



Administrative Action

Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: SR-4-14 / Green Elementary

General Location: This site is located at the southwest corner of the intersection of Six Forks Road and Snelling Road.

CAC: Midtown

Request: Development of a 14.65 acre tract zoned Residential-4 into a 98,058 square foot school. Proposed development will replace the existing school on site with a new school building, parking and circulation layout, outdoor play areas and stormwater pond.

Design Adjustment: NA

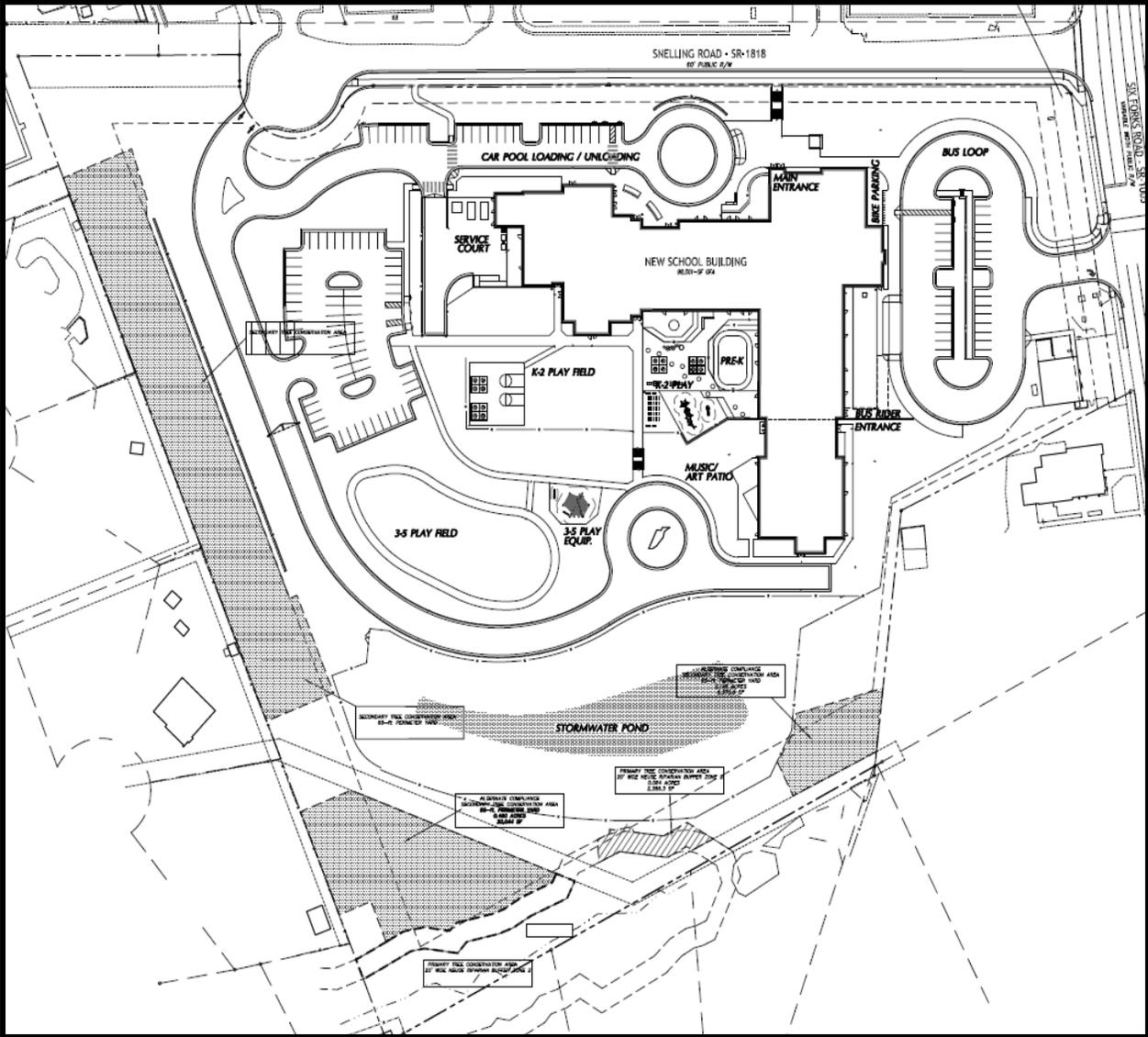
Administrative Alternate: NA

Contact: Alice Reese, CLH Design, PA

Cross-Reference: NA



SR-4-14 / Location Map



SR-4-14 / Site Plan

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

1. That 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 UDO, including the designation of buffer areas and open space areas for stormwater purposes;
2. That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Part 10A Chapter 9, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;
3. That as the developer proposes to disturb a designated riparian buffer for the installation of the stormwater discharge pipe from the proposed BMP, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;
4. That in accordance with Part 10A Chapter 9, a surety equal to 125% of the cost of the stormwater device shall be paid to the City;
5. That an Erosion Control plan be approved by NC DENR and proof of that approval be provided to the City of Raleigh Stormwater Engineer;
6. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forestry Specialist;

Prior to issuance of building permits:

7. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
8. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in perpetuity in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)." This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it;

9. That the stormwater BMP shall be shown on Plats for recording within a private drainage easement with access to public right-of-way;
10. That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the 6' sidewalk and streetscape trees installed on Snelling Road is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
11. That the developer shall pay to the City a stormwater facility replacement fund payment equal to 24% of the estimated cost of constructing all stormwater control facilities shown on the development plans
12. That a fee-in-lieu of construction is submitted to the Public Works Department to meet the 6' sidewalk and street tree requirements for Six Forks Road;
13. That ½ of the required 126' right of way Six Forks Road as well as variable width right of way dedication on Snelling Road as shown on the preliminary plan is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Kim Powers (S. Rankin)

Date:

8/13/14

Staff Coordinator:

Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS:

City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 6/20/014, submitted by CLH Design, PA.
