



Administrative Approval Action

SR-24-18 / Rainbow Daycare
Transaction# 548443, AA #3924

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 southside of Darton Way on the northwest corner of the intersection of Leland Drive and Louisburg Road. The site is located at 8402 Darton Way. The site of this development is currently one of two unrecorded lots in an approved subdivision, case S-14-14.

REQUEST: Development of a 1.65 acre portion of a 2.8 acre tract zoned OX-3-PK CU (Z-43-16) into a one story, 10,783 SF Daycare Facility with 48 employees. This daycare facility will not include a pre-school.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. Alternative screening for service area. (AAD – 1-19)

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 dated 4/9/19 submitted by Peak Engineering and Design.

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.*

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. 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.



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PUBLIC UTILITIES

3. new sanitary sewer easement around sewer main extension constructed with subdivision.

STORMWATER

4. Next Step: A stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

5. Obtain required tree impact permits from the City of Raleigh.
6. 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.
7. 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.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input checked="" type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to the issuance of building permits:

GENERAL

1. Comply with all conditions of Z-43-16.



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2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.
3. Provide fire flow analysis.

ENGINEERING

4. All conditions shall be met for S-14-2014, AA#3719, including plat recordation.
5. Next Step: 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

6. A Final Plat must be recorded at the Wake County Register of Deeds office for utility easements.

STORMWATER

7. 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.
8. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
9. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
10. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY

11. A final inspection of required tree conservation areas and right of way tree plantings by Urban Forestry staff must be completed.
12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities 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.



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3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. 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.
6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
7. Next Step: Final inspection of all required Tree Conservation Areas and right of way tree plantings 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: 5-29-2022

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:(Development Services Dir./Designee)

Date: 5/29/19

Staff Coordinator: Michael Walters

RAINBOW DAYCARE

ADMINISTRATIVE SITE REVIEW
 DARTON WAY
 RALEIGH, NORTH CAROLINA
 MARCH 19, 2018
 SR-24-18, TRANSACTION # 5484433
 (SUBDIVISION # S-14-14)

SITE INFORMATION:

Property Owner: Rainbow Rascals Louisville LLC
 8402 Darton Way
 Raleigh, NC 27616

Wake County PIN: 1748-40-2756

Real Estate ID: 354520

Map Name: 174803

Surveyed Property Size: 2.80 acres

Property References: DB - 15914, PG - 625

Existing Zoning: Office Mixed Use (OX-3-PK-CU)

Current 2030 Land Use Map: Office & Residential Mixed Use

Existing Use: Vacant

Proposed Use: Daycare facility and Office, Business or Professional
 (Daycare Not to Include Pre-School)

Building Uses: Daycare facility and Office, business or professional

Township: Wake Forest

BUILDING:
 PROPOSED BUILDING HEIGHT: 27'-4"
 PROPOSED BUILDING STORIES: 1-ONE STORY BUILDING
 PROPOSED SQUARE FOOTAGE: 10,783 SF
 SIDE LOT SETBACK: 0.0'
 REAR LOT SETBACK: 0.0'
 PRIMARY STREET SETBACK: 50'

PARKING:
 PARKING REQUIREMENT: 1/2 EMPLOYEES
 NUMBER OF EMPLOYEES: 48 EMPLOYEES
 REQUIRED PARKING: 24 SPACES
 PROVIDED SPACES: 35 SPACES
 HANDICAP SPACES REQUIRED: 2 SPACES
 HANDICAP SPACES PROVIDED: 2 SPACES (1 VAN ACCESSIBLE)
 SIDE LOT SETBACK: 0.0'
 REAR LOT SETBACK: 0.0'
 PRIMARY STREET SETBACK: 20'
 SIDE STREET SETBACK: 10'

AMENITY AREA:
 REQUIRED (10%): 7,147 SF
 PROVIDED: 10,025 SF (PLAY YARD)

BICYCLE PARKING:
 REQUIRED LONG TERM: 4 SPACES
 PROVIDED LONG TERM: 4 SPACES

WATERSHED INFORMATION: LOWER HEUSE RIVER WATERSHED.

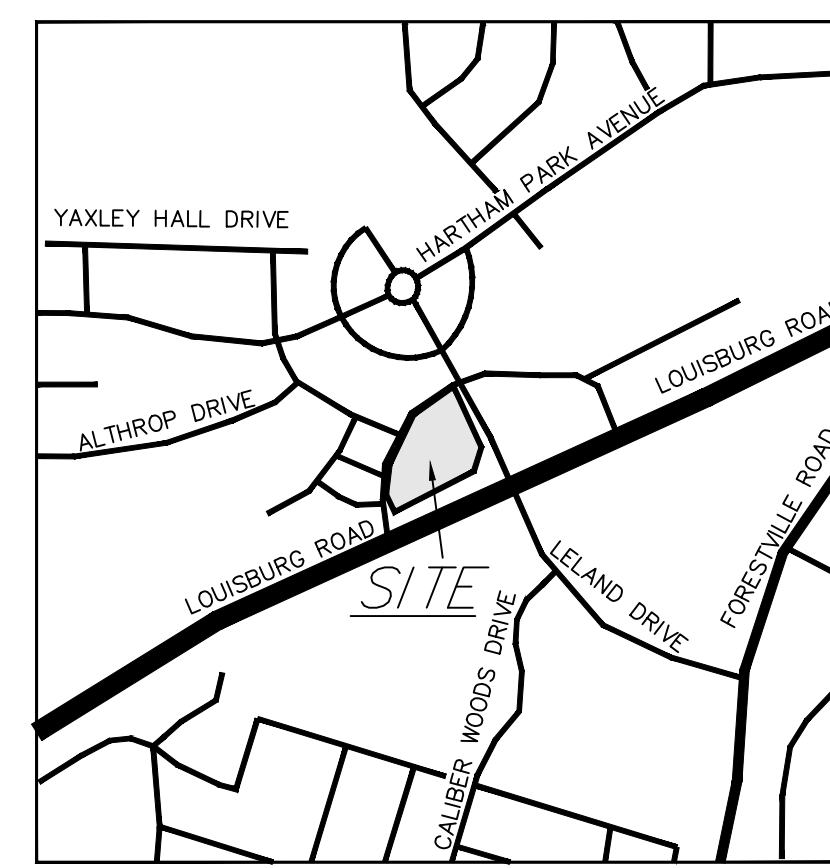
BASED UPON F.E.M.A. FIRM COMMUNITY PANEL 3720174800 DATED MAY 2, 2006. THIS PROPERTY IS NOT LOCATED WITHIN AN ESTABLISHED FLOOD HAZARD ZONE (AE-100 YEAR FLOODPLAIN).

STORMWATER REQUIREMENTS ARE MET THROUGH A SHARED STORMWATER DEVICE PROVIDED BY THE DARTON WAY SUBDIVISION (S-14-14). PER S-14-14 THE IMPERVIOUS SURFACE FOR THE PROPERTY IS ALLOWED TO BE UP TO 0.73 AC. THE PROPOSED IMPERVIOUS SURFACE IS 0.707 ACRES. UTILIZING THE DARTON WAY SCM, AND LIMITING THE IMPERVIOUS SURFACE, THIS PROJECT COMPLIES WITH THE CITY OF RALEIGH STORMWATER REQUIREMENTS.

PROPOSED IMPERVIOUS CONSTRUCTED ON LOT 2 = 0.094 AC.

NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THIS PROPERTY.

TBM EPK on Top Curb
 N=781042.72 feet
 E=2144400.68 feet
 Elev=332.33' (NAVD88)



VICINITY MAP
 NOT TO SCALE

DRAWING INDEX:

- C000 COVER SHEET
- C001 EXISTING CONDITIONS PLAN
- C100 SITE PLAN
- C200 UTILITY PLAN
- C300 GRADING AND DRAINAGE PLAN
- C700 DETAILS
- C701 DETAILS
- C702 DETAILS
- C703 DETAILS
- L100 TCA-EXISTING CONDITIONS AND CALCULATIONS
- L101 TCA-EXISTING CONDITIONS PANORAMAS
- L103 TCA 2014 AERIAL
- L104 TCA PROPOSED AREAS
- L200 LANDSCAPING PLAN
- L201 LANDSCAPING DETAILS
- L202 LANDSCAPING DETAILS
- A200 BUILDING ELEVATIONS
- A201 BUILDING ELEVATIONS

Administrative Site Review Application
 (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | Exchange Place, Suite 409 | Raleigh, NC 27601 | 919-996-2485 | fax 919-996-1821
 Litchford Satellite Office | 8320 - 138 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

Detached Attached Apartment Townhouse

General Mixed Use Open Lot

FOR OFFICE USE ONLY

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: Rainbow Daycare

Zoning District: OX-3-PK-CU (Overlay District (if applicable)) Inside City Limits? Yes No

Proposed Use: Daycare

Property Address(es): 8402 Darton Way Major Street Locator: Louisville Road

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

P.I.N. 1748-40-2756 P.I.N. _____ P.I.N. _____

What is your project type? Apartment Elderly Facilities Hospital Multi-Family Office Mixed Residential Non-Residential Condo School Shopping Center Bank Industrial Building Duplex Telecommunication Tower Religious Institution Residential Condo Retail Cottage Court

Other: Father, please describe: _____

WORK SCOPE

Per City Code Section 10.2.8.0.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 8 of the UDO), indicate impacts on parking requirements. This project includes construction of a new daycare including parking, walks, stormwater conveyances, and other common items associated with development. This project includes installation of new public sewer, but no public water extensions.

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

CLIENT/DEVELOPER/OWNER

Company: Rainbow Rascals Louisville Rd, LLC Name: (X) Amy Labadie
 Address: 1742 Crooks Road, Troy, MI 48084
 Phone: 248-519-9279 Email: amy@814cre.com Fax: _____

CONSULTANT (Contact Person for Plans)

Company: Peak Engineering & Design Name: (X) Daniel Woods
 Address: 5448 Apex Peakway #368, Apex, NC 27502
 Phone: 919-439-0100 Email: dwoods@peakengineeringdesign.com Fax: 919-439-6411

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

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

Zoning Information	Building Information
Zoning District: OX-3-PK-CU	Proposed building use(s): Daycare
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross: _____
Overlay District: _____	Proposed Building(s) sq. ft. gross: 10,783
Total Site Acres: Inside City Limits: <input type="checkbox"/> Yes <input type="checkbox"/> No 1.65	Total sq. ft. gross (existing & proposed): 10,783
Off street parking: Required: 10 Provided: 42	Proposed height of building(s): 27'-4"
COA (Certificate of Appropriateness) case # _____	# of stories: 1
BOA (Board of Adjustment) case # _____	Ceiling height of 1 st floor: 9'
CUD (Conditional Use District) case # 2- 043-16	
Stormwater Information	
Existing Impervious Surface: 0 acres/square feet	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 34,415 sq ft acres/square feet	If yes, please provide: Alluvial Soils FEMA Map Panel # _____ Flood Study
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units	6. Infill Development: 2,2,7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (3-5 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No
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 development plan as approved by the City.	
I hereby designate: <u>Peak Engineering & Design</u> 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 applicable requirements applicable with the proposed development use.)	
Signed: <u>Samuelia Coenen</u> Date: <u>3/18/2018</u>	
Printed Name: <u>SAMUELIA COENEN</u>	
Signed: <u>Amy Labadie</u> Date: <u>3/13/18</u>	
Printed Name: <u>AMY LABADIE - Sr. Authorized Rep.</u>	

OWNER/DEVELOPER
RAINBOW RASCALS LOUISBURG, LLC
 AMY LABADIE
 1732 CROOKS DRIVE
 TROY, MI 48084
 PHONE: (248) 519-1948

ARCHITECT
DAN NICHOLAS
 INTERPLAN LLC
 604 COURTLAND ST, SUITE 100
 ORLANDO, FL 32804
 PH: (407) 645-5008

CIVIL ENGINEER
PEAK ENGINEERING & DESIGN, PLLC
 JEFF ROACH, P.E.
 5448 APEX PEAKWAY #368
 APEX, NC 27502
 PHONE: (919) 439-0100
 FAX: (919) 439-6411
 WEBSITE: www.PeakEngineeringDesign.com

SURVEYOR
KETCHEM-CROWDER & ASSOCIATES, PLLC
 4072 BARRETT DRIVE
 RALEIGH, NC 27609
 FAX: (919) 420-7667

ZONING CONDITIONS:

- 1) MAXIMUM BUILDING HEIGHT = 35' AS MEASURED IN ACCORDANCE WITH UDO SECTION 1.5.7.
- 2) A MINIMUM OF 35% OF EACH SIDE OF EACH PRINCIPAL BUILDING, EXCLUSIVE OF WINDOWS, DOORS AND TRIM SHALL BE BRICK OR STONE.
- 3) THE FOLLOWING USES ARE PROHIBITED: MAJOR UTILITIES (ALL TYPES), OVERNIGHT LODGING (ALL TYPES), PASSENGER TERMINAL (ALL TYPES), DETENTION CENTER, JAIL, PRISON, GROUP LIVING, PARKING AS PRINCIPAL USE, COLLEGE, COMMUNITY COLLEGE, UNIVERSITY, OUTDOOR SPORTS FACILITIES (LESS THAN 250 SEATS), RESEARCH AND DEVELOPMENT, PERSONAL SERVICE, EATING ESTABLISHMENT AND RETAIL SALES.
- 4) THERE SHALL BE A MINIMUM PARKING SETBACK OF 20' ALONG THE DARTON WAY PUBLIC RIGHT OF WAY.

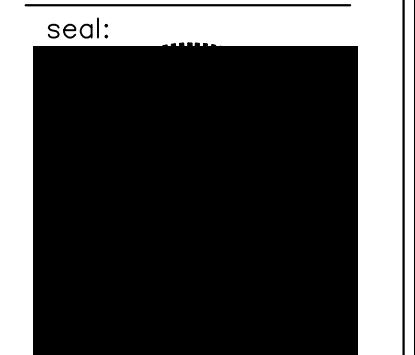
Public Infrastructure:

OPEN SPACE - N/A
 LIVABLE BUILDINGS - 1
 WATER LINES - 0.0 LF
 SEWER LINES - 0.0 LF
 PUBLIC STREETS - 0.0 SY
 PUBLIC SIDEWALKS - 0.0 LF
 RECLAIMED WATER LINES - 0.0 LF
 WATER TAPS - 1
 SEWER TAPS - 1
 RECLAIMED WATER TAPS - 0



NC License #P-0673

Project: **RAINBOW DAYCARE**
DARTON WAY
WAKE FOREST TOWNSHIP
RALEIGH, NORTH CAROLINA 27616



DATE	BY	REVISION
11/17/18	DW	City of Raleigh Comments
1/24/19	DW	City of Raleigh Comments
2/19/19	DW	City of Raleigh Comments
4/29/19	DW	City of Raleigh Comments

title: **COVER SHEET**

proj #: **170501**
 date: **March 19, 2018**
 dwg by: **chkd by: DW JR**
 scale: **1" = NA**

sheet: **C000**

ADMINISTRATIVE SITE REVIEW

project:
RAINBOW DAYCARE
DARTON WAY
WAKE FOREST TOWNSHIP
RALEIGH, NORTH CAROLINA 27616



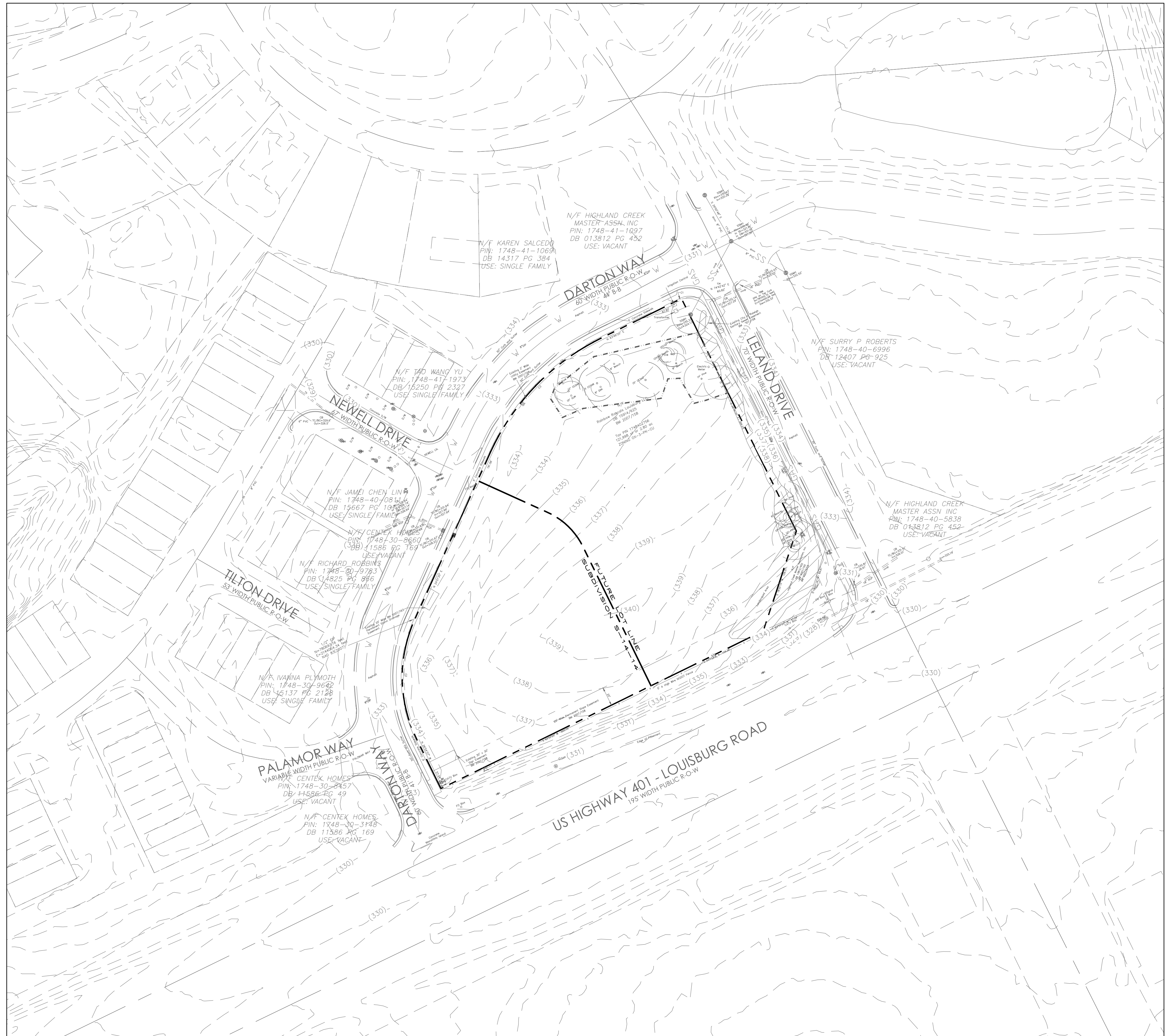
PRELIMINARY

No.	DATE	REVISION	BY
2	11/21/18	CITY OF RALEIGH COMMENTS	DW
3	1/4/19	CITY OF RALEIGH COMMENTS	DW
4	2/19/19	CITY OF RALEIGH COMMENTS	DW
0	4/9/19	CITY OF RALEIGH COMMENTS	DW

title:
EXISTING CONDITIONS

proj #:
170501
date:
MARCH 19, 2018
dwg by: **JD**
chkd by:
DW
scale:
1" = 60'

sheet:
C001
ADMINISTRATIVE SITE REVIEW



SURVEY NOTES:
ONLY UTILITIES WITH VISIBLE EVIDENCE LOCATED. UNDERGROUND UTILITY LINES SHOWN ARE APPROXIMATE AND EXTENT IS ESTIMATED & MAY BE INCOMPLETE. EXCAVATION MAY BE REQUIRED TO VERIFY LOCATIONS. OTHER UNDERGROUND UTILITIES MAY EXIST. CALL ONE CALL CENTER AT 1-800-632-4949 BEFORE DIGGING.

THE EXISTING CONDITIONS PLAN IS DRAWN FROM AN ACTUAL FIELD SURVEY CONDUCTED UNDER THE SUPERVISION OF KETCHEM-CROWDER & ASSOCIATES, PLLC, BASED ON INFORMATION FOUND IN THE PREVIOUSLY REFERENCED RECORD DOCUMENT(S) TO BEST OF THE SURVEYORS KNOWLEDGE PER GS 47-30. SAID SURVEY IS NOT TO BE RECORDED OR USED IN CONVEYANCE WITHOUT WRITTEN PERMISSION FROM THE SURVEYOR AND APPROPRIATE TOWN OFFICIALS.

AREAS ARE BY COORDINATE COMPUTATION AND ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

NORTH ARROW IS REFERENCED TO RECORDED DOCUMENT SHOWN ABOVE UNLESS OTHERWISE NOTED.

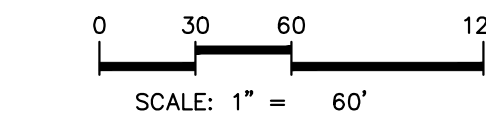
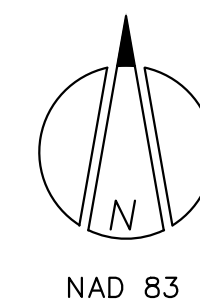
BEARINGS AND DISTANCES OF TITLE LINES SHOWN ARE FROM RECORDED PLAT(S) AND/OR DEED(S).

FIELD MEASUREMENTS ARE SHOWN IN PARENTHESES WHERE SIGNIFICANT DIFFERENCES EXIST FROM RECORD LOT, OR WHERE RECORD LOT DOES NOT CLOSE MATHEMATICALLY.

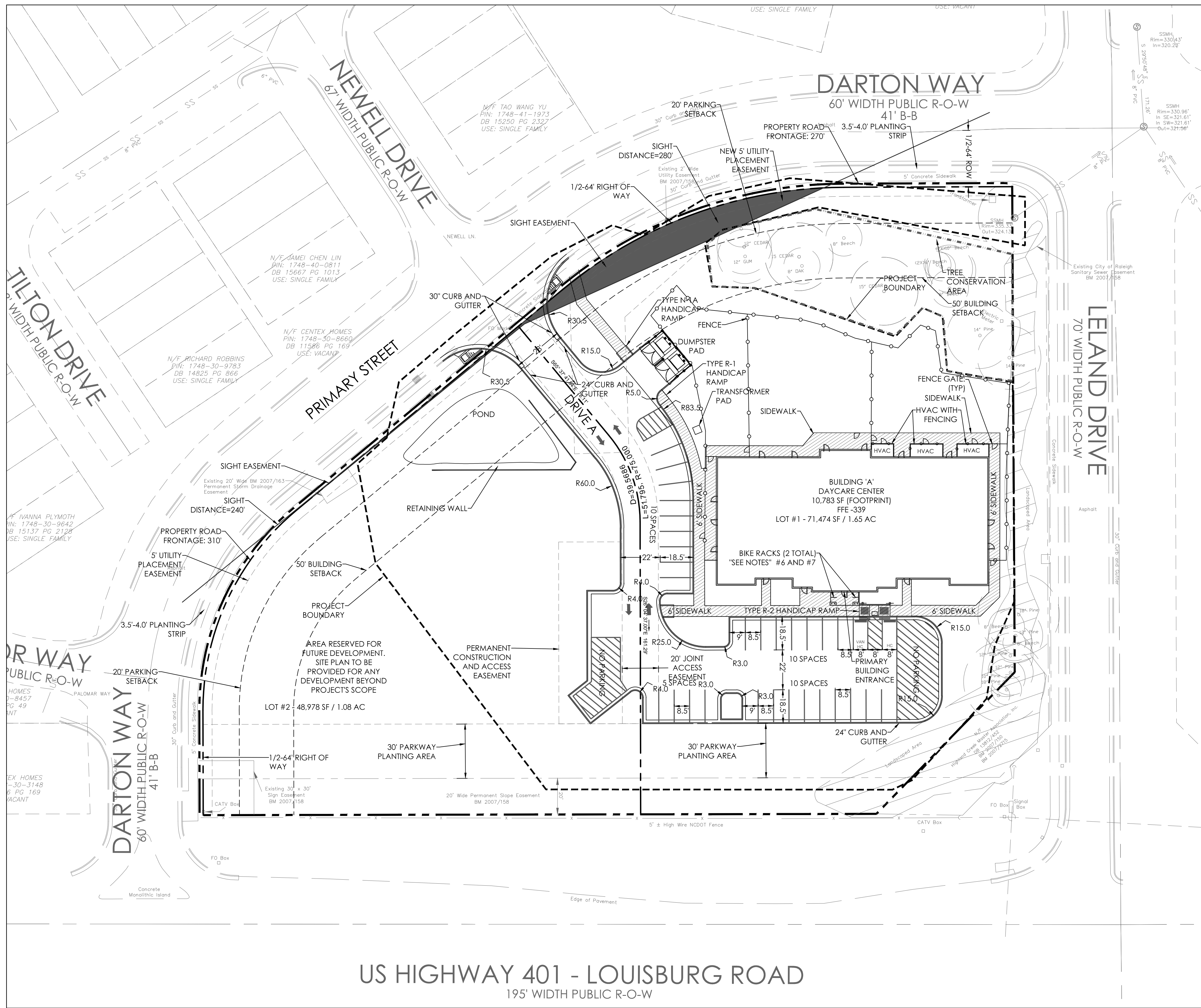
THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP EXCEEDS AN ACCURACY OF WITHIN HALF OF ONE CONTOUR INTERVAL OVER 90% OF THE SITE.

EXISTING CONDITIONS NOTES:

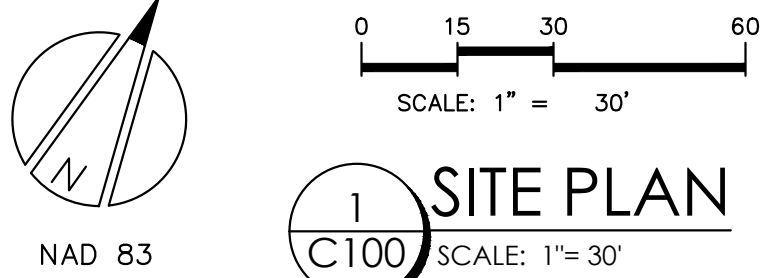
- BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION TAKEN FROM A SURVEY BY KETCHEM-CROWDER & ASSOCIATES, PLLC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEY AND SUBMIT IT TO THE OWNER FOR REVIEW.
- BASED UPON F.E.M.A. FIRM COMMUNITY PANEL 3720174800J DATED MAY 2, 2006, THIS PROPERTY IS NOT LOCATED WITHIN AN ESTABLISHED FLOOD HAZARD ZONE (AE-100 YEAR FLOODPLAIN).
- NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THIS PROPERTY.
- OPEN SPACE AND TRAILS DO NOT SHOW ANY PROPOSED LONG RANGE TRAILS ON THE PROPERTY.
- THERE ARE NO STEEP SLOPES ON THE SITE.



1
C001
EXISTING CONDITIONS
SCALE: 1" = 60'



US HIGHWAY 401 - LOUISBURG ROAD
195' WIDTH PUBLIC R-O-W



1 SITE PLAN
SCALE: 1" = 30'

RIGHT OF WAY OBSTRUCTION NOTES

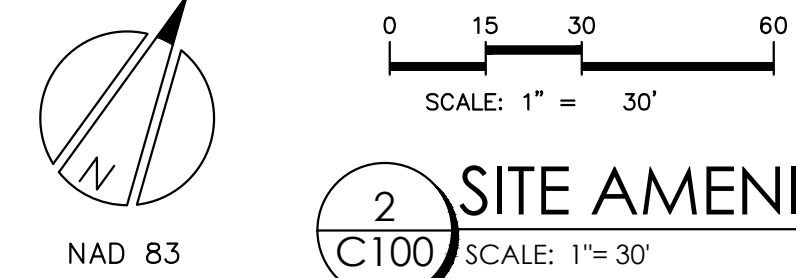
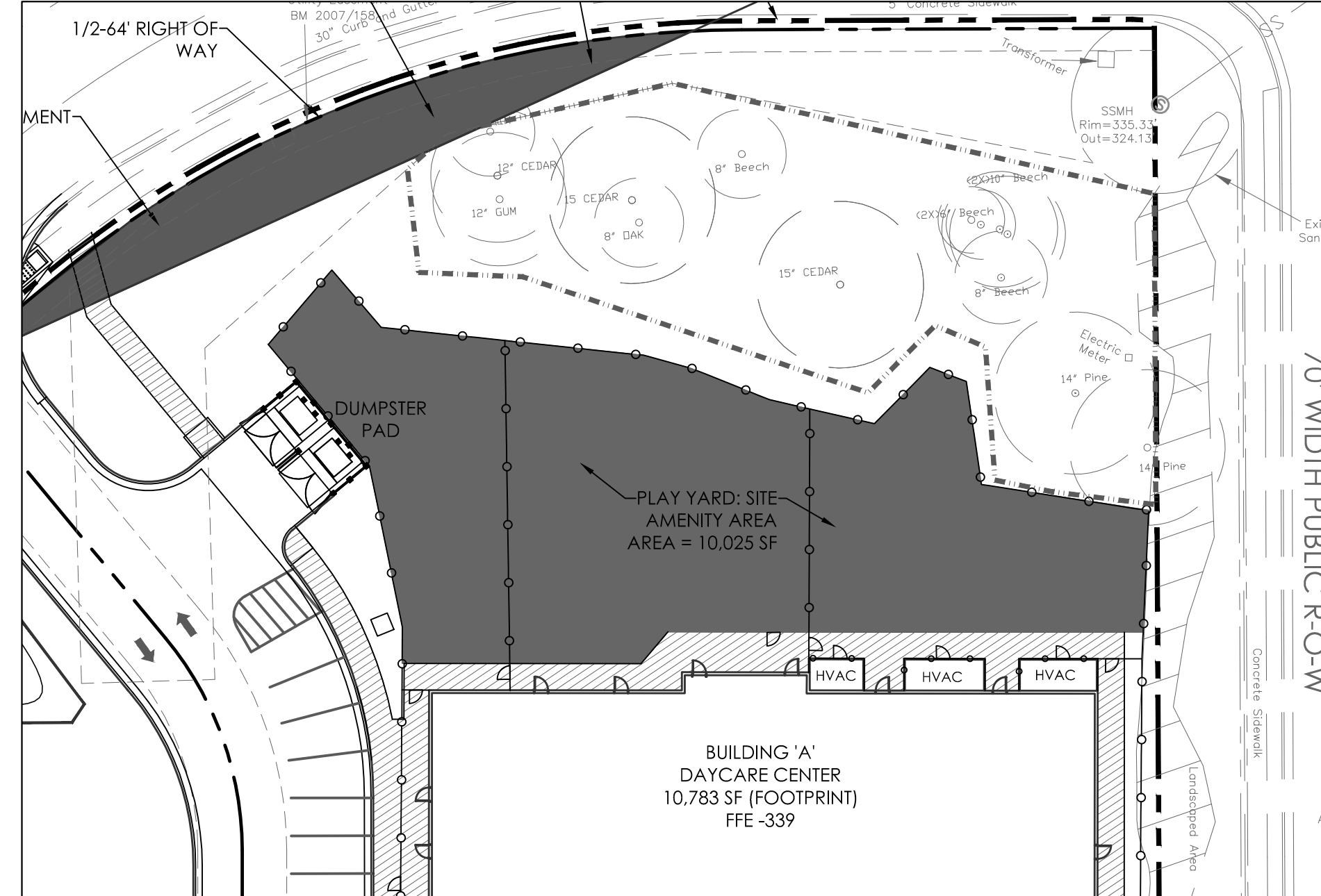
- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT OF WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT OF WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTS DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISUAL ON SITE DURING THE OPERATION.

PARKING AND PAVING NOTES

- ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC IN ALL DRIVE LANES WITHIN PARKING FIELDS
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE SOLID WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON SIGN OR LIGHT POLE.
- CONTRACTOR SHALL SAW-CUT TO PROVIDE STRAIGHT AND SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED ASPHALT.
- JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
- CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. CONTRACTORS SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY THE INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL AT ALL INTERSECTIONS)
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS INDICATED OTHERWISE.
- PAVING CONTRACTOR SHALL INSTALL PAPER BREAKAWAY EDGES AT COLD JOINTS OR SAWCUT AS REQUIRED TO INSURE A STRAIGHT, FULL-DEPTH JOINT FACE IMMEDIATELY PRIOR TO INSTALLING ABUTTING HOT ASPHALT.
- BASE AND ASPHALT THICKNESS ARE MINIMUM REQUIRED AND NOT AVERAGES.

SITE NOTES

- EXTERIOR/PERIMETER FENCE SHALL BE A 5' BLACK COATED CHAIN LINK FENCE.
- INTERIOR FENCES SHALL BE A 4' BLACK COATED CHAIN LINK FENCE.
- PAVEMENT WITHIN ALL DRIVE AREAS SHALL HAVE A MINIMUM PAVEMENT SECTION OF 3"-S9.5B SURFACE ASPHALT WITH AN 8" STONE BASE
- PAVEMENT WITHIN ALL PARKING STALLS SHALL HAVE A MINIMUM PAVEMENT SECTION OF 2"-S9.5B SURFACE ASPHALT AND 8" STONE BASE
- TREE CONSERVATION SHALL MATCH THAT APPROVED WITH SUBDIVISION PLAN S-14-14.
- BIKE RACKS ARE FOR LONG TERM BIKE PARKING. BOTH SHALL BE COVERED AND OUT OF THE WEATHER.
- BIKE RACK (2 TOTAL) SHALL BE "DOWNTOWN RACK" BY AMERICAN BICYCLE SECURITY COMPANY OR APPROVED EQUAL. COLOR SHALL BE BLACK PROVIDED ADDITIONAL SLAB THICKNESS AS PER MANUFACTURER'S RECOMMENDATIONS.
- LAND DISTURBANCE/CONSTRUCTION SHALL NOT ENCR OACH INTO THE TREE CONSERVATION AREA.



2 SITE AMENITY PLAN
SCALE: 1" = 30'

INTERSECTION SIGHT DISTANCE:
Per the Infrastructure Construction Plan Checklist, City Code Section 10-2084 (a) and the Street Design Manual (Section 6.12.2), no obstructions between two (2) feet and eight (8) feet above the curb line elevation or the nearest traveled way if no curb exists, shall be permitted within intersection sight distance.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

PEAK
Engineering & Design
5446 Abbey Road #368 | Apex, NC 27502
Phone: 919.435.0100 | Fax: 919.435.0411
www.peakengineeringdesign.com

NC License #P-0673

Project:
RAINBOW DAYCARE
DARTON WAY
WAKE FOREST TOWNSHIP
RALEIGH, NORTH CAROLINA 27616



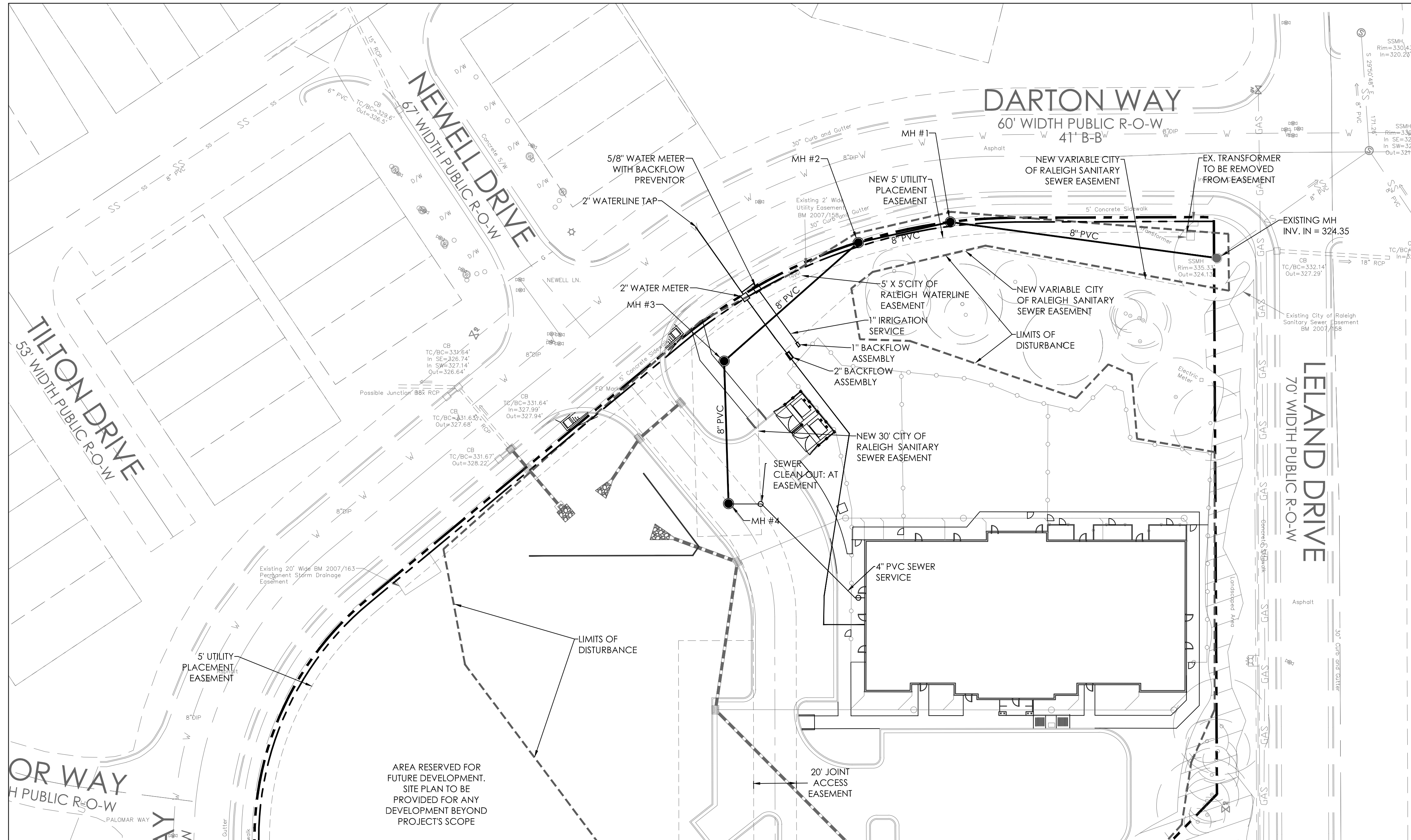
PRELIMINARY

No.	DATE	REVISION	BY
1	11/21/18	City of Raleigh Comments	DW
2	1/4/19	City of Raleigh Comments	DW
3	2/19/19	City of Raleigh Comments	DW
4	4/9/19	City of Raleigh Comments	DW

title:
SITE PLAN

proj #:
170501
date:
MARCH 19, 2018
dwg by: chkd by:
DW JR
scale:
1" = 30'

sheet:
C100
ADMINISTRATIVE SITE REVIEW



STANDARD UTILITY NOTES (AS APPLICABLE)

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS [REFERENCE: CORPUD HANDBOOK, CURRENT EDITION]
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- ALL NEW WATER AND SEWER EASEMENTS SHALL BE DEDICATION TO THE CITY OF RALEIGH AND ENTITLED "CITY OF RALEIGH SANITARY/WATER EASEMENT" PER STANDARDS OF THE PUBLIC UTILITIES HANDBOOK.

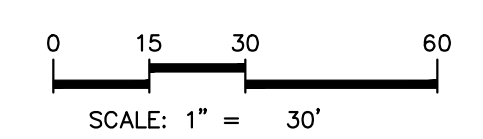
BACKFLOW PREVENTION NOTES:

- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS REQUIRED BACKFLOW PREVENTER.
- EACH REQUIRED BACKFLOW PREVENTER ASSEMBLY IS REQUIRED TO BE TESTED BY AN APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM INTO SERVICE.

GENERAL NOTES:

- ALL WATER SERVICE LINES SHALL BE TYPE "K" SOFT COPPER.
- 1" BACKFLOW ASSEMBLY SHALL BE AN AMES 400B REDUCED PRESSURE BACKFLOW DEVICE.
- 2" BACKFLOW ASSEMBLY SHALL BE AN AMES LF4000BM2 REDUCED PRESSURE BACKFLOW DEVICE.

EROSION CONTROL LEGEND		
DESCRIPTION	SYMBOL	DETAIL
SILT FENCE		
SILT FENCE OUTLET		
INLET PROTECTION		
GRAVEL CONSTRUCTION ENTRANCE		
CHECK DAM		
TREE PROTECTION FENCE		
SILT FENCE/TREE PROTECTION		
DIVERSION DITCH		
EXISTING TOPO MAJOR		(480)
EXISTING TOPO MINOR		(482)
PROPOSED GRADES MAJOR		(480)
PROPOSED GRADES MINOR		(482)
DISTURBED AREA		
EASEMENTS		

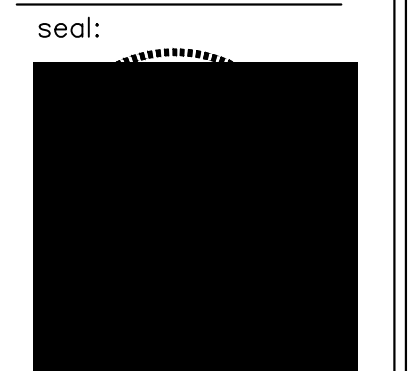


UTILITY PLAN
SCALE: 1" = 30'



NC License #P-0673

project:
RAINBOW DAYCARE
DARTON WAY
WAKE FOREST TOWNSHIP
RALEIGH, NORTH CAROLINA 27616



No.	DATE	REVISION	BY
1	11/17/18	City of Raleigh Comments	DW
2	1/24/19	City of Raleigh Comments	DW
3	2/19/19	City of Raleigh Comments	DW
4	4/9/19	City of Raleigh Comments	DW

title:
UTILITY PLAN

proj #:
170501
date:
MARCH 19, 2018
dwg by: **DW** chkd by: **JR**
scale:
1" = NA
sheet:
C200
ADMINISTRATIVE SITE REVIEW

No.	DATE	REVISION	BY
1	1/4/2016	CITY OF RALEIGH COMMENTS	JP
2	9/2017	CITY OF RALEIGH COMMENTS	JP
3	12/1/2017	CITY OF RALEIGH COMMENTS	JP
4	1/16/18	City of Raleigh Comments	JP

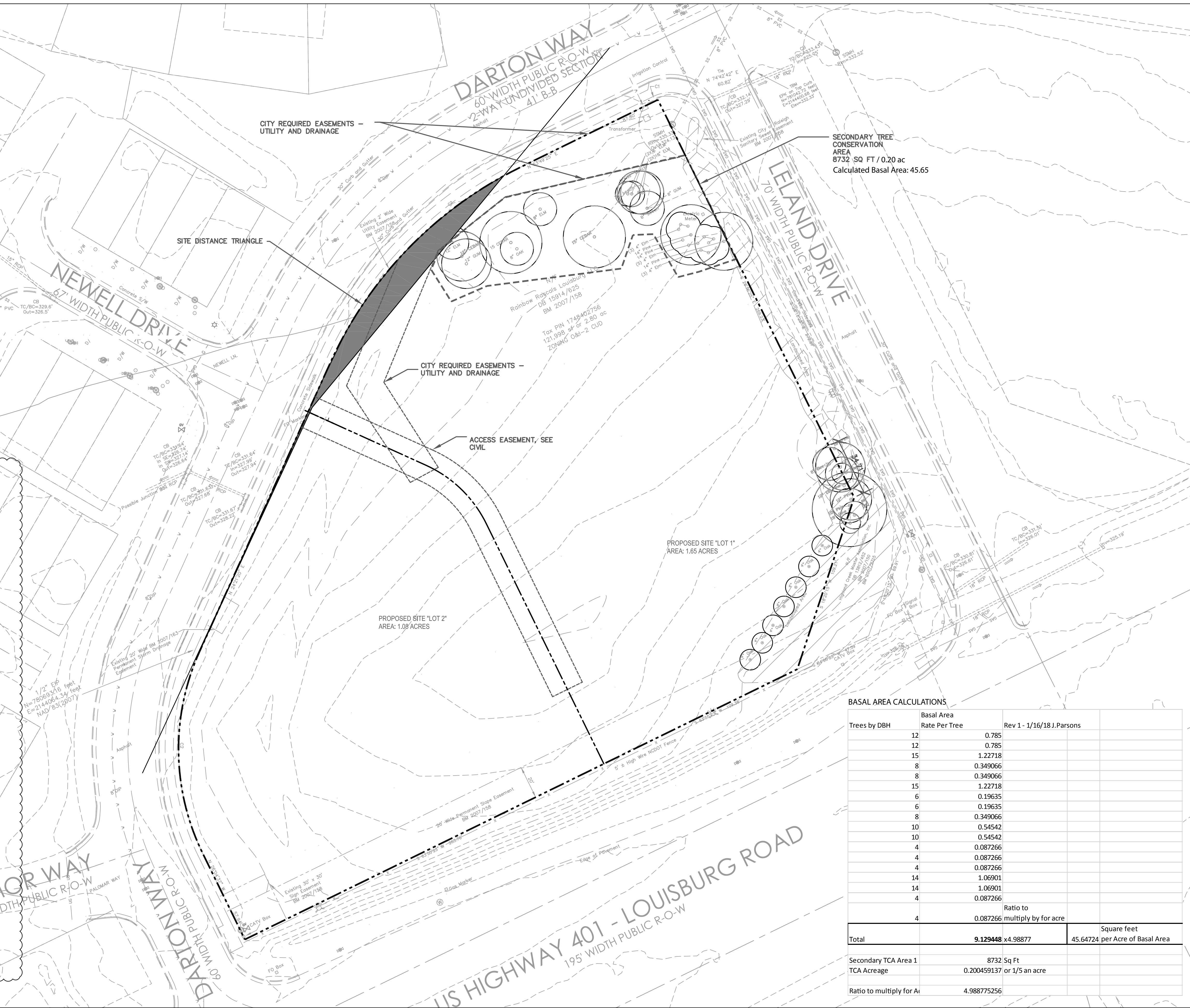
title:
SUBDIVISION PLAN
TCA - Proposed Areas

proj #:
141201
date:
Dec 2, 2017
dwg by: chkd by:
JEP JEP
scale:
1" = 30'

sheet:
L104
SUBDIVISION PLAN

Required Tree Conservation		
Total Tract	Acreage	Sq. Ft.
Site Area	2.730	118,918.80
10% TCA Required	0.273	11,891.88
Subdivision Information		
Future Lot 1	1.650	71,874.00
Future Lot 2	1.080	47,044.80
Tree Conservation Provided For Lot 1		
Lot Area	Acres	Sq Ft
1.650	1.650	72,328.45
10% tree save required to be met by lot	0.165	7,187.40
Secondary TCA based on Existing Trees	0.200	8,732.00
Total TCA Reserved At Final Construction-Lot 1	0.200	
Total TCA Reserved for Lot 2	0.035	1,544.60
Total TCA Lot 1 based on existing trees	0.165	10.00%
Tree Conservation Provided for Lot 2		
Lot Area	Acres	Sq Ft
1.080	1.080	47,044.80
10% tree save required to be met by lot-	0.108	4,704.48
TCA based on Existing Trees	0.000	0.00
TCA from Lot 1	0.035	1,544.60
Total TCA Lot 2 based on existing trees	0.035	3.28%
Total TCA - Lots 1 and 2		
	Acres	Sq Ft
	0.20	8,732
Total TCA Percentage		7.33%

Tree Conservation Plan Data Sheet		
UDO Article 9.1 Tree Conservation		
(Include applicable information on the plan sheet)		
Project Name: Darton Way Subdivision		
Gross Site Acres:	2.730	ac
Right-of-way to be dedicated with this project:		ac
Net Site Acres:	2.730	ac
	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	ac	%
1. Primary Tree Conservation Area - SHOD 2	ac	%
2. Primary Tree Conservation Area - Parkway Frontage	ac	%
3. Primary Tree Conservation Area - CM	ac	%
4. Primary Tree Conservation Area - MPOD	ac	%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	ac	%
6. Primary Tree Conservation Area - Noise Buffer Zone 2	ac	%
7. Primary Tree Conservation Area - 45% Slopes	ac	%
8. Primary Tree Conservation Area - Thoroughfare	ac	%
Subtotal of Primary Tree Conservation Areas:		
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		
	ac	%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas		
(Include perimeter buffers and their alternate compliance areas)	0.200	7.32%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas		
(Include individual trees and their alternate compliance areas)	ac	%
Subtotal of Secondary Tree Conservation Areas:	0.200	7.32%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.200	7.32%
UDO 9.1.9. Watershed Protection Overlay Districts		
UWPOD - Wooded Area (preserved)	ac	%
UWPOD - Wooded Area (planted)	ac	%
FWPOD - Wooded Area (preserved)	ac	%
FWPOD - Wooded Area (planted)	ac	%
SWPOD - Wooded Area (preserved)	ac	%
SWPOD - Wooded Area (planted)	ac	%

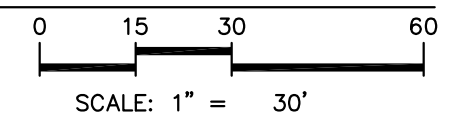


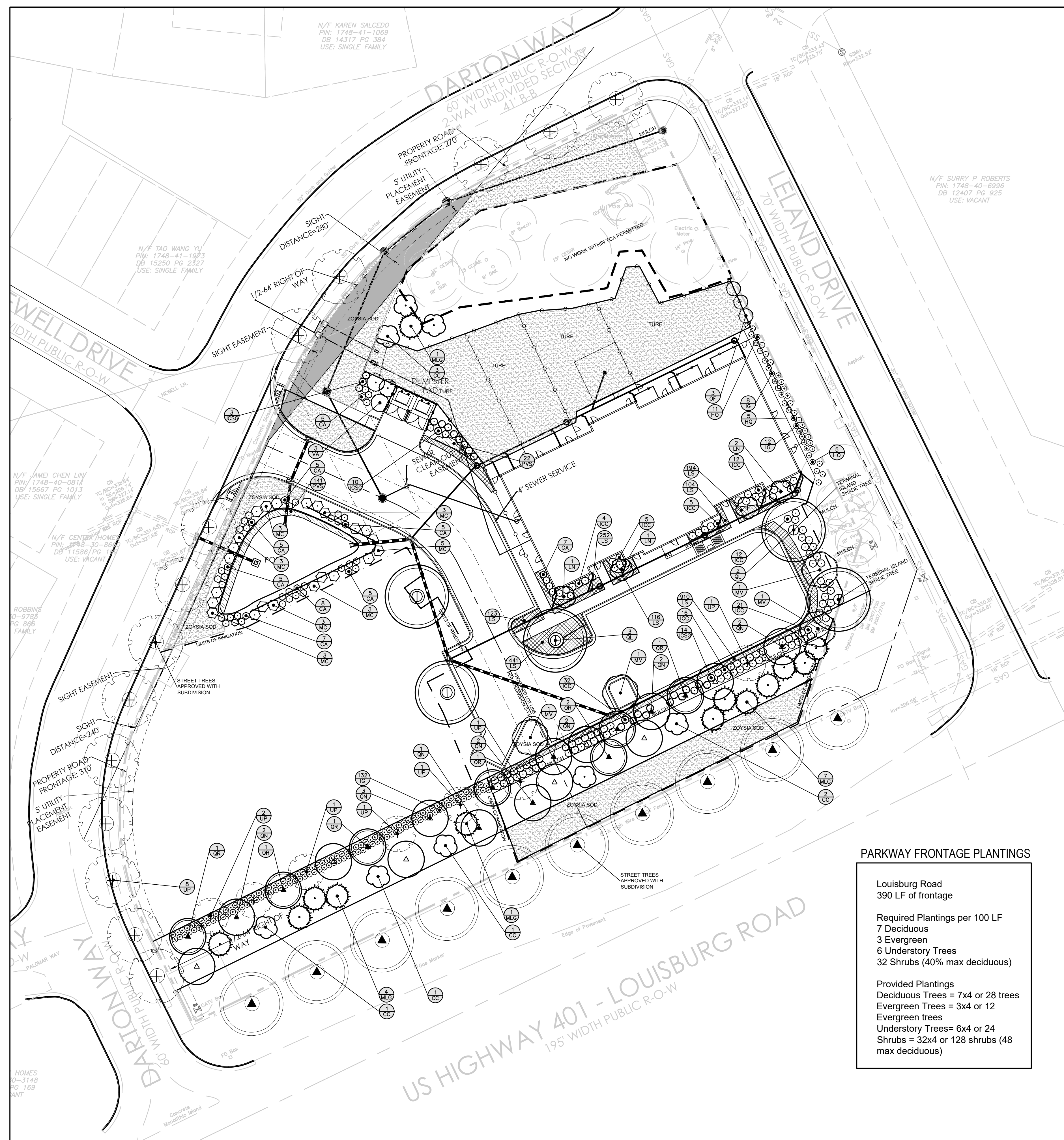
BASAL AREA CALCULATIONS			
Trees by DBH	Basal Area Rate Per Tree	Rev 1 - 1/16/18 J. Parsons	
12	0.785		
12	0.785		
15	1.22718		
8	0.349066		
8	0.349066		
15	1.22718		
6	0.19635		
6	0.19635		
8	0.349066		
10	0.54542		
10	0.54542		
4	0.087266		
4	0.087266		
4	0.087266		
14	1.06901		
14	1.06901		
4	0.087266		
		Ratio to	
4	0.087266 multiply by for acre		
Total	9.129448 x4.98877		45.64724 per Acre of Basal Area
		Square feet	
Secondary TCA Area 1	8732 Sq Ft		
TCA Acreage	0.200459137 or 1/5 an acre		
Ratio to multiply for A	4.98877256		

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.



1 TCA - PROPOSED AREAS
SCALE: 1" = 30'





PARKWAY FRONTAGE PLANTINGS

Louisburg Road 390 LF of frontage
Required Plantings per 100 LF
7 Deciduous
3 Evergreen
6 Understory Trees
32 Shrubs (40% max deciduous)
Provided Plantings
Deciduous Trees = 7x4 or 28 trees
Evergreen Trees = 3x4 or 12 Evergreen trees
Understory Trees = 6x4 or 24
Shrubs = 32x4 or 128 shrubs (48 max deciduous)

PLANT SCHEDULE

LARGE TREE - DECIDUOUS	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	
QL	5	Quercus lyrata 'Highbeam' / Highbeam Overcup Oak	B & B	3"Cal	10'-12' HT	
QN	14	Quercus nuttallii / Nuttall Oak	B & B	3"Cal	10'-12' HT	
QR	17	Quercus rubra / Red Oak	B & B	3"Cal	10'-12' HT	
UP	21	Ulmus parvifolia 'Alee' / Chinese Elm	B & B	3"Cal	10'-12' HT	
SMALL TREE - DECIDUOUS	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	
CC	8	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B & B	2"Cal	8-10' HT	
LN	4	Lagerstroemia x 'Natchez' / White Crape Myrtle Multi-Trunk Single Trunk	B & B	2"Cal	8-10' HT	
MV	4	Magnolia virginiana 'Moonglow' / Sweet Bay	B & B	2"Cal	8-10' HT	
SMALL TREE - EVERGREEN	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	
MLG	13	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B & B	-	6'-8' HT.	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	
CA	50	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	5 gal			
HQ	21	Hydrangea Quercifolia 'Pee Wee' / Dwarf Oakleaf Hydrangea	3 gal			
ICC	107	Ilex cornuta 'Carissa' / Carissa Holly	5 gal			
IG	152	Ilex Glabra / Inkberry Holly	3 gal			
JCSG	27	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal			
OF	3	Osmanthus fragrans / Sweet Olive	10 gal			
VA	3	Vitex agnus-castus 'Shoal Creek' / Chaste Tree	B & B			
SHRUB - EVERGREEN	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	
MC	23	Myrica cerifera / Wax Myrtle	10 gal			
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING
LS	2,140	Liriope Spicata 'Silver Dragon' / Liriope Silver Dragon	4"pot			12" o.c.
PVS	163	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	1 gal			20" o.c.

GENERAL LANDSCAPE NOTES

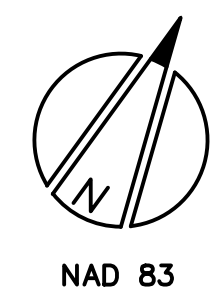
- THE TECHNICAL SPECIFICATIONS INCLUDED IN THESE DRAWINGS ENUMERATE THE PROJECT CONDITIONS, REQUIRED SUBMITTALS, PROCEDURES AND PROTOCOLS, QUALITY CONTROL, MATERIALS AND PRODUCTS, METHODS FOR EXECUTION OF THE WORK, MAINTENANCE, AND WARRANTIES ASSOCIATED WITH THE CONTRACT WORK. PERFORMED WORK NOT MEETING THE REQUIRED SPECIFICATIONS MAY BE FOUND TO BE UNACCEPTABLE AND WILL BE SUBSEQUENTLY REJECTED. CONTRACTOR WILL BE RESPONSIBLE FOR THE MEANS AND COSTS ASSOCIATED WITH ALL REPLACEMENT, REPAIR, OR ALTERATIONS NECESSARY TO PERFORM THE WORK IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHOULD NOTE THE REQUIRED STANDARDS FOR NURSERY STOCK INCLUDED IN THE TECHNICAL SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. DISCREPANCIES IN PLANT QUANTITIES SHOULD BE ADDRESSED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION OR CLARIFICATION.
- THE CONTRACTOR IS EXPECTED TO ACCURATELY LOCATE THE EDGES BETWEEN PLANTING BEDS AND TURF GRASS AREAS AS WELL AS THE SPECIFIED PLANTINGS. CONSULT THE TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- SPECIFIC REQUIREMENTS FOR TURF GRASS SOD, COMPOST, AND OTHER SOIL AMENDMENTS INCLUDING REQUIRED SOIL TESTING IS SHOWN IN THE TECHNICAL SPECIFICATIONS.
- GRADE ALL LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE TO NEAREST STORM DRAINAGE STRUCTURE / DRAIN BASIN. THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF AREAS WITH INADEQUATE DRAINAGE PRIOR TO INSTALLATION OF LANDSCAPING.
- PLANTS IN ROWS OR GROUPINGS SHALL BE MATCHED WITH RESPECT TO SIZE AND FORM.
- PLANTS SPECIFIED FOR MASS PLANTINGS TO BE SPACED APART AS SPECIFIED AND PLACED IN TRIANGULATED PATTERNS UNLESS OTHERWISE SHOWN.
- DO NOT MAKE PLANT SUBSTITUTIONS. FOLLOW SPECIFIED PROTOCOLS IN REQUESTING SUBSTITUTIONS.
- ESTABLISH AND MAINTAIN TOP OF GRADE 2 INCHES BELOW ADJACENT CURBS, WALKWAYS, AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF SOD OR MULCH.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL SITE LANDSCAPE AREAS ARE TO BE EITHER PLANTED, SODDED, SEEDED, OR MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS. NO DENIED ON-SITE AREAS ARE ACCEPTABLE.
- TREE STAKING AND GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
- ALL PLANTS AND TURF GRASS SOD SHALL BE WARRANTED DURING INSTALLATION AND THROUGHOUT THE REQUIRED MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS TO BE IRRIGATED. IRRIGATION DESIGN TO BE PROVIDED AND INSTALLED BY LICENSED IRRIGATION CONTRACTOR.

LANDSCAPE NOTES

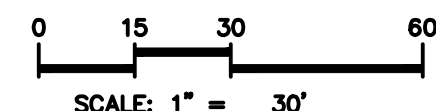
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION.
- THE PLAN DEPICTS PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
- ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
- ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN, 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED.
- UNLESS SPECIFIED TO BE SOD, ALL LAWN AREAS TO BE SEEDDED AS PER MANUFACTURER'S SPECIFICATION.
- ALL DISTURBED AREA SHALL EITHER BE PLANTED, SODDED, SEEDDED, OR MULCHED.
- ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
- 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, OR PARKED VEHICLE.
- GROUND MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE RIGHT OF WAY.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

City of Raleigh UDO Requirements for Darton Way
Date: 2.20.18

Darton Way Street Trees			
Length of Right of Way			640 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	640 / 40 =		16 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			16 EA
US 401 Street Trees			
Length of Right of Way			445 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	445 / 40 =		11 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			10 EA
Vehicular Parking Lot			
Yard Type:			C3 @ Parking Area Only
Length of Parking Area			200 LF
Vehicular Parking Lot			14,836.0 SF
Shade Trees Required (3" cal. 10' ht. per 2,000 sf)	14,836.0 / 2,000 =		7.4 EA
Shade Trees Provided (3" cal. 10' ht.)			7 EA
Shrubs Required (30 per 100sf)	200/100 * 30 =		60 EA
Shrubs Provided			89 EA



LANDSCAPE PLAN
SCALE: 1" = 30'



NC License #P-0673

Project:
RAINBOW DAYCARE
8402 DARTON WAY
WAKE FOREST TOWNSHIP
RALEIGH, NORTH CAROLINA 27616

seal:

PRELIMINARY

NO.	DATE	BY	REVISION	
			DESCRIPTION	DATE
1	11/17/18	City of Raleigh Comments	DW	
2	1/24/19	City of Raleigh Comments	DW	
3	2/15/19	City of Raleigh Comments	DW	
4	4/29/19	City of Raleigh Comments	DW	

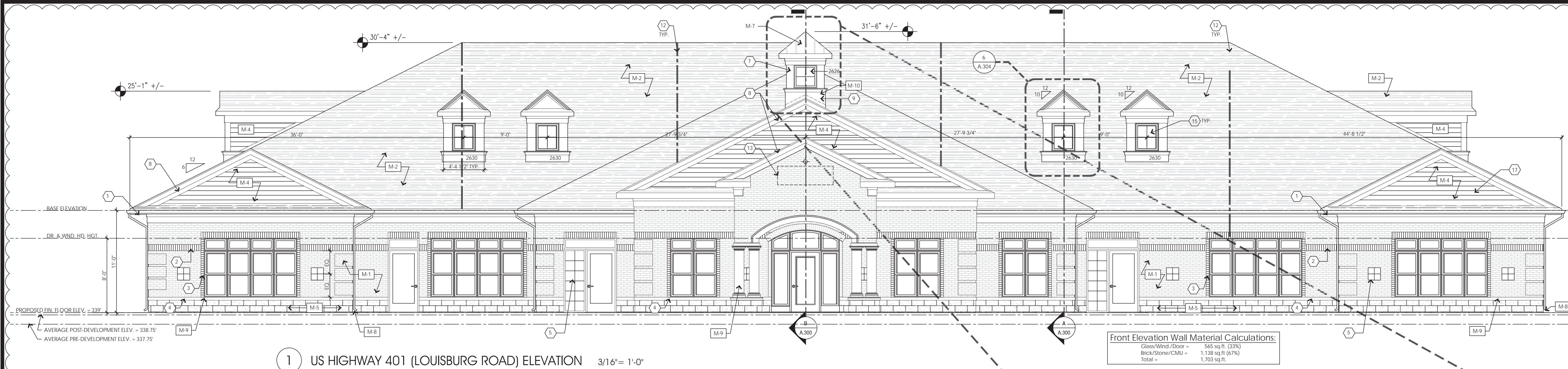
title:
SITE PLANTING PLAN

proj #:
141201

date:
FEB 20, 2018
dwg by: chkd by:
JEP JEP

scale:
1" = 30'

sheet:
L200
PRELIMINARY SITE PLAN



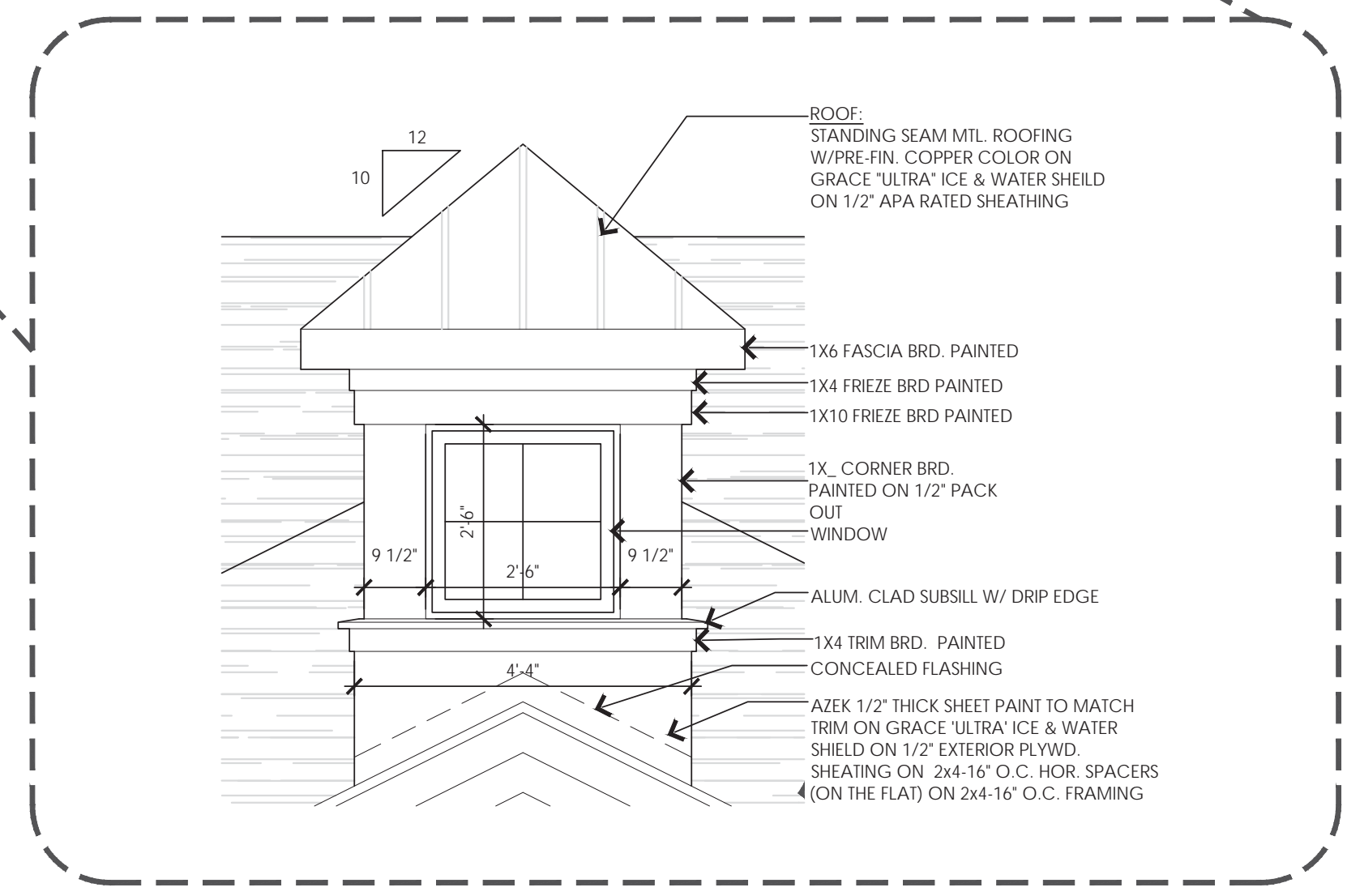
1 US HIGHWAY 401 (LOUISBURG ROAD) ELEVATION 3/16" = 1'-0"

Front Elevation Wall Material Calculations:
 Glass/Wind./Door = 565 sq.ft. (33%)
 Brick/Stone/CMU = 1,138 sq.ft. (67%)
 Total = 1,703 sq.ft.

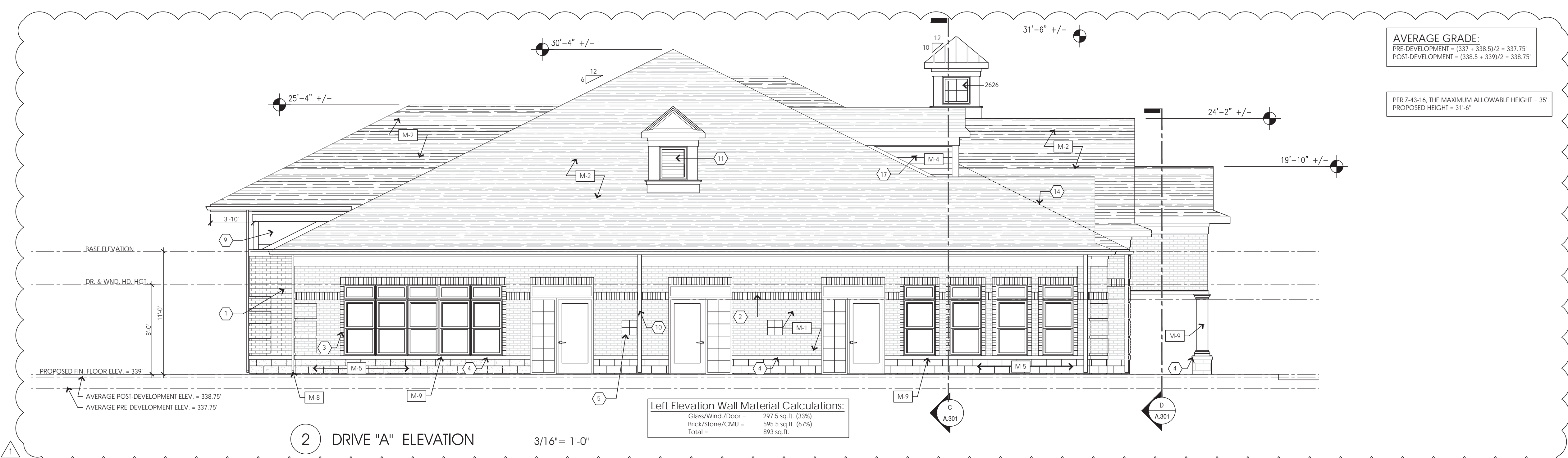
Exterior Elevation Materials					
SYMBOL	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	NOTES
M-1	BRICK	BRAMPTON BRICK	CROSSROADS SERIES	COLOR - JASPER	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-2	ASPHALT SHINGLES	GAF ROOFING	TIMBERLINE HD - LIFETIME SHINGLES	COLOR - WEATHERED WOOD	-
M-3	BREAK METAL TRIM	QUALITY EDGE	TRULINE EMBOSSED TRIM COIL	COLOR - 807 (CLAY)	-
M-4	VINYL SIDING	GEORGIA PACIFIC	FOREST RIDGE DOUBLE 5" SIDING	MIST	-
M-5	SPLITFACE C.M.U.	MICHIGAN CERTIFIED CONCRETE	SPLIT FACED	VAOLS	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-6	8X8 DECORATIVE TILES	DAL TILE	NATURAL HUES CERAMIC FLOORS & WALL	QH67 REGENCY BLUE, QH97 DAISY, QH93 CANDY APPLE, QH29 SPRING GREEN	NOTE: 8 WEEK LEAD TIME ITEM.
M-7	STANDING SEAM METAL ROOF	MCELROY METAL	INSTALOC STANDING SEAM SYSTEM STYLE - PLANK PROFILE	COLOR - COPPER PENNY METALLIC	-
M-8	PRE-FIN ALUMINUM GUTTER	MASTIC HOME EXTERIORS	6" GUTTER COIL - 27 GAUGE	COLOR - DESERT SAND (VERIFY W/OWNER)	-
M-9	SILL & WATER TABLE & COLUMNS	T.B.D.	CAST STONE	VARIEGATED	-
M-10	1/2" AZEK PANELS	AZEK BUILDING PRODUCTS	-	PAINT	-

- Keyed Elevation Notes:**
- TYPICAL EAVE - SEE DETAIL FOR MORE INFORMATION
 - BRICK SOLDIER COURSE (TYP.)
 - BRICK ROWLOCK COURSE
 - SILL SLOPED TO ALLOW WATER RUNOFF WITH DRIP EDGE
 - (4) 8"x8" DECORATIVE TILES PROVIDED AND INSTALLED BY CONTRACTOR - SEE DETAIL #8 ON A.303 (TYP.) NOTE: 8 WEEK LEAD ITEM.
 - PRE-FINISHED BREAK METAL CAP
 - CUPOLA - SEE ENLARGED CUPOLA ELEVATION
 - 1X2 TRIM BRD ON 1X6 RACK BRD. WITH PRE-FINISHED ALUMINUM WRAP
 - 1/2" AZEK PANEL (PAINT)
 - PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT - VERIFY CONNECTION DETAIL AND LOCATION WITH CIVIL ENGINEER
 - PROVIDE LOUVERED DORMERS FOR MECHANICAL INTAKE (VER. W/MECHANICAL DRAWINGS) PAINT INSIDE AND OUTSIDE "CLAY"
 - LINE OF DRAFT STOPPING
 - SIGNAGE INSTALLED BY GC
 - LINE OF BUILDING BEYOND
 - WINDOW WITH TINTED GLASS, SEE DETAIL #6 ON A.304
 - NOT USED
 - VINYL SIDING WITH TRIM BOARDS

- GENERAL ELEVATION NOTES:**
- ALL TRIM BOARDS (I.N.O.) WILL BE CLAD IN PRE-FIN. ALUM. - DETERMINE GAUGE PER RAINBOW CHILD CARE CENTER SPECS.
 - EXTERIOR BRICK IS TO BE STANDARD SIZE - COURSE OUT QUORN CORNERS
 - EXTERIOR WINDOWS ARE JELDWEN. THEY ARE OPERABLE AND HAVE SCREENS. SCREENS ARE TO BE 16 MESH OR BETTER.
 - DO NOT SCALE HATCHING. REFER TO BUILDING SECTIONS & WALL SECTIONS FOR PROPER CONSTRUCTION METHODS, A.300 - A.305
 - ALL WOOD TRIM TO BE PAINTED TO MATCH PRE-FINISHED BREAK METAL COLOR "CLAY"



ENLARGED CUPOLA ELEVATION 1/2" = 1'-0"



2 DRIVE "A" ELEVATION 3/16" = 1'-0"

Left Elevation Wall Material Calculations:
 Glass/Wind./Door = 297.5 sq.ft. (33%)
 Brick/Stone/CMU = 595.5 sq.ft. (67%)
 Total = 893 sq.ft.

AVERAGE GRADE:
 PRE-DEVELOPMENT = (337 + 338.5)/2 = 337.75'
 POST-DEVELOPMENT = (338.5 + 339)/2 = 338.75'

PER Z-43-16, THE MAXIMUM ALLOWABLE HEIGHT = 35'
 PROPOSED HEIGHT = 31'-6"

NO	DATE	REVISIONS
1	10.19.18	ASR COMMENTS
		NO DATE REMARKS



RAINBOW CHILD CARE CENTER

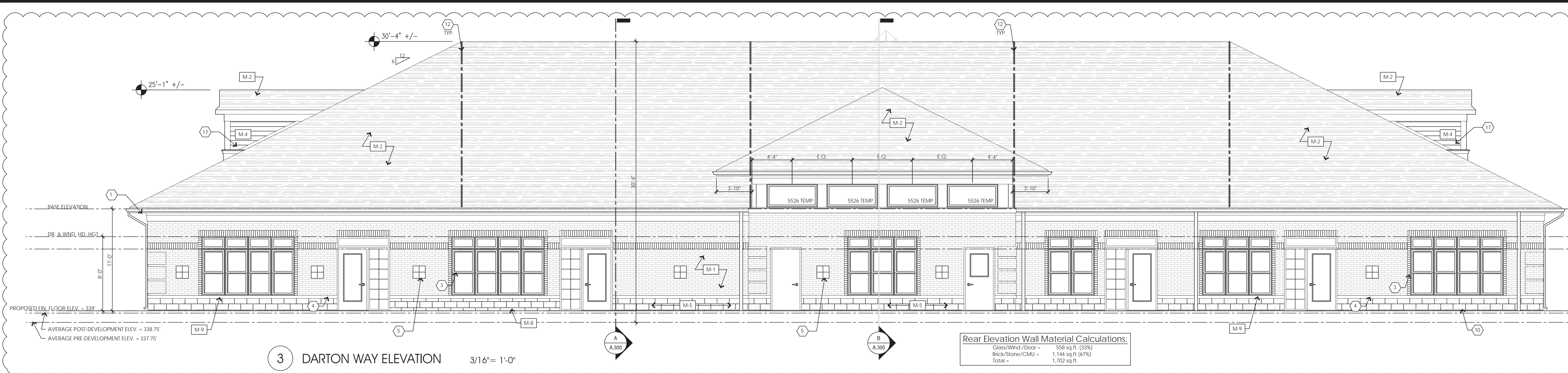
8402 DARTON WAY
RALEIGH, NORTH CAROLINA
KKA-R PROTOTYPE

PROJECT NO: 2017.0507
DATE: 03.01.18

A.200
EXTERIOR ELEVATIONS

CHECKED: DN DRAWN: DN

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3 DARTON WAY ELEVATION 3/16" = 1'-0"

Rear Elevation Wall Material Calculations:
 Glass/Wind./Door = 558 sq ft. (33%)
 Brick/Stone/CMU = 1,144 sq ft. (67%)
 Total = 1,702 sq ft.

Exterior Elevation Materials X-x

SYMBOL	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	NOTES
M-1	BRICK	BRAMPTON BRICK	CROSSROADS SERIES	COLOR - JASPER	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-2	ASPHALT SHINGLES	GAF ROOFING	TIMBERLINE HD - LIFETIME SHINGLES	COLOR - WEATHERED WOOD	-
M-3	BREAK METAL TRIM	QUALITY EDGE	TRULINE EMBOSSED TRIM COIL	COLOR - 807 (CLAY)	-
M-4	VINYL SIDING	GEORGIA PACIFIC	FOREST RIDGE DOUBLE 5" SIDING	MIST	-
M-5	SPLIFFACE C.M.U.	MICHIGAN CERTIFIED CONCRETE	SPLIT FACED	VAOLS	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-6	8X8 DECORATIVE TILES	DAL TILE	NATURAL HUES CERAMIC FLOORS & WALL	QH67 REGENCY BLUE, QH97 DAISY, QH93 CANDY APPLE, QH29 SPRING GREEN	NOTE: 8 WEEK LEAD TIME ITEM.
M-7	STANDING SEAM METAL ROOF	MCELROY METAL	INSTALOC STANDING SEAM SYSTEM STYLE - PLANK PROFILE	COLOR - COPPER PENNY METALLIC	-
M-8	PRE-FIN ALUMINUM GUTTER	MASTIC HOME EXTERIORS	6" GUTTER COIL - 27 GAUGE	COLOR - DESERT SAND (VERIFY W/OWNER)	-
M-9	SILL & WATER TABLE & COLUMNS	T.B.D.	CAST STONE	VARIEGATED	-
M-10	1/2" AZEK PANELS	AZEK BUILDING PRODUCTS	-	PAINT	-

Keyed Elevation Notes:

- TYPICAL EAVE - SEE DETAIL FOR MORE INFORMATION
- BRICK SOLDIER COURSE (TYP.)
- BRICK ROWLOCK COURSE
- SILL SLOPED TO ALLOW WATER RUNOFF WITH DRIP EDGE
- (4) 8"x8" DECORATIVE TILES PROVIDED AND INSTALLED BY CONTRACTOR - SEE DETAIL #8 ON A.303 (TYP.) NOTE: 8 WEEK LEAD ITEM.
- PRE-FINISHED BREAK METAL CAP
- CUPOLA - SEE ENLARGED CUPOLA ELEVATION
- 1X2 TRIM BRD ON 1X6 RACK BRD. WITH PRE-FINISHED ALUMINUM WRAP
- 1/2" AZEK PANEL (PAINT)
- PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT - VERIFY CONNECTION DETAIL AND LOCATION WITH CIVIL ENGINEER
- PROVIDE LOUVERED DORMERS FOR MECHANICAL INTAKE (VER. W/MECHANICAL DRAWINGS) PAINT INSIDE AND OUTSIDE "CLAY"
- LINE OF DRAFT STOPPING
- SIGNAGE INSTALLED BY GC
- LINE OF BUILDING BEYOND
- WINDOW WITH TINTED GLASS. SEE DETAIL #6 ON A.304
- NOT USED
- VINYL SIDING WITH TRIM BOARDS

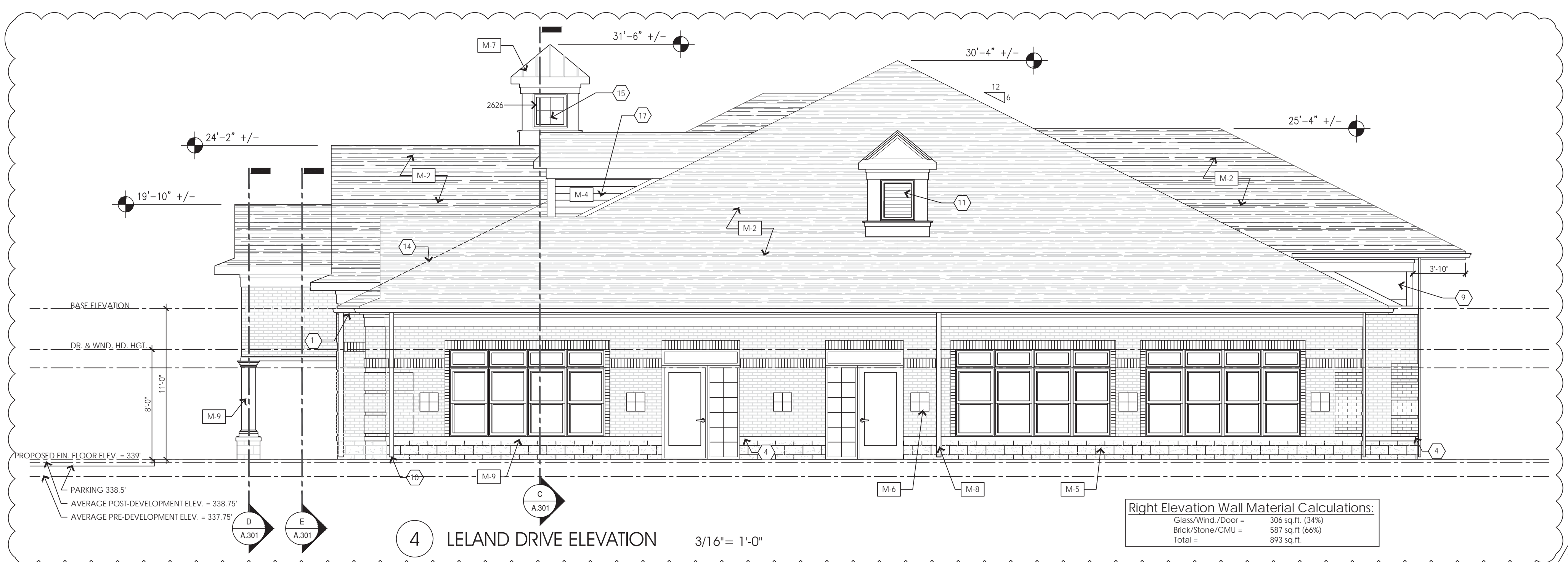
GENERAL ELEVATION NOTES:

- ALL TRIM BOARDS (I.N.O.) WILL BE CLAD IN PRE-FIN. ALUM. - DETERMINE GAUGE PER RAINBOW CHILD CARE CENTER SPECS.
- EXTERIOR BRICK IS TO BE STANDARD SIZE - COURSE OUT QUOIN CORNERS
- EXTERIOR WINDOWS ARE JELDWEN. THEY ARE OPERABLE AND HAVE SCREENS. SCREENS ARE TO BE 16 MESH OR BETTER.
- DO NOT SCALE HATCHING. REFER TO BUILDING SECTIONS & WALL SECTIONS FOR PROPER CONSTRUCTION METHODS. A.300 - A.305
- ALL WOOD TRIM TO BE PAINTED TO MATCH PRE-FINISHED BREAK METAL COLOR "CLAY"

AVERAGE GRADE:

Glass/Wind./Door = 558 sq ft. (33%)
 Brick/Stone/CMU = 1,144 sq ft. (67%)
 Total = 1,702 sq ft.

PER 2.43-16, THE MAXIMUM ALLOWABLE HEIGHT = 35'
 PROPOSED HEIGHT = 31'-6"



4 LELAND DRIVE ELEVATION 3/16" = 1'-0"

Right Elevation Wall Material Calculations:
 Glass/Wind./Door = 306 sq ft. (34%)
 Brick/Stone/CMU = 587 sq ft. (66%)
 Total = 893 sq ft.

NO	DATE	REVISIONS
1	10.19.18	ASR COMMENTS
		NO DATE REMARKS



RAINBOW CHILD CARE CENTER

8402 DARTON WAY
RALEIGH, NORTH CAROLINA
KKA-R PROTOTYPE

PROJECT NO: 2017.0507
DATE: 03.01.18

A.201
EXTERIOR ELEVATIONS

CHECKED: DN DRAWN: DN