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.
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.

☐ City Code Covenant □ Slope Easement
☒ Stormwater Maintenance Covenant □ Transit Easement
☒ Utility Placement Easement ☒ Cross Access Easement
☐ Sidewalk Easement ☐ Public Access Easement
☐ 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.
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.
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) 

**Staff Coordinator:** Michael Walters

Date: 5/24/19
RAINBOW DAYCARE

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

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
L114 TCA PROPOSED AREAS
L200 LANDSCAPING PLAN
L201 LANDSCAPING DETAILS
A200 BUILDING ELEVATIONS
A201 BUILDING ELEVATIONS

SITE INFORMATION:

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

Wake County
726-631-7026

Residential Owner:

Owner Name:

Address:

Surveyed Property Line:

Survey Reference:

Lot Size:

Building Design:

Utilities:

Payment:

Building Area:

Parking Area:

Surveys:

Total Price:

Public Infrastructure:

Open Space - N/A

Waste Disposal - N/A

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

Public Utilities:

WATERSHED INFORMATION: LOWER NEUSE RIVER WATERSHED, 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). 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.

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

WASTE DISPOSAL - N/A

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

RECLAIMED WATER TAPS - 0.0 LF

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

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

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

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

SITE INFORMATION:

Property Owner: Rainbow Rascals Louisburg 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 NEUSE RIVER WATERSHED, 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). 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.

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

WASTE DISPOSAL - N/A

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

RECLAIMED WATER TAPS - 0.0 LF
EXISTING CONDITIONS NOTES:

1. 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.

2. 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).

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

4. OPEN SPACE AND TRAILS DO NOT SHOW ANY PROPOSED LONG RANGE TRAILS ON THE PROPERTY.

5. HAND AND STEEP SLOPES DO SHOW ON THE SITE.

FIELD MEASUREMENTS ARE SHOWN IN PARCHESSI, SQUARE DEGREES (APPROXIMATE) BEST PRACTICE WITHIN THE LIMITS OF THE SURVEYED PROPERTY.

THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THE MAP IS BEST PRACTICE FOR A TOPOGRAPHIC SURVEY CONDUCTED UNDER THE SUPERVISION OF KETCHEM-CROWDER & ASSOCIATES, PLLC. BASED ON FIELD MEASUREMENTS, THE PREVIOUS SURVEY OR DOCUMENTS SHOWN ABOVE MAY NOT BE ACS AND THE CONTRACTOR SHOULD REVIEW THE SURVEY TO CONFIRM THE LOCATION AND EXTENT OF ALL UTILITIES.

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 SURVEYOR'S 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.

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.

SCALE:
EXISTING CONDITIONS
1" = 60'

SURVEY NOTES:

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 SURVEYOR'S KNOWLEDGE.

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.
STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL WATER SERVICE LINES SHALL BE TYPE "K" SOFT COPPER.

2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER MAIN.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE NO LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER OR UNDER A STORM SEWER CROSSINGS, MAINTAIN
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL BE NO LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   e) MAINTAIN
   f) ALL OTHER UNDERGROUND UTILITIES CROSS WATER & SEWER FACILITIES WITH.

3. INSTALL 2" COPPER

4. INSTALL 4" PVC

5. 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 LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.

6. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER PREVENTION DEVICES ARE REQUIRED ON ALL REUSE MAINS BETWEEN ANY WATER METER AND ITS REQUIRED BACKFLOW PREVENTER.

7. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

8. BACKFLOW PREVENTION NOTES:
   a) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE NO LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE NO LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   c) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE NO LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL BE NO LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   e) MAINTAIN
   f) ALL OTHER UNDERGROUND UTILITIES CROSS WATER & SEWER FACILITIES WITH.

9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER PREVENTION DEVICES ARE REQUIRED ON ALL REUSE MAINS BETWEEN ANY WATER METER AND ITS REQUIRED BACKFLOW PREVENTER.

10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING NEW 30' CITY OF RALEIGH SANITARY SEWER EASEMENT 8" PVC MH #1, 60' WIDTH PUBLIC R-O-W DISTURBANCE LIMITS OF RALEIGH SANITARY SEWER EASEMENT & 41' B-B FROM EASEMENT TO BE REMOVED EXISTING MH INV. IN = 324.35, 72' WIDTH PUBLIC R-O-W DISTURBANCE LIMITS OF RALEIGH SANITARY SEWER EASEMENT & 41' B-B FROM EASEMENT TO BE REMOVED EXISTING MH INV. IN = 324.35, 70' WIDTH PUBLIC R-O-W LELAND DRIVE)

12. 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 CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR SPECIFICATIONS.

13. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER PREVENTION DEVICES ARE REQUIRED ON ALL REUSE MAINS BETWEEN ANY WATER METER AND ITS REQUIRED BACKFLOW PREVENTER.

14. GENERAL NOTES:
   a) THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANT'S, FIRE DEPARTMENT Tester PRIOR TO PLACING THE WATER SYSTEM INTO SERVICE.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE NO LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   c) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE NO LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL BE NO LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   e) MAINTAIN
   f) ALL OTHER UNDERGROUND UTILITIES CROSS WATER & SEWER FACILITIES WITH.

EXISTING CONDITION NOTES - TCA
1. Site previous agricultural site along pre 1970 based historical aerials.
2. Overall master plan began development in 2006.
3. Subject parcel has been maintained in field condition through entirety.
5. Supplemental tree inventory conducted on January 9, 2016.
6. Trees inspected for health and general condition, information is cataloged by 50 ft segment and listed in the index provided.
### Proposed Areas

**Site Area:** 2.770

**50% TCA Required:** 1.385

**Additional Information:**

<table>
<thead>
<tr>
<th>Lot 1</th>
<th>Area</th>
<th>Basal Area</th>
<th>Rate Per Tree</th>
<th>Rev</th>
<th>1/16/18</th>
<th>J. Parsons</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>0.785</td>
<td>8.732</td>
<td>7.32%</td>
<td>1929</td>
<td>0.785</td>
<td>1/16/18 J. Parsons</td>
</tr>
<tr>
<td>15</td>
<td>1.227</td>
<td>8.732</td>
<td>7.32%</td>
<td>1934</td>
<td>1.227</td>
<td>1/16/18 J. Parsons</td>
</tr>
<tr>
<td>8</td>
<td>0.349</td>
<td>8.732</td>
<td>7.32%</td>
<td>1934</td>
<td>0.349</td>
<td>1/16/18 J. Parsons</td>
</tr>
<tr>
<td>10</td>
<td>0.545</td>
<td>8.732</td>
<td>7.32%</td>
<td>1929</td>
<td>0.545</td>
<td>1/16/18 J. Parsons</td>
</tr>
<tr>
<td>4</td>
<td>0.087</td>
<td>8.732</td>
<td>7.32%</td>
<td>1929</td>
<td>0.087</td>
<td>1/16/18 J. Parsons</td>
</tr>
<tr>
<td>14</td>
<td>1.069</td>
<td>8.732</td>
<td>7.32%</td>
<td>1929</td>
<td>1.069</td>
<td>1/16/18 J. Parsons</td>
</tr>
</tbody>
</table>

**Functionality:**

- **Square feet per Acre of Basal Area:** 9.1295
- **Secondary TCA Area:** 8732 Sq Ft
- **TCA Acreage:** 0.200459137 or 1/5 an acre

**Basal Area Calculations**

<table>
<thead>
<tr>
<th>Tree Category</th>
<th>Diameter Class</th>
<th>Number of Trees</th>
<th>Basal Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Plan Details:**

- **DARTON WAY Street**
- **NEWELL DRIVE Street**

**Additional Info:**

- **Required Tree Conservation Area:**
  - **Total:** 2.770
  - **10% TCA Required:** 1.385

**Note:** All diagrams and calculations are based on the City of Raleigh's comments.
PLANT SCHEDULE

LANDSCAPE PLAN

SCALE: 1" = 30'

LANDSCAPE NOTES

DECKLANDER SELF-FUND

PLANT SCHEDULE

1. ZOYSIA SOD PLACEMENT
2. 5' UTILITY PROPERTY ROAD EASEMENT
3. 67' WIDTH PUBLIC R-O-W PROPOSED LOT LINE

PLACEMENT
5. STREET TREES SUBDIVISION APPROVED WITH MULCH
6. ZOYSIA SOD
7. 1/2-64' RIGHT OF WAY

DISTANCE=280'
8. ZOYSIA SOD PLACEMENT
9. 5' UTILITY PROPERTY ROAD EASEMENT
10. FRONTAGE: 310'
11. SIGHT EASEMENT
12. 60' WIDTH PUBLIC R-O-W STREET TREES SUBDIVISION
13. ZOYSIA SOD
14. 1/2-64' RIGHT OF WAY

DISTANCE=280'
15. ZOYSIA SOD PLACEMENT
16. 5' UTILITY PROPERTY ROAD EASEMENT
17. FRONTAGE: 270'
18. SIGHT EASEMENT
19. US HIGHWAY 401 - LOUISBURG ROAD
20. 60' WIDTH PUBLIC R-O-W
21. 2-WAY UNDIVIDED SECTION
22. LIMITS OF IRRIGATION
23. 41' B-B 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.

PLANTS SPECIFIED FOR MASS PLANTINGS TO BE SPACED APART AS SPECIFIED AND PLACED IN TRIANGULATED PATTERNS PLANTS IN ROWS OR GROUPINGS SHALL BE MATCHED WITH RESPECT TO SIZE AND FORM.

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 CONTRACTOR. SPECIFICATIONS. NO DENUDED ON-SITE AREAS ARE ACCEPTABLE.

GRADE ALL LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE SPECIFIC REQUIREMENTS FOR TURF GRASS SOD, COMPOST, AND OTHER SOIL AMENDMENTS INCLUDING REQUIRED SOIL

CONTRACTOR SHOULD NOTE THE REQUIRED STANDARDS FOR NURSERY STOCK INCLUDED IN THE TECHNICAL SPECIFICATIONS.

TESTING IS SHOWN IN THE TECHNICAL SPECIFICATIONS.

THE CONTRACTOR IS EXPECTED TO ACCURATELY LOCATE THE EDGES BETWEEN PLANTING BEDS AND TURF GRASS AREAS AS THE WORK, MAINTENANCE, AND WARRANTIES ASSOCIATED WITH THE CONTRACT WORK. PERFORMED WORK NOT MEETING THE TECHNICAL SPECIFICATIONS INCLUDED IN THESE DRAWINGS ENUMERATE THE PROJECT CONDITIONS, REQUIRED

THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF AREAS WITH INADEQUATE DRAINAGE PRIOR TO INSTALLATION OF THE LANDSCAPE ARCHITECT IS EXPECTED TO ACCURATELY LOCATE THE EDGES BETWEEN PLANTING BEDS AND TURF GRASS AREAS AS

LANDSCAPING.

LANDSCAPING.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT.
Exterior Elevation Materials

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>SHEET SIZE</th>
<th>MILL FINISH</th>
<th>FINISH</th>
<th>WIDTH (IN)</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>M-1</td>
<td></td>
<td>PAINT INSIDE AND OUTSIDE &quot;CLAY&quot;</td>
<td>WHITE</td>
<td>44'-8 1/2&quot;</td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
</tr>
<tr>
<td>M-2</td>
<td></td>
<td>OPERABLE AND HAVE SCREENS. SCREENS ARE TO BE 16 CENTER SPEC'S.</td>
<td>WHITE</td>
<td>4'-4&quot;</td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
</tr>
<tr>
<td>M-3</td>
<td></td>
<td>WINDOW WITH TINTED GLASS, SEE DETAIL #6 ON A.303</td>
<td>WHITE</td>
<td>4'-4&quot;</td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
</tr>
<tr>
<td>M-4</td>
<td></td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
<td>WHITE</td>
<td>4'-4&quot;</td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
</tr>
<tr>
<td>M-5</td>
<td></td>
<td>SIGNAGE INSTALLED BY GC</td>
<td>WHITE</td>
<td>4'-4&quot;</td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
</tr>
<tr>
<td>M-6</td>
<td></td>
<td>LINE OF BUILDING BEYOND UNLESS THE ARCHITECT OR ENGINEER'S REVISIONS</td>
<td>WHITE</td>
<td>4'-4&quot;</td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
</tr>
<tr>
<td>M-7</td>
<td></td>
<td>NOT USED</td>
<td>WHITE</td>
<td>4'-4&quot;</td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
</tr>
<tr>
<td>M-8</td>
<td></td>
<td>FOR OWNER TO APPROVE IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS</td>
<td>WHITE</td>
<td>4'-4&quot;</td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
</tr>
<tr>
<td>M-9</td>
<td></td>
<td>ALL TRIM BOARDS (U.N.O.) WILL BE CLAD IN PRE-FIN. PRE-FINISHED BREAK METAL COLOR :CLAY&quot;.</td>
<td>WHITE</td>
<td>4'-4&quot;</td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
</tr>
<tr>
<td>M-10</td>
<td></td>
<td>NOT FOR CONSTRUCTION</td>
<td>WHITE</td>
<td>4'-4&quot;</td>
<td>SHEET PAINT TO MATCH INSIDE &quot;CLAY&quot;.</td>
</tr>
</tbody>
</table>

AVERAGE GRADE:

PRE-DEVELOPMENT = (337 + 338.5)/2 = 337.75'

POST-DEVELOPMENT = (338.5 + 339)/2 = 338.75'

AVERAGE POST-DEVELOPMENT ELEV. = 338.75'
**Exterior Elevation Materials**

<table>
<thead>
<tr>
<th>Material</th>
<th>Ext.</th>
<th>Transmittance</th>
<th>Color</th>
<th>Quantity</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Brick</td>
<td>3'-10&quot;</td>
<td>0.95</td>
<td>0.95</td>
<td>2,200 SF</td>
<td>100% Color-Matched (66%)</td>
</tr>
<tr>
<td>2. Stone/CMU</td>
<td>3'-10&quot;</td>
<td>0.95</td>
<td>0.95</td>
<td>3,500 SF</td>
<td>100% Color-Matched (66%)</td>
</tr>
<tr>
<td>3. Glass/Window</td>
<td>3'-10&quot;</td>
<td>0.95</td>
<td>0.95</td>
<td>1,700 SF</td>
<td>100% Color-Matched (34%)</td>
</tr>
<tr>
<td>4. Metal/Gutter</td>
<td>3'-10&quot;</td>
<td>0.95</td>
<td>0.95</td>
<td>2,600 SF</td>
<td>100% Color-Matched (34%)</td>
</tr>
</tbody>
</table>

**External Elevation Notes**

1. **Key Elevation Notes:**
   - Exterior Elevation with materials and colors.
   - Section and wall sections for proper construction methods.

2. **General Elevation Notes:**
   - Always consult the architect or engineer's signature and seal.
   - This document is not for construction.

3. **Appendix:**
   - Construction details and plans.

4. **Revision Details:**
   - Date: 03.01.18
   - Project No: 03.01.18
   - Project Management: Raleigh, North Carolina
   - Project Staff: Interplan PLLC
   - Copyright: Interplan PLLC
   - Original Site or Purpose: Reserved rights restricting these documents to the original site or purpose for which they were prepared.
   - Reproductions, changes, or assignments are prohibited.

---

**Exterior Elevation Calculations**

- **Rear Elevation Wall Calculations:**
  - Brick/Stone/CMU: 1,144 SF (67%)
  - Glass/Window: 306 SF (18%)
  - Total: 1,450 SF

- **Front Elevation Wall Calculations:**
  - Brick/Stone/CMU: 552 SF (32%)
  - Glass/Window: 339 SF (18%)
  - Total: 891 SF

---

**Exterior Elevation Details**

- **Materials:**
  - Brick/Stone/CMU:
    - Standard size - course (TYP.)
    - Variigated - metallic finish
  - Glass/Window:
    - Jeldwen, tinted glass (TYP.)
    - Pre-finished aluminum cap (TYP.)
    - Pre-finished break metal trim (CLAY)
  - Metal/Gutter:
    - Pre-finished aluminum gutter (CLAY)
    - Pre-finished mastic home exteriors (6" Gutter Coil - 27 Gauge)
  - Vinyl Siding:
    - GAOF, forest ridge double 5" siding
    - Vinyl siding with trim boards (TYP.)
  - Asphalt Shingles:
    - GAF roofing color - Weathered Wood - Timberline HD - Lifetime Shingles
  - Sill & Water Table:
    - Concrete split faced volars
  - Splitface CMU:
    - Brick
  - Sill & Water Table:
    - California brick - standard size - course (TYP.)
  - General Elevation Notes:
    - Always consult the architect or engineer's signature and seal.
    - This document is not for construction.

---

**Rev. 3 03.01.18**

**A.201**

**RAINBOW CHILD CARE CENTER**

**KKA-R PROTOTYPE**

**604 COURTLAND STREET**

**ORLANDO, FLORIDA 32804**

**INTERVIEW**

**ARCHITECTURE**

**ENGINEERING**

**INTERPLAN PLLC**

**PROJECT MANAGEMENT**

**SEAL:**

**NOT FOR CONSTRUCTION**