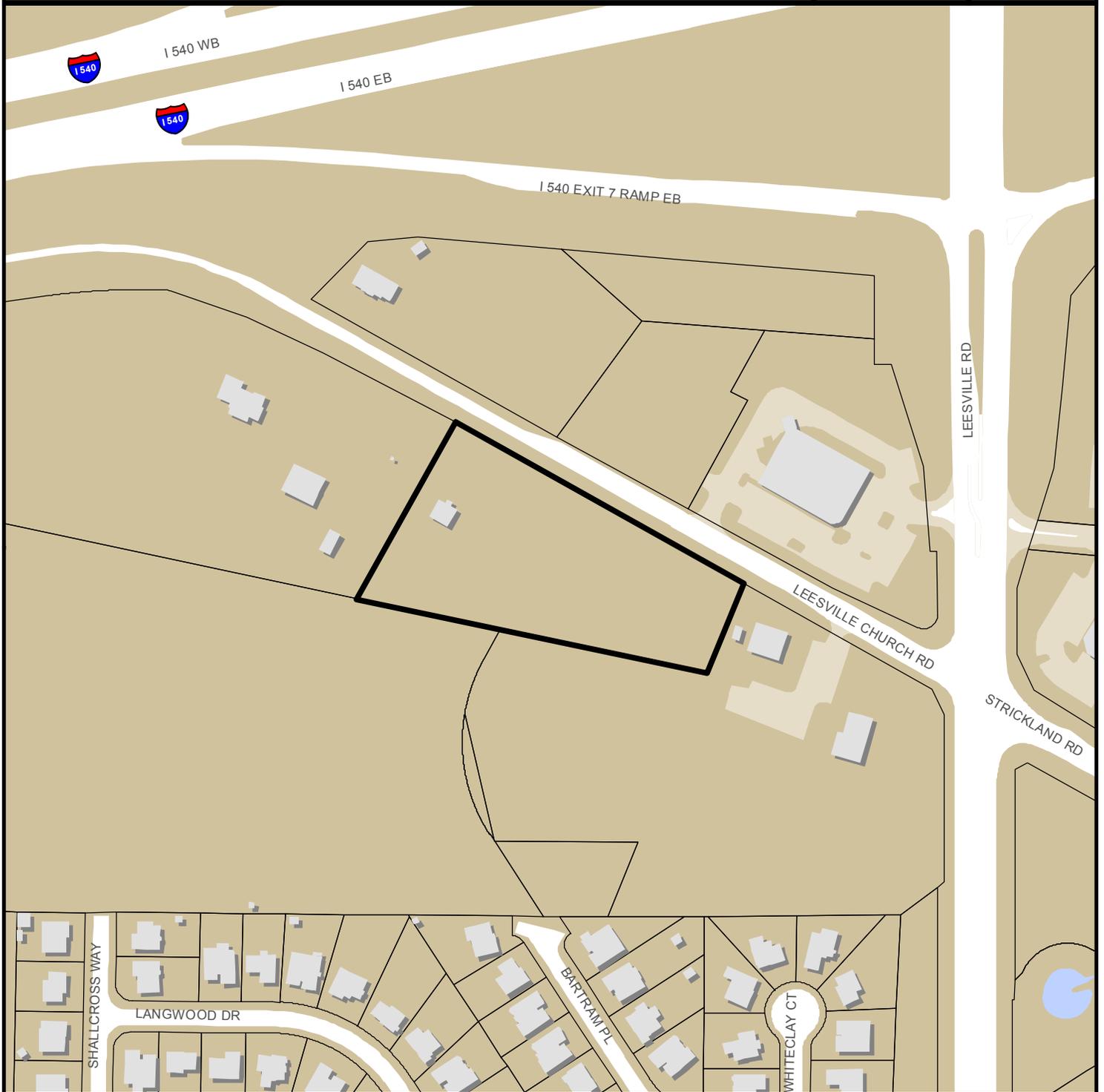


# CHILDREN'S LIGHTHOUSE SR-19-2015



Zoning: **OX-3-CU**  
CAC: **Northwest**  
Drainage Basin: **Sycamore**  
Acreage: **1.56**  
Square Feet: **10,587**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **Vishal Thomas**  
Phone: **(919) 744-1984**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza, Suite 400  
 Raleigh, NC 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Administrative Site Review Application For UDO Districts Only

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

32-19-15

Building Type		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot <input checked="" type="checkbox"/> Civic	Transaction Number <b>451664</b> Assigned Project Coordinator  Assigned Team Leader 

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name: Children's Lighthouse

Zoning District: Office Mixed Use-3 Stories-Conditional Use (OX-3-CU)

Proposed Use: Day Care Center with playground

Property Address(es): 13401 Leesville Church Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0361191

P.I.N. Recorded Deed  
0778958702

P.I.N. Recorded Deed

P.I.N. Recorded Deed

P.I.N. Recorded Deed

What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Cottage Court  Other: If other, please describe: Commercial Day Care Learning Center with playground.

<b>WORK SCOPE</b>	<p>Per City Code Section 10.2.8.D.1, summarize the project work scope. Project consists of building a new commercial day care learning center with a playground, parking, and associated site improvements. Infrastructure improvements will be provided along Leesville Church Road per City of Raleigh standards and discussions with city staff. The proposed site will have two entrances, one off of Leesville Church Road and one off of Bartram Place. One stormwater device will be installed to treat for water quality and quantity.</p> <p><i>IDS 4/4/210</i></p>
-------------------	--

<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>	<p>Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE</p> <p>N/A</p>
---	---

<b>CLIENT/DEVELOPER/OWNER</b>	<p>Company: TK Real Estate Holdings, LLC</p>	<p>Name (s) : Vishal Thomas</p>
	<p>Address : 126 Juliet Circle, Cary, NC 27513</p>	
	<p>Phone : 919-744-1984</p>	<p>Email : <a href="mailto:vishalthomas@hotmail.com">vishalthomas@hotmail.com</a></p>

<b>CONSULTANT (Contact Person for Plans)</b>	Company : Pabst & Hilburn, PA	Name (s) : D. Hilburn
	Address : 911 Paverstone Drive Suite E, Raleigh, NC 27615	
	Phone : 919-848-4399	Email : dpabst@pabsthilburn.com

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

Zoning Information	Building Information
Zoning District(s) OX-3-CU	Proposed building use(s) Civic
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 10,587 SF
Total Site Acres 1.562 Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 10,587 SF
Off street parking Required 11 Provided 42	Proposed height of building(s) 21'-5" Stories 1
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 15.67%
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage 55.65% (site plans only)
CUD (Conditional Use District) case # Z-13-15-Leesville Church Road	Height of 1 <sup>st</sup> Floor : 12'-0"
Stormwater Information	
Existing Impervious Surface 0.00 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 37,213 / 0.85 acres/square feet	If Yes, please provide Alluvial Soils      Flood Study      FEMA Map Panel #
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	7. Open Space (only) or Amenity
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above)	
5. Bedroom Units    1br      2br      3br      4br or more	
6. Infill Development 2.2.7	

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

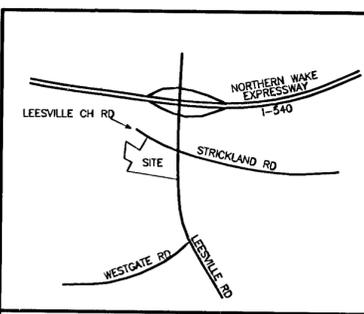
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate PABST & HILBURN, P.A. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed *[Signature]* Date 10/19/2015  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. <b>Site Review</b> completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the <b>Site Review</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the <b>Site Review</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>				
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



VICINITY MAP NTS

- REFERENCES
- D.B. 12608 PG. 559-571
  - B.M. 2000 PG. 704
  - B.M. 2001 PG. 2365
  - B.M. 1998 PG. 142
  - B.M. 1999 PG. 318
  - B.M. 1998 PG. 355
  - B.M. 2000 PG. 723
  - B.M. 1996 PG. 779
  - B.M. 1996 PG. 1186
  - OTHERS AS SHOWN

- LEGEND:
- CMS - CONCRETE MONUMENT SET
  - ECM - EXISTING CONCRETE MONUMENT
  - EIP - EXISTING IRON PIPE
  - EIS - EXISTING IRON STAKE
  - ERB - EXISTING REBAR
  - ECS - EXISTING COTTON SPIKE
  - EPK - EXISTING PK NAIL
  - EN - EXISTING NAIL
  - ERS - EXISTING RAILROAD SPIKE
  - IPS - IRON PIPE SET
  - ISS - IRON STAKE SET
  - RSS - RAILROAD SPIKE SET
  - NS - NAIL SET
  - PKS - PK DR MAG. NAIL SET
  - EP - EDGE PAVEMENT
  - BC - BACK OF CURB
  - MH - MANHOLE
  - ELEV - ELEVATION
  - UP - UTILITY POLE
  - TP - TELEPHONE PEDESTAL
  - C/O - SEWER CLEAN OUT
  - WV - WATER VALVE
  - WM - WATER METER
  - HYD - FIRE HYDRANT
  - T - TELEPHONE
  - E - ELECTRIC
  - W - WATER
  - S - SANITARY SEWER
  - G - GAS LINE
  - D - DRAINAGE
  - PSE - PERMANENT SLOPE EASEMENT
  - TCE - TEMPORARY CONSTRUCTION EASEMENT
  - GM - GAS METER
  - TSB - TRAFFIC SIGNAL BOX

NOTES

AREA BY COORDINATES  
ONLY VISIBLE UTILITIES WERE LOCATED BY THE SURVEYOR;  
PROPERTY SUBJECT TO EASEMENTS AND/OR UTILITIES  
BOTH ABOVE AND BELOW GROUND.  
NO TITLE SEARCH WAS PERFORMED BY THE SURVEYOR.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA  
PER F.E.M.A. MAP #3720078800J  
EFF. DATE: 5/2/2006 ZONE X

ALL DISTANCES ARE GROUND HORIZONTAL UNLESS NOTED OTHERWISE.  
ELEVATIONS BASED ON NCGS MONUMENT "PINECREST"  
ELEVATION = 513.99'

WATERSHED DISTRICT: NEUSE RIVER  
TREE CONSERVATION PERMIT #325910

WAKE COUNTY, NC 35  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
03/28/2012 AT 09:44:56

BOOK: BH2012 PAGE: 00287

JOSH TALTON  
PIN #0778-95-8702  
D.B. 6310 PG. 650  
B.M. 1996 PG. 779

THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL,  
AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*Mitchell Slaw*  
PLANNING DIRECTOR/WAKE CO. REVIEW OFFICER

THIS PLAT IS TO BE RECORDED  
AFTER \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012  
1 COPY TO BE RETAINED FOR THE CITY.

THIS PLAT IS IN - OUT OF THE CITY LIMITS.

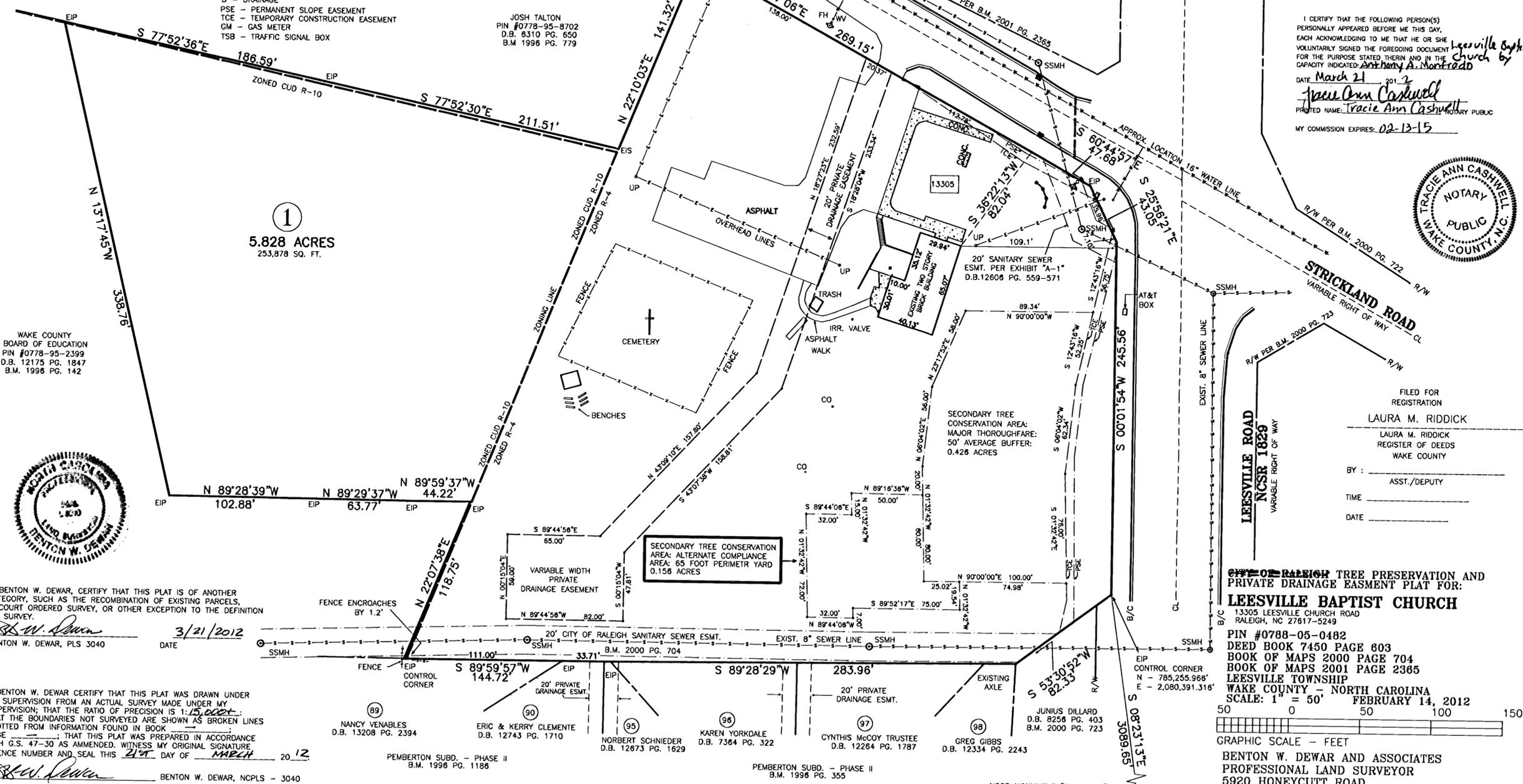
This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed (s) recorded in the office of the register of deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple by, and that the dedicator(s) will warrant and defend title against the lawful claims of all persons whomsoever unless excepted herein and that by submission of this plat or map for approval (s) do dedicate the the City of Raleigh for public use all streets, easements, rights of way, parks and greenways, (as these interest are defined in the code), and as the same may be shown thereon for all lawful purposes to use and benefit subject to conditions of subsections (b) (c), (d), and (f) of Section 1 and Section 4 of the "City Storm Drainage Policy" (Resolution 1970-742 as the same may be from time to time amended).

7450 Book No.  
603 Page No.

*Anthony A. Monardo*  
Signature(s) of property owner (s)  
by President *Anthony A. Monardo*

STATE OF North Carolina  
COUNTY OF Wake

I CERTIFY THAT THE FOLLOWING PERSON(S)  
PERSONALLY APPEARED BEFORE ME THIS DAY,  
EACH ACKNOWLEDGING TO ME THAT HE OR SHE  
VOLUNTARILY SIGNED THE FOREGOING DOCUMENT  
FOR THE PURPOSE STATED THEREIN AND IN THE  
CAPACITY INDICATED: *Anthony A. Monardo*  
DATE March 21 2012  
*Tracie Ann Caswell*  
PRINTED NAME: Tracie Ann Caswell NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02-13-15



①  
5.828 ACRES  
253,878 SQ. FT.

WAKE COUNTY  
BOARD OF EDUCATION  
PIN #0778-95-2399  
D.B. 12175 PG. 1847  
B.M. 1996 PG. 142



I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SURVEY.  
*Benton W. Dewar*  
BENTON W. DEWAR, PLS 3040  
DATE 3/21/2012

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS 1:15,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE LICENCE NUMBER AND SEAL THIS 21<sup>ST</sup> DAY OF MARCH 20 12  
*Benton W. Dewar*  
BENTON W. DEWAR, NCPLS - 3040

FILED FOR REGISTRATION  
LAURA M. RIDDICK  
LAURA M. RIDDICK  
REGISTER OF DEEDS  
WAKE COUNTY  
BY: \_\_\_\_\_  
ASST./DEPUTY  
TIME \_\_\_\_\_  
DATE \_\_\_\_\_

CITY OF RALEIGH TREE PRESERVATION AND PRIVATE DRAINAGE EASEMENT PLAT FOR:  
**LEESVILLE BAPTIST CHURCH**

13305 LEESVILLE CHURCH ROAD  
RALEIGH, NC 27617-5249  
PIN #0788-05-0482  
DEED BOOK 7450 PAGE 603  
BOOK OF MAPS 2000 PAGE 704  
BOOK OF MAPS 2001 PAGE 2365  
LEESVILLE TOWNSHIP  
WAKE COUNTY - NORTH CAROLINA  
SCALE: 1" = 50' FEBRUARY 14, 2012  
50 0 50 100 150

GRAPHIC SCALE - FEET  
BENTON W. DEWAR AND ASSOCIATES  
PROFESSIONAL LAND SURVEYOR  
5920 HONEYCUTT ROAD  
HOLLY SPRINGS, NC 27540  
PH. # (919) 552-9813  
FAX # (919) 557-2255

RECORDED IN BOOK OF MAPS 2012 PAGE 287 WAKE CO. REG.

REVISED 3/6/2012

NCGS MONUMENT "PINECREST"  
N - 782,199.58'  
E - 2,080,840.59'  
ELEVATION - 513.995'(NGVD 29)

BA038816

BS-17-12  
12-10L  
LAYER 21  
LEESCH-1/12/650

- SURVEY NOTES**
- 1) THE BASIS OF NORTH IS NAD 83(2011) FROM A VRS, GPS SURVEY. VERTICAL DATUM IS NAVD 88.
  - 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
  - 3) AREAS COMPUTED BY COORDINATE GEOMETRY.
  - 4) THIS SURVEY DOES NOT INCLUDE NOR DEPICT ANY ENVIRONMENTAL EVALUATIONS EXCEPT AS SHOWN.
  - 5) ORIGINAL FIELD SURVEYS PERFORMED ON MAY 29, JUNE 9 & JULY 23, 2015.
  - 6) FLOOD INFORMATION: SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 3720077800J, DATED MAY 2, 2006.
  - 7) 3/4" IRON PIPES FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
  - 8) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - 9) ALL EASEMENTS, RIGHT-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM PLAT BOOK 2015, PAGES 472-482, UNLESS OTHERWISE NOTED.
  - 10) REZONING CASE FOR THIS PROPOSED PROPERTY/PROJECT: Z-13-2015.
  - 11) AS OF 07/22/2015 BOTH BARTRAM PLACE AND LEESVILLE CHURCH ROAD ARE UNDER CONSTRUCTION.
  - 12) THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED UPON VISIBLE SURFACE EVIDENCE. UTILITY MARKING FOR DESIGN WAS REQUESTED THROUGH NC 811 BUT NOT PROVIDED IN TIME FOR THE FIELD SURVEY. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON OR ADJACENT TO THE SUBJECT PROPERTY.

- DEMOLITION NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
  2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
  3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
  4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
  5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
  6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
  7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
  8. UTILITY CONTACTS ARE LISTED ON COVER SHEET C-0.0.
  9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
  10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
  11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
  12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
  13. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
  14. ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE AND DILIGENCE" SO AS TO PREVENT THE ARBITRARY DESTRUCTION OR INTERRUPTION OF CONCEALED UTILITIES WHICH ARE INTENDED TO REMAIN IN USE AND THE ROUTING OF WHICH COULD NOT BE PREDETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED OR ARE UNIDENTIFIED SHALL BE REPORTED TO THE OWNER, ENGINEER AND ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSITION.
  15. ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
  16. SAW CUT AND REMOVE ASPHALT PAVEMENT, CONCRETE SIDEWALK AND CURB AND GUTTER TO LIMITS OF DISTURBANCE AS REQUIRED BY SPECIFICATIONS. SAW CUT EXISTING PAVEMENT, CURB AND GUTTER, SIDEWALK, ETC. TO PROVIDE STRAIGHT AND UNIFORM LINE FOR REMOVAL. EXISTING PAVEMENT, CURB AND GUTTER, SIDEWALK, ETC. NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING DEMOLITION/CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO MATCH ORIGINAL CONDITION.
  17. SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.
  18. ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY ACTION BY THE CONTRACTOR SHALL BE CONSTRUED AS INFORMATION ONLY.
  19. ALL PIPE REPLACEMENT WORK, WHEN REQUIRED BY PIPE DEPTHS AND EXCAVATION, SHALL BE PERFORMED WITH THE USE OF TRENCH BOXES. ALL EXCAVATIONS, UTILITY AND GRADING WORK, SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
  20. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAFETY AND SECURITY FENCING, BARRIERS, PROTECTION MATERIAL AND METHODS AS REQUIRED TO COMPLETE THE OFF SITE WORK IN A SAFE AND TIMELY MANNER.

**LEGEND**

---	CONSTRUCTION LIMITS
---	SILT / TREE PROTECTION FENCE
---	CURB AND GUTTER TO BE REMOVED
---	EXISTING VEGETATION TO BE REMOVED
---	SLOPE EASEMENT
---	TEMPORARY CONSTRUCTION EASEMENT

NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, AND NCDOT STANDARDS AND SPECIFICATIONS.

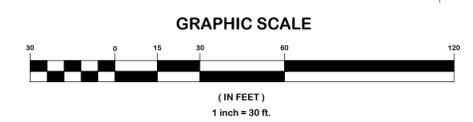
**LEGEND and NOMENCLATURE**

SYMBOLS	LINETYPES	ABBREVIATIONS
●	---	EIP
■	---	IPS
○	---	DB
□	---	PB or BM
○	---	N/F
○	---	Pg.
○	---	SF
○	---	Ac.
○	---	R/W
○	---	NCSR
○	---	NCDOT
○	---	R/W
○	---	Ex.
○	---	RCP
○	---	PVC
○	---	(M)
○	---	(P)
○	---	(D)
○	---	(COR)
○	---	FENCE
○	---	OVERHEAD UTILITY
○	---	WATER
○	---	SANITARY SEWER
○	---	STORM DRAIN
○	---	EXISTING IRON PIN
○	---	IRON PIN SET
○	---	DEED BOOK
○	---	PLAT BOOK / BOOK OF MAPS
○	---	NOW OR FORMERLY
○	---	SQUARE FEET
○	---	ACRES
○	---	RIGHT-OF-WAY
○	---	NORTH CAROLINA STATE ROUTE
○	---	NORTH CAROLINA DEPT. OF TRANSPORTATION
○	---	RIGHT-OF-WAY
○	---	EXISTING
○	---	REINFORCED CONCRETE PIPE
○	---	POLYVINYL CHLORIDE PIPE
○	---	MEASURED
○	---	PLATTED
○	---	DEED
○	---	CITY OF RALEIGH

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	78.87'	70.94'	N 74°08'01" E

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**



**PABST & HILBURN, PA**  
ENGINEERING & CONSULTING  
911 Paverstone Drive, Suite E  
Raleigh, North Carolina 27615  
Phone: 919.848.4399 Fax: 919.848.4395  
N.C. LICENSE NUMBER: C-3211

**CHILDREN'S LIGHTHOUSE**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA

**ADMINISTRATIVE SITE PLAN REVIEW  
EXISTING CONDITIONS / DEMOLITION PLAN**

PREPARED FOR: 1K REAL ESTATE HOLDINGS, LLC  
128 JULIET CIRCLE  
CARY, NC 27513  
DATE: 9/10/14  
PROJECT ENGINEER: PJP  
PROJECT CAD DESIGNER: PJP/MP  
PROJECT SURVEYOR: PJP/MP  
FIELD SURVEYOR: PJP/MP

NO. \_\_\_\_\_ DATE \_\_\_\_\_

REVISION \_\_\_\_\_

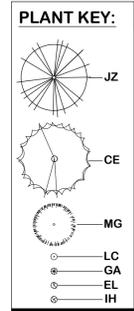
DRAWING SHEET  
**C-1.0**  
PROJECT NUMBER  
**273-14**

F:\Public\10-Projects\200-289\273-14 Lighthouse Drawings\86-Design\86-Design\273-14 C10.dwg Oct. 22, 2015 - 5:35pm By:mphillips

**LEGEND and NOMENCLATURE**

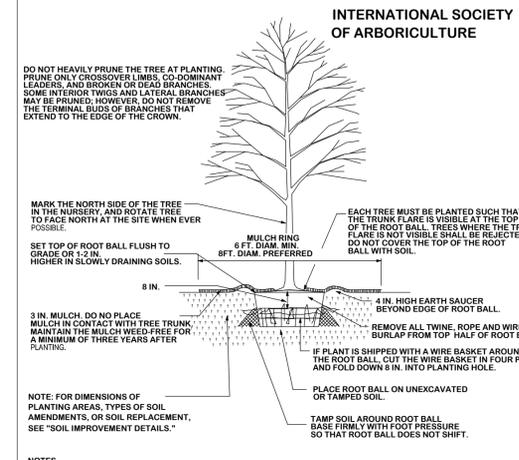
SYMBOLS	LINETYPES	
●	— x — x — x —	FENCE
■	— O —	OVERHEAD UTILITY
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PLANT LIST							
DECIDUOUS CANOPY TREES							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL./CONT.	HT.	ROOT	REMARKS
JZ	8	<i>Zelkova serrata</i>	Japanese Zelkova	2" MIN.	8'	B&B	STRAIGHT LEADER, FULL, MATCHING
CE	8	<i>Ulmus parvifolia</i>	lacebark Elm	3" MIN.	10'	B&B	STRAIGHT LEADER, FULL, MATCHING
EVERGREEN TREES							
MG	18	<i>Magnolia grandiflora</i> 'Hasse'	Hasse Magnolia	2" MIN.	8'	B&B	STRAIGHT LEADER, FULL, MATCHING
EVERGREEN SHRUBS							
IH	87	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry Holly	N/A	18" min.		Full, Match
EL	28	<i>Prunus laurocerasus</i> 'Otto Luyken'	Dwarf English Laurel	N/A	18" min.		Full, Match
LC	41	<i>Loropetalum chinensis</i> 'Compactum'	Green Leaf Loropetalum	N/A	18" min.		Full, Match
GA	36	<i>Abelia x grandiflora</i>	Glossy Abelia	N/A	18" min.		Full, Match



### TREE PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.



- GENERAL PLANTING NOTES:**
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
  - PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWINGS SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE DESIGNER.
  - CONTRACTOR SHALL HAVE UTILITY COMPANY LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY HIS/HER WORK.
  - METHODS OF TREE STAKING INDICATED ON THE DRAWINGS ARE SUGGESTIONS ONLY. THE LANDSCAPE CONTRACTOR SHALL USE WHATEVER METHOD HE DEEMS FIT, HOWEVER HE WILL BE HELD LIABLE FOR ANY DAMAGES CAUSED TO TREES BY IMPROPER STAKING METHODS (OR ABSENCE OF STAKING) AND IS RESPONSIBLE FOR UPRIGHTING AND REPLANTING TREES WHICH ARE BLOWN OVER.
  - ALL AREAS NOT SHOWN AS HARD SURFACES, PLANT BED, MULCHED OR UNDISTURBED AREAS, SHALL BE SEEDED OR SODDED AS LAWN WITH "REBEL IV", CONFEDERATE PLUS OR LESCO TALL TURF TYPE FESCUE FOR IN ALL AREAS IN RIGHT OF WAY UP TO THE ROAD.
  - ALL LANDSCAPE BEDS CONTAIN TRIPLE SHREDDED HARDWOOD MULCH AT A THICKNESS OF 3".
  - ALL LANDSCAPE BEDS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
  - ALL PLANT BEDS SHALL BE TREATED WITH PRE-EMERGENT WEED CONTROL (I.E. TREFLOX GRANULES).
  - ALL PLANTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL BE VIGOROUS, HEALTHY MATERIAL FREE OF PESTS AND DISEASE.
  - VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
  - OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
  - PLANT MATERIAL ON THIS SITE MUST BE INSTALLED IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS ON THIS PLAN OR TO THE STANDARDS OF THE CITY OF RALEIGH.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THE REQUIRED WORK.

### LANDSCAPE CALCULATIONS

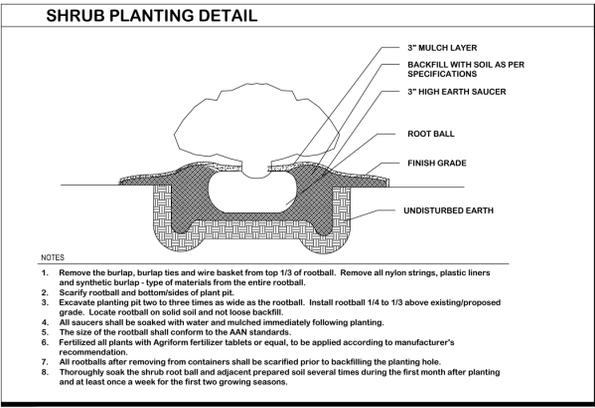
**TREE PROTECTION YARD TYPE 'C2' - LEESVILLE CHURCH**  
 15' WIDE PROTECTIVE YARD: 193.55 LF  
 REQUIRED: 4 TREES PER 100 LF (1/2 REQUIRED TO BE EVERGREEN)  
 193.55 / 100 = 1.935 x 4 = 7.74 TREES  
 PROVIDED: 8 TREES (1/2 ARE EVERGREEN)  
 REQUIRED: 30 SHRUBS PER 100 LF  
 193.55 / 100 = 1.935 x 30 = 58.05  
 PROVIDED: 58 EVERGREEN SHRUBS

**TREE PROTECTION YARD TYPE 'C2' - BARTRAM PLACE**  
 15' WIDE PROTECTIVE YARD: 215.05 LF  
 REQUIRED: 4 TREES PER 100 LF (1/2 REQUIRED TO BE EVERGREEN)  
 215.05 / 100 = 2.150 x 4 = 8.6  
 PROVIDED: 9 TREES (1/2 ARE EVERGREEN)  
 REQUIRED: 30 SHRUBS PER 100 LF  
 215.05 / 100 = 2.150 x 30 = 64.50  
 PROVIDED: 65 EVERGREEN SHRUBS

**VEHICULAR SCREENING - TYPE 'C3'**  
 REQUIRED: 401.30 / 100 = 4.013 x 15 = 60.19  
 60 SHRUBS REQUIRED  
 PROVIDED: 60 SHRUBS PROVIDED

**VEHICLE SURFACE AREA**  
 REQUIRED: 1 TREE PER EVERY 2,000 SF OF TOTAL VEHICULAR SURFACE  
 18,966.12 / 2,000 = 9.48 TREES  
 PROVIDED: 9 CANOPY TREES

LEGEND and NOMENCLATURE	
<b>SYMBOLS</b>	<b>LINETYPES</b>
● PROPERTY CORNER	— X — X — X — FENCE
■ CONCRETE MONUMENT	— OU — OVERHEAD UTILITY
○ CABLE PEDESTAL	— W — WATER
□ TELEPHONE PEDESTAL	— SS — SANITARY SEWER
○ ELECTRIC PEDESTAL	— SD — STORM DRAIN
○ FIBER-OPTIC MARKER	
□ TRAFFIC SIGNAL BOX	
○ WATER METER	
○ FIRE HYDRANT	
○ VALVE (WATER OR GAS)	
○ SANITARY SEWER MANHOLE	
○ SANITARY SEWER CLEANOUT	
○ CURB INLET (IN FRONT OF CURB)	
○ CURB INLET (BEHIND CURB)	
○ DRAINAGE INLET (W/ GRATE)	
○ STORM DRAIN MANHOLE	
○ UTILITY POLE	
○ LAMP POST	
○ SIGNAL POLE	
○ GUY WIRE	
○ SIGN POST	
EIP	EXISTING IRON PIN
IPS	IRON PIN SET
DB	DEED BOOK
PB or BM	PLAT BOOK / BOOK OF MAPS
NIF	NOW OR FORMERLY
Pg.	PAGE
SF	SQUARE FEET
Ac.	ACRES
R/W	RIGHT-OF-WAY
NCSR	NORTH CAROLINA STATE ROUTE
NC DOT	NORTH CAROLINA DEPT. OF TRANSPORTATION
R/W	RIGHT-OF-WAY
Ex.	EXISTING
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
(M)	MEASURED
(P)	PLATTED
(D)	DEED
(COR)	CITY OF RALEIGH



F:\Public\10-Projects\200-289\273-14 Lighthouse Learning Center (TK: Real Estate Holdings, LLC)\80-Drawings\86-Design\273-14 LLO.dwg Oct 22, 2015 - 6:11pm BY:mpmills

**PABST & HILBURN, PA**  
 ENGINEERING & CONSULTING  
 911 Paverstone Drive, Suite E  
 Raleigh, North Carolina 27615  
 Phone: 919.848.4399 Fax: 919.848.4395  
 NC LICENSE NUMBER: C-3211

**CHILDREN'S LIGHTHOUSE**  
 RALEIGH, WAKE COUNTY, NORTH CAROLINA

**ADMINISTRATIVE SITE PLAN REVIEW**  
**LANDSCAPE PLAN**

PREPARED FOR:  
 TK REAL ESTATE HOLDINGS, LLC  
 128 JULIET CIRCLE  
 CARY, NC 27513

PROJECT ENGINEER:  
 PMP

PROJECT ARCHITECT:  
 PMP/MP

PROJECT SURVEYOR:  
 CFS LAND SURVEYING

DATE:

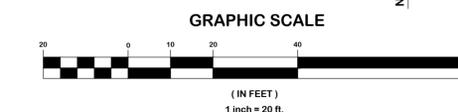
REVISION:

DRAWING SHEET

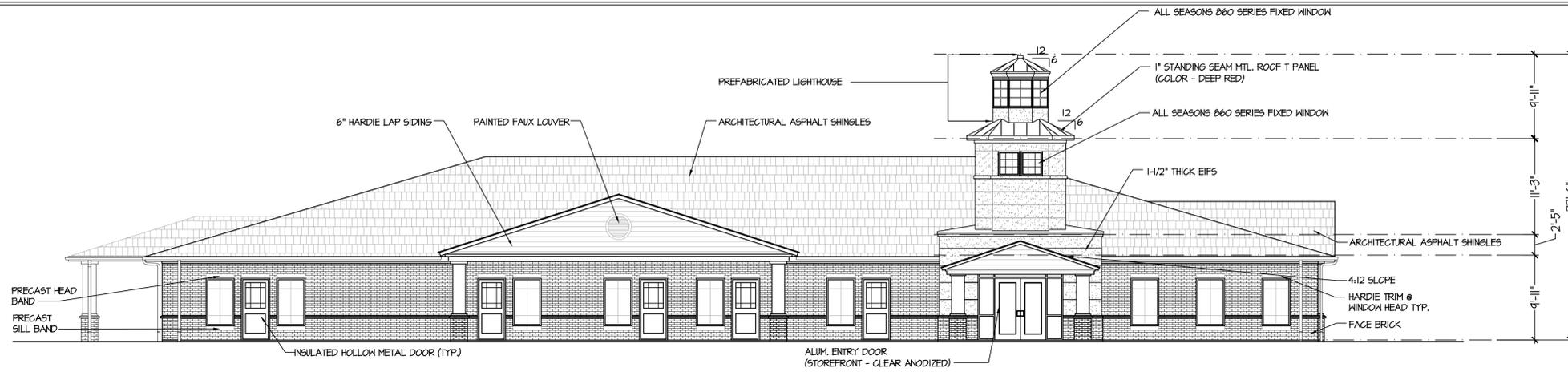
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PROJECT NUMBER

**273-14**

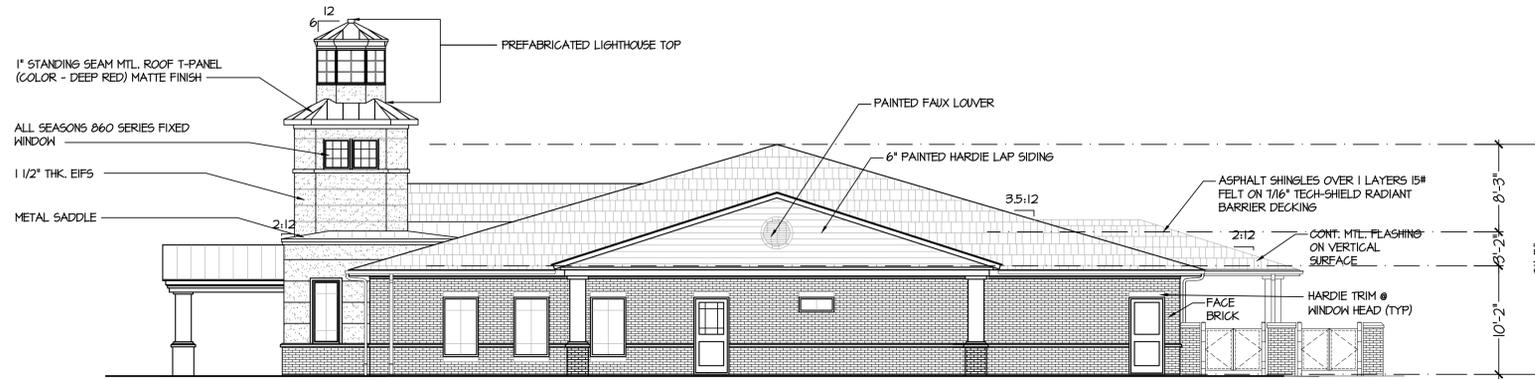


FOR REVIEW ONLY  
NOT FOR CONSTRUCTION



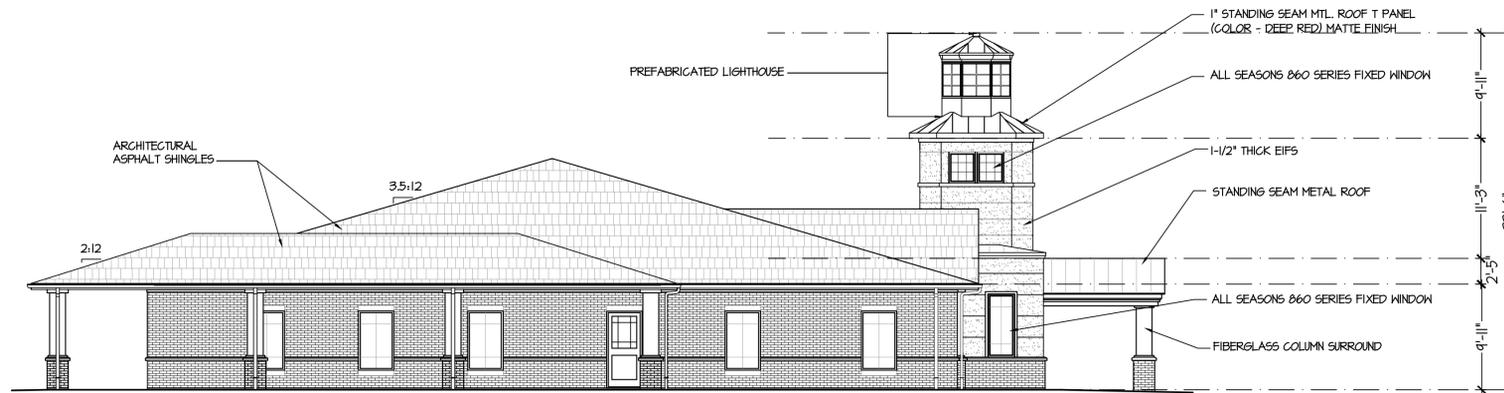
**1** PLAN SOUTH ELEVATION

SCALE: 1/8"=1'-0"



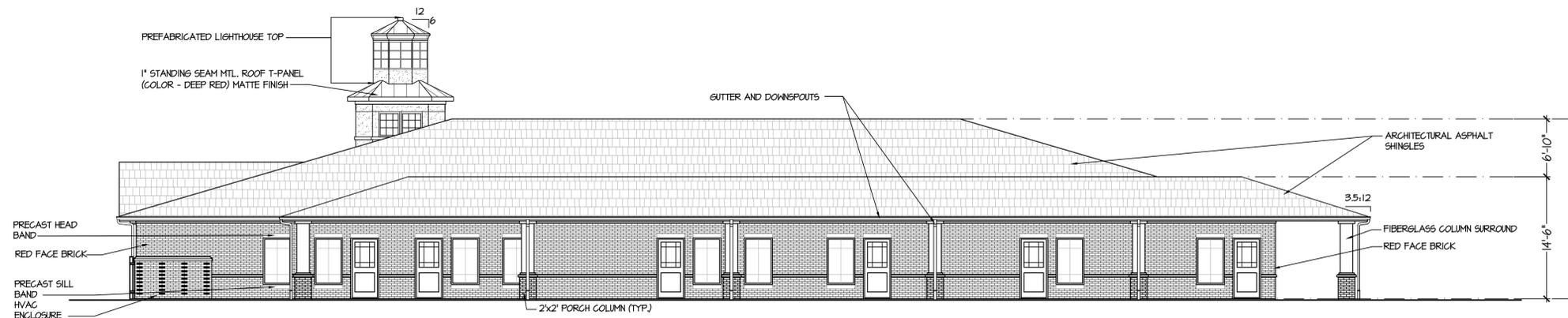
**2** PLAN WEST ELEVATION

SCALE: 1/8"=1'-0"



**3** PLAN EAST ELEVATION

SCALE: 1/8"=1'-0"



**4** PLAN NORTH ELEVATION

SCALE: 1/8"=1'-0"