



SPECIAL USE PERMIT APPLICATION

Submit required documentation to: Wake County Planning, Development and Inspections PO Box 550 Wake County Office Building Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh Contact (919) 856-6335 for additional information.

File # Fee Amt Paid Check # Rec'd Date Rec'd By

Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)

Allow baseball learning and training facility (2 baseball fields and support building) as provided in Article 4, 4-11 Use Table in accordance with section 4.23.10

Modification of previously issued Special Use Permit? ()Yes (x)No

If Yes, provide relevant Special Use Permit Number: NA

Property

Parcel Identification Number: 1740-23-1001

Address: 0 East Garner Road, St Mary's Twp.

Location: South side of East Garner Road, at/between (north, east, south, west) (street)

Guy Road and Duke Energy Powerline Easement (street) (street)

Total site area in square feet and acres: 400,316 net area square feet 9.19 net acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

List Conditions of any Conditional Use Zoning Districts: NA

Present land use(s): Vacant

How is this proposed use a public necessity? This facility will provide a much need baseball practice and learning facility for young people in the area.

What is impact on surrounding neighborhood and adjacent properties?

This property is bounded by a roadway to west, a roadway to the north, a undeveloped 3.8 acre tract Zoned R-30 to east and Southern Railroad to south. The impact of the facility will be minimal

Land Owner

Land Owner Name: Amelia Pool

Business Operator Name (if different from Land Owner): Murray Pool

Address: 2001 Landings Way

City: Raleigh State: NC Zip Code: 27615

E-mail Address: Murraypool2002@yahoo.com

Fax:

Telephone Number: 919-697-1099

Applicant (person to whom all correspondence will be sent)

Name: Harold A. Yelle II, PE, PLS
 Address: 3755 Benson Drive
 City: Raleigh State: NC Zip Code: 27609
 E-mail Address: ayes@raleigh.twcbc.com Fax: _____
 Telephone Number: 919-877-9992 Relationship to Owner: Consultant

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.15

Proposed total floor area: 13,400 sf Proposed floor area ratio (floor area/site area): 0.033

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 30 %

Proposed impervious surfaces area: 42,100 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 10.5 %

Required transitional bufferyard types and depths (see Article 16):

Front (C) 10' ft Left (C) 40 ft Right (C) 40 ft Rear (C) 10 ft

Proposed transitional bufferyard types and depths (see Article 16):

Front (C) 10 ft Left (C) 40 ft Right (C) 40 ft Rear (C) 10 ft

Min. yard depths (see applicable district/use regulation):

Front 30 ft Corner side 30 ft Side 10 ft Rear 30 ft

Proposed yard depths: Front 50 ft Corner side 30 ft Side 40 ft Rear 30 ft

Max. building height (see applicable district/use regulation): 35 ft

Proposed building height: 20 ft
 3 persons design capacity of 125 persons

Min. parking space standard (see Article 15): 1 spaces per _____

Min. no. of parking spaces: 125/3= 42 Proposed no. of parking spaces 65

Number of employees: 4/2 Hours of operation: 7 am to 10 pm

Vehicular Access:

Names of access street(s) and number of access points along each: East Garner Road, 1 access point

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
East Garner Road	60	24	2	Y	12,000	5800	50

¹ See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: Trash truck, Vendor Truck ADT: 1

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : _____

() community system – specify type: _____ (x) individual well(s)

Est. total water demand: 600 gpd

Wastewater collection/treatment provided by: () municipal system: _____

() community system – specify type: _____

(x) individual on-site system

Est. total wastewater discharge: 600 gpd

Solid waste collection provided by: private contract trash company

Electrical service provided by: Duke Underground () yes () no

Natural gas service provided by: PSNC Energy

Telephone service provided by: AT&T Underground () yes () no

Cable television service provided by: Spectrum Underground () yes () no

Fire protection provided by: Wake County VFD

Miscellaneous:

Generalized slope of site flat 2% slopes

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NA

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NA

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

(X) Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Fuquay-Garner Area Land Use Plan Residential 8 units per acre

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

The proposed recreational use is allowed in the R-30 zoning and the development plan complies with UDO standards. The use will provide a desired facility for the residents and shall comply with all standards.

Other information (additional relevant information about the site or proposal you wish to note or cite)

~~The site has severe limitation for residential use. All of the once usable soils on site for septic systems was destroyed by past logging activities. As such the use of this property is limited.~~

The owner has acquire undisturbed land with provisionally suitable soils from adjacent property owner to provide area needed for the septic system.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Mella Pool Date: 3-21-18

Signature: _____ Date: _____

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: David A. Wells et Date: 3-20-18

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at www.wakegov.com.



SPECIAL USE PERMIT STATEMENT OF JUSTIFICATION

Submit required documentation to:

Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

For each of the 5 required conclusions listed below, attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Board of Adjustment to reach the required conclusion, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required conclusion are simply those suggested in the Wake County Unified Development Ordinance. You should address any additional considerations potentially raised by the proposed development.

Important: You bear the burden of presenting sufficient factual evidence to support findings of fact that allow the Board to reasonably reach each of the required conclusions. If you fail to meet that burden, the Board has no choice but to deny the petition.

(1.) The proposed development will not materially endanger the public health or safety.

Considerations:

- traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersection and curb cuts;
- provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection;
- soil erosion and sedimentation; and
- protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

(2.) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.

(3.) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

Considerations:

- the relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved; and
- whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

(4.) The proposed development will be in harmony with the area in which it is located.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

(5.) The proposed development will be consistent with the Wake County Land Use Plan.

Considerations:

- consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards; and
- consistency with the municipal and joint land use plans incorporated in the Plan.

Statement of Justification

1. The proposed development will not materially endanger the public health or safety.

Traffic

The proposed Special Use Permit Request will not result in significant changes to the traffic pattern or traffic count as it exists today. The development is a low impact use and will generate minimal traffic during peak hour roadway use.

The traffic generated by the proposed baseball learning facility for young children and teens will occur during weekend hours and mid afternoon and evening hours during weekdays.

Provisions for utility and fire service.

The existing facility is served by electrical (Wake EMC) and telephone service (AT&T).

An onsite well is proposed and will supply the required potable and irrigation water supply.

An onsite septic system will be provided for sanitary sewer service.

Fire Protection for the site area is provided by the Garner area Volunteer Fire Department.

Soil Erosion and Sedimentation Control.

The limited soil disturbance associated with this Special Use Permit will be managed as required by Wake County and North Carolina Sediment and Erosion Control not exceed the 1 acre denuded area limit required for sediment and erosion control permits.

Our proposal will leave 30% of total net area undisturbed.

Protection of the public or private water supplies

The proposed development will minimize impervious surface and all impervious area runoff will be filtered by vegetated filter strip SCM, if required. The impervious area has been limited to less than 12% of the total tract area. 10.5% impervious area is proposed..

2. The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses

The use proposed plan by this Special Use Permit request is allowed in the R-30 zoning district.

The project complies with the stormwater provisions in that the existing impervious areas were established prior to the adoption of the current ordinance and the impervious area has been limited to less than 12% of the total tract area.

The landscape and tree protection ordinance has been satisfied in that the existing tree area around the perimeter is proposed to be preserved by this plan except as required due to limited septic system soils, shown on included site plan. All areas of buffers not naturally vegetated shall be re-vegetated in accordance with county UDO.

The parking area proposed will meet the requirements of section 16-10-1-A-1 and shall landscaped as set forth in the UDO ordinance.

The subject tract is adjacent to roadways to north and south, a unusable property to west, zoned R-30 and a vacant residential tract of 3.5 ac +- to east.

This property is adjacent to properties to the south that have been designated as part of the Wake County Land Use Plan as a Neighborhood Activity Center.

3. The proposed development will not substantially injure the value of the adjoining property, or is a public necessity.

There are no homes with 400 feet of the perimeter of the subject tract. This area of Wake County is mostly undeveloped at this time. The proposed use, in our opinion, is a low impact use that will contribute to the quality of life to the surrounding areas and should enhance land values of surrounding properties.

As such there will be no injury to the property values of the adjacent property.

4. The proposed development will be in harmony with the area in which it is located.

This area of Wake County is mostly undeveloped at this time. The property has very limited uses due to the destruction of all suitable septic system soils on site caused by logging activities many years ago by previous land owner.

The proposed use, in our opinion, is a low impact use that will contribute to the quality of life to the surrounding areas and should enhance land values of surrounding properties.

5. The proposed development will be consistent with the Wake County Land Use Plan.

The Wake County Land use plan designates this property as future Residential > 8 units per acre, a high density land use. The properties to south on other side or Southern 200' R/W are designated as part of the Wake County Land Use Plan as a Neighborhood Activity Center.



SPECIAL USE PERMIT SUBMITTAL CHECKLIST

Submit this form and other required documentation to:
 Wake County Planning, Development and Inspections
 PO Box 550 Wake County Office Building
 Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
 Contact (919)856-6335 for additional information.

A meeting with staff is required prior to submittal of an application

For each listed item, check (✓) if provided, write "n/a" if the feature does not exist or is not proposed, and write "w" if a waiver from the requirement is justified because it is unnecessary in the particular case to determine compliance with applicable regulations or to address the required conclusions.			Staff use only
✓, n/a, or w		APPLICABLE SUBMITTAL REQUIREMENT	✓, X, or w
X	1	Evidence of the legal creation of the parcel(s) making up the development site (copy of most recently recorded plat or deed describing parcel plus: copy of County-approved plat describing same parcel and recorded after 5/17/1976; or plat or deed describing same parcel and recorded on or before 5/17/1976; or other recorded deeds and documents necessary to show parcel creation was exempt from subdivision regulations) [1 copy] [see Register of Deeds]	
NA	2	Copy of any Special Use Permit previously issued for site or part thereof (if proposed to be modified), or copy of recorded instrument abandoning or voiding any Special Use Permit previously issued for site or part thereof (if proposed to be replaced) [1 copy] [see Register of Deeds and/or Zoning Administration staff]	
X	3	Special Use Permit petition form [12 copies] [attached]	
X	4	Statement of justification presenting factual evidence supporting each of the following 5 required conclusions [12 copies] [see attached cover sheet]	
X	5	Existing conditions map showing the following information (a-k), for an area including and within 1,000 feet of the site [2 copies on 8.5" x 11" or 11" x 17" paper] [Most of the required information exists in the County's GIS]	
X	a	Property lines (GIS)	
X	b	Zoning districts - boundaries and names (GIS)	
	c	Notation of existing land uses (a site visit must be done & land uses identified on map)	
	d	Names of existing and approved subdivisions and other developments (site visit)	
NA	e	Existing and under-construction roadways and associated access rights-of-ways or easements (show name and label as public or private)	
NA	f	Existing and under-construction major water lines and fire hydrants [see adjacent municipality]	
NA	g	Existing and under-construction major sewer lines and pump stations/treatment facilities [see adjacent municipality]	
X	h	Topographic contours (at intervals of not more than 10 feet) (GIS)	
X	i	Surface waters, FEMA 100-year floodway and floodway fringe boundaries, flood hazard soils (GIS)	
X	j	Inset map showing site's location relative to County's municipalities and major roads (GIS)	
X	k	Title block showing name and address of site owner(s), name of plan designer, parcel identification number (PIN), date map prepared (and revised), bar scale, north arrow, and title "Existing Conditions Map" (handwritten or typed)	
X	6	Preliminary site plan showing the following information (a-p), for an area including and within 100 feet of the site [12 copies on 24" x 36" paper, at a scale of not less than 1"=400', plus 2 copies on 8.5" x 11" or 11" x 17" paper]:	
X	a	Property lines, with measured distances	
X	b	Outline of existing and proposed structures; show total floor area and maximum height, plus setbacks of proposed structures from nearest property lines	
X	c	Outline of existing and proposed roadways [including proposed improvements] and driveways (show width and surface material), parking areas (show spaces and surface material), loading areas (show dimensions and surface material), and walkways (show surface material) - plus associated access rights-of-way and easements (show width). Label roadways as public or private; note any access restrictions	
X	d	Existing or proposed vegetative screening and plantings along the perimeter and within parking areas, show location, type, and average mature height and spread	
X	e	Location of existing and proposed water lines (show diameter), fire hydrants, and/or wells (show capacity) - plus associated utility easements (show width), note water service provider	

NA	f	Location of existing and proposed sewer lines (show diameter) and pump stations/treatment facilities (show capacity) - plus associated easements (show width) [Note sewer service provider], or outline existing and proposed septic tank and fields (including repair area)	
X	g	Location and depth of proposed transitional bufferyards plus proposed screening measures (note type of proposed screening) [For plantings, show location, type, and average mature height and spread; for berms, walls, and fences, show height; for existing vegetation, outline area and show general type, average height and spread, and indicate intensity]	
NA	h	Location and width of watershed and drainageway buffers (if in a water supply watershed)	
X	i	Location and width of riparian areas (if in the Neuse River basin)	
	j	Notation of the amount of impervious surface coverage (sq. ft. and as % of total site area)	
X	k	Topographic contours (at intervals of not more than 5 feet)	
X	l	Surface waters, FEMA 100-year floodway and floodway fringe boundaries, flood hazard soils [see GIS Dept.] [Adjust FEMA boundaries and flood hazard soils to topography if necessary]	
NA	m	Location, type, and relevant dimensions/capacities of stormwater management structures and other devices (if in a water supply watershed or if stormwater management is required) - plus associated easements (show width)	
X	n	Location of existing and proposed signs (show type (ground, pole, etc.) and size (per side))	
X	o	Inset map showing site's location relative to County's municipalities and major roads	
X	p	Title block showing name and address of site owner(s), name of plan designer, parcel identification number (PIN), date map prepared (and revised), bar scale, north arrow, and title "Preliminary Special Use Permit Site Plan"	
X	7	List of the parcel identification numbers (PINs) and owners (and their mailing addresses) of all parcels adjoining, including across the street from, the parcel(s) making up the proposed development site [2 copies] [May be obtained from GIS staff]	
X	8	Stamped , pre-addressed business envelopes (size 10) for each owner on above list, with return address reading: Wake County Planning Department/Zoning Administration; P.O. Box 550; Raleigh, NC 27602-0550 [1 set]	
X	9	Licensed soil scientist's preliminary report demonstrating site's suitability for service by on-site wastewater system (if such service proposed) [2 copies] [see attached report requirements]	
NA	10	Emergency contingency plan for use and storage of hazardous materials, or statement that no hazardous materials in reportable quantities will be used or stored on-site (if in a water supply watershed)	
NA	11	Traffic impact analysis (3 copies) for any land use expected to increase traffic more than 100 trips per peak hour, or more than 1,000 trips per day, or as required by the Land Development Supervisor. Also include 3 additional large scale maps. (based on ITE trip generation figures) [see Guidelines for Traffic Impact analysis]	
NA	12	Check for \$1,500.00 processing fee for Traffic Impact analysis (per application). Checks should be made out to "Wake County".	
X	13	Check for \$800.00 Special Use application fee, made out to "Wake County" (only with original application)	
X	14	A public informational meeting prior to the public hearing is required for the following special uses; schools, landfills, churches, quarries, and asphalt plants . Provide documentation supporting this meeting to the Planning Department no later than four (4) weeks prior to the scheduled Board of Adjustment meeting for incorporation into the agenda packet.	
X	15	All special uses are required to be advertised in the News and Observer and a local newspaper. The applicant will be notified of the additional amount owed for advertising fees. This amount will be due upon notification.	
NA	16	Complete and submit the appropriate stormwater tool package at the link below: http://www.wakegov.com/water/stormwater/management/Pages/checklist.aspx	

Notes: All documents and maps submitted as required become the property of Wake County.
All application fees are non-refundable.
The Wake County Unified Development Ordinance is on the web at www.wakegov.com.
The Planning Director may waive required information he or she certifies in writing as unnecessary to determine compliance with applicable standards and requirements.
The File Number should be used on all correspondence subsequent to petition acceptance.

Application accepted as complete by: _____ Date: _____

Board of Adjustment action: () Approved () Approved w/ conditions () Denied Date: _____

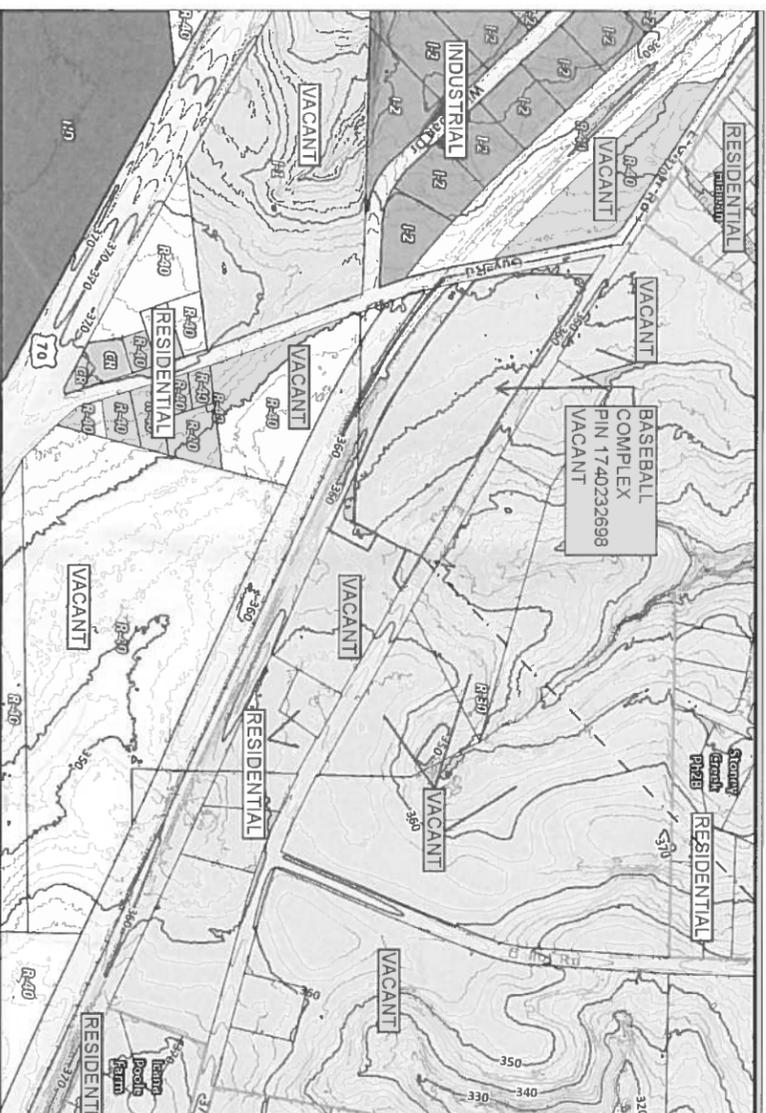
Special Use Permit recordation: DB _____ PG _____ Date: _____

DPC BASEBALL ACADEMY

SPECIAL USE PERMIT PLAN
 EAST GARNER ROAD
 ST. MARY'S TWP, WAKE COUNTY
 NORTH CAROLINA 27513

DEVELOPER
 DPC BASEBALL, LLC
 2001 LANDINGS WAY
 RALEIGH, NC 27615

- SHEET INDEX:
1. EXISTING CONDITIONS COMPOSITE EXHIBIT
 2. SITE LAYOUT PLAN
 3. GRADING, DRAINAGE & UTILITY PLAN
 4. LANDSCAPING PLAN



EXISTING CONDITIONS MAP / VICINITY MAP
 SCALE: 1" = 300'

PREPARED BY



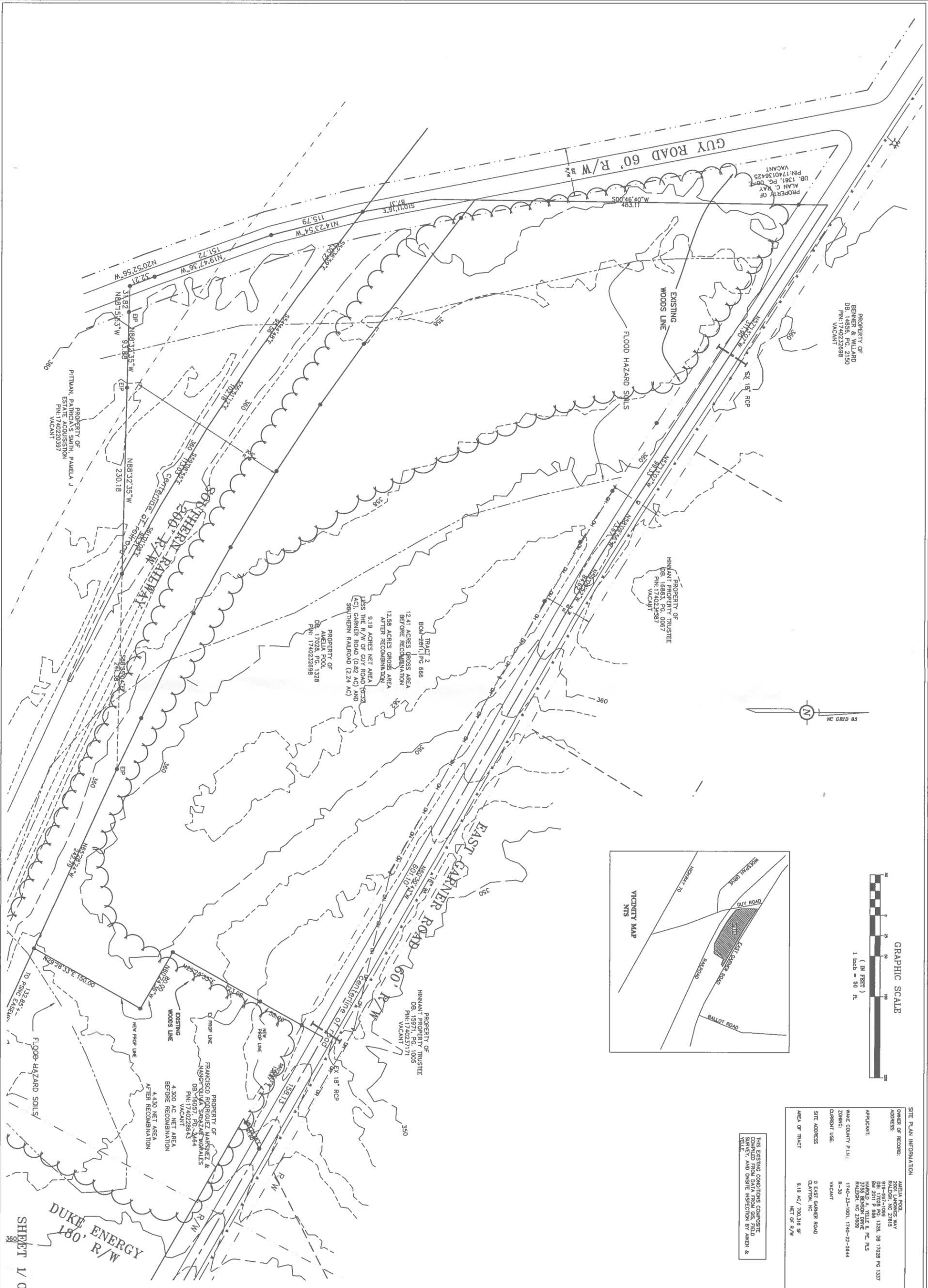
Aiken & Yelle Associates, PA
 Professional Engineers & Land Surveyors
 3755 Benson Drive
 Raleigh, North Carolina 27609
 919-877-9992 Fax 919-877-9979

GRADING/DRAINAGE PLAN

SITE PLAN INFORMATION	
OWNER OF RECORD: ADDRESS: APPLICANT: WAKE COUNTY PIN: ZONING: CURRENT USE: PROPOSED USE: LANDING CALCULATIONS MAXIMUM OCCUPANCY EMPLOYEES (PEAK) TOTAL REQUIRED PARKING PARKING PROVIDED SITE ADDRESS AREA OF TRACT FLOOR AREA RATIO	AMBA POOL 2001 LANDINGS WAY RALEIGH, NC 27615 DB: 17028 PG 1328, DB 17028 PG 1337 BL 2001 P 684.5 & PE PLS 3755 BENSON DRIVE RALEIGH, NC 27609 1740-23-1001, 1740-22-5644 R-30 VACANT BASEBALL EDUCATION FACILITY 125 PEOPLE 125/3 = 42 4/2 PER 44 SPACES 63 SPACES 0 EAST GARNER ROAD CLAYTON, NC 9.19 AC / 700,318 SF NET OF R/W 13,400 SF / 400,318 SF X 100 = 13% FAR
EMERGED IMPERVIOUS SURFACE AREA EDUCATION BUILDING/RESTROOM SIDEWALKS & PARKING TOTAL PROPOSED IMPERVIOUS SURFACE PERCENT PROPOSED IMPERVIOUS SURFACE (42,100 SF / 400,318 SF X 100) WHO MORE THAN 12% IMPERVIOUS AREA TO BE PERMITTED BY THIS DOCUMENT? INSIDE FLOOD HAZARD AREAS? IN REUSE RIVER BASIN? TOTAL AGENCIES OF ORIGIN NEUSE RIVER SUBREN: PROPOSED DIVIDED AREA	13,400 SF 28,700 SF 42,100 SF 10.5 % YES YES 0.0 AC 6.5 AC
PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTION ABOUT THE PLAN: NAME(S): AIKEN & YELLE ASSOCIATES (HAROLD A. YELLE R) ADDRESS: 3755 BENSON DR, RALEIGH, NC, 27609 919-877-9979 E-MAIL ADDRESS: AYS@AYELLES.COM	



Harold A. Yelle
 03-11-18



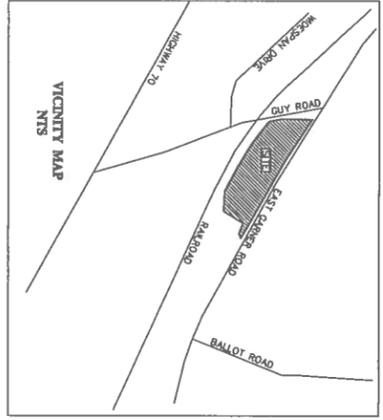
PROPERTY OF
BENNER & WILLARD
DB: 14856, PG. 2180
PIN: 1740222898
VACANT

PROPERTY OF
HINNANT PROPERTY TRUSTEE
DB: PIN: 1740222897
VACANT

TRACT 2
BOM-2011, PG. 666
12.41 ACRES GROSS AREA
BEFORE RECOMBINATION
12.58 ACRES GROSS AREA
AFTER RECOMBINATION
9.19 ACRES NET AREA
LESS THE R/W OF GUY ROAD (0.82 AC) AND
SOUTHERN RAILROAD (2.24 AC)

PROPERTY OF
HINNANT PROPERTY TRUSTEE
DB: 15971, PG. 1005
PIN: 1740222897
VACANT

PROPERTY OF
FRANCISCO RODRIGUEZ MARTINEZ &
MANCO
QUINA SANDOVAL RIGUALTES
DB: 16057, PG. 2464
PIN: 1740228643
4.300 AC NET AREA
BEFORE RECOMBINATION
4.430 NET AREA
AFTER RECOMBINATION



SITE PLAN INFORMATION

OWNER OF RECORD:	AMELIA POOL RALEIGH, NC 27815
ADDRESS:	919-877-1089 RR-2078 PG. 1328, 08 17028 PG 1337
APPLICANT:	HAROLD A. YELLE & P.E. P.A.S. 2755 BENSON DRIVE RALEIGH, NC 27608
WAKE COUNTY PLAN:	1740-23-1001, 1740-22-5844
ZONING:	R-30
CURRENT USE:	VACANT
SITE ADDRESS:	0 EAST GARNER ROAD LANTON, NC
AREA OF TRACT:	5.19 AC / 700.316 SF NET OF R/W

THIS EXISTING CONDITIONS COMPOSITE
COMPILED FROM DATA FROM ONE FIELD
SURVEY, AND ON-SITE INSPECTION BY AMEN &
AYES

DPC BASEBALL ACADEMY
EAST GARNER ROAD
SAINT MARYS TWP, WAKE CO, NC

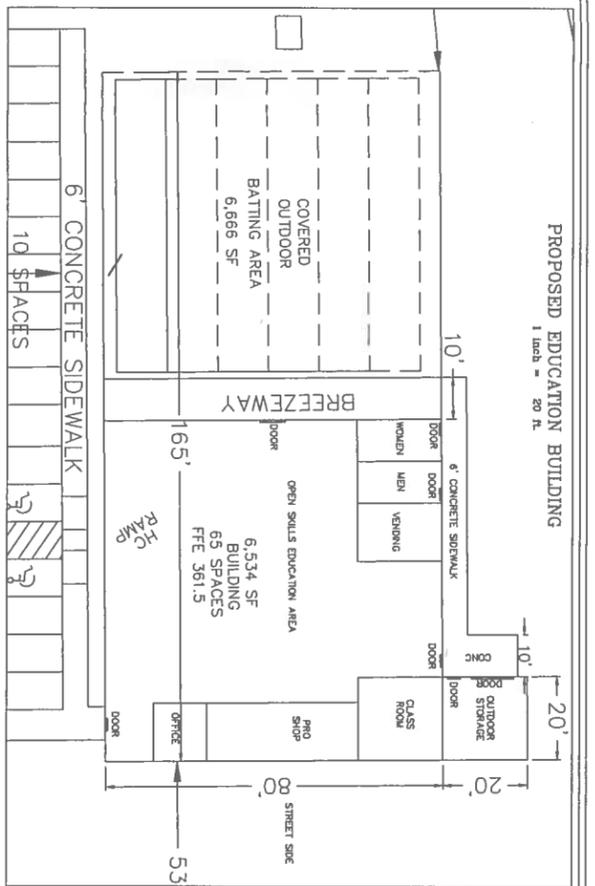
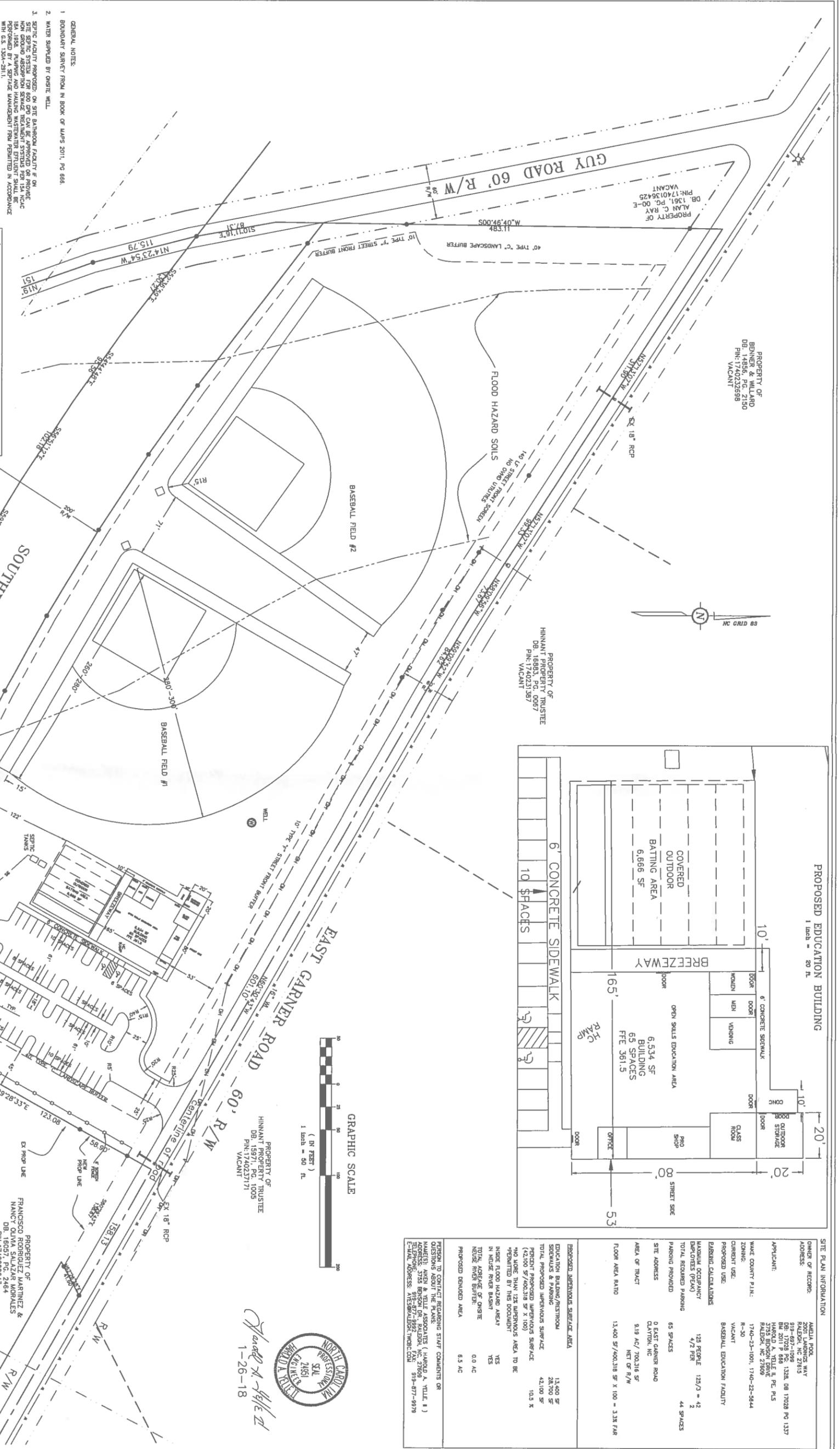
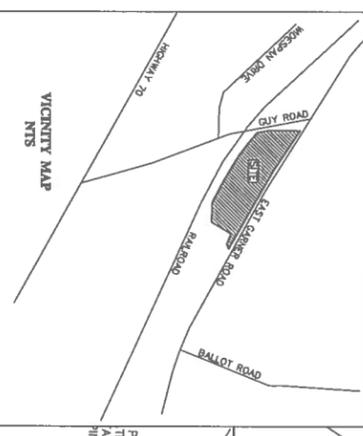
PRELIMINARY SPECIAL USE PERMIT
EXISTING CONDITIONS COMPOSITE

DRAWN BY: FMH
CHECKED BY: HAY
SCALE: 1"=50'
DATE: 1-22-18
REVISIONS:

AYES Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
3756 Benson Drive
Raleigh, North Carolina 27608
919-877-9982 Fax: 919-877-9970
email: ayes@aikenandelle.com
Corporate License No. C-1024

SHEET 1 / OF 9

- GENERAL NOTES:
- BOUNDARY SURVEY FROM N. BOOK OF MAPS 2011, PG 666.
 - WATER SUPPLIED BY ONSITE WELL.
 - SEPTIC FACILITY APPROVED ON SITE. BATHROOM FACILITY & RV SITE SEPTIC SYSTEM FOR 600 GPD CAN BE APPROVED OR PROVIDED NON-GROUND ABSORPTION SEWAGE TREATMENT SYSTEMS PER 15A NCAC 15A-0101. POWER SUPPLY AND WASTEWATER SYSTEMS SHALL BE PROVIDED FOR SEPTIC MAINTENANCE PER 15A NCAC 15A-0101 WITH G.S. 150A-281.1.
 - A FINAL ZONING AND SITE UPRIGHT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BE DONE BEFORE A CERTIFICATE OF INSPECTION IS ISSUED BY WAKE COUNTY BUILDING DEPARTMENT.
 - NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER ZONES.
 - SEPTIC TANKS, SEPTIC DRAIN LINES ARE PROHIBITED BY THIS SPECIAL USE PERMIT.
 - STORMWATER RETENTION AND DETENTION FACILITIES, STATIONINGS AND BUILDING HOUSING UTILITY CONNECTIONS SHALL BE PROVIDED AND ALSO PROVIDED IN REQUIRED BUFFERS/ZONES.
 - HOURS OF OPERATION WILL BE 7 AM TO 9 PM DAVENPORT HOURS ONLY, 7 DAYS/ WEEK.
 - ALL SIGNAGE SHALL BE IN ACCORDANCE WITH WAKE COUNTY SIGN ORDINANCE.
 - A DRIVEWAY PERMIT FROM NC DOT MAY BE REQUIRED. PRIOR TO ISSUANCE OF BUILDING PERMITS DOCUMENTATION WILL BE REQUIRED THAT DRIVERS AS SHOWN ARE PERMITTED.



SITE PLAN INFORMATION

OWNER OF RECORD: AMELA POOL, 2020 LAMAR AVENUE, APT 101, RALEIGH, NC 27601
 ADDRESS: 919-687-1098
 DB: 17028 PG. 1328, DB 17028 PG. 1357

APPLICANT: HINNAUNT TRUSTEE, DB: 16899 PG. 0067, PIN: 1740231387
 VACANT

WAKE COUNTY PLAN: 1740-23-1001, 1740-23-5844
 ZONING: R-30
 CURRENT USE: VACANT
 PROPOSED USE: BASEBALL EDUCATION FACILITY

PERMITS REQUIRED: BASEBALL EDUCATION FACILITY

MAJOR OCCUPANCY: 125 PEOPLE 125/3 = 42
 MAXIMUM OCCUPANCY: 42 PER
 TOTAL REQUIRED PARKING: 44 SPACES

PARKING PROVIDED: 65 SPACES

SITE ADDRESS: 0 EAST GARNER ROAD
 COUNTRY: NC
 AREA OF TRACT: 9.19 AC/ 760,316 SF
 NET OF R/W

FLOOR AREA RATIO: 13,400 SF/ 760,316 SF X 100 = 1.76 FAR

PROPOSED IMPROVEMENTS SURFACE AREA

EDUCATION BUILDING/RESTROOM	13,400 SF
SPERMALS & PARKING	28,700 SF
TOTAL PROPOSED IMPROVEMENT SURFACE	42,100 SF
PERCENT PROPOSED IMPROVEMENT SURFACE	10.3 X
(42,100 SF/ 403,316 SF X 100)	

NO MORE THAN 12% IMPROVEMENT AREA TO BE PERMITTED BY THIS DOCUMENT

INSIDE FLOOD HAZARD AREA: YES

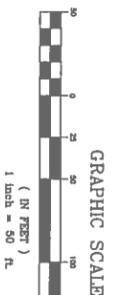
IN MEDIAN HIGH BASIN: YES

TOTAL ACRES OF ONSITE: 0.0 AC

NET OF R/W: 6.5 AC

PROPOSED DENIED AREA: 6.5 AC

PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS ABOUT THE PLANS:
 NAME: AILEEN & YELLE ASSOCIATES (HAROLD A. YELLE II)
 ADDRESS: 3555 BENSON DRIVE, RALEIGH, NC 27609
 TELEPHONE: 919-877-9979
 E-MAIL ADDRESS: AYES@RALEIGH.TWOCB.COM



Harold A. Yelle II
 1-26-18

DPC BASEBALL ACADEMY
 EAST GARNER ROAD
 SAINT MARYS TWP, WAKE CO, NC

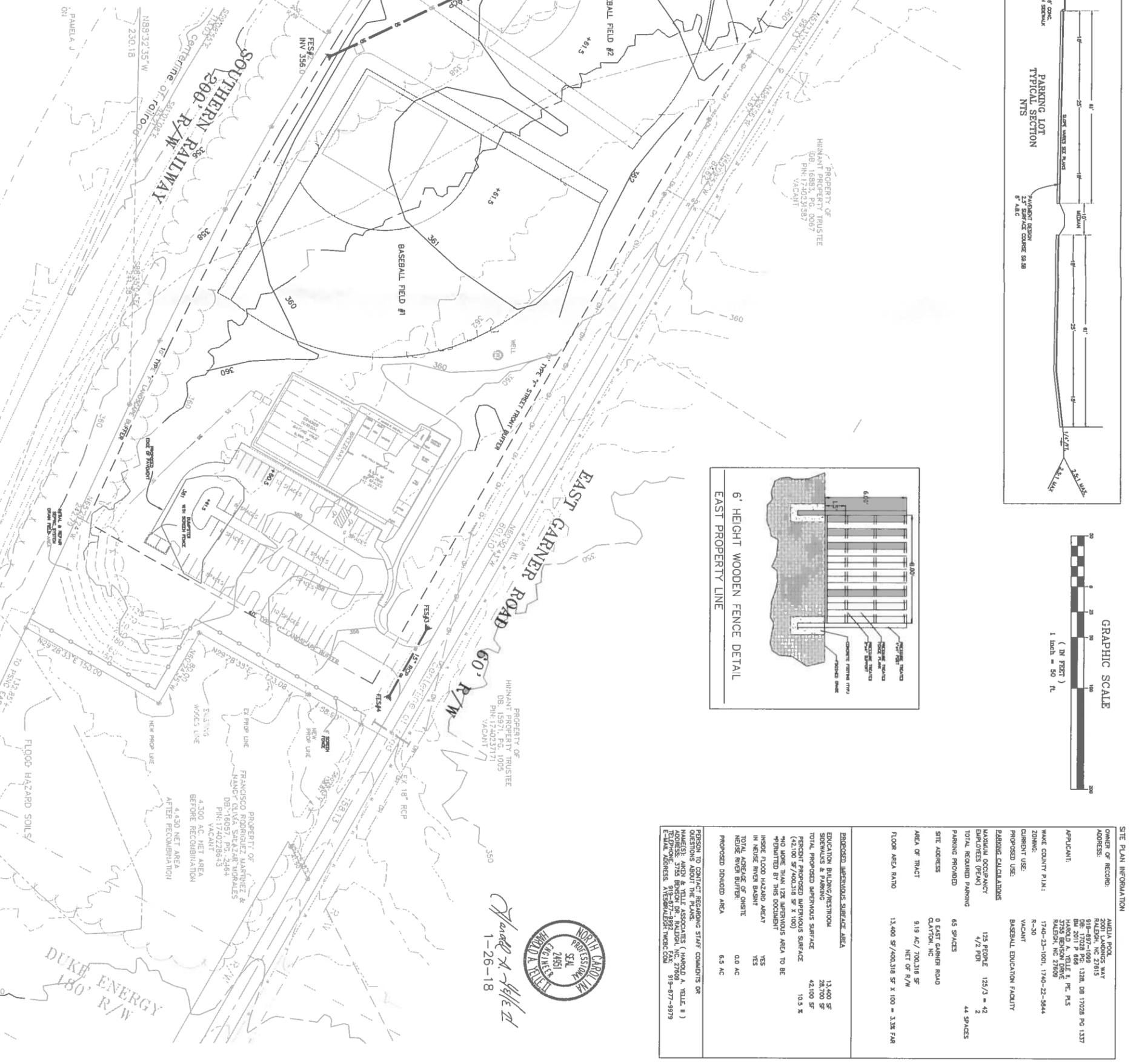
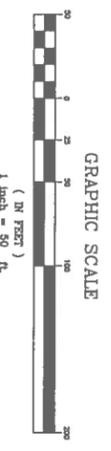
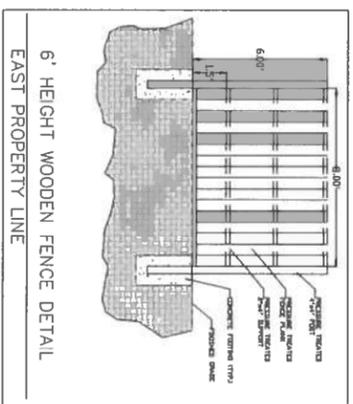
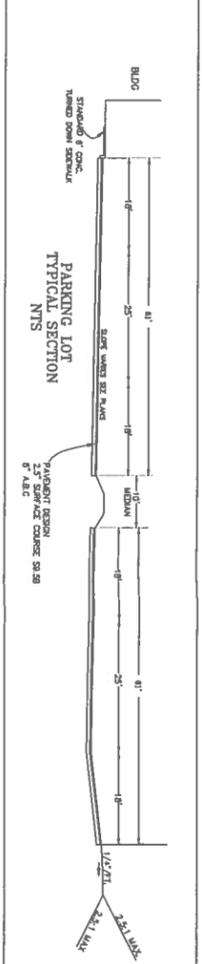
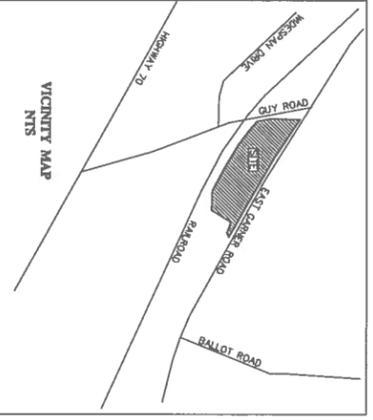
PRELIMINARY SPECIAL USE PERMIT
 SITE LAYOUT PLAN

DRAWN BY: FMH
 CHECKED BY: HAY
 SCALE: 1"=50'
 DATE: 1-22-18
 REVISIONS:

AYES
 Aiken & Yelle Associates, PA
 Professional Engineers & Land Surveyors
 3765 Benson Drive
 Raleigh, North Carolina 27609
 919-877-9979 Fax 919-877-9979
 email: ayes@raleigh.twocb.com
 Corporate License No. C-1024



- GENERAL NOTES:**
- BOUNDARY SURVEY FROM IN BOOK OF MAPS 2011, PG 686
 - WATER SUPPLIED BY ONSITE WELL
 - SEPTIC FACILITY PROPOSED. ON SITE PARALLEL FACILITY IF ON SITE SEPTIC SYSTEM FOR 600 GPD CAN BE APPROVED OR PROVIDE NON-GROUND ABSORPTION SPACE TREATMENT SYSTEMS PER 15A NCAC 15A 0105. PUMPING AND HAULING WASTEWATER EFFLUENT SHALL BE WITHIN 100' OF THE WASTEWATER TREATMENT FACILITY IN ACCORDANCE WITH G.S. 150A-211.
 - A FINAL ZONING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING DEPARTMENT.
 - NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER ZONES.
 - SEPTIC TANKS, SEPTIC DRAIN LINES ARE PROHIBITED BY THIS SPECIAL USE PERMIT AS PROVIDED.
 - STORMWATER RETENTION AND DETENTION FACILITIES, SUBSTATIONS AND BUILDING HOUSING UTILITY SYSTEMS AND BUILDING HOUSING UTILITY ARE ALSO PROHIBITED IN REQUIRED BUFFERZONES.
 - HOURS OF OPERATION WILL BE 7 AM TO 9 PM DAILY/7 DAYS/1 WEEK.
 - ALL SIGNAGE SHALL BE IN ACCORDANCE WITH WAKE COUNTY SIGN ORDINANCE.
 - A DRIVEWAY PERMIT FROM WAKE COUNTY MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS DOCUMENTATION ARE PROVIDED.



SITE PLAN INFORMATION

OWNER OF RECORD:	AMBLA WOOD, WAY RALEIGH, NC 27615
ADDRESS:	616-637-1068 1328 DR 17028 PO 1337 BLU 2011 P 666 RALEIGH, NC 27606
APPLICANT:	HAROLD A. YELLE & P.C. P.L.S. RALEIGH, NC 27606
WAKE COUNTY PLAN:	1746-23-1001, 1746-22-2944
ZONING:	R-30
CURRENT USE:	VACANT
PROPOSED USE:	BASEBALL EDUCATION FACILITY
PARKING CALCULATIONS:	135 PEOPLE 125/3 = 42 EMPLOYEES (PEAK) 4/2 PER 44 SPACES
PARKING PROVIDED:	65 SPACES
SITE ADDRESS:	0 EAST GARNER ROAD CLAYTON, NC
AREA OF TRACT:	919 AC / 700,316 SF NET OF N/W
FLOOR AREA RATIO:	13,400 SF / 700,316 SF X 100 = 1.91 FAR
EMPOWERS JURISDICTION SURFACE AREA:	13,400 SF
EDUCATION BUILDING RESTROOM:	28,200 SF
TOTAL PROPOSED SURFACE:	42,100 SF
PERCENT PROPOSED SURFACE:	4.58%
NO MORE THAN 12% IMPERVIOUS AREA TO BE PERMITTED BY THIS DOCUMENT:	YES
IN NEAR FLOOD HAZARD AREA?	YES
IN NEAR RIVER BASIN?	NO
TOTAL ACREAGE OF ONSITE:	0.8 AC
NEAR RIVER BUFFER:	0.8 AC
PROPOSED DIVIDED AREA:	0.8 AC

PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS ABOUT THE PLANS: HAROLD A. YELLE (P) AMBLA WOOD, WAY RALEIGH, NC 27615
 TELEPHONE: 919-677-8922 FAX: 919-677-9979
 E-MAIL ADDRESS: AYLES@ALEIGH.TWCO.COM



Harold A. Yelle
1-26-18

**DPC BASEBALL ACADEMY
EAST GARNER ROAD
SAINT MARYS TWP, WAKE CO, NC**

**PRELIMINARY SPECIAL USE PERMIT
SITE GRADING, DRAINAGE
AND UTILITY PLAN**

AYES
Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
3755 Benson Drive
Raleigh, North Carolina 27606
919-877-8922 Fax: 919-877-9979
email: ayes@raleigh.twco.com
Corporate License No. C-1024



LANDSCAPE PLANTING CALCULATIONS

STANDARD RECOMMENDATIONS

RECOMMENDED TREES/100 LF	120 U
RECOMMENDED SHRUBS/100 LF	24
RECOMMENDED PERENNIALS/100 LF	24
RECOMMENDED ANNUALS/100 LF	24
RECOMMENDED SPERMATOPHYTES/100 LF	24
RECOMMENDED GYMNOSPERM/100 LF	24
RECOMMENDED MOSS/100 LF	24
RECOMMENDED LICHEN/100 LF	24
RECOMMENDED FUNGI/100 LF	24
RECOMMENDED BRYOPHYTES/100 LF	24
RECOMMENDED ALGAE/100 LF	24
RECOMMENDED PROTISTS/100 LF	24
RECOMMENDED INVERTEBRATES/100 LF	24
RECOMMENDED VERTEBRATES/100 LF	24
RECOMMENDED MAMMALS/100 LF	24
RECOMMENDED BIRDS/100 LF	24
RECOMMENDED AMPHIBIANS/100 LF	24
RECOMMENDED REPTILES/100 LF	24
RECOMMENDED FISH/100 LF	24
RECOMMENDED INSECTS/100 LF	24
RECOMMENDED MOLLUSKS/100 LF	24
RECOMMENDED ARACHNIDS/100 LF	24
RECOMMENDED NEMATODES/100 LF	24
RECOMMENDED PLANTS/100 LF	24
RECOMMENDED ROCKS/100 LF	24
RECOMMENDED SOILS/100 LF	24
RECOMMENDED CLIMATE/100 LF	24
RECOMMENDED TOPOGRAPHY/100 LF	24
RECOMMENDED VEGETATION/100 LF	24
RECOMMENDED WATER/100 LF	24
RECOMMENDED AIR/100 LF	24
RECOMMENDED LIGHT/100 LF	24
RECOMMENDED SOUND/100 LF	24
RECOMMENDED SMELL/100 LF	24
RECOMMENDED TASTE/100 LF	24
RECOMMENDED TOUCH/100 LF	24
RECOMMENDED FEEL/100 LF	24
RECOMMENDED HEAR/100 LF	24
RECOMMENDED SEE/100 LF	24
RECOMMENDED SMELL/100 LF	24
RECOMMENDED TASTE/100 LF	24
RECOMMENDED TOUCH/100 LF	24
RECOMMENDED FEEL/100 LF	24
RECOMMENDED HEAR/100 LF	24
RECOMMENDED SEE/100 LF	24

- GENERAL NOTES:**
- BOUNDARY SURVEY FROM BOOK OF MAPS 2011, PG 666.
 - WATER SUPPLIED BY ON-SITE WELL.
 - SEPTIC FACILITY PROPOSED ON SITE BATHROOM FACILITY IF ON-SITE SEPTIC SYSTEM FOR 600 GPD CAN BE PERMITTED OR PROVIDE TO THE CITY OF WAKE COUNTY FOR PERMITTING AND INSTALLATION PERFORMED BY A SEPTICAGE MANAGEMENT FIRM PERMITTED IN ACCORDANCE WITH G.S. 130A-291.1.
 - A FINAL ZONING AND SITE APPROPRIATION INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE IS ISSUED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING INSPECTIONS.
 - NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER YARDS.
 - SEPTIC TANKS, SEPTIC DRAIN LINES ARE PROHIBITED IN REQUIRED BUFFER YARDS EXCEPT AS PERMITTED BY THIS SPECIAL USE PERMIT.
 - STORMWATER RETENTION AND DETENTION FACILITIES, STORAGE TANKS FOR ANY PURPOSE, UTILITY SUBSTATIONS, AND BUILDING HOUSING UTILITY EQUIPMENT ARE PROHIBITED IN REQUIRED BUFFER YARDS.
 - HOURS OF OPERATION WILL BE 7 AM TO 9 PM DAILY FROM MONDAY, 7 DAYS/ WEEK.
 - ALL STORAGE SHALL BE IN ACCORDANCE WITH WAKE COUNTY SIGN ORDINANCE.
 - A DRIVEWAY PERMIT FROM NCDOT MAY BE REQUIRED. PRIOR TO ISSUANCE OF BUILDING PERMITS DOCUMENTATION FROM NCDOT WILL BE REQUIRED THAT DRIVEWAYS AS SHOWN ARE PERMITTED.

EXISTING VEGETATION TO MEET THE REQUIREMENTS OF SECTION 16.10 OF WAKE CO UDO AS AMENDED

EXISTING VEGETATION TO MEET THE REQUIREMENTS OF SECTION 16.10 OF WAKE CO UDO AS AMENDED

PLANT NAME	QUANTITY	SECTION	SEE 21 PLANTING
1. 12" DB	1	1	1
2. 12" DB	1	1	1
3. 12" DB	1	1	1
4. 12" DB	1	1	1
5. 12" DB	1	1	1
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99. 12" DB	1	1	1
100. 12" DB	1	1	1

EXISTING VEGETATION TO MEET THE REQUIREMENTS OF SECTION 16.10 OF WAKE CO UDO AS AMENDED

EXISTING VEGETATION TO MEET THE REQUIREMENTS OF SECTION 16.10 OF WAKE CO UDO AS AMENDED

PLANT NAME	QUANTITY	SECTION	SEE 21 PLANTING
1. 12" DB	1	1	1
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EXISTING VEGETATION TO MEET THE REQUIREMENTS OF SECTION 16.10 OF WAKE CO UDO AS AMENDED

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