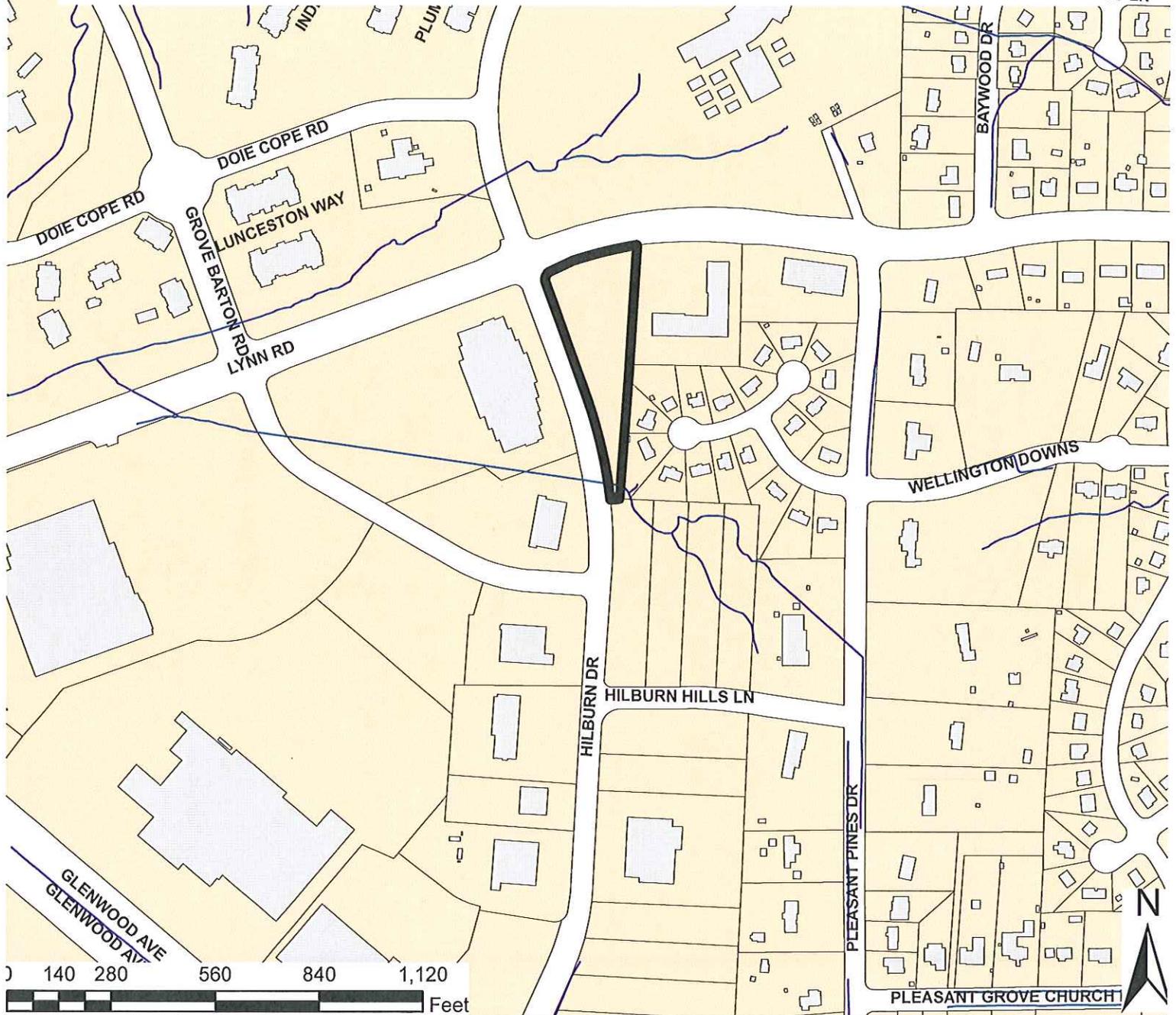


WHALE-N CONVENIENCE STORE AND RETAIL SP-3-2012



Zoning: **TD**
CAC: **NORTHWEST**
Drainage **TURKEY CREEK**
Basin:
Acreage: **1.97**

Number of Lots: **1**
Planner: **JAMES MARAPOTI**
Phone: **(919) 516-2642**
Applicant Contact: **WATSON LAND DESIGN**
Phone: **(919) 418-4715**



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <div style="font-size: 2em; font-family: cursive;">322967</div>
* May require Planning Commission or City Council Approval		

Section A SP-3-12

GENERAL INFORMATION

Development Name Whalen Convenience Store and Retail

Proposed Use Convenience store with 6 MPD and canopy and future retail space

Property Address(es) 6700 Hilburn Rpad

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 078423539 078423539	P.I.N.	P.I.N.	P.I.N.
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What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval.
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PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Property is within 400 feet of residential development across Lynn Road, adjoins residential development to southeast
---	---

CLIENT (Owner or Developer)	Company		
	Name (s) Mike Whalen, Dirk Dimitry, Colleen Dimitry		
	Address 6512 Six Forks Rd, Suite 201 Raleigh, North Carolina 27615		
	Phone	Email dadimitry@hotmail.com	Fax

CONSULTANT (Contact Person for Plans)	Company Watson Land Design Services, PLLC		
	Name (s) Ray Watson		
	Address 3650 Rogers Road, #245 Wake Forest, North Carolina 27587		
	Phone 919-418-4715	Email watsonlanddesign@mindspring.com	Fax 866-437-2610

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 307519

Zoning Information	Building Information
Zoning District(s) TD (Thoroughfare District)	Proposed building use(s) convenience store and retail
If more than one district, provide the acreage of each n/a	Existing Building(s) sq. ft. gross 0
Overlay District n/a	Proposed Building(s) sq. ft. gross 3,500 c-store, 1,800 retail
Total Site Acres 1.97 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 5,300
Off street parking Required 27 Provided 29	Proposed height of building(s) 16 feet building/19'-6" canopy
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) 0.0618
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage 11.7% building and canopy (site plans only)
CUD (Conditional Use District) case # Z-67-85	

Stormwater Information

Existing Impervious Surface 0/0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.97/42,212 acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 Property zoning TD allows proposed used, retail. Long Range Plan show Office/Research & Development with Commercial Retail Mixed Use across Hilburn Road.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

I hereby designate Watson Land Design Services, PLLC - Ray Watson _____ 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.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Ray Watson Date January 9, 2012

Signed _____ Date _____

Section B					
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations, if applicable. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

WAKE COUNTY BOARD OF EDUCATION
 DB 6087, PG 72
 PIN: 0787-43-6507
 ZONING: 5-10
 LAND USE: HILBURN DRIVE
 ELEMENTARY SCHOOL

BARTON GROVE PLACE
 CONDOMINIUM
 DB 12310, PG 1253
 PIN: 0787-32-6930
 ZONING: O&I-1
 LAND USE: MA+CONDO

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC
- HANDICAP PARKING STALL
- HANDICAP RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CONCRETE
- PAINT STRIPING
- FENCE

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	178.20	1164.29	178.03	N76°11'26"E
C2	288.86	1249.36	288.22	N13°12'54"W
C3	36.24	28.21	33.80	N22°34'34"W

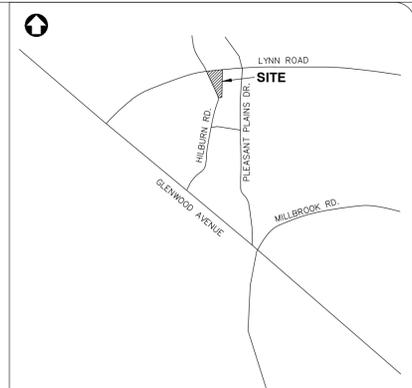
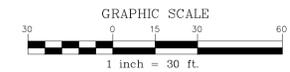
SITE KEY NOTES:

1. CONSTRUCT 2' CURB AND GUTTER
2. CONSTRUCT 30" CURB AND GUTTER PER NCDOT STANDARD, BEGIN TRANSITION AT ROW LINE TO 24" GURB & GUTTER
3. REMOVE EXISTING CURB AND GUTTER AND SIDEWALK
4. MATCH EXISTING CURB AND GUTTER
5. 4" WIDE CONCRETE VALLEY GUTTER
6. CONCRETE FLUME
7. SEGMENTAL BLOCK RETAINING WALL
8. CONSTRUCT CONCRETE WALK
9. ASPHALT PAVEMENT
10. CONCRETE PAVEMENT
11. CONSTRUCT DUMPSTER ENCLOSURE PER DETAIL SHEET, 30' MINIMUM INSIDE CURB RADIUS
12. 30' MINIMUM MANEUVERING AREA
13. TRANSITION FROM ASPHALT TO CONCRETE PAVEMENT
14. PAINT 4" WIDE STRIPE, WHITE
15. PAINT 4" WIDE STRIPES @ 45' 2"-0" O.C.
16. PAINTED CROSSWALK
17. PAINT H.C. SYMBO
18. INSTALL H.C. SIGN PER DETAIL SHEET, ONE SIGN TO BE "VAN ACCESSIBLE".
19. SIGN
20. POLE MOUNTED AREA LIGHT(S) SEE LIGHTING PLAN
21. TRANSFORMER PAD (COORDINATE SIZE AND LOCATION WITH POWER COMPANY)
22. CANOPY
23. CANOPY LIGHT (SEE LIGHTING PLAN)
24. CANOPY COLUMNS
25. MPD
26. CONCRETE TANK PIT PAD FOR 12' X 60' UST
27. EXISTING FIRE HYDRANT
28. HEAVY DUTY ASPHALT PAVEMENT FOR DUMPSTER 3" ASPHALT SURFACE COURSE OVER 8" SUB-BASE
29. ANSI 406.3 HC RAMP PER DETAIL
30. GUTTER BOX WITH WALKABLE SURFACE
31. CURB FLUSH WITH PAVEMENT IN THIS AREA
32. RAISED SOLID CONCRETE ISLAND

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.72	S83°43'19"W

GENERAL SITE NOTES:

1. THE INFORMATION SHOWN HEREIN WAS TAKEN FROM TOPOGRAPHIC SURVEY PERFORMED BY NORTHEAST LAND SURVEYORS, LLC, 256 HILBURN DRIVE, RALEIGH, NC 27609, JOB NUMBER 114199.
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 SITE 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. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM HAZARD, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
7. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNOBTURBED, UNLESS COORDINATE WITH RESPECTIVE UTILITY.
8. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO
9. 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.
10. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
11. GENERAL CONTRACTOR WILL ERECT AND ILLUMINATE SITE IDENTIFICATION SIGNAGE PER THE OWNER'S SPECIFICATIONS OR COORDINATE WITH SIGNAGE CONTRACTOR.
12. FINISH WALK AND CURB ELEVATIONS SHALL BE 4" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
13. ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE UNLESS OTHERWISE NOTED.
14. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, DRIVEWAYS, CURBS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DESTROYED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
15. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO LOCAL REGULATIONS.
16. COMPACTION AND MAINTENANCE OF PROPER MOISTURE CONTENT OF THE SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE ACCORDING TO ACHIEVE 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT OF UNPAVED AREAS.
17. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
18. 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.
19. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER.
20. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. ALL CONTRIBUTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
21. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE AND AT NO EXTRA COST VERIFY ALL UNDERGROUND LINES AND STRUCTURES. IF NECESSARY, NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OR STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-DRINKING UTILITIES. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL 800-852-4343 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
22. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
23. ALL PARKING LOT DIMENSIONS ARE FROM FACE OF CURB.
24. LANDSCAPE PLANTINGS AT ENTRANCE/EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT ENTRANCE/EXIT LOCATIONS, PER LOCAL STANDARDS.
25. CONTRACTOR SHALL COORDINATE EXACT SIZE OF HWAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL SHEET FOR DETAILS.
26. SEEDING TO BE INSTALLED TO LOCAL REQUIREMENT & STANDARD PRACTICES. SEE EROSION CONTROL PLAN.
27. 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 PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THE PROCEDURE TO OBTAIN THE CONTRIBUTION TO ASSURE THE CONTRACTOR IS RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
28. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS.
29. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.



LYON COI
 DB 8490, F
 PIN: 0787-
 ZONING:
 LAND USE:

SHINYONG PROPERTIES, LLC
 DB 11536, PG 625
 PIN: 0787-42-0160
 ZONING: TD
 LAND USE: COMMERCIAL
 (MULT-TENANT)

ADAM S. GILBERT &
 ANNA P. KENDALL
 DB 13275, PG 2188
 PIN: 0787-42-4486
 ZONING: R-4
 LAND USE: RESIDENTIAL

CHRISTOPHER M. KOPPEN
 DB 14333, PG 1073
 PIN: 0787-42-4359
 ZONING: R-4
 LAND USE: RESIDENTIAL

CHRISTIAN P. LAMOTTE-KERR
 DB 11533, PG 2282
 PIN: 0787-42-4257
 ZONING: R-4
 LAND USE: RESIDENTIAL

BUNN - BRANTLEY ENTERPRISES, INC.
 389 INSTRUMENT DRIVE
 ROCKY MOUNT, NORTH CAROLINA 27804
 PHONE 252 977-9111
 FAX 252 977-4605

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C-STORE AND RETAIL SPACE
 DIMITRY AND WHALEN
 6700 HILBURN ROAD
 RALEIGH, NORTH CAROLINA



WATSON LAND DESIGN SERVICES, PLLC
 3660 ROGERS ROAD #245
 WAKE FOREST, NORTH CAROLINA 27615
 919-453-1529/FAX 866-437-2610
 NC CERTIFICATE OF LICENSURE P-0493

DATE: JAN 23, 2012

REV

BB PROJECT NUMBER

SHEET

CE-1

SITE PLAN