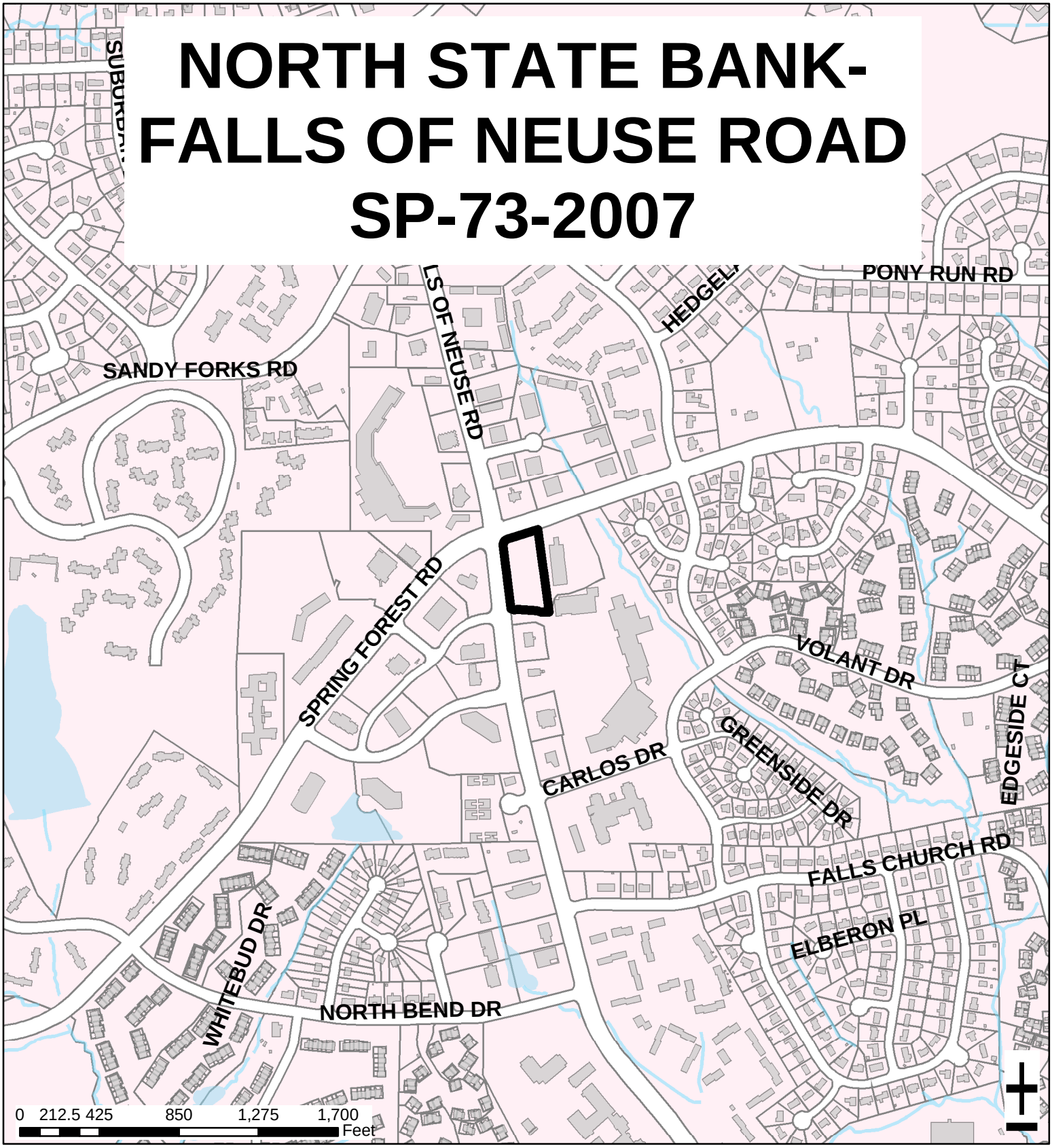
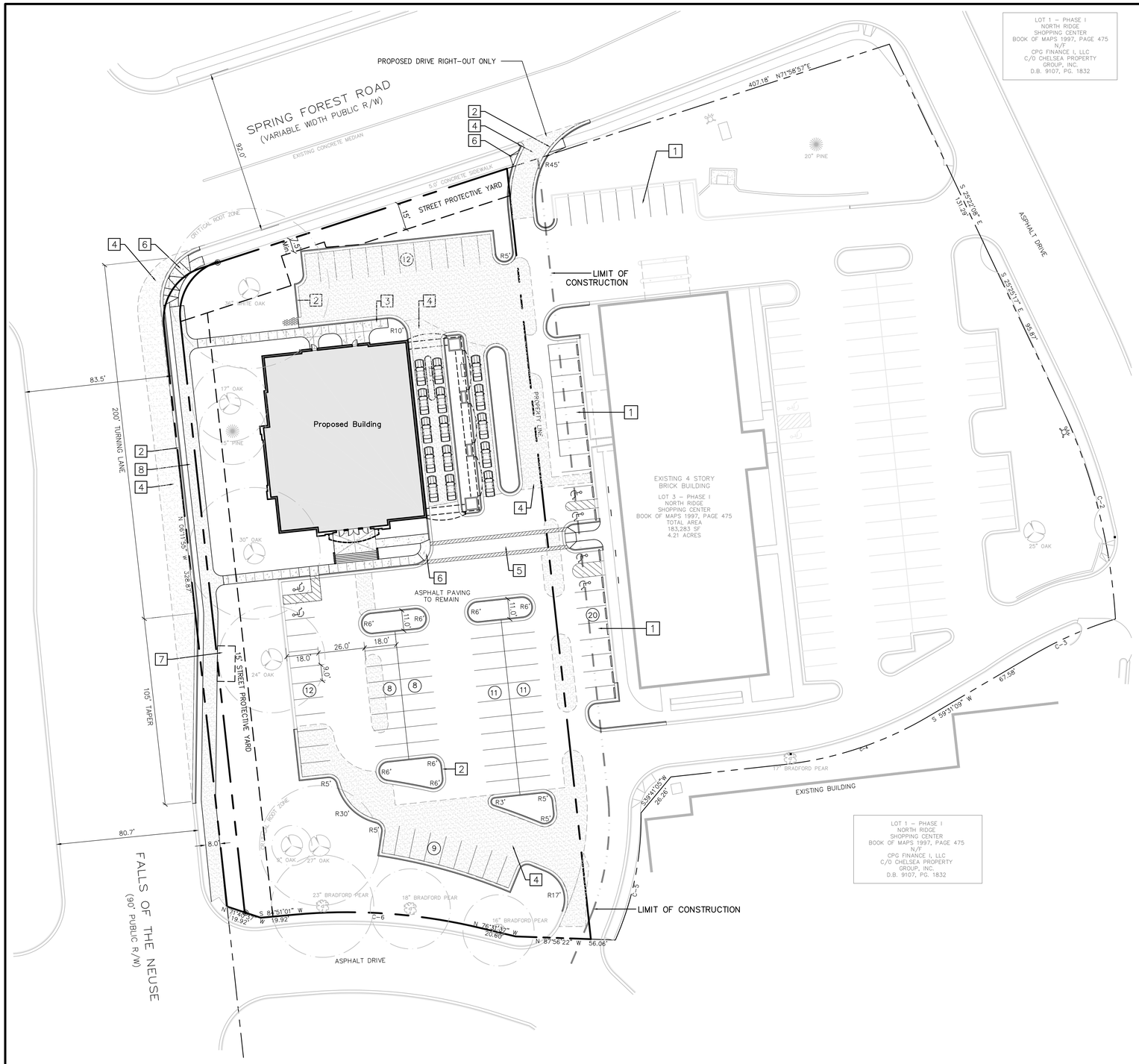
NORTH STATE BANK-
FALLS OF NEUSE ROAD
SP-73-2007



Zoning:	**SC**	Acres:	**1.78**
Planning		Proposed Sq. Ft.:	**20,143**
District:	**North**	Planner:	**James Marapoti**
CAC:	**North**	Phone:	**(919) 516-2642**
Drainage		Applicant Contact:	**OBS Landscape Architects**
Basin:	**Marsh Creek**	Phone:	**(919) 755-0046**



GENERAL LAYOUT NOTES:

1. Any discrepancies in layout should be brought to the Landscape Architect's attention prior to construction.
2. Written dimensions supercede scaled dimension. Do not scale drawings. All dimensions to back of curb unless otherwise noted.
3. All staking work to be done by a licensed surveyor registered in the state of North Carolina.
4. Dimensions are referenced to back of curb or building face unless otherwise noted.

☐ SITE IMPROVEMENT NOTES:

1. Parking improvements on adjacent property by others.
2. Curb & Gutter per detail 6 / LA-7.
3. Concrete Walk per detail 7 / LA-7.
4. Asphalt Paving per detail 8 / LA-7.
5. Crosswalk Striping per detail 5 / LA-7.
6. Handicap Rap per detail 4 / LA-7.
7. 10' x 20' Transit Easement.
8. 8' Wide Asphalt Path per detail 8 / LA-7.

SITE DATA:

Project: NORTH STATE BANK, 6200 Falls of Neuse Road, Raleigh, North Carolina
PIN #: 1717-20-5910
Total Acreage: 1.78 acres (77,537 SF)
Zoning: SC (Shopping Center)
Current Use: Parking
Proposed Use: Branch Bank

Total Building SF: 20,413 SF (2 story)

Building Height: 36' 6" (max 50' ht)

Setbacks: Front Yard -15- ft
Corner Side -15- ft
Side -0- ft
Rear -0- ft

Vehicular Surface Area
Existing: 42,971 SF
Proposed: 36,813 SF
Reduction: 6,158 SF = 14.3%

Impervious Surface Area
Existing: 42,971 SF
Proposed: 46,888 SF
Increase in impervious: 3,917 SF = 9.1%

*Off-Street Parking Requirements
Parking Required: 74 spaces base / 67 with 10% reduction for meeting landscape ordinance
- 3,500sf Retail / 1 space per 200sf = 18 spaces
- 16,913sf Office / 1 space per 300sf = 56 spaces

Parking Required: 67 spaces
Parking Provided: 71 spaces

LEGEND:

NEW ASPHALT PAVING

NEW CONCRETE PAVING

LAYOUT PLAN

30 15 0 30 60 90

obs
landscape architects
land planners

306/200 Parham Street
Suite B
Raleigh, NC 27601
919.755.0046

NORTH STATE BANK

6200 Falls of Neuse Road
Raleigh, NC

Consultants

Professional Seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-110 OBS LANDSCAPE ARCHITECTS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 549 BRIAN H. STARKS

Revisions

No.	Description	Date	By

Date Issued:	8.30.07
Scale	1"=30'
Drawn by:	JDC
Checked by:	BHS
Sheet No.	

LA-2