

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: _____			
Inside City limits? Yes No			
Property address(es): _____			
Site P.I.N.(s): _____			
Please describe the scope of work. Include any additions, expansions, and change of use. 			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: _____		Title: _____	
Address: _____			
Phone #: _____		Email: _____	
Applicant Name: _____			
Company: _____		Address: _____	
Phone #: _____		Email: _____	

DEVELOPMENT TYPE + SITE DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): OX-3-CU	Existing gross floor area (not to be demolished): 0 sf
	Existing gross floor area to be demolished: 0 sf
Gross site acreage: 7.51	New gross floor area: 44,000 sf
# of parking spaces required: No Maximum	Total sf gross (to remain and new): 44,000 sf
# of parking spaces proposed: 69	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Undeveloped	
Proposed use (UDO 6.1.4): School	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 2.58 Square Feet: 112385
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: 3720172300J	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: N/A	Total # of hotel units: N/A
# of bedroom units: 1br N/A 2br N/A 3br N/A 4br or more N/A	
# of lots: N/A	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, George Genero will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:  Date: 6/21/2022

Printed Name: George Genero

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Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Civic

GENERAL INFORMATION

Development name: Raleigh Oak Charter School

Inside City limits? Yes No

Property address(es): 3400 Sungate Blvd Raleigh, NC 27610

Site P.I.N.(s): 1723477999

Please describe the scope of work. Include any additions, expansions, and change of use. Construction of multi story school building associated access drives, pick up lanes and parking. Construction of a multi use path for Raleigh Park Center Recreation is also included. Existing site is undeveloped.

Current Property Owner/Developer Contact Name: Jay Lemery (Developer)

NOTE: please attach purchase agreement when submitting this form.

Company: Parks Holdings, LLC Title:

Address: PO Box 2123

Phone #: 865.742.1993 Email: shadley@leeassociates.com

Applicant Name: Jay Lemery

Company: Performance Charter School Development Address: 10318 Lake Road, B102 Houston, Texas 77070

Phone #: 832-823-8200 Email: jlemery@performancecsd.com

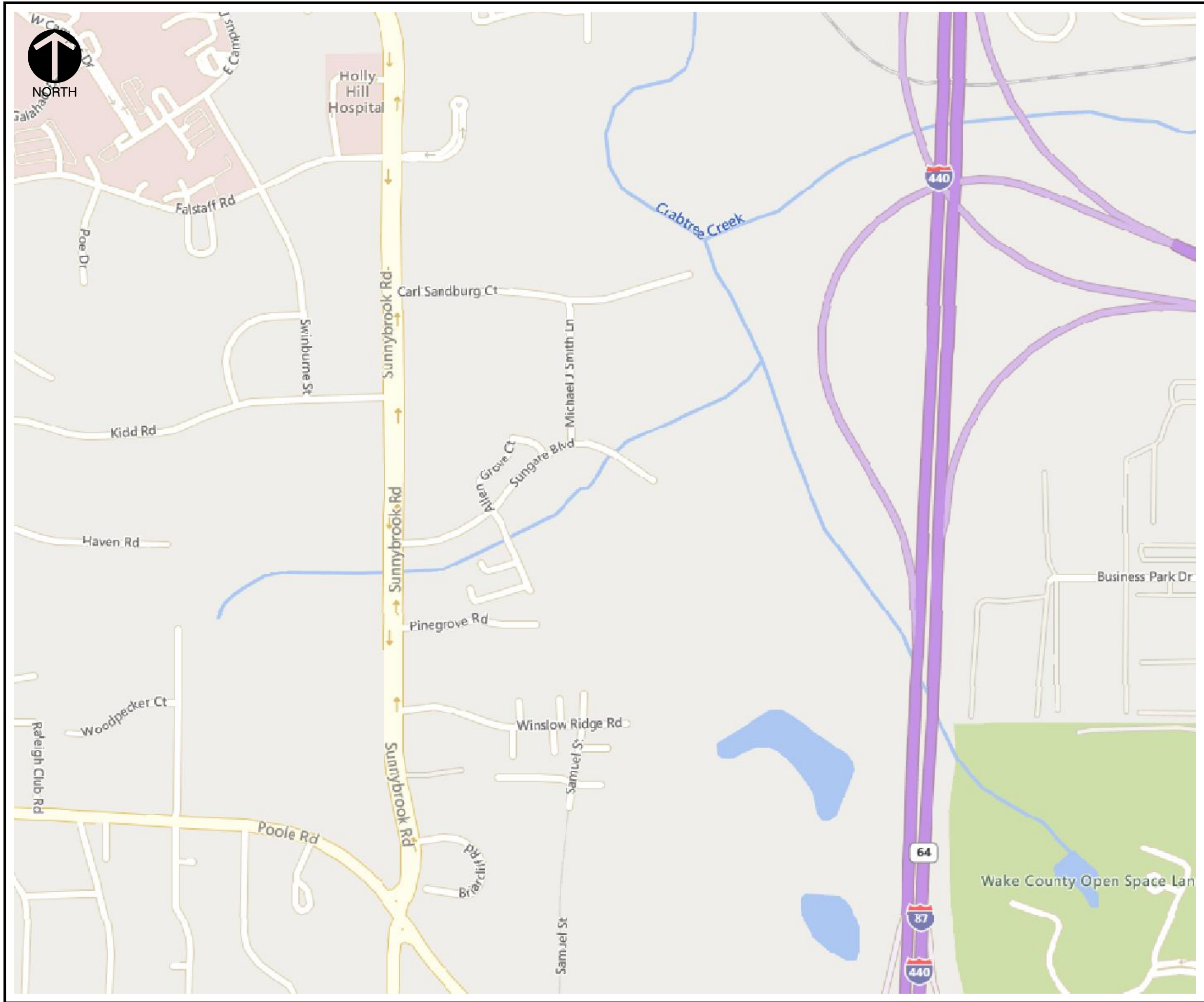
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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Proposed use (UDO 6.1.4): School	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 2.58 Square Feet: 112885
Is this a flood hazard area? Yes No	
If yes, please provide: Alluvial soils:	
Flood study: FEMA Map Panel #: 870172300J	
Neuse River Buffer Yes No	Wetlands Yes No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel units: N/A
# of bedroom units: 1br N/A 2br N/A 3br N/A 4br or more N/A	
# of lots: N/A	Is your project a cottage court? Yes No

SIGNATURE BLOCK	
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I, George Genaro will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: [Signature]	Date: 6/21/2022
Printed Name: George Genaro	

RALEIGH OAK CHARTER SCHOOL
3400 SUNGATE BOULEVARD RALEIGH, NC 27610
ZONE: OX-3-CU
USE: EDUCATION K-8
PIN: 1723477999
PROJECT AREA: 7.55 AC
JUNE 2022



VICINITY MAP
SCALE: 1"=500'

OWNER/TEAM INFORMATION

CIVIL ENGINEER	DEVELOPER
CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 530 HOWELL ROAD SUITE 203 GREENVILLE, SOUTH CAROLINA 29615 PH: (864) 626-3140 (OFFICE) CONTACT: MATT JOHNSON, P.E. EMAIL: MSJOHNSON@CECINC.COM	PERFORMANCE CHARTER SCHOOL DEVELOPMENT JAY LEMERY DIRECTOR OF FACILITY DEVELOPMENT MOBILE: (832) 823-8200 DIRECT: (281) 581-0706 JLEMERY@PERFORMANCECSD.COM
ARCHITECT	OWNER
MUSSMAN ARCHITECTS 610 N MAIN ST GREENVILLE, SC 29601 MOLLIE GREENE, NCARB DIRECTOR OF DESIGN OFFICE: (864) 626-6330 EXT 1009 CELL: (864) 609-7769	RALEIGH OAK CHARTER SCHOOL 9400 FORUM DR RALEIGH, NC 27615
CONTRACTOR	
OMEGA CONSTRUCTION, INC. 1100 SOUTH STRATFORD ROAD, BUILDING C, SUITE 110 WINSTON-SALEM, NC 27103 PH: CONTACT: LEE COOK, EXEC. VP EMAIL:	

DRAWING INDEX		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	C000	COVER SHEET
2	C100	EXISTING CONDITIONS & DEMOLITION PLAN
3	C200	OVERALL SITE LAYOUT
4	C300	OVERALL GRADING PLAN
5	C400	STORMWATER MANAGEMENT PLAN
6	C500	UTILITY PLAN
7	TCA-1	TREE CONSERVATION AREAS
8	TCA-2	TREE INVENTORY AND PROTECTION DETAILS
9	TCA-3	TREE INVENTORY
10	LP-1	PLANTING PLAN
11	LP-2	PLANTING PLAN
12	LP-3	PLANTING PLAN
13	LP-4	PLANTING DETAILS AND SPECIFICATIONS
14	E102	SITE PHOTOMETRICS
15	A501	EXTERIOR ELEVATIONS

LEGEND	
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING PROPERTY PARCEL BOUNDARY
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING UNDERGROUND POWER LINE
---	EXISTING WETLAND
---	EXISTING PAVEMENT TO BE REMOVED
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED INDEX CONTOUR
---	PROPOSED INTERMEDIATE CONTOUR
---	PROPOSED DRAINAGE AREA TO BMP
---	FLOW DIRECTION

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
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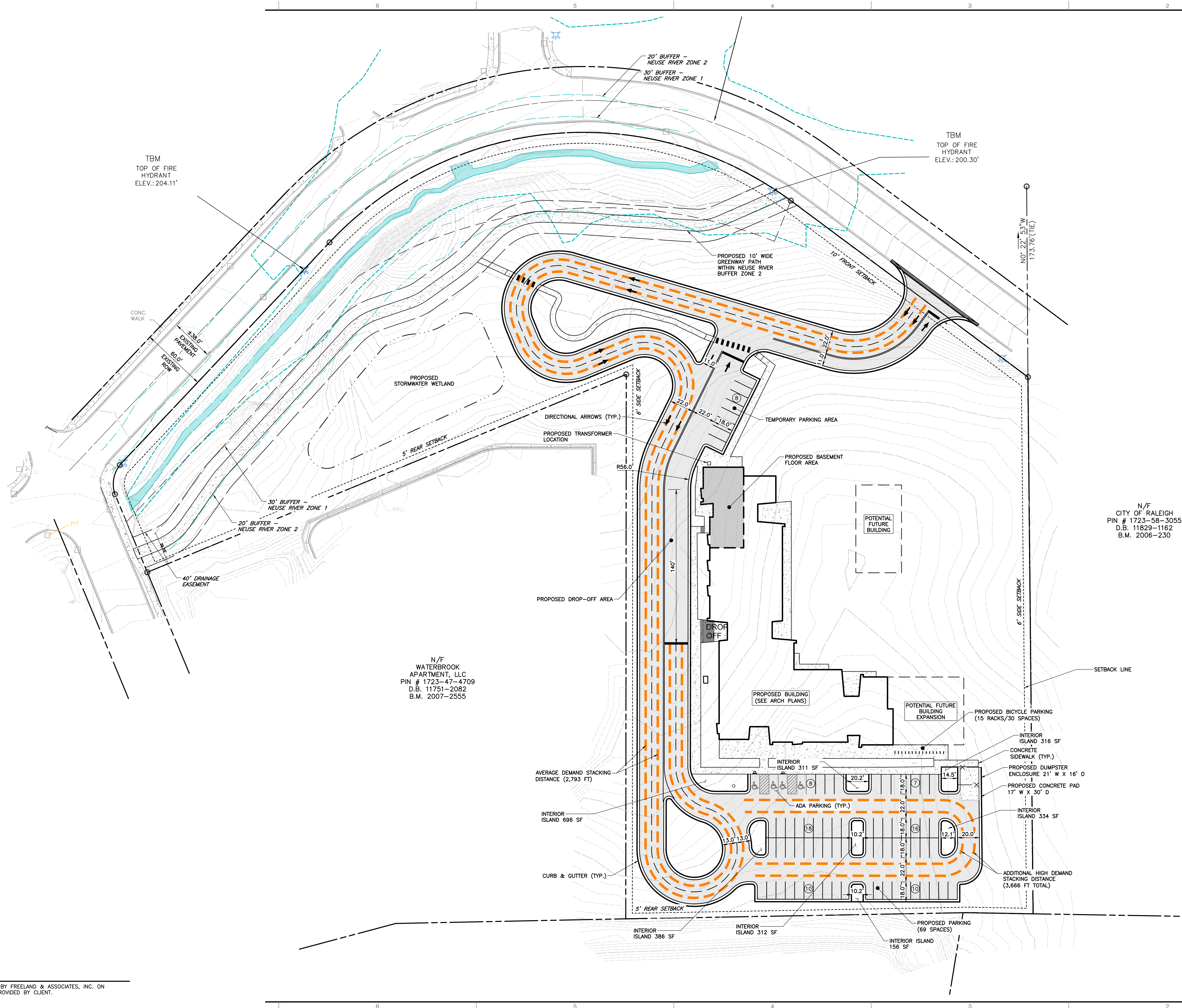
Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273
Ph: 980.237.0373 - Fax: 980.237.0372
www.cecinc.com

OMEGA CONSTRUCTION INC.
RALEIGH OAK ACADEMY
3400 SUNGATE BLVD
RALEIGH, NORTH CAROLINA

COVER SHEET


DATE: MARCH 2022	DRAWN BY: MRS
DWG SCALE: AS SHOWN	CHECKED BY: MSJ
PROJECT NO: 318-183	APPROVED BY: GAG

DRAWING NO.: C000



NOTE: BICYCLE PARKING IS CALCULATED ACCORDING TO UDO 7.1.7.J STATING NO MORE THAN 30 BICYCLE SPOTS ARE EXPECTED TO BE PROVIDED.

SCALE IN FEET



0 40 80

OVERALL SITE LAYOUT

DATE:	MARCH 2022	DRAWN BY:	MRS
DWG SCALE:	AS SHOWN	CHECKED BY:	MSJ
PROJECT NO:	318-183		
APPROVED BY:	GAG		

DRAWING NO.:
C200
SHEET OF

**OMEGA CONSTRUCTION INC.
RALEIGH OAK ACADEMY
3400 SUNGATE BLVD
RALEIGH, NORTH CAROLINA**

CEE

Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive · Suite 400 · Charlotte, NC 28273
Ph: 980.237.0373 · Fax: 980.237.0372
www.ceeinc.com

[illegible]

REFERENCE

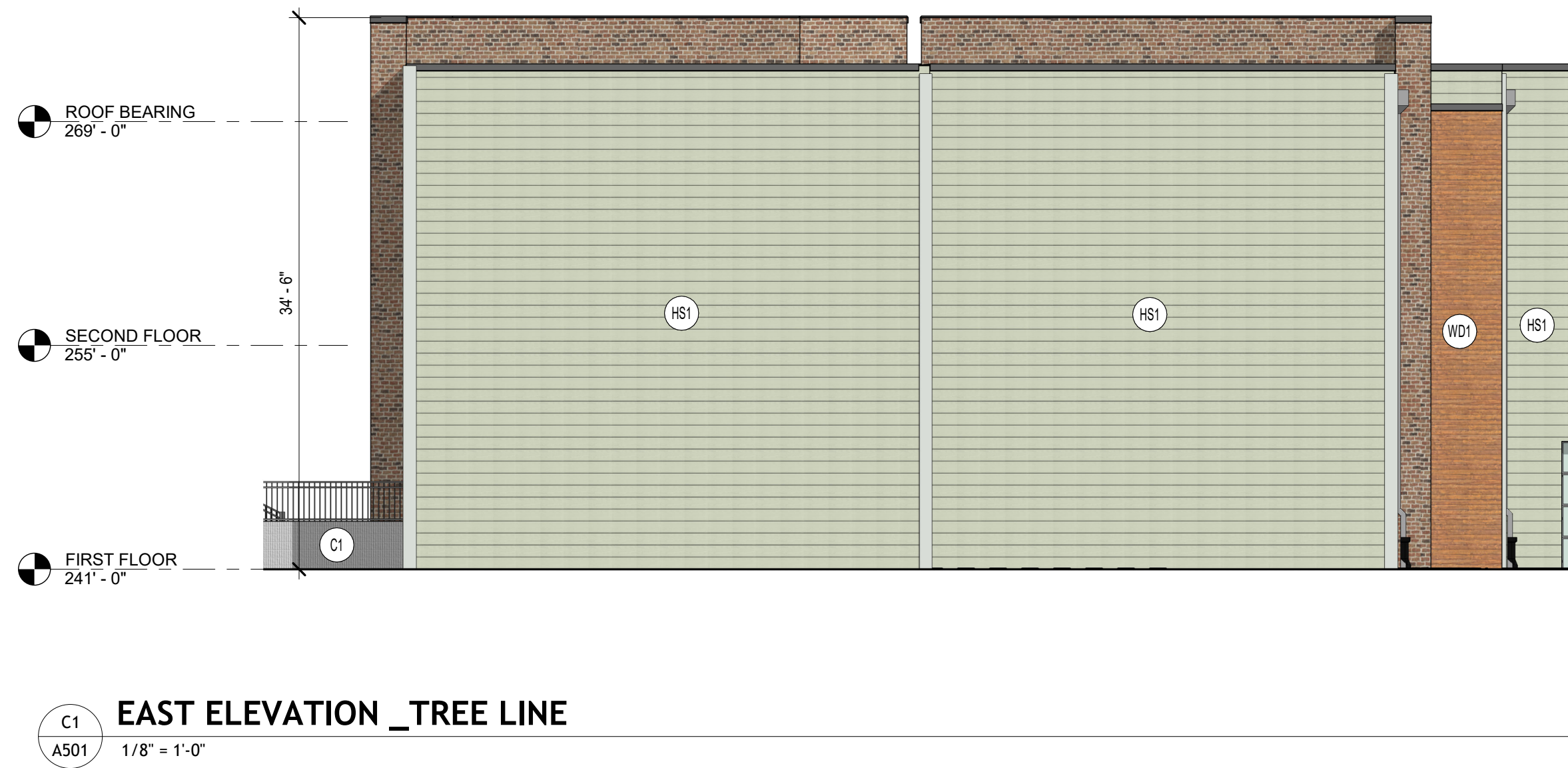
1. SURVEY PERFORMED BY FREELAND & ASSOCIATES, INC. ON 12-13-2021 AND PROVIDED BY CLIENT.

6/9/2022 12:09 PM

D



C



B



A



DRAWING NOTES

EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION
CONCRETE	
C1	CONCRETE
MASONRY	
BR1	MODULAR FACE BRICK, FIELD COLOR
METAL	
M1	METAL COPING TO MATCH STOREFRONT
SIDING	
HS1	HARDIE LAP SIDING COLOR 1
HS2	HARDIE LAP SIDING COLOR 2
WD1	WOOD GRAIN SIDING
REFER TO FINISH SCHEDULE FOR FURTHER INFORMATION	

CONSULT 10/20/20

SEALS

SHEET ISSUE:
NO. DATE DESCRIPTION BY
A 05.23.22 SCHEMATIC DESIGN

PRINCIPAL IN CHARGE: PM
PROJECT ARCHITECT: Checker
DRAWN BY: Author

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO. PROJ. NO.
000000

A501

MUSSMAN
ARCHITECTS

610 N. Main Street Greenville, SC 29601
ph: 864-626-6330 email: paul@musmanarchitects.com

RALEIGH OAK CHARTER
3400 SUNCATE BLVD

NOT FOR CONSTRUCTION

S:\Projects\022023 - Performance, Omega - Raleigh Oak Charter\022023_Performance_Raleigh Oak Charter