



Administrative Approval Action

AA #3889/ SR-38-18, Learning Care Academy
Transaction# 552946

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 east side of Common Oaks Drive, west of the intersection of common Oaks Drive and Capital Blvd. The site address is 11370 Common Oaks Drive.

REQUEST: Development of a 2.008 acre tract zoned CX-3-PK and within an Urban Watershed Protection Overlay District, into an 11,727 square foot Daycare Center. (Learning Care Academy)

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

One Design Adjustment has been approved for this project, noted below.

1. Design Adjustment application DA-54-2018 as it relates to cross access requirements and block perimeter standards.

One Hardship Variance has been approved by the City of Raleigh Board of Adjustment for this project, noted below

1. A variance to Section 9.1.9.A. of the Unified Development Ordinance to reduce the forestation requirement area for the Urban Watershed Protection Overlay District down from 40% to 21% of the site as well as a variance to Section 9.1.9.A.1. of the Unified Development Ordinance to reduce the minimum contiguous gross land area for qualifying forestation areas on a 2.008 acre property zoned Commercial Mixed-Use-3-Parkway and Urban Watershed Protection Overlay District and located at 11370 Common Oaks Drive. (BOA - A-108-17)

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 Bluewater Civil Design, LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER



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2. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

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

3. Obtain required tree impact permits from the City of Raleigh.
4. 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.
5. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

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

ENGINEERING

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
4. 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.
5. Existing cross access easement BM 2000 PG 1536, DB 8723 PG 354 will need to be revised or a new cross access easement will need to be recorded that encapsulates the existing vehicular and pedestrian access into the site as depicted in the preliminary drawings.
6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk across the property frontage shall be paid to the City of Raleigh.
7. 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.



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PUBLIC UTILITIES

8. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

STORMWATER

19. 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.
20. 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.
21. 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

22. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.
23. 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.
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 and right of way tree plantings by Urban Forestry Staff.



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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: 11-13-2021

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

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 11/13/18

Staff Coordinator: Michael Walters

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request as it relates to cross access and block perimeter.

Cross access to the north and west are already granted through a previously recorded access easement. The property to the south is an issue due to a dramatic grade change as well as a blue line stream that runs approximately along the property line. The request to relieve the cross access requirement is support due to the topographic changes and the presence of a stream.

The request for block perimeter relief is supported due to the existing street pattern, the existing cross access/internal driveways, and that any road connections that would be connected to Capital Blvd which is a Limited Access Highway. Cross access was recorded in BM 2000 PGS 1537-1538.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

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

PROJECT	Project Name Learning Care Academy		
	Case Number SR-38-13		
	Transaction Number 552946		
OWNER	Name LOG WAKE FOREST LLC		
	Address 101 South Kings Drive, Suite 200		City Charlotte
	State NC	Zip Code 28204	Phone 704-714-2858
CONTACT	Name Jason Henderson		Firm Bluewater Civil Design
	Address 718 Lowndes Hill Road		City Greenville
	State SC	Zip Code 29607	Phone 864-326-4206
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

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

JASON HENDERSON, P.E.
 Owner/Owner's Representative Signature

7-23-2018
 Date

CHECKLIST

Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
Design adjustment requested during administrative site review due to existing conditions on subject property and adjacent property (specifically elevation difference).

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The proposed project meets commercial mixed use standards.

- C. The requested design adjustment does not increase congestion or compromise Safety;
The proposed project will not change access to subject property and adjacent sites.

- D. The requested design adjustment does not create any lots without direct street Frontage;
No new lots created - all have street frontage.

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 5. Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - 7. adjacent to or in the vicinity of the site.

The topographic changes between subject property and adjacent property makes a connection between the two infeasible. It is not feasible to provide a public road through the subject property due to property size and topographical differences between adjacent properties to the south. Also, there is already an existing private access drive located directly adjacent (north) of the site which connects to multiple properties to the north and east.

Individual Acknowledgement



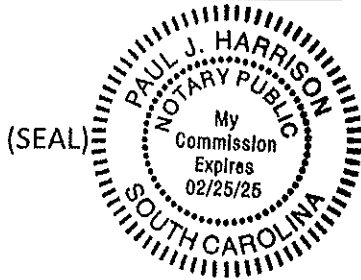
DEVELOPMENT
SERVICES
DEPARTMENT

South Carolina
STATE OF NORTH CAROLINA
COUNTY OF Greenville

INDIVIDUAL

I, PAUL J. HARRISON, a Notary Public do hereby certify that
JASON HENDERSON personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 23rd day of July, 2018.



Notary Public

A handwritten signature in cursive script that reads "Paul J. Harrison".

My Commission Expires: 02/25/25



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

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

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	Transaction Number Assigned Project Coordinator Assigned Team Leader
<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 519614

GENERAL INFORMATION

Development Name: Learning Care Academy
 Zoning District: CX-3-PK Overlay District (if applicable): UWPOD Inside City Limits? Yes No

Proposed Use: Daycare Center
 Property Address(es): 11370 Common Oaks Drive Major Street Locator:

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
 P.I.N. 1830514494 P.I.N. P.I.N. P.I.N.

What is your project type?
 Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court
 Other: If other, please describe: Day care

WORK SCOPE
 Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
 Existing site is cleared & pad graded. Proposed improvements include the construction of a ±11,727 sq Learning Care Academy facility and associated parking, driveways, landscaping, and stormwater and utility infrastructure.

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: LCG Wake Forest LLC Name (s): Blanton Hamilton
 Address: 101 South Kings Drive, Charlotte, NC 28204
 Phone: 704-714-2858 Email: bhamilton@tribek.com Fax: 704-333-8485

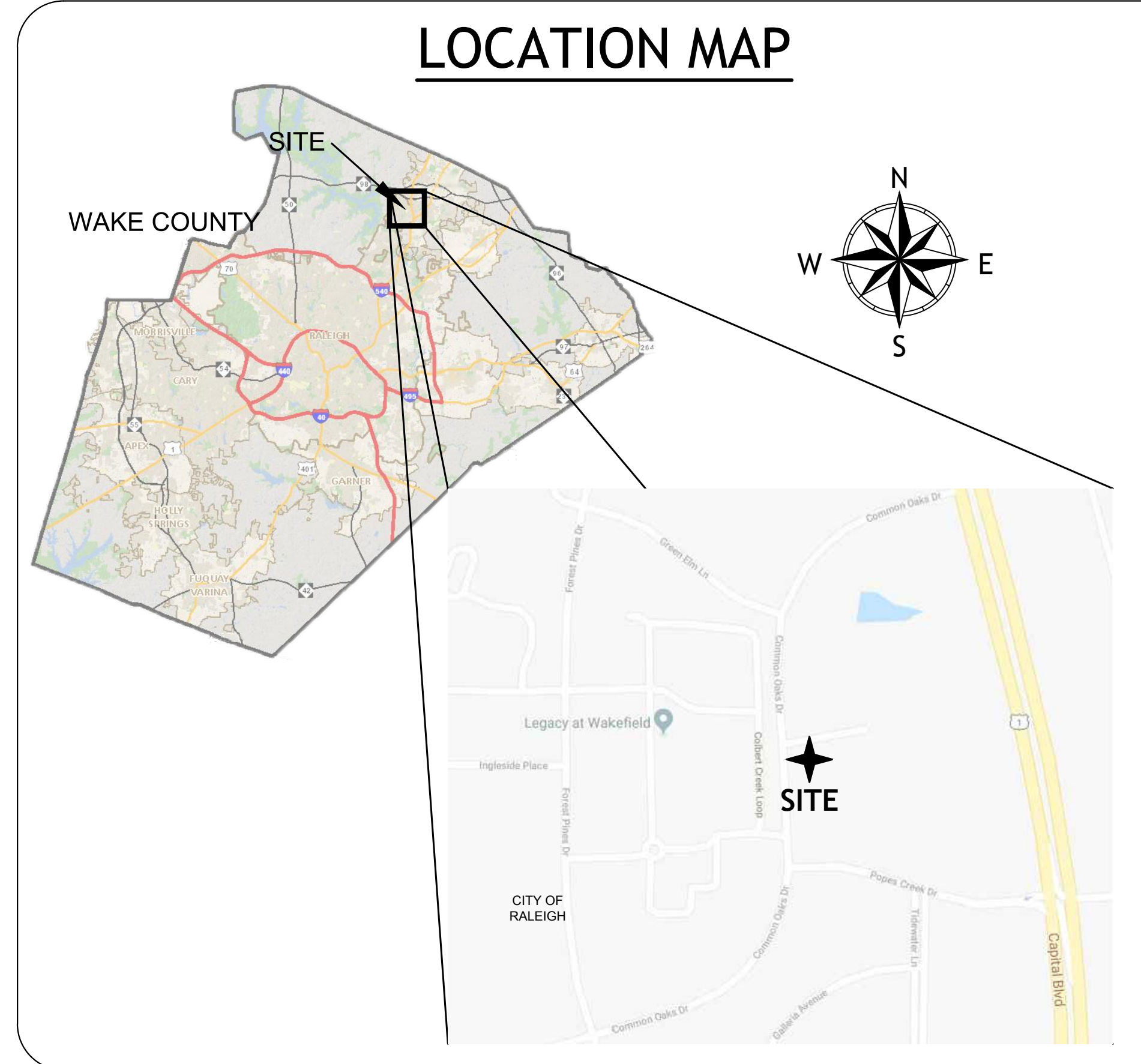
CONSULTANT (Contact Person for Plans)
 Company: Bluewater Civil Design, LLC Name (s): Jason Henderson, PE
 Address: 19 Washington Park, Suite 100 Greenville, SC 29601
 Phone: 864-326-4204 Email: jason@bluewatercivil.com Fax: 855-735-7350

SITE DEVELOPMENT PLANS FOR: LEARNING CARE ACADEMY 11370 Common Oaks Drive City of Raleigh, NC



DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) CX-3-PK	Proposed building use(s) Day care	Existing Building(s) sq. ft. gross 0	
If more than one district, provide the acreage of each:		Proposed Building(s) sq. ft. gross 11,727	
Overlay District UWPOD	Proposed Building(s) sq. ft. gross 11,727	Total sq. ft. gross (existing & proposed) 11,727	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Off street parking: Required 10	Provided 30	Proposed height of building(s) 24'	
COA (Certificate of Appropriateness) case #		# of stories 1	
BOA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor 9' 4"	
CUD (Conditional Use District) case # Z:			
Stormwater Information			
Existing Impervious Surface 5,196	acres square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 40,175	acres square feet	If Yes, please provide:	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils FEMA Map Panel #	Flood Study
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 (1-6 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 Jason Henderson, PE 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.			
If we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.			
Signed: <i>[Signature]</i>	Date: 4/13/18		
Printed Name: E. Blanton Hamilton Sr.			
Signed: _____	Date: _____		
Printed Name: _____			

Project Number: 2016-100
 DWG Name: 2017-020 Details.dwg
 Drawing Scale: as noted
 Date of Project: 8-16-2016
 Engineer of Record:
 Jason Henderson, P.E.
 South Carolina PE# 23046
 Georgia PE# 030711
 North Carolina PE# 031306
 Alabama PE# 32054
bluewater civil design, PLLC
 bluewatercivil.com • info@bluewatercivil.com
 19 Washington Park Suite 100 • Greenville, SC 29601
 www.bluewatercivil.com



SR-38-13
 TRANSACTION #552946

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

SOLID WASTE COMPLIANCE STATEMENT

These plans are in compliance with the requirements set forth in the Solid Waste Design Manual. This site will use a private hauler to handle trash needs. Solid Waste Services requirements are shown on C101, C505, & L101.

COMPLIANCE STATEMENT

THE PROPOSED USE WILL COMPLY WITH ALL STATE AND LOCAL STANDARDS.

SHEET INDEX

DESCRIPTION	DWG. NO.
CIVIL TITLE SHEET	C001
EXISTING CONDITIONS PLAN	C002
SITE PLAN	C101
TREE CONSERVATION & FORESTATION PLAN	C102
GRADING & DRAINAGE PLAN	C201
SPOT ELEVATIONS PLAN	C202
UTILITY PLAN	C301
LANDSCAPE PLAN	L101
LANDSCAPE NOTES & DETAILS	L102
SITework NOTES & DETAILS	C501-C509
ARCHITECTURAL ELEVATIONS	

*BOUNDARY & TOPOGRAPHIC SURVEY BY WITHERSRAVENEL

DEVELOPER
 COMPANY: LCG Wake Forest, LLC
 ADDRESS: 101 South Kings Drive
 Charlotte, NC 28204
 PHONE: 704-714-2858
 CONTACT: Blanton Hamilton
 EMAIL: bhamilton@tribek.com

CIVIL ENGINEER
 COMPANY: Bluewater Civil Design, PLLC
 ADDRESS: 19 Washington Park, Suite 100
 Greenville, SC 29601
 PHONE: 864-326-4204
 CONTACT: Jason S. Henderson, PE
 EMAIL: jason@bluewatercivil.com

SURVEYOR
 COMPANY: WithersRavenel
 ADDRESS: 115 MaKenan Drive
 Cary, NC 27511
 PHONE: 919-469-3340
 CONTACT: Rudolf Vanervelde, PLS
 EMAIL:

ARCHITECT
 COMPANY: GreenbergFarrow
 ADDRESS: 21 South Evergreen Avenue, Suite 200
 Arlington Heights, IL 60005
 PHONE: 847-788-9200
 CONTACT: Jesse Walker
 EMAIL: jwalker@greenbergfarrow.com

I hereby certify that these plans (except for architectural) were prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of North Carolina and that I am competent to prepare this document.
 JASON HENDERSON - NC PE# 031306 10-9-2018 DATE

Learning Care
 Academy
 11370 Common Oaks Drive
 City of Raleigh, NC

Bluewater Civil Design, PLLC
 NC-P-0868

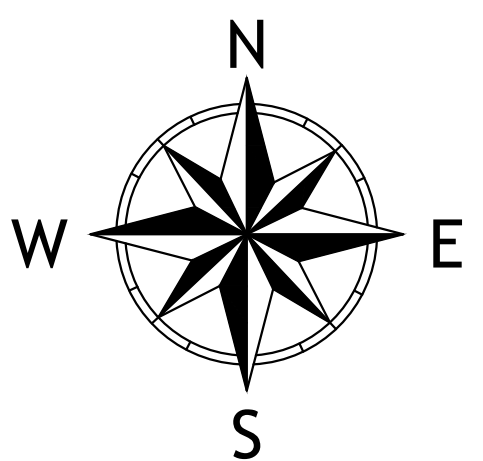
PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	4-20-2018	ISSUED FOR SITE PLAN REVIEW
B	7-13-2018	REVISED PER RALEIGH
C	9-4-2018	REVISED PER RALEIGH
D	10-9-2018	REVISED PER RALEIGH

CIVIL TITLE SHEET

C001

PLANT SCHEDULE					
NOTE: PLANT QUANTITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL QUANTITIES AS SHOWN ON PLANS PRIOR TO BIDDING AND INSTALLATION.					
QTY.	COMMON NAME	BOTANICAL NAME	SYM.	SIZE	SPACING
CANOPY TREES					
12	Allee Elm	Ulmus parvifolia 'Emer II'	UP	3" CAL.	Varies - See Plan
8	Blue-Green Japanese Cedar	Cryptomeria japonica 'Radicans'	CJ	3" CAL.	Varies - See Plan
6	Trident Maple	Acer buergerianum	AB	3" CAL.	40' O.C.
REFORESTATION TREES					
30	Red Maple	Acer rubrum	AR	14" HT	Varies - See Plan
29	Loblolly Pine	Pinus taeda	PT	14" HT	Varies - See Plan
29	Nuttall Oak	Quercus nuttallii	QN	14" HT	Varies - See Plan
UNDERSTORY TREES					
14	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	CC	6' HT	Varies - See Plan
SHRUBS/ORNAMENTAL GRASSES					
26	Kaleidoscope Glossy Abelia	Abelia x grandiflora 'Kaleidoscope'	KAB	3 GAL.	5.5' O.C.
11	Dwarf White Loropetalum	Loropetalum chinense 'Jazz Hands'	LOR	3 GAL.	4' O.C.
35	Otto Luyken Laurel	Prunus laurocerasus 'Otto Luyken'	LRL	3 GAL.	6' O.C.
TURFGRASS SOD/SEED					
Bermuda					
MULCH					
Double-Ground Hardwood Mulch 3-4" Depth, natural color with no added dye or coloring					

NOTES:
 1. All disturbed areas not mulched shall be sodded/seeded.
 2. Reforestation tree quantities reflect a planting rate of (1) 14" bare root seedling per 100 SF. Reforestation planting rate is to be determined at the discretion of the owner.



PROPOSED ACCESS EASEMENT TO BE APPROVED PRIOR TO CONCURRENT APPROVAL

CONCORD CORPORATE CENTER II LLC
 DB 14666 PG 2747
 BM 2000 PG 1537(TRACT 111)
 PIN: 1830-51-5720

FORESTATION AREAS TO BE PLANTED AT A RATE OF:
 (1) BARE ROOT SEEDLING AT LEAST 14" TALL PER 100 SF OR (1) 2" CALIPER TREE PER 200 SF.
 TREES SHALL BE A MIXTURE OF LOBLOLLY PINE, NUTTALL OAK, AND RED MAPLE IN RELATIVELY EQUAL AMOUNTS. TREES SHALL BE PLANTED IN SMALL TO MEDIUM SIZE GROUPINGS OF SIMILAR SPECIES AND ODD AMOUNTS (3, 5, 7, ETC. WHEN FEASIBLE). SPECIES GROUPING SIZE AND LOCATION SHALL VARY TO CREATE SPECIES DIVERSITY WITHIN EACH REFORESTATION AREA.

WR CONTROL POINT
 PK NAIL #2
 NAD 83 (2011)
 NC GROUND COORS
 N: 801,531.3300
 E: 2,135,322.7850
 ELEV: 320.40'

50' SHOD-1 YARD
 223 LF FRONTAGE (NOT INCLUDING ACCESS EASEMENT)
 16 DECIDUOUS TREES REQUIRED
 8 DECIDUOUS TREES EXISTING
 8 DECIDUOUS TREES PROPOSED
 7 EVERGREEN TREES REQUIRED
 7 EVERGREEN TREES PROPOSED
 14 UNDERSTORY TREES REQUIRED
 14 UNDERSTORY TREES PROPOSED
 72 SHRUBS REQUIRED
 72 SHRUBS PROPOSED

STREETSCAPE TREES
 8 EXISTING MAPLE TREES

8,816 SF PARKING AREA
 CANOPY TREES REQUIRED: 5
 CANOPY TREES PROVIDED: 5

AMENITY AREA:
 14,928 SF

LEARNING CARE ACADEMY
 11,727 S.F.
 FF EL. 327.50

FORESTATION AREAS
 >21% OF SITE

COMMON OAKS DR
 60' PUBLIC R/W
 BM 2000 PG 1536

FORESTATION AREAS TO BE PLANTED AT A RATE OF:
 (1) BARE ROOT SEEDLING AT LEAST 14" TALL PER 100 SF OR (1) 2" CALIPER TREE PER 200 SF.
 TREES SHALL BE A MIXTURE OF LOBLOLLY PINE, NUTTALL OAK, AND RED MAPLE IN RELATIVELY EQUAL AMOUNTS. TREES SHALL BE PLANTED IN SMALL TO MEDIUM SIZE GROUPINGS OF SIMILAR SPECIES AND ODD AMOUNTS (3, 5, 7, ETC. WHEN FEASIBLE). SPECIES GROUPING SIZE AND LOCATION SHALL VARY TO CREATE SPECIES DIVERSITY WITHIN EACH REFORESTATION AREA.

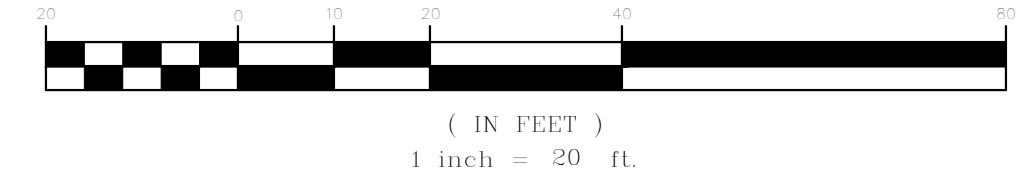
REQUIRED PARKING LOT ENDCAP TREES TO BE MET BY EXISTING TREES IN WOODED AREAS

RETAINING WALL, DESIGN/PERMIT BY OTHERS. HANDRAIL REQUIRED ON TOP OF WALL.

REX WAKEFIELD ENTERPRISES LLC
 DB 12268 PG 728
 BM 2007 PG 45746
 PIN: 1830-51-8211

TRACT 114
 2,008 AC
 87,447 SQ FT
 FIFTH THIRD BANK
 BD 14646 PG 1543(TRACT 2)
 BM 2000 PG 1537(TRACT 114)
 PIN: 1830-51-4494
 ZONING: CX-3-PK
 11370 COMMON OAKS DR

GRAPHIC SCALE



Project Number: 2016-100
 DWG Name: 2017-020 D1.dwg
 Drawing Scale: AS NOTED
 Date of Project: 8-16-2016
 Engineer of Record: Jason Henderson, P.E.
 South Carolina REG 22406
 Georgia REG 03071
 North Carolina REG 031306
 Alabama REG 32024
 Louisiana REG 38895
 Virginia REG 04003338

blue WATER
 civil design, llc
 bluewatercivil.com • info@bluewatercivil.com
 19 Washington Park Suite 100 • Greenville, SC 29601
 www.bluewatercivil.com

Certificates of Authorization:
 SC 004212 - GA PE0005865
 NC P0688 - AL CA4065E

Learning Care Academy
 11370 Common Oaks Drive
 City of Raleigh, NC

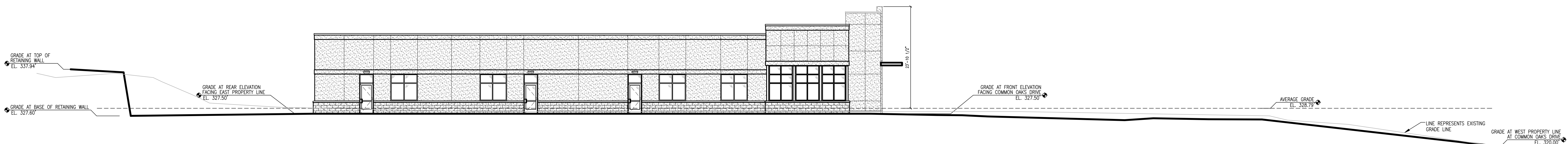
PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	4-20-2018	ISSUED FOR SITE PLAN REVIEW
B	7-13-2018	REVISED PER RALEIGH
C	9-4-2018	REVISED PER RALEIGH
D	10-9-2018	REVISED PER RALEIGH

LANDSCAPE PLAN

L101



EXISTING SITE GRADING ELEVATION
 SCALE: 3/32" = 1'-0"



PROPOSED SITE GRADING ELEVATION
 SCALE: 3/32" = 1'-0"