



Administrative Approval Action

Case File / Name: SR-51-18 Conn Elementary
Transaction # 557021, AA # 3906

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is composed of 2 lots and is located on the east side of Brookside Drive. The site is addressed at 1220 Brookside Drive which is inside City limits.

REQUEST: Recombination and redevelopment of a 16.37-acre site zoned R-10 into a 113,390 square foot civic building for a new public elementary school.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: A design adjustment has been approved by the Development Services Designee for the block perimeter requirements of Article 8.3 of The Raleigh Unified Development Ordinance.

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 11/1/2018 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:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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

General

1. Plans will dimension the turning radius and drive aisle width along the egress path for a Solid Waste service vehicle in the Service Area, as shown and approved by Solid Waste Code Enforcement during the 4th Administrative Site Review cycle.

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
2. The modifications to the traffic signal as a result of the realigned driveway with Frank Street are to be approved by Engineering Services.



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Stormwater

- 3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- 4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (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).

Urban Forestry

- 6. 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).
- 7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

PRIOR TO CITY OF RALEIGH AUTHORIZATION FOR BUILDING PERMIT ISSUANCE, THE FOLLOWING LEGAL DOCUMENTS AND MAP RECORDATIONS MUST BE APPROVED-

LEGAL DOCUMENTS - Email to 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 type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input checked="" type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

RECORDED MAP(S) - Submit plat(s) to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved:



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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' general utility 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 20' wide public access easement for the pedestrian passage shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
4. A temporary construction easement and approval from the respective property owner, for the pedestrian passage bridge that partially spans across PIN 1714157326

Public Utilities

5. Note- Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions prior to map recordation and authorization for building permit issuance.

Stormwater

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).
7. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.686 acres of tree conservation area.



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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: 11-28-2021

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:(Planning Dir./Designee)

Date: 11/28/18

Staff Coordinator: Ryan Boivin

Design Adjustment Staff Response



DEVELOPMENT
SERVICES
DEPARTMENT

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Conn Elementary
	Development Case Number	SR-51-2018
	Transaction Number	557021
	Design Adjustment Number	DA - 77 - 2018
Staff recommendation based upon the findings in the applicable code(s):		
<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u> <input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>		
<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u> <input type="checkbox"/> <u>Raleigh Street Design Manual</u>		
Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
DEPARTMENTS		
<input type="checkbox"/> Dev. Services Planner <input type="checkbox"/> City Planning		
<input checked="" type="checkbox"/> Development Engineering <i>K. H. H. H.</i> <input type="checkbox"/> Transportation		
<input type="checkbox"/> Engineering Services <input type="checkbox"/> Parks & Recreation and Cult. Res.		
<input type="checkbox"/> Public Utilities		
STAFF RESPONSE	CONDITIONS:	
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY		


KATELYN W. RITCHIE, PE, MPA
ENGINEERING AND INFRASTRUCTURE MANAGER
11/28/2018
Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
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DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Meeting block perimeter requirements through a new public street connection is inhibited due to steep topographic changes, site layout of developed properties, the presence of existing buildings and streams.

The plans proposed a pedestrian path 10' in width on a 20' easement improving pedestrian mobility in accordance with section 3.2.6 B of The Raleigh Street Design Manual. The pedestrian passage has also extended the block by 50% in accordance with Article 8.3 (B) (3) of The Raleigh Unified Development Ordinance. The allowable block is 3750'; the actual is 5,442.

The development plan also shows a realigned driveway with Frank Street that is removing an offset intersect and increasing queuing length on the school property through the updates proposed.

Design Adjustment Application



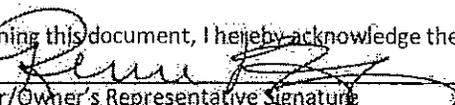
DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Conn Elementary School	
	Case Number SR-51-2018	
	Transaction Number 557021	
OWNER	Name Wake County Board of Education	
	Address 5625 Dillard Drive Crossroads Building 1	City Cary
	State NC	Zip Code 27518
CONTACT	Name Renee Pfeifer	Firm CLH Design, P.A.
	Address 400 Regency Forest Drive, Suite 120	City Cary
	State NC	Zip Code 27518
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):	
See additional information sheet attached.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature  Date 8-7-18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - 77 - 2018
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The requested design adjustment meets the intent of this Article as the proposed project meets current State, NCDOT and WCPSS design and program requirements for circulation both vehicular and pedestrian, safety including fire, ems, etc., separation of conflicting uses such as bus service and staff/parent, and complies with current ADA standards.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The project complies with the City of Raleigh 2030 Comprehensive Plan. An approved TIA by the City of Raleigh and NCDOT is on file. The proposed plan meets the recommendations of the approved TIA.
- C. The requested design adjustment does not increase congestion or compromise Safety;
An approved Traffic Impact Analysis by NCDOT and the City of Raleigh prepared by Ramey Kemp is on file. The proposed plan meets the approved TIA.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment does not create any new lots. Existing lot is already developed as a school and has direct access to a public Right-of-Way.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

See attached additional information sheets.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Paige E. Goodwin, a Notary Public do hereby certify that
Renee Peltier personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 7 day of August, 2018



Notary Public Paige E. Goodwin

My Commission Expires: 10/14/2020

Conn Elementary Design Adjustment– Additional Information

August 7, 2018

Request: The Emma Conn Magnet Elementary School is located on 16.37 acres. This request is to waive the block perimeter requirement for the proposed Conn Elementary School improvements based on the site constraints such as steep topography, the presence of existing streams, site safety hazards, existing infrastructure and the reasonings based in Section E of the justification section below. In addition, per per N.C.G.S. 160A-307.1 *"A city may only require street improvements related to schools that are required for safe ingress and egress to the municipal street system and that are physically connected to a driveway on the school site."* The location of a new road to meet the block perimeter requirement on the site is not required to provide safe ingress and egress given public right of way access points identified thereon.

The proposed plan demolishes the existing structure and replaces it with a new school building. It provides increased and efficient site circulation. Safety is provided by separating vehicular uses such as bus/service, staff, and parent traffic. All required parent stacking per MST A current standards are provided "on-site" and not in a public right of way. Wake County Fire Marshall has reviewed the plan, provided comments and has no objection to the design provided. Increased pedestrian circulation and safety is provided by the addition of a 10' asphalt greenway from the North, a 10' sidewalk with stairs from the East as well as ADA routes from the public right of way in to the site. New sidewalk will be provided along Brookside Drive, connecting all internal site features and connecting to the public Right-of-Way. The plan as presented will meet or exceed all City of Raleigh UDO requirements after a complete review by the City of Raleigh, Wake County Building Inspections, NCDOT, NCDEQ, NCDOI and NCDPI, including but not limited to: access to the right-of-way, ADA, parking (vehicular and bicycle), storm water, Tree Conservation, landscaping, transportation and utilities.

Per code section:

8.3.2.A.2.b: Block Perimeter (max) and Dead-End Street (max)

Per the City of Raleigh UDO, the maximum perimeter for this site zoned R-10 is 2,500 LF. Using Wake County IMAPS, the block perimeter (magenta line) as shown in the attached image is 5,442 LF as measured at the right of way per code section 8.3.2.B. The block perimeter requirement is not met with existing conditions.

8.3.1.B: Large blocks with limited connectivity... add driving distance that can negatively impact emergency vehicle services.

The plan provides 2 access points from public right-of-way for emergency vehicles to access and circulate the site. Wake County Fire Marshall has reviewed the plan and is okay with the plan as presented.

8.3.1.C: The access regulations are intended to provide a means for safe, efficient and convenient vehicular and pedestrian access

Vehicular connectivity from adjacent parcels poses a safety hazard to students. It may create an opportunity to have unauthorized persons access the site without staff supervision. Also, the required NCDOT MST A on-site queue length would not be able to be provided. In addition, there would be an opportunity to short circuit the NCDOT MST A required queue. Loading and

unloading may occur along the public road creating an undesired conflict between students and vehicles.

8.3.1.D: Administrative design adjustments to the requirements of this Article may be appropriate where topographic changes are too steep... or site layout of developed properties prevent cross access, where adjoining uses are incompatible or where strict compliance with this UDO would pose a safety hazard (section "E" on the Design Adjustment Application)

E1. There is severe grade change (15-20') along the southern border as well as severe grade change along the Northern border. See attached GIS topography map.

E2. There are existing streams and buffers along the northern and southern borders. See attached photographs and GIS topography map.

E4. The adjacent property to the east is residential. While compatible with a school for pedestrian connectivity (which is provided to the property line on Board property), vehicular connections at the end of a cul-de-sac, through an existing neighborhood, may be problematic to existing home owners. In addition, no right of way is provided to the Board owned property from the cul-de-sac. Lastly, the newly designed school site meets all site requirements by NCDOT MST A, NCDPI, NCDOI, City of Raleigh UDO and WCPSS design guidelines and the topography challenges with the newly designed site does not lend itself to providing a road in this location.

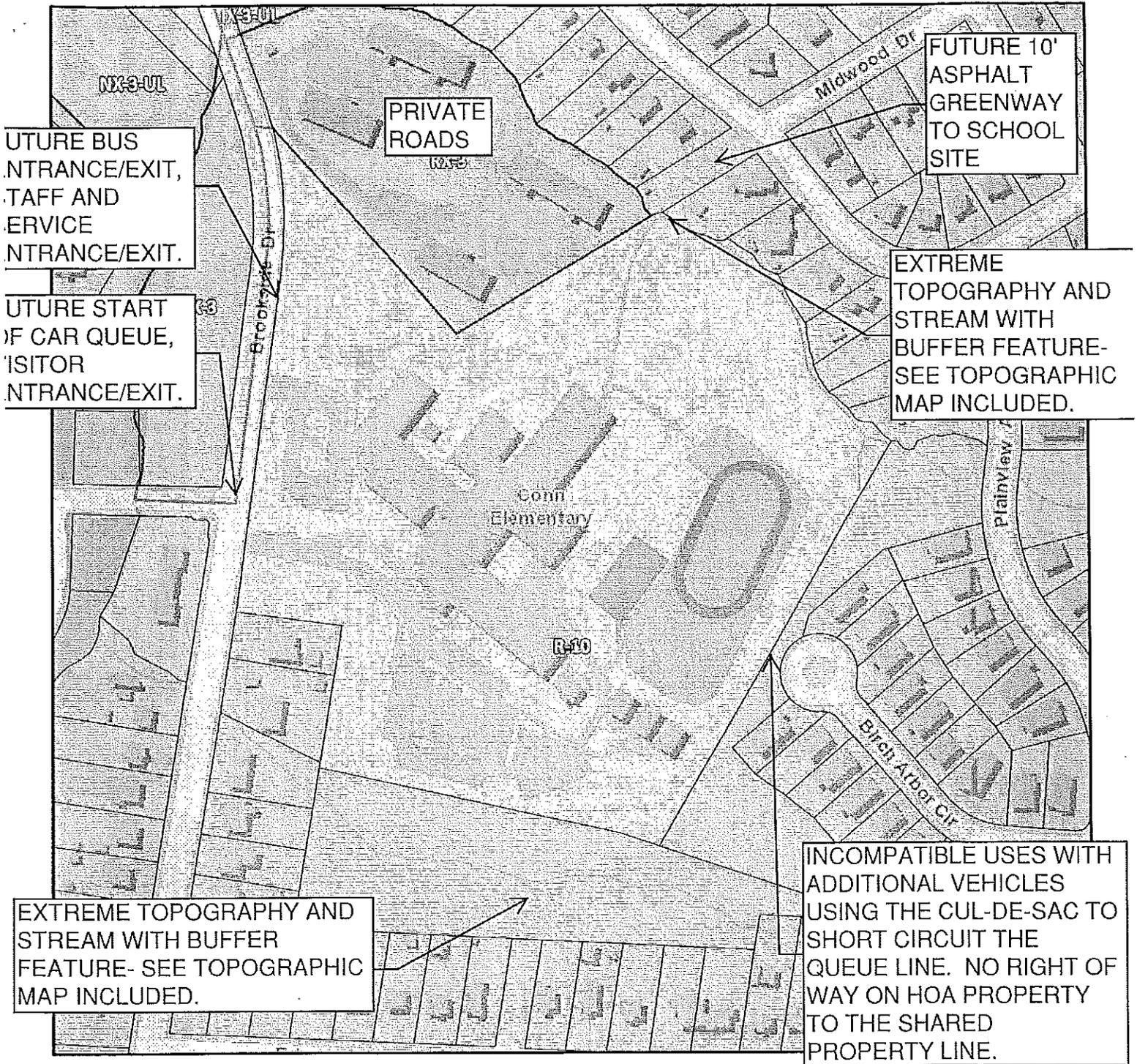
E5. Vehicular connectivity from adjacent parcels to the North, East and South not only poses a safety hazard to school students but may create an opportunity to have unauthorized persons access the site without staff supervision. There would also be an opportunity to short circuit the NCDOT MST A required queue. Lastly, loading and unloading may occur along the public road creating an undesired conflict between students and vehicles. Additional safety concerns are noted below:

- Multiple points of public access to, and egress from, the site and building is extremely difficult for administration to monitor.
- The addition of the public road could allow a short circuit of the designated queue lane.
- Insufficient on-site parent queue per NCDOT MST A requirement.
- Insufficient bus stacking "on-site".
- May cause additional congestion at peak times.
- High speed cut-through traffic on an elementary school site that houses young children.

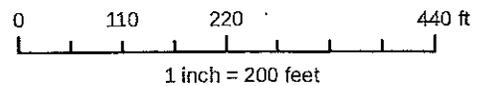
E6. The absence of a public road through the school site does not conflict with an approved or built roadway construction project.

Block Perimeter Requirement: 2,500 LF, shown: 5,442 LF @ 200 scale

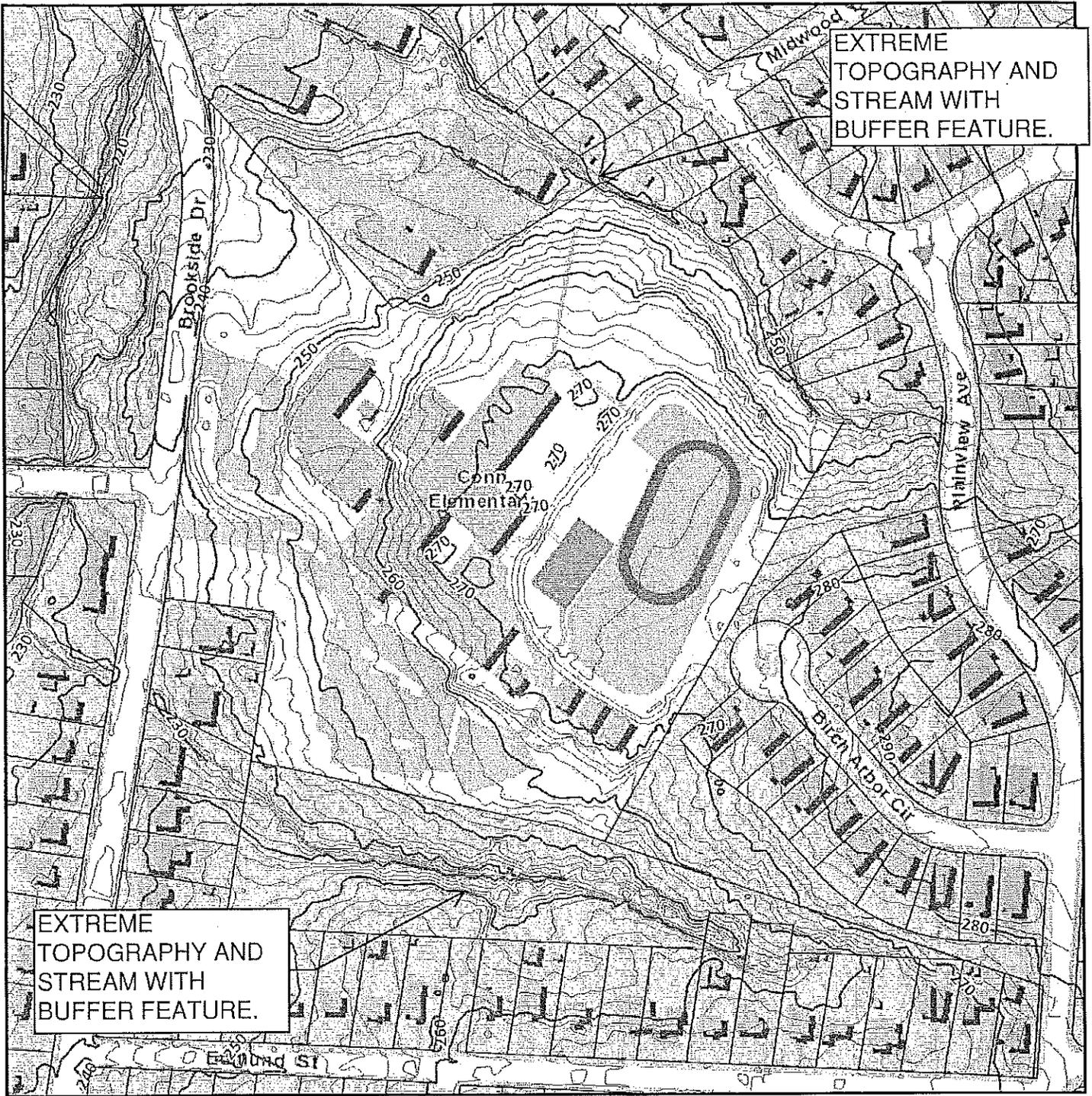




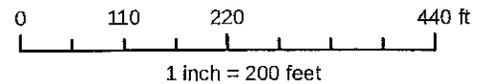
Zoning Map and Incompatible Uses



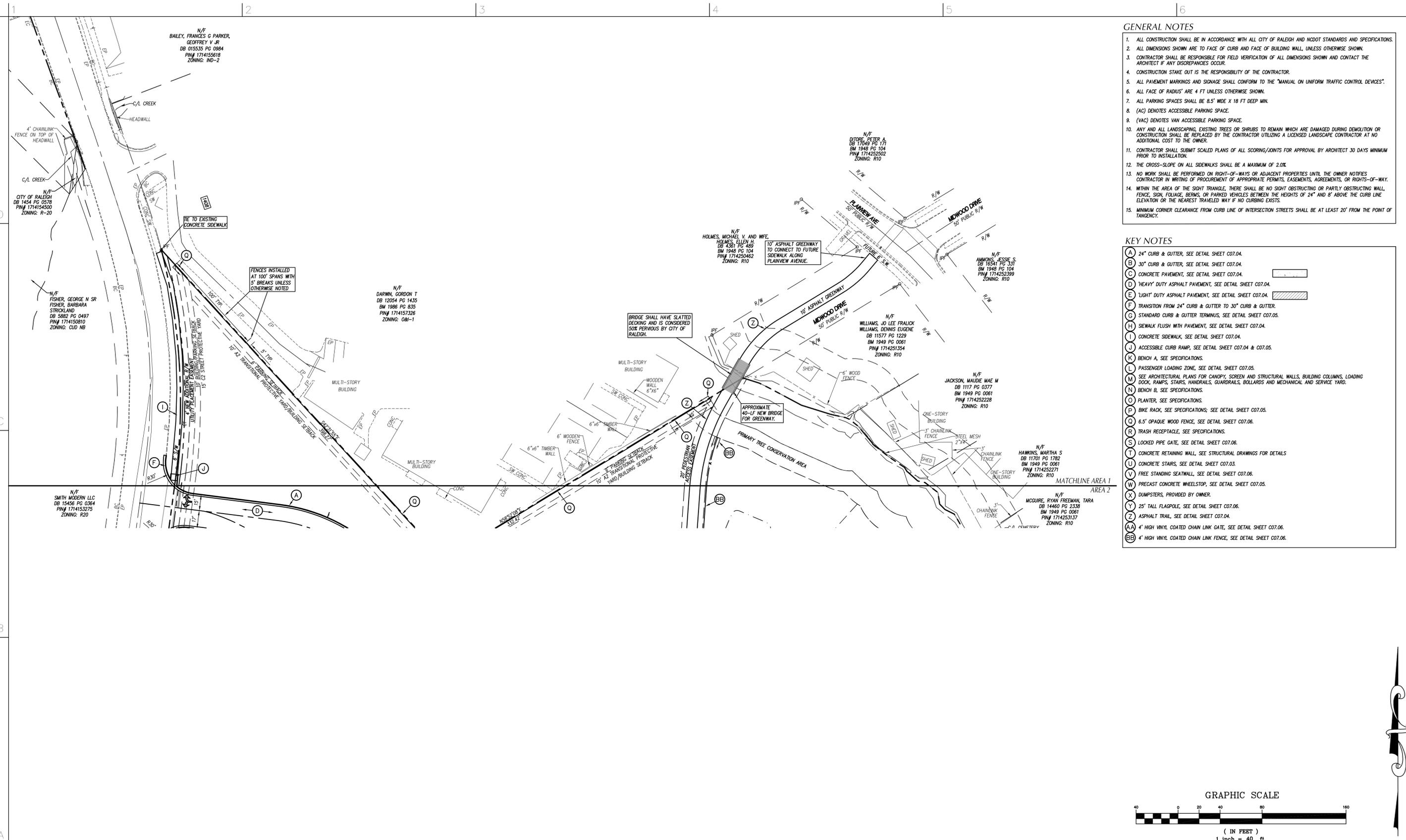
Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



GIS Topographic Map

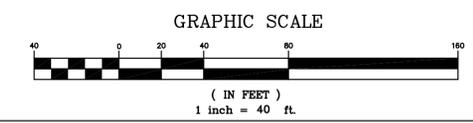


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- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
 4. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 6. ALL FACE OF RADII ARE 4 FT UNLESS OTHERWISE SHOWN.
 7. ALL PARKING SPACES SHALL BE 8.5' WIDE X 18 FT DEEP MIN.
 8. (AC) DENOTES ACCESSIBLE PARKING SPACE.
 9. (VAC) DENOTES VAN ACCESSIBLE PARKING SPACE.
 10. ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 11. CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
 12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
 13. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.
 14. WITHIN THE AREA OF THE SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERRIES, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24" AND 8' ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 15. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY.

- KEY NOTES**
- (A) 24" CURB & GUTTER, SEE DETAIL SHEET C07.04.
 - (B) 30" CURB & GUTTER, SEE DETAIL SHEET C07.04.
 - (C) CONCRETE PAVEMENT, SEE DETAIL SHEET C07.04.
 - (D) HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C07.04.
 - (E) LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C07.04.
 - (F) TRANSITION FROM 24" CURB & GUTTER TO 30" CURB & GUTTER.
 - (G) STANDARD CURB & GUTTER TERMINUS, SEE DETAIL SHEET C07.05.
 - (H) SEWALK FLUSH WITH PAVEMENT, SEE DETAIL SHEET C07.04.
 - (I) CONCRETE SIDEWALK, SEE DETAIL SHEET C07.04.
 - (J) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C07.04 & C07.05.
 - (K) BENCH A, SEE SPECIFICATIONS.
 - (L) PASSENGER LOADING ZONE, SEE DETAIL SHEET C07.05.
 - (M) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, BOLLARDS AND MECHANICAL AND SERVICE YARD.
 - (N) BENCH B, SEE SPECIFICATIONS.
 - (O) PLANTER, SEE SPECIFICATIONS.
 - (P) BIKE RACK, SEE SPECIFICATIONS; SEE DETAIL SHEET C07.05.
 - (Q) 6.5' OPAQUE WOOD FENCE, SEE DETAIL SHEET C07.06.
 - (R) TRASH RECEPTACLE, SEE SPECIFICATIONS.
 - (S) LOCKED PIPE GATE, SEE DETAIL SHEET C07.06.
 - (T) CONCRETE RETAINING WALL, SEE STRUCTURAL DRAWINGS FOR DETAILS.
 - (U) CONCRETE STAIRS, SEE DETAIL SHEET C07.03.
 - (V) FREE STANDING SEATWALL, SEE DETAIL SHEET C07.06.
 - (W) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C07.05.
 - (X) DUMPSTERS, PROVIDED BY OWNER.
 - (Y) 25' TALL FLAGPOLE, SEE DETAIL SHEET C07.06.
 - (Z) ASPHALT TRAIL, SEE DETAIL SHEET C07.04.
 - (AA) 4' HIGH VINYL COATED CHAIN LINK GATE, SEE DETAIL SHEET C07.06.
 - (BB) 4' HIGH VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C07.06.



<p>SEALS</p> <p style="text-align: center;">PRELIMINARY PLANS FOR REVIEW ONLY DO NOT USE FOR CONSTRUCTION</p>	<p>DESIGNER</p> <p style="text-align: center;">CLARK NEXSEN</p> <p>333 Fayetteville Street, Suite 1000 Raleigh, North Carolina 27601 919-828-1876 www.clarknexsen.com</p> <p style="text-align: center;">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</p>	<p>Wake County Public School System WCPSS # 861-720</p> <p style="text-align: center;">CONN ELEMENTARY SCHOOL</p> <p>1220 Brookside Drive Raleigh, NC 27604</p> <p>01 NOVEMBER 2018 ADMINISTRATIVE SITE REVIEW</p>	<p>REVISIONS</p> <table border="0" style="width: 100%;"> <tr><td> </td><td> </td></tr> </table> <p>DESIGN: CLH DESIGN DRAWN: HL, MB, RP, HB REVIEW: RP</p>																							<p>SHEET</p> <p style="text-align: right;">STAKING PLAN AREA 1</p> <p style="text-align: center;">CN 7259</p> <p style="text-align: right; font-size: 2em;">C01.01</p>

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1

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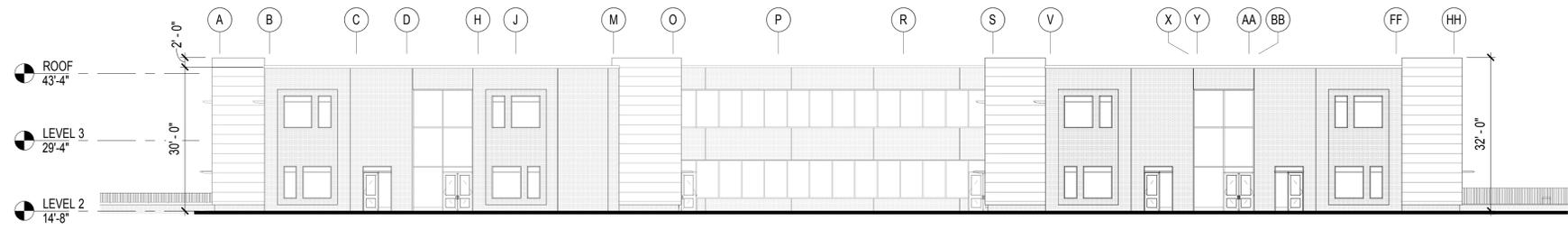
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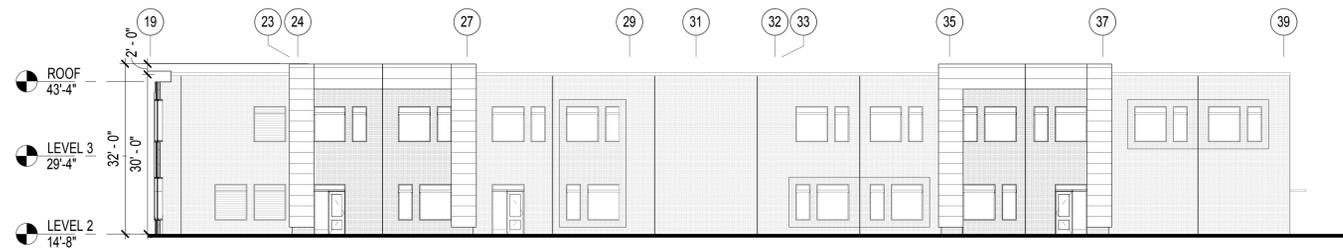
6

D



(C1) EAST ELEVATION
1/16" = 1'-0"

C



(B1) COURTYARD ELEVATION NORTH
1/16" = 1'-0"

B



(A1) COURTYARD ELEVATION SOUTH
1/16" = 1'-0"

A

D

C

B

A

SEALS

DESIGNER

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01 NOVEMBER 2018
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REVISIONS

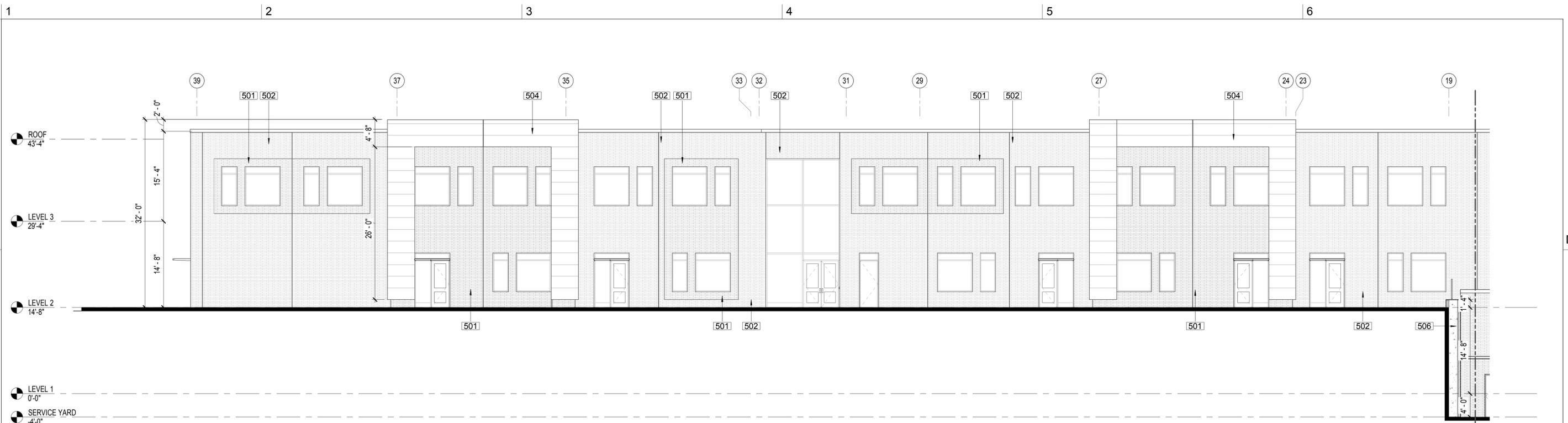
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REVIEW: Checker

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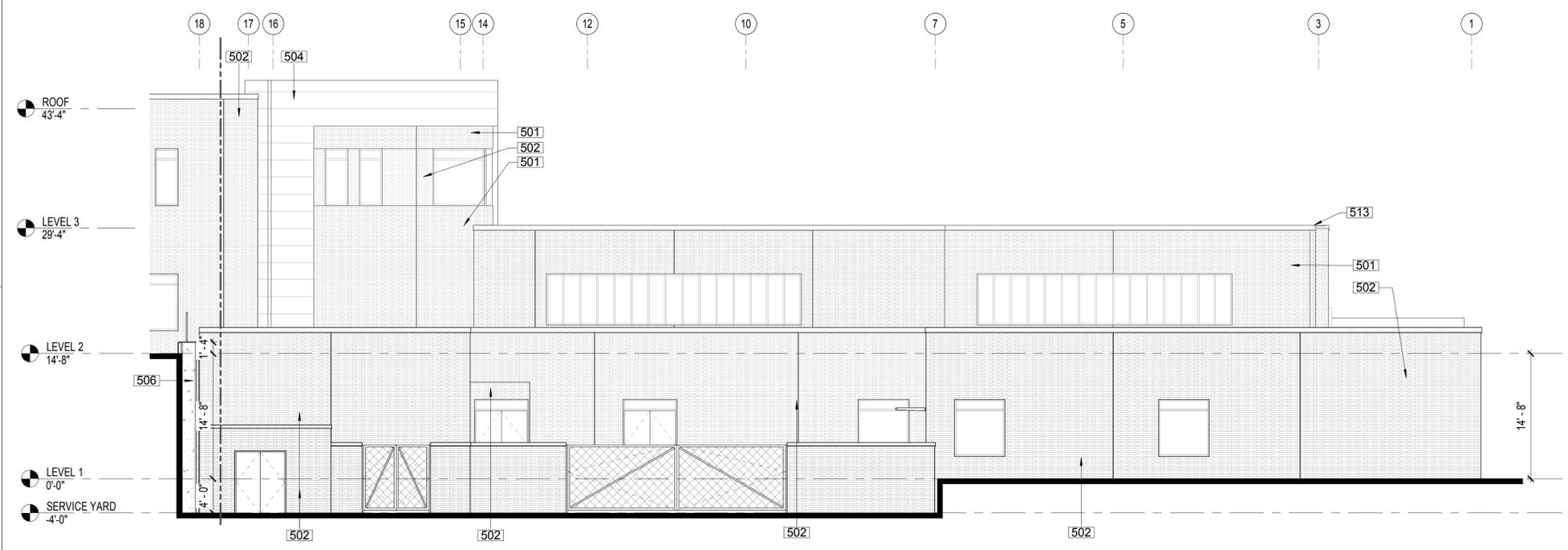
OVERALL EXTERIOR ELEVATIONS

CN 7259

A03.02



C1 NORTH ELEVATION
1/8" = 1'-0"



A1 NORTH ELEVATION
1/8" = 1'-0"

#	KEY NOTES
501	NORMAN BRICK VENEER, COLOR 1: BOD GENERAL SHALE, "SMOKE GRAY VELOUR"
502	NORMAN BRICK VENEER, COLOR 2: BOD GENERAL SHALE, "GRAYSTONE VELOUR"
504	3" INSULATED METAL PANEL: BOD KINGSPAN BENCHMARK 2000 DESIGNWALL, COLOR MATCH: "CONN YELLOW"
506	CAST-IN-PLACE CONCRETE RETAINING WALL
513	PREFINISHED METAL COPING

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REVISIONS

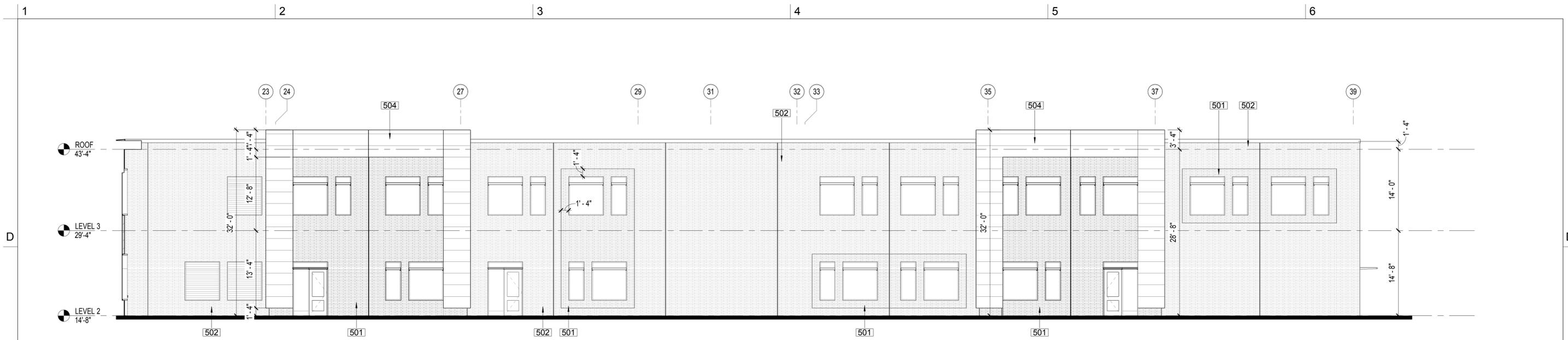
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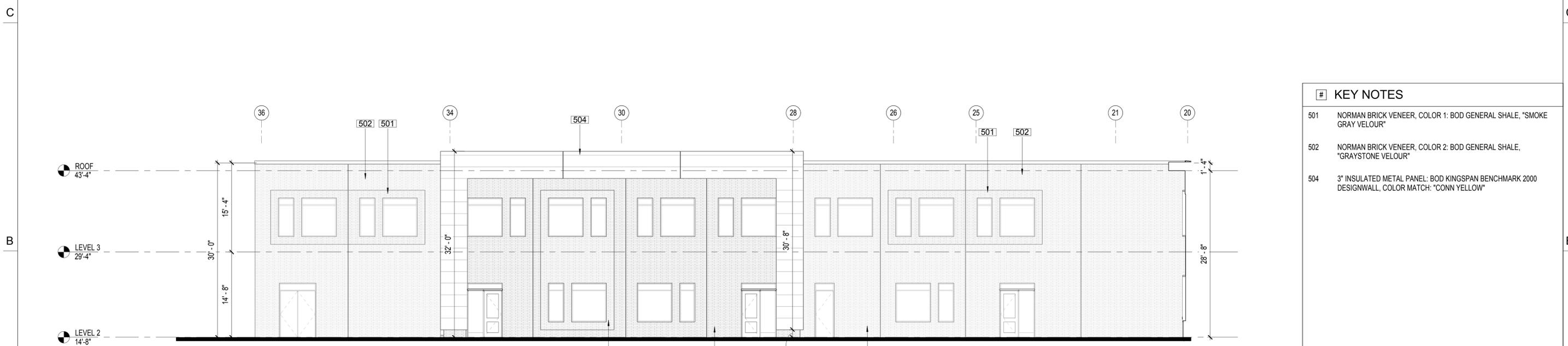
EXTERIOR ELEVATIONS

CN 7259

A03.11



C1 COURTYARD ELEVATION - NORTH
1/8" = 1'-0"



A1 COURTYARD ELEVATION - SOUTH
1/8" = 1'-0"

#	KEY NOTES
501	NORMAN BRICK VENEER, COLOR 1: BOD GENERAL SHALE, "SMOKE GRAY VELOUR"
502	NORMAN BRICK VENEER, COLOR 2: BOD GENERAL SHALE, "GRAYSTONE VELOUR"
504	3" INSULATED METAL PANEL: BOD KINGSPAN BENCHMARK 2000 DESIGNWALL, COLOR MATCH: "CONN YELLOW"

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REVISIONS

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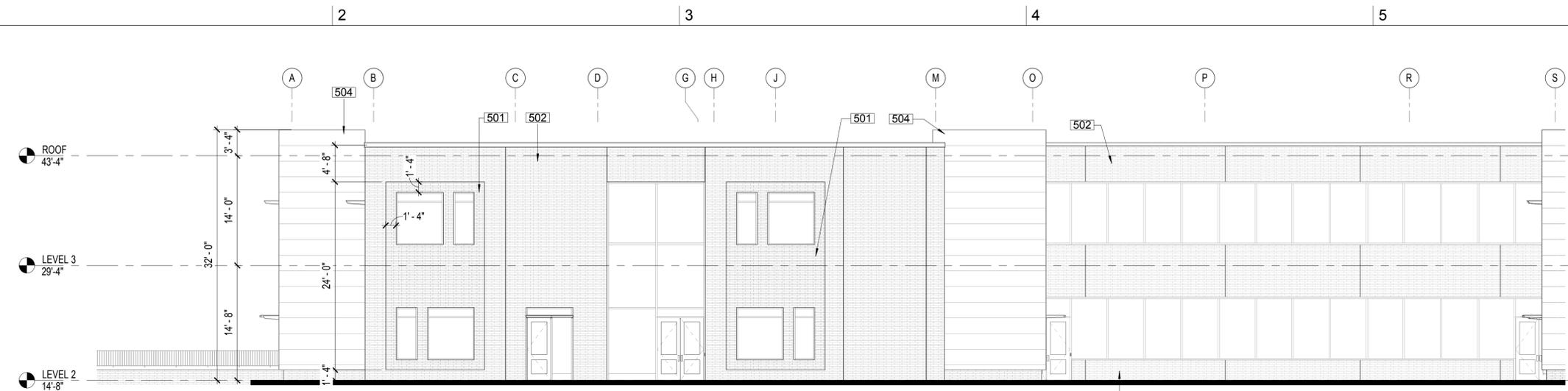
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CN 7259

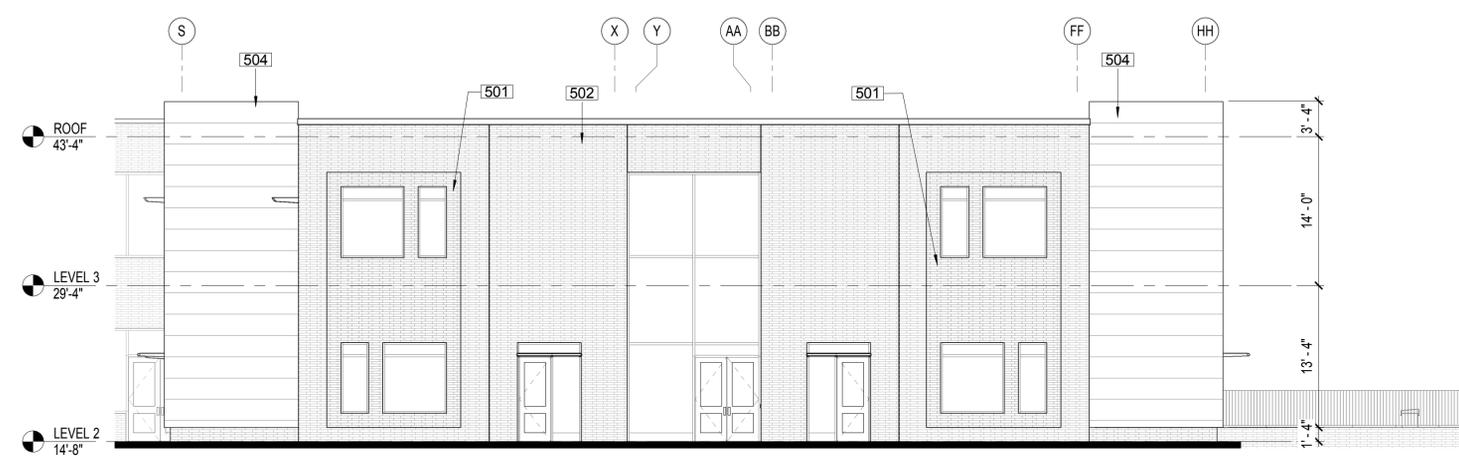
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EXTERIOR ELEVATIONS

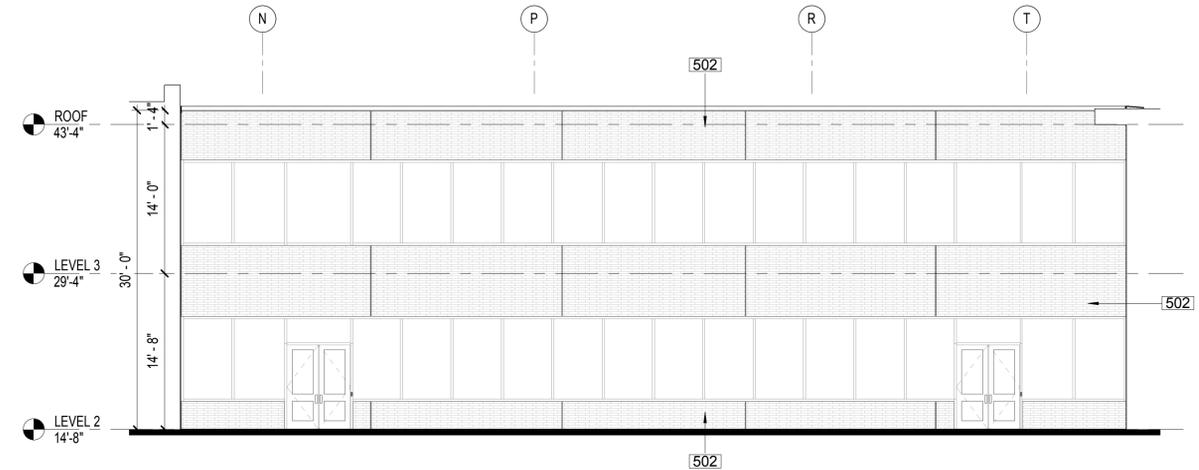
A03.12



D1 EAST ELEVATION
1/8" = 1'-0"



B1 EAST ELEVATION
1/8" = 1'-0"



A1 COURTYARD ELEVATION - EAST
1/8" = 1'-0"

#	KEY NOTES
501	NORMAN BRICK VENEER, COLOR 1: BOD GENERAL SHALE, "SMOKE GRAY VELOUR"
502	NORMAN BRICK VENEER, COLOR 2: BOD GENERAL SHALE, "GRAYSTONE VELOUR"
504	3" INSULATED METAL PANEL: BOD KINGSPAN BENCHMARK 2000 DESIGNWALL, COLOR MATCH: "CONN YELLOW"

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REVISIONS

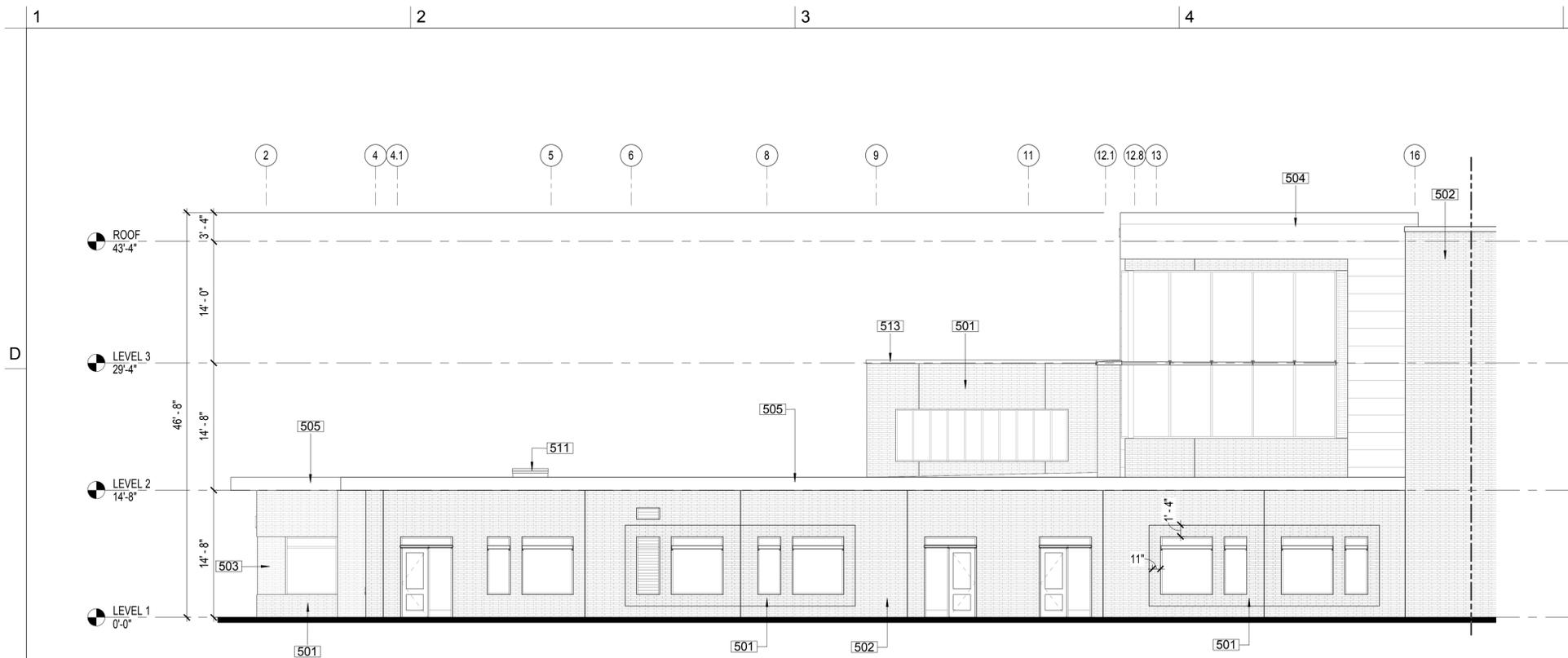
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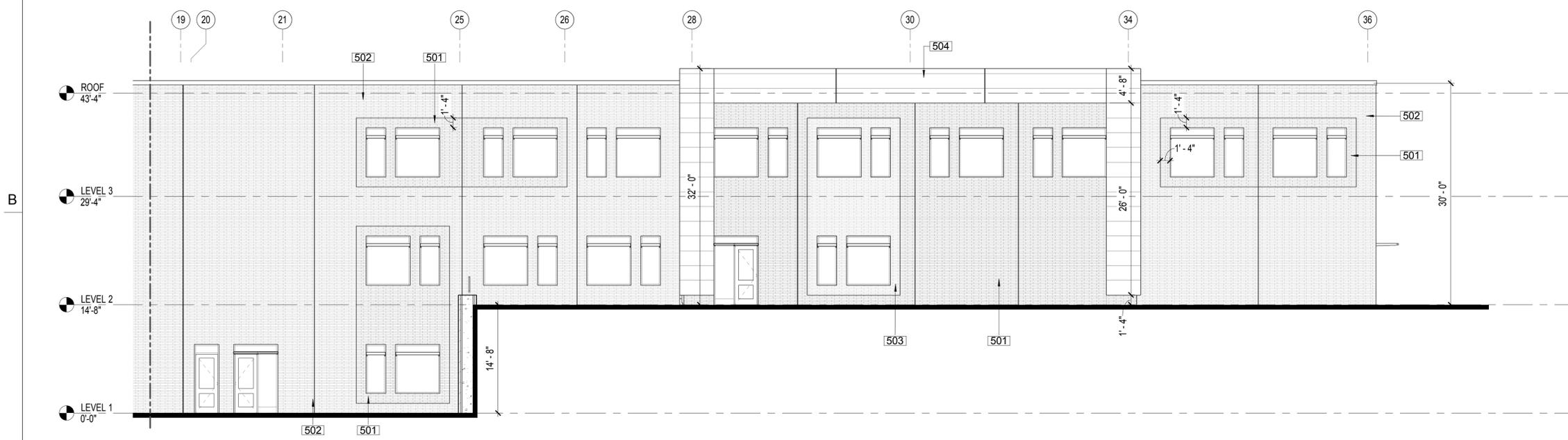
EXTERIOR ELEVATIONS

CN 7259

A03.13



C1 SOUTH ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"

#	KEY NOTES
501	NORMAN BRICK VENEER, COLOR 1: BOD GENERAL SHALE, "SMOKE GRAY VELOUR"
502	NORMAN BRICK VENEER, COLOR 2: BOD GENERAL SHALE, "GRAYSTONE VELOUR"
503	NORMAN BRICK VENEER, COLOR 2: BOD GENERAL SHALE, "SILVERSTONE VELOUR"
504	3" INSULATED METAL PANEL: BOD KINGSPAN BENCHMARK 2000 DESIGNWALL, COLOR MATCH: "CONN YELLOW"
505	PREFINISHED BREAK METAL
511	ROOF ACCESS HATCH, BEYOND
513	PREFINISHED METAL COPING

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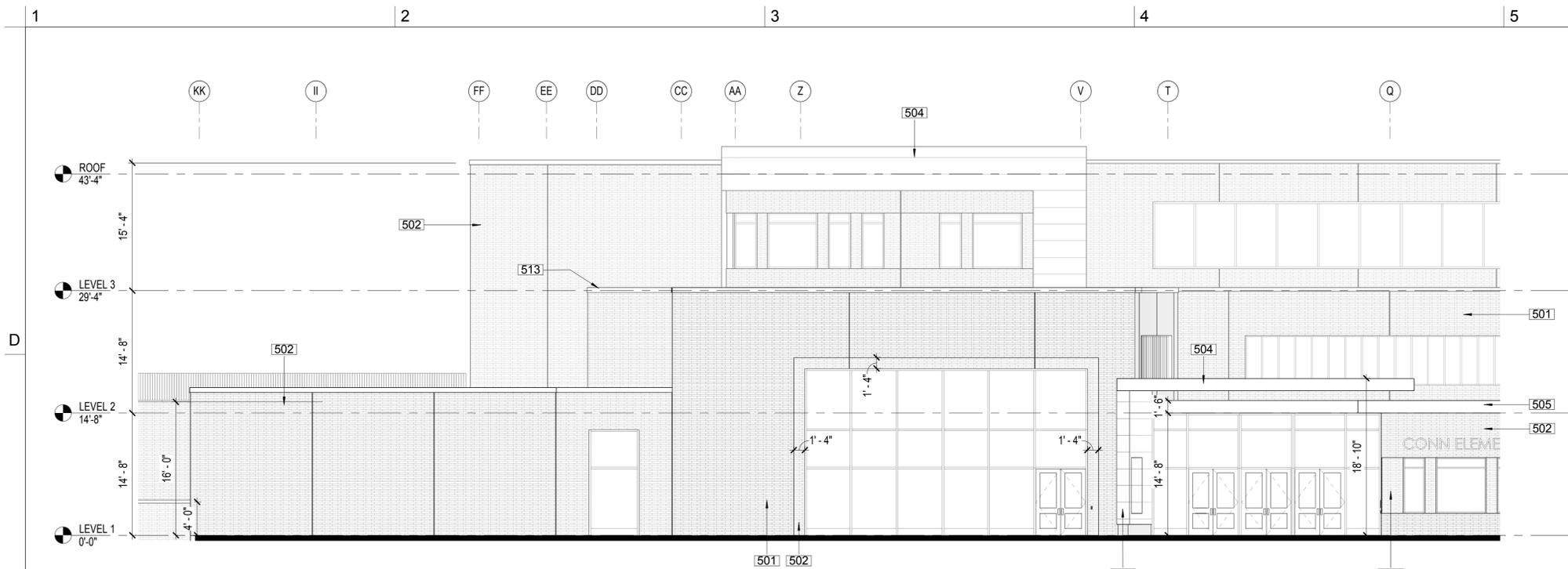
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EXTERIOR ELEVATIONS

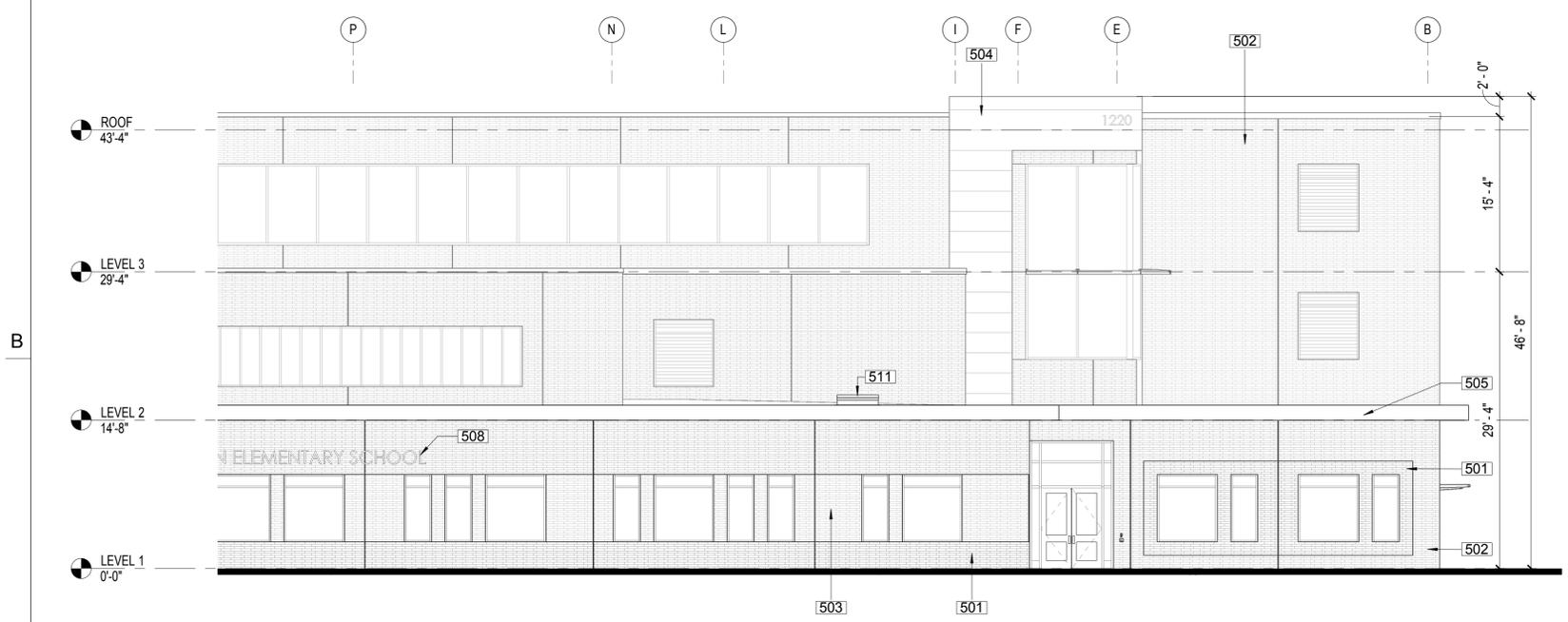
CN 7259

A03.14



(C1) WEST ELEVATION

1/8" = 1'-0"



(A1) WEST ELEVATION

1/8" = 1'-0"

#	KEY NOTES
501	NORMAN BRICK VENEER, COLOR 1: BOD GENERAL SHALE, "SMOKE GRAY VELOUR"
502	NORMAN BRICK VENEER, COLOR 2: BOD GENERAL SHALE, "GRAYSTONE VELOUR"
503	NORMAN BRICK VENEER, COLOR 2: BOD GENERAL SHALE, "SILVERSTONE VELOUR"
504	3" INSULATED METAL PANEL: BOD KINGSPAN BENCHMARK 2000 DESIGNWALL, COLOR MATCH: "CONN YELLOW"
505	PREFINISHED BREAK METAL
508	EXTRUDED ALUMINUM SIGNAGE, COLOR: CLR ANODIZED
511	ROOF ACCESS HATCH, BEYOND
513	PREFINISHED METAL COPING

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REVISIONS

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 REVIEW: Checker

CN 7259

SHEET

EXTERIOR ELEVATIONS

A03.15