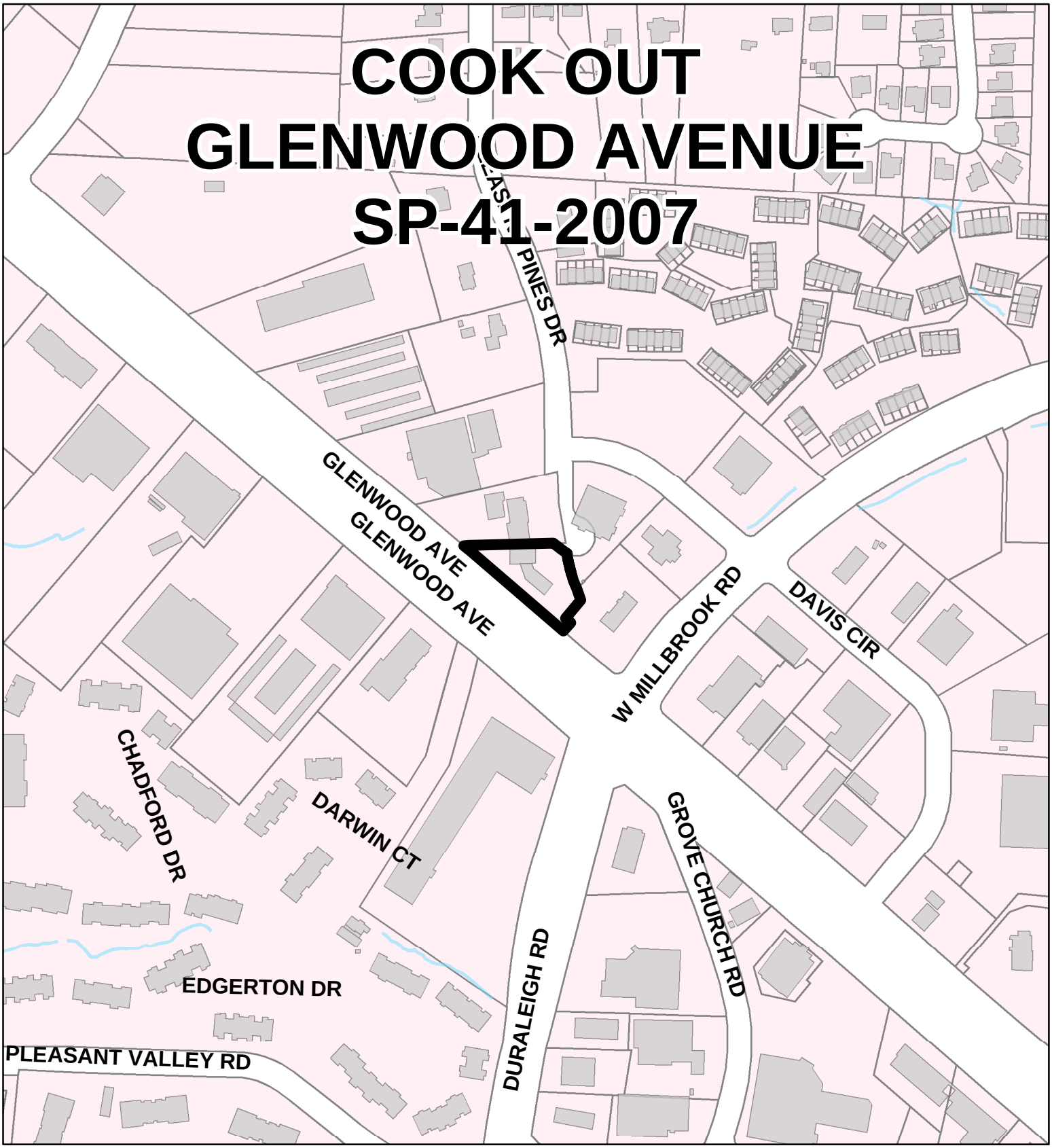
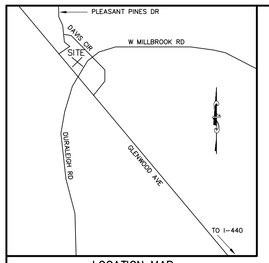


SP-41-07 COOK OUT GLENWOOD AVENUE, 0.55 ACRES
1,076 SQ. FT. ZONED NB, NORTHWEST PLANNING DISTRICT
NORTHWEST CAC, PLANNER: J. MARAPOTI (919) 516-2642
APPLICANT CONTACT: THE ISAACS GROUP
(704) 527-3440, TURKEY CREEK DRAINAGE BASIN

0 95 190 380 570 760
Feet

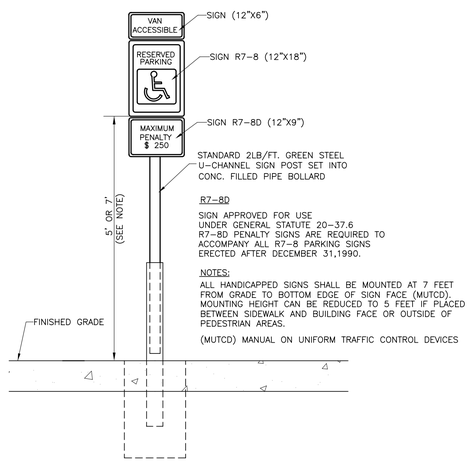


LOCATION MAP
NOT TO SCALE

NOTE:
REFER TO ARCHITECTUAL PLANS FOR EXACT BUILDING DIMENSIONS

ZONING CODE SUMMARY

PROJECT NAME: COOK OUT
PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
ZONING: NB JURISDICTION: CITY OF RALEIGH
YARD REQUIREMENTS:
FRONT YARD: 30 FT. FROM R/W AGG. (FRONT/REAR): 30 FT. FROM R/W
SIDE YARD (L): 0 FT. SIDE YARD (R): 0 FT.
REAR YARD: 0
LOT SIZE: 28,916/0.664 SQ. FEET/ACRES NUMBER OF UNITS/SUITES: 1
PROPOSED USE: RESTAURANT TAX PARCEL NO. 0786591374 PARCEL DEED REFERENCES: DB. 1830 PG 601
BUILDING HEIGHT: 14.25 FEET STORIES: 1
BUILDING COVERAGE: 1,076 SQ. FEET GROSS FLOOR AREA: 1,076 SQ. FEET
EXISTING BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 23,152/0.53 SQ. FEET/ACRES
PROPOSED BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 22,344/0.51 SQ. FEET/ACRES
LANDSCAPED AREA: 7,807.00/0.179 SQ. FEET/ACRES
PARKING REQUIRED: (CITY OF RALEIGH ZONING ORDINANCE):
1 SPACE PER 35 SQ. FT. FOR PUBLIC RESTAURANT SPACE OR 12 SPACES
RESTAURANT = WALK UP AND DRIVE THRU'S ONLY
REQUIRED: 12 PROVIDED: 16 INCLUDES (HANDICAP: 1)
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.



R7-8D

SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20-37.6 R7-8D PENALTY SIGNS ARE REQUIRED TO ACCOMPANY ALL R7-8 PARKING SIGNS ERECTED AFTER DECEMBER 31,1990.

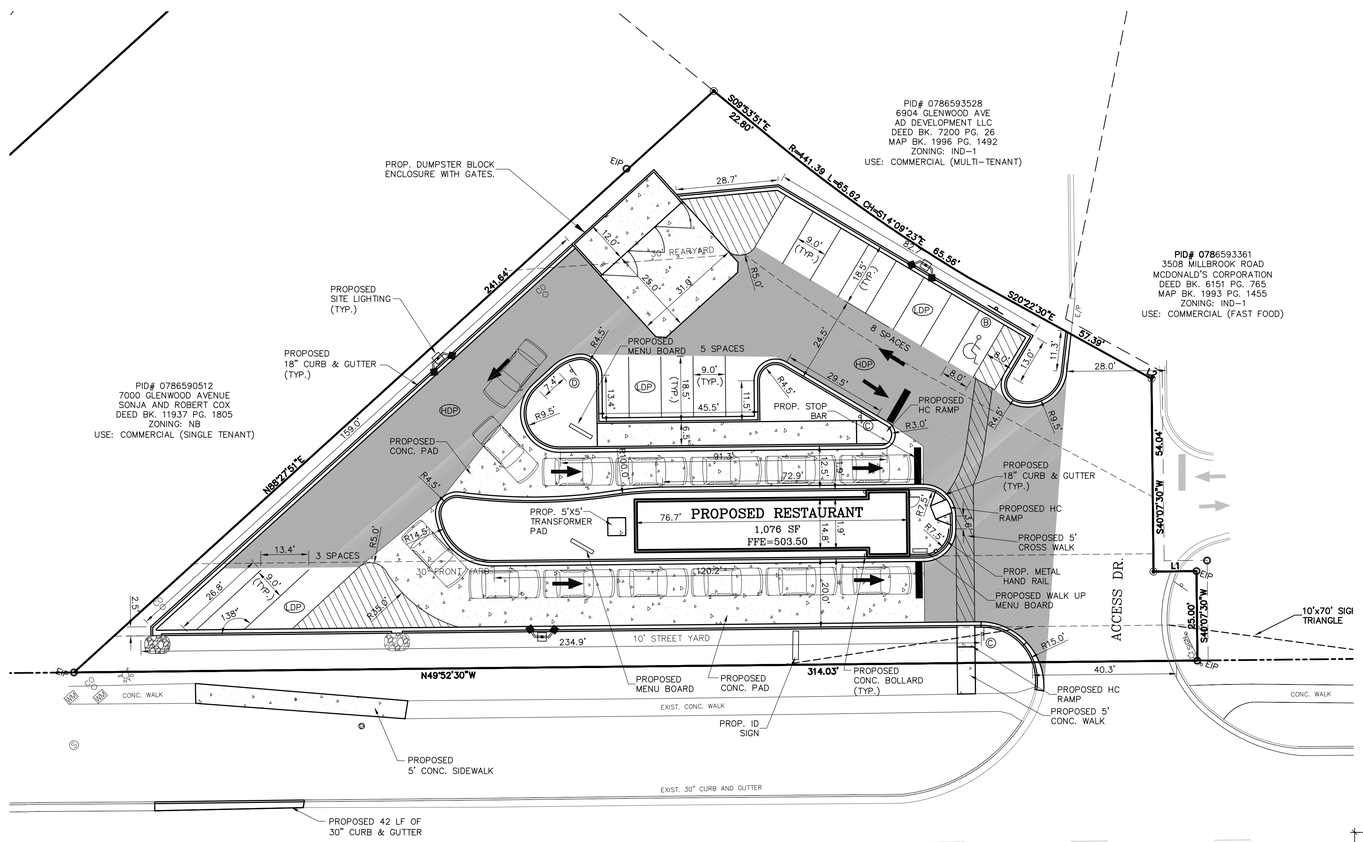
NOTES:
ALL HANDICAPPED SIGNS SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED BETWEEN SIDEWALK AND BUILDING FACE OR OUTSIDE OF PEDESTRIAN AREAS.

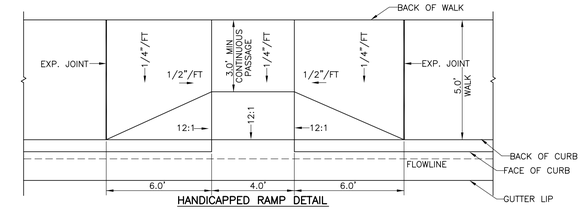
(MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

HANDICAPPED SIGN DETAIL

SIGN SCHEDULE

Ⓐ RESERVED PARKING-MAX PENALTY $200 (MUTCD R7-8 & R7-8D)
Ⓑ VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8D)
Ⓒ DO NOT ENTER SIGN (MUTCD R5-1)
Ⓓ ONE WAY ONLY (MUTCD R6-2)



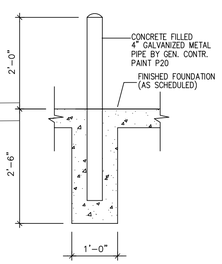


HANDICAPPED RAMP DETAIL

CITY OF RALIEGH SIDEWALK ACCESS RAMPS GENERAL NOTES

1. NORTH CAROLINA GENERAL STATUTE 136-44.14 REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS, REPAIRS, CORRECTIONS OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE SIDEWALK ACCESS RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AND AT OTHER POINTS OF PEDESTRIANS FLOW.
IN ADDITION, SECTION 228 OF THE 1973 FEDERAL AID HIGHWAY SAFETY ACT REQUIRES PROVISION OF DEPRESSED CURBS ON ANY CURB CONSTRUCTED AFTER JULY 1, 1976 WHETHER A SIDEWALK IS PROPOSED INITIALLY OR IS PLANNED FOR A FUTURE DATE.
THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES COMPREHENSIVE CIVIL RIGHTS PROTECTION SIMILAR TO THOSE PROVIDED TO PERSONS ON THE BASIS OF RACE, SEX, NATIONAL ORIGIN AND RELIGION UNDER THE CIVIL RIGHTS ACT OF 1964. THE ADOPTED SIDEWALK ACCESS RAMPS HAVE BEEN DESIGNED TO COMPLY WITH TITLE III OF THE ADA, THAT BECAME EFFECTIVE ON JANUARY 26, 1992 AND AS AMENDED, THE ADA REQUIREMENTS FOR DETECTABLE WARNINGS WERE SUSPENDED EFFECTIVE MAY 12, 1994.
2. SIDEWALK ACCESS RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL HOWEVER, THE LOCATION MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT. AT ALL LOCATIONS, NOT LESS THAN 2 FEET OF FULL HEIGHT CURB SHALL BE PLACED BETWEEN DOUBLE RAMPS.

   DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS AS SHOWN ON SHEET 1 OF 4.
3. THE WALKING SURFACE SHALL BE SLIP RESISTANT. COLORS FOR THE RAMP SHALL BE DARK CHARCOAL GRAY FOR CONTRAST WITH LIGHT PATHWAY COLORS AND LIGHT CONCRETE GRAY FOR CONTRAST WITH DARK PATHWAY COLORS AND SHALL BE AN INTEGRAL PART OF THE CONSTRUCTION MATERIAL. IRON OXIDE PIGMENT SHALL BE USED AT THE RATE OF 25 LBS. OF PIGMENT PER CU. YARD OF CONCRETE.
4. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/1' (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
5. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 40" (3'-4") HOWEVER, RAMP MAY EXCEED 40".
6. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
7. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND AS SHOWN ON THE STANDARD DRAWING.
8. SINGLE OR DIAGONAL RAMPS ARE NOT PERMISSIBLE FOR NEW CONSTRUCTION, EXCEPT AS SHOWN ON SHEET 1 OF 4.



BOLLARD DETAIL

PAVING SPECIFICATIONS

LIGHT DUTY PAVEMENT (LDP):
6" COMPACTED AGGREGATE BASE COURSE (CABC)
2" BINDER COURSE, TYPE H
1" SURFACE COURSE, I-2.

CONCRETE
5" COMPACTED AGGREGATE BASE COURSE (NCDOT TYPE 57M)
7" 3600 PSI CONCRETE WITH 6" X 6" WIRE MESH REINFORCEMENT(10 GAUGE)

HEAVY DUTY PAVEMENT (HDP):
8" COMPACTED AGGREGATE BASE COURSE (CABC)
2" BINDER COURSE, TYPE H
1" SURFACE COURSE, I-2.

NOTES:
1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 98 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY, SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.

2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISAACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.

NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP.

2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.

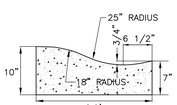
6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.

7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

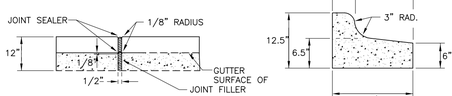
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

LEGEND

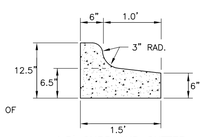
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE



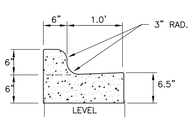
2.0' VALLEY GUTTER



TRANSVERSE EXPANSION JOINT IN CURB AND GUTTER



1.5' CURB AND GUTTER (REVERSE SLOPE)



1.5' CURB AND GUTTER

GENERAL NOTES:
1. CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. FOR VALLEY GUTTER, A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
3. ALL EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI IN 28 DAYS.
5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
6. TOP 6" OF SUBGRADE BENEATH CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

NO.	BY	DATE	REVISION
1	PDW	5/16/07	PRELIMINARY PLAN REVIEW

Project: COOK OUT
6908 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

Title: SITE PLAN

File #: 06247.DWG Date: 04/30/07 Project Egr: BTU
Design By: BTU
Drawn By: PDW
Scale: 1"=20'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C1.0