

Administrative Approval Action

Case File / Name: ASR-0060-2024 DSLC - Primrose Raleigh City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The proposed development site is zoned CX-3-CU (PIN 1748625103) and is located

at the southeast corner of Forestville Road and Hartham Park Avenue. The proposed site measures approximately 129,919 square feet. The site is addressed as 2805 Forestville Road and is shown as Lot 3 of subdivision SUB-0002-2022. The plan shows the lot lines to be recombined with the adjacent parcel, creating a

smaller lot for this development.

REQUEST: The project involves the construction of a new child care facility. The proposed

building will have a total floor area of approximately 13,545 square feet. The development will include associated site features such as play area, outdoor

amenity, and parking to drop off child care users.

DESIGN

ADJUSTMENT(S)/ ALTERNATES, ETC:

N/A

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 February 25, 2025 by

Kimley-Horn and Associates.

CONDITIONS OF APPROVAL and NEXT STEPS:

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:

☑ <u>SITE PERMITTING REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

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

General

- 1. A lighting plan shall be reviewed and approved prior to Site Plan Review approval. The plan shall meet the requirements of UDO 7.4.
- 2. Applicant shall state on the coversheet and architectural plans that all equipment will be screen from public right-of-way prior to SPR approval.
- 3. Use the most current application and update the cover sheet showing the correct address, Wake County PIN, and site information.

Stormwater

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry



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5. Tree protection fence protecting existing street trees along Hartham Park Ave must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

The following items must be approved prior to recording the plat:

Stormwater

- 1. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
- 2. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☑ <u>BUILDING PERMITS</u> - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

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

General

1. As the plans show the southern lot line for the proposed development site to be moved and a smaller parcel created, a recombination map shall be recorded prior to the issuance of building permits on proposed Lot 3.

Public Utilities

A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.



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Case File / Name: ASR-0060-2024 **DSLC - Primrose Raleigh**

City of Raleigh **Development Services Department** One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

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: April 17, 2028

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.

Digitally signed by Keegan.McDonald@raleighnc.gov Reason: I am approving this document Date: 2025.04.17 14:45:54-04'00' Keegan McDonald Signed: 04/17/2025 Date: Development Services Dir/Designee

Staff Coordinator: Jeff Caines

PRIMROSE RALEIGH - CX-3-CU ZONING CONDITIONS

1.) THE FOLLOWING PRINCIPAL USES SHALL BE PROHIBITED: (?) ADULT ESTABLISHMENT; (#) BAR, NICHTCLUB, TAVERN, LOUNCE; (#) VEHICLE SALES/RENTAL: ((*) DETENTION CENTER, JAIL, PRISON: (*) LIGHT MANUFACTURING; (*) RESEARCH AND DEVELOPMENT; (*I) VEHICLE REPAIR ((MNOR); (*II) VEHICLE REPAIR ((MNOR); (*II) VEHICLE REPAIR (MAJOR); (*I) OVENNICHT LODGING; (*S) SELF-SERVICE STORAGE

NONE OF THESE USES ARE PROPOSED WITH THIS SUBDIVISION

2.) THE MAXIMUM GROSS FLOOR AREA SHALL BE 50,000 SQUARE FEET.

THIS OUTPARCEL (LOT 3) PROPOSES 13,545 SF OF GROSS FLOOR AREA.
LOT 1 PROPOSES 4,725 OF GROSS FLOOR AREA.
THE MAXIMUM GROSS FLOOR AREA REMAINING IS 31,730 SF.

RIGHT-OF-WAY OBSTRUCTION NOTES:
STREET, LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY
WORK THAT MAPCATS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR
SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY
SERVICES.

VICES.
A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN.

SERVICES BOWN REQUEST WITH A TRAFFIC CONTROL ANDON PEDESTRIAN PLAN SHALL BE SUBMITED TO RIGHTOWN/SERVICES/BRANCHES/N.

WINN RALLBEIGHNC GO KEWOOD PRIGHT-OF-WAY SERVICES/N.

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OCHENNATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PRIGHT OF THE START OF

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY BOHLER, 4130 PARKLAKE AVENUE, SUITE 130, RALEIGH, NG 27612, PHONE: 919-578-9000 AND DATED OCTOBER 15, 2021 AND DESIGN DOCUMENTS PERPEARED BY KIMI

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

NOTE: ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

ADMINISTRATIVE SITE REVIEW FOR:

PRIMROSE RALEIGH

ASR-0060-2024

SUB-0002-2022 (SUBDIVISION) SPR-0043-2023 (SUBDIVISION SPR) Z-34-20

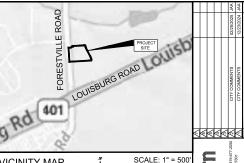
8601 LOUISBURG RD RALEIGH, NORTH CAROLINA 27587

A DEVELOPMENT BY:

PRIMROSE SCHOOLS

3200 WINDY HILL RD. SE, STE 1200E ATLANTA, GEORGIA 30339

		350.		.carter@kimley-horn.com		
		100	NOTE: please attach purchase agreement or contra	ct, lease or easement when submitting this form.		
ninistrative Site Re	view Application	7	Developer Contact: Matt Taylor		APPLICANT SIGNATURE BLOCK	
nd Development Customer Service Center • C	One Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2500	Raleigh	Company: Primrose Schools	Tide:	Pursuant to state law (N.C. Gen. Stat. § 1600-403(a)), applications for development appro- by the landowner, a lessee or person holding an option or contract to purchase or lesse la	vals may be made
			Address: 3200 Windy Hill Road SE, Suite 1200E,	Atlanta, GA 30339	agent of the landowner. An easement holder may also apply for development approval for as is authorized by the easement.	such development
is required when submitting site pla	ns as referenced in Unified Development Ordinance (UI types and include the plan checklist document when su	OO) Section		aylor@primroseschools.com	as is authorized by the easement.	
Use Only: Case #:	Planner (print):	ornary.	Applicant Name: Tim Carter, PE		Acting as an authorized agent requires written permission from the property owner for the	purposes of making
	nine the site plan tier. If assistance determining a Site F	too Tire is accorded	Company: Kimley-Horn and Associates, Inc. Address:	421 Fayetteville Street, Suite 600, Raleigh, NC 27601	this development approval and/or permit application. Written permission from the property authorized agent must be made available to the City of Raleich upon request.	owner to act as an
an Tier Verification request can be s is verification service.)	submitted online via the Permit and Development Porta	(Note: There is a	Phone #: (919) 677-2197 Email: tir	n.carter@kimley-horn.com	By submitting this application, the undersigned applicant acknowledges that they are either or one of the persons authorized by state law (N.C.G.S. 1600-403(s)) to make this applica	r the property owner
an Tier: Tier Two Site Plan	Tier Three Site Plan 🗸					
Building and Development Ty	pe Site Transaction Hist	ory	DEVELOPMENT T	YPE + SITE DATE TABLE	application are correct and the undersigned understands that development approvals are a for false statements or misrepresentations made in securing the development approval, put	subject to revocation
(Check all that apply)				o all developments)	Stat. § 1600-403(f).	name of the contract of the co
etached 🗸 General	Subdivision case #: 505.002.202399.00	3-2023	SITE DATA	BUILDING DATA	The undersigned indicates that the property owner(s) is aware of this application and that t	he proposed project
tached Mixed use	Scoping/sketch plan case #:		Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):	described in this application will be maintained in all respects in accordance with the plans submitted herewith, and in accordance with the provisions and regulations of the City of Ru	and specifications
ownhouse Civic	Certificate of Appropriateness #:		CX-3-CU Gross site acreage:	Existing gross floor area to be demolished:	Development Ordinance.	negs united
partment Cottage Co	urt Board of Adjustment #: Zoning Case #:		5 30	Constrig gross roor area to be demonstree:	The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1).	**************************************
iny house Frequent Tr	ransit Device Alternate &		# of parking spaces proposed: 51	New gross floor area: 13.545	application is placed on hold at the request of the applicant for a period of six consecutive of	months or morn, or if
pen lot Developmen	nt Opeon		Max # parking permitted (7.1.2.C): No max	Total of gross (to remain and new): 13,545	the applicant falls to respond to comments or provide additional information requested by the of six consecutive months or more, then the application review is discontinued, and a new or application review is discontinued.	application is
	GENERAL INFORMATION		Overlay District (if applicable): N/A	Proposed # of buildings: 1	required to proceed and the development regulations in effect at the time permit processing apply to the new application.	liade bornuess al g
pment name: Primrose Raleigh	GENERAL INFORMATION		Existing use (UDO 6.1.4): Vacant Lot	Proposed # of stories for each: 1		
City limits? Yes ✓ No			Proposed use (UDO 6.1.4): Child care Facility	Proposed # of basement levels (UDO 1.5.7.A.6) 0	Printed Name: (LAS-VEHICH) TOMY WIR (P2-144) SCHE	24
					Signature: Date:	
ly address(es): 8601 Louisburg Rd	I, Wake Forest, NC 27587		STORMWA	TER INFORMATION	Printed Name:	
N.(s): 1748614939			Imperious Area on Parcel(s):	Impervious Area for Compliance		
describe the scope of work. Include a	any additions, expansions, and uses (UDO 6.1.4).		L	(includes ROW):		
			Existing (sf) 14,507 Proposed total (sf) 61,503	Existing (sf) Proposed total (sf)		
includes construction of a child	care facility and the associated infrastructure			Extend (ii)		
				SHT LODGING DEVELOPMENTS		
t Property Owner(s): Compt Days	Nonment I I C		Total # of dwelling units: 0	Total # of hotel bedrooms: 0		
or	Title:		# of bedroom units: 1br 0 2br 0 3br			
ny. n: 309 Gallimore Dairy Road Sui			# of lots:	Is your project a cottage court? Yes No A frequent transit development? Yes No		
e (704) 333-2393	Emait nkb@cambridgegrop.com			A request dates development? O tes • No		
	See "who can apply" in instructions): Tim Carter. F	c	1			
	t purchaser ②Owner's authorized agent □Easeme		Continue to Applicant Si	gnature Block on Page 4.		
nsnip to owner: LL Lessee or contrac	t purchaser (¿¿) Owner's aumorized agent Lasseme	t noiser			t .	
ny: Kimley-Hom and Associates, Inc.	Address: 421 Fayetteville Street, Suite 600, Ral	eigh, NC 27601				
					1*	Revision 03.81.24
		raleighng.gov	3	Revision 93.91.34 raleighng.gov	PER 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	raleighno.go
		ranengame.gov		raieigninc.gov		



VICINITY MAP

Sheet

Number

C0.0

C1.0 C2.0

C2.1

C3.0

C4.0

L-100 L-200

A1.0-A5.0

A C0.1



Sheet Title

COVER SHEET SWS LETTER

PRELIMINARY SITE PLAN

TRUCK ROUTING EXHIBIT

PRELIMINARY UTILITY PLAN

LANDSCAPE PLAN

LANDSCAPE DETAILS

ARCHITECTURAL ELEVATIONS

Sheet List Table

Kimley»Horn

EXISTING CONDITIONS AND DEMOLITION PLAN PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET COVER

SCHOOLS

RALEIG PRIMROSE PRIMROSE

JOB NUMBER:

118128003

OWNER/DEVELOPER

PRIMROSE SCHOOLS 1200 WINDY HILL RD. SE, STE. 1200E, XTLANTA, GA 30339 CONTACT: MATT TAYLOR PHONE: (617) 901-9015 WAIL: MTAYLORS PRIMROSESCHOOL

CIVIL ENGINEER

LANDSCAPE ARCHITECT

21 FAYETTEVILLE ST., STE. 600, RALEIGH, NC 27601 ONTACT: ADAM FULLERTON, P.L.A. HONE: ISIN 852.7002 TONGKIMLEY-HORN.COM

SURVEYOR

PROJECT OWNERS & CONSULTANTS

BUTLER 4130 PARKLAND AVE., STE. 130, RALEIGH, NC 27812 CONTACT: THOMAS E. TEABO, PLS PHONE: (919) 578-9000

NC CERTIFICATE OF AUTHORIZATION: F-0102



421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 677-2000

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and cilent for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoptation by Kimley—Horn and Associates, inc. shall be without flostly to Kimley—Horn

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Know what's below. Call before you dig.

AUGUST 16, 2024

C0.0

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

SURVEY NOTE:

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PRIMROSE

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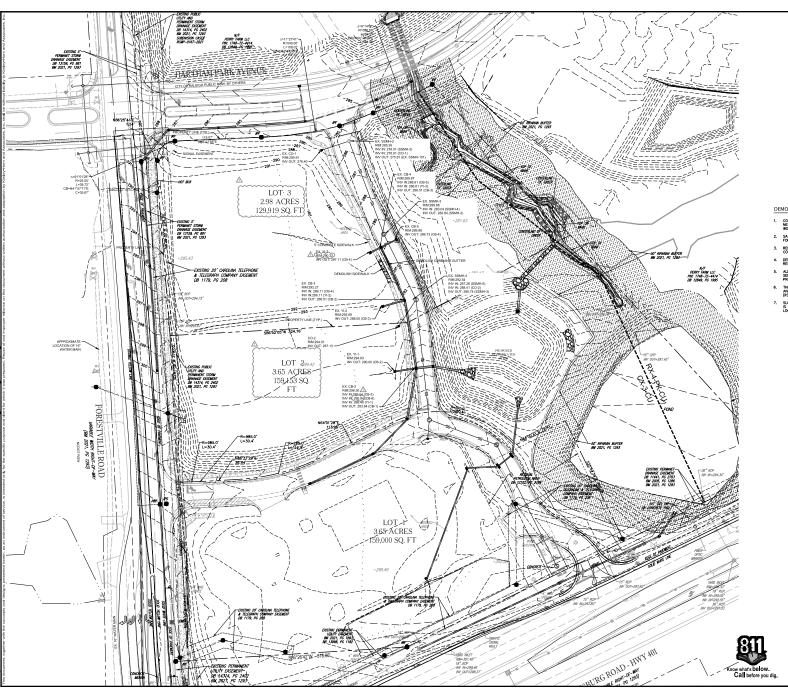
SWS LETTER

4

FAX: 9

Kimley » Horn

RALEIGH SCHOOLS PREPAREI PRIMROSE





DEMOLITION LEGEND

////////////// DEMOLISH SITE ITEM SAWCUT

DEMOLITION NOTES

- SAW CUT AND REMOVE CONCRETE CURB AND SIDEWALK TO LIMITS REQUIRED FOR NEW WORK.

- SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DETERMINE UTILITY.



Kimley»Horn

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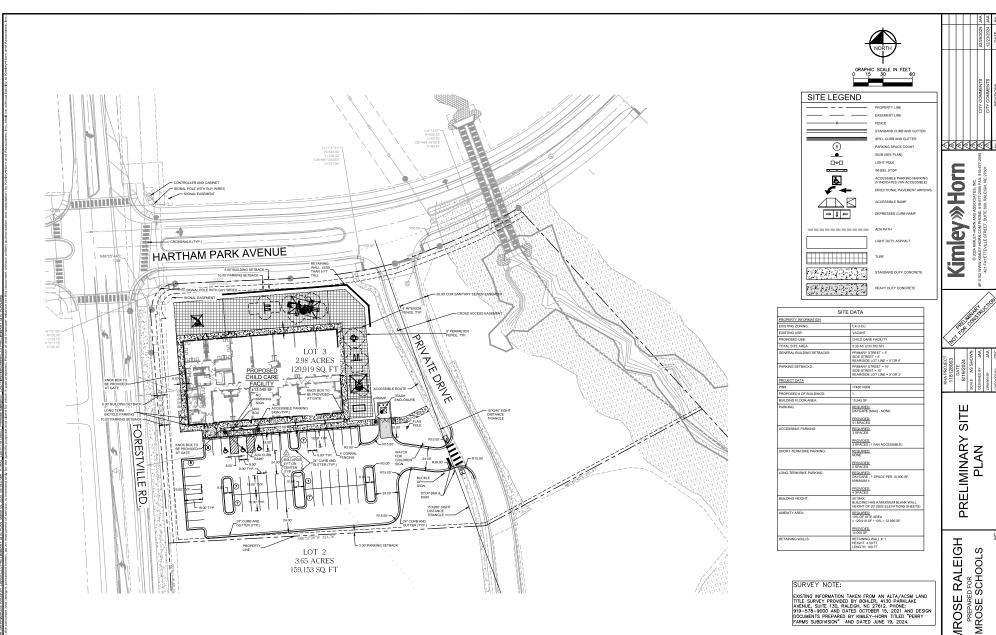
CONDITIONS AND DEMOLITION PLAN EXISTING

PRIMROSE RALEIGH PRIMROSE SCHOOLS

C1.0

SURVEY NOTE:

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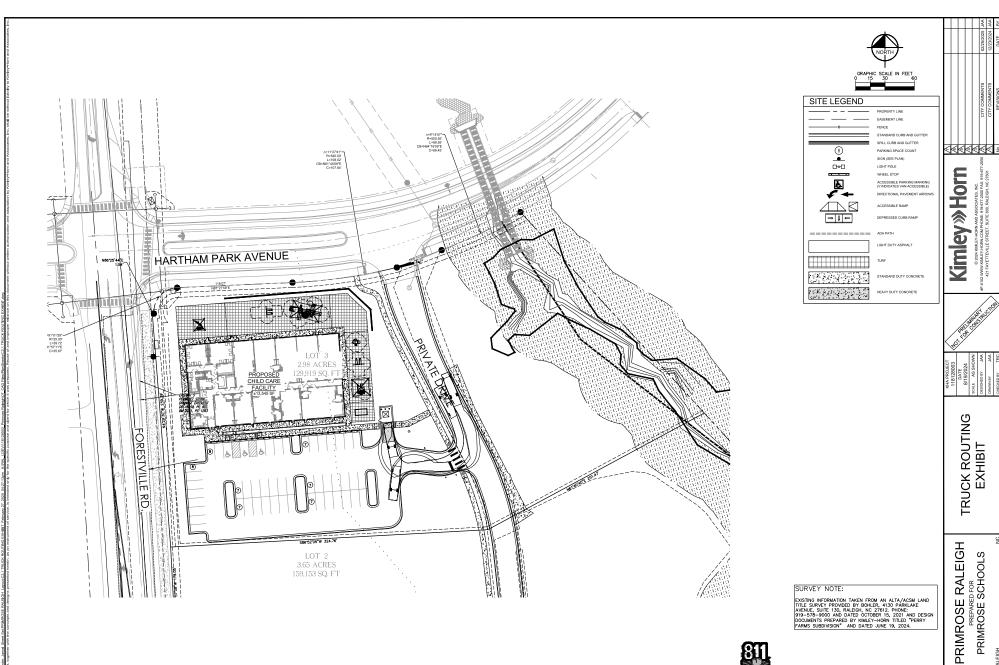


SITE PRELIMINARY 8

> PRIMROSE RALEIGH PRIMROSE SCHOOLS

C2.0

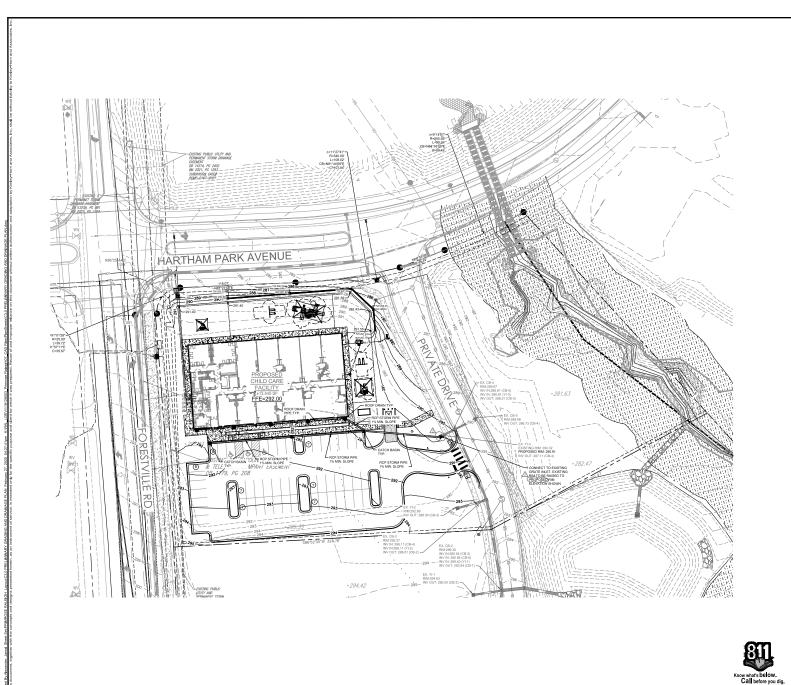
Know what's below. Call before you dig.



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Know what's below.

C2.1





GRADING AND DRAINAGE LEGEND PROPERTY LINE TEMPORARY CONSTRUCTION E STORM DRAIN (≥ 12 INCH) CURB AND GUTTER SPILL CURB AND GUTTER CLEARING LIMITS EXISTING CONTOUR PROPOSED CONTOUR SPOT ELEVATION MANHOLE (SDMH) CLEANOUT (SDCO) DROP INLET (DI) AREA DRAIN (AD) CONTROL STRUCTURE (CS) FLARED END SECTION (FES) CONCRETE HEADWALL (HW) RIP-RAP APRON TOP OF WALL (GRADE ELEV.) BOTTOM OF WALL (GRADE ELEV.) TOP OF PAVEMENT (GRADE ELEV.) TOP OF CURB (GRADE ELEV.) FLUSH CURB (GRADE ELEV.) WATER TIGHT JOINTS (WT)

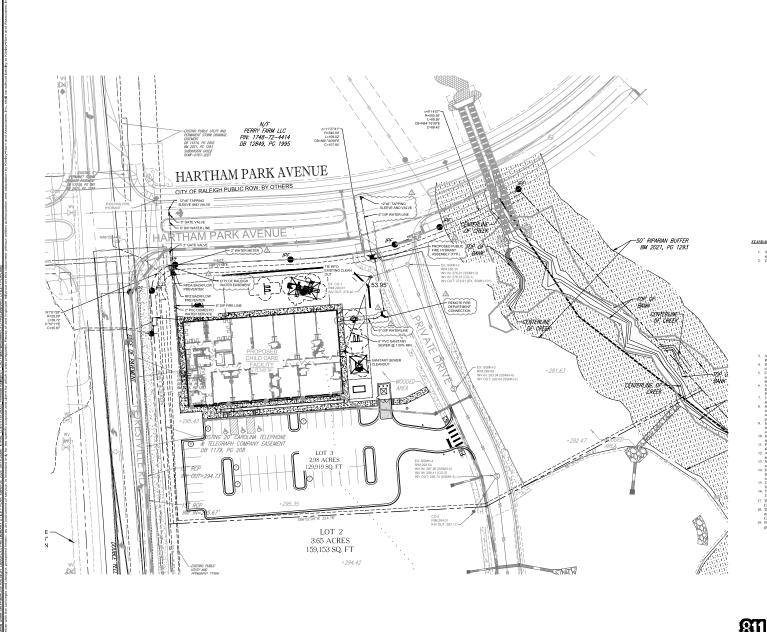
Kimley » Horn

PRELIMINARY GRADING AND DRAINAGE PLAN

PRIMROSE RALEIGH PRIMROSE SCHOOLS

C3.0

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY BOHLER, 4130 PARKLAKE AVENUE, SUITE 130, RALEIGH, NC 27612, PHONE: 919-578-9000 AND DATED OCTOBER 15, 2021 AND DESIGN DOCUMENTS PEPERAPED BY KIMEY-HORN TITLED "PERRY FARMS SUBDIVISION" AND DATED JUNE 19, 2024.





UTILITY LEGEND

	PROPERTY LINE
	WATER LINE
	FIRE LINE
22	SANITARY SEWER LINE
	ELECTRIC
F0	FIBER OPTIC
	GAS
P	POWER
	TELECOMMUNICATION
тv	CABLE
	LIGHT POLE
M	WATER METER
H	GATE VALVE
c s	POINT OF CONNECTION
	BACKFLOW PREVENTOR
보다니다	PIPE TEE/BENDS
▶	REDUCER
∀	FIRE HYDRANT (FH)
↓ ◆ •	FIRE DEPARTMENT CONNECTION (FDC
	SANITARY SEWER CLEANOUT (SSCO)
69	SANITARY SEWER MANHOLE (SSMH)
l é	SANITARY SEWER GREASE TRAP

STANDARD UTILITY NOTES:

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details
 CONTROL Manual Control of C
- 2. Utility separation requirements:
- a) A distance of 100° shall be maintained between cantirus seaws. As my private or malitic water surple source such as an impounded reserved used as a source of dinkings water. If adequate Interaseparation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watering specifications. However, the minimum separation shall not be less than 25° from a private well or 50 from a public wall.
- 100 in a pursus wein.
 b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10°. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main it as at 18° above the poof of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter
- to outside chameter.
 Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain,
 DIP materials or steel encasement extended 10° on each side of crossing must be specified & installed
- to waterline specifications.
- unless DIP material is specified for sanitary sewer

 e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18"
 min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate
- (per CORPUD details W- 41 & S-49).
 f) All other underground utilities shall cross water & sewer facilities with 18" min, vertical separation
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City
 of Raleigh Utility Exement traversing private property.
 Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout
- SEWER BYPASS PUMPING A bypass plan scaled by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 3.0° minimum cover is required on all water mains & sewer force mains. 4.0° minimum cover is required on all reuse mains.
 It is the developer's responsibility to abandon or remove existing water & sewer services not being used in
- 8. It is the developer's responsibility to abundon or remove existing water & sewer services not being used in redevelopment of a size unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abundening tap at main & removal of service from ROW or casement per CORPUD Handbook
- Install 2"PVC water services with meters located at ROW or within a 2"x2" Waterline Easement immediately adjacent. NOTE: it is the applicant is responsibility to properly size the water service for each connection to provide adequate flow & pressure
- Install 6" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0° above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- service taps) within state or railroad ROW prior to construction.

 14. Grease Interceptor: Oil Water Separates sizing calculations & installation specifications shall be approved by the RW ECR Personan Constant or its rossuance of a 12" and/or Building Permit Constant (919) 996-4514
- the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 596-4516 or fog@falleights, gov for more information.

 15. Cross-connection control protection devices are required based on the degree of health hazard involved as
- 5. Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Govening Public Water Systems in North Carolina.
 6. The devices shall meet the American Seciety of Sanitary Engineering (SAAE) standards and be on the University Scientific Children's new Society of Sanitary Engineering (SAAE) standards and be on the
- 17. The device and installation shall meet the guidelines of Appendix A Guidelines and Requirements for th Cross Connection Program in Raleigh's Service Area.
 18. The device shall be installed and teached thosh initial and particular teating thereafter) in accordance with the
- 18. The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross, connection/gineleighte, goo, for more information.
- NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.

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PRIMROSE RALEIGH
PRELIMINARY
PRIMROSE SCHOOLS
PRIMROSE SCHOOLS

UTILITY

Kimley » Horn

C4.0

A C D 0000 202





PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HEIG
TREES	PC	4	PISTACIA CHINENSIS	CHINESE PISTACHE	вав	2.5" CAL.	10'-12'
\bigcirc	UB	3	ULMUS PARVIFOLIA 'UPMTF'	BOSQUE® LACEBARK ELM	B & B	2.5" CAL.	10'-12'
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	
SHRUBS							
\odot	BG	14	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GAL	18" MIN.	
\odot	СВ	6	CAMELLIA JAPONICA BLACK TIE	BLACK TIE CAMELLIA	5 GAL	18" MIN.	
٩		18	LEX GLABRA 'COMPACTA'	COMPACT INKBERRY	5 GAL	18" MIN.	1
\odot	LP	15	LOROPETALUM CHINENSE 'PEACK'	PURPLE PIXIE FRINGE FLOWER	5 GAL	18" MIN.	*
\odot	RY	10	RHODODENDRON X 'ROBLEX'	AUTUMN LILY® ENCORE® AZALEA	5 GAL	18" MIN.	

LANDSCAPE PLAN LEGEND

TOTAL PROVIDED

LANDSCAPE REQUIREMENTS & CALCULATIONS

HARTHAM PARK AVE.

mi, do dirino	AREA TO BE LANDSCAPED	CODE REQUIREMENT	LOCATION	LINEAR FEET / PARKING SPACES	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION	
sented nere	STREET TREES	SHADE TREES SPACED 40' O.C.	HARTHAM PARK AVE	322 LF	322 / 40 = 8 SHADE TREES	8 EXISTING SHADE TREES	- SECTION 7.2.4	
eagns pre	OTTALL THELO	UNDERSTORY TREES SPACED 20' O.C. (DUE TO OVERHEAD POWER)	FORESTVILLE ROAD	260 LF	260 / 20 = 13 UNDERSTORY TREES (DUE TO OVERHEAD POWERLINES)	13 EXISTING UNDERSTORY TREES	32011014 7.2.4	
o nue sideoure	PARKING LOT	1 SHADE TREE / 10 SPACES AND 2,000 SF PARKING AREA 30 SHRUBS / 100 LF	PARKING LOT	56 SPACES 2,381 SF 170 LF	56 / 10 = 6 SHADE TREES 2,381 SF / 2,000 = 2 SHADE TREE (170 LF / 100) * 30 = 51 SHRUBS	7 SHADE TREES 54 SHRUBS	SECTION 7.1.7	
an man	AMENITY AREA	10% OF NET SITE AREA	SITE	129,919 SF	129,919 * 10% = 12,992 SF	14,135 SF	SECTION 1.5.3	

× 294.42

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY BOHLER, 4130 PARKLAKE AVENUE, SUITE 130, RALEIGH, NC 27612, PHONE: 919-578-9000 AND DATED OCTOBER 15, 2021 AND DESIGN DOCUMENTS PEPERAPED BY KIMEY-HORN TITLED "PERRY FARMS SUBDIVISION" AND DATED JUNE 19, 2024.



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LANDSCAPE PLAN

PRIMROSE RALEIGH
PREPARED FOR
PRIMROSE SCHOOLS

L-100

REVISIONS DATE 80000 10/2019

TREE PLANTING DETAIL

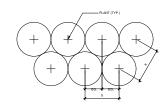
TPP-03

IF STAKING IN ACCORDANCE WITH THE CITY
 TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.

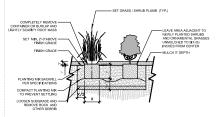
↑ STANDARD TREE PLANTING

L-200 N.T.S.

7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.







- SHEIR AND ORNAMENTAL CRASS ENATING NOTES.

 1. ALL PART WATERIAL PRODUCT SHELL PROJECT SHE OF REPARATION, AND STANKIG.

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SHRUB AND ORNAMENTAL GRASS PLANTING

GENERAL LANDSCAPE NOTES: 1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.

- 2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- 3. ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- 4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- 5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- 6. ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI 280.1 STANDARDS FOR HEIGHT OF BRANCHING STREET TREES.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED. MULCH TO BE THREE(3) INCHES OF DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSES E FOR LOCATING ALL UNDERGROUND UTULTES. AND SHALL AVIO DAMAGE. TO ALL UTULTES DIRES THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPARKS ANY ADAL EXAMPLE OF UTULTIES, STRUCTURES, STRE CAPITED WASCES, TIC. WHICH COCCURS AS A RESULT OF THE LANGESPAR CONSTRUCTION. CONTRACTOR BY ALSO CONTRACTOR. AND LANGESCHEED SERVICES. PLACEMETERS OF THE PARK THE CONCEPT. ALL UTULTES SHALL BY TULDIH INT FIRST OFFICES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE LANDSCAPE PLANS BEFORE PRICING THE WORK. A DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS BUST BE AUTHORIZED PRICET OR ORDERING AND PLANTING.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
- 11. THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTEE
- 12. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT A MINIMUM OF ONE (1) WEEK IN ADVANCE TO SCHEDULE STAKING.
- 13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATION.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE
 MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- 15. ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH DOUBLE SHREDDED HARDWOOD MULCH IN DARK BROWN OR CURRENT CITY OF RALEIGH STANDARD TO A DEPTH OF THERE (3) INCHES. ANY EXISTING LANDSCAPE BEDS THAT ARE DISTURBED MUST BE MULCHED TO MATCH EXISTING MULCH FOUND WITHIN LANDSCAPE BED.
- 16. LOCATIONS OF EXISTING BURBED LITELTY LINES SHOWN ON THE PLANS ARE BASED LIPON BEST AVAILABLE. INFORMATION AND ARE TO BE AND ADMINISTRATION OF THE THE LICEN TIMES OF THE THE LIVEN THE OFFICE THE LICEN TIMES OF THE THE LIVEN THE OFFICE THE LICENS OF THE LIVEN THE OFFICE TH
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
- 20. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE
 AND THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDD). FAILURE TO INSTALL PLANT MATERIAL, PER THIS PLAN WILL JEOPARDIZE ISSUANCE
 OF FINAL CERTIFICATE OF OCCUPANCY, CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT AND
 OFFICE OF THE PROPERTY OF THE PROPERTY
- 22. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
- 23. THE CONTRACTOR SHALL INSTALL NON-WOVEN GEGTEXTILE UNDER PLANTING BED MULCH IN ALL LANDSCAPE BEDS TO PREVENT WEED GROWTH
- SOL AMENDMENT NOTES:

 1. SOL INSTRUCTIONS FOR ALL NEW PLANTING AREAS (INCLLIDING SEED AREAS) AT PREVIOUSLY PAYED LOCATIONS. REMOVE ALL PAYEMENT, CRAVEL SUBMAN, AND CONSTRUCTION DEDRISK FOR ALL ARRISK TO INCCEPT TREES, SHRIDIS, DRICONOCOVERS, AND CON COMMENTAL CONTROL OF THE PAYER AND CONTROL OF THE PAYER SHRIP AND CONTROL OF THE PAYER SHRIP AND CONTROL OF THE PAYER SHRIP AND CANTENDED AND THE PAYER SHRIP AND THE PAYER SH
- SOL INSTRUCTIONS FOR ALL DOSTINO PLAYING AREAS, INCT PREVIOUSLY PARED LOCATIONS IT THE CONTRACTOR SHALL TAKE A MARKAN OF COURLY IS SAMPLES HOUGHOUTH THE PROJECT GIT EAR OF SHALL SHART HEM TO BE TESTED TO A CERTIFIED BOX. ESTING A ACCOUNT HE CONTRACTOR SHALL AMEND ALL DOSTINGS SOL WITHIN DISTING DISTURBED A MATTING AREA OF BIT HE RECOMMENDATIONS FOUND WITHIN THE PROJECT OF THE PROJECT SHALL SHALL SHARE AND A CONTRACT OF THE PROJECT OF THE

- EXISTING SITE TREE AND SHRIB MANITEMACE NOTES.

 1. URB TREES ON SITE TO A MANIGHMENT OF AN IMPOSED FROM ADJACENT GOADE OF STREET, PAVING, OR LANDSCAFE AREA.

 1. URB TREES ON SITE TO A MANIGHMENT OF A MANIGHMENT OF AN IMPOSED FROM THE AND ADJACENT STREET.

 3. CHOWN CLEANING AND ELECTRON FROM SHALL BE CODE WITE TO AN ALL DESIGN CAMPLY TREES BY FROM CENTER AND ADDACT ARRORST SHALL SCHEDULE A PRE-COSTRUCTION CONFERENCE WITH PROJECT LANDSCAPE ARCHITECT, OWNER, CITY ARBORRST, AND PROJECT ARRORST FROM TO THE AND ADDACT ARRORST FROM THE ADDACT ARRORST FROM THE

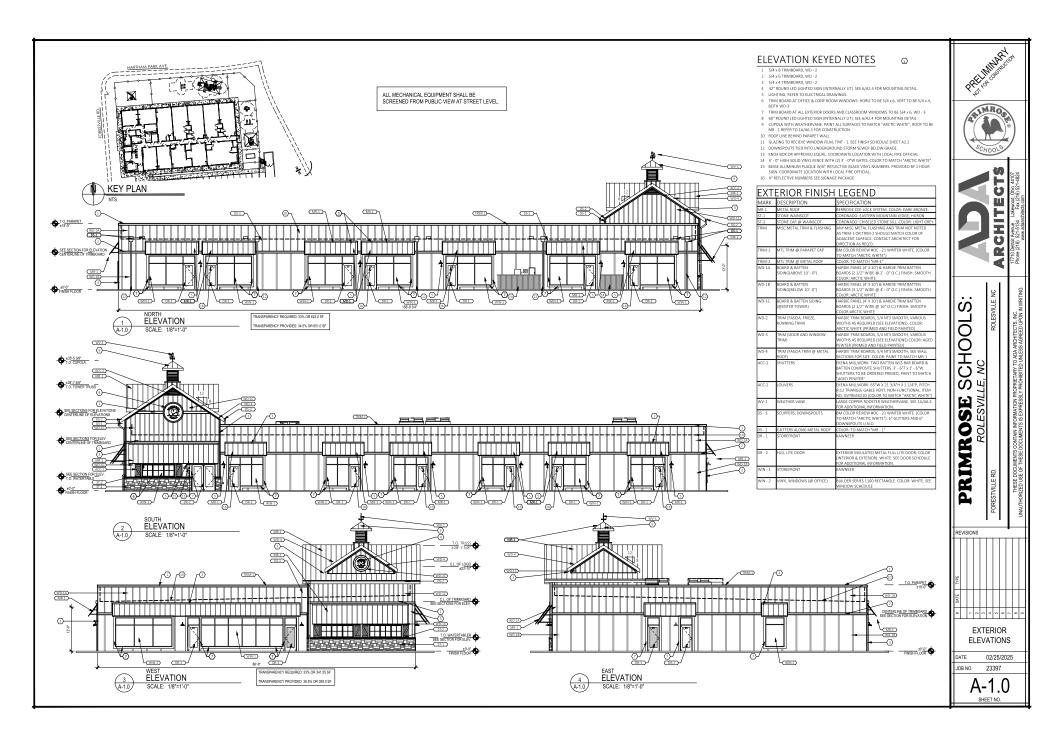
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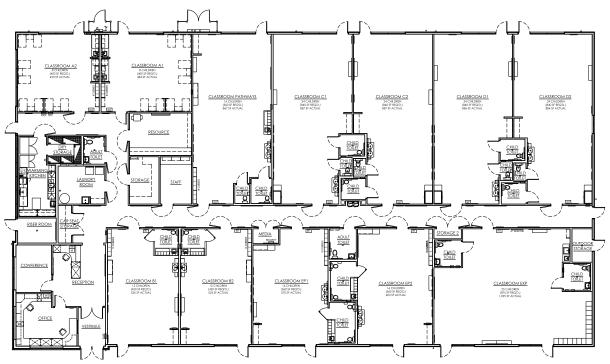
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	AGES			RATIO			MAX GROUP SIZE			SQUARE FOOTAGE / FTE			TOTAL SQUARE FOOTAGE		PROPOSED CAPACITY	
CLASSROOM	PSFC	NC	PROPOSED	PSFC	NC	PROPOSED	PSFC	NC	PROPOSED	PSFC	NC	PROPOSED	REQUIRED	PROPOSED	CHILD	STAFF
A1 - INFANTS	0 - 12 MONTHS	0 - 12 MONTHS	0 - 12 MONTHS	1:4	1:5	1:4	8	10	8	50	25	50	400	484	8	2
A2 - INFANTS	0 - 12 MONTHS	0 - 12 MONTHS	0 - 12 MONTHS	1:4	1:5	1:4	8	10	8	50	25	50	400	433	8	2
B1 - TODDLERS	12 - 24 MONTHS	12 - 24 MONTHS	12 - 24 MONTHS	1:6	1:6	1:6	12	12	12	35	25	35	420	526	12	2
B2 - TODDLERS	12 - 24 MONTHS	12 - 24 MONTHS	12 - 24 MONTHS	1:6	1:6	1:6	12	12	12	35	25	35	420	524	12	2
EP1 - EARLY PRESCHOOL	24 - 29 MONTHS	2 - 3 YEARS	24 - 29 MONTHS	1:8	1:10	1:8	16	20	16	35	25	35	560	570	16	2
EP2 - EARLY PRESCHOOL	30 - 35 MONTHS	2 - 3 YEARS	30 - 35 MONTHS	1:8	1:10	1:8	16	20	16	35	25	35	560	603	16	2
PW - PATHWAYS	30 - 42 MONTHS	2 - 3 YEARS	30 - 42 MONTHS	1:8	1:10	1:8	16	20	16	35	25	35	560	867	16	2
C1 - PRESCHOOL	3 YEARS	3 - 4 YEARS	3 YEARS	1:12	1:15	1:12	24	25	24	35	25	35	840	887	24	2
C2 - PRESCHOOL	3 YEARS	3 - 4 YEARS	3 YEARS	1:12	1:15	1:12	24	25	24	35	25	35	840	887	24	2
D1 - PRE KINDERGARTEN	4 YEARS	4 - 5 YEARS	4 YEARS	1:12	1:20	1:12	24	25	24	35	25	35	840	886	24	2
D2 - PRE KINDERGARTEN	4 YEARS	4 - 5 YEARS	4 YEARS	1:12	1:20	1:12	24	25	24	35	25	35	840	884	24	2
EXP - EXPLORERS	5 YEARS +	5 YEARS +	5 YEARS +	1:15	1:25	1:15	30	25	25	35	25	35	875	1095	25	2
		•	•									TOTALS:	7555	8646	209	24

±13.545 SF
PROVIDES IT LEAST 75 SQUARE FEET OF USABLE SPACE PER CHILD USING THE OUTDOOR LEARNING ENVIRONMENT AT ONE TIME.
PLAYGROUND REQUIRED: ±3.775 SF
PLAYGROUND PROVIDED: ±10,293 SF

NORTH CAROLINA PLUMBING CODE REQUIRES SEPARATE TOLET FACILITIES FOR MALE AND FEMALE CHILDREN. PARTITIONS AND HAND SINKS MAY BE REQUIRED IN POTTY PODS. ADDITIONAL VERIFICATION REQUIRED.













PRIMROSE SCHOOLS: ROLESVILLE, NC

- ~ ~ 4 ~ ~ ~ ~ FIT PLAN

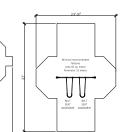
02/25/2025 JOB NO. 23397

A-3.0 SHEET NO.



PRESCHOOL / AFTER SCHOOL - FIRE TRUCK UNIT WITH SHADE TOPPER

PRESCHOOL / AFTER SCHOOL - BELT SWINGS

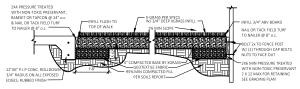






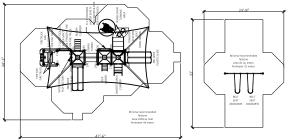
INFANT - 3 PANEL UNIT WITH 12'X12'X8' INDEPENDENT SHADE





NOTES: FALL SURFACING SHALL COMPLY WITH ASTM F1951 FOR WHEELCHAIR ACCESSIBILITY & ASTM F1292 FOR FALL ATTENUATION





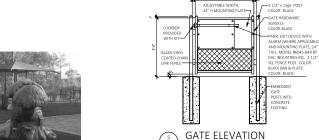
AFTER SCHOOL/PRESCHOOL PLAYGROUND EQUIPMENT

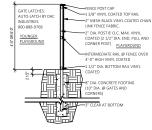
AAD SCALE: NTS





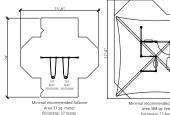


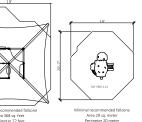


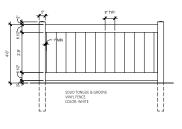


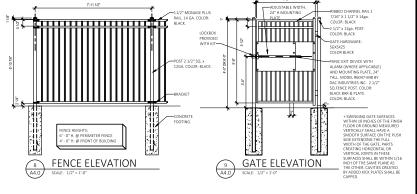


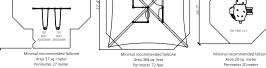
CHAIN LINK FENCE



















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PRIMRO ROLE

DETAILS 02/25/2025 JOB NO. 23397

A-4.0 SHEET NO.

