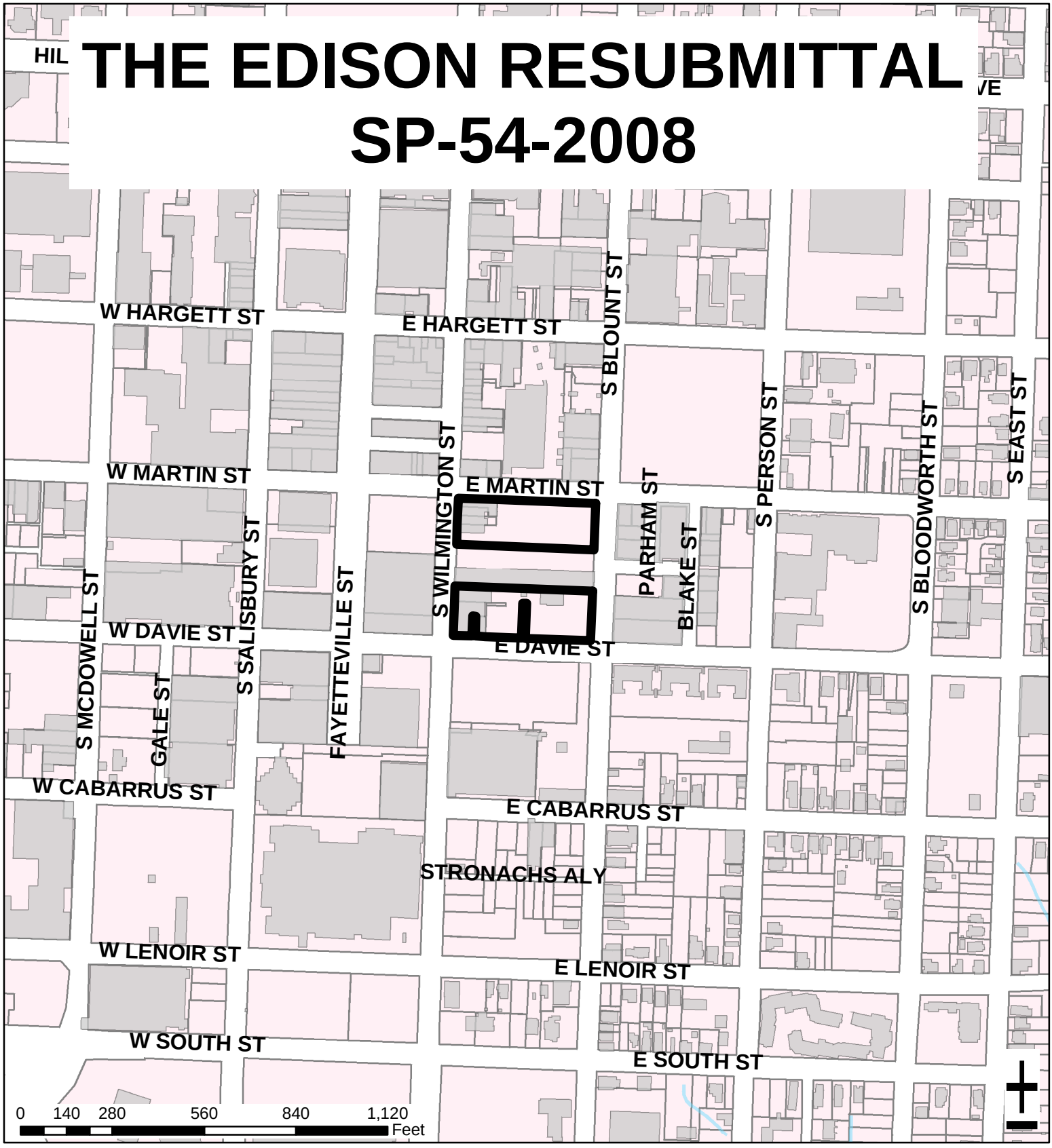
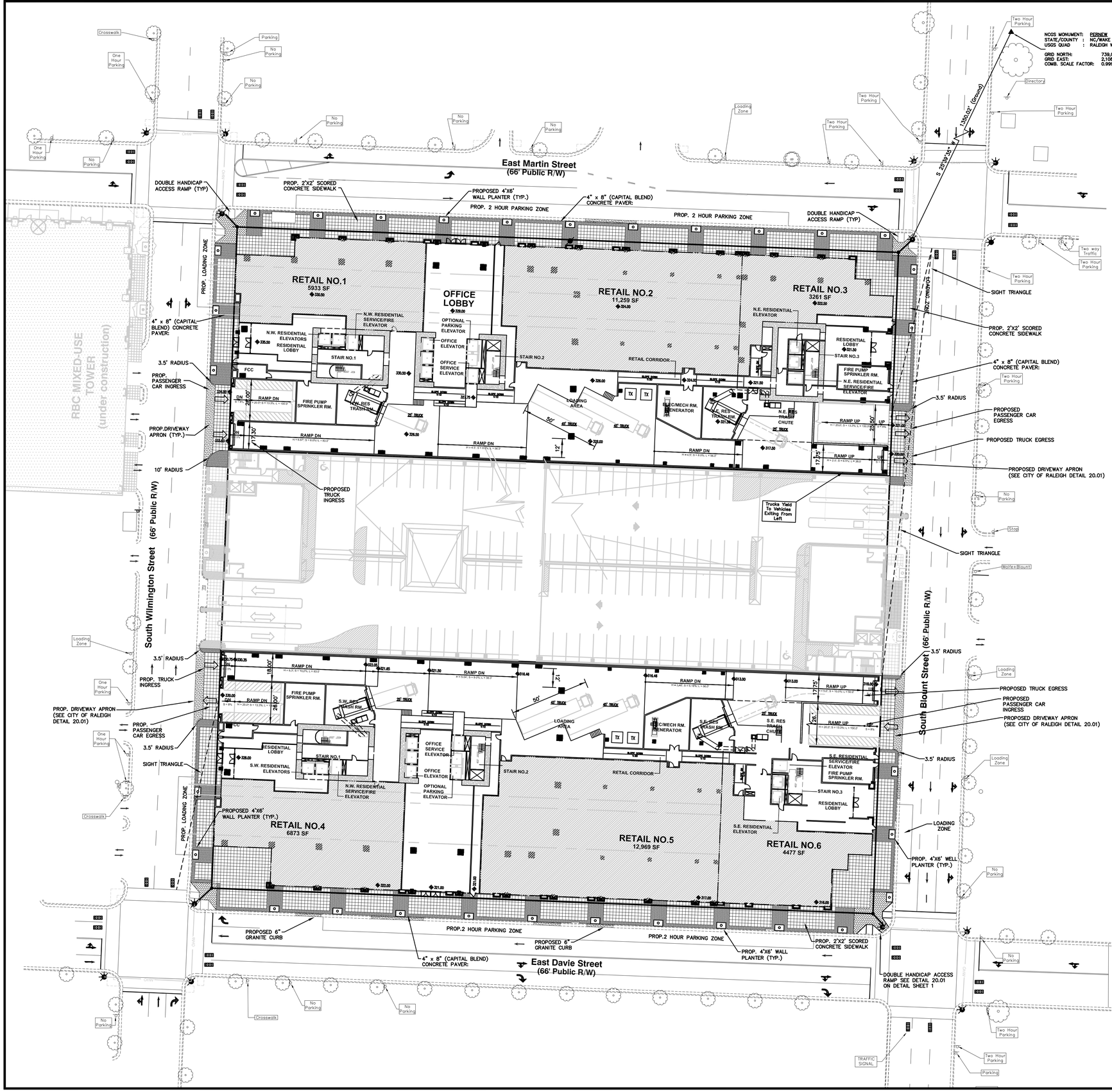
THE EDISON RESUBMITTAL
SP-54-2008



Zoning:	**BUS DOD**	Acres:	**2.90**
Planning District:	**Central**	Proposed Sq. Ft.:	**2,449,974**
CAC:	**Central**	Planner:	**Eric Hodge**
Drainage Basin:	**Walnut Creek**	Phone:	**(919) 516-2639**
		Applicant Contact:	**J Davis Architects, PLLC**
		Phone:	**(919) 835-1500**



NGCS MONUMENT: PERNEW
STATE/COUNTY : NC/WAKE
USGS QUAD : RALEIGH WEST (1988)

GRID NORTH: 730,056.47
GRID EAST: 2,106,332.90
COMB. SCALE FACTOR: 0.99990376

GENERAL NOTES

1. CONTRACTOR SHALL INSTALL HANDICAP SIGNS IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODE, CURRENT EDITION.
2. TRASH AND RECYCLING DUMPSTERS TO BE PROVIDED INSIDE BUILDING.
3. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR THE EDGE OF SIDEWALKS UNLESS OTHERWISE NOTED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
5. CONTRACTOR SHALL FOLLOW GEOTECHNICAL ENGINEER SOILS REPORT AND RECOMMENDATIONS FOR ON-SITE GRADING AND FINAL PAVEMENT DESIGNS.
6. HANDICAP ACCESS (HCA) IN PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING UTILITY AND/OR ROADWAY CONSTRUCTION WITHIN & ADJACENT TO PUBLIC STREET RIGHTS-OF-WAY IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AS PUBLISHED BY THE U.S. DEPARTMENT TRANSPORTATION, FHA, AND AS SUPPLEMENTED BY THE SUPPLEMENT PROVIDED BY NCDOT.
8. SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING.
9. PROPOSED HVAC UNITS SHALL BE SCREENED,
10. SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAPS (F.I.R.M.), EFFECTIVE DATE MARCH 3, 1992.

PROJECT SITE DATA

TOTAL NUMBER OF LOTS: 2

LOT AREA: LOT 1: 1.37 AC
LOT 3: 1.53 AC
TOTAL: 2.90 AC

EXISTING ZONING: BUSINESS WITH DOD OVERLAY

WAKE CO. PIN NUMBER: 1704-50-2819

EXISTING ADDRESS: 331 S. WILMINGTON ST.

PROPOSED ADDRESS: TO BE DETERMINED

EXISTING USE: PARKING LOT

PROPOSED USE: MIXED USE (COMMERCIAL, RESIDENTIAL, OFFICE)

PROP. NO. OF CONDO UNITS: LOT 1: 320
LOT 3: 320

PROP. COMMERCIAL AREA: LOT 1: 22,500 SF
LOT 3: 27,500 SF

PROPOSED OFFICE AREA: LOT 1: 288,000 SF
LOT 3: 288,000 SF

PROPOSED BUILDING HEIGHT: NE TOWER: 369 FT
NW TOWER: 574 FT
SE TOWER: 369 FT
SW TOWER: 574 FT

PROJECT LOCATED WITHIN CENTRAL DISTRICT

INSIDE CITY LIMITS

INSIDE PRIMARY FIRE DISTRICT

OUTSIDE FLOOD HAZARD AREA

OUTSIDE FALLS, SWIFT CREEK, PERRY CREEK DA'S

NOTE:
1. 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 PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. REFER TO SECTION 10-2086 OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

NORTH

NORTH CAROLINA PROFESSIONAL SEAL 32924 ENGINEER PETER D. FRACCAROLI

PRELIMINARY

6-9-2008

Peter D. Fraccaroli
PROFESSIONAL ENGINEER

EDISON

PRELIMINARY SITE PLANS

IN

City of Raleigh
North Carolina
Wake County

SITE PLAN

June 9, 2008

REVISIONS:

NO.	DATE	DESC.
1	6/9/08	INITIAL SUBMITTAL

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

PREPARED FOR:
Hamilton Merritt
c/o BSC GROUP
701 Corporate Center Dr., Suite 163
Raleigh, NC 27607

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Raleigh, North Carolina
27607
919-854-0811

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SCALE: 1" = 30'
0 15 30 60 FEET

FILE:
DWG. NO: C.1.0
JOB. NO: 07010.00
SHEET 4 OF 22

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