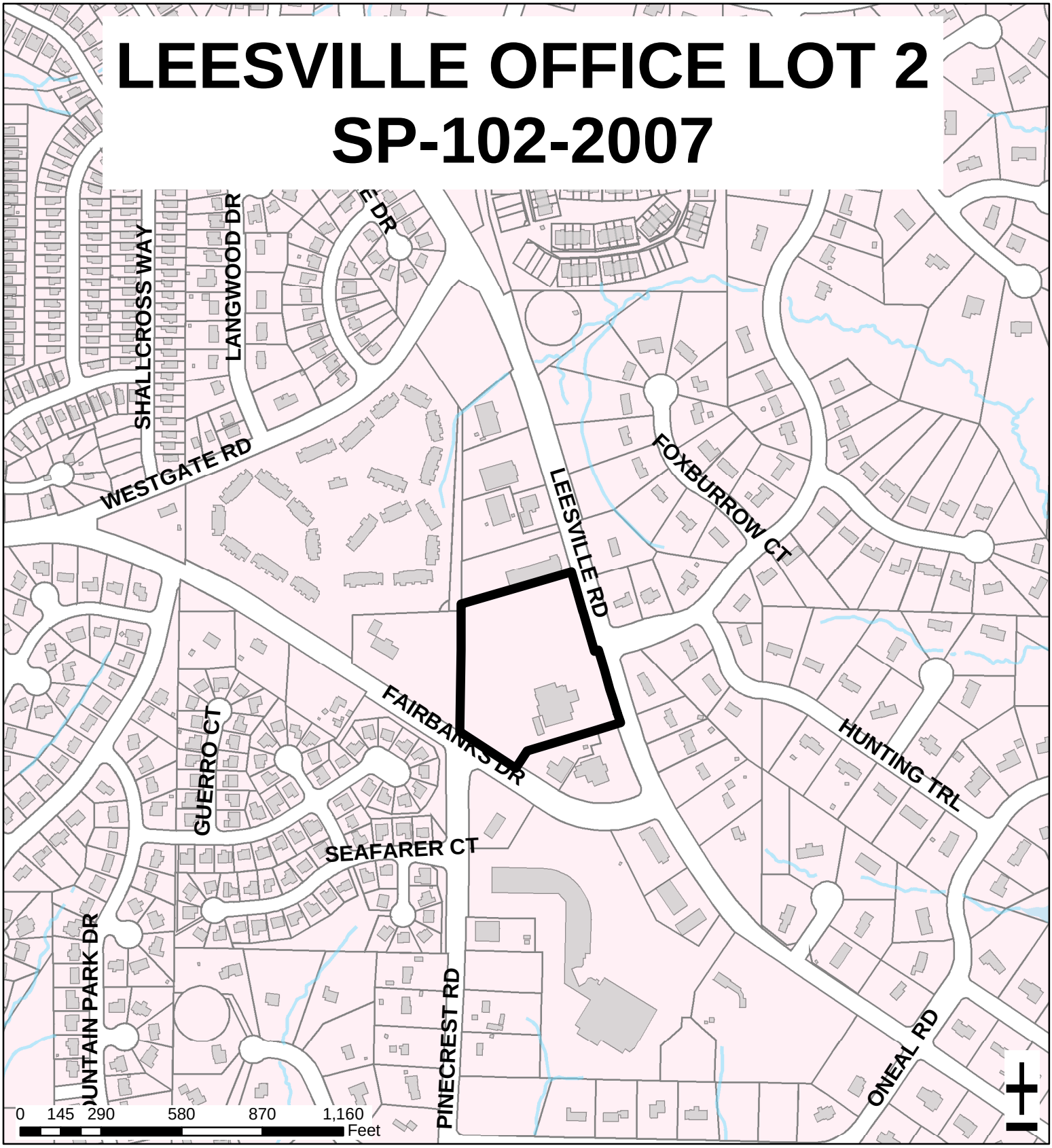
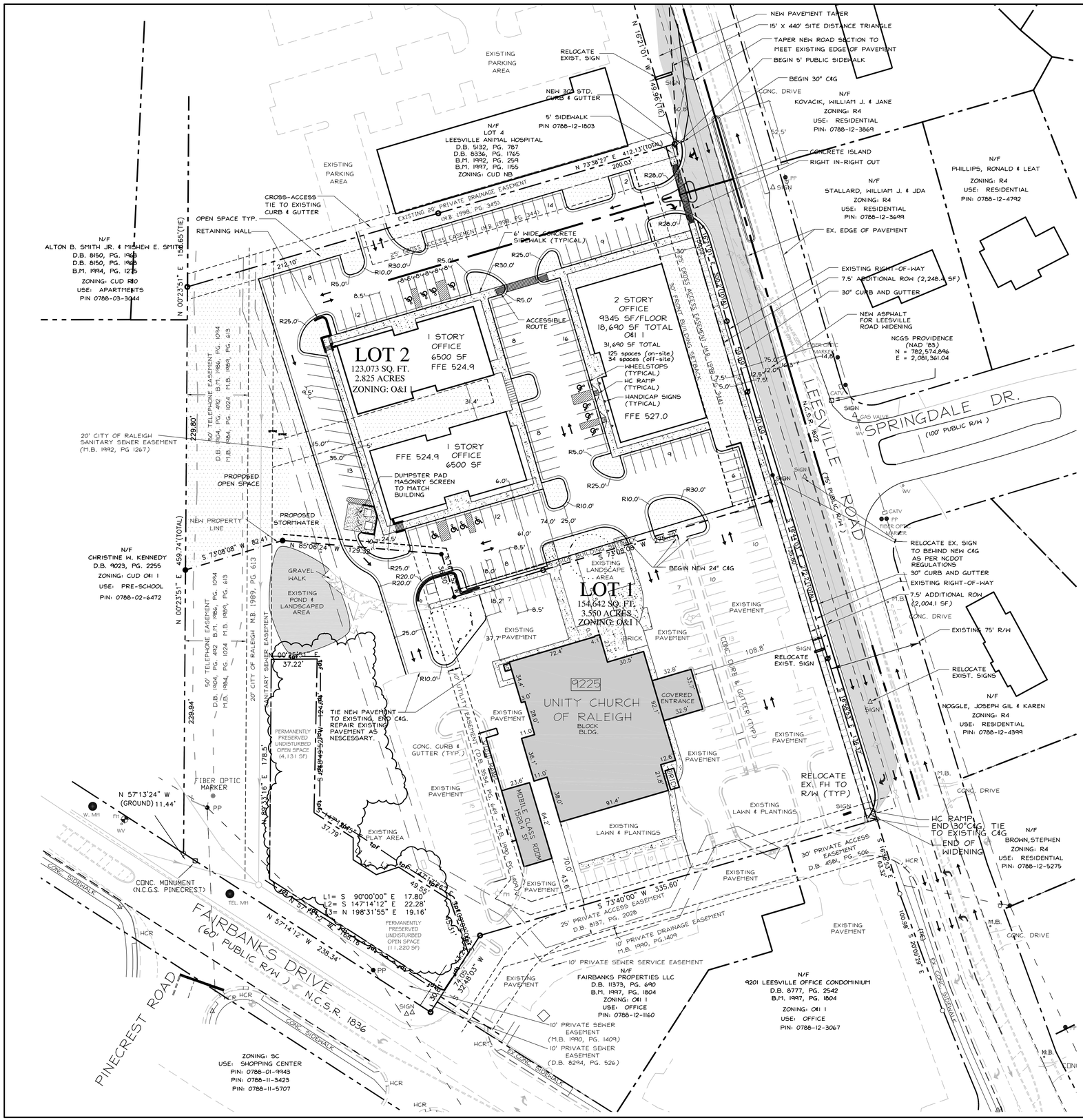
LEESVILLE OFFICE LOT 2
SP-102-2007



Zoning:	**O&I-1**	Acres:	**2.85**
Planning		Proposed Sq. Ft.:	**31,690**
District:	**Northwest**	Planner:	**James Marapoti**
CAC:	**Northwest**	Phone:	**(919) 516-2642**
Drainage	**Hare Snipe**	Applicant Contact:	**Tony Tata Landscape Arch.**
Basin:	**Creek**	Phone:	**(919) 484-8880**



CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL
YES_____ NO_____

DEVELOPMENT NAME: **LEESVILLE OFFICE**
STREET ADDRESS: **9225 LEESVILLE ROAD**

ATTACH EITHER OF THE FOLLOWING TO THIS PLAN:
- A CURRENT CITY PROPERTY MAP SHOWING THIS PARCEL OUTLINED
- PIN: 0788-12-1382

ZONING DISTRICT(S): **O&I 1**
IF IN A CONDITIONAL USE ZONING DISTRICT, SHOW THE CONDITIONS ON THE PLAN

PROPOSED BUILDING USE: **OFFICE**
PROPOSED TOTAL BUILDING AREA (sq. ft. gross): **31,690 SF**
PROPOSED BUILDING FOOTPRINT AREA (sq. ft. gross): **6,500 SF, 6,500 SF, 9,345 SF**
MAX. BUILDING HEIGHT: **2 STORY, 35'**
OFF STREET PARKING: REQUIRED: **106** PROVIDED: **125 new plus shared parking w/church**
BASIS OF DETERMINATION: **1/300 SF TOTAL AREA OR 6 SPACES/DOCTOR**
SHARED PARKING WITH ADJOINING CHURCH.

OWNER/DEVELOPER:
NAME(S): **MARLOWE AND MOYE**
ADDRESS: **- 314 W. Millbrook Rd. Suite 13**
TELEPHONE: **- Raleigh, NC 27619**
E-MAIL ADDRESS: **- (919) 844-7888**

PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS ABOUT THE PLANS:
NAME(S): **KATHRYN MCPHERSON, TONY TATE LANDSCAPE ARCHITECTURE**
ADDRESS: **5011 SOUTHPARK DRIVE, SUITE 200 DURHAM, NC 27713**
TELEPHONE: **919.484.8880**
E-MAIL ADDRESS: **KRM.LA@VERIZON.NET**

OWNER'S SIGNATURE (Required prior to FINAL SIGN-OFF ONLY):
In filling this plan either by myself as the property owner(s) or through my duly authorized agents, 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 dedication as shown on the site plan as approved by the City.

Date:_____ Signed:_____

SITE DATA		LOT ONE:	LOT TWO:	
TOTAL AREA: 6.375 AC		3.550 AC	2.825 AC	
EXISTING USE:		CHURCH	VACANT	
PROPOSED USE:		CHURCH	OFFICE BUILDING	
ZONING:	O & I 1			
WAKE COUNTY PIN:	0788-12-1382			
SETBACKS:				
FRONT YARD:	30'			
AGGREGATE FRONT AND REAR YARDS:	50'			
SIDE YARD:	5'			
AGGREGATE SIDE YARDS:	10'			
REAR YARD:	20'			
TOTAL BUILDING SIZE (FOOTPRINT)		16,369 S.F. EXISTING	22,345 S.F. (2) @ 6500 SF (1) @ 9345 SF	
REQUIRED PARKING: 1 SPACE/300 SF		89 EX. SPACES	106 SPACES	
EXISTING PARKING:		89 EX. SPACES	35 OF THE 89	
PROPOSED PARKING		0 ADDITIONAL	125 SPACES	
		LOT ONE: 3.55AC	LOT TWO: 2.825 AC	
OPEN SPACE		79,629 SF (51%)	46,654.1 SF (38%)	
DENUDED AREA		4,405.5 SF	104,865 SF	
IMPERVIOUS AREA:				
EXISTING BUILDING		16,369.2 SF	0.0 SF	
EXISTING SIDEWALK		4,486.7 SF	0.0 SF	
EXISTING VEHICLE SURFACE AREA		49,747.0 SF	17,677.4 SF	
EX. IMPERVIOUS (6.375 AC):		70,603.6 SF +	17,677.4 SF	=88,281.0 SF
PROPOSED BUILDING		0.0 SF	22,345.0 SF	
PROPOSED SIDEWALK		0.0 SF	5,894.0 SF	
PROPOSED VEHICLE SURFACE AREA		4,405.5 SF	48,163.9 SF	
TOTAL NEW IMPERVIOUS		4,405.5 SF	76,402.9 SF	
EXISTING IMPERVIOUS TO DEMOLISH		0.0 SF	17,677.4 SF	
TOTAL IMPERVIOUS:		75,009.1 SF +	76,402.9 SF	=151,412 SF

NOTES
1. Boundary information taken from digital file provided by Elingburg Land Survey Co, PA.
2. Topographic information taken from survey by Elingburg Land Survey Co, PA, dated 4-10-07.
3. Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call utility locator service at least 48 hours prior to digging.
4. All construction shall be in strict conformance to the City of Raleigh standards and specifications.
5. All construction shall conform to all state and local standards and specifications and code requirements. Notify designer of any descrepancies. If descrepancies are found the more stringent requirements will prevail.
6. All utilities shall be located underground.
7. No changes may be made to the approved drawings without written permission from the issueing authority.
8. Do not scale the drawings. Digital information is provided for construction drawings.
9. Contractor shall coordinate all work with all construction trades prior to start of construction.
10. All dimensions are referenced from back-of-curb to back-of-curb.
11. Erosion control plans shall be approved prior to any grading on this site.
12. Boundary information shall be field verified by Professional Surveyor before construciton staking begins.
13. All parking areas and drive aisles shall be surfaced with 6" cabc and 2" of I-2 asphalt.
14. Road improvements to Leesville Road shall be surfaced with 8" cabc and 2" of I-2 asphalt.
15. All curb and gutter shall be 24" standard curb and gutter with the site and 30" C&G in ROW.
16. This site is not within a F.E.M.A. designated flood zone.
17. Sidewalk connection shall be provided from site to new sidewalk along Leesville Road.
18. All radii shall be 5' minimum unless otherwise noted.
19. Cross-access shall be provided between this site, the church property and the adjoing animal hospital.
20. Shared parking agreement between the church property and this site shall be in place prior to C.O.

N W E S

SCALE: 1" = 40'

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT
BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water and sewer, as approved in these plans, is responsible for contacting the Central Engineering Department at 831-6810, and the Public Utilities Department at 890-3400 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 a 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.

- **PRELIMINARY PLANS - NOT FOR CONSTRUCTION** THIS NOTE WILL BE REMOVED UPON FINAL APPROVAL OF GOVERNMENTAL AGENCY APPROVING THE PLANS
- DO NOT BID THIS SET OF PLANS UNTIL LABELED **"APPROVED FOR CONSTRUCTION"** TONY M. TATE LANDSCAPE ARCHITECTURE P.A. IS IN NO PART RESPONSIBLE FOR BIDS OR BID CHANGES.
- OWNER/DEVELOPER/SURVEYOR SHALL OBTAIN FINAL CONSTRUCTION DOCUMENTS FROM DESIGNER PRIOR TO CONSTRUCTION STAKING.
- THE CLIENT SHALL BE FULLY RESPONSIBLE FOR THE EXPLORATION AND IDENTIFICATION OF ALL SUB-SURFACE CONDITIONS ON THE SITE AND SHALL PROVIDE ANY AND ALL INFORMATION TO THE DESIGN TEAM.
- THE CLIENT/DEVELOPER SHALL FULLY REVIEW AND UNDERSTAND THE INFORMATION DEPICTED ON THESE PLANS AND SHALL APPROVE THE RELEASE OF THESE PLANS TO BE SENT OUT FOR CONSTRUCTION.

OWNER:_____DATE:_____

- **THIS DRAWING IS THE PROPERTY OF** TONY M. TATE - LANDSCAPE ARCHITECURE PA AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PERMISSION.
- IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

Tony M. Tate
Landscape Architecture, PA
5011 Southpark Drive, Ste 200, Durham, NC 27713
Telephone (919)484-8880 Fax (919)484-8881
3120-A Timberlyne Drive, Mebane, NC 27302
email: tmt.la@verizon.net

REVISIONS:

SITE PLAN
LEESVILLE OFFICE
LEESVILLE ROAD, RALEIGH, NC
MARLOWE & MOYE

SCALE: 1" = 40'

DRAWN BY: KRM

DATE: 11-15-07

SHEET
L3
OF 12