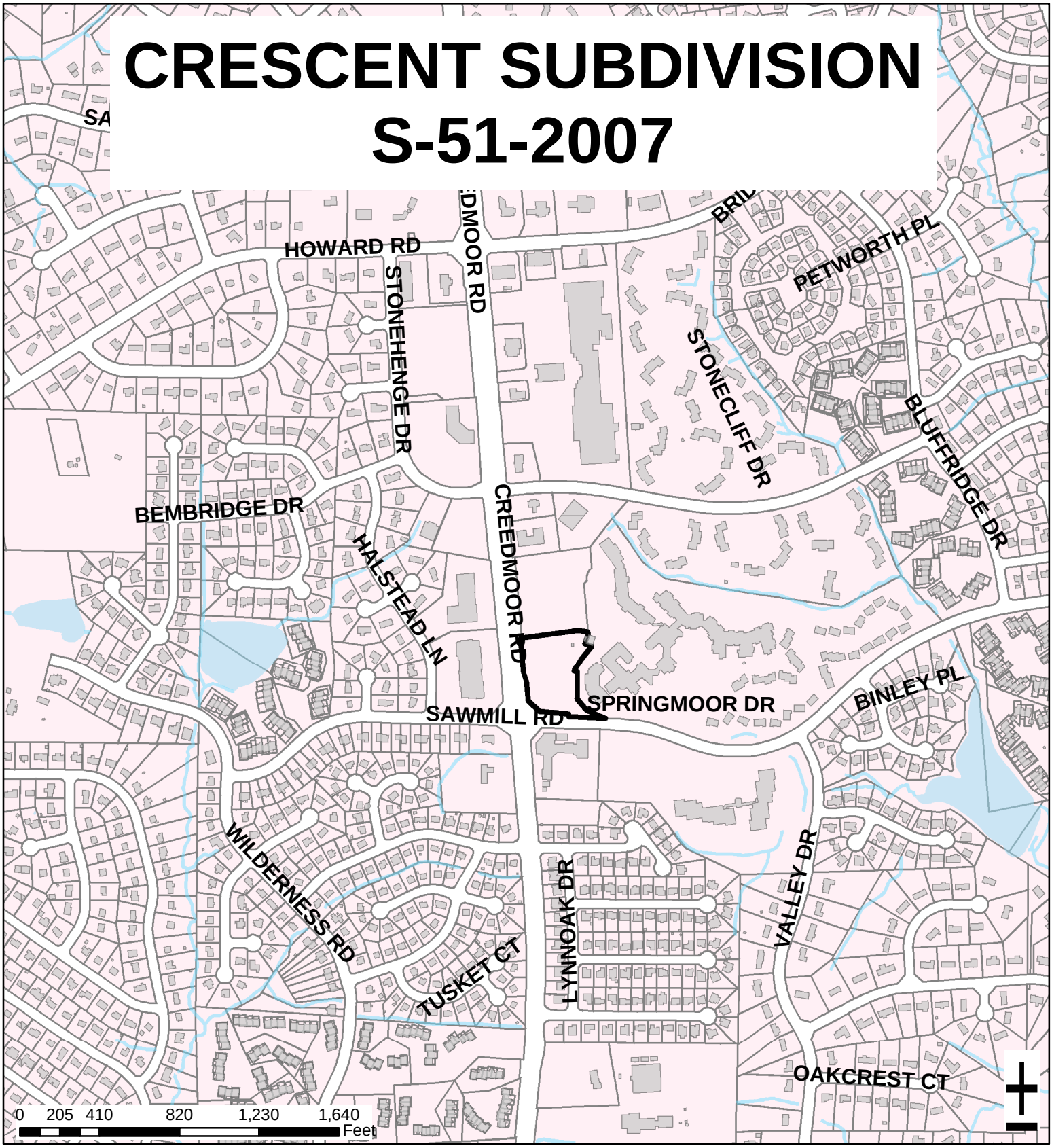
CRESCENT SUBDIVISION
S-51-2007



Zoning:	O&I-1 CUD	Acres:	2.77
Planning		Number of Lots:	2
District:	North	Planner:	Eric Hodge
CAC:	North	Phone:	(919) 516-2639
Drainage	Hare Snipe	Applicant Contact:	Bass, Nixon and Kennedy, Inc
Basin:	Creek	Phone:	(919) 851-4422

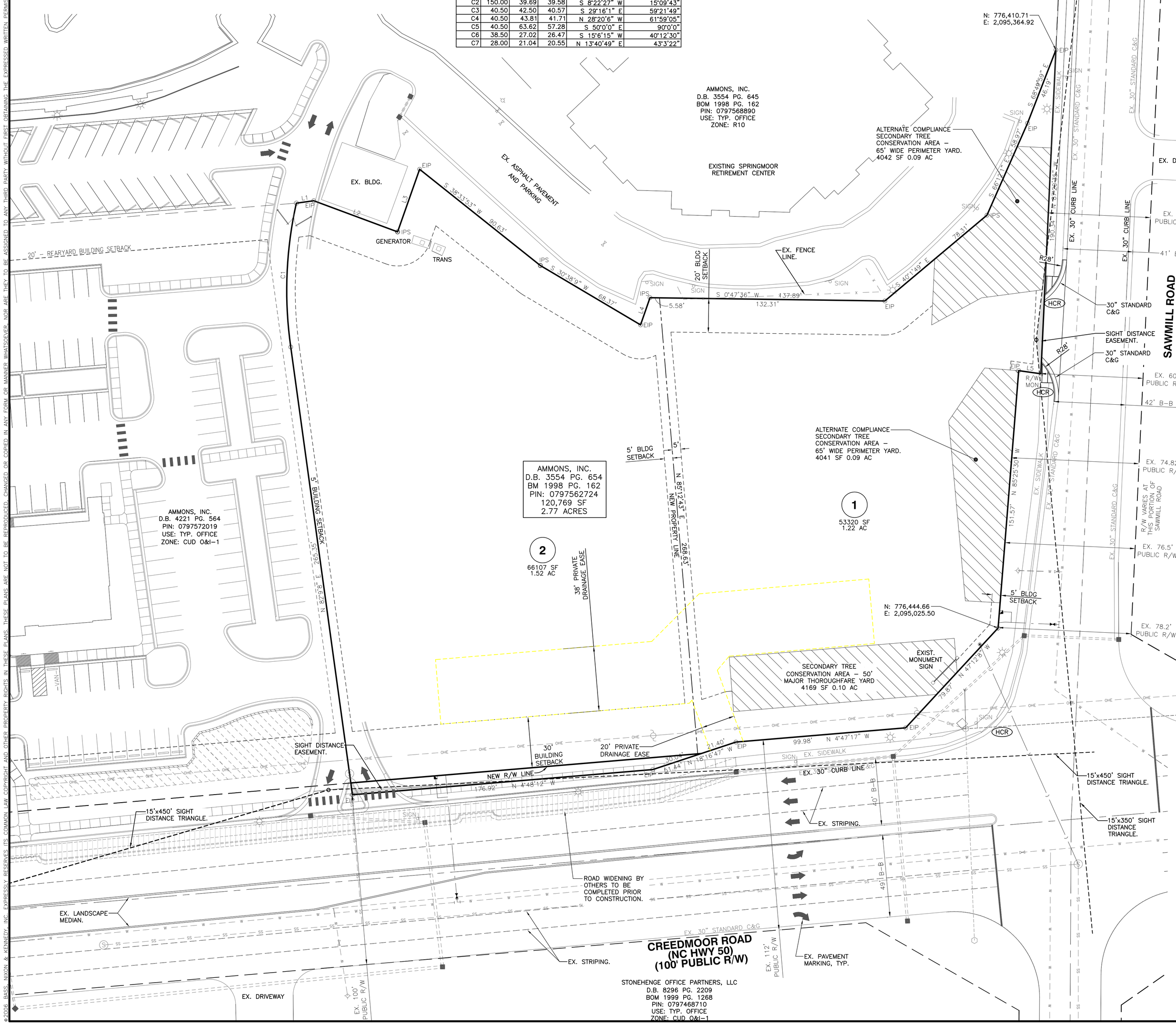
GENERAL NOTES

1. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
2. RIGHTS-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100' OF ALL INTERSECTIONS, THE FULL WIDTH RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG SAWMILL ROAD.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
4. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP BY BASS, NIXON & KENNEDY, INC.

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	10.33	S 7°53'7" E
L2	52.50	S 20°22'38" W
L3	38.97	S 70°36'2" E
L4	16.88	S 70°50'16" E
L5	13.16	N 7°54'19" E
L6	13.38	S 0°47'36" W
L7	49.49	S 2°39'25" W
L8	28.82	N 7°50'52" W

BOUNDARY CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	DIRECTION	DELTA
C1	235.44	84.99	84.53	N 87°46'18" W	20°40'58"
C2	150.00	39.69	39.58	S 8°22'27" W	15°09'43"
C3	40.50	42.50	40.57	S 29°16'1" E	59°21'49"
C4	40.50	43.81	41.71	N 28°20'6" W	61°59'05"
C5	40.50	63.62	57.28	S 50°0'0" E	90°0'0"
C6	38.50	27.02	26.47	S 15°6'15" W	40°12'30"
C7	28.00	21.04	20.55	N 13°40'49" E	43°3'22"

THERE ARE NO PERMITTED ACCESSORIES OR USES IN TREE CONSERVATION AREAS INCLUDING, BUT NOT LIMITED TO: ACCESSORY BUILDING, MATERIALS TO CONSTRUCT PATHS, FENCES, WALLS, LIGHTING, IRRIGATION, FOUNTAINS, MONUMENTS, AND UTILITIES INCLUDING DRAINAGE.



H/C RAMP LEGEND	
DDC	DOUBLE DEPRESSED CURB
DHCR	DOUBLE HANDICAPPED RAMP
HCR	SINGLE HANDICAPPED RAMP
DC	DEPRESSED CURB

STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 9.0' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES – VAN).
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
6. 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.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SITE DATA

PIN:	0797-56-2724
ADDRESS:	7100 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA
ZONING:	CUD O&I-1
USE: EXISTING:	VACANT
PROPOSED:	OFFICE
SITE AREA (GROSS):	120,769 SF\2.77 AC
NO. OF LOTS:	2
MINIMUM LOT SIZE:	53,320 SF (1.22 AC)
AVERAGE LOT SIZE:	60,384.5 SF (1.39 AC)
MAXIMUM LOT SIZE:	67,449 SF (1.55 AC)
PROPOSED OPEN SPACE/TREE SAVE AREA:	12,252 SF\0.28 AC
BUILDING SETBACKS:	
FRONT:	30'
FRONT AGGREGATE:	50'
SIDE:	5'
SIDE CORNER:	10'
SIDE AGGREGATE:	20'
REAR:	20'

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS & SPECIFICATIONS.

PRELIMINARY

DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047180 CHRISTOPHER R. POPE

SCALE IN FEET

0 15 30 60 90 120

Pls. check appropriate box, if applicable:

Cluster Unit Development ☐

Infill Subdivision ☐

Also Expedited ☐

SUBDIVISION

City of Raleigh, NC
Development Plans Review Center

P. O. Box 590, Raleigh, N. C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-2626 FAX: (919) 516-2684

Visit us at our web site:
www.raleighnc.gov/planning/dpre

Section A. *SUMMARY INFORMATION*

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF DRAWING SETS:

DEVELOPMENT NAME: Crescent Subdivision
PROPERTY ADDRESS: 7100 Creedmoor Rd
WAKE CO. PROP. IDENTIFICATION # (13-DIGIT PIN XXXX.XX-XX-XXXX) 0797-56-2649
ZONING DISTRICT: O&I-1 CUD **TOTAL ACRES:** 2.77 **TOTAL # OF LOTS/UNITS:** 2
TOTAL # OF OPEN SPACE LOTS: 0
INSIDE CITY LIMITS? Yes **LINEAR FT. IN PUBLIC STREETS:** 0
SQ. FT./ACRES OF RESIDENTIAL STREET R/W 0
SQ. FT./ACRES OF THOROUGHFARE R/W: 1.341 s/f/0.031 ac.

NOTE: IF IN A CONDITIONAL USE ZONING DISTRICT, PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.

FOR SUBDIVISION / CLUSTER / M.H. SUBD.: Minimum Lot Size: 1.22 ac Total # of Phases: 1
FOR CLUSTER: # Detached Lots: ____ # Townhouse Lots: ____ # Group Housing Units: ____
FOR TOWNHOUSE OR GROUP HOUSING: # 1BR Units: ____ 2BR: ____ 3BR: ____ 4BR ____
Proposed Building Height: ____ Off-street parking required: ____ provided: ____
Basis of determination (1 space per (?)): ____
FOR RIGHT-OF-WAY DEDICATION: Associated City Case File # (S-__-98, SP-__-98, etc.): ____

CLIENT (Owner or Developer):

Name(s) Ammons, Inc.
Address 140 Ammons Drive
Raleigh, N. C. 27615-6501 ZIP 27501
Telephone: (919) 847-5460 FAX: ____
E-Mail Address: David@RLAInc.com

CONSULTANT (Person to contact regarding questions or revisions to the plan):

Name(s) Chris Pope, Bass, Nixon & Kennedy, Inc.
Address: 6310 Chapel Hill Road, Ste. 250
Raleigh, N. C. ZIP 27607
Telephone: (919) 851-4422 FAX: (919) 851-8968
E-Mail Address: chris.pope@bnkinc.com

OWNER'S SIGNATURE:

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

Subdivision Application
Form Revised March 2, 2007

1

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
• 3319 HERITAGE TRADE DRIVE, SUITE 201, WAKE FOREST, NC 27587
TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968 (RALEIGH), (919)570-1362 (WAKE FOREST)

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO.	DATE	DRAWN BY
03-07025000	06/01/2007	MTP

SITE PLAN

SCALE: 1" = 30' CHK BY:CRP

CRESCENT

7100 CREEDMOOR ROAD

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C1.1 3 OF 5

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NOT RELEASED FOR CONSTRUCTION