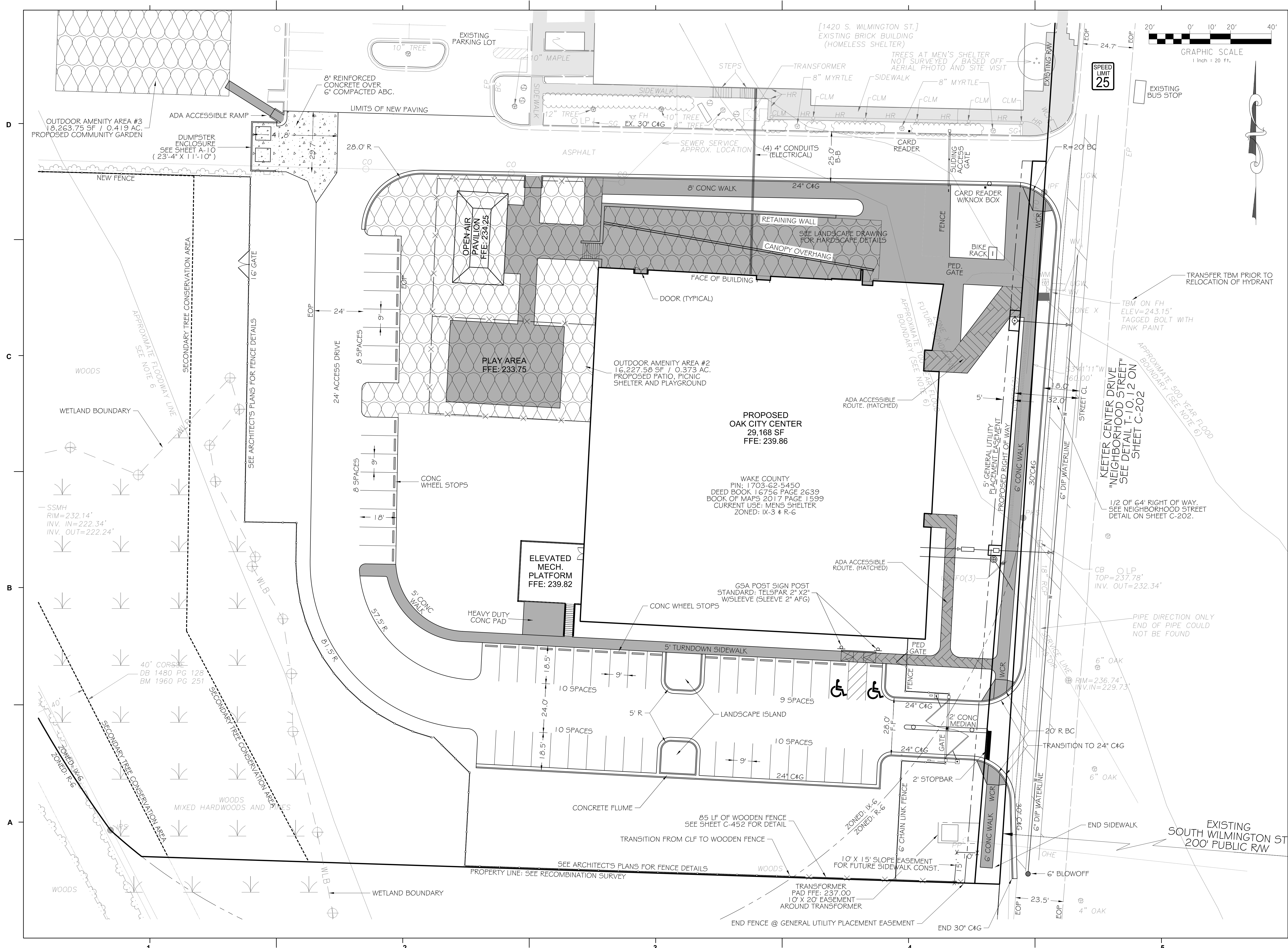
Cover  
Sheet

# C-000

ADMINISTRATIVE SITE REVIEW



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PROJECT: 8702-171890  
DATE: September 1st, 2017  
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CHECKED BY: MDA

Site Plan  
**C-201**

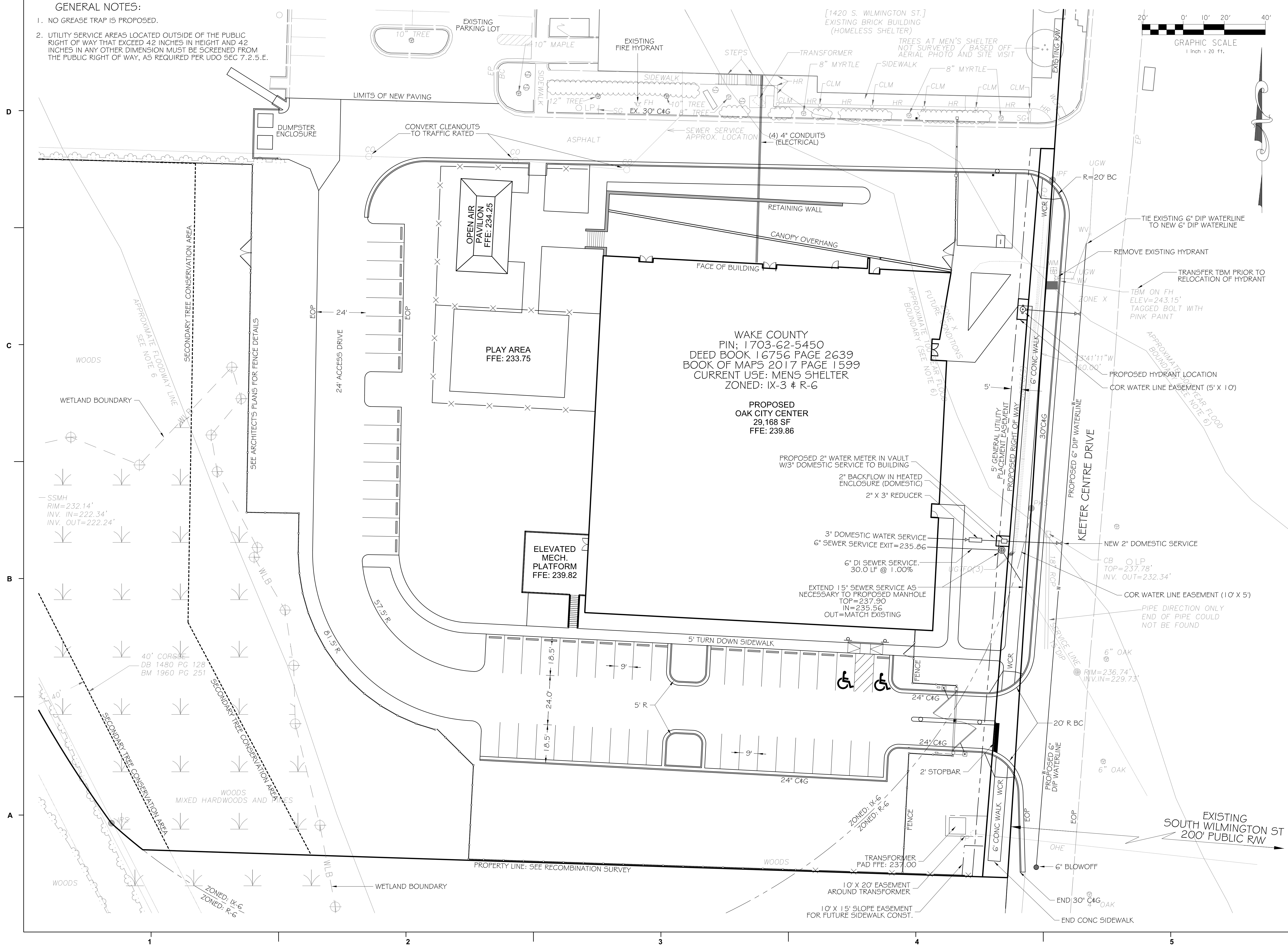
ADMINISTRATIVE SITE REVIEW



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### GENERAL NOTES:

1. NO GREASE TRAP IS PROPOSED.
2. UTILITY SERVICE AREAS LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY THAT EXCEED 42 INCHES IN HEIGHT AND 42 INCHES IN ANY OTHER DIMENSION MUST BE SCREENED FROM THE PUBLIC RIGHT OF WAY, AS REQUIRED PER UDO SEC 7.2.5.E.

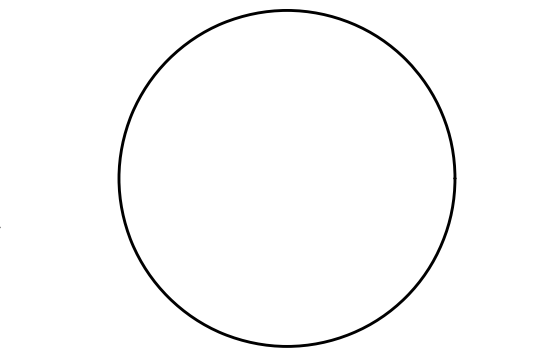
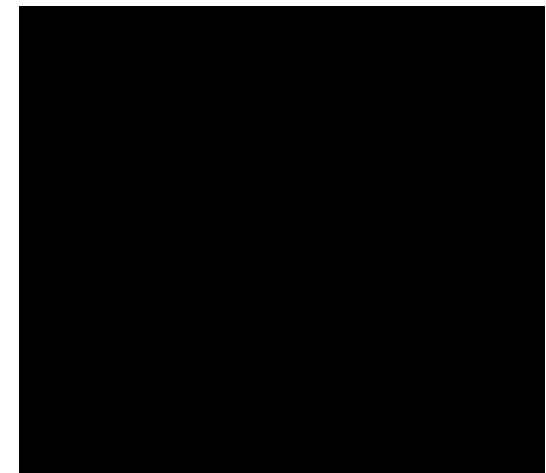


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4.	Site Submittal # 3	2017-12-05

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#### Utility Plan

## C-400

ADMINISTRATIVE SITE REVIEW





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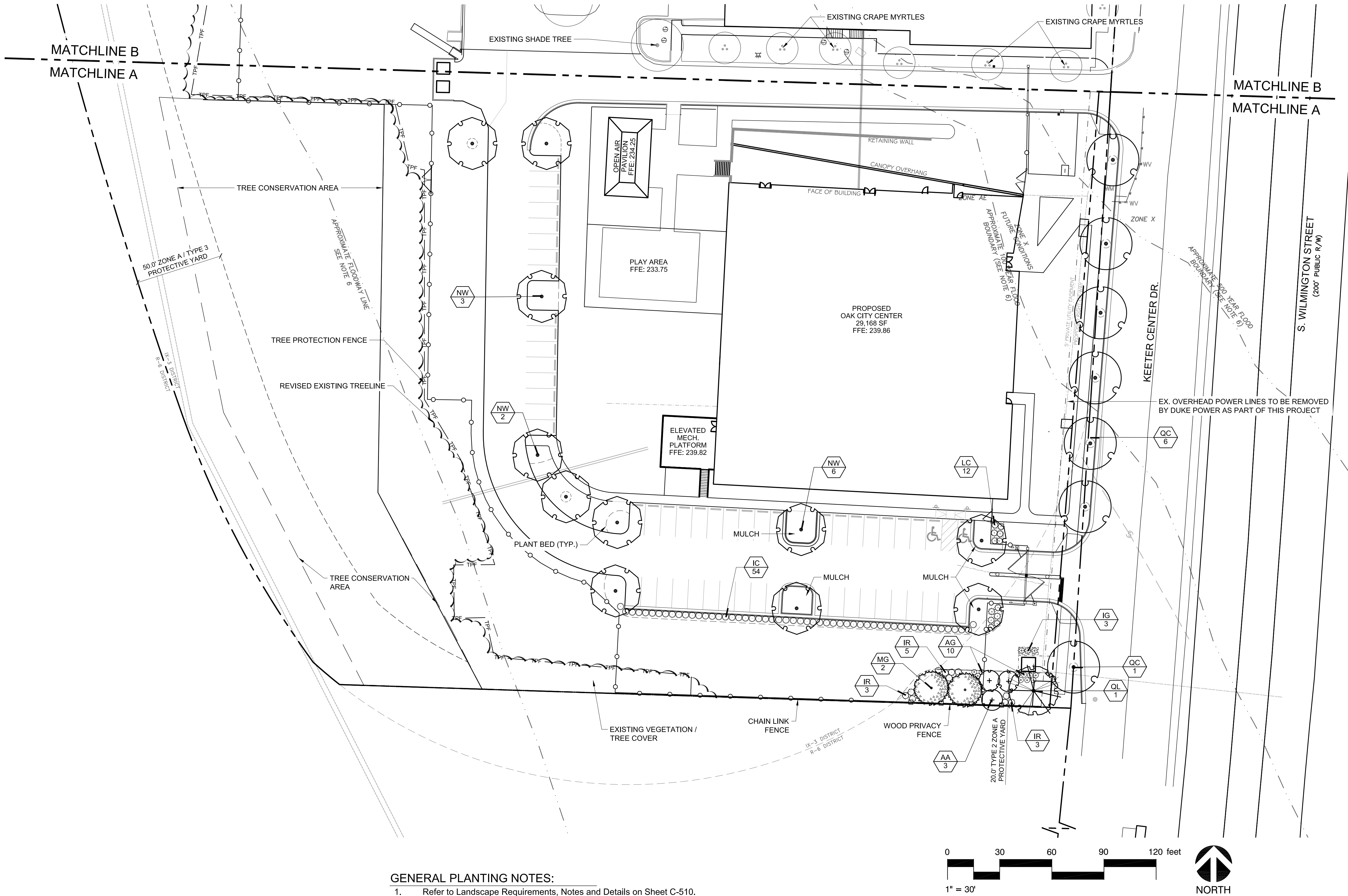
PROJECT: 8702-171890  
DATE: September 1, 2017  
DRAWN BY: JAB  
CHECKED BY: BHS

Planting Plan

C-503



po box 28504  
raleigh nc 27611  
919-755-0046  
obs@obs.net



GENERAL PLANTING NOTES:

1. Refer to Landscape Requirements, Notes and Details on Sheet C-510.

PLANT SCHEDULE OAK CITY CENTER

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	REMARKS
AA	3	Amelanchier arborea 'Autumn Brilliance' / Downy Serviceberry	B & B	2" Cal	8' min.	Full & Heavy, Tree form, Single Straight Leader, Uniform Canopy
MG	2	Magnolia virginiana 'Green Shadow' / Green Shadow Magnolia	B & B	3" Cal	10' min.	Full & Heavy, Standard, Single Straight Leader
NW	11	Nyssa sylvatica 'Wildfire' / Black Gum	B & B	3" Cal	10' min.	Full & Heavy, Single Straight Leader; Uniform Canopy
QC	7	Quercus coccinea / Scarlet Oak	B & B	3" Cal	10' min.	Full & Heavy; Single Straight Leader, Uniform Canopy
QL	1	Quercus lyrata / Overcup Oak	B & B	3" Cal	10' min.	Full & Heavy, Single Straight Leader; Uniform Canopy
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT		HEIGHT	REMARKS
AG	10	Abelia x grandiflora / Glossy Abelia	3 gal		18" Min	Full & Heavy; Uniform shape
IC	54	Ilex cornuta 'Carissa' / Carissa Holly	3 gal		18" Min	Full & Heavy, Uniform shape
IR	11	Ilex cornuta 'Rotunda' / Dwarf Chinese Holly	3 gal		18" Min	Full & Heavy; Uniform shape
IG	3	Ilex glabra 'Shamrock' / Inkberry	3 gal		18" Min	Full & Heavy
LC	12	Loropetalum chinense 'Ruby' / Ruby Loropetalum	3 gal		18" Min	Full & Heavy, Uniform shape





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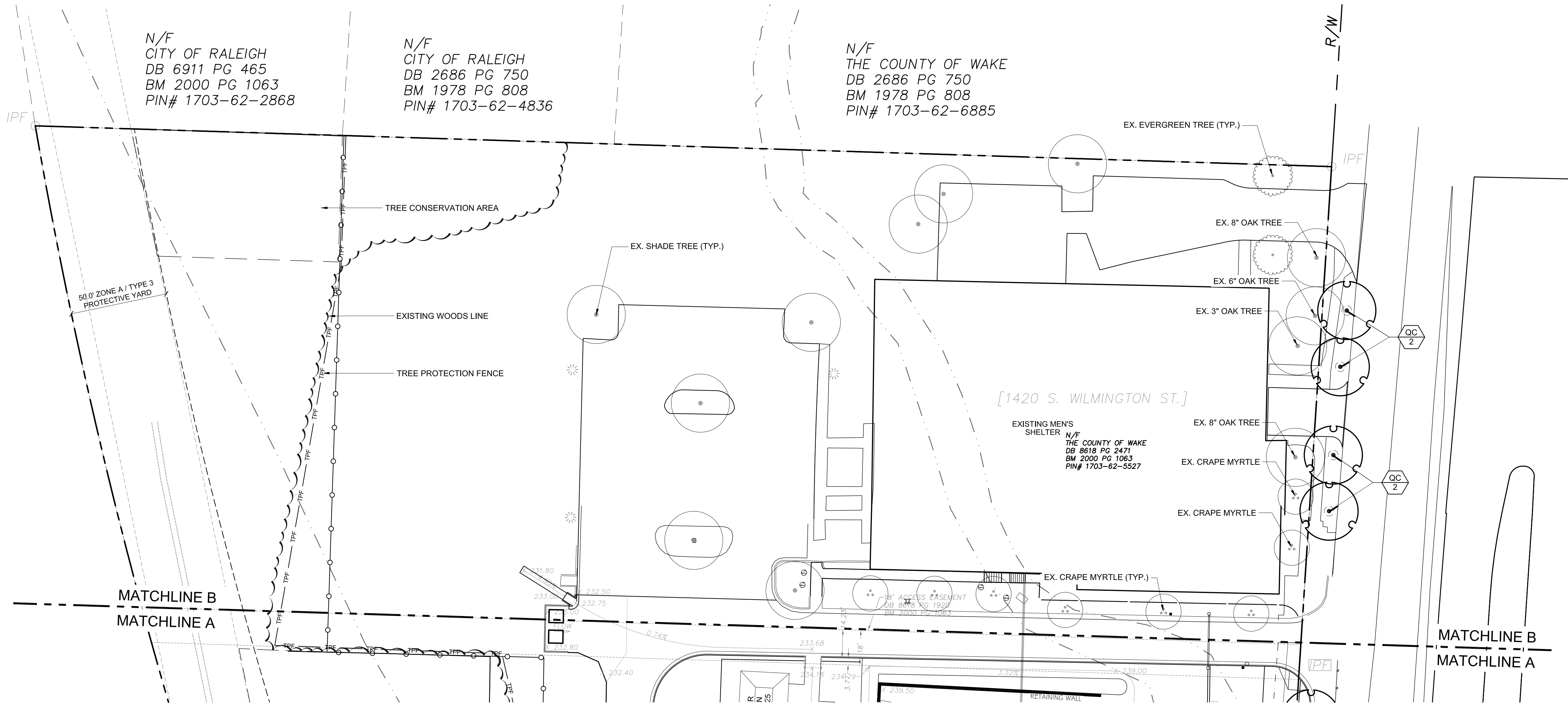
REVISIONS:

No.	Description	Date
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3.	Site Submittal #2	2017-11-15
4.	Site Submittal #3	2017-12-05

PROJECT: 8702-171890  
DATE: September 1, 2017  
DRAWN BY: JAB  
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Planting Plan

C-504

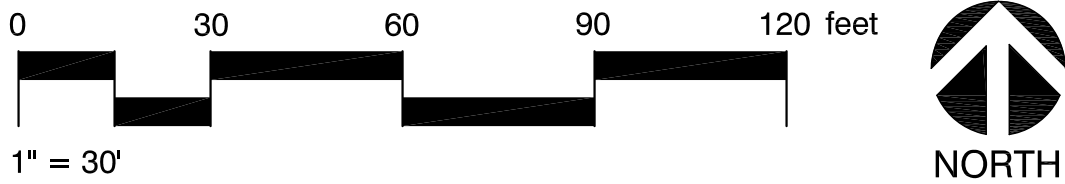


GENERAL PLANTING NOTES:

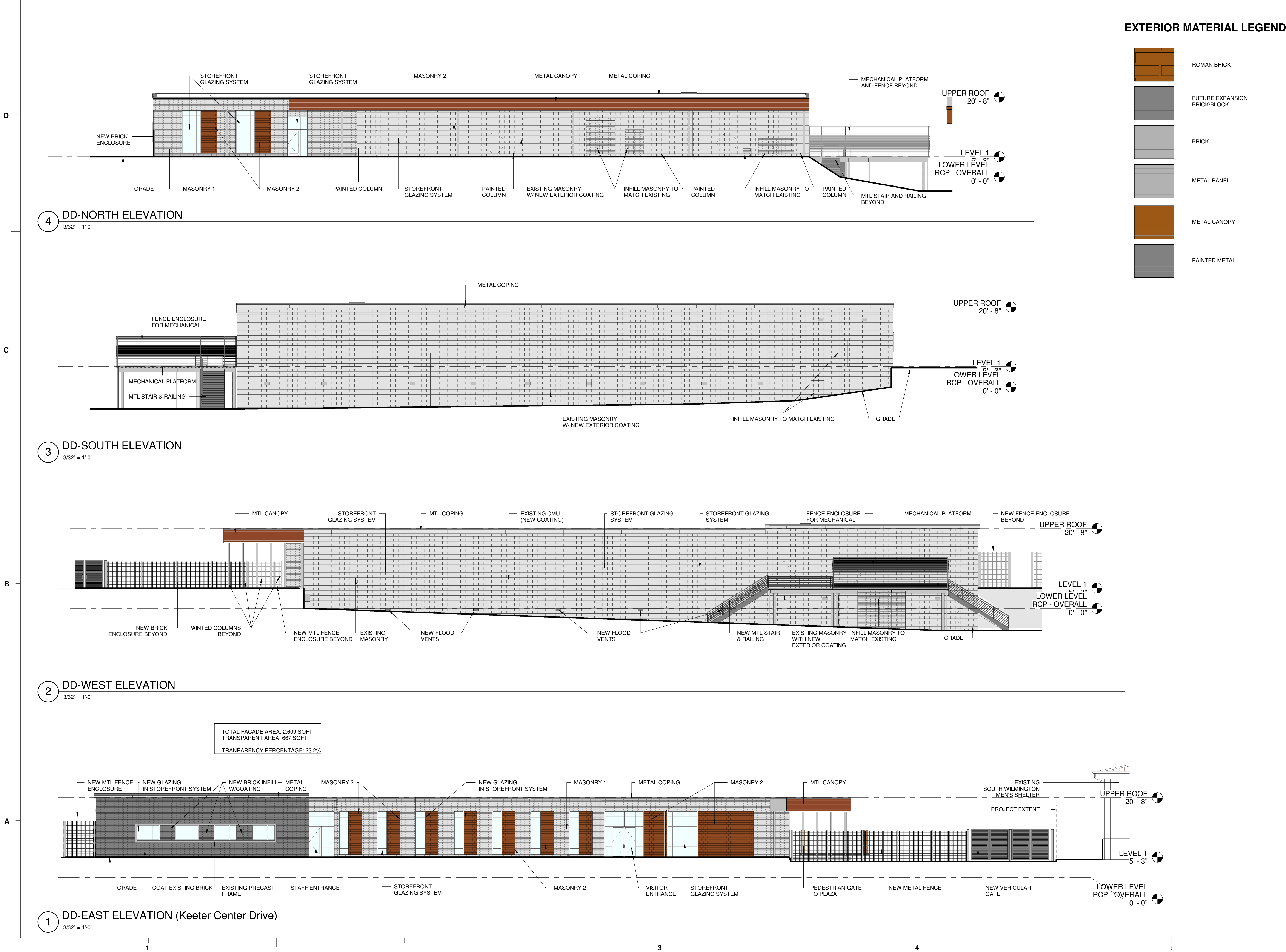
- Refer to Notes, Landscape Requirements and Details on Sheet C-510.
- No landscape improvements are proposed for this portion of the property, with the exception of street trees within the R/W.

PLANT SCHEDULE MEN'S SHELTER

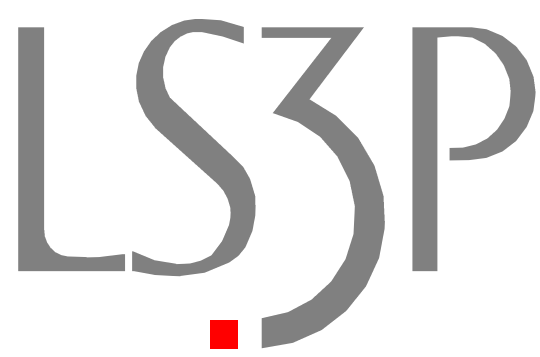
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	REMARKS
QC	4	Quercus coccinea / Scarlet Oak	B & B	3"Cal	10' min.	Full & Heavy; Single Straight Leader



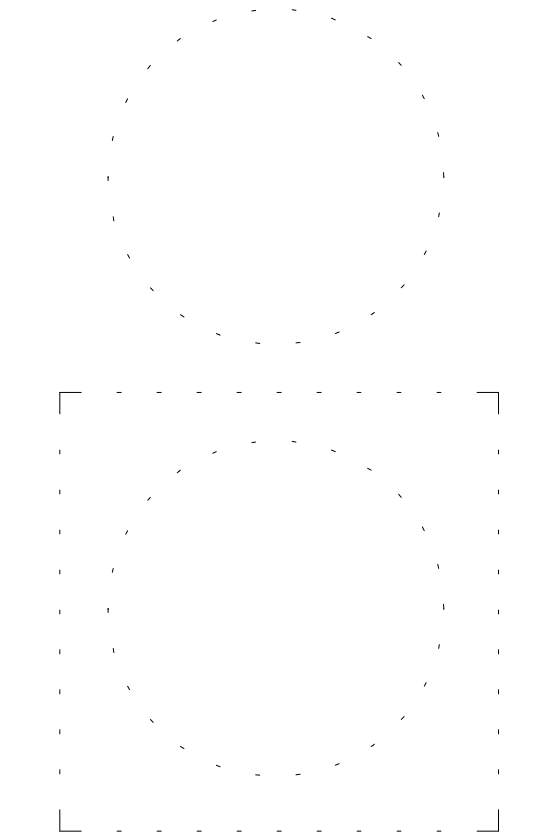
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REVISIONS:		
No.	Description	Date
1.	Site Plan Resubmittal	9/28/2017

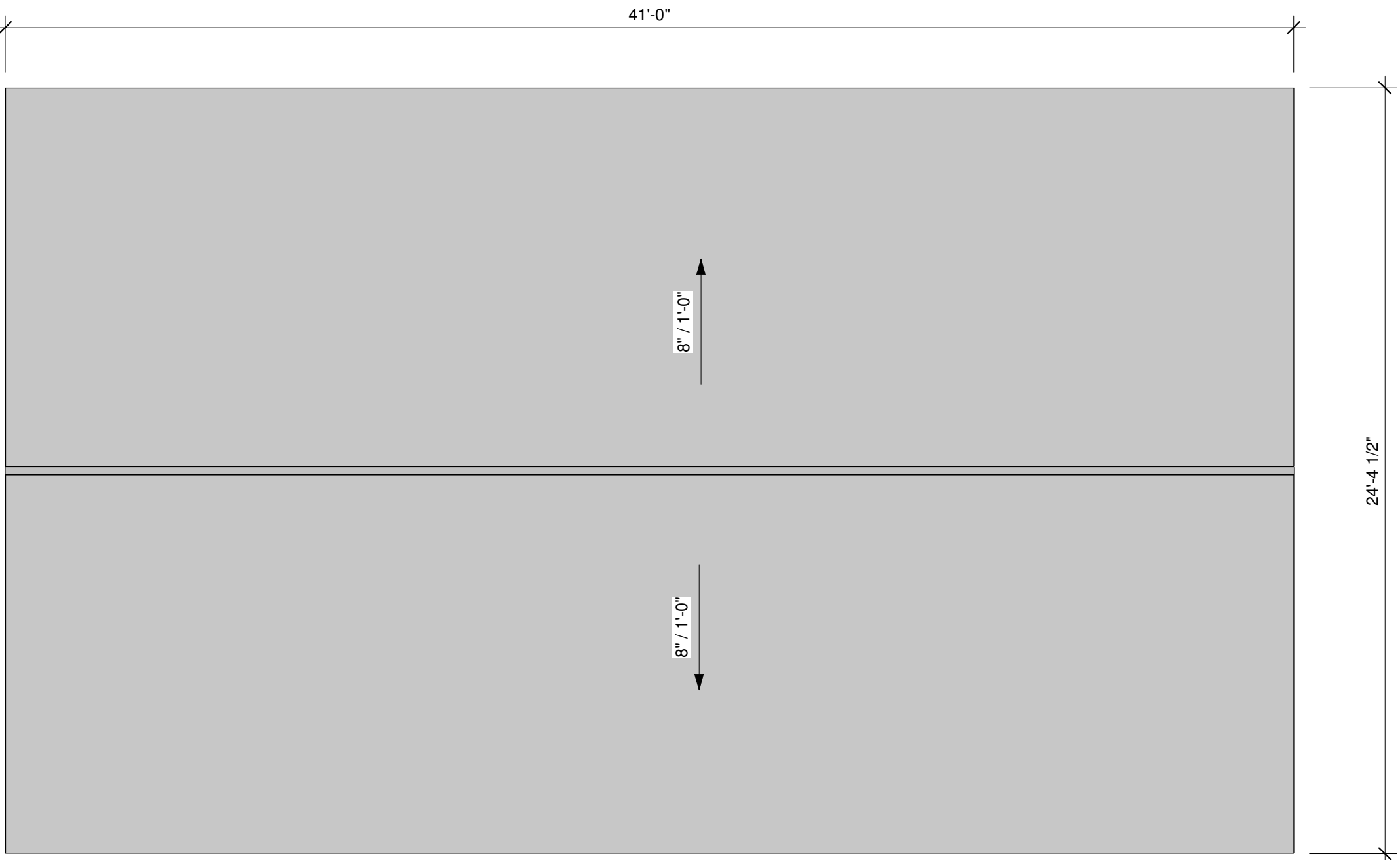
PROJECT: 8702-171890  
DATE: September 28, 2017  
DRAWN BY: JDH  
CHECKED BY: Checker

## ELEVATIONS

# A-11



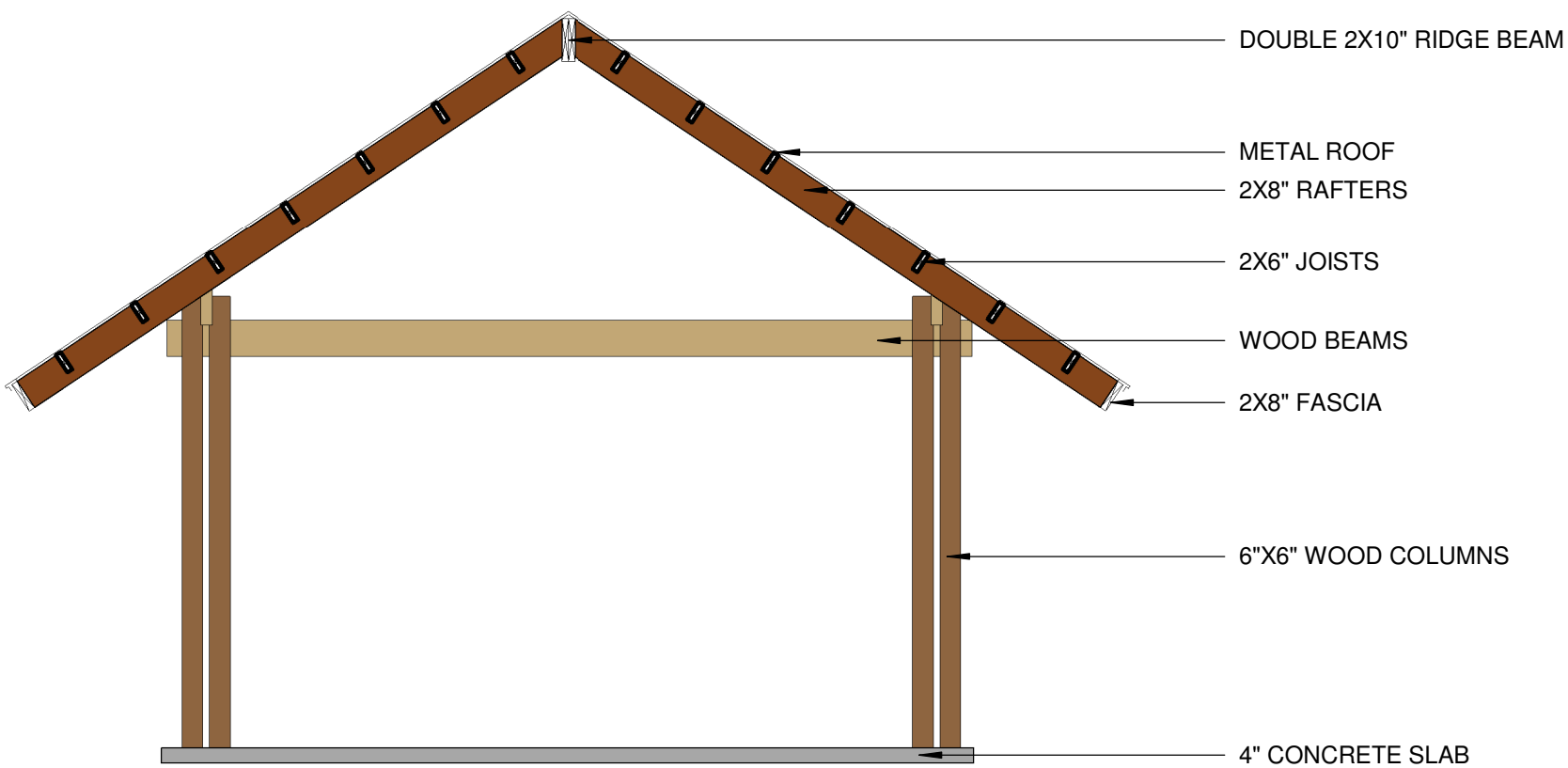
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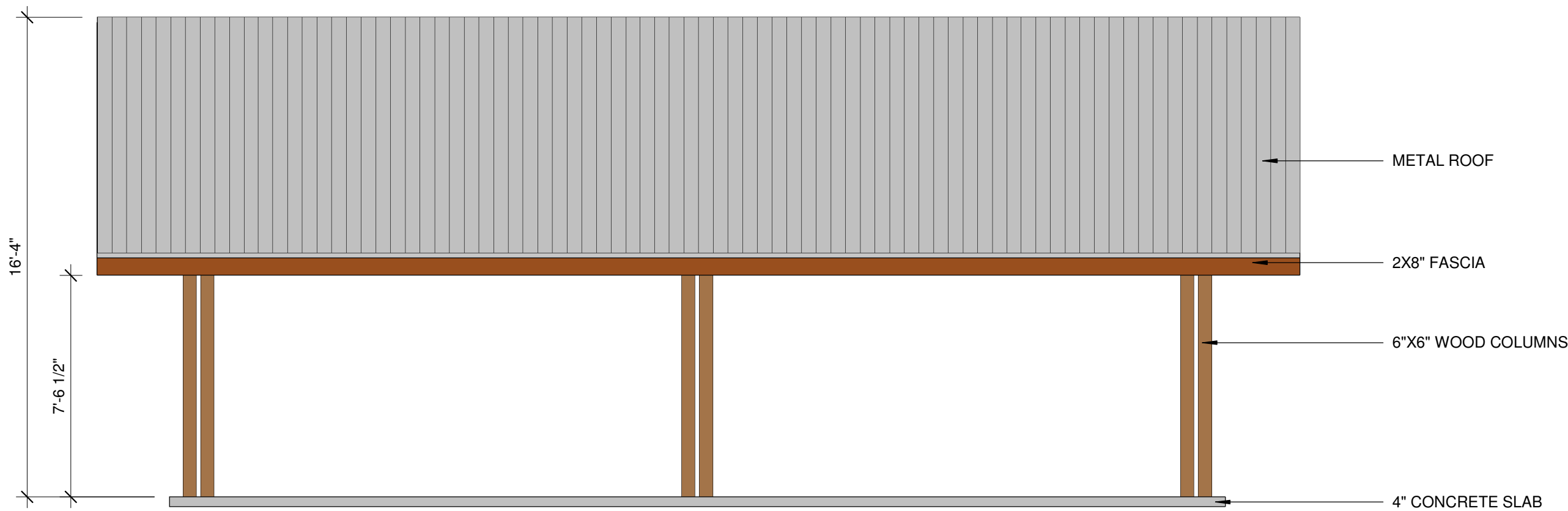
C1 PAVILION ROOF PLAN  
1/4" = 1'-0"



D1 PAVILION FLOOR PLAN  
1/4" = 1'-0"

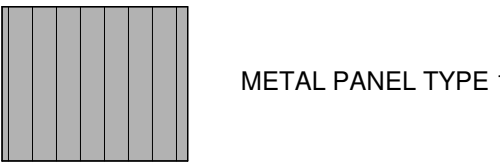


B1 Elevation 1 - a  
1/4" = 1'-0"



A1 Elevation 3 - a  
1/4" = 1'-0"

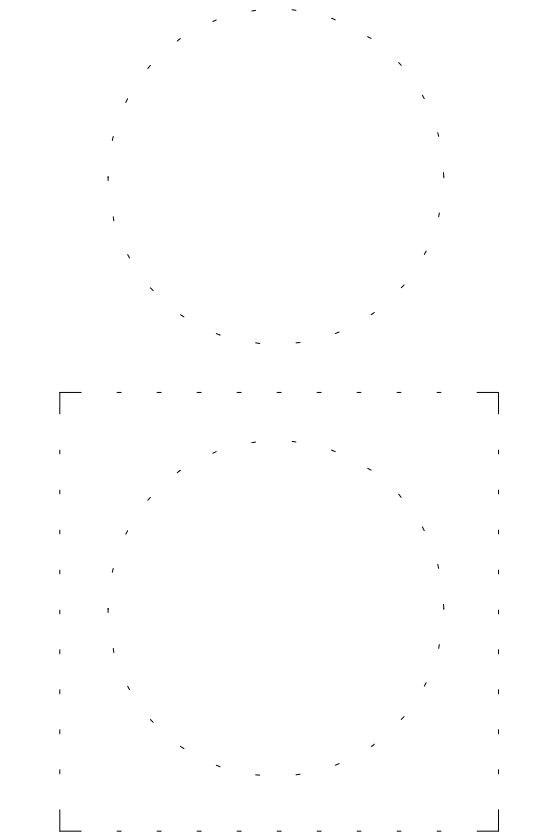
EXTERIOR MATERIAL LEGEND



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REVISIONS:		
No.	Description	Date
1.	Site Plan Resubmittal	9/28/2017

PROJECT: 8702-171890  
DATE: September 28, 2017  
DRAWN BY: Author  
CHECKED BY: Checker

PAVILION  
PLANS AND  
ELEVATIONS  
  
A-12

SITE PLAN SUBMITTAL