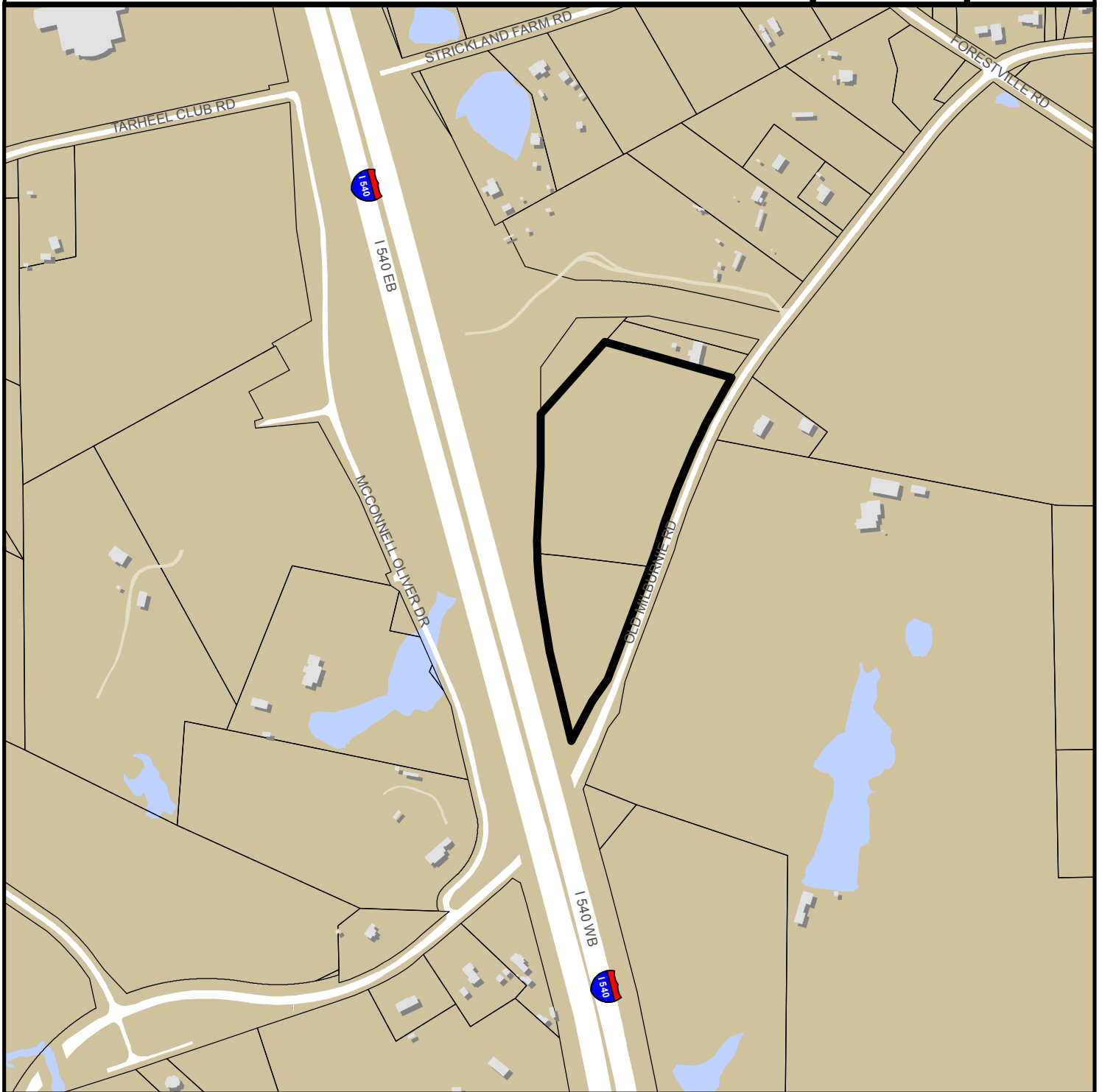


CARDINAL CHARTER ACADEMY EAST

SR-52-2016



0 300 600 1,200 Feet

Zoning: **R-4, SHPD-1**

CAC: **Northeast**

Drainage Basin: **Beaverdam Creek**

Acreage: **1.8**

Sq. Ft.: **79,000**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Chris Bostic**

Phone: **919-653-2927**



Administrative Site Review Application (for UDO Districts only)



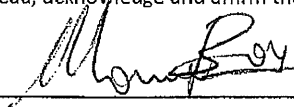
**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

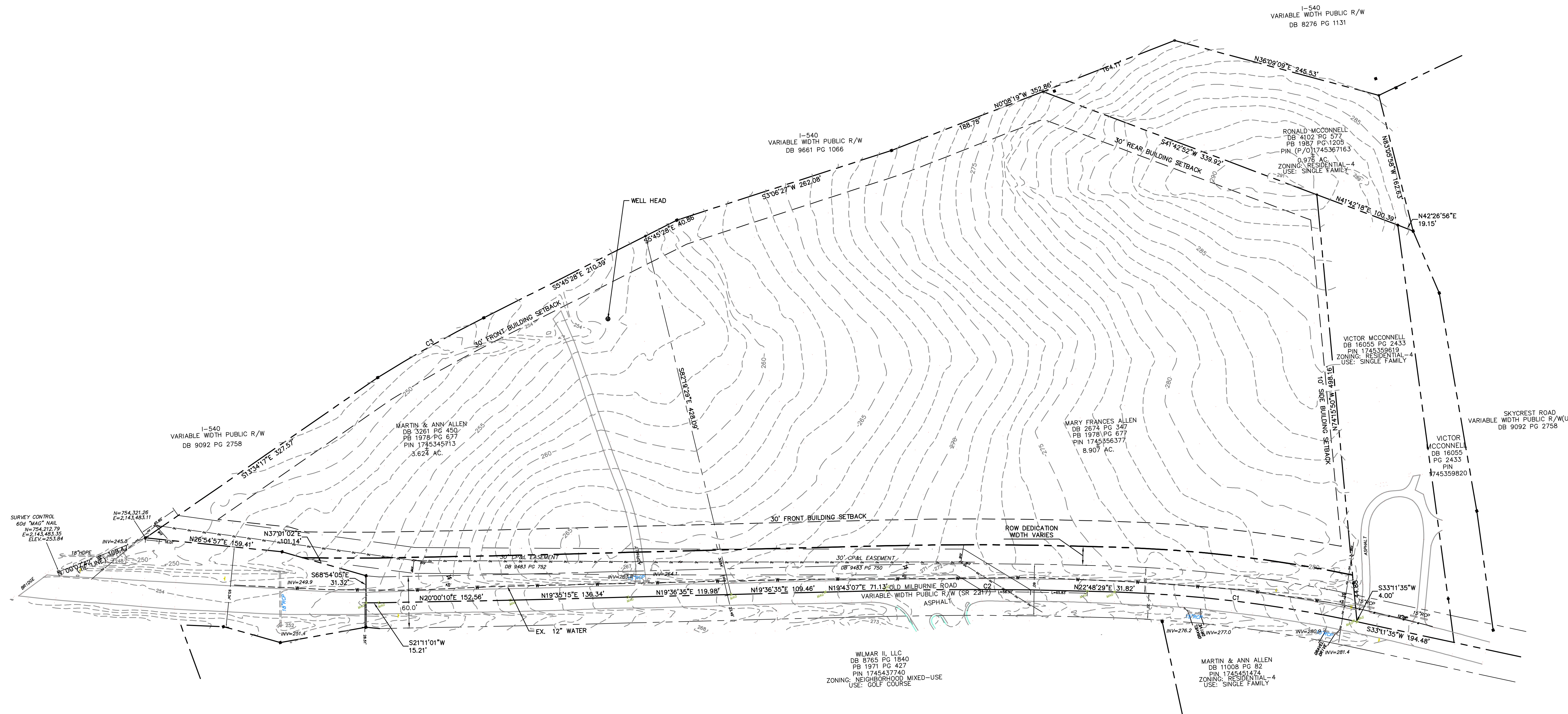
480184

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number Assigned Project Coordinator <i>SR-52-16</i> Assigned Team Leader
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name Cardinal Charter Academy East		
Zoning District R-4	Overlay District (if applicable) SHOD-1	Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Use School		
Property Address(es) 2301, and 2309 Old Milburnie Rd.		Major Street Locator: Old Milburnie Road
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1745345713	P.I.N. 1745356377	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input checked="" type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:		
WORK SCOPE	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. A K-8 Charter School with associated infrastructure.	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE	
CLIENT/DEVELOPER/OWNER	Company Ryan Companies US, Inc. Name (s) Brian Devlin	
	Address 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602	
	Phone 813-204-5006	Email brian.devlin@ryancompanies.com Fax 813-204-5053
CONSULTANT (Contact Person for Plans)	Company Kimley-Horn and Associates Name (s) Chris Bostic	
	Address 421 Fayetteville Street, Suite 600, Raleigh, NC 27601	
	Phone 919-653-2927	Email chris.bostic@kimley-horn.com Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) R-4		Proposed building use(s) School	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 0	
Overlay District SHOD-1		Proposed Building(s) sq. ft. gross 79,000	
Total Site Acres Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Total sq. ft. gross (existing & proposed) 79,000	
Off street parking: Required 147 Provided 131		Proposed height of building(s) 34'	
COA (Certificate of Appropriateness) case #		# of stories 2	
BOA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor 14'	
CUD (Conditional Use District) case # Z-			
Stormwater Information			
Existing Impervious Surface 0 acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 4.60 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 Flood Study	
FEMA Map Panel #			
FOR RESIDENTIAL DEVELOPMENTS			
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	
SIGNATURE BLOCK (Applicable to all developments)			
<p>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.</p> <p>I hereby designate <u>Kimley-Horn and Associates, Inc</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u></u> Date <u>07-07-16</u></p> <p>Printed Name <u>MASSIMO "MAX" BOSSA — MAX.BOSSA@RYANCOMPANIES.COM</u></p> <p>Signed _____ Date _____</p> <p>Printed Name _____</p>			

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



SURVEYOR'S CERTIFICATION

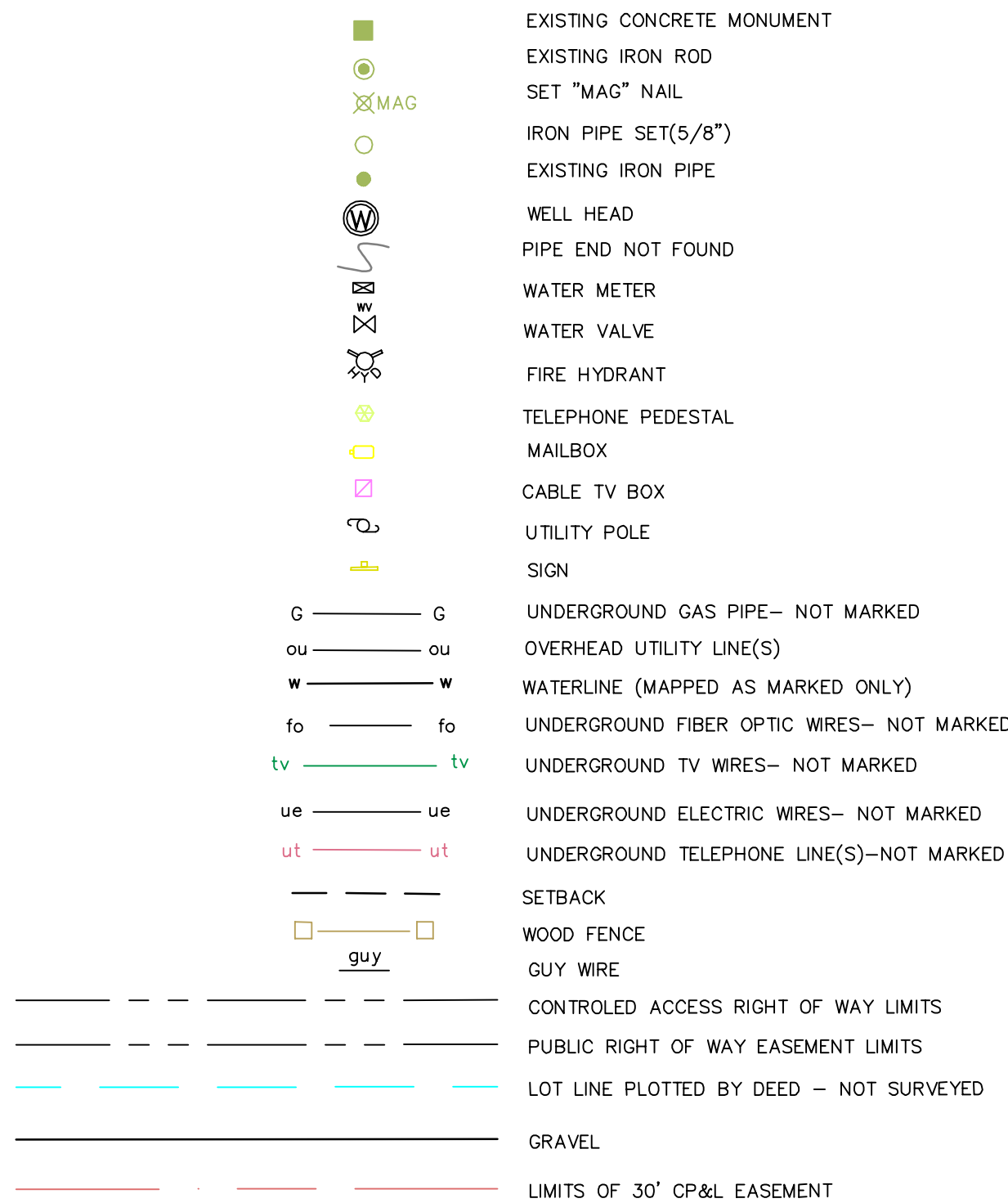
I, Phillip W. Riley, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95 percent confidence level (2 sigma) to meet Federal Geographic Data Committee Standards; that the horizontal accuracy is 1:10,000+, that the vertical accuracy is 1:10,000+ and that the original data was obtained on June 14, 2016; that the survey was completed on June 27, 2016; that contours shown meet the stated standard; all elevations are based on GPS Observations as noted below.

THE SURVEY CO-ORDINATES NOTED WERE DERIVED FROM GPS OBSERVATIONS BASED ON THE FOLLOWING

- 1) CLASS OF SURVEY: CLASS C
- 2) POSITIONAL ACCURACY: MAXIMUM RESIDUAL 0.06 FT
- 3) TYPE OF GPS FIELD SURVEY: REAL TIME KINEMATIC VRS
- 4) DATE OF SURVEY: JUNE 14, 2016
- 5) DATUM/EPOCH: NAD '83(2011)
- 6) PUBLISHED/FIXED CONTROL USED: NONE
- 7) GEOID MODEL: G12A
- 8) COMBINED GRID FACTOR: N/A
- 9) UNITS: US SURVEY FOOT
- 10) GPS INSTRUMENTATION: TRIMBLE R8 GNSS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1544.34'	279.92'	279.54'	S 28°00'02" W
C2	4325.90'	233.25'	233.23'	S 21°15'48" W
C3	1535.43'	141.57'	141.52'	N 08°16'06" W

LEGEND



NOTES

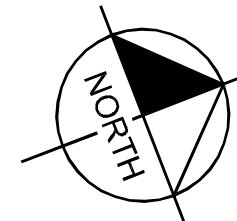
- 1) HORIZONTAL GROUND DISTANCES SHOWN UNLESS OTHERWISE NOTED.
- 2) THIS PROPERTY IS LOCATED IN THE NEUSE RIVER BASIN.
- 3) NO PORTION OF THE SUBJECT PROPERTIES ARE LOCATED IN A DESIGNATED FLOOD HAZARD ZONE AS DETERMINED BY F.E.M.A..
- 4) UNLESS NOTED OTHERWISE, ALL REFERENCES ARE WAKE COUNTY.
- 5) AREAS BY THE CO-ORDINATE METHOD.

EXISTING CONDITIONS NOTE:

1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM SURVEY PROVIDED BY PHILIP W. LEVY AND DATED JUNE 27, 2018, FUTURE SITE AND ROADWAY INFORMATION TAKEN FROM DEVELOPERS' PLANS BY KIMLEY-HORN & ASSOCIATES, INC.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720174500J DATED MAY 2, 2006.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PRELIMINARY
NOT FOR CONSTRUCTION



GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 30, 60, and 120. The segment between 0 and 30 is divided into three equal parts by two vertical lines. The segment between 30 and 60 is divided into three equal parts by two vertical lines. The segment between 60 and 120 is divided into three equal parts by two vertical lines. The segments between 0-30, 30-60, and 60-120 are shaded black. The segments between 0-10, 10-20, 20-30, 30-40, 40-50, 50-60, 60-80, 80-100, 100-110, and 110-120 are white.

**CARDINAL CHARTER
ACADEMY EAST**
PREPARED FOR
RYAN COMPANIES US, INC

SHEET NUMBER
C1.0

EXISTING
CONDITIONS



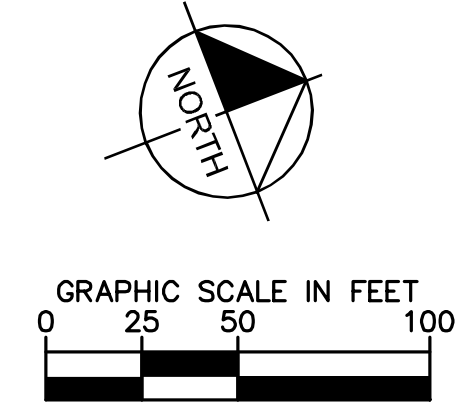
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012587011	DATE 7/15/2016	SCALE AS SHOWN	DESIGNED BY JCB	DRAWN BY JCB	CHECKED BY COR
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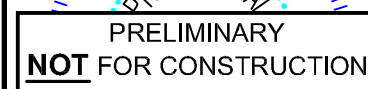
Kimley»»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

No.	REVISIONS	DATE	BY
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[illegible]

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102



KHA PROJECT 012587011	DATE 7/15/2016	SCALE AS SHOWN	DESIGNED BY JCB	DRAWN BY JCB	CHECKED BY COB
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CARDINAL CHARTER
ACADEMY EAST
PREPARED FOR
RYAN COMPANIES US, INC
FUGH

SHEET NUMBER
C2.0

No.	REVISIONS	DATE	BY
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LEGEND

PAINTED TRAFFIC ARROW

CONCRETE SIDEWALK

HEAVY DUTY CONCRETE
(8" @ 4000PSI)

PROPOSED PARKING COUNT

HEAVY DUTY ASPHALT

LIGHT DUTY ASPHALT

ADA ACCESSIBLE PATH

EXISTING CONDITIONS NOTE:

1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM SURVEY PROVIDED BY PHILIP W. RILEY AND DATED JUNE 27, 2016. FUTURE SITE AND ROADWAY INFORMATION TAKEN FROM DEVELOPERS PLANS BY KIMLEY-HORN & ASSOCIATES, INC.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720174500J DATED MAY 2, 2006.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PRELIMINARY
NOT FOR CONSTRUCTION

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K:\PDT_U02587011_Raleigh_Old_Milburnie_PlanSheets\C20_0 SITE_PLAN.dwg
K:\PDT_U02587011_Raleigh_Old_Milburnie_PlanSheets\C20_0 SITE_PLAN.dwg
10-15-4:32pm 10-15-2016

SHEET SET: CARDINAL CHARTER ACADEMY EAST - LOYALTY: C20_0 SITE PLAN July 15, 2016

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