



# Administrative Approval Action

Case File / Name: ASR-SR-18-2019  
YORK ELEMENTARY SCHOOL

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

**LOCATION:** The site is located on the north side of Brookhaven Drive and east side of Brookhaven Nature Preserve. The site is addressed at 5201 Brookhaven Dr, which is inside City limits.

**REQUEST:** Redevelopment of a 14.94-acre tract zoned R-4 to demolish an existing school and rebuild a new public elementary school in a Civic building with 107,740 sq ft of gross floor area. This site plan received a variance from the Board of Adjustment (case A-119-18) for relief from block perimeter requirements of UDO Sections 8.3.4 B, C and 8.3.5 A.

**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 July 19, 2019 by CLH Design pa.

## **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:*

### **General**

1. All spot grades for average grade determination will be clearly shown on the Grading Plan (UDO 1.5.7.B). This includes lowest and highest grade measurement for each elevation, to be completed for pre-development and post-development conditions.

### **Stormwater**

2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

### **Urban Forestry**

4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
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.).



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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:*

## Urban Forestry

1. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.1 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. Provide fire flow analysis.
2. Comply with all conditions of A-119-18.
3. A demolition permit shall be obtained.

## Engineering

4. 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.

## Stormwater

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).
6. 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).

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

## General

1. Final inspection of all tree conservation areas by Urban Forestry Staff.



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## 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).

**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:** August 21, 2022

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

**4-Year Completion Date:**

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: \_\_\_\_\_

Development Services Dir/Designee

Date: 08/21/2019

Staff Coordinator: Ryan Boivin

# YORK ELEMENTARY SCHOOL ADMINISTRATIVE SITE PLAN REVIEW

5201 BROOKHAVEN DR  
RALEIGH, NC 27612

CLH DESIGN PROJECT NUMBER: 18-130  
CITY OF RALEIGH FILE #: SR-18-19  
CITY OF RALEIGH ASR TRANSACTION #: 589021

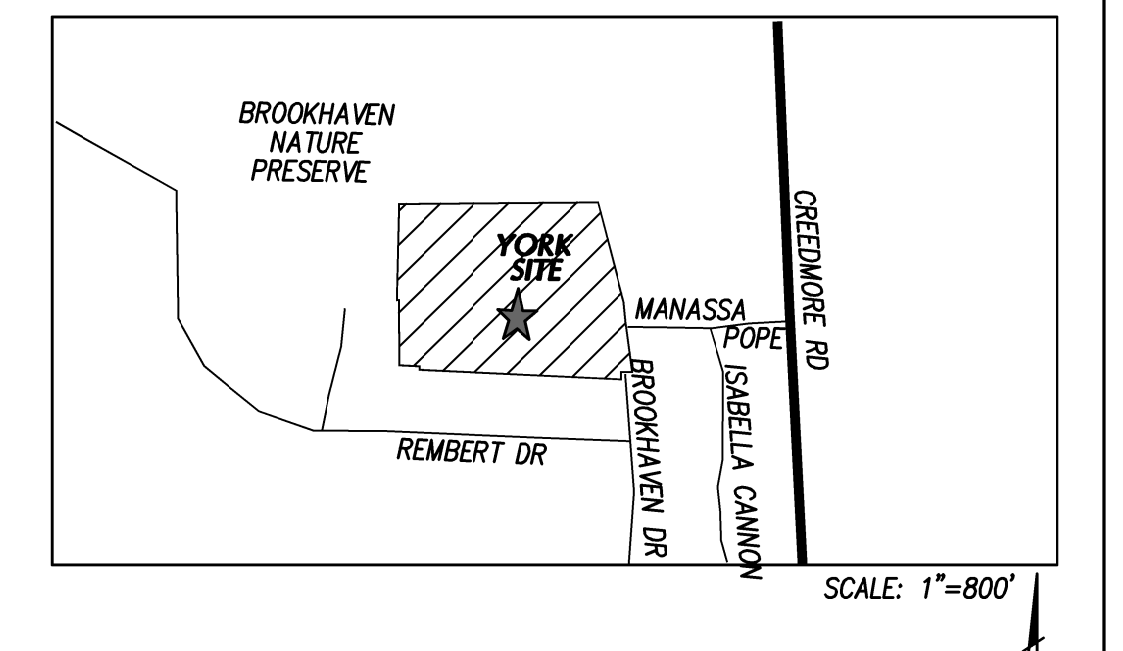
## INDEX OF DRAWINGS

CIVIL	
C00.00 COVER SHEET	A06.01 BUILDING EXTERIOR ELEVATIONS
C00.01 OVERALL PLAN	PC.01 PARKING CALCULATIONS LOWER LEVEL
C01.01 YORK SITE STAKING PLAN	PC.02 PARKING CALCULATIONS MAIN LEVEL
C01.02 YORK SITE STRIPING & PAVEMENT MARKING PLAN	PC.03 PARKING CALCULATIONS UPPER LEVEL
C01.03 YORK SITE TRANSPORTATION PLAN	19-0070A SITE LIGHTING PLAN
C02.01 YORK SITE EXISTING CONDITIONS & DEMOLITION PLAN	
C03.01 YORK SITE GRADING PLAN	
C03.02 STORMWATER PLAN: PRE-DEVELOPMENT	
C03.03 STORMWATER PLAN: POST-DEVELOPMENT	
C03.04 YORK SITE GRADING ENLARGEMENT AREA	
C04.01 YORK SITE EARLY PHASE SITE EROSION CONTROL PLAN (NOT INCLUDED IN ASR SET - WILL BE REVIEWED BY NCDENR)	
C04.02 YORK SITE LATE PHASE SITE EROSION CONTROL PLAN (NOT INCLUDED IN ASR SET - WILL BE REVIEWED BY NCDENR)	
C05.01 YORK SITE UTILITY PLAN	
C06.01 YORK SITE LANDSCAPING PLAN	
C06.02 YORK SITE TREE CONSERVATION PLAN	
C07.01 EROSION CONTROL DETAILS (NOT INCLUDED IN SET)	
C07.02 EROSION CONTROL DETAILS (NOT INCLUDED IN SET)	
C07.03 SITE DETAILS	
C07.04 SITE DETAILS	
C07.05 ENLARGED PLAY AREA DETAILS (NOT INCLUDED IN SET)	
C07.06 SITE UTILITY DETAILS	
C07.07 SITE UTILITY DETAILS	
C07.08 SITE UTILITY DETAILS	
C07.09 SITE UTILITY DETAILS	
C07.10 SITE DETAILS	
C07.11 SITE PLANTING DETAILS	

## OWNER & DESIGNER INFORMATION

LAND OWNER:	WAKE COUNTY BOARD OF EDUCATION
OWNER CONTACT:	ANNA MARIA TAYLOR 1429 ROCK QUARRY ROAD SUITE 116 RALEIGH, NC 27610 919-621-4378
DESIGNER:	CLH DESIGN, PA
DESIGNER CONTACT:	ALICE REESE 400 REGENCY FOREST DR., SUITE 120 CARY, NC 27518 PHONE: 919-319-6716 FAX: 919-319-7516
PROPERTY DEED BOOK AND PAGE:	DB 013625 PG 01724

## VICINITY MAP



## ADMINISTRATIVE SITE REVIEW APPLICATION

### Administrative Site Review Application (for UDO Districts only)



### DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-3495 | fax 919-996-1831  
Litchford Satellite Office | 8330 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4300

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

<b>BUILDING TYPE</b>	<b>FOR OFFICE USE ONLY</b>
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	Transaction Number #589021 Assigned Project Coordinator Assigned Team Leader
<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 565922

<b>GENERAL INFORMATION</b>			
Development Name York Elementary School			
Zoning District R-4	Overlay District (if applicable) N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Use existing elementary school			
Property Address(es) 5201 Brookhaven Dr, Raleigh, NC Major Street Location: Brookhaven Dr			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 0796355317	P.I.N.	P.I.N.	P.I.N.
What is your project type?	<input type="checkbox"/> Apartment <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Duplex <input type="checkbox"/> Other: if other, please describe:	<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court
<b>WORK SCOPE</b> Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. This project consists of demolition of an existing elementary school and construction of new parking, grading, landscaping, play areas for a new elementary school on the York site.			
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b> Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act. This project requires a variance from section 8.3.4 & 8.3.5 Subdivision/Site Access.			
<b>CLIENT/DEVELOPER/OWNER</b>			
Company The Wake County Board of Education		Name (s) David Neter	
Address 5625 Dillard Dr, Crossroad Building 1, Cary, NC 27518			
Phone 919-694-0232		Email dneter@wcpss.net	Fax N/A
<b>CONSULTANT (Contact Person for Plans)</b>			
Company CLH Design, P.A.		Name (s) Alice Reese/Hannah Lintner	
Address 400 Regency Forest Dr, Suite 120, Cary, NC 27518			
Phone 919-319-8716		Email areese@clhdesignpa.com	Fax 919-319-7516

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REVISION 05.13.16

<b>DEVELOPMENT TYPE &amp; SITE DATA TABLE (Applicable to all developments)</b>			
<b>Zoning Information</b>		<b>Building Information</b>	
Zoning District(s) R-4		Proposed building use(s) education(elementary school)	
If more than one district, provide the acreage of each: N/A		Existing Building(s) sq. ft. gross 70384 GSF	
Overlay District N/A		Proposed Building(s) sq. ft. gross 107740 GSF	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 14.94		Total sq. ft. gross (existing & proposed) 107740 GSF	
Off street parking: Required 80 Provided 91		Proposed height of building(s) 26.25' (max. of the ave. 10' elevation)	
COA (Certificate of Appropriateness) case # N/A		# of stories 3	
BOA (Board of Adjustment) case # A-119-18-12/10/18		Ceiling height of 1 <sup>st</sup> Floor 14'-8"	
CUD (Conditional Use District) case # Z- N/A			
<b>Stormwater Information</b>			
Existing Impervious Surface 3.94 acres acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 5.36 acres acres/square feet		If Yes, please provide:	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils FEMA Map Panel # Flood Study	
<b>FOR RESIDENTIAL DEVELOPMENTS</b>			
1. Total # Of Apartment, Condominium or Residential Units		5. Bedroom Units: 1br 2br 3br 4br or more	
2. Total # Of Congregate Care Or Life Care Dwelling Units		6. Infill Development 2.2.7	
3. Total Number of Hotel Units		7. Open Space (only) or Amenity	
4. Overall Total # Of Dwelling Units (1-6 Above)		8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>SIGNATURE BLOCK (Applicable to all developments)</b>			
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 development plan as approved by the City.			
I hereby designate Alice Reese, PLA-CLH Design, P.A. 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 5/15/19	
Printed Name David Neter, WCPSS Chief Operating Officer			
Signed		Date	
Printed Name			

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REVISION 05.13.16

## CITY OF RALEIGH SOLID WASTE SERVICES REQUIRED NOTES:

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- DESIGNER HAS REVIEWED AND IS COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLIDS WASTE DESIGN MANUAL.
- THE PROPOSED DEVELOPMENT PLANS TO USE PRIVATE SOLID WASTE SERVICES (SWS) TO HANDLE THEIR TRASH NEEDS
- SEE SHEET C01.01 - STAKING PLAN FOR LOCATION OF DUMPSTERS WITHIN THE PROPOSED SERVICE COURT.

## APPROVALS AND MODIFICATIONS

BOA CASE#: A-119-18

VARIANCE FROM ARTICLE 9.3 SUBDIVISION ACCESS AND SECTION 8.3.4B & C AND 8.3.5.A OF UDO APPROVED WITH FOLLOWING CONDITIONS:

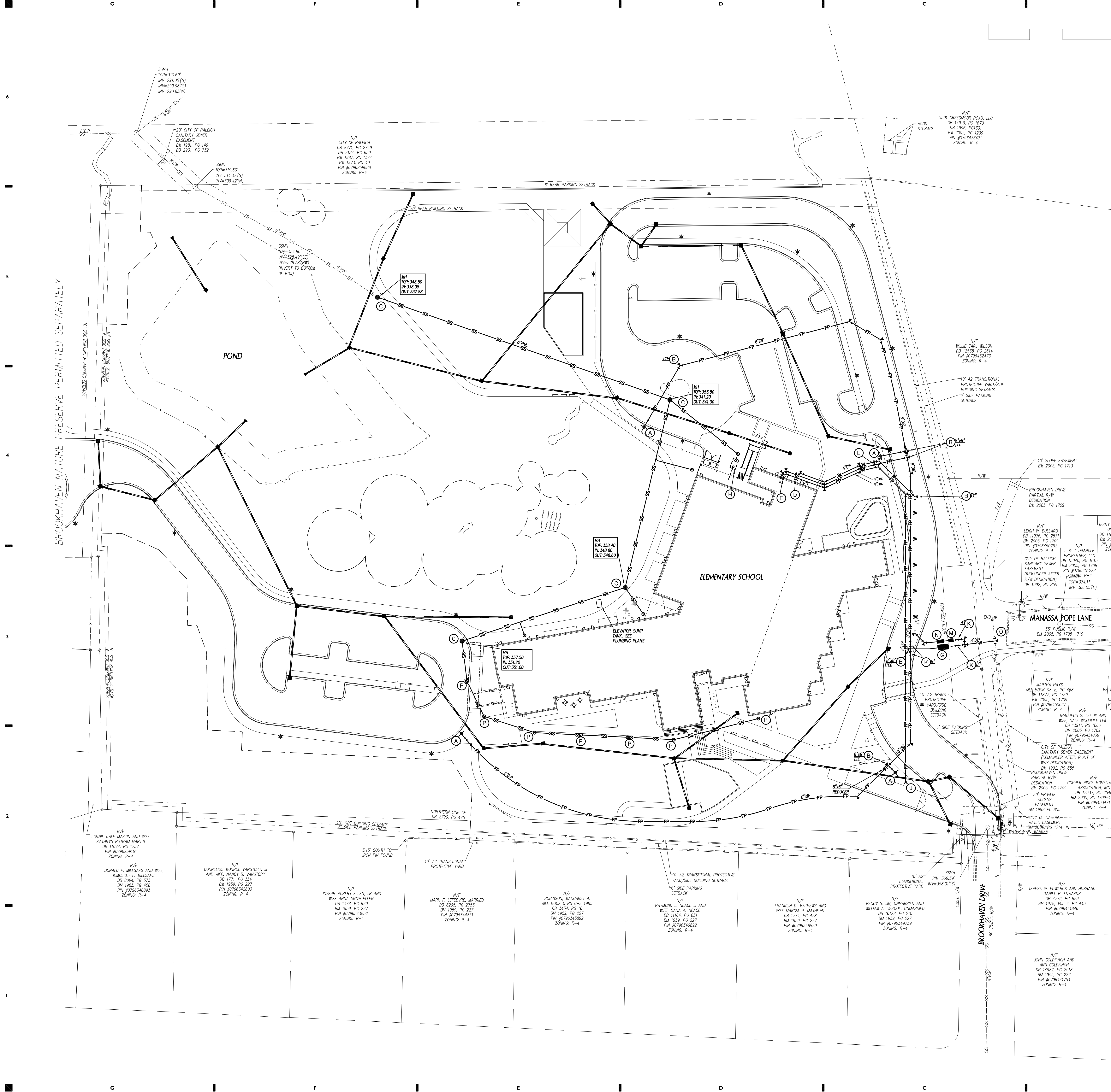
- APPLICANT DEDICATES RIGHT-OF-WAY FOR A HAMMERHEAD TURN-AROUND ON MANASSAS POPE LANE
- APPLICANT DEDICATES AN ACCESS EASEMENT FOR A TURN-AROUND AT THE BROOKHAVEN DRIVE

## PRIVATE STREET INSPECTION STATEMENT

THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUB GRADE/AGGREGATE BASE, PROOF ROLLS, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTIONS MANAGER AT P.O. BOX 590, RALEIGH, NC 27602 OR FAXED TO (919) 831-6339. CONTACT PAUL KALLAM AT (919) 516-2159 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS.

## PUBLIC IMPROVEMENT TABLE





STANDARD CITY OF RALEIGH UTILITY NOTES

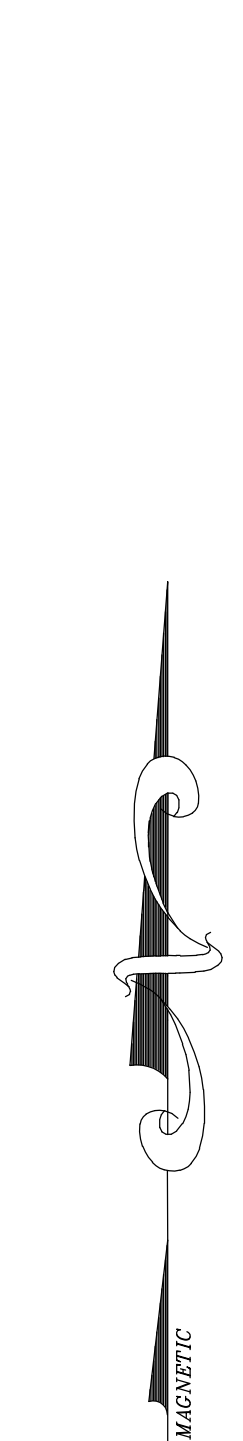
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
  - 2.1. A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25 FROM A PRIVATE WELL OR 50 FROM A PUBLIC WELL.
  - 2.2. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE SEPARATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - 2.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCLOSURE EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 2.4. 5.0 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - 2.5. MAINTAIN 12" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & ROP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & ROP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECTRY DIP MATERIALS IN A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-40).
  - 2.6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IF THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
7. INSTALL 4" PVC WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOWER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCOTD / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIM@CITYBEASLEYDESIGN.COM FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOAN HARLEY AT (919) 996-5923 OR JOAN@CITYBEASLEYDESIGN.COM FOR MORE INFORMATION.
14. ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24"-IN.
15. AS PER SECTION 7.4 OF THE CITY OF RALEIGH UDO, THE INSTALLATION OF SITE LIGHTING, MOUNTING OR FIXTURE LOCATION SHALL BE MADE IN STRICT COMPLIANCE OF THE UDO.

KEYNOTES

- A FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET C07.06.
- B THRUST BLOCKING, TYP. SEE DETAIL SHEET C07.06.
- C SANITARY SEWER MANHOLE, SEE DETAIL SHEET C07.08. SEE SANITARY SEWER PLAN AND PROFILE. SEE DETAIL SHEET C07.08 FOR ADDITIONAL INFORMATION.
- D EXTEND UTILITY TO WITHIN 5'-0" OF BUILDING WALL OR AS INDICATED ON PLUMBING PLANS. REFER TO PLUMBING PLANS FOR LOCATION AND INVERTS. MAKE CONNECTION TO PLUMBING SERVICE.
- E EXTEND WATER MAIN TO 12-IN ABOVE FINISH FLOOR FOR FIRE PROTECTION/PLUMBING CONNECTION. SEE DETAIL SHEET C07.08. REFER TO FIRE PROTECTION/PLUMBING PLANS FOR EXACT LOCATION.
- F SANITARY SEWER CLEANOUT, SEE DETAIL SHEET C07.08.
- G 8" WILKINS 3750A REDUCED PRESSURE DETECTOR ASSEMBLY (RPA), OR EQUAL FROM CORPUS LIST OF APPROVED ASSEMBLIES. WITHIN HEATED ENCLOSURE. SEE DETAIL SHEET C07.08 FOR ADDITIONAL INFORMATION. PROVIDE TAMPER SWITCHES ON ABOVE GRADE VALVES. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- H GREASE TRAP AND BUILDING SANITARY SEWER SERVICES, SEE PLUMBING PLANS.
- I FIRE DEPARTMENT CONNECTION, SEE DETAIL SHEET C07.07.
- J GATE VALVE AND VALVE BOX, SEE DETAIL SHEET C07.07.
- K POST INDICATOR VALVE W/ TAMPER SWITCH, SEE SPECS. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- L 4" WATER METER, SEE DETAIL SHEET C07.07.
- M 4" WILKINS 375A REDUCED PRESSURE BACKFLOW ASSEMBLY (RPA), OR EQUAL FROM CORPUS LIST OF APPROVED ASSEMBLIES. WITHIN HEATED ENCLOSURE. SEE DETAIL SHEET C07.07. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- N TAPPING SLEEVE, VALVE AND BLOCKING, SEE DETAIL SHEET C07.07.
- O SANITARY SEWER CLEANOUT, SEE DETAIL SHEET C07.08.

UTILITY LEGEND

EXISTING	PROPOSED
OVERHEAD ELEC	UE
UNDERGROUND ELEC	UE
GAS	G
SANITARY SEWER	SS
TELEPHONE	T
UNDERGROUND TELE	UT
WATER	W
STAND PIPE SUPPLY	SP
FIRE PROTECTION	FP
FORCE MAIN	FM
FIBER OPTIC	FO
ROOF DRAIN	RD
ARTIFICIAL TURF SUB-DRAIN	CD
CONDENSATE DRAIN	CD
UTILITY POLE	LP
MANHOLE	PP
CLEAN OUT	CO
DROP INLET/CATCH BASIN	OL CB
FIRE HYDRANT	FH
CONC THRUST BLOCKING	MY
SANITARY SEWER STRUCTURE I.D.	3
STORM SEWER STRUCTURE I.D.	8
CONDENSATE RELIEF BASIN	CRB



6300 Main Rd., Suite 200  
Raleigh, NC 27603  
919.781.4444  
www.skinnerfarlow.com

**Skinner | Farlow | Kirwan**  
architecture

**CLH DESIGN**  
CLH Design, PA  
400 Regency Forest Dr.  
Suite 120  
Cary, NC 27518  
Phone: 919.218.6716  
Fax: 919.218.7516  
A/E-C-106, P.E. C-1995

60% CD SET

WCPSS  
862-0511

REVIEW DOCUMENTS  
NOT FOR CONSTRUCTION

REVIEW DOCUMENTS  
NOT FOR CONSTRUCTION

#	date	note
1	3/11/2019	ASR SUB#1
2	5/9/2019	ASR SUB#2
3	6/20/2019	ASR SUB#3
4	7/19/2019	ASR SUB#4

Proposed New

**York Elementary School**  
**ADMINISTRATIVE SITE PLAN REVIEW**

Wake County Public School System  
5301 Brookhaven Drive, Raleigh, NC 27612

**WAKE COUNTY**  
PUBLIC SCHOOL SYSTEM

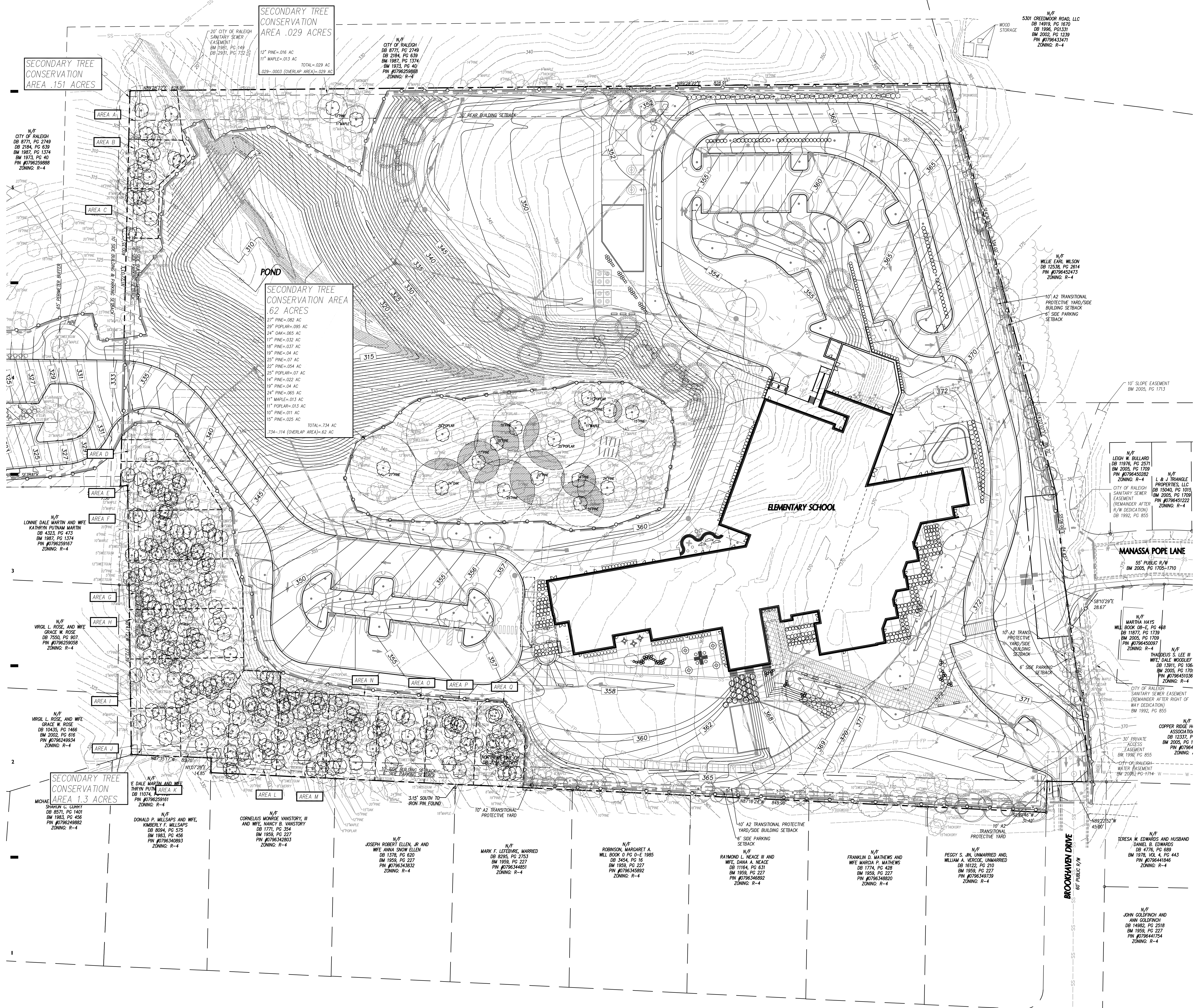
PROJECT 1297-18  
DATE 07.19.2019  
DRAWN AR, HL  
CHECKED AR, KL

YORK SITE UTILITY  
PLAN

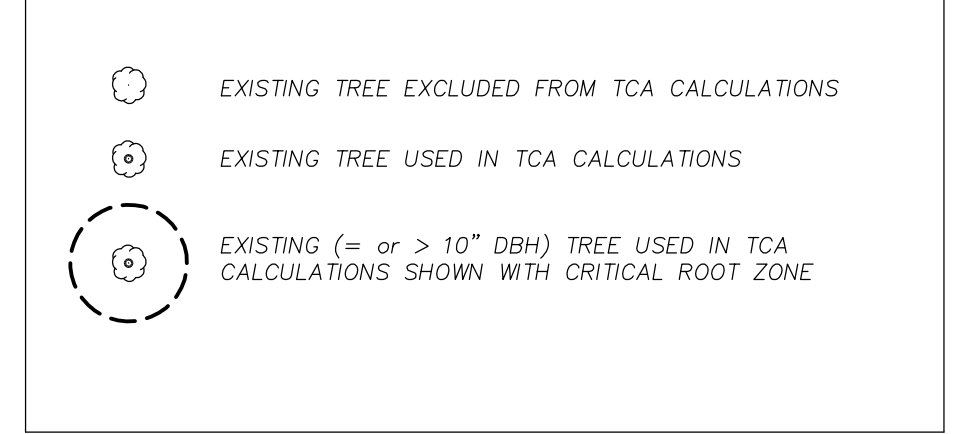
**C05.01**



BROOKHAVEN NATURE PRESERVE PERMITTED SEPARATELY



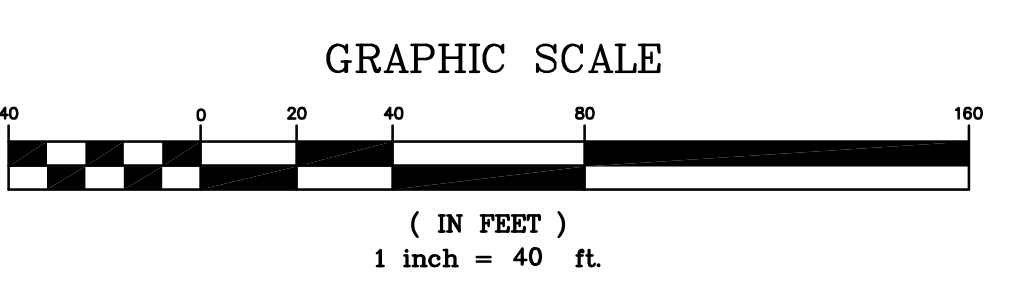
TREE CONSERVATION LEGEND



Tree Conservation Plan Data Sheet  
UDO Article 8.1 Tree Conservation  
(Include applicable information on the plan sheet)

Project Name: York Elementary School	Gross Site Acres:	14.94	ac
	Right-of-way to be dedicated with this project:	.11	ac
	Net Site Acres:	14.83	ac

	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	0	as 0 %
1. Primary Tree Conservation Area - SHOD 2	0	as 0 %
1. Primary Tree Conservation Area - Parkway Frontage	0	as 0 %
3. Primary Tree Conservation Area - CM	0	as 0 %
4. Primary Tree Conservation Area - MPCD	0	as 0 %
5. Primary Tree Conservation Area - Champion Tree XXX' dbh species	0	as 0 %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0	as 0 %
7. Primary Tree Conservation Area - 45% Slopes	0	as 0 %
8. Primary Tree Conservation Area - Thoroughfare	0	as 0 %
Subtotal of Primary Tree Conservation Areas:	0	as 0 %
UDO 9.1.4.D.2 Tree Conservation Area - Greenway	0	as 0 %
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)	1.451	as 9.78 %
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)	.649	as 4.38 %
Subtotal of Secondary Tree Conservation Areas:	2.1	as 14.16 %
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	2.1	as 14.16 %
UDO 9.1.3. Watershed Protection Overlay Districts		
UNWPOD - Wooded Area (preserved)	0	as 0 %
UNWPOD - Wooded Area (planted)	0	as 0 %
FWWPOD - Wooded Area (preserved)	0	as 0 %
FWWPOD - Wooded Area (planted)	0	as 0 %
SWWPOD - Wooded Area (preserved)	0	as 0 %
SWWPOD - Wooded Area (planted)	0	as 0 %



Skinner | Farlow | Kirwan  
architecture

CLH DESIGN  
CLH Design, PA  
400 Regency Forest Dr.  
Suite 120  
Cary, NC 27518  
Phone: 919.319.6716  
Fax: 919.319.7516  
A/C-106, P/C-1595

60% CD SET

WCPSS  
862-0511

REVIEW DOCUMENTS  
NOT FOR CONSTRUCTION

REVIEW DOCUMENTS  
NOT FOR CONSTRUCTION

#	date	note
1	3/11/2019	ASR SUB#1
2	5/9/2019	ASR SUB#2
3	6/20/2019	ASR SUB#3
4	7/19/2019	ASR SUB#4

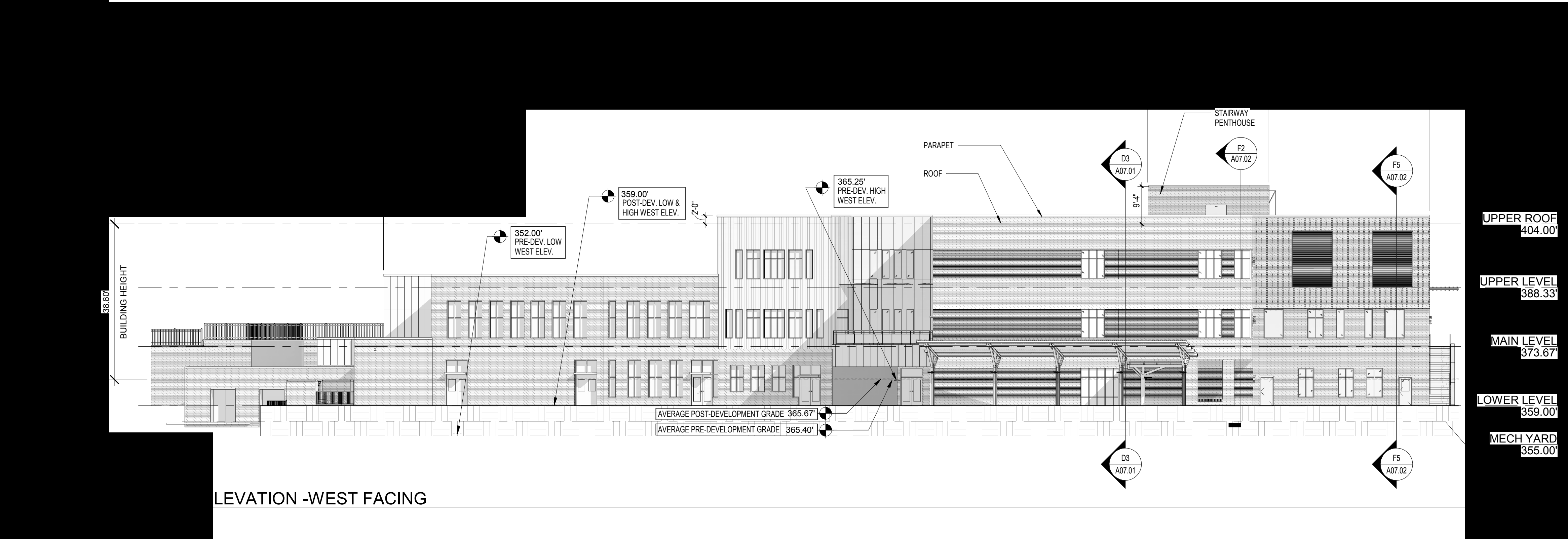
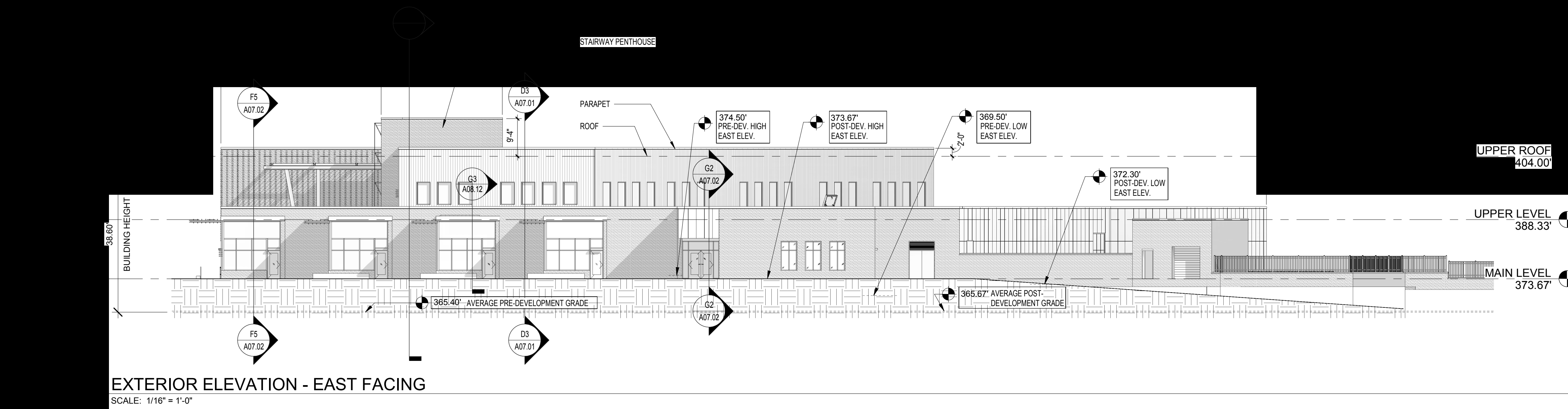
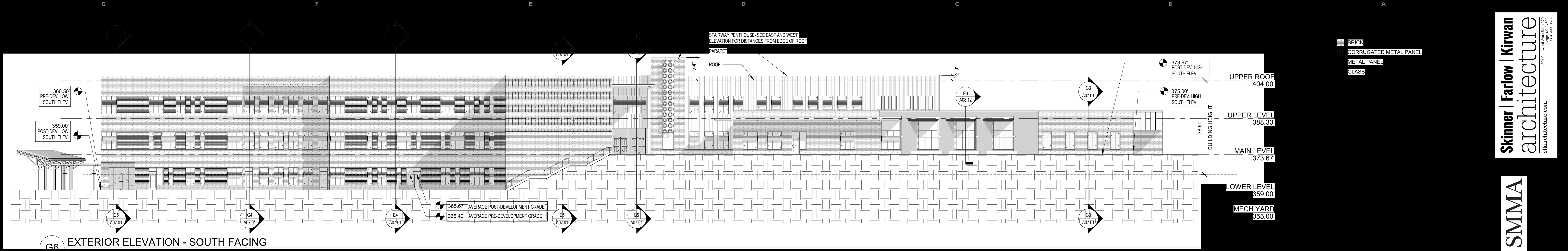
Proposed New  
York Elementary School  
ADMINISTRATIVE SITE PLAN REVIEW  
Wake County Public School System  
5301 Brookhaven Drive, Raleigh, NC 27612

WAKE COUNTY  
PUBLIC SCHOOL SYSTEM

PROJECT 1297-18  
DATE 07.19.2019  
DRAWN BY AR, HL  
CHECKED BY AR, KL

TREE CONS.  
PLAN

C06.02



BRICK  
CORRUGATED METAL PANEL  
METAL PANEL  
GLASS

Skinner | Farlow | Kirwan  
architecture  
301 Commercial Ave., Suite 100  
Raleigh, NC 27601  
919.872.2992  
sf@skinnerfarlowkirwan.com

SMMA

project status

owner id

seals

revisions

1 3/11/2019 ASR SUB#1  
2 5/9/2019 ASR SUB#2  
3 6/20/2019 ASR SUB#3  
4 7/19/2019 ASR SUB#4

WAKE COUNTY  
PUBLIC SCHOOL SYSTEM

sheet name

sheet no