



# 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-13-14 / E-36 Elementary School

**General Location:** This site is located on the south side of the intersection of Tarheel Club Road and Tarheel Clubhouse Road.

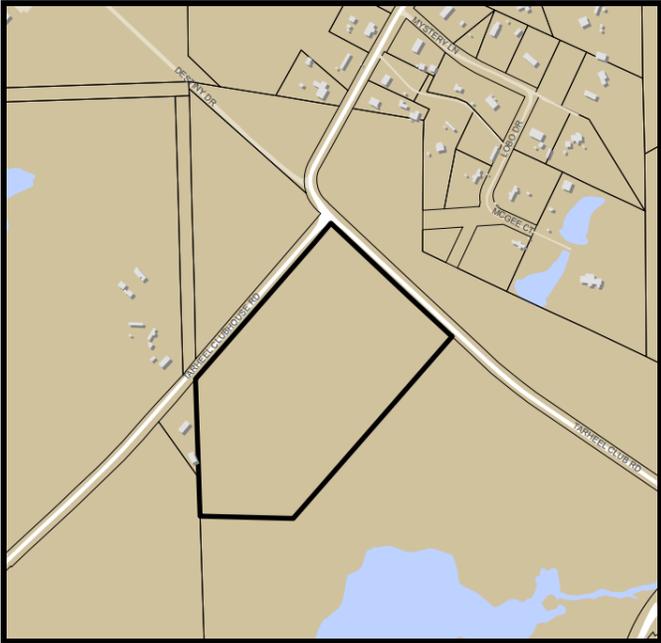
**CAC:** Northeast

**Request:** Development of a 21.5 acre tract zoned Agriculture Productive (AP) into a 102,100 square foot civic building. Proposed development will contain an elementary school with associated parking, recreational facilities, stormwater devices, and tree conservation areas. Parking will be provided at one space per five seats in the principal assembly room in accordance with Section 7.1.2.C. 132 spaces are required, 135 spaces are provided. The Traffic Impact Analysis has required offsite improvements to be made at the intersection of Old Milburnie Road and Tarheel Club Road. These improvements will be submitted under a separate Infrastructure Construction Drawing submittal from the school site. The approval of the offsite work and the construction drawings of those improvements will be a condition of approval for the Certificate of Occupancy of the school.

**Design Adjustment:** NA

**Administrative Alternate:** NA

**Contact:** Alice Reese, CLH Design, PA



SR-13-14 Location Map



**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 Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
2. That NCDENR approve and permit the sediment and erosion control plan for this development;
3. That a nitrogen offset payment must be made to a qualifying mitigation bank;
4. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
5. That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site shall be paid to the City;
6. That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on any plats for recording as private drainage easements;
7. 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;
8. That construction plans for the shared stormwater devices, public utilities, and public roadway improvements be submitted and approved by the Public Works Department;

**Prior to issuance of building permits:**

11. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
12. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
13. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
14. That right-of-way dedication on Tarheel Clubhouse Road and Tarheel Club Drive be recorded as shown on the approved preliminary plan.

15. 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;
16. That the offsite sanitary sewer easement be dedicated to the City of Raleigh and the recorded map provided to the Planning Department.

**Prior to issuance of building occupancy permit:**

17. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;
18. That construction drawings for the offsite roadway improvements be approved by the Public Works Department.

---

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bowen (J. Bowen) Date: 2-19-15

**Staff Coordinator:** Justin Rametta

**SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SITE REVIEW 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 12/17/14, submitted by CLH Design, PA.

---