



NORTH

N/F _____
WFC PURNELL LLC
TAX ID # 184-22-06-726
DB. 12909, PG. 1828
MB. 2011, PG. 224

WAKE COUNTY BOARD OF EDUCATION
TAN ID # 184-23-10-461
DB. 13330, PG. 966
MB. 1842, PG. 3
MC

N/F
TOWN OF WAKE FOREST
ID # 184-13-96-998
DB 15441 PC 1607

ZONING INFORMATION

PROPOSED LOT AREA:	±35 ACRES (PART OF 68 ACRE LOT)
IMPERVIOUS AREA:	±13 ACRES
OPEN SPACE (TREE SAVE):	±4 ACRES
FRONT YARD SETBACK:	20'
REAR YARD SETBACK:	25'
SIDE YARD SETBACK:	10'
MAXIMUM BUILDING HEIGHT:	35'
PROPOSED BUILDING HEIGHT:	35' (HIGH SCHOOL)
	35' (ELEMENTARY SCHOOL)
	35' (CLOCK TOWER)

PARKING REQUIREMENTS

-1 PER 4 GYMNASIUM SEATS	
SCHOOL BUILDING 1:	576 SEATS
SCHOOL BUILDING 2:	<u>942 SEATS</u>
	1518 TOTAL SEATS
REQUIRED PARKING:	380 SPACES
PROPOSED ON-SITE PARKING: 427 SPACES	
(INCLUDES 17 ADA SPACES)	
-2 BIKE SPACES PER 50 STUDENTS	
SCHOOL BUILDING 1:	620 STUDENTS
SCHOOL BUILDING 2:	<u>1,000 STUDENTS</u>
	1,620 TOTAL STUDENTS
REQUIRED BIKE PARKING:	66 TOTAL SPACES
PROPOSED BIKE PARKING:	66 TOTAL SPACES
BUS PARKING PROVIDED: 8 TOTAL SPACES	

REVISION RECORD

NO	DATE	DESCRIPTION
A	11/02/2019	SUBMIT TO WAKE FOREST FOR INITIAL SITE PLAN REVIEW
B	03/01/2020	ADDRESS WAKE FOREST COMMENTS & RESUBMIT
C	04/06/2020	RESUBMIT TAIL #3
D	06/10/2020	RESUBMIT TAIL #3
E	07/23/2020	RESUBMIT TAIL #4
F	08/14/2020	RESUBMIT TAIL #5

CEE
NCBELS #C-0335

Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive · Suite 400 · Charlotte, NC 28273
Ph: 980.237.0373 · Fax: 980.237.0372

**BC CONSTRUCTION GROUP
WAKE PREPARATORY ACADEMY
HARRIS ROAD
WAKE COUNTY, NORTH CAROLINA**

MASTER PLAN

DRAWING NO.:
SP-01

REFERENCE

1. STREAM AND WETLAND DELINEATION WAS PERFORMED AND FLAGGED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. OCTOBER 2019.
2. SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, DATED FEBRUARY, 2020.
3. EXISTING IMAGERY FROM GOOGLE EARTH DATED FEBRUARY 2019, OBTAINED BY CEC OCTOBER 2019.
4. TREE SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, DATED MARCH 26, 2020.

NOTE:
ZONE X (NOT WITHIN 100-YEAR FLOODPLAIN)
PER FEMA MAP, TOWN OF WAKE FOREST MAP ID 370244, EFFECTIVE 5/2/2006

LEGEND















	EXISTING SUBJECT PARCEL LINE
	EXISTING ADJACENT PARCEL LINE
	EXISTING UTILITY EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING CULTVERT
	EXISTING CEC DELINEATED STREAM
	EXISTING CEC DELINEATED WETLAND
	EXISTING SOIL BOUNDARY
	TREE STAND SECTIONS
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING TREELINE
	EXISTING OVERHEAD WIRE

Diagram illustrating the various components of a proposed street layout:

- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED PAVEMENT
- PROPOSED HARDSCAPE AREA
- UNIMPROVED OPEN SPACE AREA
- PROPOSED TREELINE
- PROPOSED WATER SERVICE
- PROPOSED SEWER MAIN
- 100' STREAM BUFFER
- PARK SPACE AREA

UTILITY NOTES

ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORP HANDBOOK, CURRENT EDITION).

UTILITY SEPARATION REQUIREMENTS:

A) A DISTANCE OF 10' MINIMUM SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & THE SEWER MUST BE PROTECTED TO WATER MAIN DEPTH. IF THE SEWER IS NOT PROTECTED TO WATER MAIN DEPTH, IT SHALL BE COVERED BY A 6" P.V.C. PIPE.

B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10". IF THIS SEPARATION CANNOT BE MAINTAINED DURING EXISTING CONDITIONS, THE SEWER MAIN SHALL BE INSTALLED UNDER THE WATER MAIN. THE MINIMUM VERTICAL SEPARATION BETWEEN THE TWO MAINS SHALL BE 18".

C) TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

D) WHERE IT IS POSSIBLE TO OBTAIN OTHER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT MAY BE REQUIRED TO DO SO ON MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR.

E) 50' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SERVICE FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.

F) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE GRADE HAVING 6" MIN. CLEARANCE BELOW THE TOP OF THE SEWER.

G) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.

CONSTRUCTION NOTES:

1. CONTRACTOR MUST MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY TEMPORARY INTERUPTIONS WILL BE PROVIDED TO THE CITY & ADJACENT PROPERTY OWNERS.

2. 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

3. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE ORDERED BY THE PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUBD HANDBOOK PROCEDURE.

4. INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'-2" WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO MAINTAIN ACCESS TO THE METER AND TO THE CITY & ADJACENT PROPERTY OWNERS.

5. INSTALL 4" PVCW SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.

6. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSIG. BACKSPACE VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING POSITIVE HEAD IMPACT.

7. ALL ENVIRONMENTAL PERMITS APPROPRIATE TO THE PROJECT MUST BE OBTAINED FROM NCDO, BACKWATER, USACE OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACT.

8. NCDOT /RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE ROAD OR RAILROAD ROW PRIOR TO CONSTRUCTION.

9. DISSEMINATE WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUBD FG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 998-2334 OR TIMOTHY.BEASLEY@RALAIGH.GOV FOR MORE INFORMATION.

10. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES AND REGULATIONS FOR PUBLIC WATER SUPPLY SYSTEMS. THESE DEVICES SHALL BE DESIGNED AND MANUFACTURED BY A QUALIFIED PROFESSIONAL ENGINEERING (ASSE) STANDARDS OR CAN BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH BEFORE AND AFTER CONSTRUCTION) IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR PUBLIC WATER SUPPLY SYSTEMS. CONTACT JENNIFER BARNES AT (919) 998-2334 FOR MORE INFORMATION.

11. SANITARY ENGINEERING (ASSE) STANDARDS OR CAN BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH BEFORE AND AFTER CONSTRUCTION) IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR PUBLIC WATER SUPPLY SYSTEMS. CONTACT JENNIFER BARNES AT (919) 998-2334 FOR MORE INFORMATION.

12. WHICHEVER IS MORE STRINGENT, CONTACT JOANNE HARTLEY AT (919) 998-9223 OR JOANNE.HARTLEY@RALAIGH.GOV FOR MORE INFORMATION.

SCALE IN FEET

0 100 200