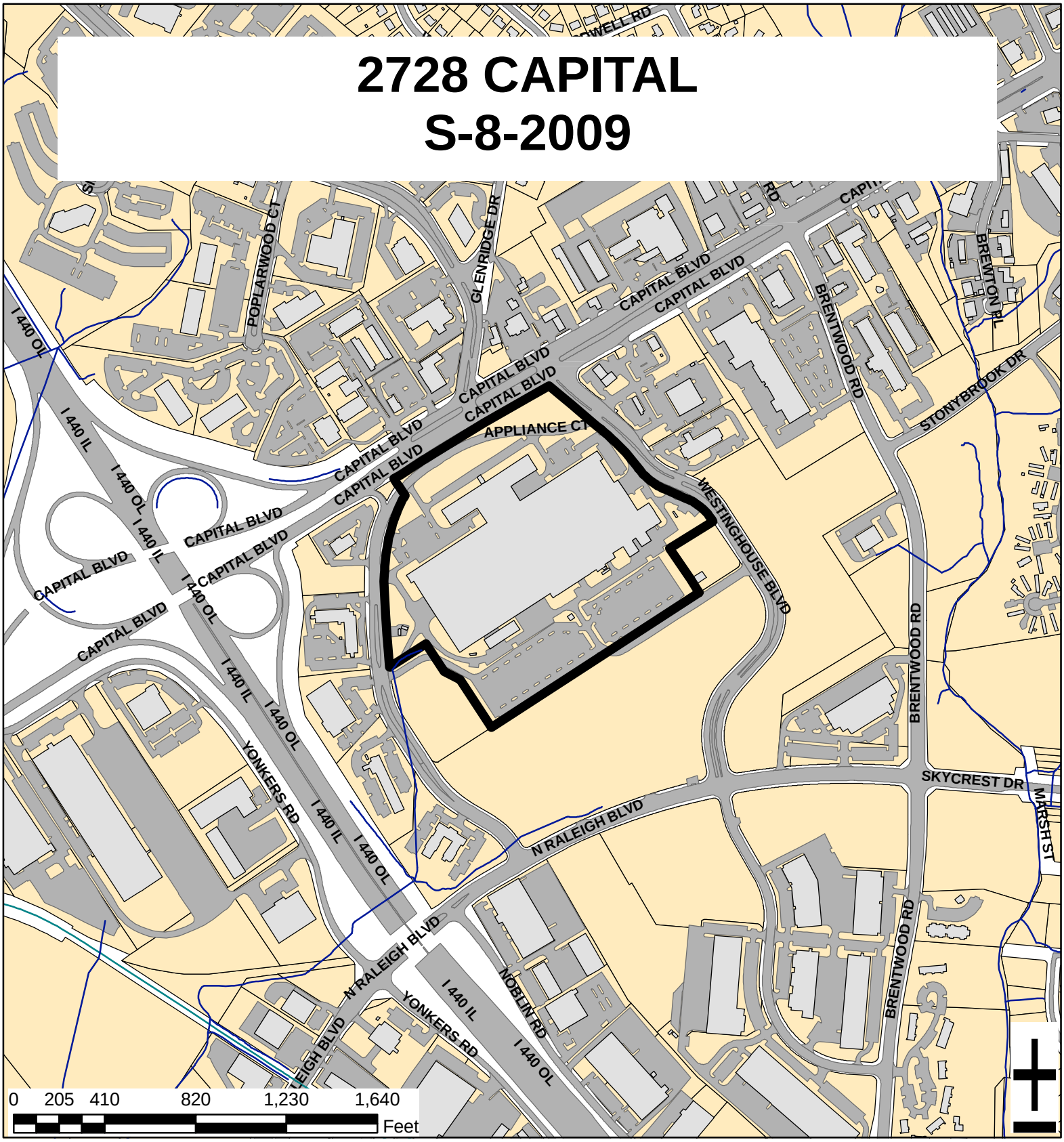
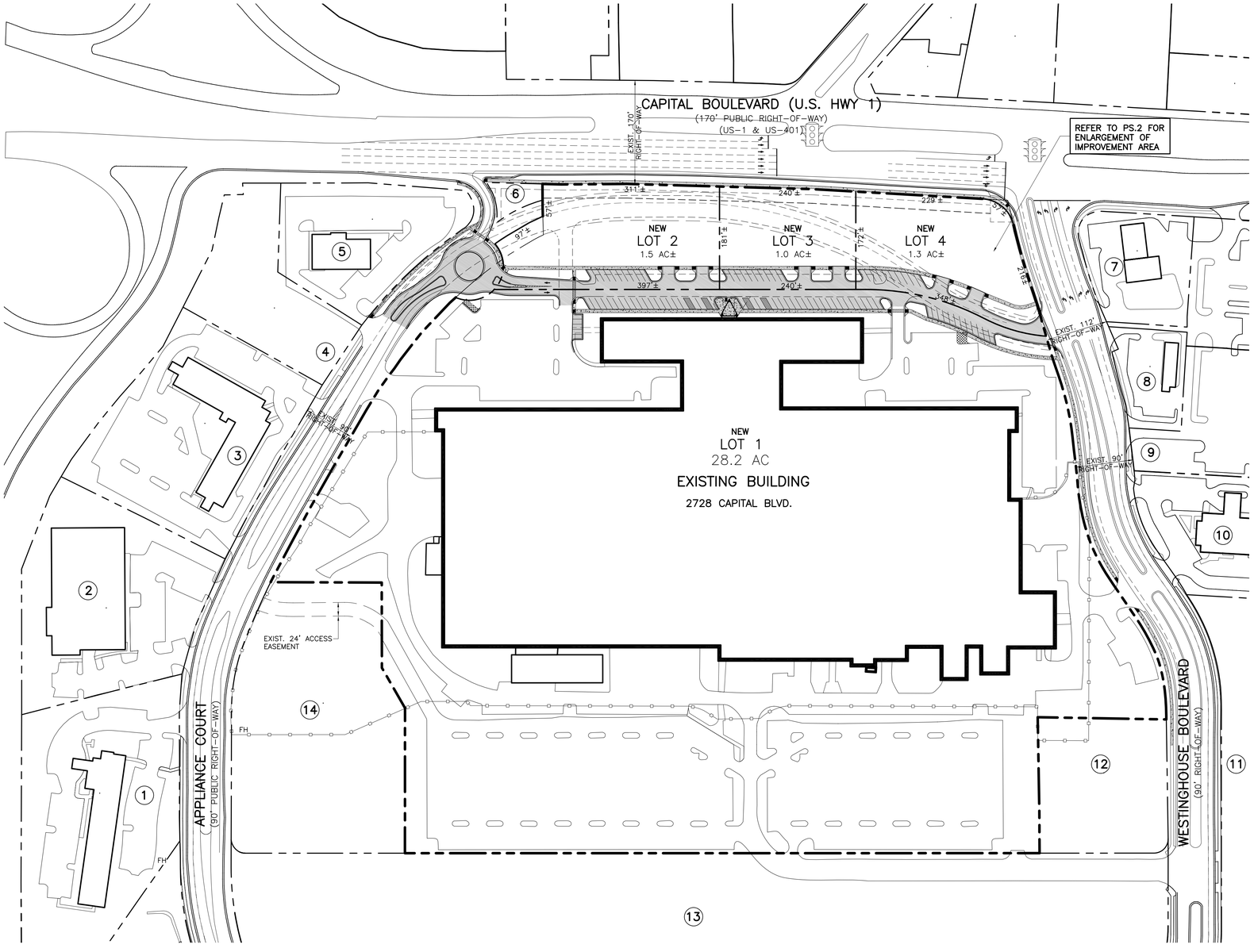
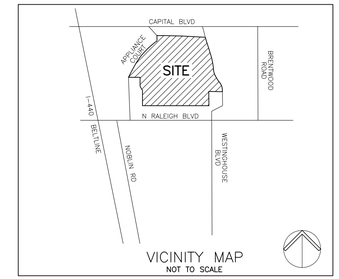
2728 CAPITAL
S-8-2009



Zoning:	**IND-2, SHOD 2**	Acreage:	**32.12**
Planning District:	**Northeast**	Number of Lots:	**4**
CAC:	**Northeast**	Planner:	**Meade Bradshaw**
Drainage Basin:	**Marsh Creek**	Phone:	**(919) 516-2664**
		Applicant	**Piedmont Land Design, LLP**
		Contact:	**(919) 845-7600**





SUMMARY

1.	TOTAL AREA:	32.12 ACRES
2.	WAKE COUNTY P.I.N.:	1715-81-7820
3.	AVERAGE & MINIMUM LOT SIZE:	AVG.-8.0 AC± MIN.-1.0 AC±
4.	PART OF AN APPROVED SUBDIVISION:	YES - S-217-85
5.	ZONED:	IND-2 W/ SHOD 2
6.	INSIDE CITY LIMITS:	YES
7.	DEDICATED STREET RIGHT OF WAY:	0.07 AC
8.	TYPE OF DEVELOPMENT:	SUBDIVISION
9.	OWNER/DEVELOPER	RALEIGH PORTFOLIO NW, LLC 770 TOWNSHIP LINE ROAD YARDLEY, PA 19067 (919) 872-9000 (PHONE) (919) 872-9197 (FAX)

LOT SUMMARY

LOT 1:	28.2 AC±	LOT 2:	1.5 AC±
EXISTING BUILDING:	501,325 S.F.	NEW PARKING	10 SPACES
PARKING TO REMAIN :	902 SPACES	LOT 3:	1.0 AC±
PARKING TO BE REMOVED:	55 SPACES	NEW PARKING	10 SPACES
NEW PARKING:	69 SPACES	LOT 4:	1.3 AC±
TOTAL PARKING:	991 SPACES (1.9/1,000)	NEW PARKING	10 SPACES

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM WAKE COUNTY GIS.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN ON THE PLANS, 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.
7. LOTS SHALL PROVIDE INDIVIDUAL STORM WATER MANAGEMENT FACILITIES WHEN DEVELOPED. EXISTING IMPERVIOUS SURFACE AREAS WHICH ARE DESIGNATED TO BE REMOVED MAY BE ALLOCATED TO FUTURE DEVELOPEMENT IN ORDER TO OFFSET THE IMPACT OF NEW IMPERVIOUS SURFACE AREAS.

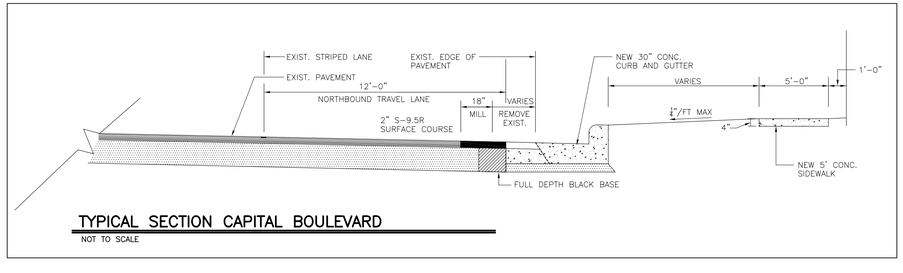
ADJACENT PROPERTY OWNERS

1	N/F TWENTY FIRST CENTURY INVESTMENTS USE: HOTEL/MOTEL ZONED: IND-2 SHOD 2 PIN: 1715-70-9773	8	N/F WAFFLE HOUSE INC. USE: RESTAURANT ZONED: IND-2 SHOD 2 PIN: 1715-92-0398
2	N/F 2625 APPLIANCE COURT, LLC USE: TYPICAL OFFICE ZONED: IND-2 SHOD 2 PIN: 1715-71-7074	9	N/F ELIZABETH APARTMENTS, LLP USE: SINGLE TENANT ZONED: IND-2 SHOD 2 PIN: 1715-92-3421
3	N/F TRIDEV HOSPITALITY USE: HOTEL/MOTEL ZONED: IND-2 SHOD 2 PIN: 1715-71-7347	10	N/F OM OF RALEIGH, INC USE: HOTEL/MOTEL ZONED: IND-2 SHOD 2 PIN: 1715-92-4243
4	N/F W.C. BOARD OF ALCOHOLIC CONTROL USE: ALCOHOLIC SALES (UNDER CONSTRUCTION) ZONED: IND-2 SHOD 2 PIN: 1715-71-7621	11	N/F CITY OF RALEIGH USE: VACANT ZONED: IND-2 SHOD 2 PIN: 1715-91-8643
5	N/F ANTONIO AND REBECCA BUTSIKARES USE: RESTAURANT ZONED: IND-2 SHOD 2 PIN: 1715-71-7885	12	N/F JACK PARKER PROPERTIES, LLC USE: VACANT ZONED: IND-2 SHOD 2 PIN: 1715-91-4733
6	N/F WESTINGHOUSE ELECTRIC USE: VACANT ZONED: IND-2 SHOD 2 PIN: 1715-72-9092	13	N/F CITY OF RALEIGH USE: VACANT ZONED: IND-2 SHOD 2 PIN: 1715-90-0919
7	N/F SAMPSON BLADEN OIL CO. INC. USE: FOOD MART/FUEL STATION ZONED: IND-2 SHOD 2 PIN: 1715-82-9585	14	N/F CITY OF RALEIGH USE: VACANT ZONED: IND-2 SHOD 2 PIN: 1715-81-2016

PRELIMINARY IMPERVIOUS SURFACE CALCULATIONS

EXISTING IMPERVIOUS SURFACE TO BE REMOVED	32,269 SF
NEW IMPERVIOUS SURFACE	32,212 SF
NET CHANGE	-57 SF *

*REFER TO GENERAL NOTE 7.



TYPICAL SECTION CAPITAL BOULEVARD
NOT TO SCALE

NORTH
0 100 200 300
SCALE IN FEET

PLD
PIEDMONT LAND DESIGN, LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

2728 CAPITAL SUBDIVISION
2728 CAPITAL BOULEVARD
RALEIGH, NORTH CAROLINA

ISSUED: **9 FEB 2009**

REVISIONS:
1 12 FEB 2009
ADDED BLDG. CANOPY
2 13 MAR 2009
SUBMITTED TO CITY
3 17 MAR 2009
ADDED R.O.W. AND
B/B ROAD DIMENSIONS

DRAWN BY: **SKO**
CHECKED BY: **JDL**

PROJECT: **BPG2728S**

PRELIMINARY SUBDIVISION PLAN

DWG. NO. **PS.1**