Zoning: R-1-CU, FWPOD
CAC: Northwest
Drainage Basin: Hare Snipe Creek
Acreage: 30.83
Sq. Ft.: 108,530

Planner: Matha Lobo
Phone: (919) 996-2664
Applicant: Wake County Board of Education
Phone: (919) 508-9047
Administrative Approval Action
SR-60-17, Barton Pond Elementary
Transaction # 520600, AA # 3789

LOCATION: This site is located on the north side of Strickland Road, east side of Baileywick Road. The site is addressed at 12004 Strickland Rd, which is inside City limits.

REQUEST: Development of a vacant 30.83 acre tract zoned R-1/R-1-CU with FWPOD overlay into a 108,500 sq ft civic building for a new public elementary school.

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 submitted by Keith Downing of CLH Design, p.a., dated 3/23/18.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING
1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: 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.

PUBLIC UTILITIES
3. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

STORMWATER
4. That a nitrogen and phosphorous offset payment must be made to a qualifying mitigation bank;
5. Next Step: 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.
6. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
URBAN FORESTRY

7. Obtain required tree impact permit from the City of Raleigh.

8. Tree Conservation Plan to provide .95 Acres Tree Conservation Thoroughfare along Strickland Rd. along with amended Tree Cover Report that reflects any changes.

9. **Next Step:** Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

10. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

**GENERAL**


12. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications, and Tree Conservation Areas.

13. Provide fire flow analysis.

**ENGINEERING**

14. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

15. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

16. A 20’ Public Access easement along the path of the pedestrian passage 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

17. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

18. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.
19. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

**PUBLIC UTILITIES**

20. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

**STORMWATER**

21. **Next Step:** 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.

22. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

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

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. **Next Step:** Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

5. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.
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: 4-24-2021
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: 4/24/2018
Staff Coordinator: Ryan Boivin
1. FACE BRICK COLOR 1 - RUNNING BOND 1/3
2. DOUBLE BRICK SOLDIER COURSE, FACE BRICK COLOR 2 - OFFSET 1/4"
3. SINGLE BRICK SOLDIER COURSE, FACE BRICK COLOR 2
4. ARCHITECTURAL PRECAST CONCRETE SILL
5. BRICK ROWLOCK COURSE, FACE BRICK COLOR 2
6. ALUMINUM WALL PANEL SYSTEM
7. POLISHED CMU, COLOR 1
8. POLISHED CMU, COLOR 2
9. SECONDARY OVERFLOW SCUPPER
10. NOT USED
11. FACE BRICK COLOR 2 - OFFSET 1/4", REFER TO 11/A02.13
12. ACCENT PAINT BAND - CONTINUE AROUND PERIMETER OF SPACE
13. 16'-0" L x 8'-0" H MARKER WALL PANEL
14. 4'-0" L x 6'-0" H MARKERBOARD
15. TV MONITOR (NIC)
16. GATE
1. Face Brick Color 1 - Running Bond 1/3
2. Double Brick Soldier Course, Face Brick Color 2 - Offset 1/4"
3. Single Brick Soldier Course, Face Brick Color 2
4. Architectural Precast Concrete Sill
5. Brick Rowlock Course, Face Brick Color 2
6. Aluminum Wall Panel System
7. Polished CMU, Color 1
8. Polished CMU, Color 2
9. Secondary Overflow Scupper
10. Not Used
11. Face Brick Color 2 - Offset 1/4", Refer to 11/A02.13
12. Accent Paint Band - Continue Around Perimeter of Space
13. 16'-0" L x 8'-0" H Marker Wall Panel
14. 4'-0" L x 6'-0" H Markerboard
15. TV Monitor (NIC)
16. Gate
1. FACE BRICK COLOR 1 - RUNNING BOND 1/3
2. DOUBLE BRICK SOLDIER COURSE, FACE BRICK COLOR 2 - OFFSET 1/4"
3. SINGLE BRICK SOLDIER COURSE, FACE BRICK COLOR 2
4. ARCHITECTURAL PRECAST CONCRETE SILL
5. BRICK ROWLOCK COURSE, FACE BRICK COLOR 2
6. ALUMINUM WALL PANEL SYSTEM
7. POLISHED CMU, COLOR 1
8. POLISHED CMU, COLOR 2
9. SECONDARY OVERFLOW SCUPPER
10. 16" H X 2" D BOTTOM RAIL-MOUNTED CAST ALUMINUM LETTERS MOUNTED TO PREFABRICATED WALKWAY CANOPY. BRUSHED ALUMINUM FINISH. FONT TO BE HELVETICA.

VERIFY EXACT VERBAGE WITH OWNER. COORDINATE WITH PREFABRICATED COVER MANUFACTURER TO PROVIDE APPROPRIATE SUBSTRATE TO ACCEPT LETTERS.

11. FACE BRICK COLOR 2 - OFFSET 1/4", REFER TO 11/A02.13
12. ACCENT PAINT BAND - CONTINUE AROUND PERIMETER OF SPACE
13. 16'-0" L x 8'-0" H MARKER WALL PANEL
14. 4'-0" L x 6'-0" H MARKERBOARD
15. TV MONITOR  (NIC)
16. GATE
17. 8'-0" L X 4'-0" H MARKERBOARD
18. 6'-0" L X 4'-0" H MARKERBOARD
BUILDING EXPANSION JOINT

APPLIES TO DRAWINGS A04.01 - A04.05

1. FACE BRICK COLOR 1 - RUNNING BOND 1/3
2. DOUBLE BRICK SOLDIER COURSE, FACE BRICK COLOR 2 - OFFSET 1/4"
3. SINGLE BRICK SOLDIER COURSE, FACE BRICK COLOR 2
4. ARCHITECTURAL PRECAST CONCRETE SILL
5. BRICK ROWLOCK COURSE, FACE BRICK COLOR 2
6. ALUMINUM WALL PANEL SYSTEM
7. POLISHED CMU, COLOR 1
8. POLISHED CMU, COLOR 2
9. SECONDARY OVERFLOW SCUPPER
10. 16" H X 2" D BOTTOM RAIL-MOUNTED CAST ALUMINUM LETTERS MOUNTED TO PREFABRICATED WALKWAY CANOPY. BRUSHED ALUMINUM FINISH. FONT TO BE HELVETICA. VERIFY EXACT VERBAGE WITH OWNER. COORDINATE WITH PREFABRICATED PROTECTED COVER MANUFACTURER TO PROVIDE APPROPRIATE SUBSTRATE TO ACCEPT LETTERS.
11. FACE BRICK COLOR 2 - OFFSET 1/4", REFER TO 11/A02.13
12. ACCENT PAINT BAND - CONTINUE AROUND PERIMETER OF SPACE
13. APPLIED ALUMINUM/STEEL ALLOY MAGNET DRY ERASE SURFACE TO TOP OF DOOR FRAME & TO FILL WALL BETWEEN ADJACENT CLASSROOM DOORS
14. PROVIDE APPLIED ALUMINUM/STEEL ALLOY MAGNET DRY ERASE SURFACE AT THIS AREA IF FOLDING GLASS WALL ALTERNATES ARE NOT ACCEPTED.
15. APPLIED ALUMINUM/STEEL ALLOY MAGNET DRY ERASE SURFACE TO TOP OF ADJACENT COLUMN WRAPS
16. GATE
PARAPET CLASS WING

FINISH FLOOR ELEV. (FFE) = 456' - 0"

ELEV: 501' - 8" (+45' - 8" ABOVE FFE)
ELEV: 489' - 4" (+33' - 4" ABOVE FFE)
ELEV: 452' - 0" (-4' - 0" BELOW FFE)
ELEV: 487' - 1" (-2' - 0" BELOW FFE)

HIGH ROOF (MECHANICAL PENTHOUSE)

IN ACCORDANCE WITH UDO SECTION 1.5.7.D.3. THE PENTHOUSE STRUCTURES ARE STRICTLY HOUSING MECHANICAL EQUIPMENT AND ARE NOT INTENDED FOR HUMAN OCCUPANCY OTHER THAN FOR MAINTENANCE. DOES NOT OCCUPY MORE THAN 25% OF THE ROOF AREA AND IS SET BACK AT LEAST 10' FROM THE EDGE OF THE ROOF.

NOTE:
1. MECHANICAL PENTHOUSE ROOF HEIGHT EXTENDING BEYOND THE MAXIMUM ALLOWABLE BUILDING HEIGHT OF 40' - 0" IS DOING SO IN ACCORDANCE WITH UDO SECTION 1.5.7.D.3.

TOP OF TALLEST ROOF

 nội dung về độ cao và kích thước các tầng của nhà, thông tin về các tầng ngang và dọc theo hướng và vị trí của các phần khác nhau của nhà.