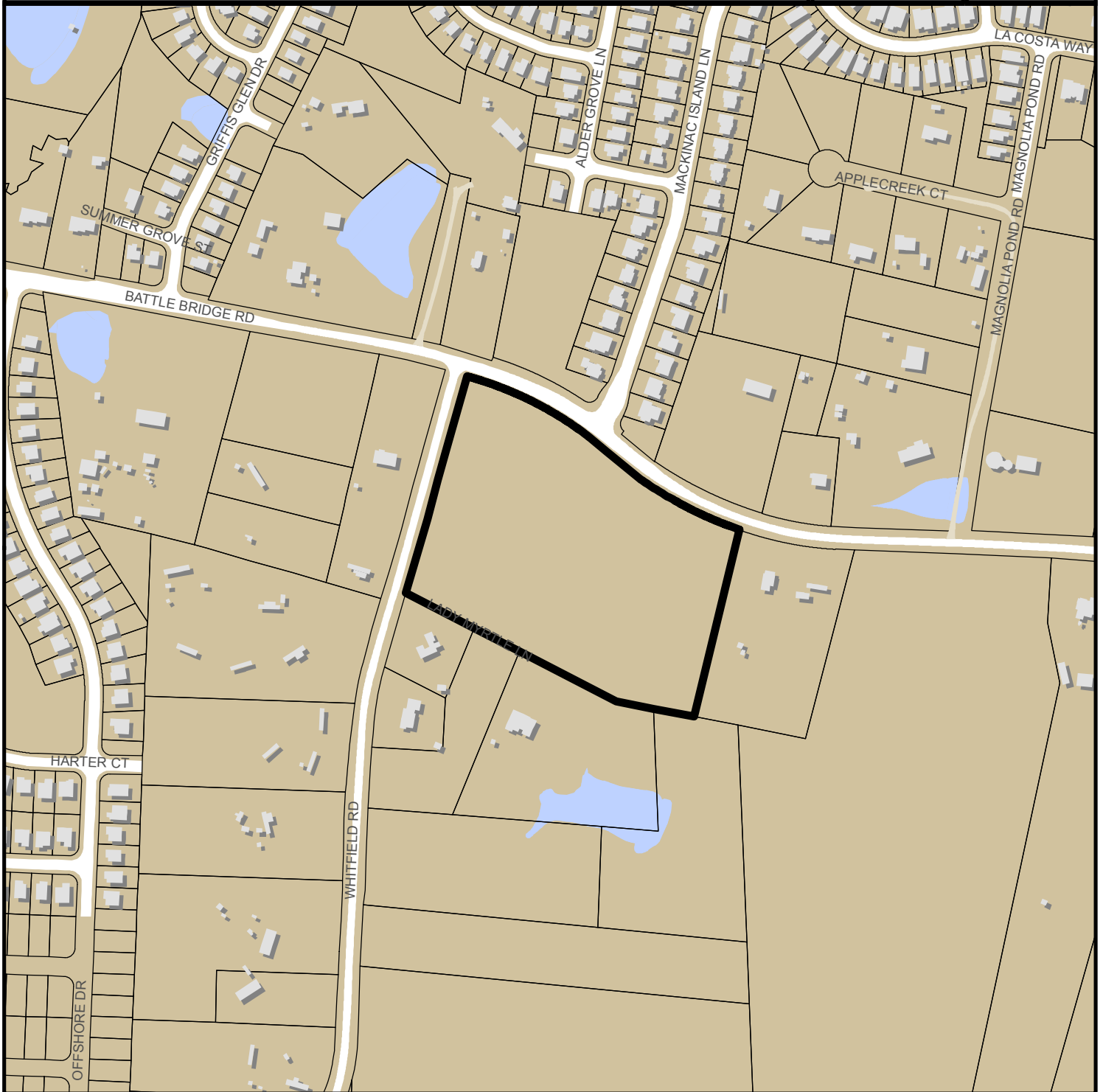


**THE GOWER CENTER @ BATTLERIDGE
SUBDIVISION
S-57-2017**



0 300 600 Feet

Zoning: **R-6 CU**
CAC: **Southeast**
Drainage Basin: **Neuse**
Acreage: **10.93**
Number of Lots: **2**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **Timmons Group**
Phone: **(919) 866-4943**





Administrative Approval Action

The Gower Center at Battle Bridge **Subdivision**
S-57-17, Transaction # 526627, AA# 3802

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 at the southeastern corner of the intersection of Whitfield Road and Battle Bridge Road. The address is 0 Whitfield road and the PIN number is 1731872621.

REQUEST: Subdivision of a 9.57 acre tract into two lots zoned Residential-6 CUD with conditions in case Z-3-2010. Lot 1 is 4.94 acres and Lot 2 is 4.63 acres.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: None.

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 Patrick Barbeau of Timmons Group

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.*

Planning: Reference Transaction # 481672/SR-55-16 for Gower Day Care Center site plan on proposed Parcel 1.

Stormwater: Each parcel is greater than 1 acre in size so they are able to address stormwater regulations at the time impervious surfaces are added to the individual sites. The impervious surface area allocation for the right of way impervious additions are allocated to the 2 new parcels.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property
2. A demolition permit shall be issued for any structures on site and this building permit number be shown on all maps for recording.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. The existing cemetery on site shall be shown on all plans for permitting. The final subdivision plat for recording also shall show the existing cemetery on the site labeled with dimensions.
5. An offer of cross access easement to the adjacent parcel to the east, PIN 1731-87-7347, shall be recorded with the Wake County Register of Deeds in accordance with zoning condition f of Z-3-10 and a copy of the recorded offer of cross access shall be provided to the City prior to lot recordation.



Administrative Approval Action

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6. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

7. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
8. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the 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 within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
9. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

10. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions

TRANSPORTATION

A 15' x 20' transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 5-16-2021
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) *Angie B. Taylor* Date: 5/16/2018

Staff Coordinator: Daniel L. Stegall

THE GOWER CENTER AT BATTLEBRIDGE

PRELIMINARY SUBDIVISION PLAN S-57-17

4215 WHITFIELD ROAD
 RALEIGH, NC 27610
 TRANSACTION #: 526627

SITE PLAN SUMMARY

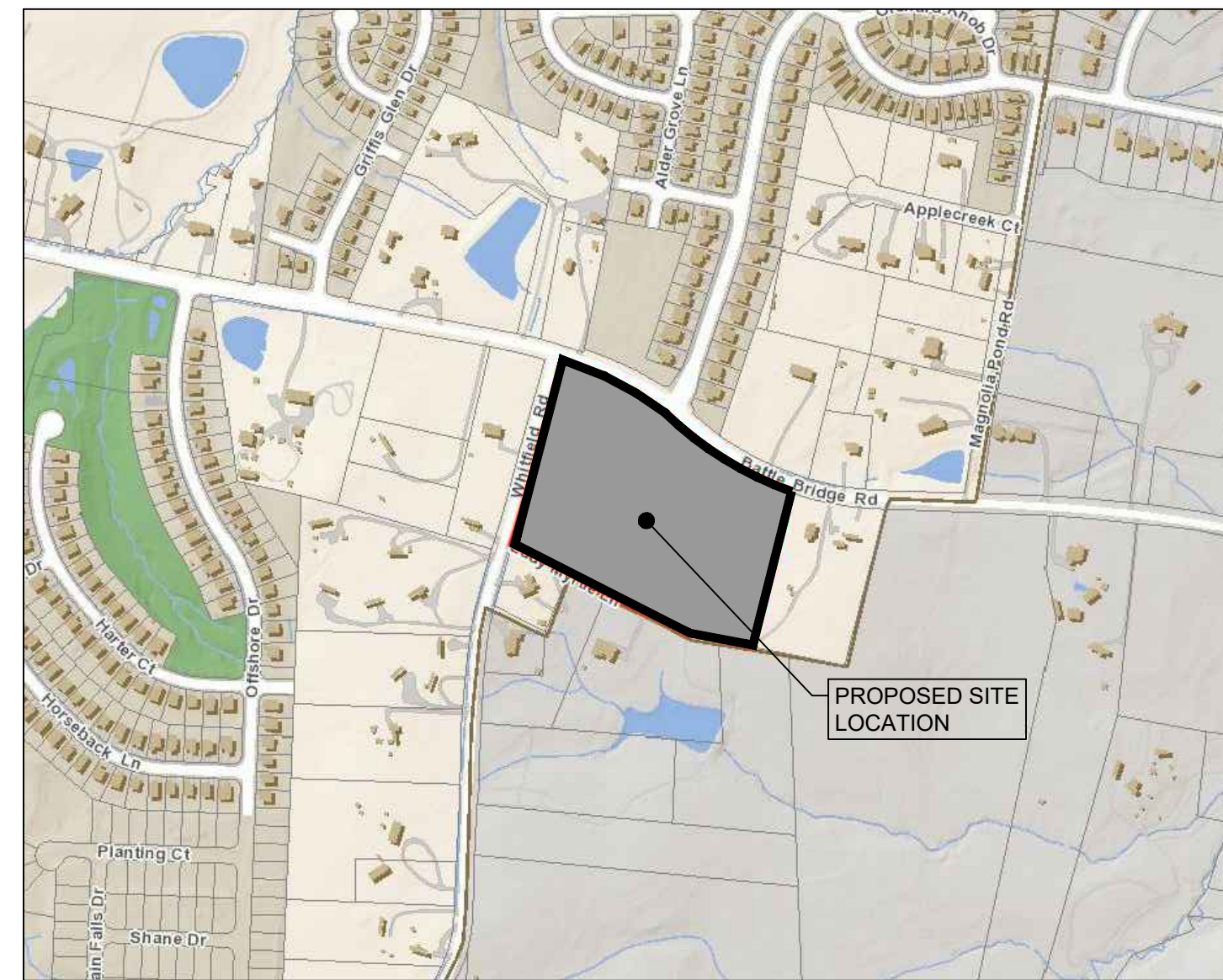
- INSIDE CITY LIMITS: NO, ANNEXATION REQUIRED
- WAKE COUNTY P.I.N.: 1731-87-2621
- 100 YEAR FLOODPLAIN: NO; MAP #3720173100J (MAY 2, 2006)
- TOTAL SITE AREA: EXISTING TRACT: 10.93 ACRES (BEFORE ROW DEDICATION)
 PARCEL 1: 4.94 AC
 PARCEL 2: 4.63 AC
 ROW DEDICATION: 1.36 AC
- RIGHTS OF WAY DEDICATION: BATTLE BRIDGE RD: APPROX. 7.5' FROM EXISTING ROW
 WHITFIELD RD: APPROX. 1.5' FROM EXISTING ROW
 LADY MYRTLE LN: APPROX. 62' FROM EXISTING PROPERTY LINE
- ZONING DISTRICT: R-6-CU (DAY CARE - SPECIAL USE)
- REQUIRED SETBACKS:
 FRONT: 15' TYPE C2 SPY; 10' BLDG
 WEST: 15' TYPE C2 SPY; 10' BLDG
 EAST: NO TYP; 20' BLDG
 SOUTH: 15' TYPE C2 SPY; 10' BLDG

SUBDIVISION IMPERVIOUS SUMMARY

- PARCEL #1
 SITE: 0 SF OR 0.00%
 RW: 27,245 SF OR 57.79%
- PARCEL #2
 SITE: 0 SF OR 0.00%
 RW: 20,748 SF OR 44.21%

ZONING CONDITIONS (Z-3-10)

NARRATIVE OF CONDITIONS:
 A.) DEVELOPMENT WILL BE LIMITED TO: SINGLE FAMILY DETACHED DWELLINGS OR DAYCARE FACILITIES - CHILD WITH A MAXIMUM OF 250 STUDENTS AND CONGREGATE CARE STRUCTURES, LIFE CARE COMMUNITY, REST HOME WITH A MAXIMUM OF 60 BEDS.
 B.) ACCESS WILL BE LIMITED TO NO MORE THAN (1) ONE DRIVEWAY CONNECTION ON BATTLE BRIDGE ROAD AND NO MORE THAN (1) ONE DRIVEWAY CONNECTION ON WHITFIELD ROAD.
 C.) PRIOR TO LOT RECORDATION OR THE ISSUANCE OF ANY BUILDING PERMIT, WHICHEVER SHALL FIRST OCCUR, THE OWNER OF THE PROPERTY SHALL DEED TO THE CITY A TRANSIT EASEMENT MEASURING TWENTY FEET (20') LONG BY FIFTEEN FEET (15') WIDE ADJACENT TO THE PUBLIC RIGHT-OF-WAY TO SUPPORT A BUS STOP FOR FUTURE TRANSIT SERVICES IN THE AREA. THE LOCATION OF THE TRANSIT EASEMENT SHALL BE REVIEWED AND APPROVED BY THE TRANSIT DIVISION OF THE CITY AND THE CITY ATTORNEY OR HIS DESIGNEE SHALL APPROVE THE TRANSIT EASEMENT DEED PRIOR TO RECORDATION IN THE WAKE COUNTY REGISTRY.
 D.) NO SINGLE FAMILY DETACHED DWELLINGS CREATED AFTER THE ADOPTION DATE OF THIS REZONING ORDINANCE WILL HAVE DIRECT VEHICULAR ACCESS TO BATTLE BRIDGE ROAD.
 E.) FUTURE DEVELOPMENT SHALL PRESERVE AND PROTECT THE EXISTING CEMETERY ON SITE. TO THAT END, PRIOR TO THE FILING OF ANY REQUEST FOR SITE PLAN OR SUBDIVISION APPROVAL FOR THE SUBJECT PROPERTY OR ANY PART THEREOF, THE APPLICANT SHALL ENGAGE THE SERVICES OF A PROFESSIONAL ARCHAEOLOGIST TO INVENTORY AND MAP THE CEMETERY, AND THEREBY CONFIRM ITS BOUNDARIES. PRIOR TO ANY SITE DEVELOPMENT, THE RESULTING ARCHAEOLOGICAL REPORT SHALL ALSO BE FILED WITH THE STATE ARCHAEOLOGY OFFICE. CONCURRENT WITH ANY BUILDING PERMIT ISSUANCE ON THE ZONED LAND, AN OPEN (NON-OPAQUE) POST AND PANEL FENCE (OTHER THAN CHAIN LINK) SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET OUTWARD FROM THE CONFIRMED CEMETERY BOUNDARIES. A GATE WILL BE PROVIDED TO ALLOW ACCESS TO THE CEMETERY FOR MAINTENANCE PURPOSES (PERIODIC REMOVAL OF FALLEN LIMBS, BRUSH, ETC.), AND VISITATION.
 F.) PRIOR TO LOT RECORDATION OR THE ISSUANCE OF ANY BUILDING PERMIT, WHICHEVER SHALL FIRST OCCUR, AN OFFER OF CROSS-ACCESS RECORDED WITH THE WAKE COUNTY REGISTRY OF DEEDS OFFICE SHALL BE PROVIDED TO THE PROPERTY TO THE EAST (DB EPG 368) OF THIS SITE.
 G.) IF ANY USE OF THE PROPERTY OTHER THAN SINGLE-FAMILY RESIDENCES IS CONTIGUOUS WITH PROPERTIES ADJOINING TO THE SOUTH (DB 3794PG 725) (DB 3794PG 734) (DB 3794PG 741) A SIX (6) FOOT TALL, SOLID PRIVACY FENCE WILL BE INSTALLED SIXTEEN (16) FEET NORTH OF THE SHARED PROPERTY LINE FOR THE LENGTH OF THAT SHARED PROPERTY LINE. IF ANY USE OTHER THAN SINGLE-FAMILY RESIDENCES IS CONTIGUOUS WITH THE PROPERTY ADJOINING TO THE EAST (DB 11119PG 250) A SIX (6) FOOT TALL, SOLID PRIVACY FENCE WILL BE INSTALLED FIVE (5) FEET WEST OF THE SHARED PROPERTY LINE FOR THE LENGTH OF THAT SHARED PROPERTY LINE. PROVIDED THAT A BREAK IS INCLUDED IN THE EASTERN FENCE TO PERMIT THE CONSTRUCTION AND OPERATION OF THE CROSS-ACCESS DRIVE REQUIRED BY CONDITION F. ABOVE. THIS FENCE WILL BE REQUIRED TO BE IN PLACE PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY FACILITY ASSOCIATED WITH THE SAID USE.
 H.) COMPATIBILITY OF CHARACTER BETWEEN SINGLE-FAMILY DETACHED HOUSES AND FUTURE DEVELOPMENT OF ANY RESIDENTIAL INSTITUTIONAL USE PERMITTED BY CONDITION A. ABOVE SHALL BE ACHIEVED AS FOLLOWS:
 1. BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM OF TWO (2) STORIES AND THIRTY-FIVE (35) FEET, AS MEASURED PER RALEIGH CITY CODE §10-2076.
 2. ALL BUILDINGS' PRIMARY ENTRANCES SHALL BE ORIENTED TO AND VISIBLE FROM THE STREET PROVIDING PRIMARY ACCESS TO THE BUILDING LOT.
 3. ALL ROOFS SHALL EXHIBIT A MINIMUM 4:12 PITCH.
 4. ANY PARKING LOTS (EXCLUSIVE OF DRIVEWAYS AND PORTE-COCHERE'S) AND ANY PLAYGROUND FACILITIES SHALL BE LOCATED BEHIND THE FRONT FACADE OF THE PRIMARY BUILDING.
 5. SITE OUTDOOR LIGHTING SHALL BE LIMITED TO FIXTURES OF FULL-CUTOFF DESIGN, AND SITE LIGHT POLES (EXCLUSIVE OF STREET LIGHTING) SHALL BE LIMITED TO NO MORE THAN TWENTY (20) FEET IN HEIGHT.



VICINITY MAP
 1" = 1,000'

ARCHITECT
 TONY JOHNSON ARCHITECT
 2008 ELIZABETH COURT
 CLAYTON, NC
 TONY JOHNSON
 PHONE: (919) 550-7717
 EMAIL: TLJARCH@AOL.COM

DEVELOPER/OWNER
 JERRY GOWER
 7324 SIEMENS ROAD
 WENDELL, NC 27591
 PHONE: (919) 365-9767
 EMAIL:

CIVIL ENGINEER
 TIMMONS GROUP
 5410 TRINITY ROAD, SUITE 102
 RALEIGH, NC 27607
 PATRICK BARBEAU, P.E.
 PHONE: (919) 866-4512
 PATRICK.BARBEAU@TIMMONS.COM

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	SUBDIVISION COVER
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SUBDIVISION PLAN
C3.0	OFFSITE GRADING & STORMWATER PLAN
C5.0	OFFSITE UTILITY EXTENSION PLAN
C6.0	LANDSCAPE PLAN
C8.0	SUBDIVISION DETAILS
C8.1	SUBDIVISION DETAILS

PROJECT NOTES

- CONSTRUCTION DRAWINGS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- 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 INSTALLATION AND MAINTENANCE REQUIREMENTS FOR STREET TREES CAN BE FOUND IN THE RALEIGH CITY TREE MANUAL CHAPTER 2.

Preliminary Subdivision Plan Application

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext. 919-996-1831
 Litchford Satellite Office | 18337 - 1301 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction # _____ Project Coordinator _____ Team Leader _____

PRELIMINARY APPROVALS

Subdivision * Conventional Subdivision Compact Development Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #: 481672

GENERAL INFORMATION

Development Name: THE GOWER CENTER AT BATTLEBRIDGE
 Proposed Use: DAYCARE CENTER
 Property Address(es): 0 WHITFIELD RD

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
 PIN Recorded Deed 1731-87-2621 PIN Recorded Deed _____ PIN Recorded Deed _____ PIN Recorded Deed _____

What is your project type?
 Single family Townhouse Subdivision in a non-residential zoning district
 Other (describe): COMMERCIAL

OWNER/DEVELOPER INFORMATION

Company Name: JERRY GOWER CONSTR. CO. Owner/Developer Name: JERRY GOWER
 Address: 7324 SIEMENS RD, WENDELL, NC 27591
 Phone: 919.265.9767 Email _____ Fax: N/A

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: TIMMONS GROUP Contact Name: PATRICK BARBEAU, PE
 Address: 5410 TRINITY RD, STE 102, RALEIGH NC 27607
 Phone: 919.866.4512 Email: PATRICK.BARBEAU@TIMMONS.COM Fax: 919.859.5663

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s): R-6-CU

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z-3-10

COA (Certificate of Appropriateness) Case # _____

BDA (Board of Adjustment) Case # A: _____

STORMWATER INFORMATION

Existing Impervious Surface: 0 acres/sf	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 1.78 acres/sf	Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If in a Flood Hazard Area, provide the following:
 Alluvial Soils _____ Flood Study _____ FEMA Map Panel #: 3720173100J

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached	Attached
Total # of Single Family Lots	Total # of All Lots: 2

Overall Units/Acre Densities Per Zoning Districts _____
 Total # of Open Space and/or Common Area Lots _____

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: TIMMONS GROUP 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.

Signature: _____ Date: 8-9-17
 Signature: _____ Date: _____

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 CONSTRUCTION

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 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.866.4512 FAX 919.833.8124 www.timmons.com

REVISION DESCRIPTION	DATE
CITY OF RALEIGH COMMENTS	11/17/2015
CITY OF RALEIGH COMMENTS	08/11/2017
CITY OF RALEIGH COMMENTS	12/05/2017
CITY OF RALEIGH COMMENTS	03/26/2018
CITY OF RALEIGH COMMENTS	05/01/2018

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 07/26/2016
 DRAWN BY: R. WINGATE
 DESIGNED BY: P. BARBEAU
 CHECKED BY: R. BAKER
 SCALE: AS SHOWN

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

GOWER DAYCARE
 WAKE COUNTY, NORTH CAROLINA
 SUBDIVISION COVER

JOB NO. 37938
 SHEET NO. C0.0

TRANSACTION NUMBER
 526627

SUBDIVISION FILE NUMBER
 S-57-17

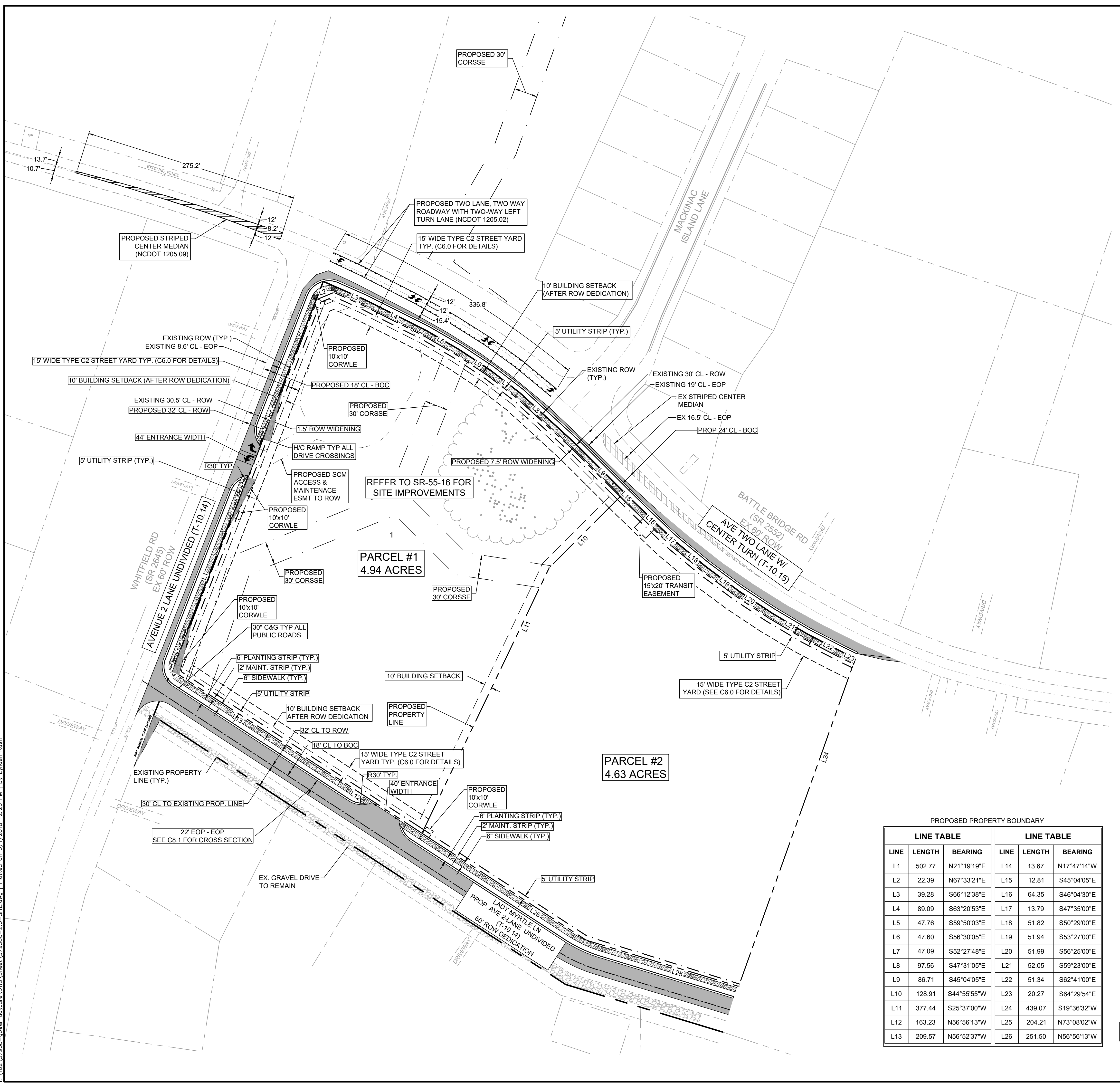
PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.



AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR 1-800-832-4949 TO HAVE EXISTING UTILITIES LOCATED. ALL LOCAL UTILITY PROVIDERS USING THEIR OWN LOCATING SERVICE SHALL BE CONTACTED BY THE CONTRACTOR.

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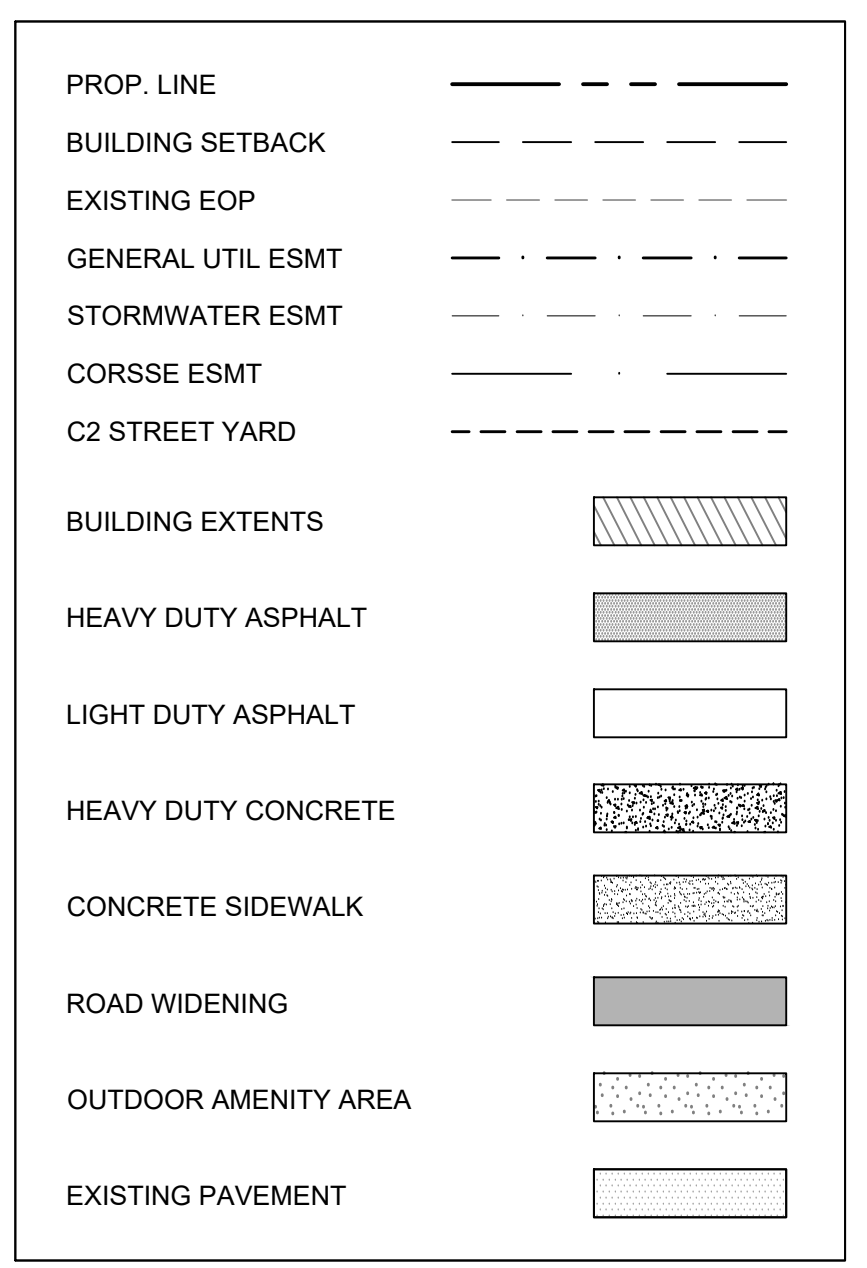


SUBDIVISION NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
- CORSSE: CITY OF RALEIGH SANITARY SEWER EASEMENT
- CORWLE: CITY OF RALEIGH WATER LINE EASEMENT
- PUBLIC ROAD IMPROVEMENTS ALONG PROP. NEW ROAD (LADY MYRTLE LN, BATTLE BRIDGE RD (SR 2552), AND WHITFIELD RD (SR 2645) TO BE CONSTRUCTED ALONG FRONTAGE OF LOT 1 IN CONJUNCTION WITH DEVELOPMENT OF SR-15-16.
- PUBLIC ROAD IMPROVEMENTS ALONG LADY MYRTLE LN AND BATTLE BRIDGE RD TO BE CONSTRUCTED ALONG FRONTAGE OF LOT 2 WITH THE FUTURE DEVELOPMENT OF LOT 2.
- SEE COVER PAGE FOR ROW DEDICATION DETAILS.
- ZONING DISTRICT: R-6-CU (DAY CARE - SPECIAL USE)
 MAXIMUM UNITS PER LOT
 LOT 1: 4.94 AC * 6 UNITS/AC = 29 UNITS
 LOT 2: 4.63 AC * 6 UNITS/AC = 27 UNITS

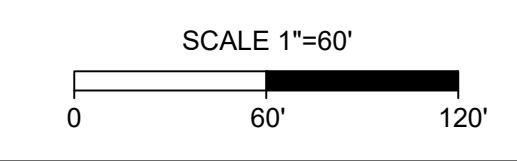
SITE PLAN SUMMARY

- INSIDE CITY LIMITS: NO, ANNEXATION REQUIRED
- WAKE COUNTY P.I.N.: 1731-87-2621
- 100 YEAR FLOODPLAIN: NO; MAP #3720173100J (MAY 2, 2006)
- TOTAL SITE AREA: EXISTING TRACT: 10.93 ACRES (BEFORE ROW DEDICATION)
 PARCEL 1: 4.94 AC 9.56 ACRES (AFTER ROW DEDICATION)
 PARCEL 2: 4.63 AC
 ROW DEDICATION: 1.36 AC
- RIGHTS OF WAY DEDICATION: BATTLE BRIDGE RD: APPROX. 7.5' FROM EXISTING ROW
 WHITFIELD RD: APPROX. 1.5' FROM EXISTING ROW
 LADY MYRTLE LN: APPROX. 62' FROM EXISTING PROPERTY LINE
- ZONING DISTRICT: R-6-CU (DAY CARE - SPECIAL USE)
- REQUIRED SETBACKS:
 FRONT: 15' TYPE C2 SPY; 10' BLDG
 WEST: 15' TYPE C2 SPY; 10' BLDG
 EAST: NO TYP; 20' BLDG
 SOUTH: 15' TYPE C2 SPY; 10' BLDG



PROPOSED PROPERTY BOUNDARY

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	502.77	N21°19'19"E	L14	13.67	N17°47'14"W
L2	22.39	N67°33'21"E	L15	12.81	S45°04'05"E
L3	39.28	S66°12'38"E	L16	64.35	S46°04'30"E
L4	89.09	S63°20'53"E	L17	13.79	S47°35'00"E
L5	47.76	S59°50'03"E	L18	51.82	S50°29'00"E
L6	47.60	S56°30'05"E	L19	51.94	S53°27'00"E
L7	47.09	S52°27'48"E	L20	51.99	S56°25'00"E
L8	97.56	S47°31'05"E	L21	52.05	S59°23'00"E
L9	86.71	S45°04'05"E	L22	51.34	S62°41'00"E
L10	128.91	S44°55'55"W	L23	20.27	S64°29'54"E
L11	377.44	S25°37'00"W	L24	439.07	S19°36'32"W
L12	163.23	N56°56'13"W	L25	204.21	N73°08'02"W
L13	209.57	N56°52'37"W	L26	251.50	N56°56'13"W



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
11/17/2015	CITY OF RALEIGH COMMENTS
08/11/2017	CITY OF RALEIGH COMMENTS
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05/01/2018	CITY OF RALEIGH COMMENTS

DATE: 07/26/2016
 DRAWN BY: R. WINGATE
 DESIGNED BY: P. BARBEAU
 CHECKED BY: R. BAKER
 SCALE: AS SHOWN

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

GOWER DAYCARE
 WAKE COUNTY, NORTH CAROLINA
 SUBDIVISION PLAN

JOB NO. 37938
 SHEET NO. C2.0

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YOUR VISION ACHIEVED THROUGH OURS.

DATE
07/26/2016

DRAWN BY
R. WINGATE

DESIGNED BY
P. BARBEAU

CHECKED BY
R. BAKER

SCALE
AS SHOWN

TIMMONS GROUP

GOWER DAYCARE
WAKE COUNTY, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652

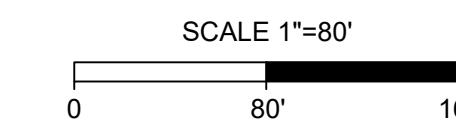
OFFSITE UTILITY EXTENSION PLAN

JOB NO.
37938
SHEET NO.
C5.0

UTILITY NOTES

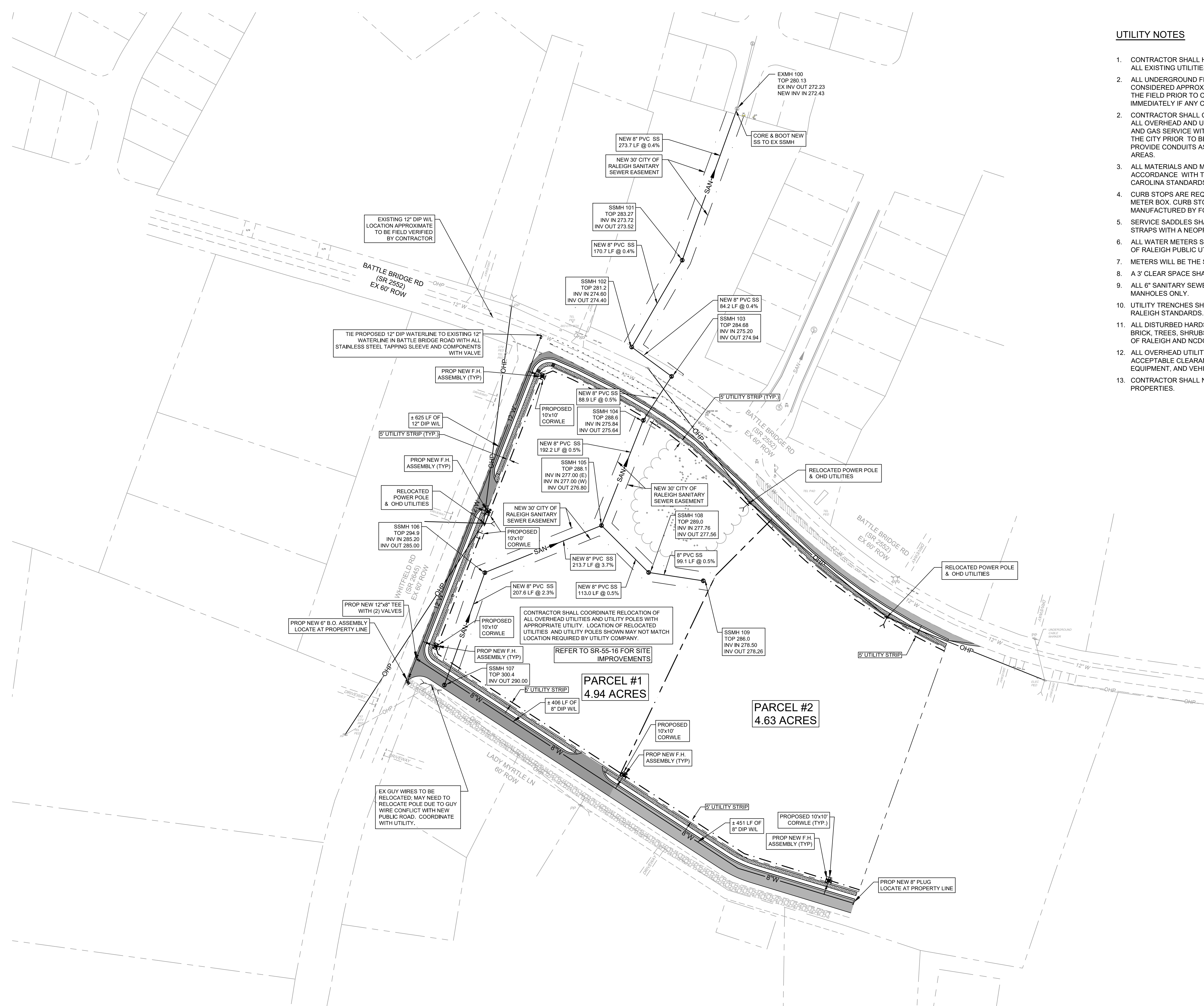
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
- CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
- SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
- ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
- METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
- ALL 6" SANITARY SEWER SERVICES CONNECTIONS SHALL BE MADE INTO MANHOLES ONLY.
- UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
- ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL OVERHEAD UTILITY LINES SHALL BE ADJUSTED TO MAINTAIN ACCEPTABLE CLEARANCES FOR FIRE APPARATUS, CONSTRUCTION EQUIPMENT, AND VEHICULAR ACCESS.
- CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO ADJOINING PROPERTIES.

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PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.



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