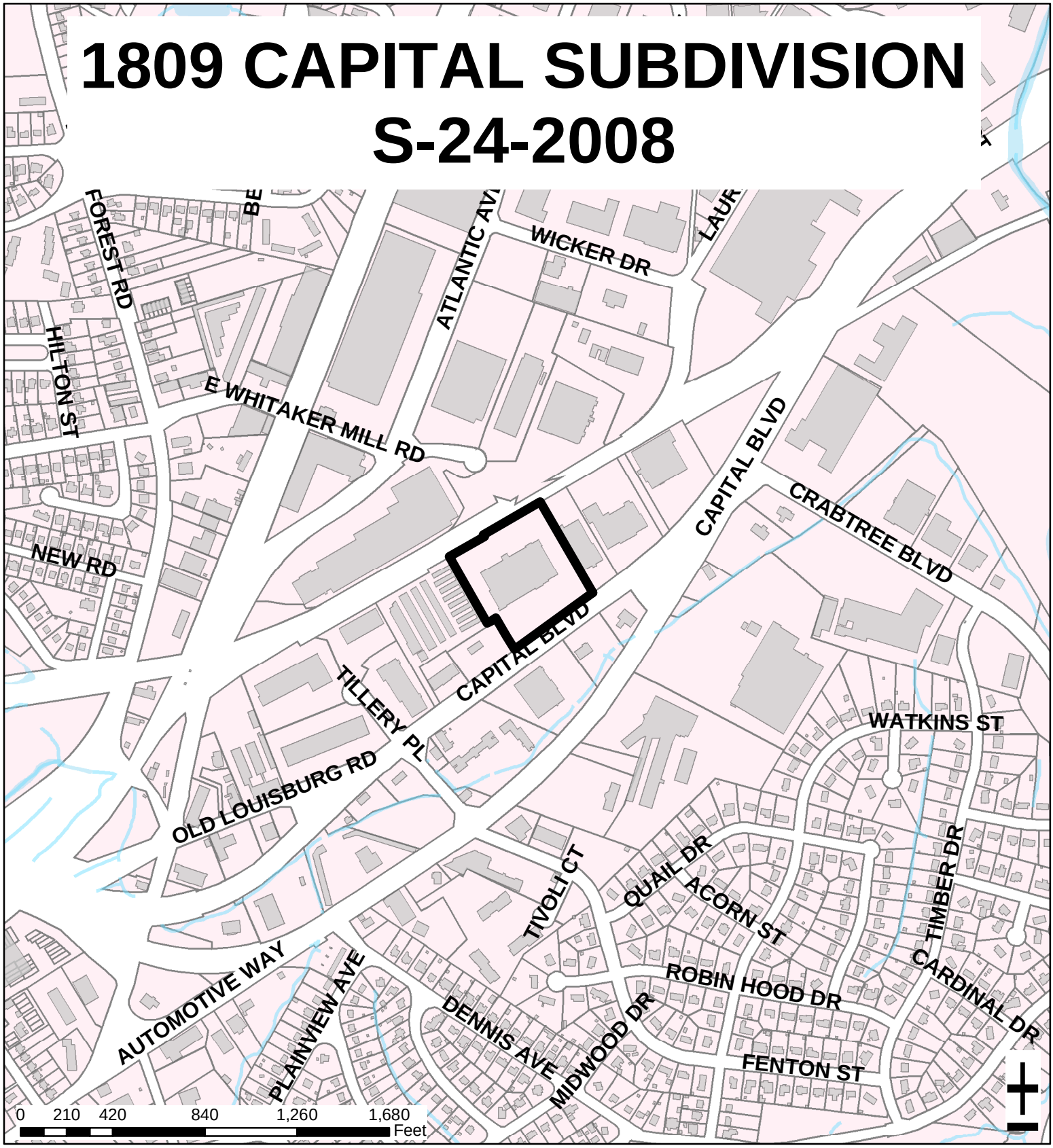
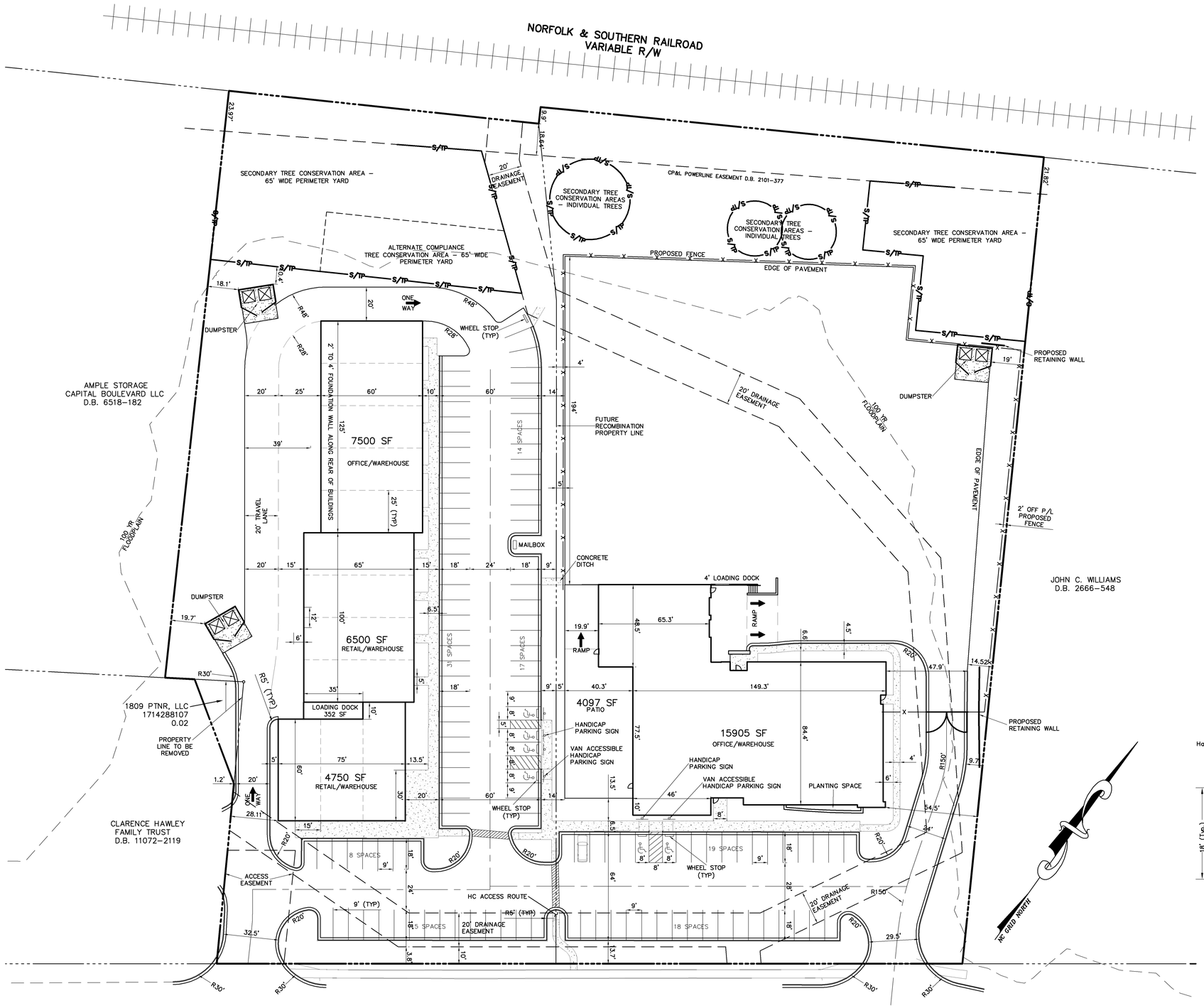
1809 CAPITAL SUBDIVISION
S-24-2008



Zoning:	**IND-2**	Acres:	**5.39**
Planning		Number of Lots:	**2**
District:	**East**	Planner:	**Stacy Barbour**
CAC:	**East**	Phone:	**(919) 516-2631**
Drainage	**Pigeon House**	Applicant Contact:	**Advanced Civil Design**
Basin:	**Branch**	Phone:	**(919) 481-6290**



1809 CAPITAL BOULEVARD
100' R/W

S/TP TREE CONSERVATION AREAS

SITE DATA	
RECORD DB, PG	06914, 0353
WAKE COUNTY PIN	1714289456
PLANNING JURISDICTION	RALEIGH
ZONED	IND-2
EXISTING USE	SCHOOL
PROPOSED USE	RETAIL/OFFICE WAREHOUSE
BUILDING/PATIO AREA	38,908 SQUARE FEET
WEST LOT AREA	2.40 ACRES
EAST LOT AREA	2.99 ACRES
BUILDING HEIGHT	35 FEET
FRONT/REAR AGGREGATE SETBACK	0'
SIDE AGGREGATE SETBACKS	0'

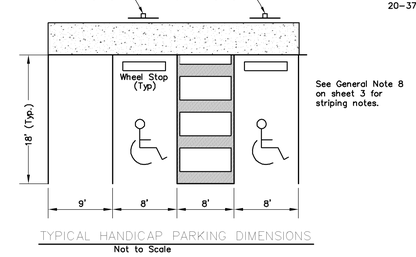
PARKING SUMMARY WEST LOT		
OFFICE – 7,500 SF	1 SPACE PER 300 SF	25
RETAIL – 11,250 SF	1 SPACE PER 200 SF	57
WAREHOUSE – 6 EMPLOYEES	1 SPACE PER 2 EMPLOYEES	3
TOTAL		85

PARKING SUMMARY EAST LOT		
OFFICE – 10,200 SF	1 SPACE PER 300 SF	34
WAREHOUSE – 6 EMPLOYEES	1 SPACE PER 2 EMPLOYEES	3
TOTAL		37

IMPERVIOUS AREA CALCULATION
BUILDING/PATIO – 38,908 SF
SIDEWALK – 6,293 SF
PAVEMENT – 111,019 SF
TOTAL PROPOSED – 156,220 SF
TOTAL EXISTING (PRE DEMOLISION) – 158,793.28 SF
NET DECREASE – 2,573.28 SF

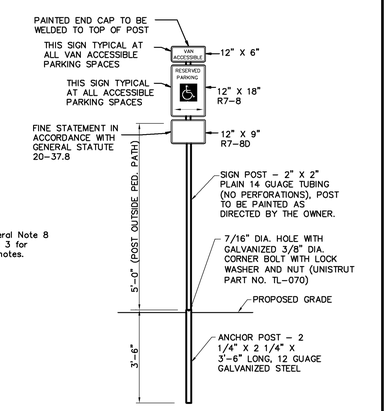
GENERAL NOTES: SITE PLAN

1. ALL DIMENSIONS ARE TO FACE OF CURB.
2. RETAINING WALL SHALL BE KEYSTONE BLOCK OR APPROVED EQUAL. RETAINING WALL SUPPLIER SHALL FURNISH DESIGN DRAWINGS AS REQUIRED.
3. ALL CONSTRUCTION TO BE PERFORMED TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
4. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
5. CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
6. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
7. CONTRACTOR SHALL INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS AS PER NORTH CAROLINA STATE BUILDING CODE FOR ALL HANDICAP PARKING SPACES NOTED ON PLANS.
8. FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE: 1) ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ; 2) NEW SPACES SHALL NOT USE GROUND PAINTED SYMBOLS; 3) ACCESSIBLE SPACES TO BE STRIPED OFF ONLY; BLUE COLORING IS NOT NECESSARY NOR REQUIRED; 4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.



See General Note 8 on sheet 3 for striping notes.

TYPICAL HANDICAP PARKING DIMENSIONS
Not to Scale



(NO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

RALEIGH, NORTH CAROLINA

SITE PLAN
FOR
1809 CAPITAL BLVD

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmayne Drive
Suite 203
Cary, North Carolina 27511
ph 919.481.6290
fax 919.481.6291

SCALE: 1"=30'
DATE: March 17, 2008
SHEET 3 / 6

Z:\07-0004-13NC\dwg\0004-13NCGR03.dwg sheet 3 Mar 17, 2008 - 10:34:28am asmith