Administrative Approval Action
Case File / Name: ASR-SR-44-2019
The Goddard School At 5401 North

LOCATION: The site is located on the north side of Midtown Market Avenue and west side of Archwood Avenue. The site is addressed at 6701 Archwood Ave and is inside the City limits.

REQUEST: Development of a 1.37-acre tract zoned PD (Z-29-16/MP-2-16). The plans propose a General Building with 10,916 square feet of gross floor area for a Day Care Center.

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 December 2, 2019 by BRIAN DUNCAN.

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:

☑ SITE PERMITTING REVIEW - 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. The Site Lighting Plan will comply with the UDO requirement to not exceed 2.0 footcandles at the right-of-way property line (UDO 7.4.4.A).

Engineering

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

Stormwater

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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).

☑ BUILDING PERMITS - 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.
Administrative Approval Action

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The Goddard School At 5401 North

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

General

1. Provide fire flow analysis.

Engineering

2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

3. A cross access agreement between the subject lot and the adjacent parcel to the north identified by PIN 1737509085 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Archwood Ave.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: January 7, 2023
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.
plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: [Signature]

Date: 01/08/2020

Development Services Dir/Designee
Staff Coordinator: Ryan Boivin
1. Boundary and Existing Topographical Information shown within boundary are provided by MCADAMS.
2. The Contractor shall contact "North Carolina One Call" at 800-632-4949 for assistance in locating existing utilities. Call at least 48 hours prior to any digging.
3. The Contractor shall field verify conditions prior to starting construction and notify the Engineer of any discrepancies. Conflicts involving public water, sanitary sewer, and storm drainage construction shall be resolved to the satisfaction of the City of Raleigh.
4. All construction and materials shall be in accordance with the City of Raleigh, and NCDOT Standards and Specifications.
5. H/C Ramps and Parking Spaces shall be constructed in accordance with ADA Standards.
6. The Contractor is responsible for investigating soil conditions on site. The Contractor shall notify the Engineer immediately of any unsuitable material upon first contact.
7. All permanent and temporary signage requires an approved sign permit prior to installation. Signage is a separate submittal, review, and approval process by the Planning Department. Signage for this site must comply with the City of Raleigh.
8. All water and sanitary sewer on this site shall be public.
9. All stormwater management on this site shall be private.
ATTENTION CONTRACTORS

The contractor is responsible for protecting all public utilities, private water, sewer, and gas services, and all private electrical conduits from damage during excavation. Failure to follow the Town of Fuquay-Varina's Public Works Department's procedures may result in additional costs to the contractor. Contractor shall be solely responsible for the reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

The contractor, before starting work, must contact "North Carolina One Call" at 800-632-4949 for assistance in locating existing utilities. Call at least 48 hours prior to any digging.

The contractor is responsible for protecting all existing utilities during construction. Failure to do so may result in additional costs to the contractor. Contractor shall be solely responsible for the reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

The contractor shall contact the Town of Fuquay-Varina Engineering Construction Inspector within 72 hours of the start of work. Prior to the start of work, the contractor shall schedule a pre-construction conference with the Town of Fuquay-Varina. The Town of Fuquay-Varina Engineering Construction Inspector shall be contacted prior to the start of work and shall be notified of the start of work.

The contractor shall ensure that all construction activities are in accordance with the approved plans and specifications. Failure to do so may result in additional costs to the contractor. Contractor shall be solely responsible for the reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

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LONG-TERM BICYCLE SHELTER
NOT TO SCALE

NOTES:

1. FRAMEWORK TO BE WELDED AND MECHANICALLY FASTENED STEEL
2. ALL FASTENERS TO BE STAINLESS STEEL
3. ROOF GLAZING TO BE: 8MM POLYCARBONATE STRUCTURED SHEET, TONGUE AND GROOVE SYSTEM, IN ALUMINUM TRIM.
4. TINT: TBD
5. STEEL FINISHING:
   - MEDIA BLAST PREP
   - TINEMEC TNEME ZINC 90-97 PRIMER
   - TINEMEC SERIES N69 HI-BUILD EPOXOLINE 2-PART EPOXY MIDCOAT;
   - TINEMEC SERIES 73 ENDURA-SHIELD TOPCOAT.
   - ALUMINUM TRIM TO HAVE SAME TOP TWO COATS (OR IN MATCHING ANODIZED). COLOR: TBD
6. ALL DIMENSIONS TO BE FIELD VERIFIED
7. DESIGN IS PRELIMINARY, AND CONCEPTUAL, AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING PHASE AND CUSTOMER APPROVAL.

BIKE DOCK CAPACITY
# OF RACKS: 4
# OF BIKES: 8

ATTENTION CONTRACTORS

For information regarding the inspection and/or approval of the following, contact the Public Utilities Department at (919) 996-4540. Failure to notify both City Departments in advance of beginning of construction, will result in a $500.00 fine. No issuance of permits for any work on existing facilities is subject to the Public Utilities Department's approval.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards, will result in a Fine and Possible Exclusion from future work in the City of Raleigh.
ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction. Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.
1. ENTRANCE

Adequate scale:
- 6'-8" (max.)

2. TRASH ENCLOSURE DETAILS

ENCLOSURE ALONG PLAYGROUND

3. HANDRAIL DETAIL

Handrail detail:
- 1/2" = 1'-0"

4. TYPICAL FENCE DETAIL

Typical fence detail:
- 1'-2" GOAL POST CASING

5. SHAFT FOOTING BOLLARD (DISTANCE > 4'-0")

Shaft footing bollard (distance > 4'-0")
- 2'-6" square HSS tube steel

6. TRENCH FOOTING BOLLARD (DISTANCE < 4'-0")

Trench footing bollard (distance < 4'-0")
- 2'-0" square HSS tube steel

7. CONSTRUCTION DETAILS

Construction details:
- 1'-2" square HSS tube steel

8. TRASH ENCLOSURE DETAILS

Trash enclosure details:
- 2x2 HSS tube steel

9. TRASH ENCLOSURE DETAILS

Trash enclosure details:
- 2x2 HSS tube steel
ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

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CONSTRUCTION DETAILS

THE GODDARD SCHOOL
RALEIGH, WAKE COUNTY, NORTH CAROLINA

1. COMMENTS PER COR 09/09/2019
2. COMMENTS PER COR 10/23/2019
3. COMMENTS PER COR 12/02/2019

PRELIMINARY PLANS FOR EARLY CHILDHOOD DEVELOPMENT

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This drawing is the property of The Spaulding Group, PA.
1. All space to be seeded with "Rebel IV", Confederate Plus, or Lesco Tall Turf Type fescue.

2. Area shown for this tree is 310 sq ft. Lines indicate area to accommodate new sidewalk to accommodate entrances.

3. Plant material on this site must be installed in conformance with the general planting notes and details to be submitted for approval to the City of Raleigh Urban Forestry Department.

4. Street trees shall be located a minimum of 5' from bike racks.

5. Owners shall maintain all plant beds and plant material in good health, and any dead, unhealthy, or excessively dense plant material shall be replaced with healthy, attractive replacement vegetation which conforms to the initial planting intentions of the landscape architect.

6. Street trees shall be planted a minimum of 1' outside of the street lines.

7. Water meters and HVAC units screened.

8. No landscaping shall be located within the playground areas.

9. Owners shall maintain all planting beds and plant material in good health, and any dead, unhealthy, or excessively dense plant material shall be replaced with healthy, attractive replacement vegetation which conforms to the initial planting intentions of the landscape architect.

10. All plants shall be vigorous, healthy material free from pests and disease.

11. Street trees shall be located a minimum of 1' outside of the street lines.

12. Any non-native plants to be used for tree locations shall be within 5 miles of city of Raleigh Urban Forestry Department.

13. Owners shall maintain all planting beds and plant material in good health, and any dead, unhealthy, or excessively dense plant material shall be replaced with healthy, attractive replacement vegetation which conforms to the initial planting intentions of the landscape architect.

14. All tree species shall be subject to approval by the owner. The owner shall have the right to reject all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have the right to reject all materials.

15. All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well cured, container size shall be based on AAN standards, and any size shrubs, which are sold in the container size, shall not exceed the maximum size of the container.

16. No plant materials shall be subject to approval by the owner. The owner shall have the right to reject all materials.

17. Street trees shall be located a minimum of 5' from bike racks.

GENERAL PLANTING NOTES:

1. All plant materials shall be available in conformance with the general planting notes, container size shall be based on AAN standards, and any size shrubs, which are sold in the container size, shall not exceed the maximum size of the container.

2. Premium soil, materials, and equipment required or recommended for the project shall be used at all times, unless otherwise specified.

3. Plant material on this site must be installed in conformance with the general planting notes and details to be submitted for approval to the City of Raleigh Urban Forestry Department.

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17. Street trees shall be located a minimum of 5' from bike racks.

PLANT DETAILS:

1. Street tree plantings shall be indicated on the grading plans and elevations and any plantings other than those noted shall be subject to approval by the owner. The owner shall have the right to reject all materials.

2. Premium soil, materials, and equipment required or recommended for the project shall be used at all times, unless otherwise specified.

3. Plant material on this site must be installed in conformance with the general planting notes and details to be submitted for approval to the City of Raleigh Urban Forestry Department.

4. Street trees shall be located a minimum of 5' from bike racks.

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**SOUTH ELEVATION**

**EAST ELEVATION**

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**TRANSPARENCY OVERLAY**

**MINIMUM REQUIREMENTS FOR PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE**

**SOUTH FACADE**

- **GROUND LEVEL SURFACE AREA**: 837 SF
- **AREA OF REQUIRED TRANSPARENCY FOR**: 276 SF (CX DISTRICT 33% OF FACADE) (CALCULATED WITHIN FIRST 12' OF HT)
- **ACTUAL AREA OF TRANSPARENCY**: 277 SF
- **AREA OF TRANSPARENCY**: 187 SF (BETWEEN 3' AND 8' (MINIMUM 50%))
- **PERCENTAGE OF TOTAL TRANSPARENCY**: 67.5%
- **GLASS TO HAVE TRANSPARENCY OF 80% OR GREATER AND AN EXTERNAL REFLECTANCE OF LESS THAN 15%**

**EAST FACADE**

- **GROUND LEVEL SURFACE AREA**: 1370 SF
- **AREA OF REQUIRED TRANSPARENCY FOR**: 452 SF (CX DISTRICT 33% OF FACADE) (CALCULATED WITHIN FIRST 12' OF HT)
- **ACTUAL AREA OF TRANSPARENCY**: 457 SF
- **AREA OF TRANSPARENCY**: 331 SF (BETWEEN 3' AND 8' (MINIMUM 50%))
- **PERCENTAGE OF TOTAL TRANSPARENCY**: 72.4%
- **GLASS TO HAVE TRANSPARENCY OF 80% OR GREATER AND AN EXTERNAL REFLECTANCE OF LESS THAN 15%**