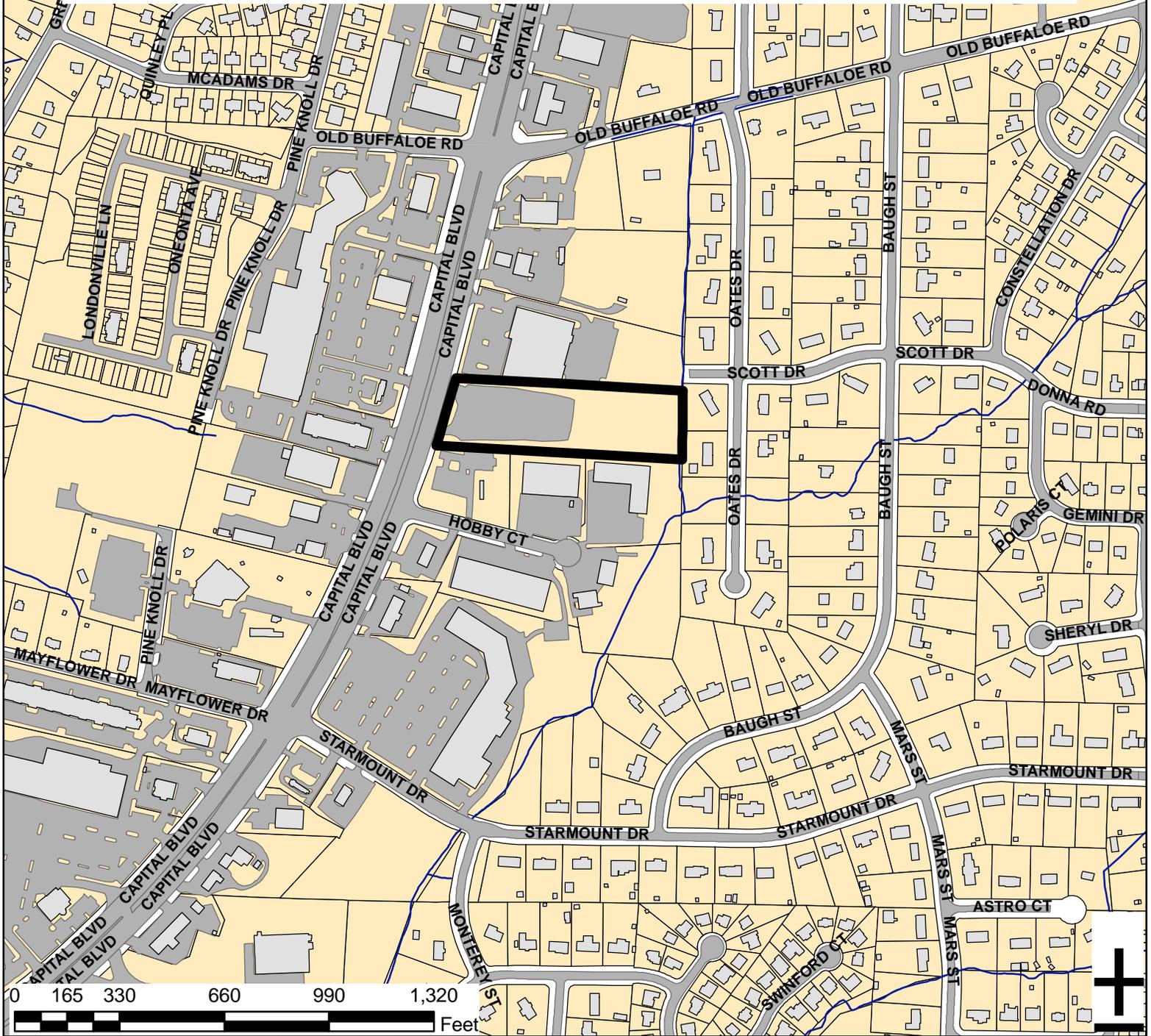
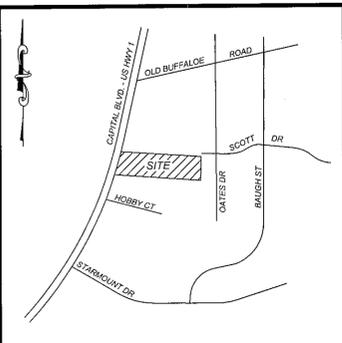


GOLDEN CORRAL- CAPITAL BLVD. SP-16-2010



Zoning: **IND-1 CM**
CAC: **Northeast**
Drainage
Basin: **Marsh Creek**
Acreage: **3.67**

Proposed Sq. Ft.: **14075**
Planner: **Meade Bradshaw**
Phone: **(919) 516-2664**
Applicant Contact: **Commercial Site Design, PLLC**
Phone: **(919) 848-6121**



VICINITY MAP

GENERAL NOTES:

1. THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY: COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121 FAX: (919) 848-3741
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL HANDICAP CODE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
4. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
5. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
6. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
7. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.

GENERAL NOTES (cont.):

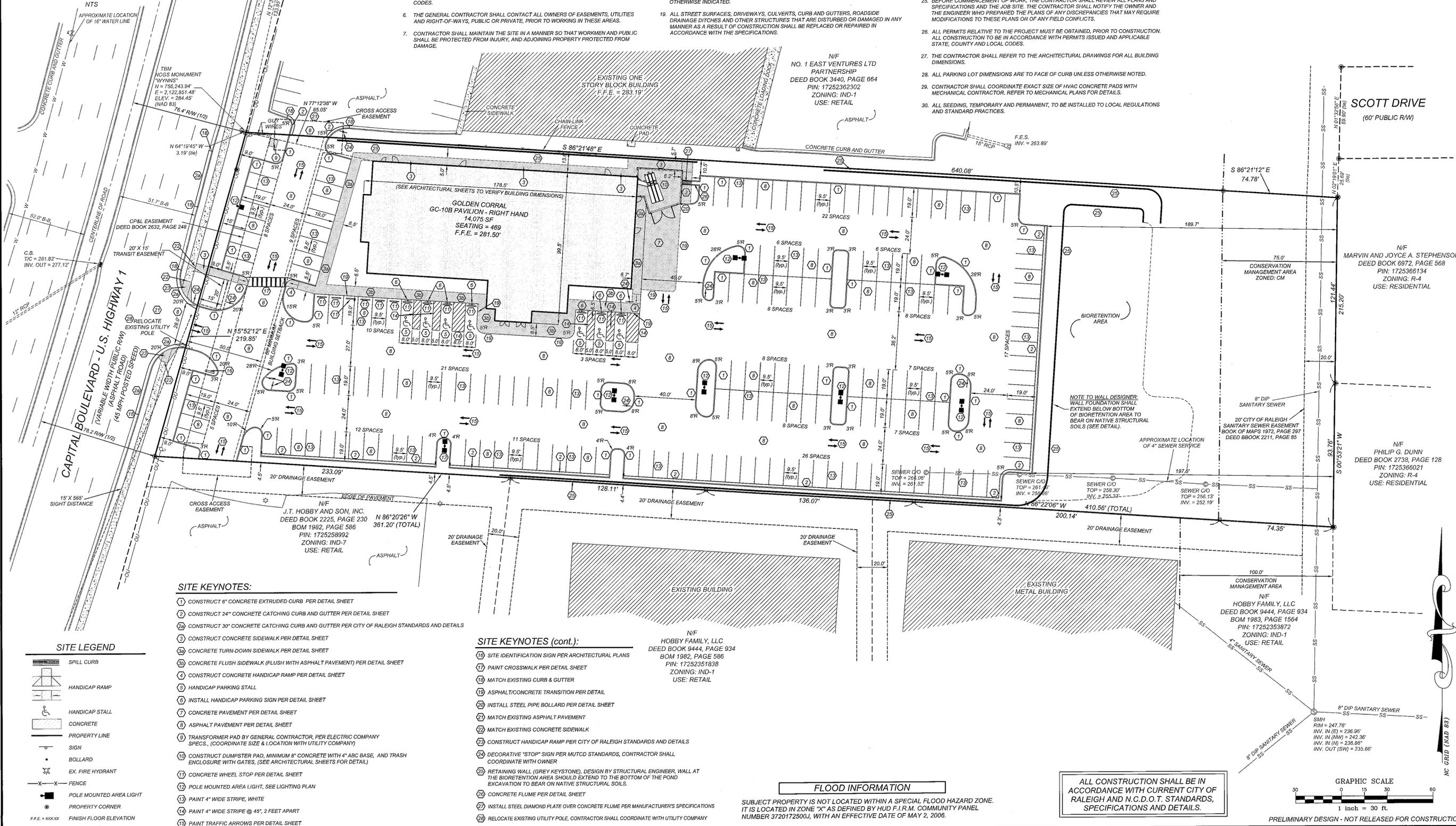
8. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
9. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
10. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
11. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
12. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
14. GENERAL CONTRACTOR WILL ERECT AND ILLUMINATE A SITE IDENTIFICATION SIGN, PER OWNER'S SPECIFICATION. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
15. FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
16. CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
17. ALL RADI DIMENSIONS ARE TO FACE OF CURB.
18. ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE, UNLESS OTHERWISE INDICATED.
19. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURBS AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.

GENERAL NOTES (cont.):

20. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA "ONE CALL" AT 800-832-4849 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES.
22. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO LOCAL REGULATIONS.
23. COMPACTION AND MAINTENANCE OF PROPER MOISTURE CONTENT OF THE SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE ACCOMPLISHED TO ACHIEVE 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT.
24. THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
25. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
26. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
27. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
28. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
29. CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
30. ALL SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.

GENERAL NOTES (cont.):

31. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
32. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
33. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE IRRIGATION CONTRACTOR, FOR IRRIGATION SLEEVE SIZE FOR IRRIGATION SYSTEM.
34. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.



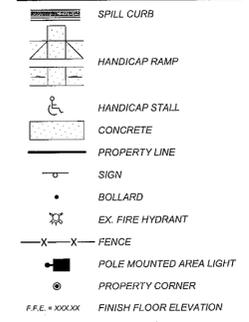
SITE KEYNOTES:

1. CONSTRUCT 6" CONCRETE EXTRUDED CURB PER DETAIL SHEET
2. CONSTRUCT 24" CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
3. CONSTRUCT 30" CONCRETE CATCHING CURB AND GUTTER PER CITY OF RALEIGH STANDARDS AND DETAILS
4. CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET
5. CONCRETE TURN-DOWN SIDEWALK PER DETAIL SHEET
6. CONCRETE FLUSH SIDEWALK (FLUSH WITH ASPHALT PAVEMENT) PER DETAIL SHEET
7. CONSTRUCT CONCRETE HANDICAP RAMP PER DETAIL SHEET
8. HANDICAP PARKING STALL
9. INSTALL HANDICAP PARKING SIGN PER DETAIL SHEET
10. CONCRETE PAVEMENT PER DETAIL SHEET
11. ASPHALT PAVEMENT PER DETAIL SHEET
12. TRANSFORMER PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECS., (COORDINATE SIZE & LOCATION WITH UTILITY COMPANY)
13. CONSTRUCT DUMPSTER PAD, MINIMUM 8" CONCRETE WITH 4" ABC BASE, AND TRASH ENCLOSURE WITH GATES, (SEE ARCHITECTURAL SHEETS FOR DETAIL)
14. CONCRETE WHEEL STOP PER DETAIL SHEET
15. POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN
16. PAINT 4" WIDE STRIPE, WHITE
17. PAINT 4" WIDE STRIPE @ 45°, 2 FEET APART
18. PAINT TRAFFIC ARROWS PER DETAIL SHEET

SITE KEYNOTES (cont.):

19. SITE IDENTIFICATION SIGN PER ARCHITECTURAL PLANS
20. PAINT CROSSWALK PER DETAIL SHEET
21. MATCH EXISTING CURB & GUTTER
22. ASPHALT/CONCRETE TRANSITION PER DETAIL
23. INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
24. MATCH EXISTING ASPHALT PAVEMENT
25. MATCH EXISTING CONCRETE SIDEWALK
26. CONSTRUCT HANDICAP RAMP PER CITY OF RALEIGH STANDARDS AND DETAILS
27. DECORATIVE "STOP" SIGN PER MUTCD STANDARDS, CONTRACTOR SHALL COORDINATE WITH OWNER
28. RETAINING WALL (GREY KEYSTONE), DESIGN BY STRUCTURAL ENGINEER, WALL AT THE BIORETENTION AREA SHOULD EXTEND TO THE BOTTOM OF THE POND EXCAVATION TO BEAR ON NATIVE STRUCTURAL SOILS.
29. CONCRETE FLUME PER DETAIL SHEET
30. INSTALL STEEL DIAMOND PLATE OVER CONCRETE FLUME PER MANUFACTURER'S SPECIFICATIONS
31. RELOCATE EXISTING UTILITY POLE, CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY

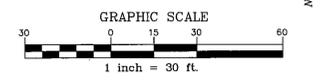
SITE LEGEND



FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 3720127500J, WITH AN EFFECTIVE DATE OF MAY 2, 2006.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND N.C.D.O.T. STANDARDS, SPECIFICATIONS AND DETAILS.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

COMMERCIAL SITE DESIGN

812 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
(919) 848-6121 FAX: (919) 848-3741
WWW.CSDESIGN.COM

CLIENT:
GOLDEN CORRAL DEVELOPMENT CORPORATION
5151 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA 27612
PHONE: (919) 881-4550
FAX: (919) 881-4654

3424 CAPITAL BOULEVARD
RALEIGH, NORTH CAROLINA

golden corral
Build & Sell

SITE PLAN

PROJECT NO. GCC-1001
FILENAME: GCC1001-SP
DRAWN BY: RCN
SCALE: 1" = 30'
DATE: 04-13-10
SHEET NO. C-3

SP-16-2010



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
<input type="checkbox"/>

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/dprc

Section A. SITE DATA SHEET

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

DEVELOPMENT NAME: Golden Corral
PROPERTY ADDRESS: 3424 Capital Boulevard
WAKE CO. PROPERTY IDENTIFICATION # (PIN): 1725361190

ZONING DISTRICT(S): Ind-I & CM TOTAL SITE ACRES: 3.67 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. within 400' of residential

PROPOSED BUILDING USE: Restaurant EXISTING BUILDING(s) (sq. ft. gross): N/A

PROPOSED BUILDING(s) (sq. ft. gross): 14,076

TOTAL EXISTING AND PROPOSED BUILDING(s) EXPANSION (sq. ft. gross): _____

PROPOSED BUILDING HEIGHT OR HEIGHT OF EACH BUILDING 32' - 4"

OFF STREET PARKING: REQ'D: 1 space/4 seats PROVIDED: 202

HOTELS: # ROOMS: N/A NUMBER OF DWELLING UNITS IF DEFINED AS EXTENDED STAY: N/A

APT. / CONDO: # 1BR Units: N/A 2BR: _____ 3BR: _____ 4BR: _____

SHOPPING CENTER: # BUILDINGS N/A # LOTS _____

CLIENT (Owner or Developer):

Name(s): Golden Corral Development Corporation
Address: 5151 Glenwood Avenue
Raleigh, NC ZIP: 27612
Telephone: 919-881-4550 FAX: 919-881-4654
E-Mail Address: aparr@goldencorral.net

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

Name(s): Commercial Site Design, PLLC, c/o Michael Hicks
Address: 8312 Creedmoor Road
Raleigh, NC ZIP: 27613
Telephone: 919-848-6121 FAX: 919-848-3741
E-Mail Address: hicks@csitedesign.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 Michael Hicks with Commercial Site Design, PLLC 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.*

Trans # 271952

Date: April 20, 2010

Signed: Mack L Vickers Jr. Manager

Printed Owner's name: Vickers Land Co. LLC, MACK L VICKERS JR - MANAGER

* SITE PLAN APPLICATIONS IN OFFICIALLY DESIGNATED CITY REDEVELOPMENT AREAS DO NOT REQUIRE OWNERS' SIGNATURES.

Section B. SUBMITTAL PROCESS AND CHECKLIST

- PLANS MAY BE SUBMITTED IN THE DEVELOPMENT PLANS REVIEW CENTER, 3rd FLOOR, ONE EXCHANGE PLAZA, IN DOWNTOWN RALEIGH MON-FRI BY 3:00PM.
- APPROXIMATELY 10-15 BUSINESS DAYS A PLANNER WILL FORWARD COMMENTS TO YOU BY FAX OR E-MAIL.
- AFTER THE 1ST REVIEW COMMENTS ARE COMPLETE, THE COORDINATING PLANNER WILL SCHEDULE FOR REVIEW BY THE APPEARANCE COMMISSION'S DEVELOPMENT REVIEW COMMITTEE WHERE YOU WILL BE RESPONSIBLE FOR ATTENDING AND PRESENTING YOUR PROJECT.
- ONCE THE PLANNER IS CONFIDENT THAT YOUR PLANS ARE READY FOR PC OR CC YOU WILL BE ASSIGNED A HEARING DATE. YOU WILL BE RESPONSIBLE FOR NOTIFYING ADJACENT PROPERTY OWNERS AT LEAST TWO WEEKS PRIOR TO YOUR HEARING DATE.
- ONCE ALL ISSUES ARE ADDRESSED FROM PC OR CC, WE WILL ISSUE AN APPROVAL LETTER THAT WILL EXPLAIN ANY CONDITIONS OF APPROVAL.
- UPON SATISFACTION OF THESE CONDITIONS, FINAL BUILDING AND CONSTRUCTION DRAWINGS MAY BE SUBMITTED FOR PERMIT.

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- FILING FEE FOR PRELIMINARY PLANS.**
 - Checks may be made out to the City of Raleigh.
 - Payments may be made by cash, check, Visa or Master Card.

Fees effective February 16, 2010

Properties less than 2 acres -	\$307.00
Properties between 2 and 4 acres -	\$821.00
Properties greater than 4 acres -	\$1,592.00

Submittal fee covers 2 review cycles and file closeout.

Additional fee equal to the cost of your original submittal fee is required for every single subsequent review after two reviews.

- THIS APPLICATION FORM completed (Section A) and signed by the **property owner** (agent cannot sign for owner).

- USING "IMAPS", PLEASE SUBMIT A **HIGHLIGHTED COPY** OF YOUR PARCEL WITH YOUR PIN (PARCEL IDENTIFICATION NUMBER) AND A MOST RECENT AERIAL PHOTO OF THE PARCEL.

- FOR ALL PRELIMINARY PLANS: **TEN SETS OF PROPOSED PLANS.** Maximum sheet size shall be 30" x 42". Plans must be to engineering scale (1" = 20', 1" = 100', etc.). Preliminary plans do not need an engineer's, surveyor's or landscape architect's seal. See Section C of this application for data to be included on preliminary plans.

N/A

- COPIES OF PREVIOUS BOARD OF ADJUSTMENT ACTION, SPECIAL USE PERMIT OR CERTIFICATE OF APPROPRIATENESS (if applicable).

- NEW!** A DIGITAL COPY OF ONLY THE SITE PLAN AND ELEVATIONS.