

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: <u>ASP-0005-2020</u>		Planning Coordinator: <u>Walters</u>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: <u>596585</u>	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Fuller Elementary School <u>Magnet Elementary School</u>			
Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Property address(es): <u>806 Calloway Drive, Raleigh, NC 27610</u>			
Site P.I.N.(s): 1712-19-5802			
Please describe the scope of work. Include any additions, expansions, and change of use. Demolish existing elementary school and site features. Construct new elementary school building with associated parking and site program elements meeting WCPSS program and design standards.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: Wake County Board of Education		Title: c/o Bryan Roof, Program Executive, FD&C	
Address: WCPSS FD&C, Crossroads III, 111 Corning Road, Suite 190, Cary, NC 27519			
Phone #: 919-588-3573		Email: broof@wcpss.net	
Applicant Name: Keith Downing, PLA			
Company: CLH Design, pa		Address: 400 Regency Forest Drive, Suite 102, Cary, NC 27518	
Phone #: 919-319-6716		Email: kdowning@clhdesignpa.com	

Administrative Site Review Checklist

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



Use this checklist as a guide for Administrative Site Review submittals requirements.
This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS

Mailed notice is required for projects that:

1. Include new buildings greater than 25,000 square feet, or additions that represent a 10% increase in building area or 25,000 square feet (whichever is greater), AND;
2. The subject property is located within 100 feet of a property that is zoned: R-1, R-2, R-4, R-6, R-10

If your project requires mailed notice, [click here to download the letter template](#) and other helpful information.

Please check one of the following:

- ☒ Yes, my project meets the mailed notification requirement and my letters are provided with this application.
The mailed notification is not applicable for my project.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Cover sheet and/or second sheet: include project name and location; site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s), Frontage Type, Current Use(s), Proposed Use(s), Building Square Footage(s), residential density and unit data, existing and proposed parking calculations</i>); general notes; sheet index and legend defining symbols with north arrow; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500' and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>parking, driveways, alleys</i>); and vegetation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Demolition plan: Clearly indicate items to be removed	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Proposed site plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, parking, storage areas, service areas, etc.</i>); setback/build-to lines; proposed property lines; streetscape; mechanical equipment (<i>HVAC, generators, etc.</i>); sidewalks, walkways, trails; solid waste facilities; parking and parking calculations (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3</i>); open space and/or greenways; transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Square footages for proposed and existing uses; Parking calculations; amenity area calculations; Setback/Build-to; transitional protective yard type (UDO Section 7.2.4.A); street protective yard type (UDO Section 7.2.4.B.)</i>)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please continue to page two >

WAKE COUNTY, NC 129
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/15/2009 AT 11:16:48

BOOK:013625 PAGE:01724 - 01854

EXCISE TAX: \$-0-

PIN: See attached exhibits.

HOLD FOR: Box # 27

PREPARED BY: Boxley, Bolton, Garber & Haywood, L.L.P.
(Without title examination or opinion)

Brief Description for the Index:

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED, made this 7th day of July 2009, by and between COUNTY OF WAKE, a body politic and a political subdivision of the State of North Carolina (hereinafter "Grantor"), to WAKE COUNTY BOARD OF EDUCATION, a body politic of the State of North Carolina (hereinafter "Grantee"), whose address is c/o Betty L. Parker, Real Estate Services Director, Facilities Building, 1551 Rock Quarry Road, Raleigh, NC 27610.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

W I T N E S S E T H:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina, and more particularly described as follows:

See Exhibits A-AAAA attached hereto and incorporated herein by reference.

NORTH CAROLINA, WAKE COUNTY

I, Portia J. Johnson, a Notary Public of said State and County, do hereby certify that Harold H. Webb and Susan J. Banks personally came before me this day and acknowledged that they are the Chairman and Clerk, respectively, of the Board of Commissioners of Wake County, North Carolina, and that by authority duly given and as the act of The County of Wake, the foregoing instrument was signed in the County's name by the Chairman of its Board of Commissioners, sealed with its corporate seal and attested by such Clerk.

Witness my hand and notarial seal, this 7th day of July, 2009.

Portia J. Johnson
Notary Public

Portia J. Johnson
Printed Name of Notary

My commission expires: My Commission Expires 9-5-2011.

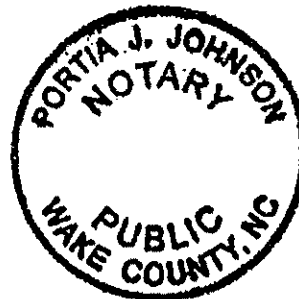


EXHIBIT "Y" (Page 2 of 2)

Tract Two:

BEGINNING at a stake in the south line of Darby Street, said stake marking a common corner of Rochester Heights Subdivision and the grantors; runs thence in an easterly direction 30 feet with the south line of Darby Street as it curves, said curve having a radius of 378.74 feet; runs thence South 03 degrees 09 minutes East 150.12 feet to a stake in the north line of the property of the School Site for the Rochester Heights School; runs thence South 86 degrees 51 minutes West 30 feet to a point in the east line of Rochester Heights; runs thence North 03 degrees 09 minutes West 150 feet to the point and place of beginning; according to a plat by John A. Edwards, Consulting Engineer, dated October 4, 1960.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 13092, Page 1345, Wake County Registry; see also instruments recorded in Book 1419, Page 479; Book 1419, Page 485; Book 1443, Page 430; Wake County Registry.

FULLER ELEMENTARY SCHOOL

806 CALLOWAY DRIVE
RALEIGH, NC 27610

WAKE COUNTY BOARD OF EDUCATION

ADMINISTRATIVE SITE REVIEW SUBMITTAL #3

TO CITY OF RALEIGH

CITY OF RALEIGH CASE #ASR-0005-2020

CITY OF RALEIGH APPLICATION FORM

DEVELOPMENT SERVICES

Administrative Site Review Application

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Subdivision transaction #: _____ Sketch transaction #: 596555 Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Administrative Alternate #: _____	

GENERAL INFORMATION

Development name: Fuller Elementary School
Inside City limits? ☐ Yes ☒ No
Property address(es): 806 Calloway Drive, Raleigh, NC 27610
Site P.I.N(s): 1712-19-5802
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Phone #: 919-588-3573 Email: broof@wcpss.net
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Phone #: 919-319-6716 Email: kdowning@clhdesignpa.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): R-6	Existing gross floor area (not to be demolished): 0 SF (Demolish All) Existing gross floor area to be demolished: 64,497 SF New gross floor area: 105,352 SF Total sf gross (to remain and new): 105,352 SF Proposed # of buildings: 1 Proposed # of stories for each: 2
Gross site acreage: 14.65 Acres # of parking spaces required: 76 # of parking spaces proposed: 76 Overlay District (if applicable): N/A Existing use (UDO 6.1.4): Civic Proposed use (UDO 6.1.4): Civic	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 4.47 Square Feet	Proposed Impervious Surface: Acres: 6.02 Square Feet
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide: Alluvial soils: N/A Flood sty: N/A FEMA Map Panel #: 3720171300J & 3720171200J May 2, 2006 Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

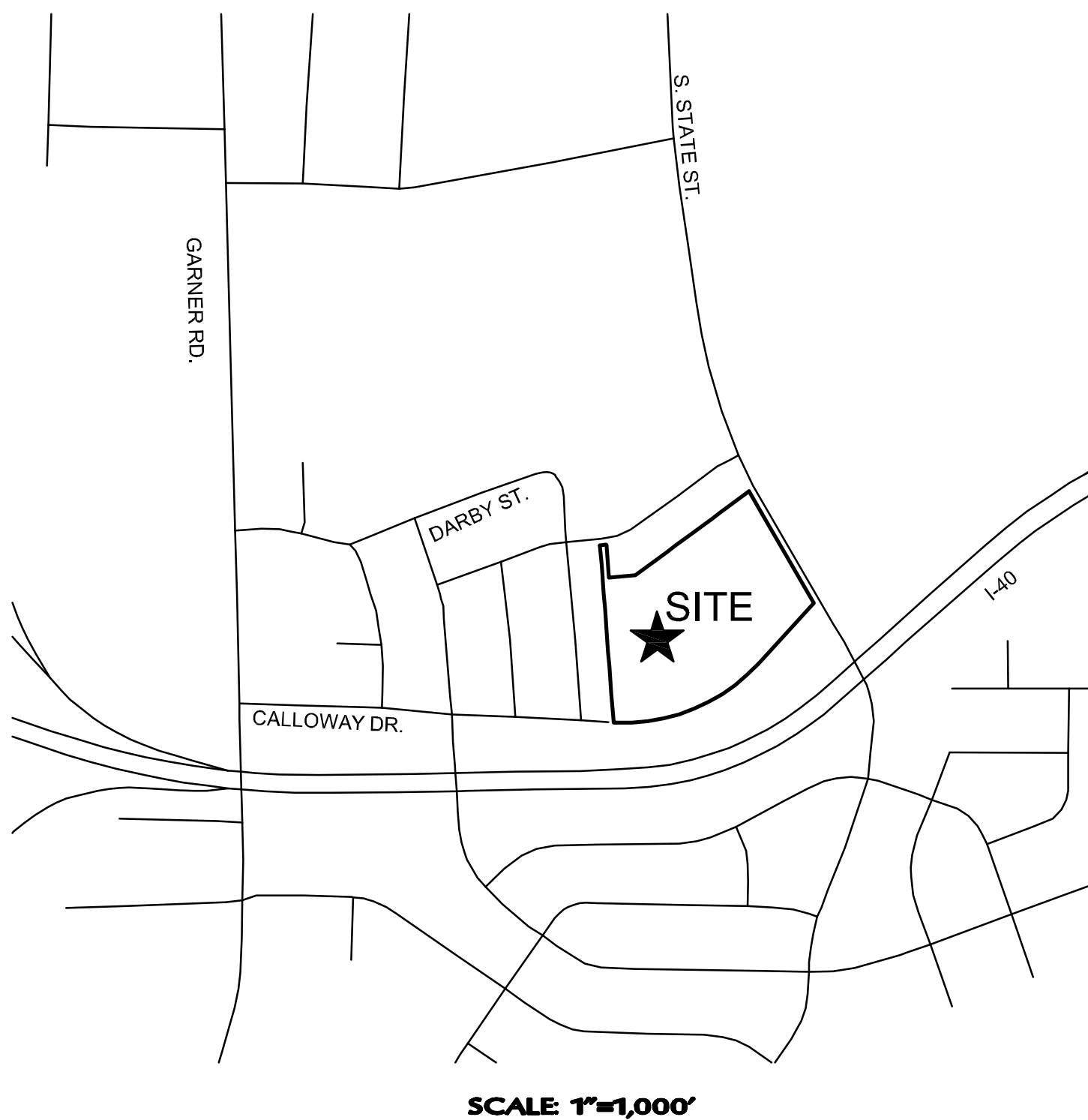
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: # of bedroom units: 1br: 2br: 3br: 4br or more: # of lots:	Total # of hotel units: Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK	
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 of Raleigh.	
I hereby designate <u>Keith Downing, PLA / CLH Design, pa</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.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>[Signature]</u>	Date: <u>1/22/2020</u>
Printed Name: <u>Bryan Roof</u>	

Page 2 of 2

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VICINITY MAP



CITY OF RALEIGH CONCURRENT TRAFFIC CONTROL AND PEDESTRIAN PLAN NOTES RIGHT-OF-WAY OBSTRUCTION NOTES

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHT-OF-WAY SERVICES SHALL BE REQUIRED TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHT-OF-WAY SERVICES SHALL BE REQUIRED TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NCOT ROADWAY STANDARD DRAWING MANUAL, AND THE NCOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE USUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVIDED), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

CITY OF RALEIGH SOLID WASTE SERVICES REQUIRED NOTES:

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH AND/OR NCOT STANDARDS AND SPECIFICATIONS.
- DESIGNER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLIDS WASTE DESIGN MANUAL.
- THE PROPOSED DEVELOPMENT PLANS TO USE A PRIVATE VENDOR TO HANDLE THEIR TRASH NEEDS. CONTACT SHANE TAPPER AT RALEIGH SOLID WASTE SERVICES WITH QUESTIONS AT 919-996-8916 OR SHANE.TAPPER@RALEIGHNC.GOV.
- SEE SHEET C02.01 - STAKING PLAN FOR LOCATION OF DUMPSTERS WITHIN THE PROPOSED SCREENED SERVICE COURT. SERVICE VEHICLES WILL DRIVE TO SERVICE COURT AND LOAD FROM DUMPSTERS.

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER(S)	-
NUMBER OF LOTS	-
LOT NUMBERS BY PHASE	-
NUMBER OF UNITS	N/A
LIVABLE BUILDINGS	N/A
OPEN SPACE	N/A
NUMBER OF OPEN SPACE LOTS	-
PUBLIC WATER (LF)	-
PUBLIC SEWER (LF)	-
PUBLIC STREET (LF)	-
PUBLIC RIGHT OF WAY (SF)	-
PUBLIC SIDEWALK (LF)	-
WATER SERVICE STUBS	-
SEWER SERVICE STUBS	-

RALEIGH INFILL APPLICABILITY

PER UDO SECTION 2.2.7.B.1, ALL OF THE REQUIREMENTS MUST BE MET TO MEET RESIDENTIAL INFILL APPLICABILITY. THE SITE IS OVER 5 ACRES AND THEREFORE THIS SECTION DOES NOT APPLY.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-3409, and the Public Utilities Department at (919) 996-4540, at least twenty-four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other violation of City of Raleigh Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

INDEX OF DRAWINGS

CIVIL

C00.00	COVER SHEET
C00.01	OVERALL PLAN
C00.02	TCA PLAN
C00.03	FIRE APPARATUS ACCESS DIAGRAM
C00.04	TRANSPORTATION PLAN DIAGRAM
C01.01	EXISTING CONDITIONS AND DEMO PLAN
C02.01	STAKING PLAN
C02.02	PAVEMENT MARKING AND SIGNAGE PLAN
C03.01	GRADING PLAN
C03.02	SWM PRE-DEVELOPMENT
C03.03	SWM POST-DEVELOPMENT
C05.01	UTILITY PLAN
C06.01	LANDSCAPE PLAN
C07.01	SITE DETAILS
C07.02	SITE DETAILS
C07.03	SITE DETAILS
C07.04	SITE DETAILS
C07.05	SITE DETAILS
C07.06	SITE DETAILS
C07.07	SITE DETAILS
C07.08	SITE DETAILS
C07.09	SITE DETAILS
C07.10	SITE DETAILS
C07.11	SITE DETAILS

ARCHITECTURAL

A02.00	AVERAGE BUILDING HEIGHT
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ELECTRICAL

DUKE ENERGY SITE LIGHTING PLAN

PROJECT DATUM TOPOGRAPHIC SURVEY NOTES

- THIS TOPOGRAPHIC SURVEY IS BASED ON A SURVEY PERFORMED BY DEMBERRY ENGINEERS INC. ON JUNE 29 - AUGUST 8, 2018.
- HORIZONTAL CONTROL (NAD83/2011) AND VERTICAL CONTROL (NAVD83) ESTABLISHED BY GPS OBSERVATIONS AND COMPUTED USING NORTH CAROLINA GEODETIC SOCIETY VIRTUAL REFERENCE STATION SERVICE (VRS), YIELDING VALUES OF:

#1	#2
N: 729757.20	N: 729822.68
E: 2111315.33	E: 2111315.33
EL: 278.85	EL: 278.86
(604 NAL)	(604 NAL)
- NORTH ARROW IS GRID NORTH AND ALL DISTANCES ARE GROUND DISTANCES. PROJECT LOCALIZED ON POINT #1. COMBINED GRID FACTOR (GRID TO GROUND) EQUALS 1.0000968278.
- A PORTION OF THIS SITE IS IN FLOOD HAZARD AREA ZONE AE ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 3720171300J AND 3720171200J BEARING AN EFFECTIVE DATE OF 5/02/2006.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.

USE STANDARDS

CITY OF RALEIGH PUBLIC AND INSTITUTIONAL USES:

- 6.3.1.D.2a
SCHOOL MUST MEET THE CURRICULAR TEACHING CERTIFICATION OF INSTRUCTION APPROVED BY THE STATE BOARD OF EDUCATION
FULLER ELEMENTARY IS AN ELEMENTARY SCHOOL IN THE WAKE COUNTY PUBLIC SCHOOLS SYSTEM
- 6.3.1.D.2b
A SCHOOL, PUBLIC OR PRIVATE (K-12) MUST BE LOCATED ON A LOT WITH TOTAL AREA OF 500 SQUARE FEET PER ENROLLED PUPIL
TRACT AREA REQUIRED: 6 AC., OR 264,000 SF (528 STUDENTS X 500 SF)
TRACT AREA PROVIDED: 15.03 AC. OR 654,707 SF.
- 6.3.1.D.2c
THE PARCEL IS NOT LOCATED IN AN AIRPORT OVERLAY DISTRICT OR A PRIMARY RESERVOR WATERSHED PROTECTION AREA.
- 6.3.1.D.2d
THE PROPOSED ENROLLMENT IS LESS THAN THE CURRENT ENROLLMENT, THEREFORE A TIA IS NOT REQUIRED.
- 6.3.1.D.2e
PROTECTIVE YARDS ARE PROVIDED. SEE LANDSCAPING CALCULATIONS TABLE.
- 6.3.1.D.2f
TYPE C2 STREET PROTECTIVE YARDS ARE PROVIDED. SEE LANDSCAPING CALCULATIONS TABLE.

RALEIGH BLOCK PERIMETER REQUIREMENT APPLICABILITY

THIS PROJECT IS EXEMPT FROM THE RALEIGH BLOCK PERIMETER REQUIREMENTS PER ORDINANCE NO. 2019 39 TC 429 (10-6-19) SECTION 8.3.2.A.1.b.iv DUE TO THE LAND USE (ELEMENTARY SCHOOL).

PROJECT INFORMATION

FULLER ELEMENTARY SCHOOL
WAKE COUNTY PUBLIC SCHOOL SYSTEM
WCPSS PROJECT ID: 862-716
WCPSS PROJECT MANAGER - SHANE WEBSTER
806 CALLOWAY DRIVE, RALEIGH, NC 27610

SEALS

FOR REVIEW ONLY

DKA JOB NUMBER
1911

WCPSS PROJECT ID:
862-716

REVISIONS

NO.	DESCRIPTION	DATE

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All rights reserved.

PA: BK
P.M.: KD
Drawn By: HRL/GG
Plot Date: 04/02/20

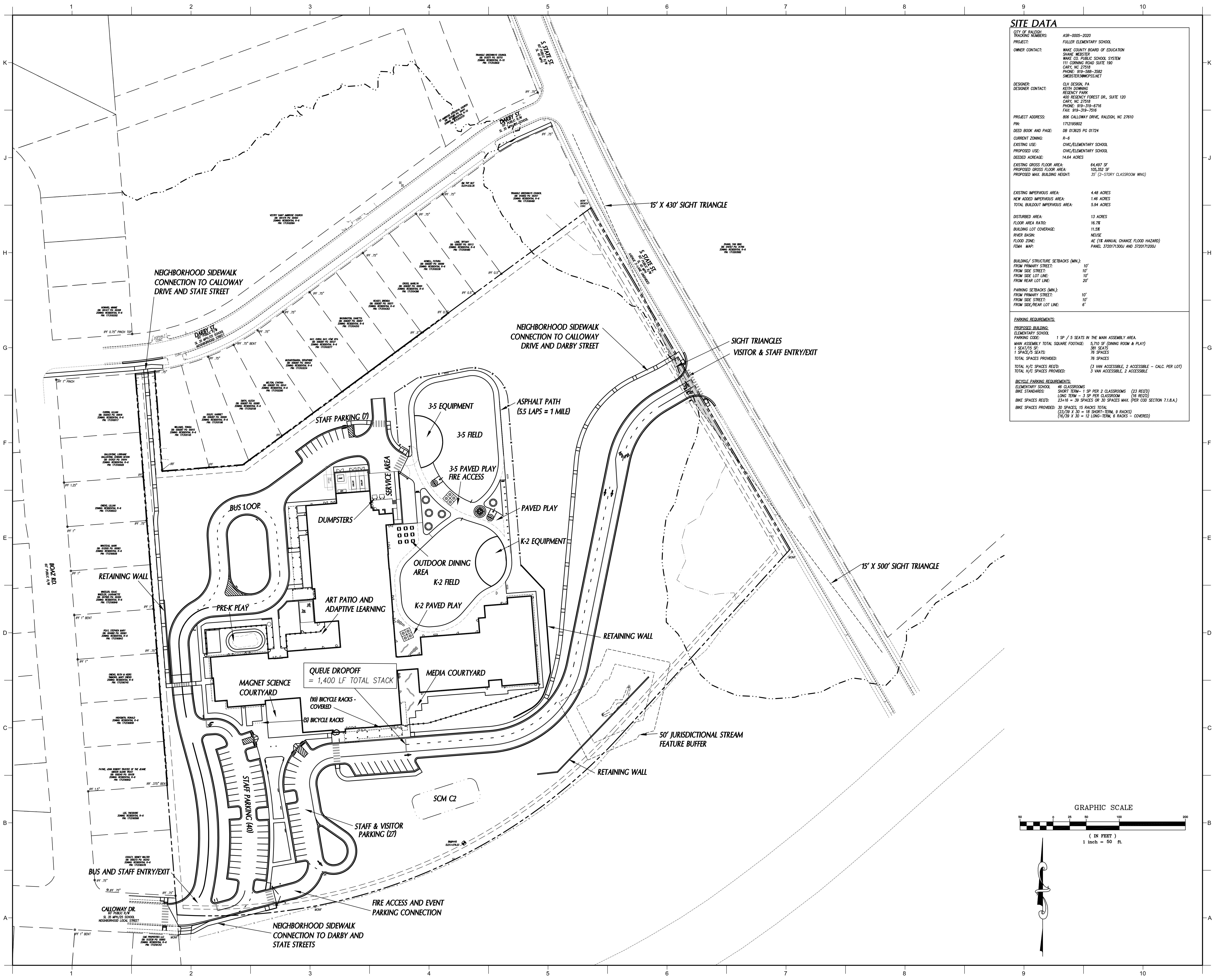
DATE ISSUED

ASR Submittal #3
05/05/2020

SHEET TITLE

COVER

C00.00



SITE DATA	
CITY OF RALEIGH	ASR-0005-2020
TRADING NUMBERS:	FULLER ELEMENTARY SCHOOL
PROJECT:	SHANE WEBSTER
OWNER CONTACT:	WAKE COUNTY BOARD OF EDUCATION SHANE WEBSTER WAKE CO. PUBLIC SCHOOL SYSTEM 111 CORNING ROAD SUITE 190 CARY, NC 27518 PHONE: 919-288-3382 SWEETEN@WCPSS.NET
DESIGNER:	CLH DESIGN, P.A.
DESIGNER CONTACT:	KETH DOWNING REGENCY PARK 400 REGENCY FOREST DR., SUITE 120 CARY, NC 27518 PHONE: 919-318-6718 FAX: 919-318-7516
PROJECT ADDRESS:	806 CALLOWAY DRIVE, RALEIGH, NC 27610
PN:	1712195802
DEED BOOK AND PAGE:	DB 013625 PG 01724
CURRENT ZONING:	R-8
EXISTING USE:	CIVIC/ELEMENTARY SCHOOL
PROPOSED USE:	CIVIC/ELEMENTARY SCHOOL
DEEDED ACREAGE:	14.64 ACRES
EXISTING GROSS FLOOR AREA:	64,497 SF
PROPOSED GROSS FLOOR AREA:	105,352 SF
PROPOSED MAX. BUILDING HEIGHT:	35' (2-STORY CLASSROOM WING)
EXISTING IMPERVIOUS AREA:	4.48 ACRES
NEW ADDED IMPERVIOUS AREA:	1.46 ACRES
TOTAL BUILDOUT IMPERVIOUS AREA:	5.94 ACRES
DISTURBED AREA:	13 ACRES
FLOOR AREA RATIO:	16.7%
BUILDING LOT COVERAGE:	11.5%
RIVER BASIN:	NEUSE
FLOOD ZONE:	AE (1% ANNUAL CHANCE FLOOD HAZARD)
FEMA MAP:	PANEL 3720171300J AND 3720171200J
BUILDING/ STRUCTURE SETBACKS (MIN.):	
FROM PRIMARY STREET:	10'
FROM SIDE STREET:	10'
FROM SIDE LOT LINE:	10'
FROM REAR LOT LINE:	20'
PARKING SETBACKS (MIN.):	
FROM PRIMARY STREET:	10'
FROM SIDE STREET:	10'
FROM SIDE/REAR LOT LINE:	6'
PARKING REQUIREMENTS:	
PROPOSED BUILDING:	ELEMENTARY SCHOOL
PARKING CODE:	1 SP / 9 SEATS IN THE MAIN ASSEMBLY AREA
MAIN ASSEMBLY TOTAL SQUARE FOOTAGE:	5,710 SF (DINING ROOM & PLAY)
1 SEAT/15 SF:	381 SEATS
1 SPACE/5 SEATS:	76 SPACES
TOTAL SPACES PROVIDED:	76 SPACES
TOTAL H/C SPACES REQ'D:	(3 VAN ACCESSIBLE, 2 ACCESSIBLE - CALC. PER LOT)
TOTAL H/C SPACES PROVIDED:	3 VAN ACCESSIBLE, 2 ACCESSIBLE
BICYCLE PARKING REQUIREMENTS:	
ELEMENTARY SCHOOL:	46 CLASSROOMS
SHORT TERM:	1 SP PER 2 CLASSROOMS (23 REQ'D)
LONG TERM:	3 SP PER CLASSROOM (16 REQ'D)
BKE SPACES REQ'D:	23+16 = 39 SPACES OR 30 SPACES MAX. (PER COD SECTION 7.1.8.A.)
BKE SPACES PROVIDED:	30 SPACES, 15 RACKS TOTAL (23/39 X 30 = 18 SHORT-TERM, 9 RACKS) (16/39 X 30 = 12 LONG-TERM, 6 RACKS - COVERED)

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WAKE COUNTY PUBLIC SCHOOL SYSTEM
WCPSS PROJECT ID: 862-716
WCPSS PROJECT MANAGER - SHANE WEBSTER
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REVISIONS

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PA: BK
PM: KD
Drawn By: HRL/GG
Plot Date: 5/4/2020

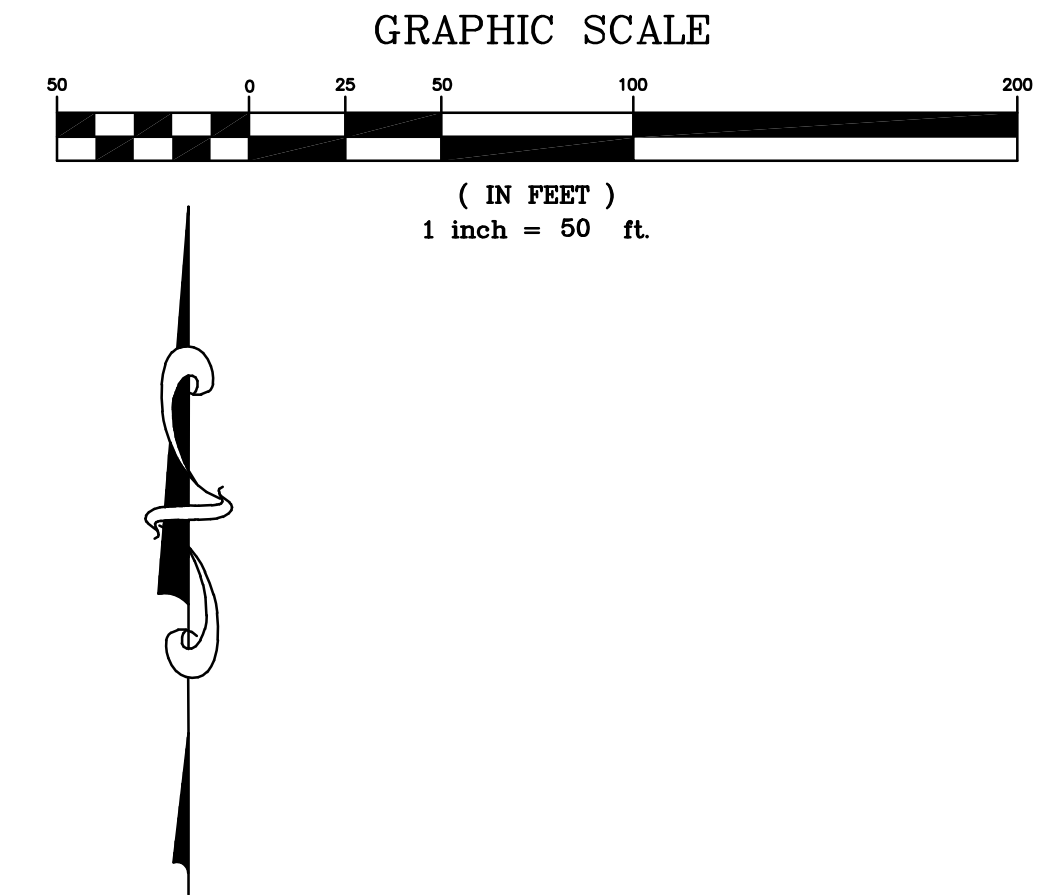
DATE ISSUED

ASR Submittal #3
05/05/2020

SHEET TITLE

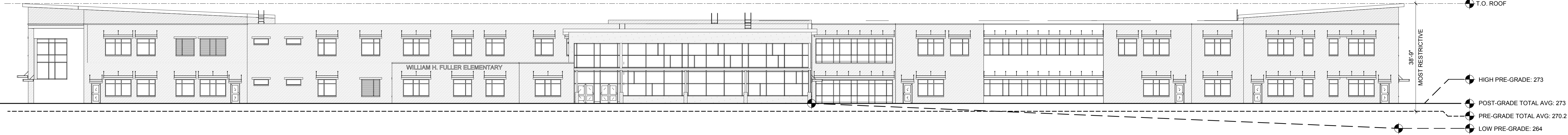
OVERALL SITE PLAN

C00.01

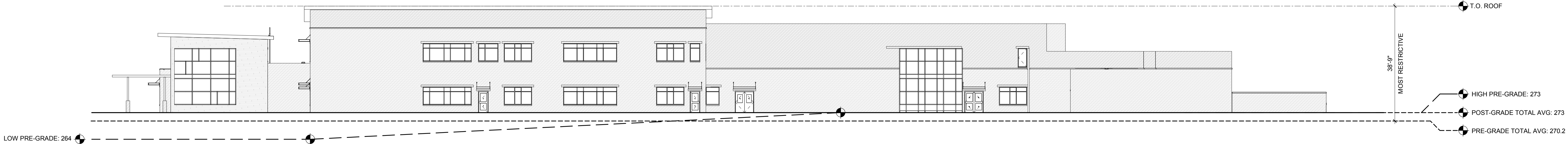


PRE AND POST GRADE AVERAGES					
	SOUTH ELEVATION AVERAGES	EAST ELEVATION AVERAGES	NORTH ELEVATION AVERAGES	WEST ELEVATION AVERAGES	TOTAL AVERAGES
PRE GRADE AVERAGES	268.5	268.5	271.75	272.1	270.2
POST GRADE AVERAGES	273	273	273	273	273
RALEIGH UDO 22.5 HEIGHT RESTRICTIONS: 40' / 3 STORIES					
RALEIGH UDO 15.7 PARAPET WALL ENCROACHMENT: 4' FOR 3-STORY BUILDING					

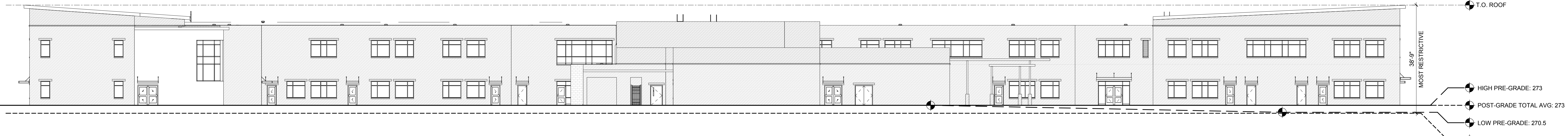
REVISIONS



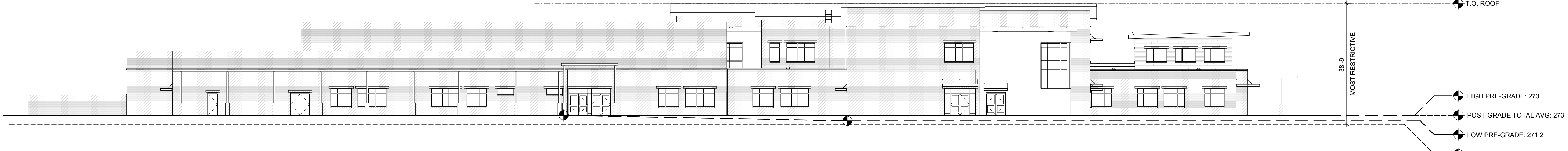
G1 SOUTH ELEVATION
1/16" = 1'-0"



E1 EAST ELEVATION
1/16" = 1'-0"



C1 NORTH ELEVATION
1/16" = 1'-0"



A1 WEST ELEVATION
1/16" = 1'-0"