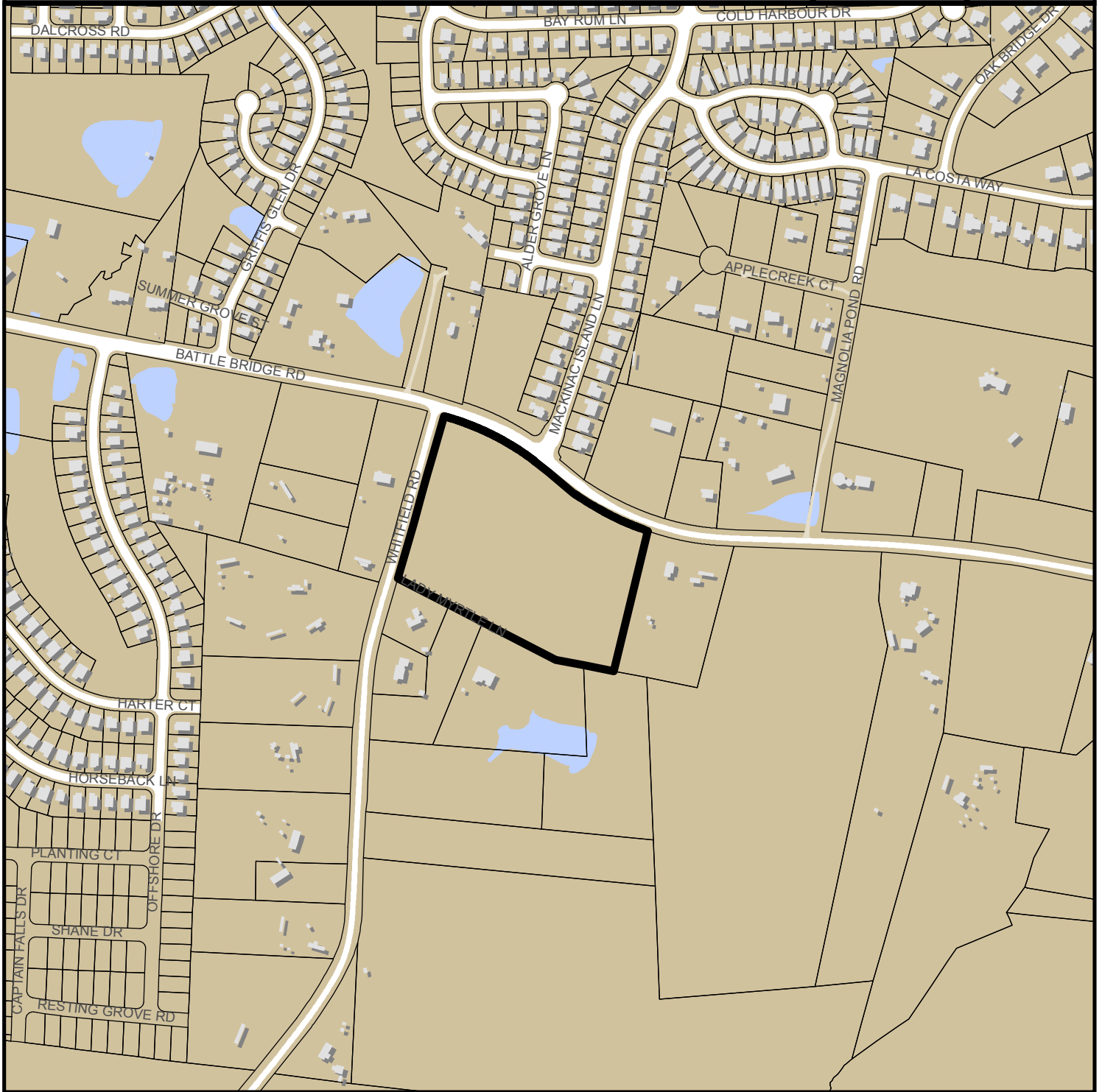


THE GOWER CENTER AT BATTLEBRIDGE SR-55-2016



0 300 600 1,200 Feet

Zoning: **R-6 CU**
CAC: **Southeast**
Drainage Basin: **Neuse**
Acreage: **10.93**
Sq. Ft.: **13800**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Jerry Gower**
Construction
Phone: **919-291-2135**





Administrative Approval Action

The Gower Center Daycare: SR-55-16
Transaction# 481672, AA# 3805

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located at the southeastern corner of the intersection of Whitfield Road and Battle Bridge Road. The address is 0 Whitfield road and the PIN number is 1731872621.

REQUEST: Development of a 4.94 acre tract zoned Residential-6 CUD with zoning conditions in case Z-3-10. The applicant is proposing a 1 story, 13,800 square foot daycare with 34 employees and 25 parking spaces. Note the site proposed for development is proposed parcel 1 of subdivision case S-57-17 which has been approved.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

A special use permit has been approved by the Board of Adjustment for this project, noted below:

1. March 13, 2017, the Board of Adjustment granted a special use permit for a day care facility upon meeting requirements in UDO Sections 6.4.1.C. and 10.2.9. Reference case A-24-17.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Patrick Barbeau by Timmons Group.

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.*

Planning: Please reference S-57-17/526627 for details concerning the subdivision for this site.

Stormwater: This site will meet ROW impervious allocation as per S-57-17

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

General

1. Show the boundary's and dimensions of the Cemetery in the concurrent review plans

ENGINEERING

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
3. 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

4. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.



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STORMWATER

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

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

6. Comply with all conditions of Z-3-10.
7. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Right of Way and/or Easement Dedications, and Tree Save Areas. Subdivision case S-57-17 shall be recorded and all conditions of approval met.
8. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
9. A demolition permit shall be obtained.
10. Provide fire flow analysis.
11. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property

ENGINEERING

12. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
13. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
14. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
15. 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

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



Administrative Approval Action

The Gower Center Daycare: SR-55-16
Transaction# 481672, AA# 3805

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STORMWATER

17. 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.
18. 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.
19. 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

20. 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:

21. 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.
22. 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.
23. 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.
24. Next Step: All street lights and street signs required as part of the development approval are installed.
25. 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.
26. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department



Administrative Approval Action

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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 5-17-2021

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

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Daniel L. Stegall* Date: 5/17/2018
Staff Coordinator: Daniel L. Stegall

THE GOWER CENTER AT BATTLEBRIDGE

PRELIMINARY SITE PLAN SR-55-16

4215 WHITFIELD ROAD RALEIGH, NC 27610 TRANSACTION #: 481672

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.9551 FAX 919.833.8124 www.timmons.com



Planning & Development

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

Preliminary Development Plan Application
When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals	FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input checked="" type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	Transaction Number Assigned Project Coordinator Assigned Team Leader
<input type="checkbox"/> Subdivision** <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	
<p>* May require Planning Commission or City Council Approval ** Legacy Districts Only</p>	

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

GENERAL INFORMATION

Development Name: THE GOWER CENTER AT BATTLEBRIDGE
Proposed Use: DAYCARE CENTER
Property Address(es): 4215 WHITFIELD ROAD
 Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
P.I.N. Recorded Deed: 1731-87-2621
P.I.N. Recorded Deed:
P.I.N. Recorded Deed:
P.I.N. Recorded Deed:

What is your project type? Apartment Bank Elderly Facilities Hospital Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Center Office Religious Institution Residential Center Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: if other, please describe: **COMMERCIAL**

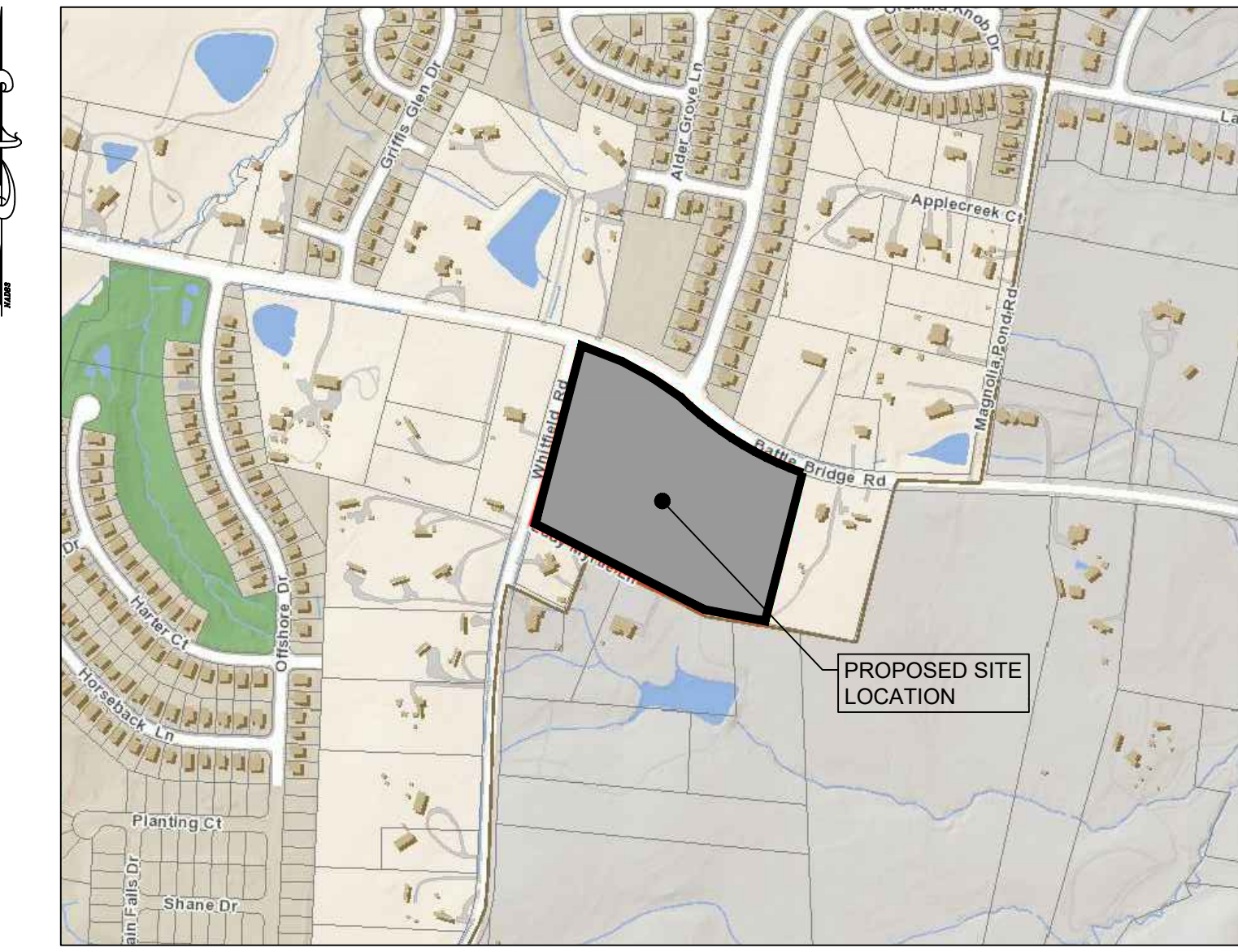
PRELIMINARY ADMINISTRATIVE REVIEW Per City Code Section 10-2332.2, summarize the reason(s) this plan can be reviewed administratively *not* requiring Planning Commission or City Council approval.
 DAYCARE IS AN ALLOWED USE UNDER THE ZONING CONDITIONS (Z-3-10)

PLANNING COMMISSION Per City Code Section 10-2332.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)
Company: JERRY GOWER CONST. CO. **Name (s):** JERRY GOWER
Address: 7324 SIEMENS ROAD, WENDELL, NC 27591
Phone: (919) 365-9767 **Email:** **Fax:** N/A

CONSULTANT (Contact Person for Plans)
Company: Timmons Group **Name (s):** Patrick Barbeau, PE
Address: 5410 Trinity Road, Suite 102, Raleigh, NC 27607
Phone: (919) 866-4512 **Email:** patrick.barbeau@timmons.com **Fax:** (919) 859-5663

PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13 | 1



SITE PLAN SUMMARY	
1. INSIDE CITY LIMITS:	NO, ANNEXATION REQUIRED
2. WAKE COUNTY P.I.N.:	1731-87-2621
3. 100 YEAR FLOODPLAIN:	NO; MAP #3720173100J (MAY 2, 2006)
4. TOTAL SITE AREA:	EXISTING TRACT: 10.93 ACRES (BEFORE ROW DEDICATION) 9.56 ACRES (AFTER ROW DEDICATION) PARCEL 1: 4.94 AC PARCEL 2: 4.63 AC ROW DEDICATION: 1.36 AC
5. RIGHTS OF WAY DEDICATION:	BATTLE BRIDGE RD: APPROX. 7.5' FROM EXISTING ROW WHITFIELD RD: APPROX. 1.5' FROM EXISTING ROW LADY MYRTLE LN: APPROX. 62' FROM EXISTING PROPERTY LINE
6. ZONING DISTRICT:	R-6-CU (DAY CARE - SPECIAL USE)
7. REQUIRED SETBACKS:	FRONT: 15' TYPE C2 SPY; 10' BLDG WEST: 15' TYPE C2 SPY; 10' BLDG EAST: NO TPY; 20' BLDG SOUTH: 15' TYPE C2 SPY; 10' BLDG
8. LOT 1 BUILDING SUMMARY:	EXISTING: NONE PROPOSED: 13,800 S.F. DAY CARE FACILITY HEIGHT OF BUILDINGS: ONE STORY (19.0' HEIGHT)
9. PARKING SUMMARY:	REQUIRED: 1 SPACE PER 2 EMPLOYEES = 17 SPACES 34 EMPLOYEES / 2 SPACES PROVIDED: 25 SPACES ADA ACCESSIBLE: 1 REQUIRED/1 PROVIDED W/ 1 VAN ACCESS.

ZONING CONDITIONS (Z-3-10)

NARRATIVE OF CONDITIONS:

- DEVELOPMENT WILL BE LIMITED TO SINGLE FAMILY DETACHED DWELLINGS OR DAYCARE FACILITIES - CHILD - WITH A MAXIMUM OF 250 STUDENTS AND CONGREGATE CARE STRUCTURES, LIFE CARE COMMUNITY, REST HOME WITH A MAXIMUM OF 60 BEDS.
- ACCESS WILL BE LIMITED TO NO MORE THAN (1) ONE DRIVEWAY CONNECTION ON BATTLE BRIDGE ROAD AND NO MORE THAN (1) ONE DRIVEWAY CONNECTION ON WHITFIELD ROAD.
- PRIOR TO LOT RECDATION OR THE ISSUANCE OF ANY BUILDING PERMIT, WHICHEVER SHALL FIRST OCCUR, THE OWNER OF THE PROPERTY SHALL DEED TO THE CITY A TRANSIT EASEMENT MEASURING TWENTY FEET (20') LONG BY FIFTEEN FEET (15') WIDE ADJACENT TO THE PUBLIC RIGHT-OF-WAY TO SUPPORT A BUS STOP FOR FUTURE TRANSIT SERVICES IN THE AREA. THE LOCATION OF THE TRANSIT EASEMENT SHALL BE REVIEWED AND APPROVED BY THE TRANSIT DIVISION OF THE CITY AND THE CITY ATTORNEY OR HIS DESIGNEE SHALL APPROVE THE TRANSIT EASEMENT DEED PRIOR TO RECDATION IN THE WAKE COUNTY REGISTRY.
- NO SINGLE FAMILY DETACHED DWELLINGS CREATED AFTER THE ADOPTION DATE OF THIS ZONING ORDINANCE WILL HAVE DIRECT VEHICULAR ACCESS TO BATTLE BRIDGE ROAD.
- FUTURE DEVELOPMENT SHALL PRESERVE AND PROTECT THE EXISTING CEMETERY ON SITE. TO THAT END, PRIOR TO THE FILING OF ANY REQUEST FOR SITE PLAN OR SUBDIVISION APPROVAL FOR THE SUBJECT PROPERTY OR ANY PART THEREOF, THE APPLICANT SHALL ENGAGE THE SERVICES OF A PROFESSIONAL ARCHAEOLOGIST TO INVENTORY AND MAP THE CEMETERY, AND THEREBY CONFIRM ITS BOUNDARIES. PRIOR TO ANY SITE DEVELOPMENT, THE RESULTING ARCHAEOLOGICAL REPORT SHALL ALSO BE FILED WITH THE STATE ARCHAEOLOGY OFFICE. CONCURRENT WITH ANY BUILDING PERMIT ISSUANCE ON THE ZONED LAND, AN OPEN (NON-OPAQUE) POST AND PANEL FENCE (OTHER THAN CHAIN LINK) SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET OUTWARD FROM THE CONFIRMED CEMETERY BOUNDARIES. A GATE WILL BE PROVIDED TO ALLOW ACCESS TO THE CEMETERY FOR MAINTENANCE PURPOSES (PERIODIC REMOVAL OF FALLEN LIMBS, BRUSH, ETC.) AND VISITATION.
- PRIOR TO LOT RECDATION OR THE ISSUANCE OF ANY BUILDING PERMIT, WHICHEVER SHALL FIRST OCCUR, AN OFFER OF CROSS-ACCESS RECORDED WITH THE WAKE COUNTY REGISTRY OF DEEDS OFFICE SHALL BE PROVIDED TO THE PROPERTY TO THE EAST (DB E/PS 368) OF THIS SITE.
- IF ANY USE OF THE PROPERTY OTHER THAN SINGLE-FAMILY RESIDENCES IS CONTIGUOUS WITH PROPERTIES ADJOINING TO THE SOUTH (DB 3794/PG 725) (DB 3794/PG 733) (DB 3794/PG 734) (DB 3794/PG 741) A SIX (6) FOOT TALL, SOLID PRIVACY FENCE WILL BE INSTALLED SIXTEEN (16) FEET NORTH OF THE SHARED PROPERTY LINE FOR THE LENGTH OF THAT SHARED PROPERTY LINE; IF ANY USE OTHER THAN SINGLE-FAMILY RESIDENCES IS CONTIGUOUS WITH THE PROPERTY ADJOINING TO THE EAST (DB 1119/PG250) A SIX (6) FOOT TALL, SOLID PRIVACY FENCE WILL BE INSTALLED FIVE (5) FEET WEST OF THE SHARED PROPERTY LINE FOR THE LENGTH OF THAT SHARED PROPERTY LINE, PROVIDED THAT A BREAK IS INCLUDED IN THE EASTERN FENCE TO PERMIT THE CONSTRUCTION AND OPERATION OF THE CROSS-ACCESS DRIVE REQUIRED BY CONDITION F. ABOVE. THIS FENCE WILL BE REQUIRED TO BE IN PLACE PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY FACILITY ASSOCIATED WITH THE SAID USE.
- COMPATIBILITY OF CHARACTER BETWEEN SINGLE-FAMILY DETACHED HOUSES AND FUTURE DEVELOPMENT OF ANY RESIDENTIAL INSTITUTIONAL USE PERMITTED BY CONDITION A. ABOVE SHALL BE ACHIEVED AS FOLLOWS:
 - BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM OF TWO (2) STORIES AND THIRTY-FIVE (35) FEET, AS MEASURED PER RALEIGH CITY CODE §10-2076.
 - ALL BUILDINGS' PRIMARY ENTRANCES SHALL BE ORIENTED TO AND VISIBLE FROM THE STREET PROVIDING PRIMARY ACCESS TO THE BUILDING LOT.
 - ALL ROOFS SHALL EXHIBIT A MINIMUM 6/12 PITCH.
 - ANY PARKING LOTS (EXCLUSIVE OF DRIVEWAYS AND PORTE-COCHERE(S)) AND ANY PLAYGROUND FACILITIES SHALL BE LOCATED BEHIND THE FRONT FACADE OF THE PRIMARY BUILDING.
 - SITE OUTDOOR LIGHTING SHALL BE LIMITED TO FIXTURES OF FULL-CUTOFF DESIGN, AND SITE LIGHT POLES (EXCLUSIVE OF STREET LIGHTING) SHALL BE LIMITED TO NO MORE THAN TWENTY (20) FEET IN HEIGHT.

SHEET LIST TABLE

Sheet Number	Sheet Title
CO.1	SITE PLAN COVER
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING AND STORMWATER PLAN
C3.2	SOLID WASTE TRANSPORTATION PLAN
C5.1	SITE UTILITY PLAN
C5.2	FIRE PROTECTION PLAN
C6.1	LANDSCAPE PLAN
C7.1	ROADWAY LAYOUT PLAN
C7.2	ROADWAY GRADING & STORMWATER PLAN
C7.3	ROADWAY UTILITY EXTENSION
C7.4	ROADWAY LANDSCAPE PLAN
C8.1	SITE DETAILS
A1.0	FLOOR PLAN
A2.0	ELEVATION PLAN
L1.0	LIGHTING PLAN

ARCHITECT
TONY JOHNSON ARCHITECT
2008 ELIZABETH COURT
CLAYTON, NC
TONY JOHNSON
PHONE: (919) 550-7717
EMAIL: TLJARCH@AOL.COM
DEVELOPER/OWNER
JERRY GOWER
7324 SIEMENS ROAD
WENDELL, NC 27591
PHONE: (919) 365-9767
EMAIL:
CIVIL ENGINEER
TIMMONS GROUP
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PATRICK BARBEAU, P.E.
PHONE: (919) 866-4512
PATRICK.BARBEAU@TIMMONS.COM

BOA DECISION SUMMARY: A-24-17 (3/13/2017)

FINDINGS OF FACT

- APPLICANT SEEKS A SPECIAL USE PERMIT PURSUANT TO UDO §§6.4.1.C AND 10.2.9 TO ESTABLISH A DAYCARE FACILITY WITH UP TO 250 ENROLLEES ON A 5.69 ACRE SITE ZONED RESIDENTIAL USE-6 CONDITIONAL USE AT 4215 WHITFIELD ROAD.
- THE BOARD HAS CONSIDERED APPLICANT'S VERIFIED APPLICATION AND THE EVIDENCE AND THE TESTIMONY ADDUCED AT THE HEARING.
- APPLICANT PARTICIPATED IN A PRE-APPLICATION CONFERENCE WITH A PLANNING AND DEVELOPMENT OFFICER TO REVIEW THE APPLICATION.
- THE PROPOSED USE COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE UDO.
- THE PROPOSED USE IS ALLOWED AS A SPECIAL USE IN THE RESPECTIVE ZONING DISTRICT.
- THE PROPOSED USE COMPLIES WITH ANY SPECIFIC USE STANDARD LISTED IN CHAPTER 8 WITHOUT THE GRANTING OF ANY VARIANCE TO THE SPECIFIC USE STANDARD, INCLUDING TRANSITIONAL PROTECTIVE YARDS AND DENSITY REQUIREMENTS.
- THE EXISTING ROAD NETWORK IS ADEQUATE FOR THE PROPOSED USE, AND THE DAYCARE WILL NOT ADVERSELY IMPACT THE NEIGHBORHOOD.
- THE PROPOSED DAYCARE FACILITY WILL BE COMPATIBLE WITH ADJACENT USES.
- BASED ON THE APPLICATION, INCLUDING THE PLOT PLAN, AND THE TESTIMONY AT THE HEARING, APPLICANT HAS SATISFIED THE REQUIREMENTS OF UDO §§6.4.1.C AND 10.2.9.

CONCLUSIONS OF LAW

- APPLICANT HAS MET THE REQUIREMENTS OF RALEIGH UDO SECTIONS 6.4.1.C AND 10.2.9, AND THE SPECIAL USE PERMIT FOR THE DAYCARE FACILITY SHOULD BE GRANTED.
- THE DECISION IS SUBJECT TO REVIEW FOR FRAUD, MATERIAL MISREPRESENTATION, OR OTHER MISCONDUCT AT THE PROCEEDING OR FOR VIOLATIONS ON THE SUBJECT PROPERTY OF EITHER ANY PROVISION OF THE UDO OR AN IMPOSED LIMITING CONDITION, AND IF SUCH A DETERMINATION IS MADE BY THE BOARD, ITS PRIOR DECISION MAY BE REVERSED, MODIFIED, OR AFFIRMED.

PROJECT NOTES

- SOLID WASTE FOR THIS COMMERCIAL DEVELOPMENT WILL BE MANAGED WITH DUMPSTERS PROVIDED BY A PRIVATE SOLID WASTE SERVICE IN ACCORDANCE WITH THE SOLID WASTE DESIGN MANUAL.
- CONSTRUCTION DRAWINGS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- WITHIN THE RIGHT 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, PARKED VEHICLE OR OTHER OBJECT.
- ALL INSTALLATION AND MAINTENANCE REQUIREMENTS FOR STREET TREES CAN BE FOUND IN THE RALEIGH CITY TREE MANUAL CHAPTER 2.

TRANSACTION NUMBER
481672

CASE FILE NUMBER
SR-55-16



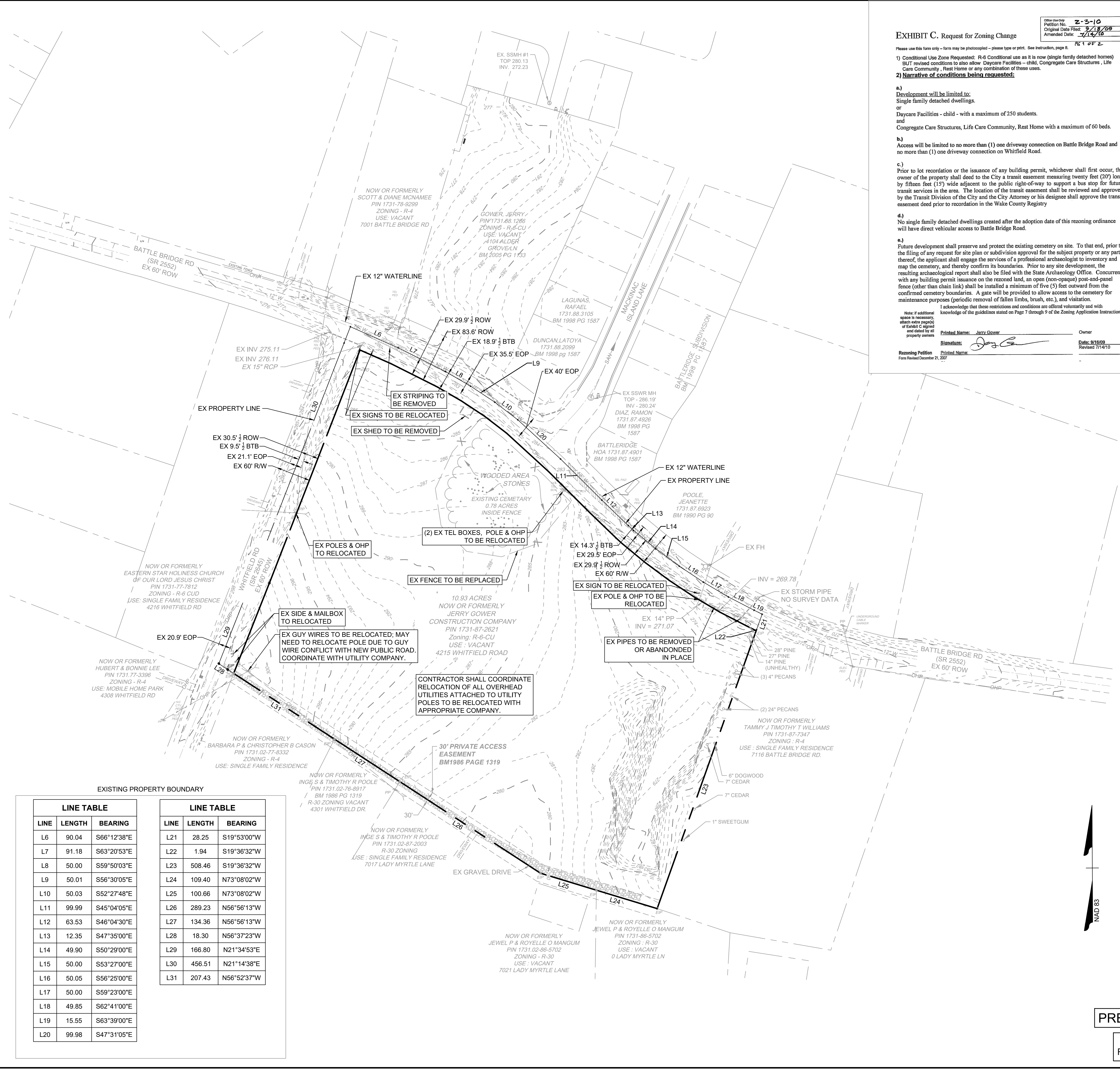
AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR 1-800-832-4949 TO HAVE EXISTING UTILITIES LOCATED. ALL LOCAL UTILITY PROVIDERS USING THEIR OWN LOCATING SERVICE SHALL BE CONTACTED BY THE CONTRACTOR.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652
GOWER DAYCARE
 WAKE COUNTY, NORTH CAROLINA
SITE PLAN COVER
 JOB NO.
37938
 SHEET NO.
C0.1

\\02\37938-gower\daycare\DWG\Sheet\37938-1.0-SURV.dwg | Plotted on 5/1/2018 12:15 PM | by Lynden Rush



EXISTING PROPERTY BOUNDARY

LINE	LENGTH	BEARING
L6	90.04	S66°12'38"E
L7	91.18	S63°20'53"E
L8	50.00	S59°50'03"E
L9	50.01	S56°30'05"E
L10	50.03	S52°27'48"E
L11	99.99	S45°04'05"E
L12	63.53	S46°04'30"E
L13	12.35	S47°35'00"E
L14	49.90	S50°29'00"E
L15	50.00	S53°27'00"E
L16	50.05	S56°25'00"E
L17	50.00	S59°23'00"E
L18	49.85	S62°41'00"E
L19	15.55	S63°39'00"E
L20	99.98	S47°31'05"E

LINE	LENGTH	BEARING
L21	28.25	S19°53'00"W
L22	1.94	S19°36'32"W
L23	508.46	S19°36'32"W
L24	109.40	N73°08'02"W
L25	100.66	N73°08'02"W
L26	289.23	N56°56'13"W
L27	134.36	N56°56'13"W
L28	18.30	N56°37'23"W
L29	166.80	N21°34'53"E
L30	456.51	N21°14'38"E
L31	207.43	N56°52'37"W

LEGEND

IPF - IRON PIPE FOUND	⊙ BOLLARD	⊙ SIGN
IRF - IRON ROD FOUND	⊙ MH DRAINAGE	⊙ FO FIBER OPTIC MARKER
IPS - IRON PIPE SET	⊙ MH SANITARY	
PT - CALCULATED POINT	⊙ MH ELECTRIC	⊙ SPRINKLER HEAD
CM - CONCRETE MONUMENT	⊙ MH TELEPHONE	⊙ SPRINKLER VALVE
⊙ FIRE HYDRANT	⊙ MH WATER	⊙ GAS METER
⊙ ELECTRIC BOX	⊙ SPRINKLER BOX	⊙ GAS VALVE
⊙ TELEPHONE PEDESTAL	⊙ ELECTRIC METER	⊙ GROUND LAMP
⊙ CABLE TV PEDESTAL	⊙ CLEAN OUT	⊙ BOREHOLE
⊙ POWER POLE < GUY	⊙ WATER METER	⊙ AC UNIT
⊙ LIGHT POLE	⊙ WATER VALVE	⊙ TV TELEPHONE VAULT
⊙ YARD LIGHT	⊙ ROOF DRAIN	⊙ MAILBOX
⊙ WELL	⊙ DEED LINE	
R / W - RIGHT-OF-WAY	⊙ LINE NOT SURVEYED	
P / L - PROPERTY LINE	⊙ STORM LINE	
C / L - CENTERLINE	⊙ SANITARY LINE	
NTS - NOT TO SCALE	⊙ FENCE	
GV - GAS VALVE	⊙ OHP - OVERHEAD POWER LINE	
CB - CATCH BASIN	⊙ G - PAINTED GAS LINE	
GI - GRATE INLET	⊙ UGP - PAINTED POWER LINE	
YI - YARD INLET	⊙ STM - PAINTED STORM LINE	
CI - CURB INLET	⊙ UGT - PAINTED TELEPHONE LINE	
EP - EDGE OF PAVING	⊙ W - PAINTED WATER LINE	
	⊙ EDGE OF UNDERBRUSH	
TBC - TOP BACK OF CURB	⊙ RCP - REINFORCED CONCRETE PIPE	
DB - DEED BOOK	⊙ CMP - CORRUGATED METAL PIPE	
PB - PLAT BOOK	⊙ VCP - VITRIFIED CLAY PIPE	
PG - PAGE	⊙ DIP - DUCTILE IRON PIPE	
SF - SQUARE FEET	⊙ HDPE - HIGH DENSITY POLYETHYLENE PIPE	
⊙ FLAG POLE	⊙ HVAC - HEATING, VENTILATION AND AIR CONDITIONING	

- SURVEY NOTES**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.
 - PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - SITE DATA DOES NOT CERTIFY THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
 - RECORDED PROPERTY DATA:
 - BOOK OF MAPS 1990; PAGE 92
 - DEED BOOK 011119; PAGE(S) 00250
 - PROPERTY IS NOT LOCATED IN A 100 YEAR FLOODPLAIN PER FEMA MAP 3720173100J, PANEL 1731, EFFECTIVE DATE MAY 2, 2006

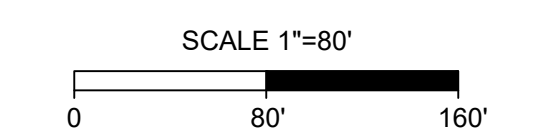


EXHIBIT C. Request for Zoning Change

Please use this form only - forms may be photocopied - please type or print. See instruction, page 6.

1) Conditional Use Zone Requested: R-6 Conditional use as it is now (single family detached homes) BUT revised conditions to also allow Daycare Facilities - child, Congregate Care Structures, Life Care Community, Rest Home or any combination of these uses.

2) Narrative of conditions being requested:

a.) Development will be limited to: Single family detached dwellings, or Daycare Facilities - child - with a maximum of 250 students, and Congregate Care Structures, Life Care Community, Rest Home with a maximum of 60 beds.

b.) Access will be limited to no more than (1) one driveway connection on Battle Bridge Road and no more than (1) one driveway connection on Whitfield Road.

c.) Prior to lot reconfiguration or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to reconfiguration in the Wake County Registry.

d.) No single family detached dwellings created after the adoption date of this rezoning ordinance will have direct vehicular access to Battle Bridge Road.

e.) Future development shall preserve and protect the existing cemetery on site. To that end, prior to the filing of any request for site plan or subdivision approval for the subject property or any part thereof, the applicant shall engage the services of a professional archaeologist to inventory and map the cemetery, and thereby confirm its boundaries. Prior to any site development, the resulting archaeological report shall also be filed with the State Archaeology Office. Concurrent with any building permit issuance on the rezoned land, an open (non-opaque) post-and-rail fence (other than chain link) shall be installed a minimum of five (5) feet outward from the confirmed cemetery boundaries. A gate will be provided to allow access to the cemetery for maintenance purposes (periodic removal of fallen limbs, brush, etc.), and visitation. I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated on Page 7 through 9 of the Zoning Application Instructions.

Note: If additional space is necessary, attach extra page(s) of Exhibit C signed and dated by all property owners.

Resizing Petition Form Revised December 21, 2007

Printed Name: Jerry Gower Owner
 Signature: [Signature] Date: 8/18/09
 Printed Name: [Signature] Revised 7/16/10

EXHIBIT C. Request for Zoning Change

Narrative of conditions being requested (cont.):

f.) Prior to lot reconfiguration or the issuance of any building permit, whichever shall first occur, an offer of cross-access recorded with the Wake County Registry of Deeds office shall be provided to the property to the east (DB E/ PG 368) of this site.

g.) If any use of the property other than single-family residences is contiguous with properties adjoining to the south (DB 3794/ PG 725) (DB 3794/ PG 733) (DB 3794/ PG 734) (DB 3794/ PG 741) A six (6) foot tall, solid privacy fence will be installed sixteen (16) feet north of the shared property line for the length of that shared property line, if any use other than single-family residences is contiguous with the property adjoining to the east (DB 11119/ PG 250) a six (6) foot tall, solid privacy fence will be installed five (5) feet west of the shared property line for the length of that shared property line, provided that a break is included in the eastern fence to permit the construction and operation of the cross-access drive required by Condition f. above. This fence will be required to be in place prior to the Certificate of Occupancy being issued for any facility associated with the said use.

h.) Compatibility of character between single-family detached houses and future development of any residential institutional use limited to Condition a. above shall be achieved as follows:

- Building height shall be limited to a maximum of two (2) stories and thirty-five (35) feet, as measured per Raleigh City Code §10-2076.
- All buildings' primary entrances shall be oriented to and visible from the street providing primary access to the building lot.
- All roofs shall exhibit a minimum 4:12 pitch.
- Any parking lots (exclusive of driveways and porte-cochere's) and any playground facilities shall be located behind the front facade of the primary building.
- Site outdoor lighting shall be limited to fixtures of full-cutoff design, and site light poles (exclusive of street lighting) shall be limited to no more than twenty (20) feet in height. I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated on Page 7 through 9 of the Zoning Application Instructions.

Printed Name: Jerry Gower Owner
 Signature: [Signature] Date: 8/18/09
 Printed Name: [Signature] Revised 7/16/10

Resizing Petition Form Revised December 21, 2007

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652
 GOWER DAYCARE
 WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS & DEMOLITION PLAN

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 07/26/2016
 DRAWN BY: R. WINGATE
 DESIGNED BY: P. BARBEAU
 CHECKED BY: R. BAKER
 SCALE: AS SHOWN

REVISION DESCRIPTION
 CITY OF RALEIGH COMMENTS
 CITY OF RALEIGH COMMENTS
 CITY OF RALEIGH COMMENTS
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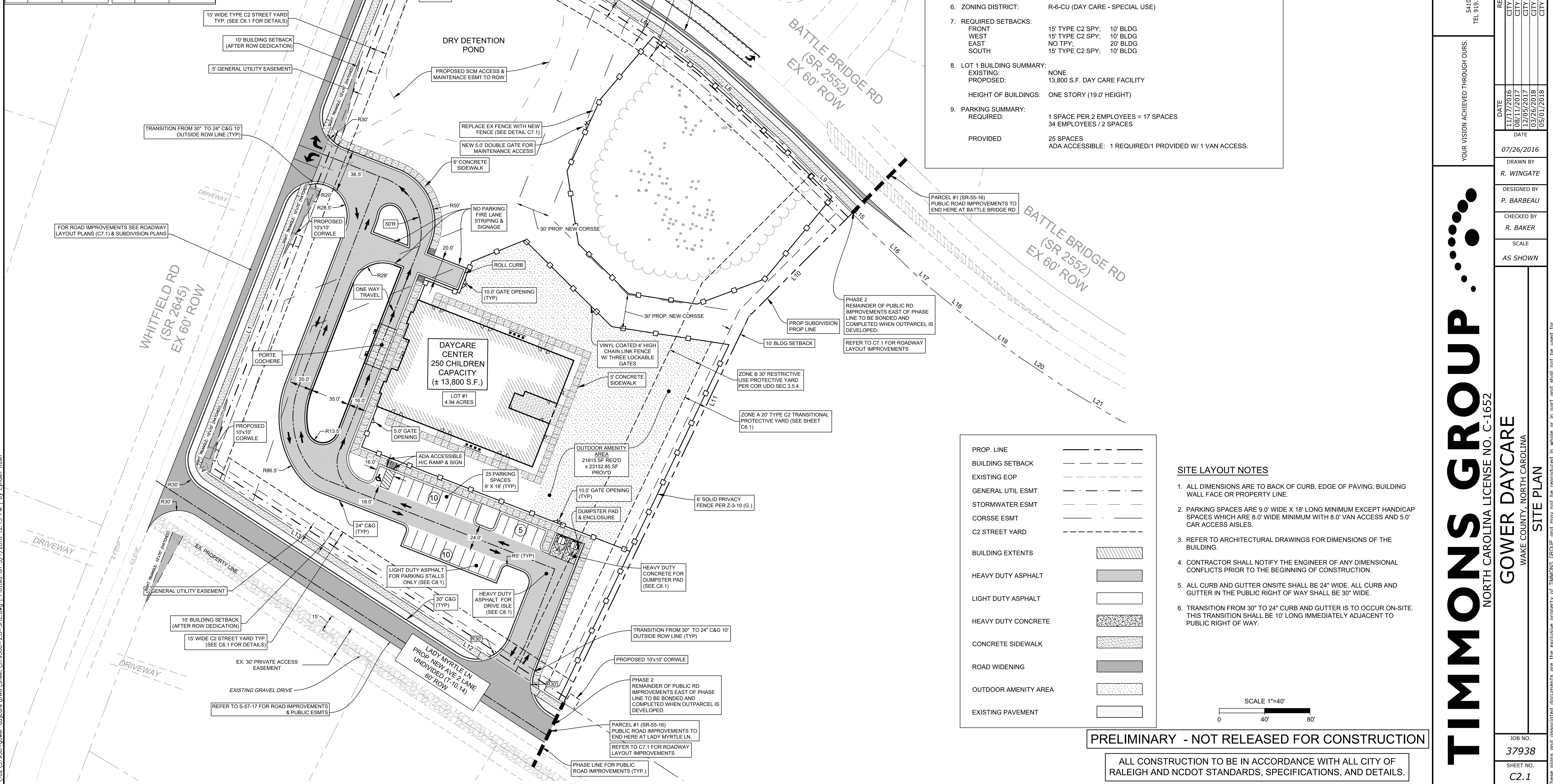
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 TEL 919.866.9551 FAX 919.833.8124 www.timmons.com

JOB NO. 37938
 SHEET NO. C1.1

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	502.77	N21°19'19"E	L14	13.67	N17°47'14"W
L2	22.39	N67°33'21"E	L15	12.81	S45°04'05"E
L3	39.28	S66°12'38"E	L16	64.35	S46°04'30"E
L4	89.09	S63°20'53"E	L17	13.79	S47°35'00"E
L5	47.76	S59°50'03"E	L18	51.82	S50°29'00"E
L6	47.60	S56°30'05"E	L19	51.94	S53°27'00"E
L7	47.09	S52°27'48"E	L20	51.99	S56°25'00"E
L8	97.56	S47°31'05"E	L21	52.05	S59°23'00"E
L9	86.71	S45°04'05"E	L22	51.34	S62°41'00"E
L10	128.91	S44°55'55"W	L23	20.27	S64°29'54"E
L11	377.44	S25°37'00"W	L24	439.07	S19°36'32"W
L12	163.23	N56°56'13"W	L25	204.21	N73°08'02"W
L13	209.57	N56°52'37"W	L26	251.50	N56°56'13"W

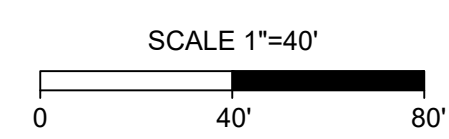


SITE PLAN SUMMARY

- INSIDE CITY LIMITS: NO, ANNEXATION REQUIRED
- WAKE COUNTY P.I.N.: 1731-87-2621
- 100 YEAR FLOODPLAIN: NO; MAP #3720173100J (MAY 2, 2006)
- TOTAL SITE AREA: EXISTING TRACT: 10.93 ACRES (BEFORE ROW DEDICATION)
9.56 ACRES (AFTER ROW DEDICATION)
PARCEL 1: 4.94 AC
PARCEL 2: 4.63 AC
ROW DEDICATION: 1.36 AC
- RIGHTS OF WAY DEDICATION: BATTLE BRIDGE RD: APPROX. 7.5' FROM EXISTING ROW
WHITFIELD RD: APPROX. 1.5' FROM EXISTING ROW
LADY MYRTLE LN: APPROX. 62' FROM EXISTING PROPERTY LINE
- ZONING DISTRICT: R-6-CU (DAY CARE - SPECIAL USE)
- REQUIRED SETBACKS:
FRONT: 15' TYPE C2 SPY; 10' BLDG
WEST: 15' TYPE C2 SPY; 10' BLDG
EAST: NO TYP; 20' BLDG
SOUTH: 15' TYPE C2 SPY; 10' BLDG
- LOT 1 BUILDING SUMMARY:
EXISTING: NONE
PROPOSED: 13,800 S.F. DAY CARE FACILITY
HEIGHT OF BUILDINGS: ONE STORY (19.0' HEIGHT)
- PARKING SUMMARY:
REQUIRED: 1 SPACE PER 2 EMPLOYEES = 17 SPACES
34 EMPLOYEES / 2 SPACES
PROVIDED: 25 SPACES
ADA ACCESSIBLE: 1 REQUIRED/1 PROVIDED W/ 1 VAN ACCESS.

PROP. LINE	---
BUILDING SETBACK	---
EXISTING EOP	---
GENERAL UTIL ESMT	---
STORMWATER ESMT	---
CORSSE ESMT	---
C2 STREET YARD	---
BUILDING EXTENTS	▨
HEAVY DUTY ASPHALT	■
LIGHT DUTY ASPHALT	□
HEAVY DUTY CONCRETE	▤
CONCRETE SIDEWALK	▥
ROAD WIDENING	▧
OUTDOOR AMENITY AREA	▩
EXISTING PAVEMENT	▪

- SITE LAYOUT NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
 - PARKING SPACES ARE 9.0' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' CAR ACCESS AISLES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
 - TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.



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CITY OF RALEIGH COMMENTS	08/11/2017
CITY OF RALEIGH COMMENTS	12/05/2017
CITY OF RALEIGH COMMENTS	03/26/2018
CITY OF RALEIGH COMMENTS	05/01/2018

YOUR VISION ACHIEVED THROUGH OURS.
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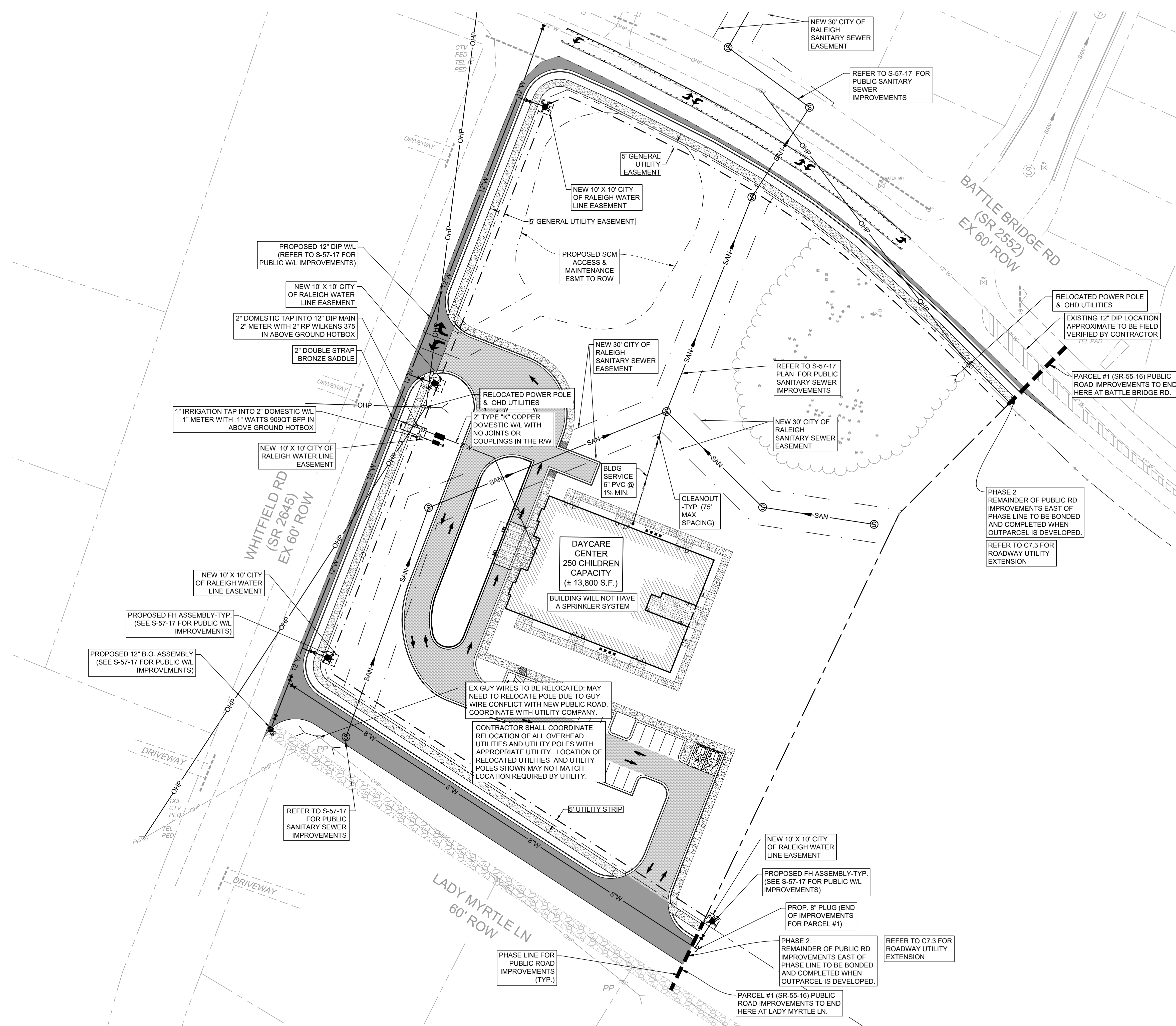
TIMMONS GROUP

GOWER DAYCARE
WAKE COUNTY, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652
SITE PLAN

JOB NO. 37938
SHEET NO. C2.1

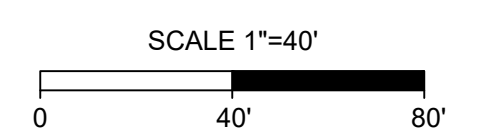
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UTILITY NOTES

- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
- CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
- SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
- ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
- METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
- ALL 6\"/>



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TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

GOWER DAYCARE
 WAKE COUNTY, NORTH CAROLINA

SITE UTILITY PLAN

JOB NO. 37938
 SHEET NO. C5.1

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TREE #	CALIPER (IN)	HEIGHT (FT)	TYPE
1	30.6	60	OAK
2	19.9	50	OAK
3	6.5	25	OAK
4	29.0	70	OAK
5	32.8	70	OAK
6	21.4	60	OAK
7	23.3	50	OAK
8	3.8	20	HICKORY
9	6.1	35	HICKORY
10	7.6	25	PINE
11	9.5	30	OAK
12	8.8	30	OAK
13	7.6	40	OAK
14	7.3	40	PINE
15	23.7	50	OAK
16	30.6	65	OAK
17	6.1	25	PINE
18	6.1	20	OAK
19	34.4	50	OAK
20	10.3	40	PINE
21	6.5	30	PINE

EXISTING TREE CHART

520.80 LF TYPE C2 STREET YARD
4 SHADE TREES / 100 LF
21 SHADE TREES REQ'D / 21 PROV'D
15 SHRUBS / 100 LF
79 SHRUBS REQ'D / 79 PROV'D

NCDOT ROAD REQUIRES C2 YARD

30' CORSESE ESMT (TYP.)

379.64 LF TYPE C2 STREET YARD
4 SHADE TREES / 100 LF
16 REQ'D / 16 PROV'D
15 SHRUBS / 100 LF
57 SHRUBS REQ'D / 57 PROV'D

STREET TREES: 379.64 LF STREET FRONTAGE - 30' CORSESE = 349.64 LF EFFECTIVE STREET FRONTAGE

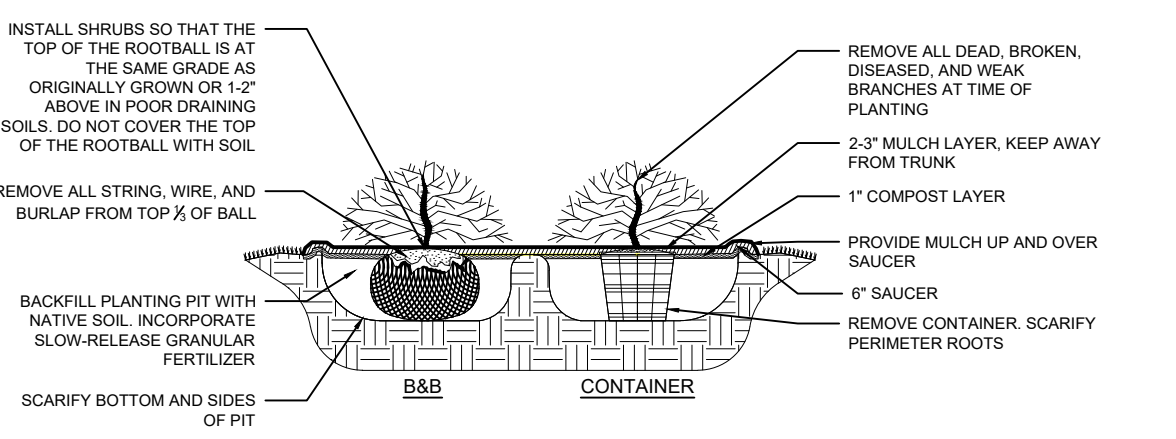
466.29 LF TYPE C2 STREET YARD
4 SHADE TREES / 100 LF
19 REQ'D / 28 PROV'D (21 EXISTING, 7 PROPOSED)
15 SHRUBS / 100 LF
70 SHRUBS REQ'D / 70 PROV'D

ZONE A TYPE 2 TRANSITIONAL PROTECTION YARD:
AVERAGE WIDTH FROM PROPERTY LINE TO PARKING OR STRUCTURE = 20.0'. REQUIRE: 1. A 6.5' FENCE FROM SANITARY SEWER EASEMENT TO SOUTH PROPERTY LINE; 2. FIVE SHADE TREES PER 100 LF; 3. FOUR UNDERSTORY TREES PER 100 LF; 4. 30 SHRUBS PER 100 LF PER COR U.D.O. SEC. 3.5.3.B

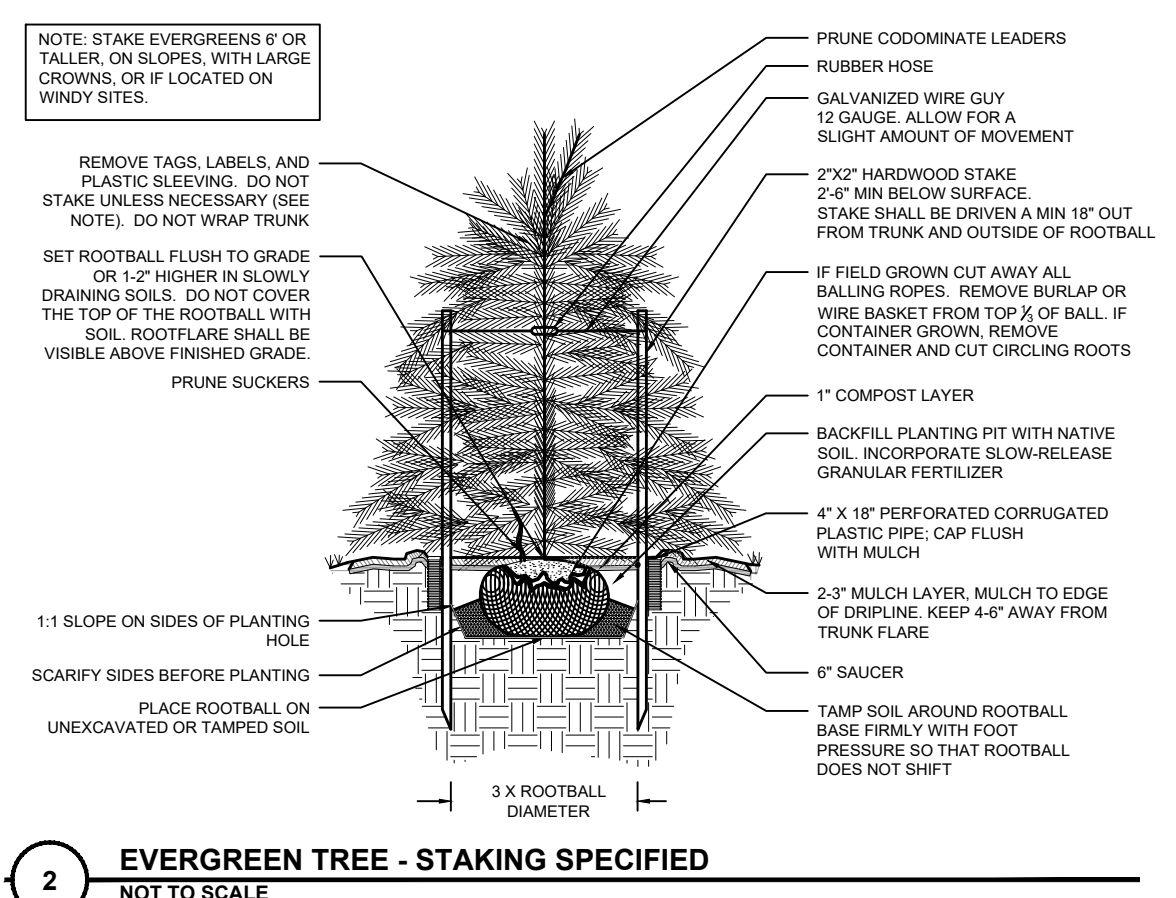
ZONE B 30' RESTRICTED USE PROTECTIVE YARD PER COR U.D.O. SEC 3.5.4

LANDSCAPE PLAN NOTES:

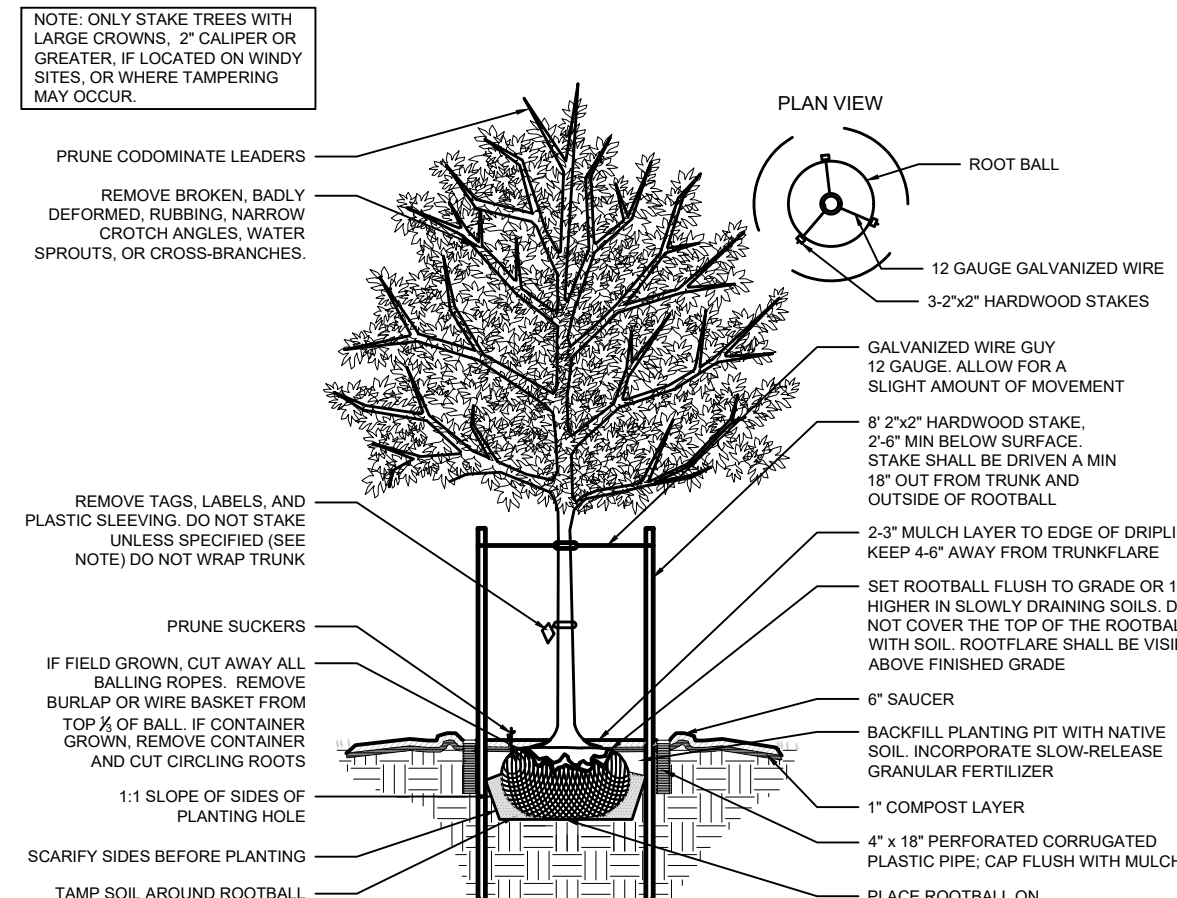
- KEY REFERS TO PLANT LIST. WHERE THERE IS ONLY A KEY, THE QUANTITY IS ONE. WHERE THE KEY IS FOLLOWED BY A NUMBER, THE NUMBER IS THE QUANTITY REQUIRED FOR THE INDICATED PLANT BED.
- LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, ETC. DIMENSIONS ON STREET YARDS, BUFFERS AND LANDSCAPE AREAS ARE A MINIMUM WIDTH AND SHALL NOT BE REDUCED.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
- MULCH ALL TREES AND PLANTING BEDS AS NOTED ON DRAWING. ALL PLANT GROUPINGS ARE CONSIDERED PLANTING BEDS.
- LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE MOVED.
- APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS PER MANUFACTURER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL SEED AREAS DESIGNATED ON PLAN WITH STATESMAN BLEND FESCUE BY SOUTHERN STATES SEED, OR APPROVED EQUAL.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
- REQUIRED STREET TREES THAT ARE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 6' TO PREVENT THE OBSTRUCTION OF VISION.
- NO CANOPY TYPE TREES ARE TO BE PLACED IN PUBLIC UTILITY EASEMENTS.
- SCREEN WALLS ARE NON-STRUCTURAL WALLS THAT PROVIDE A VISUAL BARRIER BETWEEN ADJACENT PROPERTIES.



SHRUB DETAIL NOT TO SCALE



EVERGREEN TREE - STAKING SPECIFIED NOT TO SCALE



DECIDUOUS TREE - STAKING SPECIFIED NOT TO SCALE

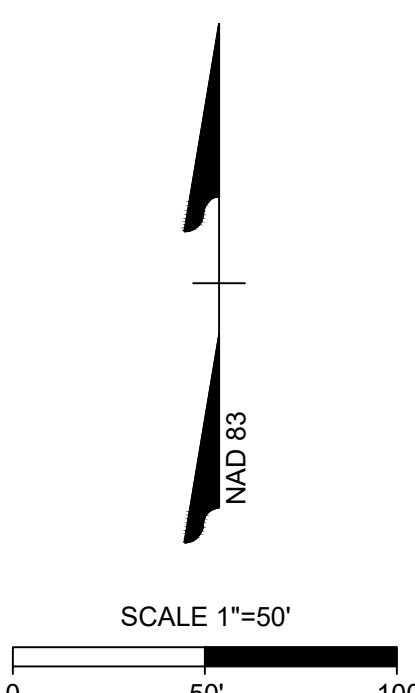
PLANT SCHEDULE

SYMBOL	TREE	QTY.		BOTANICAL NAME	COMMON NAME	MIN. INSTALLATION SIZE	COMMENTS
		REQ'D	PROV'D				
+	WOK	29		QUERCUS PHELLOS	WILLOW OAK	3" CAL. & 10' MIN. HT.	C2 PROTECTIVE YARD
⊙	CE	7		ULMUS PARVIFOLIA	CHINESE ELM	3" CAL. & 10' MIN. HT.	V.S.A.
⊙	TM	40		ACER BUERGERIANUM	TRIDENT MAPLE	3" CAL. & 10' MIN. HT.	C2 PROTECTIVE YARD / TRANSITIONAL PROTECTIVE YARD / STREET TREES
⊙	WHO	7		QUERCUS ALBA	WHITE OAK	3" CAL. & 10' MIN. HT.	V.S.A.
	TOTAL	83					
	UNDERSTORY						
⊙	NS	14	14	ILEX X "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	1.5" MIN. CAL. AND 6' MIN. HT.	TRANSITIONAL PROTECTIVE YARD
	TOTAL	14					
	SHRUBS						
⊙	WLL	308		LIGUSTRUM JAPONICA 'RECURVIFOLIUM'	WAX LEAF LIGUSTRUM	36" MIN. HT.	STORM STRUCTURE / C2 PROTECTIVE YARD / TRANSITIONAL PROTECTIVE YARD
⊙	GRE	36		EUONYMUS JAPONICUS 'GREENSPIRE'	GREENSPIRE UPRIGHT EUONYMUS	36" MIN. HT.	C2 & C3 PROTECTIVE YARD / TRANSITIONAL PROTECTIVE YARD
⊙	SJG	124		JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	18" MIN. HT.	SURROUNDING BUILDING, TRANSITIONAL PROTECTIVE YARD, C3 PROTECTIVE YARD
⊙	WMR	27		MYRICA CERIFERA	WAX MYRTLE	18" MIN. HT.	STORM STRUCTURE
	TOTAL	495					

CITY OF RALEIGH LANDSCAPE REQUIREMENTS

REQUIREMENT	CALCULATION	REQUIRED	SIZE (AT TIME OF PLANTING)
VEHICULAR SURFACE AREA:			
UDO 7.1.7.F: 1 SHADE TREE PER 2,000 S.F. OF V.S.A.	TOTAL V.S.A. = 27,998 S.F. 27,998 / 2,000 = 14 TREES	14 SHADE TREES	3" CALIPER TREES AND 10' MIN. HEIGHT
STREET PROTECTIVE YARD:			
U.D.O. 7.2.4.B C2 PROTECTIVE YARD 4 SHADE TREES PER 100 LF 15 SHRUBS PER 100 LF	BATTLEBRIDGE: 466.29 LF FRONTAGE (466.29 / 100) X 4 = 19 TREES (466.29 / 100) X 15 = 70 SHRUBS WHITFIELD: 520.80 LF FRONTAGE (520.80 / 100) X 4 = 21 TREES (520.80 / 100) X 15 = 79 SHRUBS LADY MYRTLE: 379.64 LF FRONTAGE (379.64 / 100) X 4 = 16 TREES (379.64 / 100) X 15 = 57 SHRUBS	56 SHADE TREES 206 SHRUBS	3" CALIPER AND 10' MIN. HEIGHT TREES 36" MIN. HEIGHT SHRUBS
U.D.O. 7.2.4.B C3 PROTECTIVE YARD 30 SHRUBS PER 100 LF	PARKING ALONG LADY MYRTLE: 91 LF (91 / 100) X 30 = 28 SHRUBS	28 SHRUBS	18" MIN. HEIGHT SHRUBS
TRANSITIONAL PROTECTIVE YARD:			
U.D.O. SEC. 3.5.3B: 5 SHADE TREES PER 100 LF 4 UNDERSTORY TREES PER 100 LF 30 SHRUBS PER 100 LF	349.26 LF FRONTAGE (349.26 / 100) X 5 = 18 TREES (349.26 / 100) X 4 = 14 UNDERSTORY (349.26 / 100) X 30 = 105 SHRUBS	18 SHADE TREES 14 UNDERSTORY TREES 105 SHRUBS	SHADE TREES: 3" CALIPER AND 10' MIN. HEIGHT UNDERSTORY: 1.5" CALIPER AND 6' MIN HEIGHT SHRUBS: 24" MIN HEIGHT
CITY OF RALEIGH STREET TREES:			
U.D.O. 8.4.5.A: TREES 40' ON-CENTER AVERAGE	379.64 LF FRONTAGE - 30' CORSESE = 349.64 EFFECTIVE FRONTAGE (349.64 / 40) = 8.74 TREES	8 SHADE TREES	3" CALIPER AND 10' MIN. HEIGHT

*21 EXISTING SHADE TREES ALONG BATTLE BRIDGE ROAD (SEE CHART)



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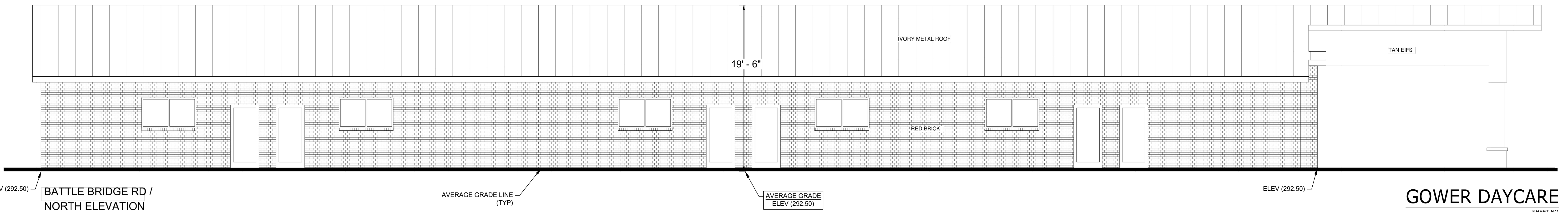
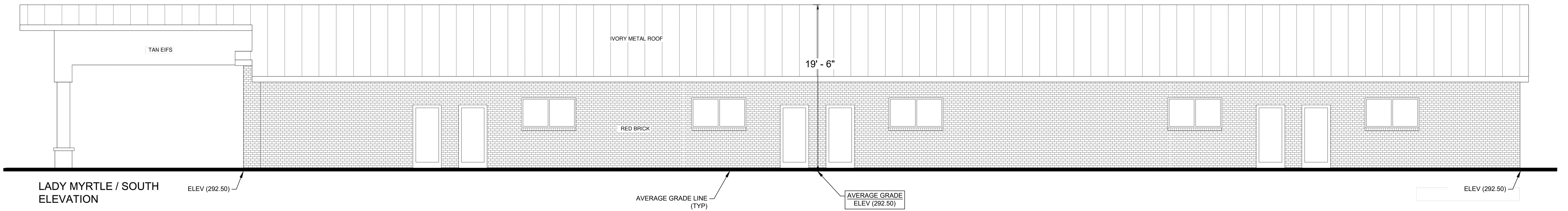
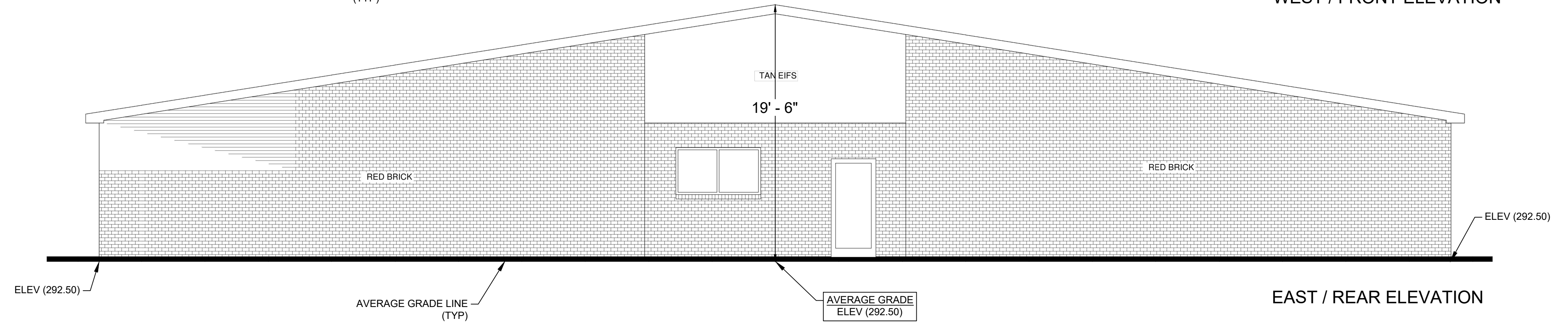
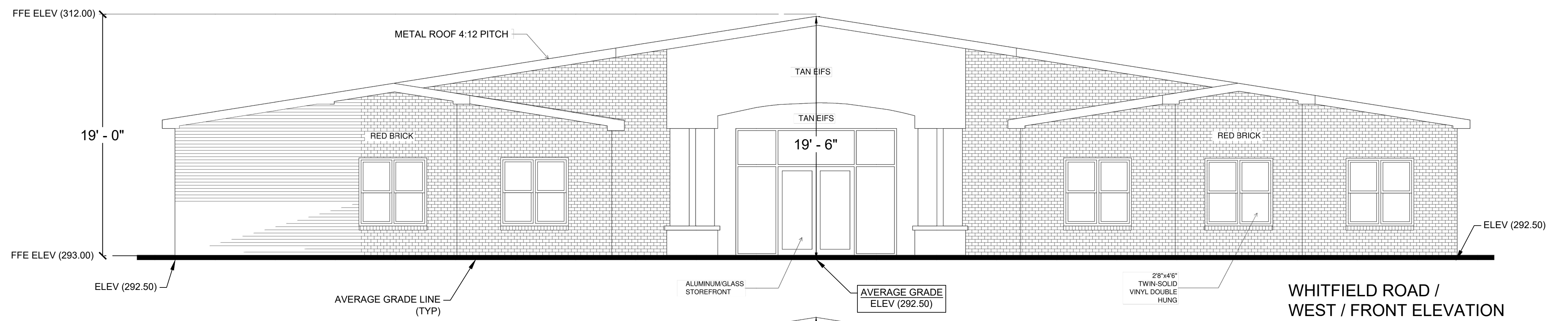
THIS DRAWING PREPARED AT THE RALEIGH OFFICE
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REVISION DESCRIPTION	DATE
CITY OF RALEIGH COMMENTS	11/17/2016
CITY OF RALEIGH COMMENTS	08/17/2017
CITY OF RALEIGH COMMENTS	03/25/2018
CITY OF RALEIGH COMMENTS	05/01/2018

YOUR VISION ACHIEVED THROUGH OURS.
DATE: 07/26/2016
DRAWN BY: R. WINGATE
DESIGNED BY: P. BARBEAU
CHECKED BY: R. BAKER
SCALE: AS SHOWN

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SHEET NO. C6.1



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