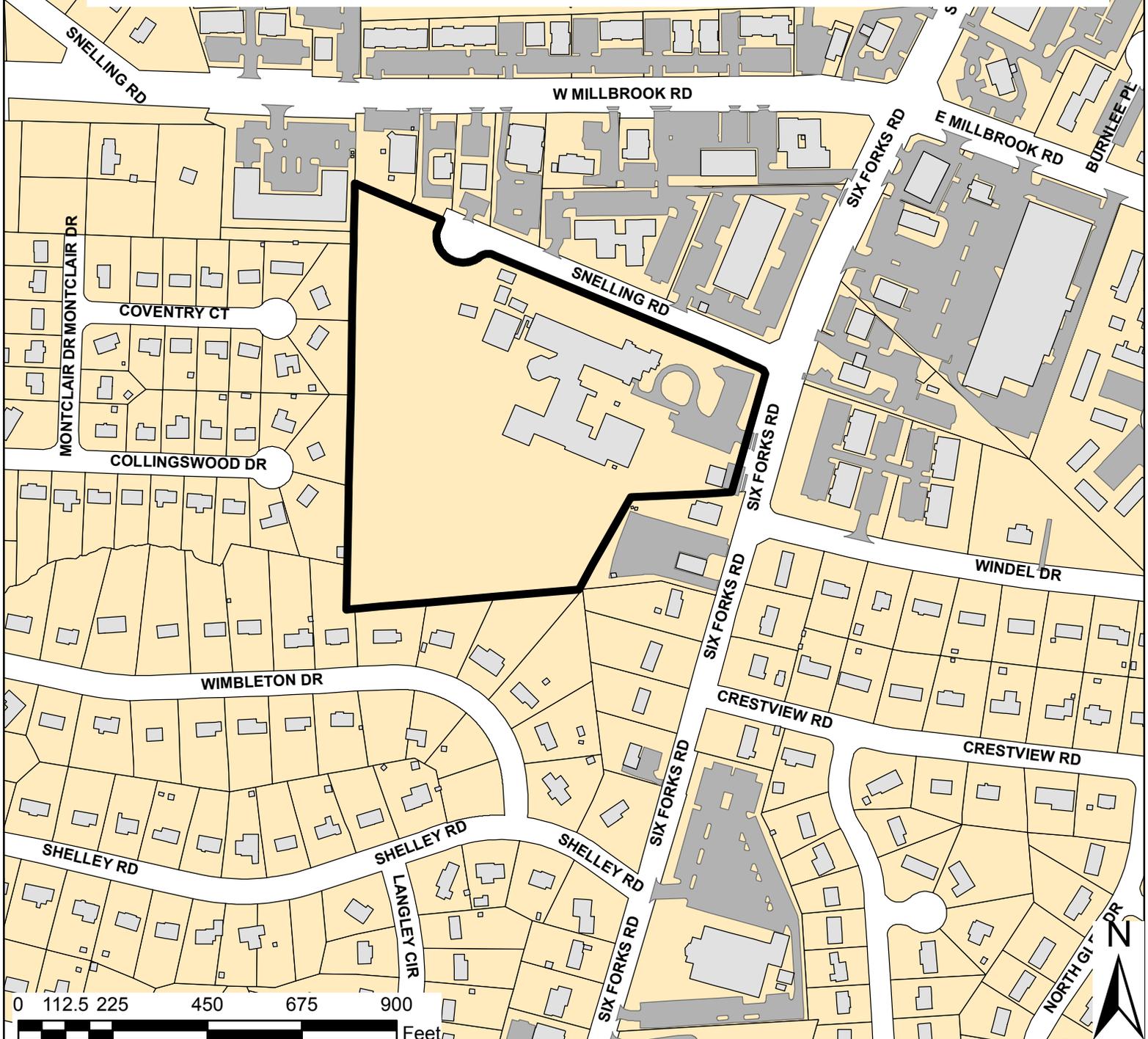


# GREEN ELEMENTARY SCHOOL

## SR-4-2014



Zoning: **R-4**  
CAC: **Midtown**  
Drainage  
Basin: **Mine**  
Acreage: **14.65**

Square Feet: **98,058**  
Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant Contact: **Wake County Board of Education**  
Phone: **(919) 302-8567**



# 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)**	<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	Transaction Number <b>388937</b> Assigned Project Coordinator <i>Chip</i> Assigned Team Leader <i>Rametta</i>	
* May require Planning Commission or City Council Approval		** Legacy Districts Only	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name <b>Green Elementary School</b>			
Proposed Use <b>School</b>			
Property Address(es) <b>5307 Six Forks Road</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed <b>1706-56-4113</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input checked="" type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. Per DDS meeting, since the site has been used as a school since 1959 and will not change, the Planning Commission will not need to approve the project.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company <b>Wake County Board of Education</b>		Name (s) <b>M. J. Desormeaux Jr.</b>
	Address <b>5625 Dillard Drive, Cary, NC 27518</b>		
	Phone <b>919-302-8567</b>	Email <b>jdesormeaux@wcpss.net</b>	Fax <b>919-856-8172</b>
CONSULTANT (Contact Person for Plans)	Company <b>CLH Design, pa</b>		Name (s) <b>Alice M. Reese</b>
	Address <b>400 Regency Forest Dr. Suite 120, Cary, NC 27518</b>		
	Phone <b>919-319-6716</b>	Email <b>areese@clhdesignpa.com</b>	Fax <b>919-319-7516</b>

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Education
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 73,221
Overlay District	Proposed Building(s) sq. ft. gross 98,058
Total Site Acres 14.65    Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 98,058
Off street parking Required 120   Provided 120	Proposed height of building(s) 38'-8"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 15%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 15% (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface 4.22/183,653/acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 5.31/231,315 acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils      Flood Study      FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

This plan continues to provide a service to the residents of the area. Proposed site improvements will address pedestrian circulation and connectivity as well as accommodate for the widening of Six Forks Road. Site elements are located to activate the property frontages along the vehicular corridors.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

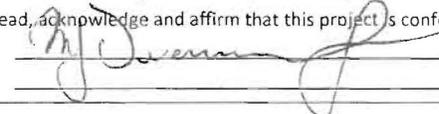
1. Total # Of Townhouse Lots      Detached      Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units    1br      2br      3br      4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Alice M. Reese to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 1/21/14

Signed \_\_\_\_\_ Date \_\_\_\_\_

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

**PROGRESS  
 PRINT NOT FOR  
 CONSTRUCTION**

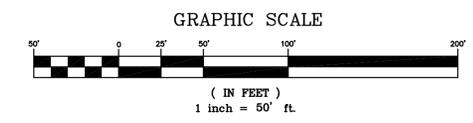
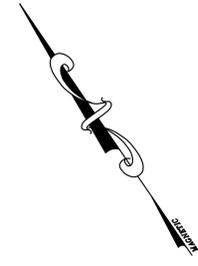
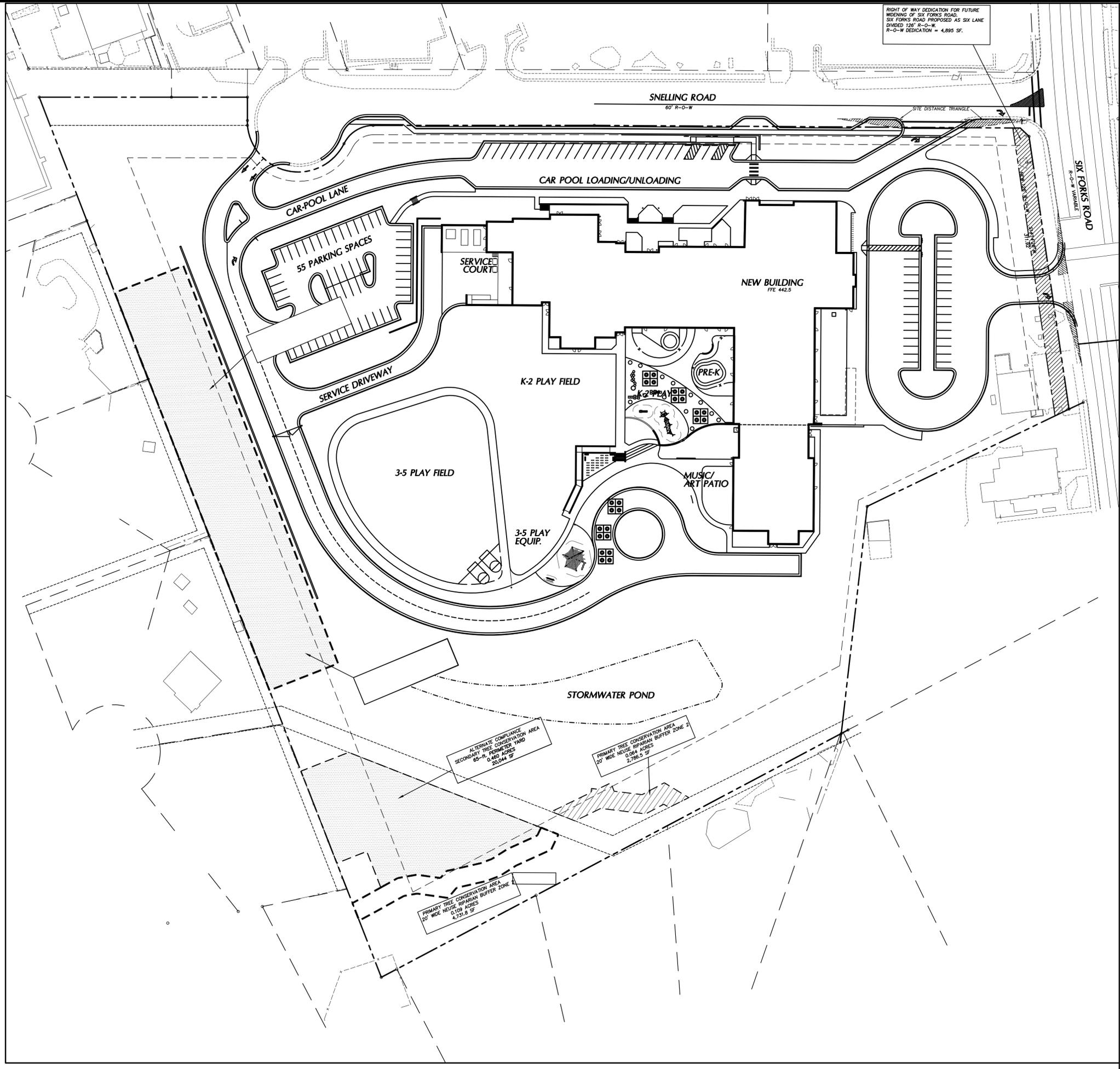


**SITE DATA**

**PROJECT:** GREEN ELEMENTARY SCHOOL  
**OWNER:** WAKE COUNTY BOARD OF EDUCATION  
**OWNER CONTACT:** STEVE ZETTS  
 WAKE COUNTY PUBLIC SCHOOLS  
 1429 ROCK QUARRY ROAD  
 RALEIGH, NC 27610  
 OFFICE: 919-856-8281  
 FAX: 919-856-8172  
**DESIGNER:** CLH DESIGN, PA  
**DESIGNER CONTACT:** ALICE REESE  
 400 REGENCY FOREST DRIVE, SUITE 120  
 CARY, NC 27518  
 PHONE: 919-319-6716  
 FAX: 919-319-7516  
**PROJECT ADDRESS:** 5307 SIX FORKS ROAD  
 RALEIGH, NC 27609  
**PLANNING JURISD:** CITY OF RALEIGH  
 1706564113  
**ZONING:** R-4  
**WATERSHED:** NEUSE RIVER  
**STREAM BUFFERS:** NEUSE RIVER  
**OPEN SPACE:** N/A  
**EXISTING USE:** PUBLIC ELEMENTARY SCHOOL  
**PROPOSED USE:** PUBLIC ELEMENTARY SCHOOL  
**EXISTING GFA:** 64,480 SF  
**PROPOSED GFA:** 98,058 SF  
**EXISTING VJA PARKING:** 44,021 SF  
**PROPOSED VJA PARKING:** 49,180 SF  
**PROPOSED ON-SITE STACKING:** 1,732 LF  
**MAX. BLDG HEIGHT:** 38'-8" MAIN SCHOOL BLDG.  
 40' (3 STORIES) MAX. ALLOWABLE  
**NO. CLASSROOMS:** 39 CLASSROOMS  
**ENROLLMENT:** 664 STUDENTS (PLANNED)  
 664 STUDENTS (MAX. CORE CAPACITY)  
**PARKING DATA**  
**STANDARD:** 1 SP PER 5 SEATS IN LARGEST ASSEMBLY  
**SPACES REQ'D:** 120 SPACES (598 SEATS GYM)  
**SPACES PROVIDED:** 131 SPACES  
**HDCP REQ'D:** 6 SPACES  
**HDCP PROVIDED:** 6 SPACES  
**BIKE STANDARD:** 1 SP PER CLASSROOM  
**SPACES REQ'D:** 39 SPACES  
**SPACES PROVIDED:** 40 SPACES  
**PERMITTING JURISDICTIONS**  
**ZONING:** RALEIGH COUNTY  
**DRIVEWAY:** NCDOT & RALEIGH  
**WATER/SEWER:** CITY OF RALEIGH  
**EROSION CONTROL:** NODENR

**NOTES:**

1. SITE DISTANCE TRIANGLES REQUIRED  
 NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE,  
 BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR  
 (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE  
 NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A  
 SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED  
 EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.



**GREEN ELEMENTARY SCHOOL**

Wake County Public School System  
 5307 Six Forks Road

PROJECT NO:	DATE:
530838	FEBRUARY 21, 2014
REVISIONS	
DATE	DESCRIPTION

**OVERALL  
 PLAN**

**C 0.1**

**PROGRESS  
 PRINT NOT FOR  
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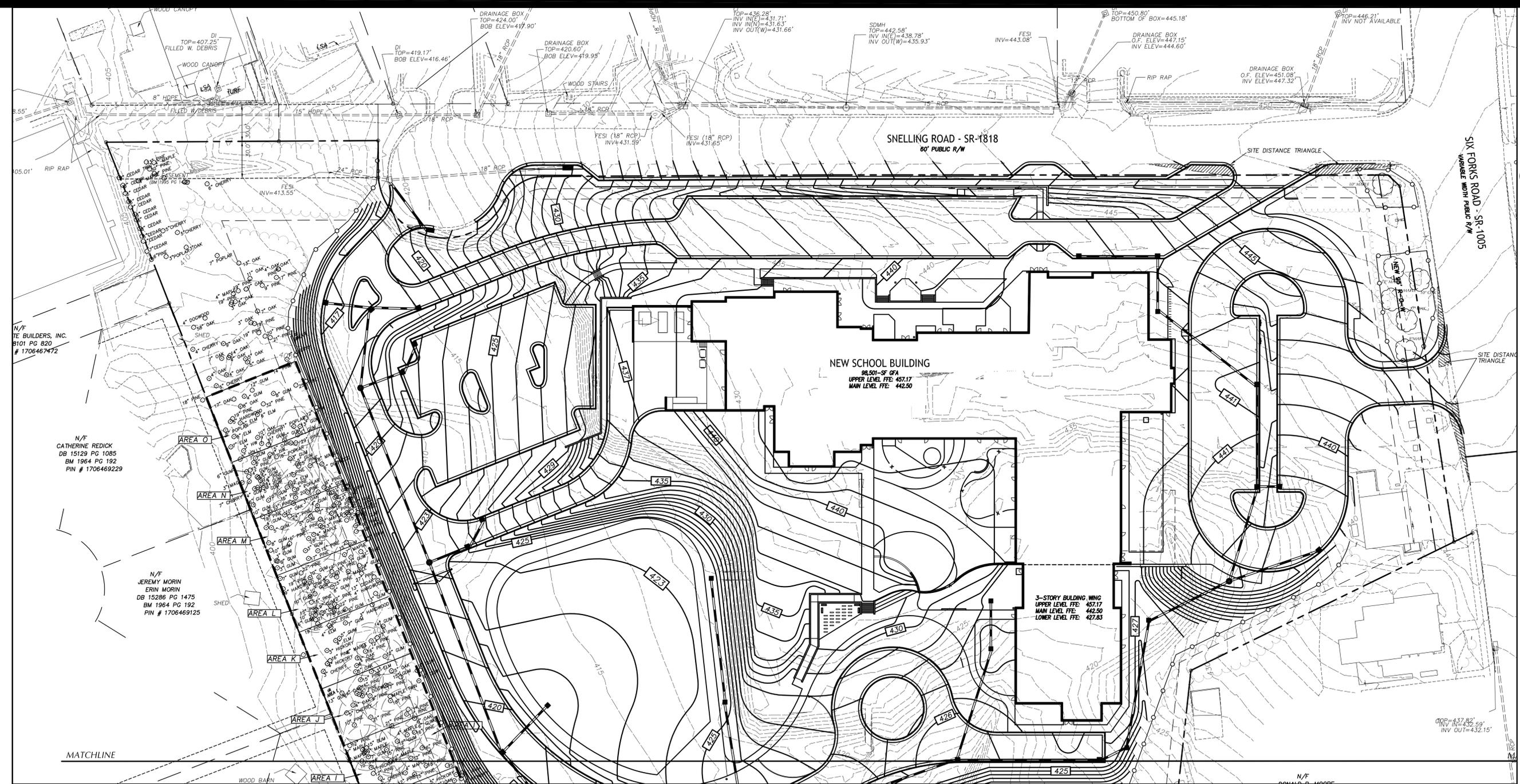


**GREEN ELEMENTARY SCHOOL**

Wake County Public School System  
 5307 Six Forks Road

PROJECT NO:	DATE:
530838	FEBRUARY 21, 2014
	REVISIONS
DATE	DESCRIPTION

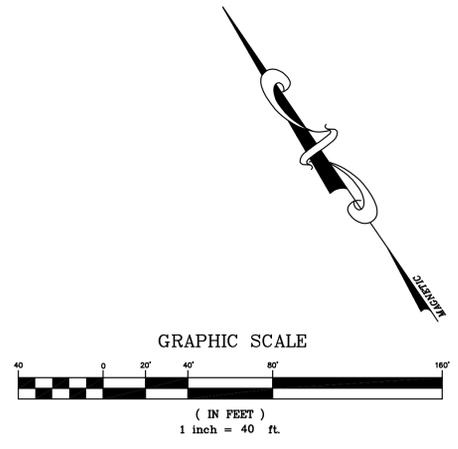
Tree Conservation  
 Plan Area A  
 w/Grading  
**C 6.5**



**TREE CONSERVATION**

- EXISTING TREE USED IN CALCULATIONS
- EXISTING TREE EXCLUDED FROM CALCULATIONS
- EXISTING TREE USED IN CALCULATIONS SHOWN WITH CRITICAL ROOT ZONE

TREE SURVEY PERFORMED BY TAYLOR WISEMAN TAYLOR IN 2009 AND AUGUST 2011.



**PROGRESS  
 PRINT NOT FOR  
 CONSTRUCTION**



**GREEN ELEMENTARY SCHOOL**

Wake County Public School System  
 5307 Six Forks Road

PROJECT NO: 530838	DATE: FEBRUARY 21, 2014
REVISIONS	
DATE	DESCRIPTION

**Tree  
 Conservation  
 Plan Area B  
 w/Grading  
 C 6.6**

MATCHLINE

N/F  
 ADAM WAYNE BENJAMIN  
 ANN MARIE BENJAMIN  
 DB 7648 PG 65  
 BM 1964 PG 192  
 PIN # 1706459932

N/F  
 MARY ALICE MARSHBANKS  
 DB 11958 PG 213  
 BM 1964 PG 192  
 PIN # 1706459715

N/F  
 JOSEPH H. GRAHAM  
 MELISSA H. GRAHAM  
 DB 12339 PG 153  
 BM 1954 PG 36  
 PIN # 1706459540

N/F  
 WYAN P. MITCHELL  
 DB 604 PG 0-E-  
 BM 1954 PG 36  
 PIN # 1706550476

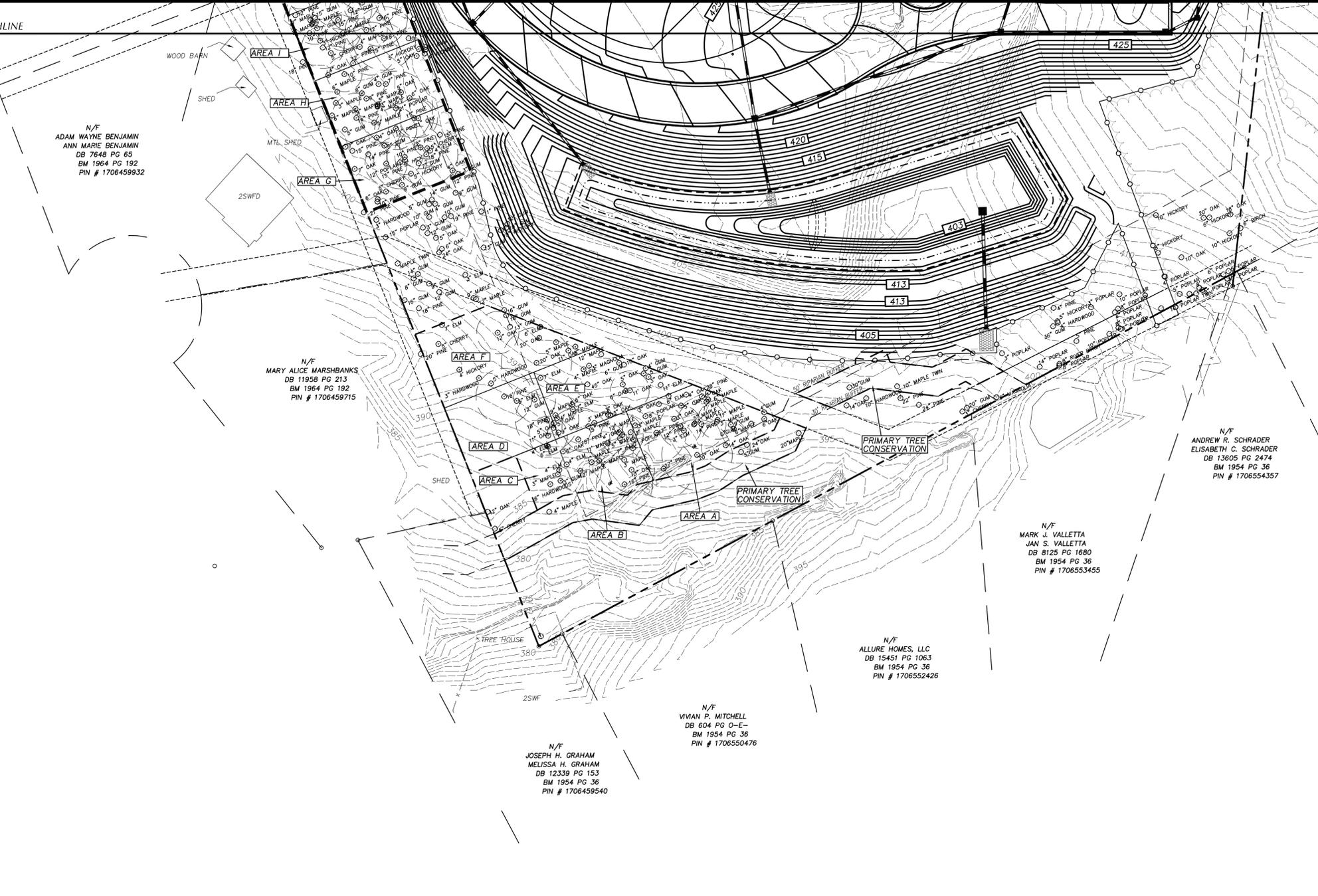
N/F  
 ALLURE HOMES, LLC  
 DB 15451 PG 1063  
 BM 1954 PG 36  
 PIN # 1706552426

N/F  
 MARK J. VALLETTA  
 JAN S. VALLETTA  
 DB 8125 PG 1680  
 BM 1954 PG 36  
 PIN # 1706553455

N/F  
 ANDREW R. SCHRADER  
 ELISABETH C. SCHRADER  
 DB 13605 PG 2474  
 BM 1954 PG 36  
 PIN # 1706554357

N/F  
 DONALD B. MOORE  
 LUCY L. MOORE  
 DB 11416 PG 228  
 PIN # 1706557659

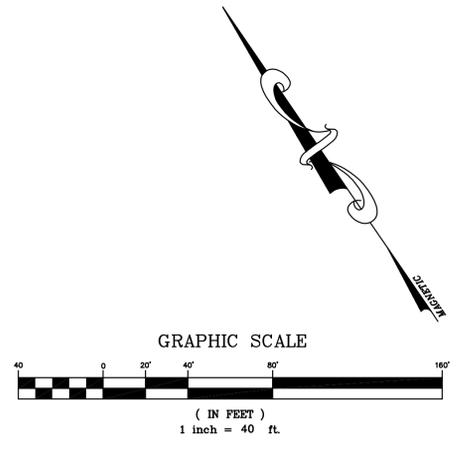
N/F  
 JOANNE H. HOGGARD, TRUSTEE  
 HARRY M. HOGGARD, JR., TRUSTEE  
 DB 14679 PG 2405  
 BM 1954 PG 36  
 PIN # 1706557524



**TREE CONSERVATION**

- EXISTING TREE USED IN CALCULATIONS
- EXISTING TREE EXCLUDED FROM CALCULATIONS
- EXISTING TREE USED IN CALCULATIONS SHOWN WITH CRITICAL ROOT ZONE

TREE SURVEY PERFORMED BY TAYLOR WISEMAN TAYLOR IN 2009 AND AUGUST 2011.



**PROGRESS  
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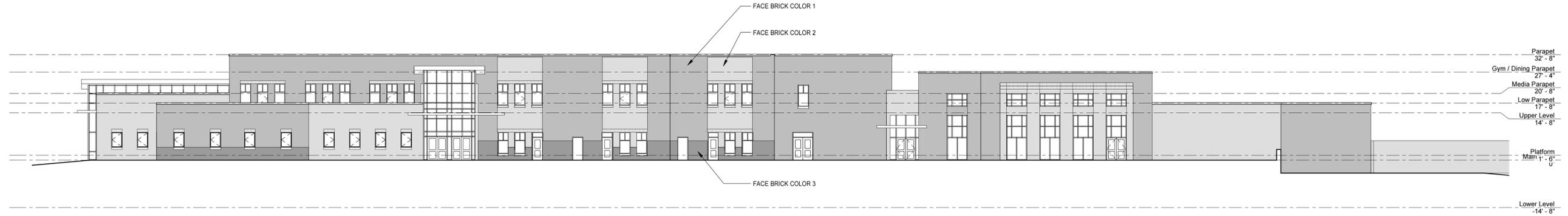
**GREEN ELEMENTARY SCHOOL**

**Wake County Public School System  
 5307 Six Forks Road**

PROJECT NO: 530838	DATE: FEBRUARY 17, 2014
REVISIONS	
DATE	DESCRIPTION

**OVERALL  
 BUILDING  
 ELEVATIONS**

**A4.0**



**OVERALL NORTH ELEVATION**  
 1/16" = 1'-0"



**OVERALL EAST ELEVATION**  
 1/16" = 1'-0"



**OVERALL SOUTH ELEVATION**  
 1/16" = 1'-0"



**OVERALL WEST ELEVATION**  
 1/16" = 1'-0"