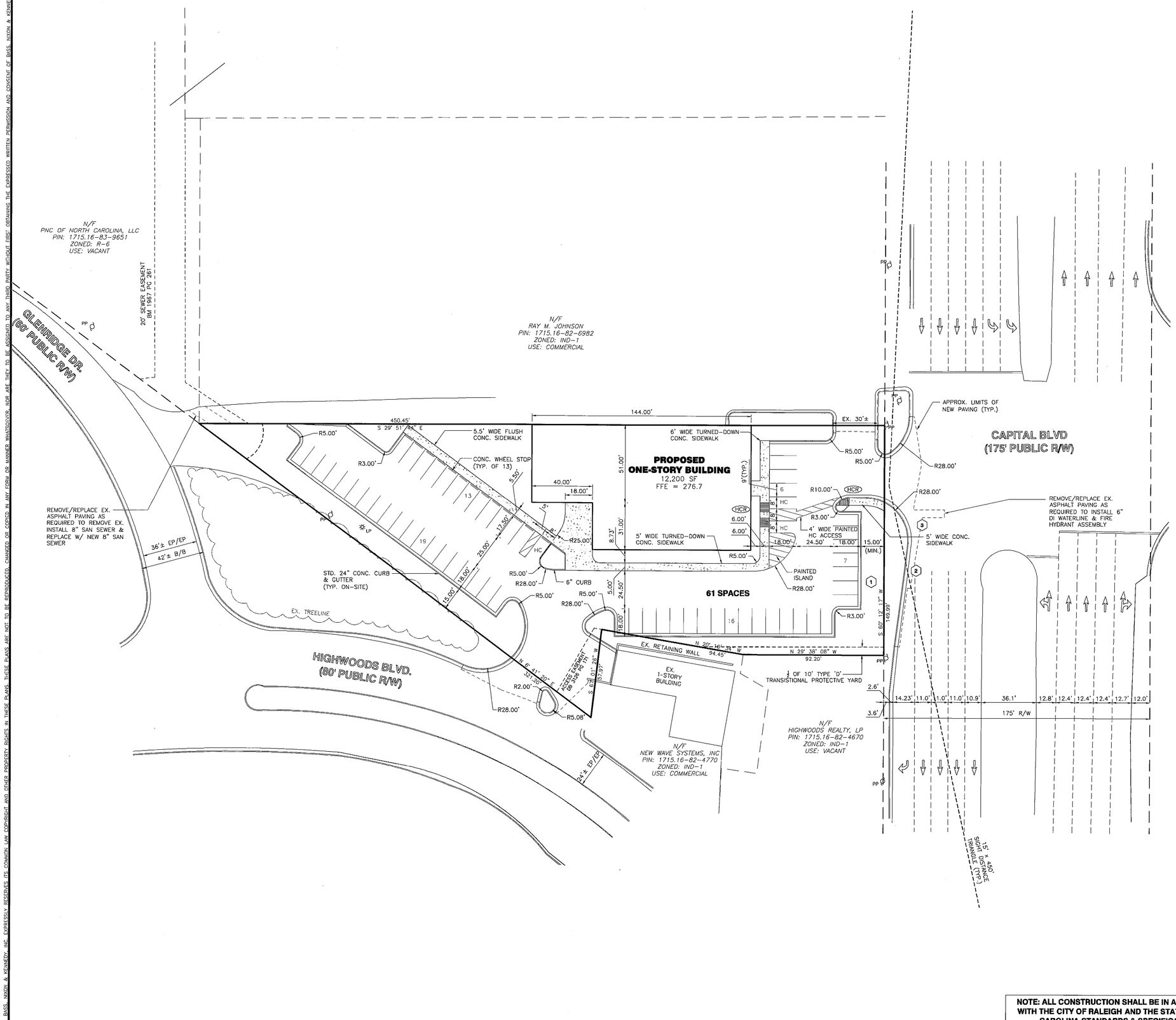
# 2751 CAPITAL BOULEVARD
# SP-57-2008

| | | | |
|---|---|---|---|
| Zoning: | **IND-1** | Acres: | **1.21** |
| Planning District: | **Northeast** | Proposed Sq. Ft.: | **12,200** |
| CAC: | **Northeast** | Planner: | **Meade Bradshaw** |
| Drainage Basin: | **Marsh Creek** | Phone: | **(919) 516-2664** |
| | | Applicant Contact: | **Bass, Nixon and Kennedy, Inc** |
| | | Phone: | **(919) 851-4422** |




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

## SITE DATA

| | |
|---|---|
| PIN: | 1715.16-82-5850 |
| ADDRESS: | 2751 CAPITAL BOULEVARD<br>RALEIGH, NORTH CAROLINA |
| ZONING: | IND-1 |
| USE: | |
| EXISTING: | RESTAURANT (VACANT) |
| PROPOSED: | RETAIL |
| SITE AREA: | 1.21 AC |
| WATERSHED: | NEUSE |
| PARKING: | |
| REQUIRED: (1/200 SF)(12,200 SF) | 61 SPACES |
| PROPOSED: (INCLUDING 3 HC) | 61 SPACES |

## GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. 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.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP BY BASS, NIXON & KENNEDY, INC.
4. PROVIDE STANDARD 30" CONCRETE CURB & GUTTER IN ALL PUBLIC RIGHT-OF-WAY. PROVIDE STANDARD 24" CONCRETE CURB & GUTTER ON SITE. PROVIDE A MINIMUM 10' TRANSITION, TO OCCUR AT TANGENT POINT OF DRIVE TURN-OUT, FOR INTERIOR DRIVE ENTRANCES OFF OF PUBLIC STREETS AS SHOWN.

# SITE PLAN

FOR PRELIMINARY SITE PLAN APPROVAL BY STAFF, PLANNING COMMISSION OR CITY COUNCIL
(This page may also be used as site data sheet for permit review)

Check if infill site plan ☐

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/dpc

## Section A. *SITE DATA SHEET*

**ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:**
**DEVELOPMENT NAME:** 2751 Capital Boulevard
**PROPERTY ADDRESS:** 2751 Capital Boulevard
**WAKE CO. PROPERTY IDENTIFICATION # (PIN):** 1715.16-82-5850

**ZONING DISTRICT(S):** IND - 1 **TOTAL SITE ACRES:** 1.21 **INSIDE CITY LIMITS:** Yes

**If in a conditional use zoning district, place the complete list of zoning conditions on the front cover of the drawing set.**

**Per section 10-2132, summarize the reason(s) this plan requires Planning Commission (PC) or City Council (CC)**

**Preliminary Approval.** N/A

**PROPOSED BUILDING USE:** retail **EXISTING BUILDING(s) (sq. ft. gross):** 7,663 to be removed

**PROPOSED BUILDING(s) (sq. ft. gross):** 12,200
**TOTAL EXISTING AND PROPOSED BUILDING(s) EXPANSION (sq. ft. gross):** 12,200
**PROPOSED BUILDING HEIGHT OR HEIGHT OF EACH BUILDING** 25 ft.

**OFF STREET PARKING:** REQ'D: 61 Spaces PROVIDED: 61 spaces

**HOTELS:** # ROOMS: _____ **NUMBER OF DWELLING UNITS IF DEFINED AS EXTENDED STAY** _____
**APT. / CONDO:** # 1BR Units: _____ 2BR: _____ 3BR: _____ 4BR _____
**SHOPPING CENTER:** # BUILDINGS _____ # LOTS _____

**CLIENT (Owner or Developer):**

Name(s) Bob Moulton – Primal, LLC
Address: 2334 Guess Road
Durham, North Carolina ZIP 27705
Telephone: (919) 860-2070 FAX: (919) 851-8968
E-Mail Address: moultonbob@yahoo.com

**CONSULTANT / PROJECT MANAGER (Person to act as staff contact for correspondence):**

Name(s) Danny L. Howell, PE - Bass, Nixon & Kennedy, Inc.
Address: 6310 Chapel Hill Rd., Suite 250
Raleigh, NC ZIP 27607-5116
Telephone: (919) 851-4422 FAX: (919) 851-8968
E-Mail Address: danny.howell@bnkinc.com

**Provide the following if applicable:**
**Board of Adjustment, rezoning, subdivision, or prior preliminary site plan or subdivision action:**
**YES** _____ **NO** X _____ **If yes, list file number (SP-xx-00, Z-xx-00, A-xx-00, etc.)** _____ **and affix a list of conditions to the site plan itself.**

***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 construct all improvements and make all dedications as shown on this proposed site plan as approved by the City.*
*I hereby designate* Bass, Nixon & Kennedy, Inc. – Danny L. Howell, PE
*to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.*

**Site Plan Application**
Form Revised May 6, 2008

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024174 CHRISTOPHER R. POPE
6-19-08

SCALE IN FEET
0 15 30 60 90 120


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)570-1382 (WAKE FOREST)


| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

| | | | |
|---|---|---|---|
| 03-07307000 | 06/19/08 | DLH | |
| JOB NO. | DATE | DRAWN BY | |

SITE PLAN

SCALE: 1" = 30' CHK BY: CRP

# 2751 CAPITAL BOULEVARD

## 2751 CAPITAL BOULEVARD

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C1.1 3 OF 11


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NOT RELEASED FOR CONSTRUCTION