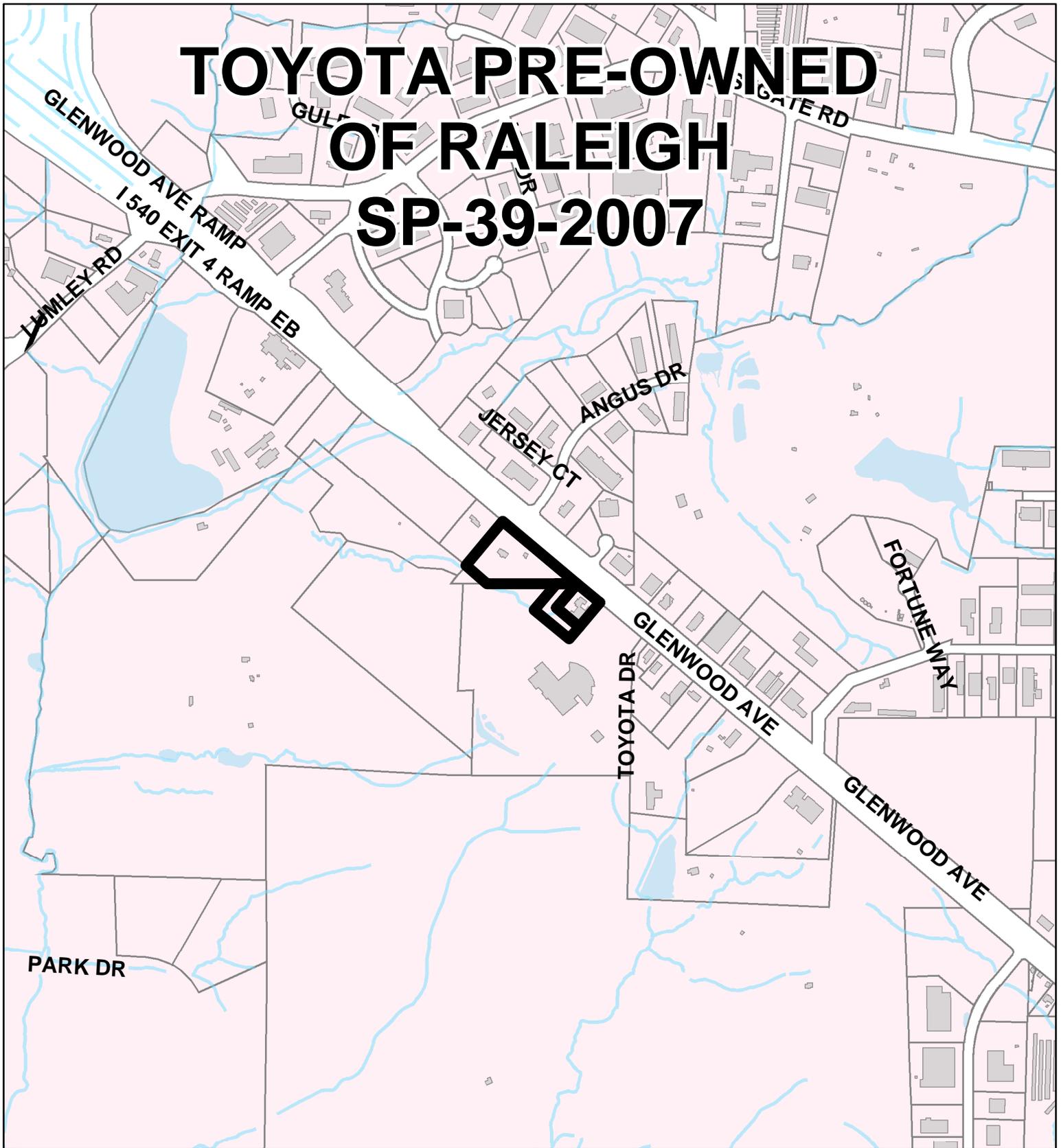
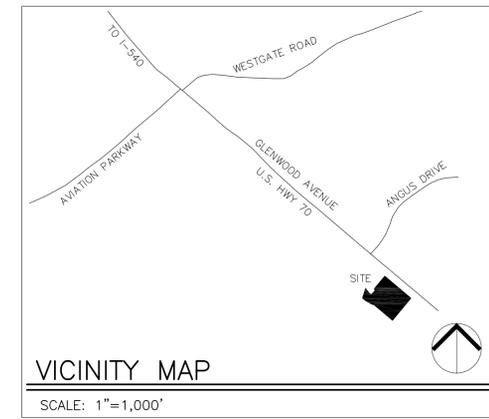
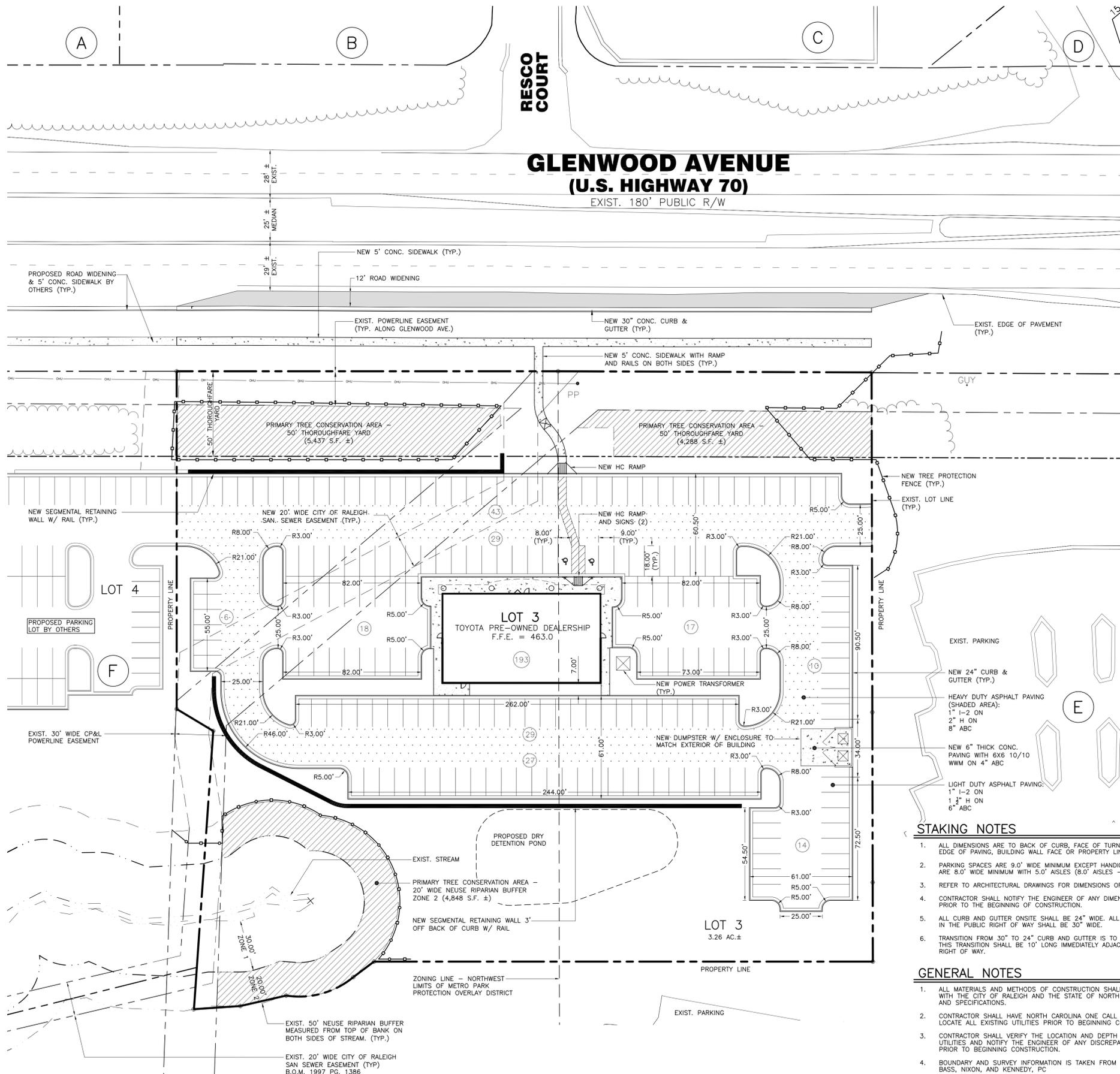


TOYOTA PRE-OWNED OF RALEIGH SP-39-2007



**SP-39-07 TOYOTA PRE-OWNED OF RALEIGH, 3.26 ACRES
4,973 SQ FT, ZONED TD AOD MPOD, UMSTEAD PLANNING DISTRICT
NORTHWEST CAC, PLANNER: J. MARAPOTI (919) 516-2642
APPLICANT CONTACT: PIEDMONT LAND DESIGN, LLP (919) 387-1174 ●
CRABTREE CREEK DRAINAGE BASIN**





CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL.		YES	X-CC	NO
1. DEVELOPMENT NAME:	TOYOTA PRE-OWNED OF RALEIGH			
2. STREET ADDRESS:	9201 GLENWOOD AVENUE RALEIGH, NORTH CAROLINA			
3. WAKE COUNTY P.I.N.:	0778-10-9629 0778-10-7761 PORTION OF 0778-11-4050 PORTION OF 0778-10-6383			
4. TOTAL NUMBER OF LOTS:	1			
5. TOTAL AREA:	3.26 ACRES ± (LOT 3)			
6. ZONING:	TD WITH AOD AND MPOD			
7. MAXIMUM BUILDING SQUARE FOOTAGE & USE:	4,973 S.F. SALES			
8. MAXIMUM BUILDING FOOTPRINT SQUARE FOOTAGE:	4,973 S.F.			
9. MAXIMUM BUILDING HEIGHT:	20' (ABOVE FINISH FLOOR)			
10. PARKING SUMMARY: BASIS OF DETERMINATION:	1 SPACE/200 S.F. SHOWROOM/OFFICE (4,973 S.F.)			
TOTAL REQUIRED: NUMBER REDUCED BY REQUIRED TREES:	25 SPACES NONE			
TOTAL PROVIDED: VEHICULAR SURFACE AREA: TOTAL HANDICAPPED SPACES:	193 SPACES 63,396 S.F. 2 SPACES REQ'D/PROVIDED			
11. INSIDE CITY LIMITS:	YES			
12. INSIDE FLOOD HAZARD BOUNDARY:	NO			
13. FLOOR AREA RATIO: BUILDING LOT COVERAGE:	0.04 0.04			
14. INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA:	NO			
15. DEDICATED STREET RIGHT OF WAY:	NONE			
16. EXISTING IMPERVIOUS AREA TO BE REMOVED: NEW IMPERVIOUS AREA:	23,148 S.F. 72,154 S.F. (51%)			
16. OWNER/DEVELOPER:	ANDERSON REAL ESTATE #1, LLC DAVID HUDSON, CHIEF FINANCIAL OFFICER 9101 GLENWOOD AVENUE RALEIGH, NORTH CAROLINA 27617 (919) 787-0099 (PHONE) (919) 510-0970 (FAX) dave_hudson@anderson-auto.com			
17. CONTACT PERSON:	PIEDMONT LAND DESIGN, LLP (RON HENDRICKS) 8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) ronh@piemontlanddesign.com (E-MAIL)			

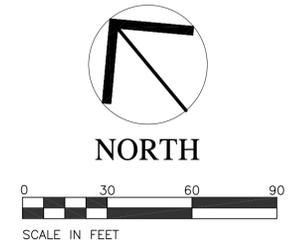
STAKING NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
- PARKING SPACES ARE 9.0' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES - VAN).
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BASS, NIXON, AND KENNEDY, PC
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART.
- CROSS-ACCESS AGREEMENTS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE BUILDING PERMITS.

ADJACENT PROPERTY OWNERS			
(A)	CHAUFFERS TEAMSTERS AND HELPERS LOCAL UNION NO. 391 USE: TYPICAL OFFICE ZONED: TD WITH AOD	(D)	JINSUN, LLC USE: TYPICAL OFFICE ZONED: TD WITH AOD
(B)	WILLIAM M. BAGLIANI LIMITED PARTNERSHIP USE: VACANT ZONED: TD WITH AOD	(E)	ANDERSON RALEIGH LIMITED PARTNERSHIP USE: SALES AND SERVICE ZONED: TD WITH AOD AND MPOD
(C)	WILLIAM M. BAGLIANI LIMITED PARTNERSHIP USE: TYPICAL OFFICE ZONED: TD WITH AOD	(F)	ANDERSON REAL ESTATE # 4 LIMITED PARTNERSHIP USE: SINGLE FAMILY ZONED: TD WITH AOD



PLD
PIEDMONT LAND DESIGN, LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

TOYOTA PRE-OWNED
9201 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

ISSUED: 29 JAN 2007

REVISIONS:
▲ 03 MAY 2007
REV TCA - NEUSE BUFFER

DRAWN BY: AGW/MGD
CHECKED BY: RPH
PROJECT: AAGTP70

PRELIMINARY
SITE PLAN

DWG. NO. DD.1

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