



FRONT ELEVATION



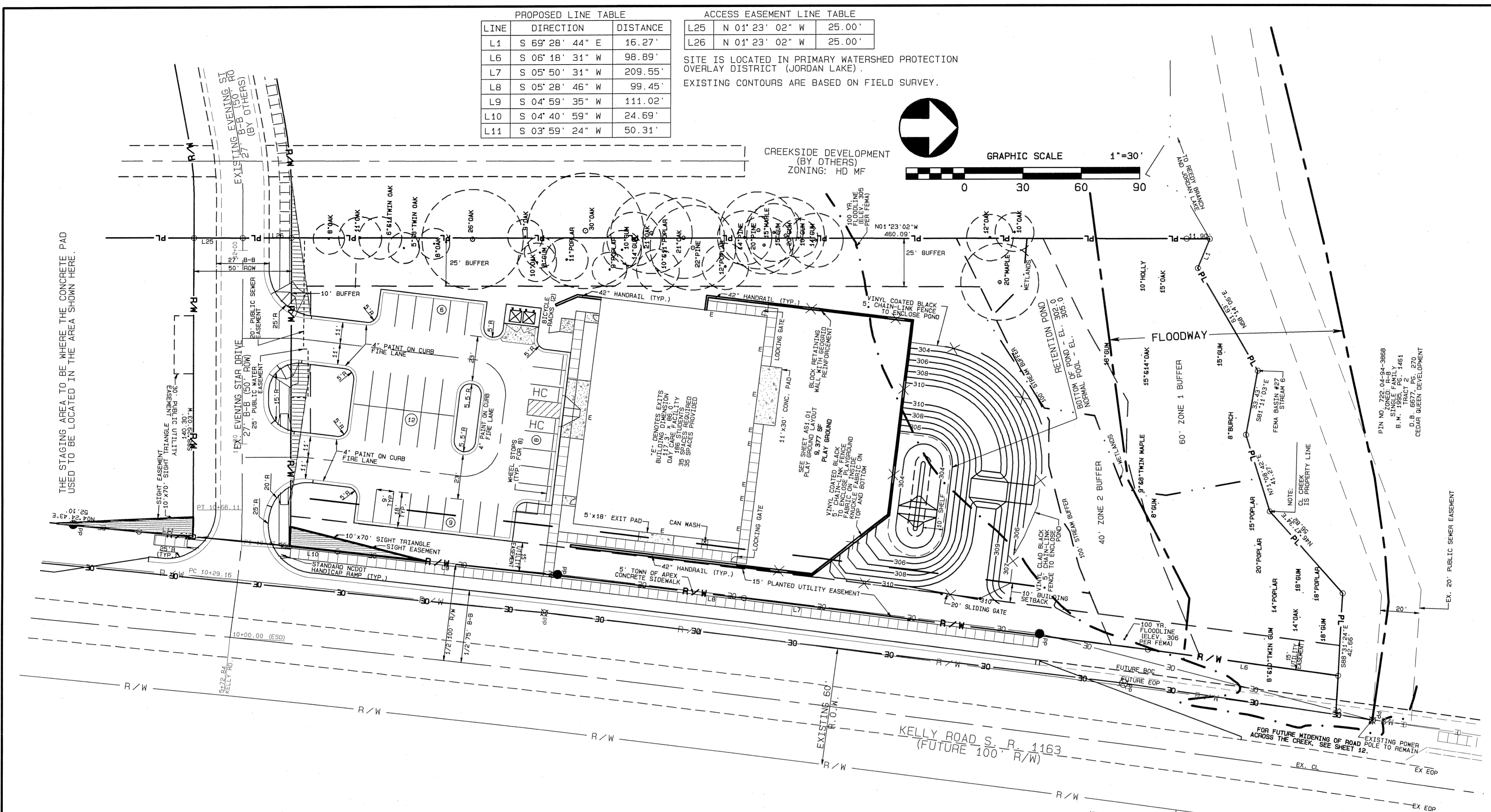
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



**PROJECT DATA**  
 PIN NO. - 0732.03-03-7285  
 EXISTING ACREAGE - 2.546 AC. (110,904 SF)  
 ACREAGE AFTER ROW DEDICATION - 2.18 AC (95,058 SF)  
 ZONING - B1-CU (CURRENT USE - VACANT)  
 OWNER - CAM REALTY  
 215 HALLOCK ROAD STE. 4  
 STONY DROOK, NY 11790  
 PHONE: (631) 444-0919  
 FAX: (631) 444-0925

ANNEXATION - #202  
**PARKING:**  
 PARKING: 74% OF PARKING IS TO THE SIDE OF THE BLDG.  
 REQUIRED/PROPOSED: 35 (1 PER 6 PERSON CAP. @186 STUDENTS AND 24 TEACHERS) = TOTAL 210  
 HANDICAP SPACES REQUIRED: 2 (1 VAN)

**BUILDING SQ. FT.:**  
 TOTAL AREA: 10,000 SQ. FT.  
 TOTAL STUDENT CAPACITY: 186  
 TOTAL TEACHER CAPACITY: 24

**PLAYGROUND SIZE REQUIREMENTS:**  
 TOTAL NO. STUDENTS - 186  
 100 SF PER CHILD FOR 1/2 OF LICENSED CAPACITY: 93x100 - REQUIRED=9300 SF  
 - PROVIDED=9377 SF

**BUFFERS/RCA REQUIRED/PROVIDED:**  
 REQUIRED: 27,007 SF (25%)  
 PROVIDED: 39,920 SF (42%)  
 SEE SHEET 2.0 FOR DETAILED CALCULATIONS AND TYPES

BUILDING SETBACKS ARE AS NOTED BELOW OR REQUIRED BUFFERS PLUS 10', WHICHEVER IS GREATER  
 FRONT 25' (STREETSCAPE)  
 SIDE 15'  
 REAR 20'

MECHANICAL AND/OR SATELLITE WILL BE SCREENED FROM OFFSITE VIEW.  
 HANDICAP ACCESS: SHALL CONFORM TO CURRENT REQUIREMENTS OF VOLUME I-C.  
 NOTE:  
 PLAYGROUND EQUIPMENT AND BIKE RACK FUNCTION AS COMMUNITY AMENITIES.

**SITE IMPERVIOUS AREA**

AREA	ACRES	SQ. FT.	PERCENT
TOTAL SITE AREA AFTER ROW DEDICATION	2.48 AC	108,029 SF	100%
PROPOSED TOTAL IMPERVIOUS SITE AREA	0.68 AC	29,488 SF	27%
ALLOWED TOTAL IMPERVIOUS SITE AREA	1.61 AC	70,219 SF	65%

NOTE:  
 25' BUFFER ALONG WESTERN PROPERTY LINE IS TO BE AN IMPROVED BUFFER PER ZONING CONDITION 2.

- GENERAL NOTES:**
- NO SITE DEVELOPMENT ACTIVITY INCLUDING BUT NOT LIMITED TO TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR BY CALLING 919 249-3426.
  - PROTECTION FENCING MAY BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF THE TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER; SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.)
  - ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENROACH INTO ANY REQUIRED BUFFER OR PROTECTION AREAS (SUCH AS BUT NOT LIMITED TO, RCA AND CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY), AND SHALL BE CONTAINED ENTIRELY ON SITE.
  - SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICAL ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
  - THE SCREENING OF LOADING DOCKS, TRASH CONTAINERS (INCLUDING DUMPSTERS AND ROLL-OUT CARTS), OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, ON THE GROUND, OR ON BUILDINGS SHALL MEET THE REQUIREMENTS FOUND IN SECTION 9-2.8 OF THE UNIFIED DEVELOPMENT ORDINANCE; SPECIFICALLY SCREENING MUST BE DONE SO THAT:
    - IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPE.
    - SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE, AND ARE SIMILAR IN MATERIALS AND COLOR.
    - SCREENED ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED.
    - ANY GROUND-MOUNTED HVAC OR OTHER MECHANICAL OR UTILITY EQUIPMENT SIX-FOOT TALL OR HIGHER MUST BE FENCED AND LANDSCAPED.
    - DUMPSTER ENCLOSURES MUST MEET THE ABOVE REQUIREMENTS PLUS THEY MUST BE AT LEAST EIGHT-FOOT TALL OR THE HEIGHT OF THE DUMPSTER, WHICHEVER IS TALLER; AND BE BUILT OF MASONRY MATERIALS.
  - ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
  - SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (I.E.: DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PARKING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
  - INDIVIDUAL SIGNS ARE NOT APPROVED AS PART OF SITE PLAN APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF THE SIGN. MULTIPLE USE LOTS, NON-RESIDENTIAL SUBDIVISIONS, AND MULTIPLE TENANT LOTS MUST SUBMIT A MASTER SIGN PLAN FOR APPROVAL.

- GENERAL NOTES:**
- ALL DUMPSTER AND CARDBOARD RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.
  - 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).
  - UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, AND GAS OR OTHER SIMILAR UTILITY SHALL BE SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF A 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR LOOK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
  - ALL VEHICULAR USE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.
  - ALL SURVEY AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY KEN CLOSE INC., SURVEYING.
  - ADJACENT PROPERTY OWNERS WERE PROVIDED BY KEN CLOSE AND ASSOCIATES.
  - ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
  - BUILDING FOOTPRINT PROVIDED BY RICHARD SEARLES AND ASSOCIATES.
  - RECOMBINATION MAP TO BE SUBMITTED UPON PLAN APPROVAL.
  - 42" HANDRAIL SHALL BE INSTALLED ALONG RETAINING WALL OUTSIDE OF PLAYGROUND AREA. PLAYGROUND AREA SHALL BE ENCLOSED WITH 5' CHAIN LINK FENCE AS NOTED ON PLAN.

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these construction plans.

Discipline	Date	Discipline	Date
CM - Engineering		Public Works - Env. Programs	
CM - Transportation		Planning	
CM - Building Inspections		Planning - Transportation	
Public Works - Water/Sewer		Fire	
Public Works - Electric		Parks, Recreation & Cultural Res.	
Public Works - S & E			

No.	Date	Revision	Dwn/Chk
1	02/13/09	TOWN OF APEX COMMENTS DATED 01/27/09	BAH/PNJ

**LAYOUT PLAN**  
 FOR  
**KELLY ROAD DAYCARE**  
 SITUATED AT  
**560 EVENING STAR DRIVE**  
 WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

JOB #: 4095.30  
 DSN/CHK BY: PNJ DATE: 12/01/2008  
 DWN BY: BAH DATE: 12/01/2008  
 VRT SCALE: NONE HRZ SCALE: 1"=30'

Sheet: **3**

P.E. Seal and Signature

**KELLY ROAD DAYCARE**

**Hugh J. Gilleece and Associates**  
 875 Walnut Street Suite 360 Cary, NC Phone: (919)469-1101 Fax: (919)460-7637

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