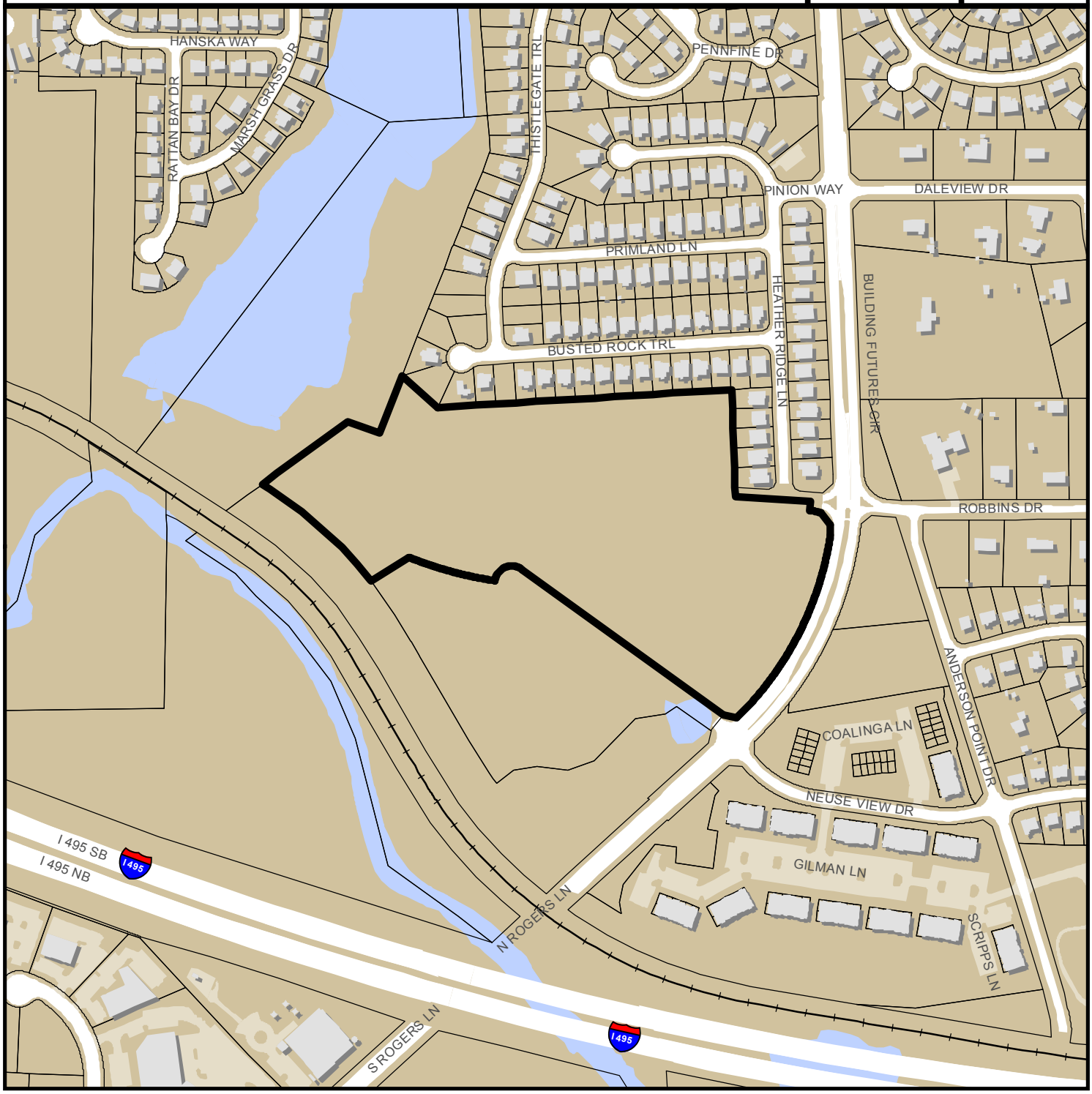
E-40 ELEMENTARY SCHOOL
SR-12-2015



0 300 600 1,200 Feet

Zoning:	**R-4**
CAC:	**Southeast**
Drainage Basin:	**Neuse**
Acreage:	**20.47**
Square Feet:	**103,517**

Planner:	**Michael Walters**
Phone:	**(919) 996-2636**
Applicant:	**Wake County Board of ED.**
Phone:	**(919) 508-9047**

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

SR-12-2015

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☒ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☐ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 437329 Assigned Project Coordinator Assigned Team Leader WALTERS
* 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 # 425224

GENERAL INFORMATION

Development Name E-40 Elementary School

Proposed Use Education (Elementary School)

Property Address(es) 201 North Rogers Lane, Raleigh, NC 27614

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1733481354

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☒ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ 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 not requiring Planning Commission or City Council approval.** According to section 10.1.8 of the current City of Raleigh UDO, the Site plan final decision is based upon the city official administration.
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 The Wake County Board of Education	Name (s) Stephen Zetts	
	Address 5625 Dillard Drive, Crossroads Building 1, Cary, NC 27518		
	Phone 919-856-8281	Email szetts@wcpss.net	Fax n/a
CONSULTANT (Contact Person for Plans)	Company CLH Design, P.A.	Name (s) Renee Pfeifer	
	Address 400 Regency Forest Drive, Suite 120, Cary, NC 27518		
	Phone 919-319-6716	Email rpfeifer@clhdesignpa.com	Fax 919-319-7516

MAP: 1733.06

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

Per zoning it's R-4 w/PDO CAC: Southeast Basin: Neuse

Zoning Information (Anderson pt)	Building Information
Zoning District(s) RX-5	Proposed building use(s) Education (Elemenatry School)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross n/a
Overlay District None	Proposed Building(s) sq. ft. gross 103,517
Total Site Acres 20.47 Inside City Limits ■ Yes ☐ No	Total sq. ft. gross (existing & proposed) 103,517
Off street parking Required 89 Provided 125	Proposed height of building(s) 61'-2"
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) 11.61%
BOA (Board of Adjustment) case # A- n/a	Building Lot Coverage percentage 6.8% (site plans only)
CUD (Conditional Use District) case # Z- n/a	

Stormwater Information

Existing Impervious Surface acres/square feet 0 ac.	Flood Hazard Area ☐ Yes ■ No
Proposed Impervious Surface acres/square feet 6.39 ac	**If Yes, please provide**
Neuse River Buffer ☐ Yes ■ No Wetlands ☐ Yes ☒ 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.

The surrounding properties are identified as residential as well with parks and open space south of the school site. The school is compatible and complimentary in this area of the City of Raleigh. This project will implement a comprehensive stormwater management plan to protect the region's lakes, streams and other surface waters. This project proposes connections to public water and sewer utilities.

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? ☐ Yes ■ 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 ☐ Yes ☐ 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 Renee Pfeifer, CLH Design, PA 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.

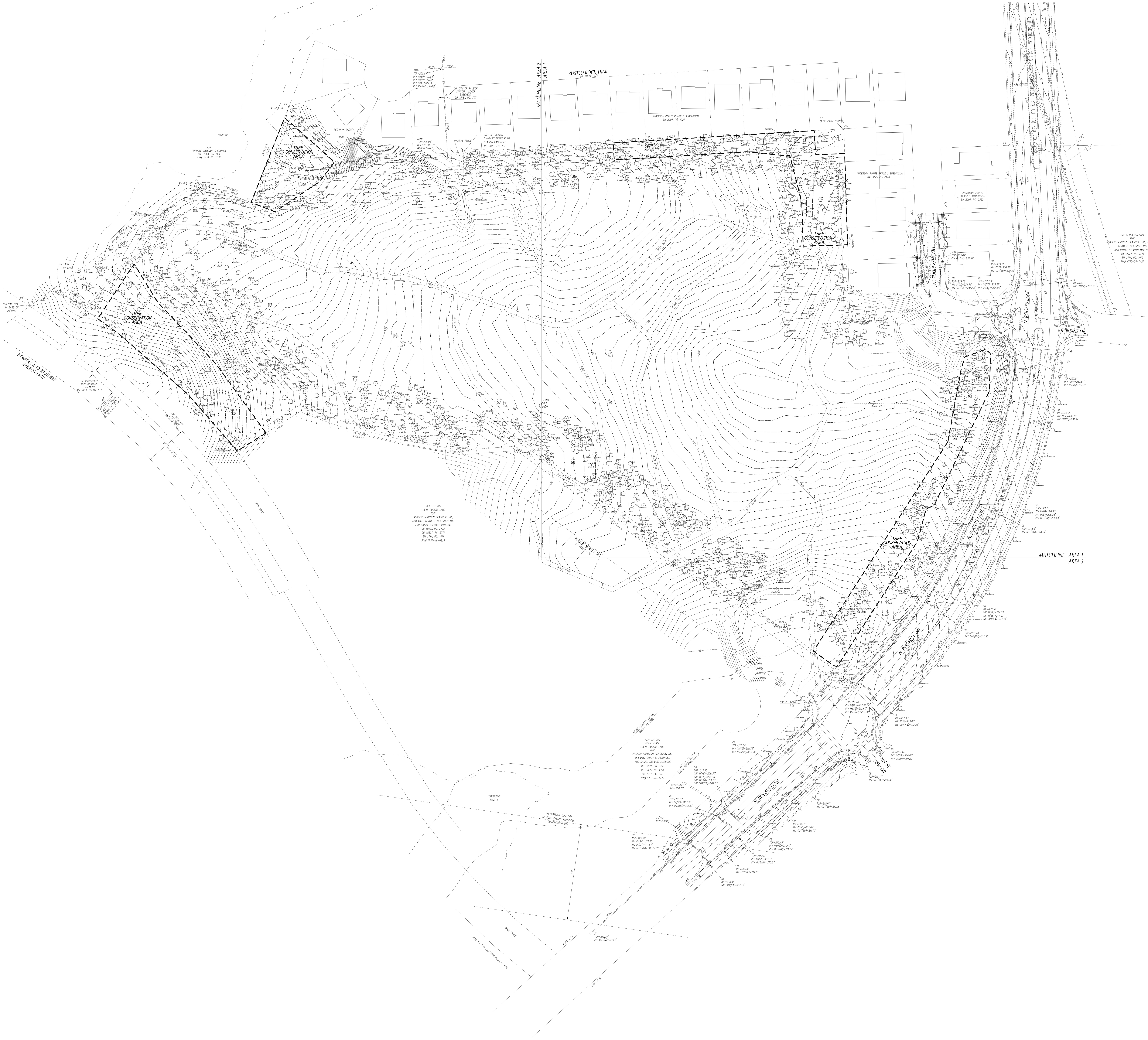
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 6/17/18

Signed _____ Date

M.J. Desormeaux, Jr.
Asst. Superintendent for Facilities,
WCPSS, for and on behalf of the
Wake County Board of Education,
pursuant to duly delegated authority.

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
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)	☐	n/a school			
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒				
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☒	☐			
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒				
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒				
b) Existing Conditions Sheet	☒	☐			
c) Proposed Site or Subdivision Plan	☒				
d) Proposed Grading and Stormwater Plan	☒	☐			
e) Proposed Utility Plan, including Fire	☒	☐			
f) Proposed Tree Conservation Plan	☒	☐			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☒	☐			
i) Transportation Plan	☐	☒			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☒				
7. Plan size 18"x24" or 24"x36"	☒				
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	☒				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒				
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	☒				
11. Wake County School Form, if dwelling units are proposed	☐	☒			
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐			
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	☒	☐			



OVERALL PLAN FOR PLAN REVIEW ONLY, NOT FOR CONSTRUCTION.
SEE 40 SCALE PLAN SHEETS FOR DETAILED INFORMATION.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

boomerang DESIGN
rethink, repurpose, results

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Charlotte, NC 28208
704/731-7000

RALEIGH
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Raleigh, NC 27615
919/573-6400

LEXINGTON
1070 S. Lake Dr., Suite A
Lexington, SC 29073
803/356-0507

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

NEW ELEMENTARY SCHOOL (E40)

PROJECT TITLE

WCPSS PROJECT #: 861-0506

PRELIMINARY NOT FOR CONSTRUCTION

CLH DESIGN, P.A.
400 Regency Forest Drive
Suite 120
Cary, North Carolina 27518
Phone: (919)319-6716
Fax: (919)319-7516
LA: C-106, PE: C-1595

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3. DO NOT SCALE OFF DIMENSIONS.

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY SITE PLAN SUBMITTAL

PROJECT PHASE

1427

BOOMERANG DESIGN PROJECT NUMBER

06/25/2015

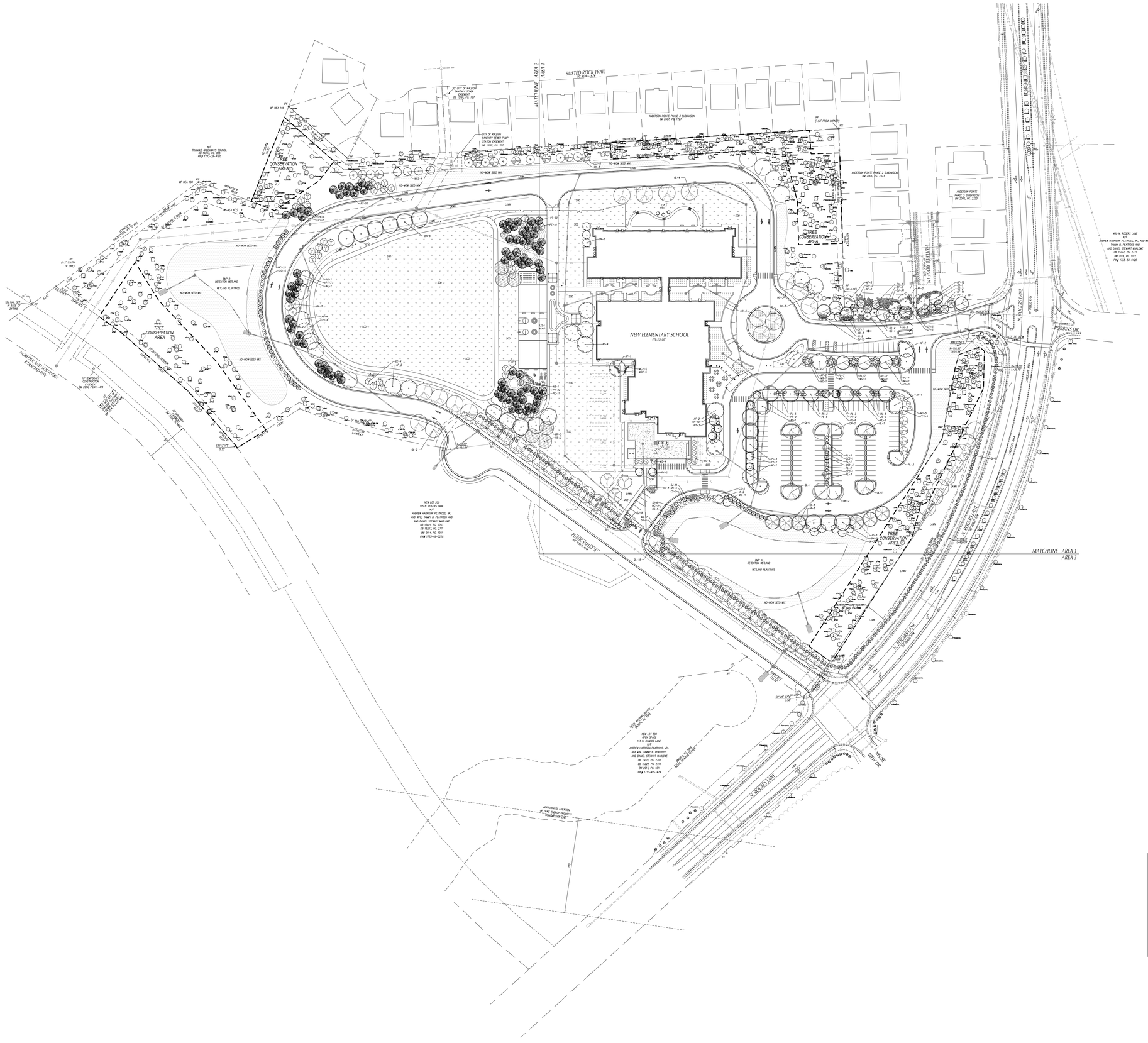
DRAWING RELEASE DATE

SITE OVERALL EX. CONDITIONS & DEMO PLAN

SHEET TITLE

C02.00

SHEET



LANDSCAPE NOTES

1. LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
2. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
3. ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE WRITTEN SPECIFICATIONS.
4. ALL PLANT MATERIAL (SHRUBS/TREES) SHALL BE A MINIMUM DISTANCE OF 4 1/2 FEET FROM BACK OF CURB, EXCEPT ALONG ANY NEW WALLS ADJACENT TO PARKING WHERE CURB STOPS WILL BE USED.
5. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED WITH 3" (AFTER SETTLING) OF BROWN DYED TRIPLE SHREDDED HARDWOOD MULCH SHALL BE USED AROUND ALL PLANTINGS WITH THE EXCEPTION OF BUFFER PLANTINGS.
6. APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF MULCH.
7. ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
8. DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS, (i.e. HOLES WHICH, WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS.) SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
9. LAWN AREAS SHALL BE SEEDED WITH RIVIERA OR SUNSTAR BERMUDA GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED PRIOR TO FINAL INSPECTION. SEE DETAIL SHEET FOR RATES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
10. CONTACT THE LANDSCAPE ARCHITECT FOR INSPECTION 48 HOURS IN ADVANCE OF THE SCHEDULED SITE VISIT AND AT THE FOLLOWING INTERVALS:
    - 10.1. REVIEW OF GRADING PRIOR TO PLANT AND LAWN INSTALLATION
    - 10.2. REVIEW OF PLANT MATERIAL PRIOR TO INSTALLATION.
    - 10.3. ONE SUBSTANTIAL COMPLETION MEETING FOR PLANT INSTALLATION.
    - 10.4. ONE FINAL INSPECTION FOR ALL SEEDING/PLANTING OPERATIONS.
11. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
12. LANDSCAPE SUB-CONTRACTOR (UNDER GC CONTRACT) SHALL BE RESPONSIBLE FOR WATERING ALL PLANTS AND LAWN AREAS AT HIS COST FROM HIS OWN WATER SOURCE INCLUDING DURING PERIODS OF DROUGHT UNTIL THE PLANTS AND LAWN ARE DECLARED SUBSTANTIALLY COMPLETE. PLANT MATERIALS OR AREAS OF GRASS WHICH PERISH SHALL BE RE-ESTABLISHED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL EQUIPMENT & SUBCONTRACTORS AWAY FROM SEEDED AREAS. IF DAMAGE OCCURS, THROUGH NO FAULT OF THE OWNER, AREAS SHALL BE REGRADED AND RESEEDED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL WATER AND MAINTAIN THOSE AREAS UNTIL THEY ARE AT 95% COVERAGE AT SUBSTANTIAL COMPLETION.
14. SUBSTITUTIONS OF PLANT MATERIAL SHALL ONLY BE ACCEPTED 60 DAYS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. SUBSTITUTION REQUESTS MUST BE IN WRITING AND WILL ONLY BE ACCEPTED FOR LACK OF AVAILABILITY. REASONS WHICH CAN BE SUBSTANTIATED OR FOR SUPERIOR STOCK SUBSTITUTIONS.
15. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO REVIEW GRADING ONE WEEK PRIOR TO SEEDING, IF THE LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT FIND GRADING UNACCEPTABLE FOR FINAL SEEDING, LANDSCAPE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.
16. IF CONFLICTS OCCUR BETWEEN WRITTEN SPECIFICATIONS AND THE DRAWINGS, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.
17. ALL SOD SHALL TIFWAY 419 BERMUDA GRASS.
18. ALL 3:1 SLOPES SHALL BE STABILIZED WITH 'NO-MOW' NATURALIZED SEED MIX.

SEEDBED PREPARATION

1. DISCEL ALL CUT GRADES OR COMPACTED AREAS TO A MINIMUM DEPTH OF 6".
2. DISC ALL AREAS TO RECEIVE GRASS TO A MINIMUM OF 6 INCHES, MIX AND AMEND WITH 3 INCHES OF IMPORTED TOPSOIL. REFER TO SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM. CONSTRUCTION EQUIPMENT & TRAFFIC SHALL BE REMOVED PRIOR TO SEEDING.
4. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, RECEPTIVE BUT UNIFORM SEEDBED IS PREPARED TO A 4 INCHES DEPTH.

OVERALL PLAN FOR PLAN REVIEW ONLY, NOT FOR CONSTRUCTION.
SEE 40 SCALE PLAN SHEETS FOR DETAILED INFORMATION.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NC GRID (NAD 83/11)

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919/573-6400

LEXINGTON
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Lexington, SC 29073
803/356-0507

WAKE COUNTY PUBLIC SCHOOL SYSTEM

NEW ELEMENTARY SCHOOL (E40)

PROJECT TITLE

WCPSS PROJECT #: 861-0506

PRELIMINARY NOT FOR CONSTRUCTION

CLH DESIGN, P.A.
400 Regency Forest Drive
Suite 120
Cary, North Carolina 27518
Phone: (919)319-6716
Fax: (919)319-7516
LA: C-106, PE: C-1595

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REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY SITE PLAN SUBMITTAL

PROJECT PHASE

1427

BOOMERANG DESIGN PROJECT NUMBER

06/25/2015

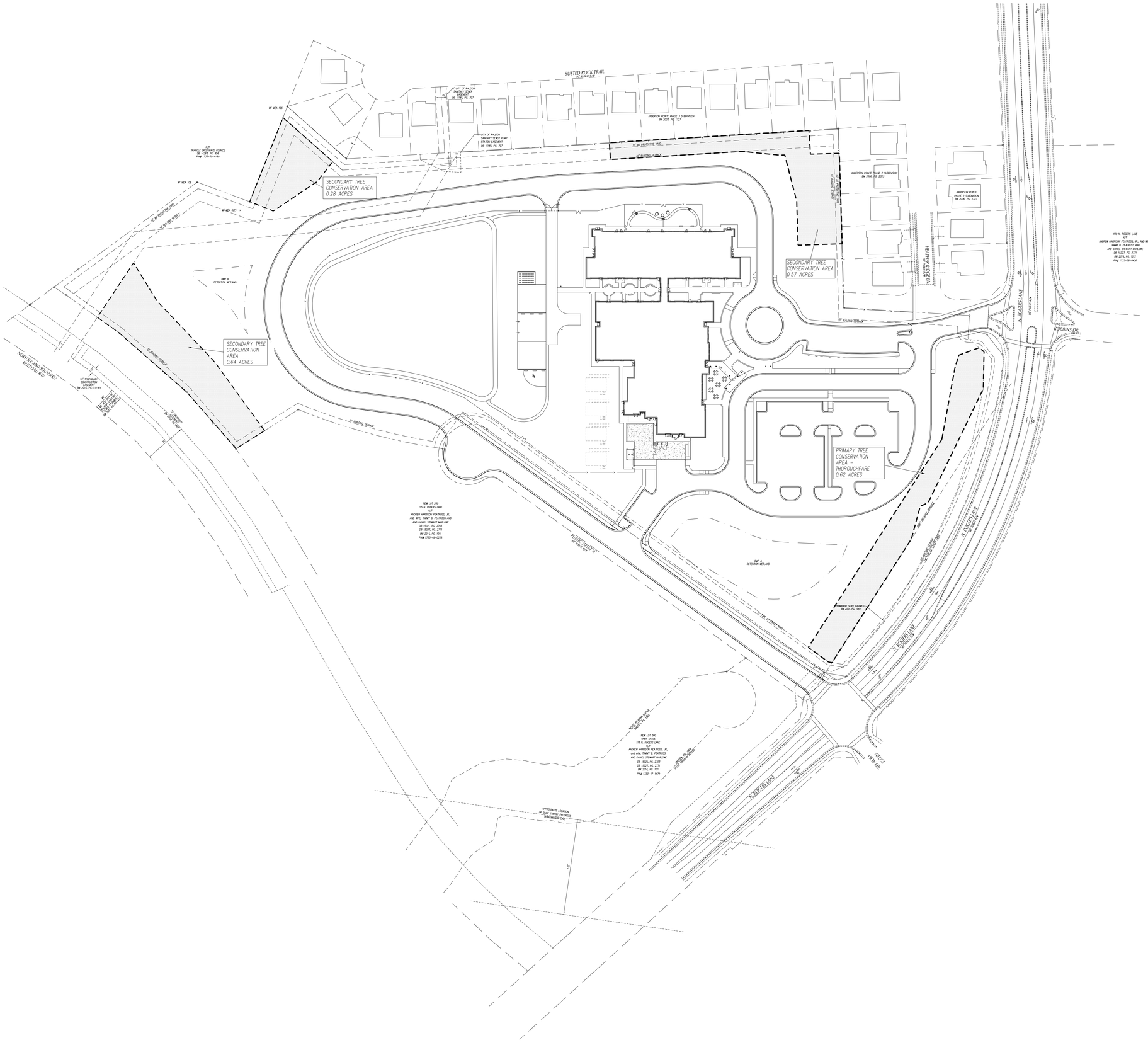
DRAWING RELEASE DATE

SITE OVERALL LANDSCAPE PLAN

SHEET TITLE

C06.00

SHEET



Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation

(Include applicable information on the plan sheet)

Project Name: E40 Elementary School

Gross Site Acres:	20.47	ac
Right-of-ways to be dedicated with this project:		ac
Net Site Acres:	20.47	ac

	Number of Acres		Percent of Total
UDO 9.1.4.A. Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SHOD 1		ac	%
1. Primary Tree Conservation Area - SHOD 2		ac	%
2. Primary Tree Conservation Area - Parkway Frontage		ac	%
3. Primary Tree Conservation Area - CM		ac	%
4. Primary Tree Conservation Area - NPOD		ac	%
5. Primary Tree Conservation Area - Champion Tree 30X dbh species		ac	%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2		ac	%
7. Primary Tree Conservation Area - 40% Slopes		ac	%
8. Primary Tree Conservation Area - Thoroughfare	0.62	ac	3.02 %
Subtotal of Primary Tree Conservation Areas:	0.62	ac	3.02 %
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		ac	%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)	1.49	ac	7.28 %
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include specimen trees and their alternate compliance areas)		ac	%
Subtotal of Secondary Tree Conservation Areas:	1.49	ac	7.28 %
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	2.11	ac	10.31 %

UDO 9.1.9. Watershed Protection Overlay Districts

UNPOD - Wooded Area (preserved)		ac	%
UNPOD - Wooded Area (planted)		ac	%
PAPOD - Wooded Area (preserved)		ac	%
PAPOD – Wooded Area (planted)		ac	%
SWPOD - Wooded Area (preserved)		ac	%
SWPOD - Wooded Area (planted)		ac	%

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PROJECT PHASE

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BOOMERANG DESIGN PROJECT NUMBER

06/25/2015

DRAWING RELEASE DATE

TREE CONSERVATION PLAN

SHEET TITLE

C06.04

SHEET