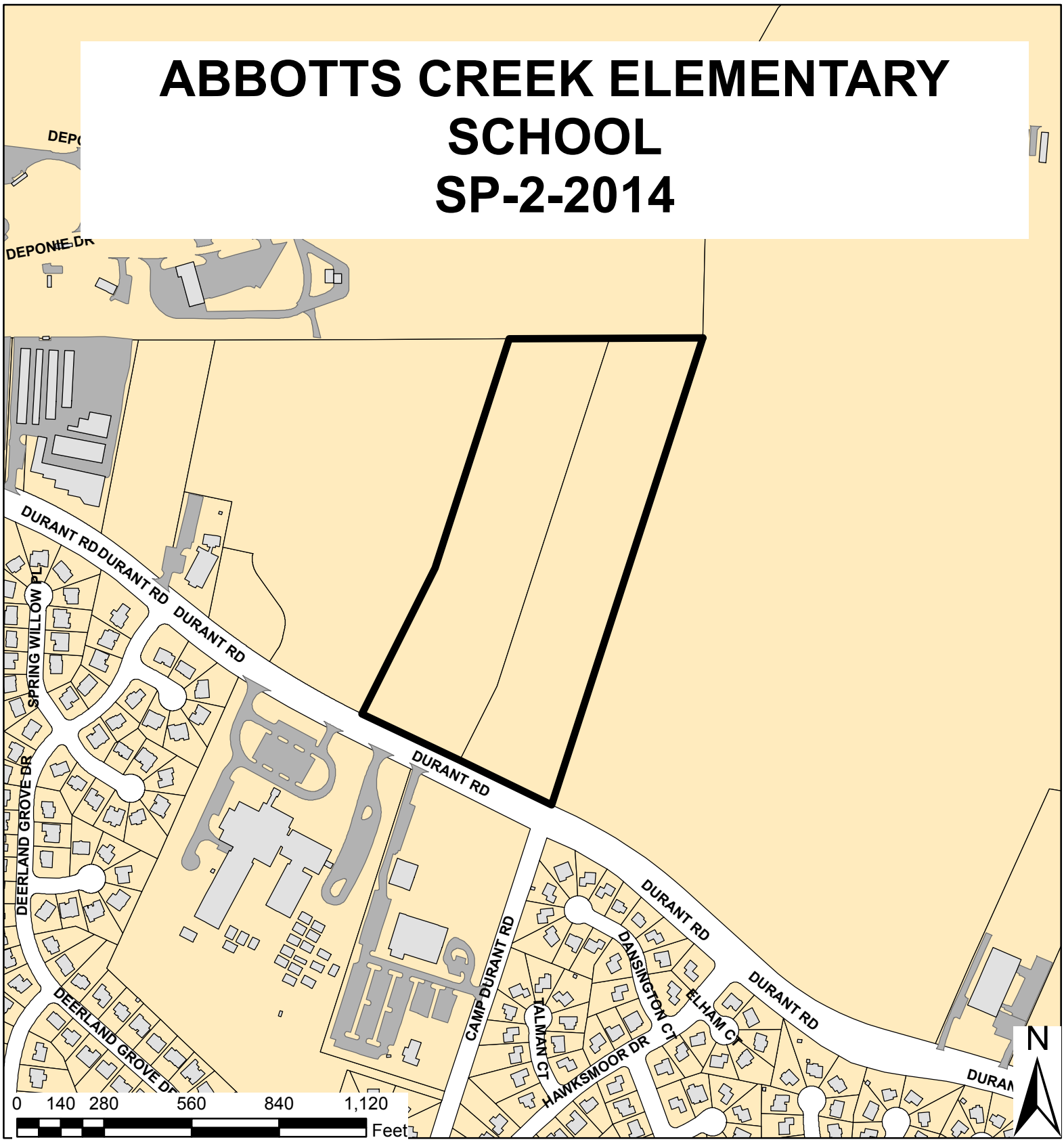
ABBOTTS CREEK ELEMENTARY SCHOOL
SP-2-2014



Zoning:	**TD**
CAC:	**North**
Drainage Basin:	**Perry Creek**
Acreage:	**12.51**
Square Feet:	**103,569 SF**
Planner:	**Meade Bradshaw**
Phone:	**(919) 996-2664**
Applicant Contact:	**Wake County Pub. Schools**
Phone:	**(919) 856-6350**

Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

S-22-11

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☑ Site Plans for Planning Commission	☐ Subdivision*	Transaction Number
☐ Preliminary Administrative Site Plans	☐ Cluster Subdivision**	
☐ Group Housing **	☐ Infill Subdivision**	Assigned Project Coordinator
☐ Multifamily (Infill)**	☐ Expedited Subdivision Review	
	☐ Conventional Subdivision	Assigned Team Leader
SP-2-14	☐ Compact Development	395045
	☐ Conservation Subdivision	
* May require Planning Commission or City Council Approval	** Legacy Districts Only	

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: Abbotts Creek Elementary School

Proposed Use: School

Property Address(es): 9900 Durant Road, Raleigh, NC 27614 — 9800 Durant Rd

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1728530923 ✓	1728532894 ✓		

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☑ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. n/a
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. 10-2132.2(b)(14). Institution greater than 25,000sf and located within 400 feet of a residential district.

CLIENT (Owner or Developer)	Company: Wake County	Name (s): Mark Forestieri	
	Address: 333 Fayetteville Street, WCOB, 12th Floor, Raleigh, NC 27601		
	Phone: 919-856-6350	Email: mforestieri@wakegov.com	Fax: 919-856-6355
CONSULTANT (Contact Person for Plans)	Company: CLH Design, P.A.	Name (s): Zak Pierce	
	Address: 400 Regency Forest Drive, STE 120, Cary, NC 27518		
	Phone: 919-319-6716	Email: zpierce@clhdesignpa.com	Fax: 919-319-7516

Map 1728.15 Drainage - Neuse / Perry
North CAC Urban Watershed Protec
Zoning Thoroughfare

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) TD (Legacy) .	Proposed building use(s) School
If more than one district, provide the acreage of each n/a	Existing Building(s) sq. ft. gross N/A (0 SF)
Overlay District UWPOD	Proposed Building(s) sq. ft. gross 103,569 SF
Total Site Acres Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 103,569 SF
Off street parking Required 107 Provided 178	Proposed height of building(s) 47'6"
COA (Certificate of Appropriateness) case # S-22-11	FAR (floor area ratio percentage) 20.2
BOA (Board of Adjustment) case # A- n/a	Building Lot Coverage percentage 12.6 (site plans only)
CUD (Conditional Use District) case # Z- n/a	
Stormwater Information	
Existing Impervious Surface acres/square feet 21,425	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet 172,415	If Yes, please provide
Neuse River Buffer ☒ Yes ☐ No Wetlands ☒ Yes ☐ No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

Elementary schools are considered a general use within the existing zoning district and abides by the land use map in the Comprehensive Plan 2030. This project is redeveloping a tract of land that was used for the Wake County landfill. A comprehensive stormwater management plan will be implemented to protect the region's lakes, streams and other surface waters. This project proposes connections and extensions to public water and sewer utilities.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? ☐ Yes ☐ No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

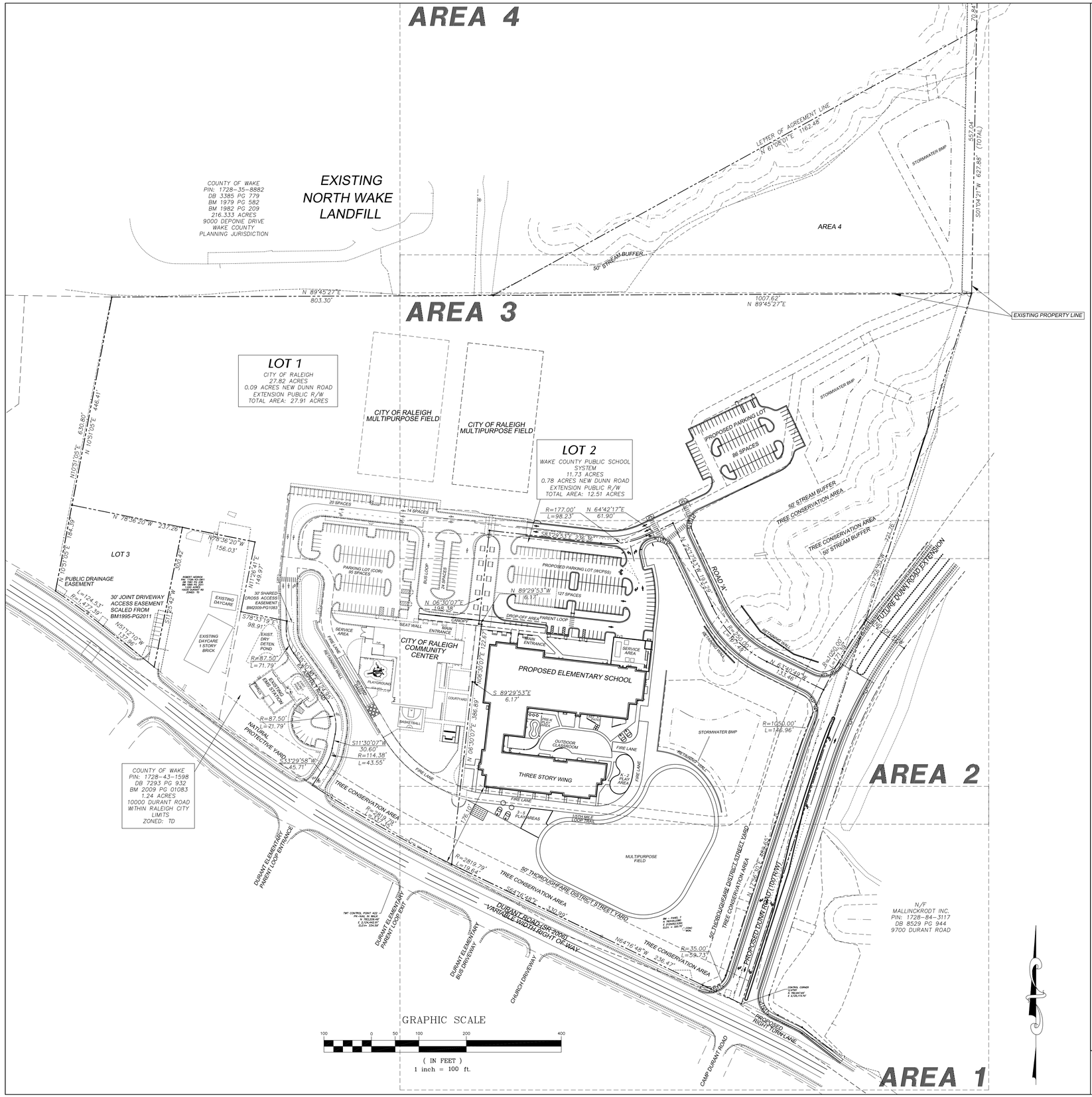
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Zak Pierce, CLH Design P.A. 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.

Signed Wake County by: _____ Date 12-26-13

Signed _____ Date



SITE DATA

CITY OF RALEIGH TRACKING NUMBER:	TBD
PROJECT:	ABBOTTS CREEK (E-20) ELEMENTARY SCHOOL
CURRENT OWNER:	WAKE COUNTY
OWNER CONTACT:	MARK FORESTIERI P.O BOX 550 SUITE 1201 RALEIGH, NC 27602 919-856-6350
FUTURE OWNER:	WAKE COUNTY BOARD OF EDUCATION
CONTACT:	WILLIAM HARTLEY WAKE CO. PUBLIC SCHOOL SYSTEM 1429 ROCK QUARRY ROAD SUITE 116 RALEIGH, NC 27610 PHONE: 919-856-8143 FAX: 919-856-8172
DESIGNER:	CLH DESIGN, PA
DESIGNER CONTACT:	ZAK PIERCE REGENCY PARK 400 REGENCY FOREST DR., SUITE 120 CARY, NC 27518 PHONE: 919-319-6716 FAX: 919-319-7516
PROJECT ADDRESS:	DURANT ROAD, RALEIGH, NC 27614
PIN(S):	1728530923 1728532894
PLAT REFERENCE:	BM 1995 PG 935
CURRENT ZONING:	TD
OVERLAY DISTRICT:	WATERSHED PROTECTION OVERLAY DISTRICT
EXISTING USE:	VACANT
PROPOSED USE:	SCHOOL
TRACT AREA:	11.73 ACRES
PROPOSED ROW AREA:	1.97 ACRES (740 LINEAR FEET)
PROPOSED GROSS FLOOR AREA:	103,569 GROSS FLOOR AREA
PROPOSED MAX. BUILDING HEIGHT:	47'6"
BUILDING HEIGHT:	ELEMENTARY SCHOOL 47'6" (3-STORY WING)
PROPOSED VEHICULAR SURFACE AREA:	53,260 SF (1.22 ACRES) [SCHOOL TRACT]
EXISTING IMPERVIOUS AREA	21,425 SF (0.49 ACRES) [SCHOOL TRACT]
EXISTING IMPERVIOUS REMOVED:	0 SF (0 ACRES) [SCHOOL TRACT]
NEW IMPERVIOUS AREA:	172,415 SF (3.96 ACRES) [SCHOOL TRACT]
TOTAL BUILDOUT IMPERVIOUS AREA:	193,840 SF (4.45 ACRES) [SCHOOL TRACT]
DISTURBED AREA:	20.34 ACRES
FLOOR AREA RATIO:	20.2%

PARKING REQUIREMENTS:

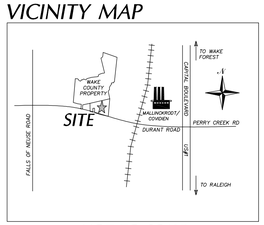
ELEMENTARY SCHOOL

PARKING CODE:	1 SP / 5 SEATS IN MAIN GATHERING SPACE
TOTAL SQUARE FOOTAGE:	8,027 SF (DINING ROOM & PHYS. ED.)
1 SEAT/15 SF:	535 SEATS
1 SPACE/5 SEATS:	107 SPACES
TOTAL SPACES REQ'D:	107 SPACES
TOTAL SPACES PROVIDED:	178 SPACES
TOTAL H/C SPACES REQ'D:	9 (WITH 2 BEING VAN ACCESSIBLE)
TOTAL H/C SPACES PROVIDED:	10 (WITH 2 BEING VAN ACCESSIBLE)

NOTES:

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. DESIGNER HAS REVIEWED AND IS COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLIDS WASTE DESIGN MANUAL.
3. THE PROPOSED DEVELOPMENT PLANS TO USE THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) TO HANDLE THEIR TRASH NEEDS

VICINITY MAP



NOT TO SCALE

WAKE COUNTY PUBLIC SCHOOL SYSTEM

ABBOTTS CREEK ELEMENTARY SCHOOL

DURANT ROAD
RALEIGH, NC 27614

ARCHITECT

CLARK NEXSEN
Architecture & Engineering

333 FAYETTEVILLE STREET
SUITE 1000
RALEIGH, NC 27601

FAX 919-828-1877
WWW.CLARKNEXSEN.COM

SEALS

NORTH CAROLINA PROFESSIONAL SEAL 23953 ENGINEER KENNETH A. LORING
1/6/14

FOR REVIEW ONLY
DO NOT USE FOR CONSTRUCTION

CONSULTANT

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

SUBMITTAL
PRELIMINARY SITE PLAN SUBMITTAL

6 JANUARY 2014

SHEET
OVERALL SITE PLAN

C0.1

PROJECT NUMBER
CN 1477
CLH 08-138

OVERALL PLAN FOR PLAN REVIEW ONLY, NOT FOR CONSTRUCTION. SEE 40 SCALE PLAN SHEETS FOR DETAILED INFORMATION.

WAKE COUNTY PUBLIC SCHOOL SYSTEM

ABBOTTS CREEK ELEMENTARY SCHOOL

DURANT ROAD
RALEIGH, NC 27614

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Fax: (919) 319-7516
LA: C-106
PE: C-1595

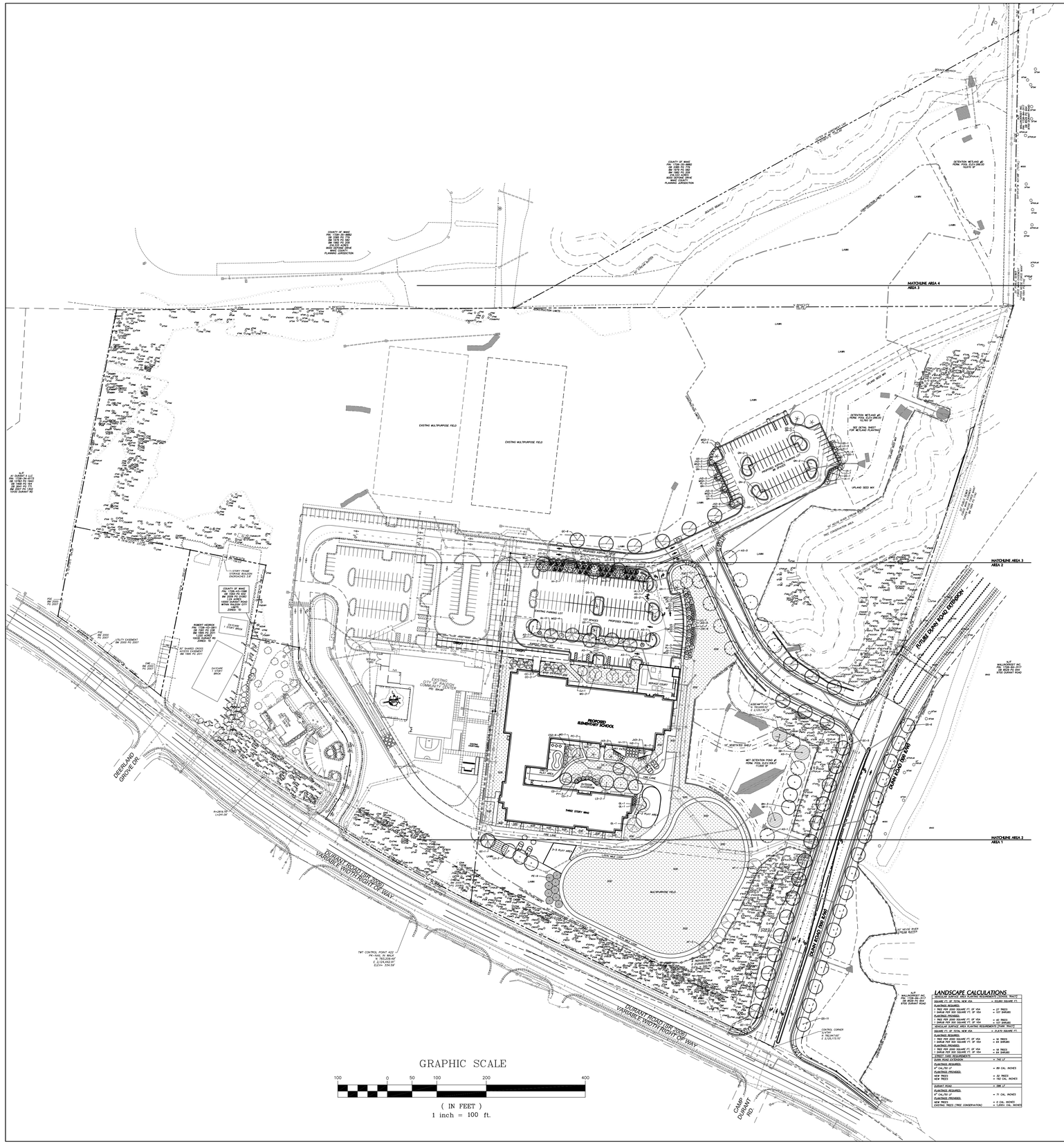
SUBMITTAL
PRELIMINARY SITE PLAN SUBMITTAL

6 JANUARY 2014

SHEET
OVERALL SITE GRADING PLAN

C3.0

PROJECT NUMBER
CN 1477
CLH 08-138



OVERALL PLAN FOR PLAN REVIEW ONLY, NOT FOR CONSTRUCTION. SEE 40 SCALE PLAN SHEETS FOR DETAILED INFORMATION.

WAKE COUNTY PUBLIC SCHOOL SYSTEM

ABBOTTS CREEK ELEMENTARY SCHOOL

DURANT ROAD
RALEIGH, NC 27614

ARCHITECT

CLARK ◆ NEXSEN
Architecture & Engineering

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RALEIGH, NC 27601

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SEALS

NORTH CAROLINA
1699
ANCHARY R. PIERCE
1-6-14

FOR REVIEW ONLY
DO NOT USE FOR CONSTRUCTION

CONSULTANT

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Suite 120
Cary, North Carolina 27518
Phone: (919) 319-6716
Fax: (919) 319-7516
LA: C-106
PE: C-1595

SUBMITTAL

PRELIMINARY SITE PLAN SUBMITTAL

6 JANUARY 2014

SHEET

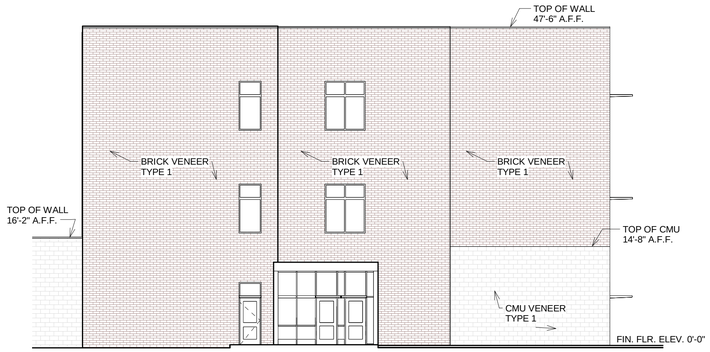
OVERALL LANDSCAPE PLAN

C6.5

PROJECT NUMBER

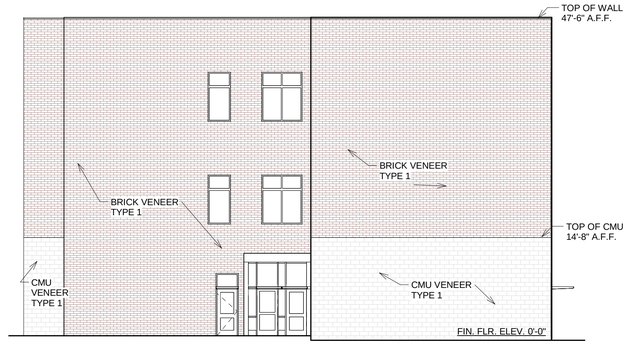
CN 1477

CLH 08-138



1 West - 3 Story.

A2.2 | 3/32" = 1'-0"



3 East - 3 Story.

A2.2 | 3/32" = 1'-0"

2 South - 3 Story.

A2.2 | 3/32" = 1'-0"

4 North - 3 Story.

A2.2 | 3/32" = 1'-0"

E-20 Abbotts Creek Elementary School

INTERSECTION OF DURANT ROAD & FUTURE DUNN ROAD
RALEIGH, NC 27614

ARCHITECT

CLARK • NEXSEN
Architecture & Engineering
333 FAYETTEVILLE ST, SUITE 1000
RALEIGH, NC 27601
WWW.CLARKNEXSEN.COM

SEALS

CLARK NEXSEN, OWEN, BARBIERI & GILPIN, PLLC REGISTERED ARCHITECTURAL COMPANY CHARLOTTE, N.C. NORTH CAROLINA

NOT FOR CONSTRUCTION

ANNA WARD FRANCIS REGISTERED ARCHITECT NORTH CAROLINA RALEIGH N.C.

CONSULTANT

SUBMITTAL

DESIGN DEVELOPMENT

DEC. 02, 2013

KEY PLAN

SHEET

Unnamed

A2.2

PROJECT NUMBER

CN 1477