



# Administrative Approval Action

Case File / Name: ASR-0005-2020  
Fuller Elementary School

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This 15 acre site zoned R-6 is located on the west side of S. State Street, just north of the intersection of S. State Street and Interstate 40, and at 806 Calloway Drive.

**REQUEST:** Demolition of the existing elementary school (Fuller Elementary) and construction of a new 105,352 square foot Fuller Elementary School with associated parking and site program elements.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**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 dated May 5, 2020 by CLH DESIGN.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **Stormwater**

1. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. The State of North Carolina shall approve any proposed land disturbance and erosion control plan
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

### **Urban Forestry**

5. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
3. A sight distance easement will be required to be recorded per the location shown on the approved administrative site review plan.

## Urban Forestry

4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.46 acres of tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## General

1. That all required plats for easements and dedications be approved by the City, recorded in the Wake County registry, and a copy be provided to the City of Raleigh.

## Engineering



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2. 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

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

4. 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 (UDO 9.2).
5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

***The following are required prior to issuance of building occupancy permit:***

## General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

## Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

## Urban Forestry

3. Final inspection of all tree conservation areas street trees by Urban Forestry Staff.

**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:** June 4, 2023

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

**4-Year Completion Date:**



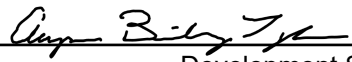
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Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time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

I hereby certify this administrative decision.

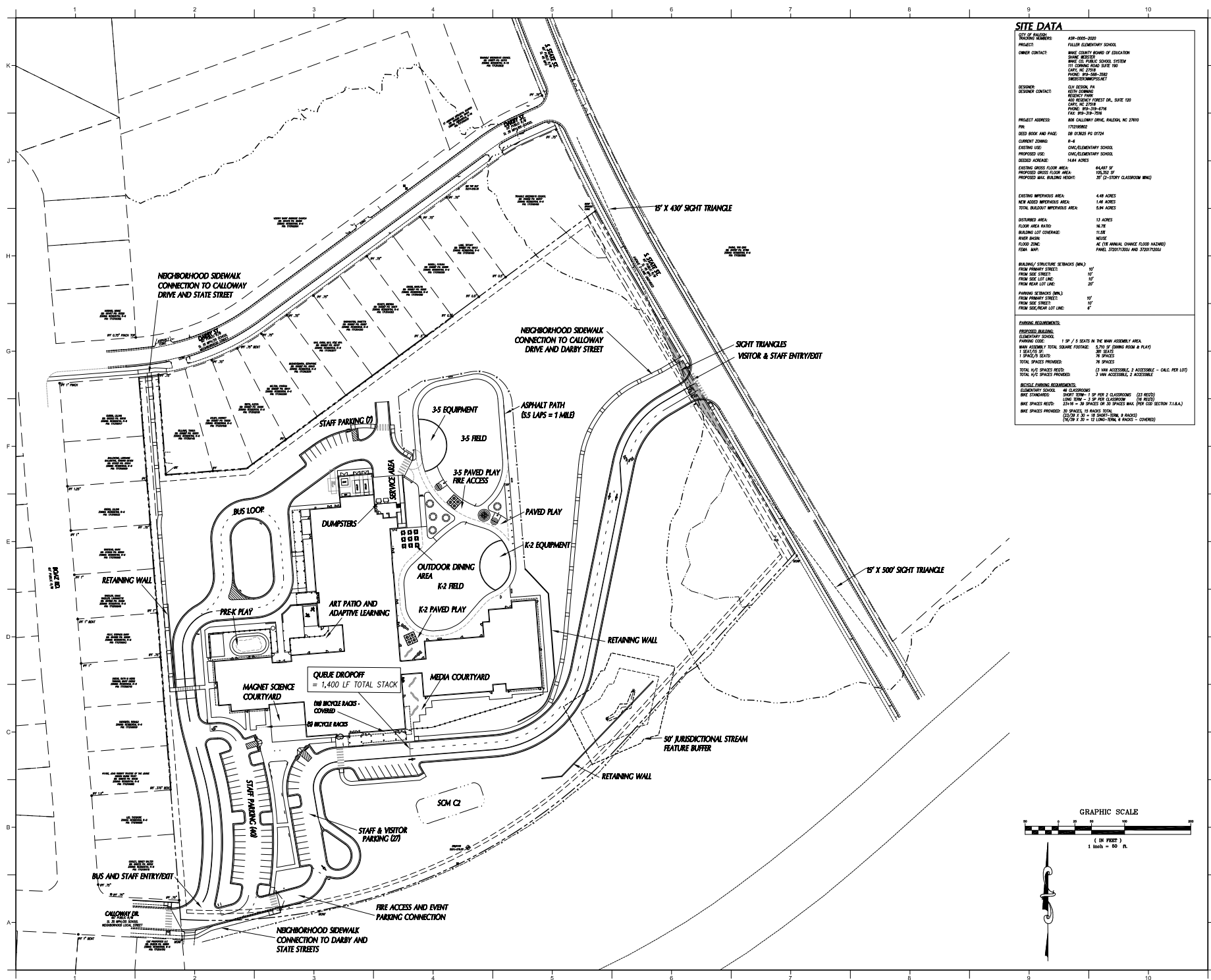
Signed:  Date: 06/04/2020  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters

806 CALLOWAY DRIVE  
RALEIGH, NC 27610  
WAKE COUNTY BOARD OF EDUCATION  
ADMINISTRATIVE SITE REVIEW SUB  
TO CITY OF RALEIGH  
CITY OF RALEIGH CASE #ASR-0005-2020

THIS PROJECT IS EXEMPT FROM THE RALEIGH BLOCK  
PERMETER REQUIREMENTS PER ORDINANCE NO. 2019 39  
429 (TC-6-19) SECTION 8.3.2.A.1.b.iv DUE TO THE LAND  
USE (ELEMENTARY SCHOOL).

C00.00

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**Davis Karie**  
ARCHITECTS, P.A.  
ARCHITECTURE, PLANNING, INTERIORS  
500000 OBERLIN RD., SUITE 4H, NC 27625  
919-533-0737 • WWW.DAVISKARIE.COM

**CLH DESIGN, P.A.**  
400 Regency Forest Drive  
Suite 120  
Cary, North Carolina 27518  
Phone: (919) 319-6710  
Fax: (919) 319-7800  
LE: C-108  
PD: C-1080

## PROJECT INFORMATION

**FULLER ELEMENTARY SCHOOL**  
WAKE COUNTY PUBLIC SCHOOL SYSTEM  
WCPSS PROJECT ID: 862-716  
WCPSS PROJECT MANAGER - SHANE WEBSTER  
806 CALLOWAY DRIVE, RALEIGH, NC 27610

SEALS

FOR REVIEW ONLY

DKA JOB NUMBER

WCPSS PROJECT ID:  
862-716

## REVISIONS



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PM2.5

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11/11/2019

05/05/2020

SHEET TITLE

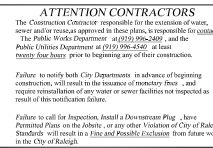
OVERALL SITE PLAN

C00 01

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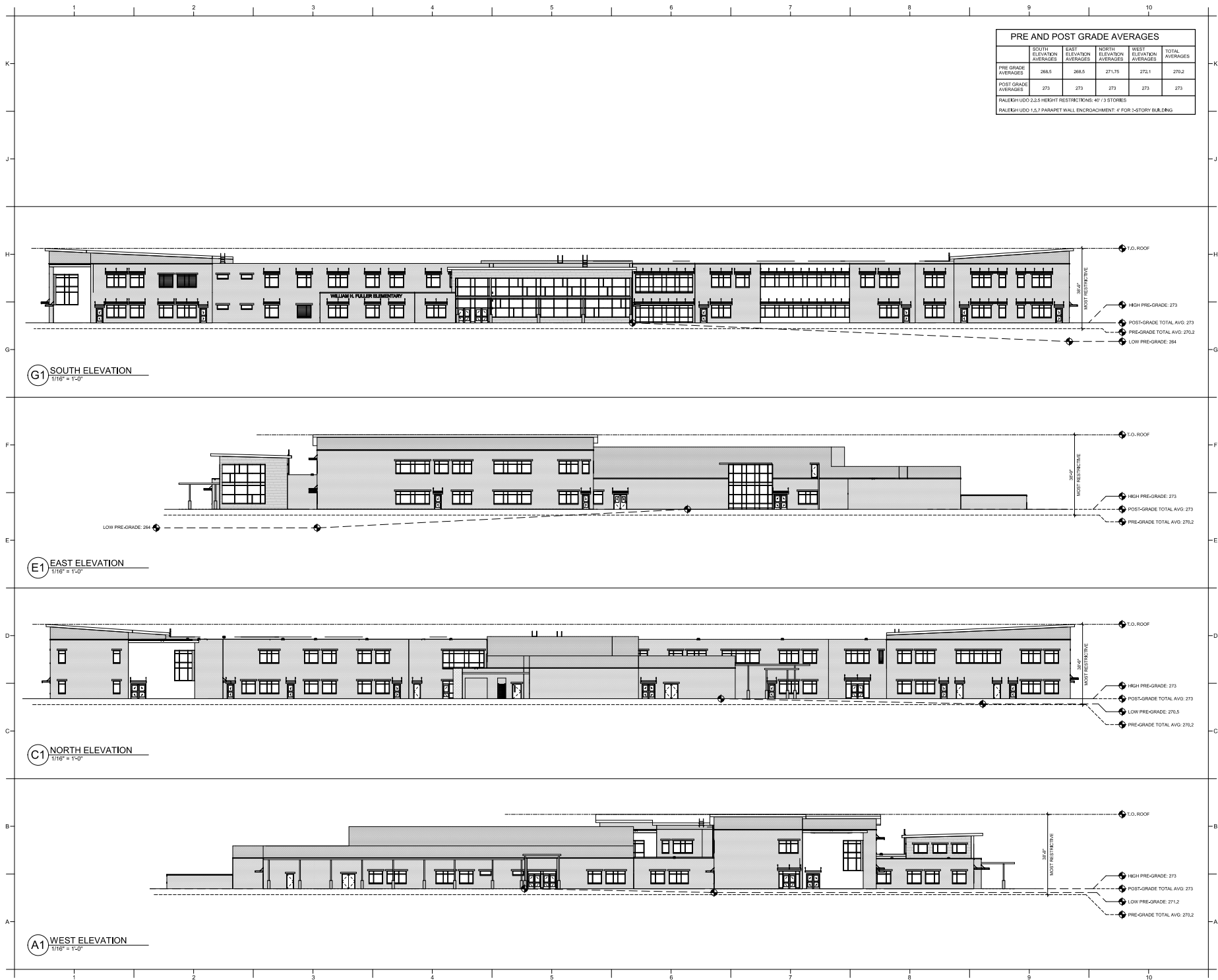




[illegible]







G1 SOUTH ELEVATION  
1/16" = 1'-0"

E1 EAST ELEVATION  
1/16" = 1'-0"

C1 NORTH ELEVATION  
1/16" = 1'-0"

A1 WEST ELEVATION  
1/16" = 1'-0"

PRE AND POST GRADE AVERAGES					
	SOUTH ELEVATION AVERAGES	EAST ELEVATION AVERAGES	NORTH ELEVATION AVERAGES	WEST ELEVATION AVERAGES	TOTAL AVERAGES
PRE GRADE AVERAGES	266.5	368.5	271.75	272.1	270.2
POST GRADE AVERAGES	273	273	273	273	273
RALEIGH UDD 3.2.5 HEIGHT RESTRICTIONS: 40' / 3 STORIES RALEIGH UDD 1.5.7 PARAPET WALL ENCROACHMENT: 4' FOR 3-STORY BUILDING					

**Davis Kane**  
ARCHITECTURE PLANNING INTERIORS  
95330 GREEN HILL ROAD, RALEIGH, NC 27603  
919.833.0375 WWW.DAVISKANE.COM

PROJECT INFORMATION

**FULLER ELEMENTARY SCHOOL**  
WAKE COUNTY PUBLIC SCHOOL SYSTEM  
WCPS PROJECT ID: 862-716  
WCPS PROJECT MANAGER: CHRIS FORD  
800 CALLOWAY DRIVE, RALEIGH, NC 27610

SEALS

FOR REVIEW ONLY

FOR REVIEW ONLY

DKA JOB NUMBER

1911

WCPS PROJECT ID:

862-716

REVISIONS

DATE ISSUED

01/22/2020

SHEET TITLE

CITY OF RALEIGH

OVERALL

ELEVATIONS

A02.00