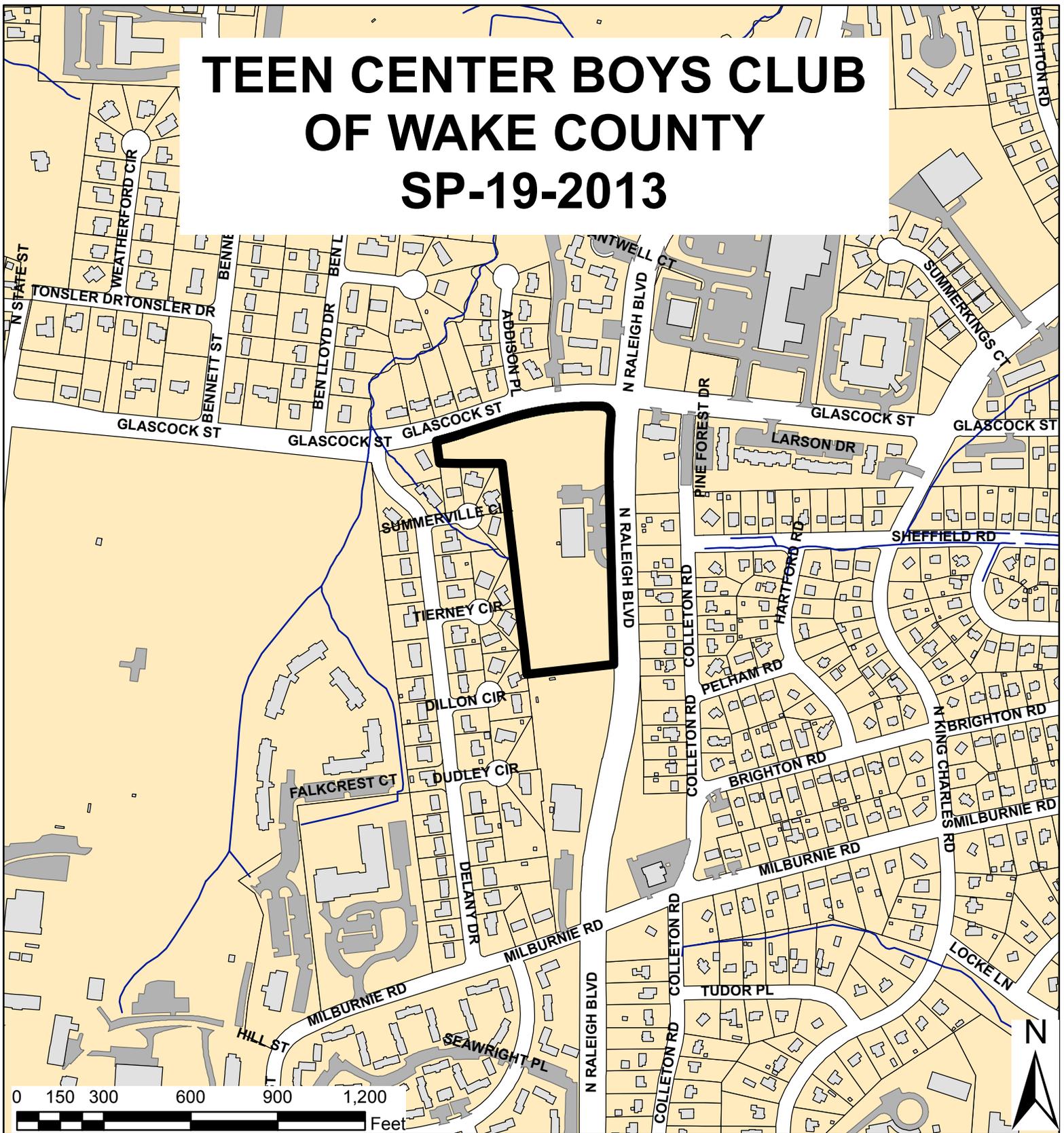


# TEEN CENTER BOYS CLUB OF WAKE COUNTY SP-19-2013



Zoning: **R-10**  
 CAC: **North Central**  
 Drainage **Pigeon House**  
 Basin:  
 Acreage: **7.66**

Number of Lots: **0**  
 Planner: **Stan Wingo**  
 Phone: **(919) 996-2663**  
 Applicant Contact: **OBS Landscape Architects**  
 Phone: **(919) 755-0046**



SP-19-13

# Planning & Development

**Customer Service Center**  
 One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

SP-19-13

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  <span style="color: blue; font-size: 2em;">360534</span>
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name **BOYS CLUB OF WAKE COUNTY TEEN CENTER**

Proposed Use **CIVIC CLUB**

Property Address(es) **710 N. RALEIGH BOULEVARD**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1714-43-4289	P.I.N.	P.I.N.	P.I.N.
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What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe: **CIVIC CLUB**

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed <b>administratively not</b> requiring Planning Commission or City Council approval. <b>PROPOSED USE IS AN ALLOWABLE USE WITHIN EXISTING ZONING DISTRICT.</b>
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PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
--	---

CLIENT (Owner or Developer)	Company <b>BOYS CLUB OF WAKE COUNTY, INC.</b>		
	Name (s) <b>C/O MARTIN BORDEN, Building Committee Chair</b>		
	Address <b>710 N. RALEIGH BOULEVARD, RALEIGH, NC 27610</b>		
	Phone <b>919-534-7420</b>	Email <b>mborden@paragoncommercial.com</b>	Fax <b>866-479-7453</b>

CONSULTANT (Contact Person for Plans)	Company <b>OBS LANDSCAPE ARCHITECTS</b>		
	Name (s) <b>KEITH DOWNING</b>		
	Address <b>306/200 PARHAM STREET, SUITE B, RALEIGH, NC 27601</b>		
	Phone <b>919-755-0046</b>	Email <b>keith@obsia.net</b>	Fax <b>n/a</b>

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) CIVIC CLUB
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 16,420
Total Site Acres 7.66 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 16,420
Off street parking Required 51 Provided 51	Proposed height of building(s) 28'-8"
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) .049
BOA (Board of Adjustment) case # A-15-13	Building Lot Coverage percentage 8.1% (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Stormwater Information	
Existing Impervious Surface 0.83 acres / 36,071square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.88 acres / 38,299 square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

GOAL OF PROPOSED DEVELOPMENT IS TO CONTINUE TO BENEFIT AND SERVICE THE COMMUNITY WITH UPGRADED FACILITIES FOR THE TEEN POPULATION WITHIN THE COMMUNITY. THE USE IS COMPATIBLE AND ALLOWABLE WITHIN THE EXISTING ZONING DISTRICT AND PROVIDES ADEQUATE BUFFER FROM SURROUNDING PROPERTIES. THE SITE PLAN HAS PROTECTED SIGNIFICANT, HEALTHY TREES.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below:  a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**SIGNATURE BLOCK (Applicable to all developments)**

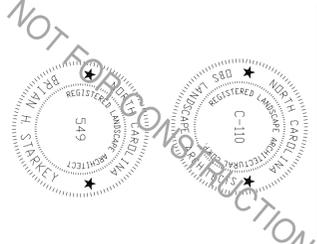
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application. I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed *Ang Miller* Date 4/17/13  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

**Section B**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input type="checkbox"/>		✓		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		✓		✓
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		



CONSULTANTS

**ARCHITECT**  
Dan Huffman Architecture, PA  
4417 Laurel Hills Rd.  
Raleigh, NC 27612  
(719) 917-3798

**CIVIL ENGINEER/SURVEYOR**  
John A. Edwards & Company  
333 Wide Avenue  
Raleigh, NC 27605  
(719) 828-4428

PROJECT CLIENT

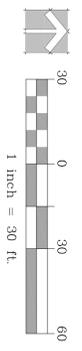
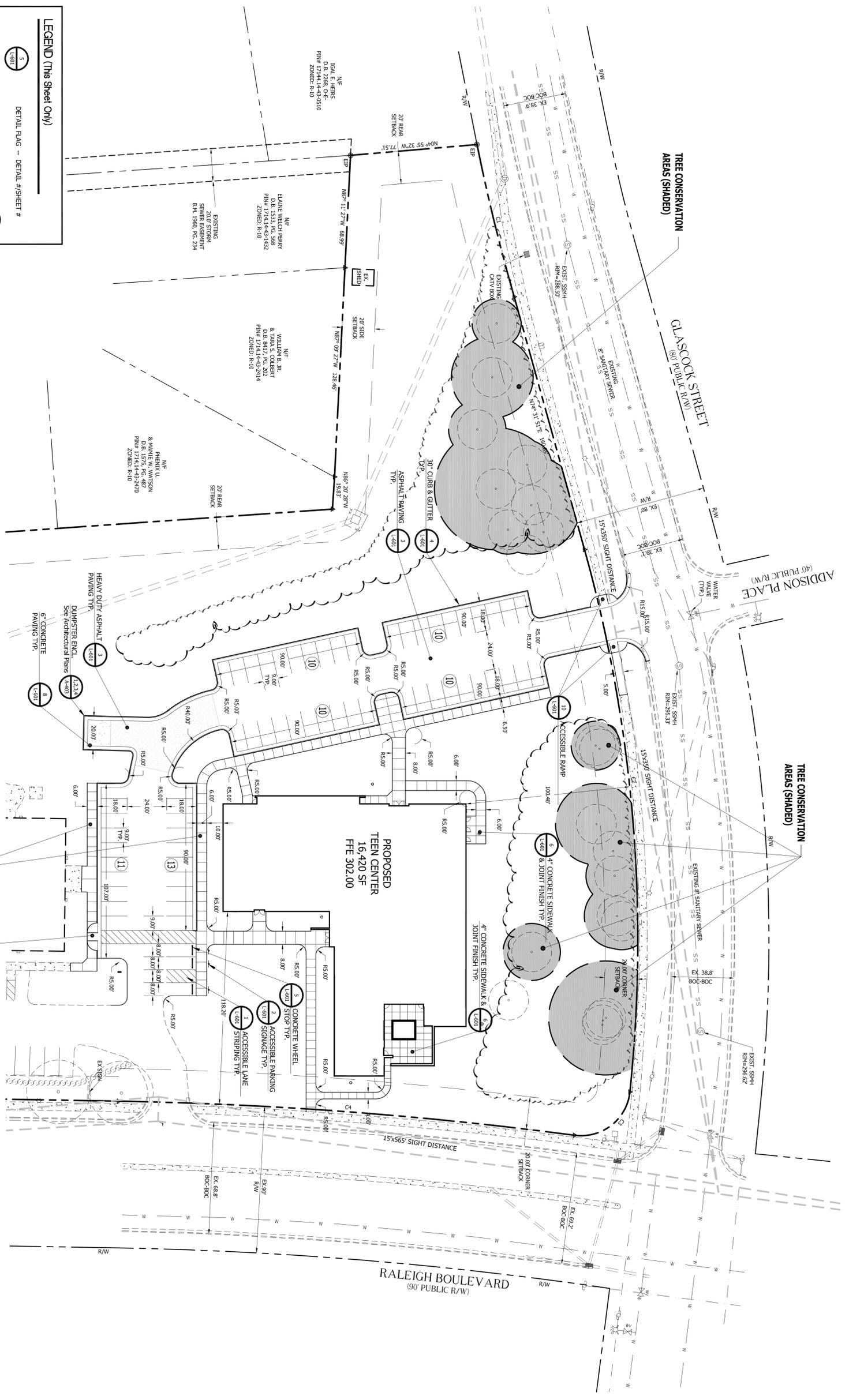
**TEEN CENTER**  
710 N. Raleigh Blvd.  
Raleigh, NC 27610  
Boys & Girls Club  
of Wake County, Inc.

NO.	DATE	DESCRIPTION

PHASE: SITE PLAN SUBMITTAL  
DATE ISSUED: APRIL 19, 2013  
SCALE: 1"=30'  
DRAWN BY: KAMDNU  
CHECKED BY: BHS  
SHEET TITLE

LAYOUT PLAN

L-201



**GENERAL NOTES:**  
1. Boundary and field topographic information taken from digital file by John A. Edwards and Company dated April 5, 2013.  
2. All construction shall be done in accordance with all City of Raleigh and NCDDOT standards and specifications.

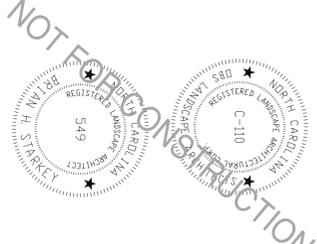
**SITE DATA**

OWNER	BOYS & GIRLS CLUB OF WAKE COUNTY, INC.
TOTAL AREA	7.66 ACRES
PROPOSED USE	TEEN CENTER
ZONING	R-10
WAKE COUNTY PIN #	1714-43-4289
MINIMUM YARDS AND BUILDING SETBACKS:	
FRONT	20 FEET
SIDE & CORNER SIDE	20 FEET
REAR	20 FEET
BUILDING SIZE - PROPOSED	13,573 S.F.
BUILDING HEIGHT - PROPOSED	28'-8"
PARKING REQUIRED	51 SPACES
PARKING PROVIDED	51 SPACES
ACCESSIBLE PARKING REQUIRED	1 Van Included in 3 SPACES
ACCESSIBLE PARKING PROVIDED	1 Van Included in 3 SPACES

**LEGEND (This Sheet Only)**

	DETAIL FLAG - DETAIL #/SHEET #
	HEAVY DUTY ASPHALT PAVING
	6" CONCRETE PAVING
	4" CONCRETE SIDEWALK
	NUMBER OF PROPOSED PARKING SPACES
	ACCESSIBLE RAMP
	BENCHMARK
	ACCESSIBILITY LANE STRIPING
	PUBLIC EASEMENT
	30" CONCRETE CURB AND GUTTER
	PROPERTY LINE
	ADJACENT PARCEL BOUNDARY
	TREELINE - PROPOSED
	EXISTING TREE

**GENERAL NOTES:**
  
 1. Boundary and field topographic information taken from digital file by John A. Edwards and Company dated April 5, 2013.
   
 2. All construction shall be done in accordance with all City of Raleigh and NCDOT
   
 3. Tree Protection fence must be inspected by City of Raleigh prior to commencement of construction.



Boys & Girls Club of Wake County Teen Center			
Tree Conservation Requirements			
04/19/13			
Summary		Area (Acres)	
Total Area	7.86		
Required Tree Conservation	0.786		10%
<b>Total Tree Conservation Areas Provided</b>	<b>0.38</b>	<b>4.94%</b>	
TREE CONSERVATION AREA DATA			
Key	Description	Area (SF)	Area (Acres) % of Tract
<b>Secondary Tree Conservation Areas</b>			
S1	Individual Trees > 10' dbh	8,144	
S2	Individual Trees > 10' dbh	707	
S3	Individual Trees > 10' dbh	3,949	
S4	Individual Trees > 10' dbh	982	
S5	Individual Trees > 10' dbh	3,125	
Subtotal		<b>16,487</b>	<b>0.38</b> <b>4.94%</b>
<b>TOTAL</b>		<b>16,487</b>	<b>0.38</b> <b>4.94%</b>



**PROJECT CLIENT**
  
**TEEN CENTER**
  
 710 N. Raleigh Blvd.
   
 Raleigh, NC 27610
   
 Boys & Girls Club
   
 of Wake County, Inc.

**CIVIL ENGINEER/SURVEYOR**
  
 John A. Edwards & Company
   
 333 Wade Avenue
   
 Raleigh, NC 27605
   
 (719) 919-8228/4428

**CONSULTANTS**
  
**ARCHITECT**
  
 Dan Huffman Architecture, PA
   
 4417 Laurel Hills Rd.
   
 Raleigh, NC 27612
   
 (719) 919-417-3788

NO.	DATE	DESCRIPTION

**PHASE:** SITE PLAN SUBMITTAL
   
**DATE ISSUED:** APRIL 19 2013
   
**SCALE:** 1"=50'
   
**DRAWN BY:** KAMDNU
   
**CHECKED BY:** BHS
   
**SHEET TITLE**

**TREE CONSERVATION PLAN**
  
**TCP101**

