

Project Data Sheet

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form must be completed and applied to the cover sheet of drawings submitted with a Non-Residential building permit associated with a Site Permit Review, or permits for an apartment, office, and/or commercial uses.

| GENERAL INFORMATION | | | | | |
|---|--------------------------------------|---|--|--|--|
| Development Name: 321 Leagan Drive | | | Proposed Use: General Building | | |
| Property Address(es): 321 Leagan Drive Raleigh, NC 27603 | | | | | |
| Approved Site Plan or Subdivision case #: | | | | | |
| Wake County Property Identification Number(s) (PIN) for each parcel to which these guidelines will apply: | | | | | |
| PIN #: 1702-40-7137 | | PIN #: 1702-40-7137 | | PIN #: 1702-40-7137 | |
| What is the project type? | <input type="checkbox"/> Apartment | <input type="checkbox"/> Bank | <input type="checkbox"/> Congregate care | <input type="checkbox"/> Hospital | |
| | <input type="checkbox"/> Hotel/Motel | <input checked="" type="checkbox"/> Industrial building | <input type="checkbox"/> Mixed residential | <input type="checkbox"/> Non-residential condo | |
| | <input type="checkbox"/> Office | <input type="checkbox"/> Religious institution | <input type="checkbox"/> Residential condo | <input type="checkbox"/> Retail | |
| | <input type="checkbox"/> School | <input type="checkbox"/> Shopping center | <input type="checkbox"/> Single-family residential | <input type="checkbox"/> Telecommunication tower | |
| | <input type="checkbox"/> Townhouse | <input type="checkbox"/> Civic use: Park, community center, museum or government facility | | <input type="checkbox"/> Other | |
| Scope of work: | | | | | |
| 7500 SF building with 2 gravel lay down yard and associated utilities and storm drainage | | | | | |

| FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY | | | |
|---|--|---|--|
| 1. Total number of townhouse lots: | | Number attached: | |
| 2. Total number of apartment or condominium units: | | Number detached: | |
| 3. Total number of Congregate Care or Life Care Dwelling units: | | | |
| 4. Overall total number of dwelling units (from 1-3 above): | | | |
| 5. Number of bedroom units: 1BR: | | 2BR: 3BR: 4BR or more: | |
| 6. Overall unit(s) per acre densities per zoning district(s): | | | |
| DEVELOPMENT TYPE AND SITE DATA TABLE (applicable to all developments) | | | |
| Zoning Information | | Building Information | |
| Zoning district(s): IX-3 | | Proposed use of building(s): Office and Warehouse | |
| If more than one district, provide acreage of each: | | Proposed sq. ft. of building(s) gross: 7500 SF | |
| Overlay district(s): N/A | | Existing sq. ft. of building(s) gross: 0 SF | |
| Total site acreage: 1.9 | | Total sq. ft. gross (existing and proposed): 7500 SF | |
| Off street parking: Required: 13 Provided: 16 | | Proposed height of building(s): 27'-4" | |
| COA (Certificate of Appropriateness) case #: | | FAR (floor area ratio) %: 9.06 | |
| BOA (Board of Adjustment) case # A - | | Building lot coverage %: 9.06 | |
| CUD (Conditional Use District) case # Z - | | Inside City Limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |

REVISION 11.16.20

STORMWATER INFORMATION

Existing impervious surface: 0.00 / 0 acres/square feet

Proposed impervious surface: 0.86 / 37462 acres/square feet

Neuse River buffer: Yes ☒ No ☐ Wetlands: Yes ☐ No ☒Flood Hazard Area: Yes ☐ No ☒ If yes, Alluvial soils:

Flood Study: N/A FEMA Map Panel #: 3720170200J

Total disturbed area: 1.15 ac / 50000 sf acres/square feet

321 LEAGAN DRIVE ADMINISTRATIVE SITE REVIEW

ASR-0008-2021

TIER 3 SITE PLAN

321 LEAGAN ROAD

RALEIGH, WAKE COUNTY, NORTH CAROLINA, 27603

PIN(S): 1702-40-7137

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: Planner (print):

Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

| | |
|--|---|
| Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/> | |
| Building Type | Site Transaction History |
| <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> General |
| <input type="checkbox"/> Attached | <input type="checkbox"/> Mixed use |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Open lot |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Civic |

GENERAL INFORMATION

Development name: 321 Leagan Drive
Inside City limits? Yes ☒ No ☐
Property address(es): 321 Leagan Drive Raleigh, NC 27603
Site P.I.N.(s): 1702407137
Please describe the scope of work, include any additions, expansions, and change of use.
7500 sf Building with 2 gravel lay down yard and associated utilities and storm drainage.

Current Property Owner/Developer Contact Name: Market Center Lodging LP (Owner) / Wayne Baker (Developer)
NOTE: please attach purchase agreement when submitting this form.

Company: Tupelo Honey Land Development, LLC Title: Managing Member
Address: 65 Glen Road, Suite 122 Garner, NC 27529
Phone #: (919) 422-2753 Email: waynebaker911@gmail.com
Applicant Name: Patrick Barbeau, PE
Company: Timmons Group Address: 5410 Trinity Road, Suite 102 Raleigh, NC 27607
Phone #: (919) 866-4512 Email: Patrick.Barbeau@timmons.com

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| DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments) | |
|--|--|
| SITE DATA | BUILDING DATA |
| Zoning district (if more than one, please provide the acreage of each): IX-3 | Existing gross floor area (not to be demolished): 0 SF |
| Gross site acreage: 1.90 | Existing gross floor area to be demolished: 0 SF |
| # of parking spaces required: 13 | New gross floor area: 7,500 SF |
| # of parking spaces proposed: 14 | Total sf gross (to remain and new): 7,500 SF |
| Overlay District (if applicable): N/A | Proposed # of buildings: 1 |
| Existing use (UDO 6.1.4): Vacant | Proposed # of stories for each: 1 |
| Proposed use (UDO 6.1.4): Contractor Office & Storage | |

| STORMWATER INFORMATION | |
|---|---|
| Existing Impervious Surface: Acres: 0.00 Square Feet: 0 | Proposed Impervious Surface: Acres: 0.00 Square Feet: 30,023 |
| Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #: 3705700004 | |
| Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |

| RESIDENTIAL DEVELOPMENTS | |
|---|---|
| Total # of dwelling units: | Total # of hotel units: |
| # of bedroom units: 1br 2br 3br 4br or more | |
| # of lots: | Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/> |

| SIGNATURE BLOCK | |
|--|-----------------|
| 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 development plan as approved by the City of Raleigh. | |
| I hereby designate Patrick Barbeau, PE to serve as my agent regarding this application, to receive and response 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, I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity. | |
| Signature: <i>Wayne Baker</i> | Date: 1/27/2024 |
| Printed Name: Wayne Baker | |

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VICINITY MAP

| Sheet List Table | |
|------------------|---|
| Sheet Number | Sheet Title |
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C2.0 | SITE PLAN |
| C2.1 | FIRE APPARATUS ACCESS EXHIBIT |
| C2.2 | SOLID WASTE SERVICES EXHIBIT |
| C2.3 | PAVING PLAN |
| C3.0 | GRADING AND STORM DRAINAGE PLAN |
| C3.1 | SCM DETAILS |
| C5.0 | UTILITY PLAN |
| C6.0 | LANDSCAPE PLAN |
| C7.00 | NOTES AND DETAILS |
| C7.01 | NOTES AND DETAILS |
| C7.02 | NOTES AND DETAILS |
| 1 OF 1 | SITE LIGHTING PLAN |
| A-1 | EAST ELEVATIONS |
| A-2 | ELEVATIONS |
| A-3 | FLOOR PLAN |

PUBLIC IMPROVEMENT QUANTITY TABLE

| | |
|------------------------------|------|
| NUMBER OF LOT(S) | 1 |
| LOT NUMBER(S) BY PHASE | 1 |
| NUMBER OF UNITS | 5 |
| LIVABLE BUILDINGS | 0 |
| OPEN SPACE? | YES |
| NUMBER OF OPEN SPACE LOTS | 0 |
| PUBLIC WATER (LF) | 0 LF |
| PUBLIC SEWER (LF) | 0 LF |
| PUBLIC STREET (LF) - FULL | 0 LF |
| PUBLIC STREET (LF) - PARTIAL | 0 LF |
| PUBLIC SIDEWALK (LF) | 0 LF |
| STREET SIGNS (LF) | 0 |
| WATER SERVICE STUBS | 1 |
| SEWER SERVICE STUBS | 1 |

APPLICABLE ZONING EXEMPTIONS

| UDO REFERENCE | EXEMPTION |
|-----------------------------|--|
| UDO SEC.3.2.5 | PER GENERAL BUILDING CLASSIFICATION, BUILD-TO IS NOT REQUIRED. |
| UDO SEC.8.3.2.2.b (TC-6-19) | MINIMUM SITE AREA APPLICABLE FOR IX-ZONING IS 9 ACRES. SITE IS 1.90 ACRES. |
| UDO SEC.8.3.5.D (TC-6-19) | SEE CROSS ACCESS REQUIREMENTS TABLE ON THIS SHEET. |
| UDO SEC. 9.1.2 | SITE IS LESS THAN 2 ACRES AND TCA REQUIREMENTS DO NOT APPLY. |

CROSS ACCESS

| PIN | PROVIDED / EXEMPT |
|------------|---|
| 1702404028 | EXEMPT PER UDO SEC. 8.3.5.D.5.b.III (TC-6-19); STEEP SLOPES |
| 1702408409 | EXEMPT PER UDO SEC. 8.3.5.D.5.b.III (TC-6-19); STEEP SLOPES |
| 1702403319 | EXEMPT PER UDO SEC. 8.3.5.D.5.b.III (TC-6-19); STEEP SLOPES |
| 1702409254 | PROVIDED |
| 1701497669 | PROVIDED |

APPLICANT/DEVELOPER:
TUPELO HONEY LAND DEVELOPMENT, LLC
65 GLEN ROAD, STE. 122
GARNER, NC 27529
WAYNE BAKER
(919) 422-2753
WAYNEBAKER911@GMAIL.COM

SURVEYOR:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
TERRY L. WESTENDORF, PLS
(984) 255-2353
TERRY.WESTENDORF@TIMMONS.COM

RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TRAFFIC CONTROL AND PEDESTRIAN PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
 - RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES:

- SOLID WASTE MANAGEMENT WILL BE MANAGED THROUGH A PRIVATE CONTRACTOR WITH A DUMPSTER PAD AND ENCLOSURE.

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
PATRICK BARBEAU, PE
(919) 866-4512
PATRICK.BARBEAU@TIMMONS.COM

ARCHITECT:
TONY JOHNSON ARCHITECT
104 N LOMBARD STREET
CLAYTON, NC 27520
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TONY@TONYJOHNSONARCHITECT.COM

PRELIMINARY
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RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919-866-4951 FAX 919-833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

| REVISION DESCRIPTION |
|---------------------------|
| REVISION PER COR COMMENTS |
| REVISION PER COR COMMENTS |
| REVISION PER COR COMMENTS |
| REVISION PER COR COMMENTS |

| DATE | DATE |
|----------|-------------|
| 03/26/21 | 02/01/2021 |
| 06/11/21 | J. SHEARER |
| 08/06/21 | DESIGNED BY |
| 09/22/21 | P. BARBEAU |

CHECKED BY
P. BARBEAU

SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

321 LEAGAN DRIVE
RALEIGH - WAKE COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO.
47172

SHEET NO.
C.0.0

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

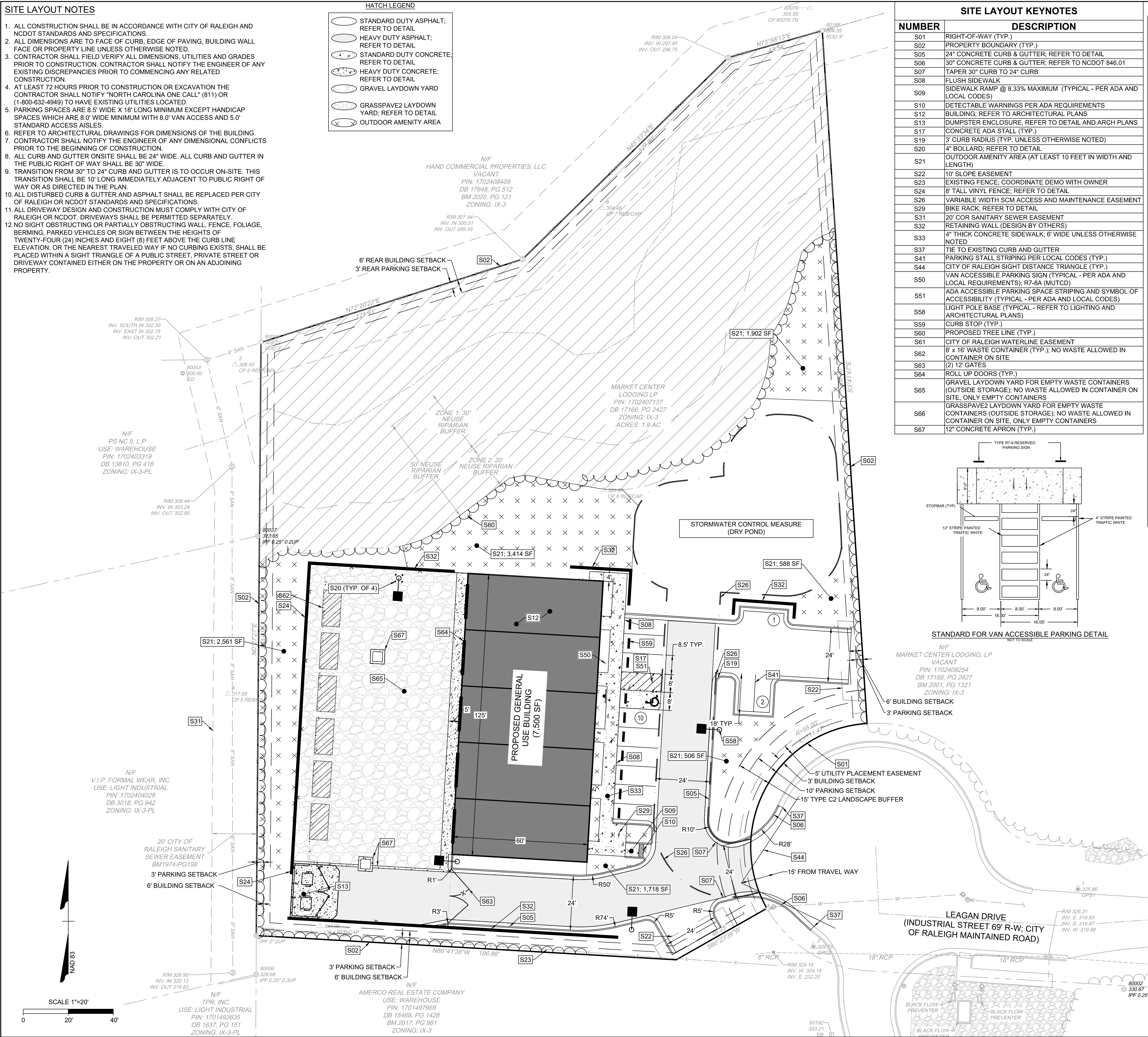


Know what's below.
Call before you dig.

SITE LAYOUT NOTES

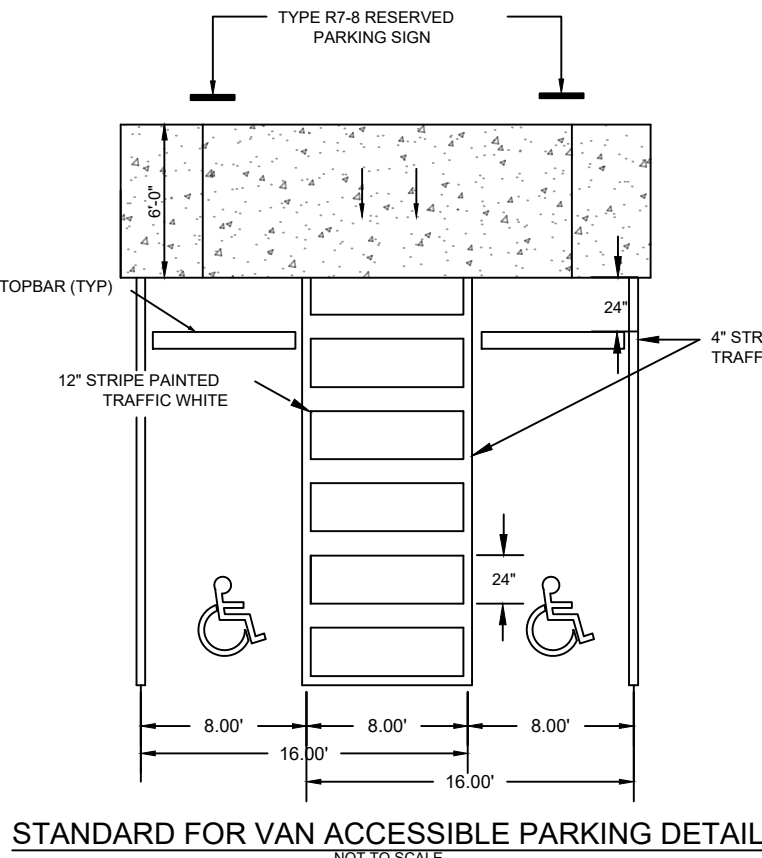
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
- PARKING SPACES ARE 8.5' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY OR AS DIRECTED IN THE PLAN.
- ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH OR NCDOT. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

| HATCH LEGEND | |
|--------------|--|
| | STANDARD DUTY ASPHALT; REFER TO DETAIL |
| | HEAVY DUTY ASPHALT; REFER TO DETAIL |
| | STANDARD DUTY CONCRETE; REFER TO DETAIL |
| | HEAVY DUTY CONCRETE; REFER TO DETAIL |
| | GRAVEL LAYDOWN YARD |
| | GRASSPAVE2 LAYDOWN YARD; REFER TO DETAIL |
| | OUTDOOR AMENITY AREA |



SITE LAYOUT KEYNOTES

| NUMBER | DESCRIPTION |
|--------|--|
| S01 | RIGHT-OF-WAY (TYP.) |
| S02 | PROPERTY BOUNDARY (TYP.) |
| S05 | 24" CONCRETE CURB & GUTTER; REFER TO DETAIL |
| S06 | 30" CONCRETE CURB & GUTTER; REFER TO NCDOT 846.01 |
| S07 | TAPER 30" CURB TO 24" CURB |
| S08 | FLUSH SIDEWALK |
| S09 | SIDEWALK RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES) |
| S10 | DETECTABLE WARNINGS PER ADA REQUIREMENTS |
| S12 | BUILDING; REFER TO ARCHITECTURAL PLANS |
| S13 | DUMPSTER ENCLOSURE, REFER TO DETAIL AND ARCH PLANS |
| S17 | CONCRETE ADA STALL (TYP.) |
| S19 | 3' CURB RADIUS (TYP. UNLESS OTHERWISE NOTED) |
| S20 | 4" BOLLARD; REFER TO DETAIL |
| S21 | OUTDOOR AMENITY AREA (AT LEAST 10 FEET IN WIDTH AND LENGTH) |
| S22 | 10' SLOPE EASEMENT |
| S23 | EXISTING FENCE; COORDINATE DEMO WITH OWNER |
| S24 | 8' TALL VINYL FENCE; REFER TO DETAIL |
| S26 | VARIABLE WIDTH SCM ACCESS AND MAINTENANCE EASEMENT |
| S29 | BIKE RACK; REFER TO DETAIL |
| S31 | 20" COR SANITARY SEWER EASEMENT |
| S32 | RETAINING WALL (DESIGN BY OTHERS) |
| S33 | 4" THICK CONCRETE SIDEWALK; 6' WIDE UNLESS OTHERWISE NOTED |
| S37 | TIE TO EXISTING CURB AND GUTTER |
| S41 | PARKING STALL STRIPING PER LOCAL CODES (TYP.) |
| S44 | CITY OF RALEIGH SIGHT DISTANCE TRIANGLE (TYP.) |
| S50 | VAN ACCESSIBLE PARKING SIGN (TYPICAL - PER ADA AND LOCAL REQUIREMENTS); S7-8A (MUTCD) |
| S51 | ADA ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL OF ACCESSIBILITY (TYPICAL - PER ADA AND LOCAL CODES) |
| S58 | LIGHT POLE BASE (TYPICAL - REFER TO LIGHTING AND ARCHITECTURAL PLANS) |
| S59 | CURB STOP (TYP.) |
| S60 | PROPOSED TREE LINE (TYP.) |
| S61 | CITY OF RALEIGH WATERLINE EASEMENT |
| S62 | 8' x 18' WASTE CONTAINER (TYP.); NO WASTE ALLOWED IN CONTAINER ON SITE |
| S63 | (2) 12' GATES |
| S64 | ROLL UP DOORS (TYP.) |
| S65 | GRAVEL LAYDOWN YARD FOR EMPTY WASTE CONTAINERS (OUTSIDE STORAGE); NO WASTE ALLOWED IN CONTAINER ON SITE, ONLY EMPTY CONTAINERS |
| S66 | GRASSPAVE2 LAYDOWN YARD FOR EMPTY WASTE CONTAINERS (OUTSIDE STORAGE); NO WASTE ALLOWED IN CONTAINER ON SITE, ONLY EMPTY CONTAINERS |
| S67 | 12" CONCRETE APRON (TYP.) |



STANDARD FOR VAN ACCESSIBLE PARKING DETAIL

SITE DATA TABLE

| | |
|---|---|
| PROJECT NAME: | 321 LEAGAN DRIVE |
| PROPERTY OWNER: | MARKET CENTER LODGING LP LIMITED PARTNERSHIP 251 N BOYLAN AVE RALEIGH, NC 27603 |
| PIN: | 1702-40-7137 |
| DEED REFERENCE: | DB 17166 PG. 2427 |
| PROPERTY ADDRESS: | 321 LEAGAN DRIVE RALEIGH, NC 27603 |
| JURISDICTION: | CITY OF RALEIGH |
| PROPERTY ZONING: | IX-3 |
| EXISTING USE: | VACANT |
| PROPOSED USE: | GENERAL BUILDING USE, U.D.O. SEC. 3.2.5 - USE WILL BE FOR CONTRACTOR OFFICES AND STORAGE. |
| TOTAL PROJECT AREA: | 82,925 S.F. (1.90 AC) |
| BLOCK PERIMETER: | DOES NOT APPLY PER TC-06-19 AND IX ZONING; BLOCK PERIMETER ONLY APPLIES TO SITES LARGER THAN 9 SITES |
| BUILD-TO: | NOT REQUIRED |
| SETBACKS: | |
| FRONT (FROM PRIMARY STREET): | BLDG.: 3' PARKING: 10' |
| SIDE: | BLDG.: 6' PARKING: 3' |
| REAR: | BLDG.: 6' PARKING: 3' |
| PARKING SUMMARY: | |
| MINIMUM REQUIRED VEHICULAR PARKING SPACES: | LIGHT INDUSTRIAL: 1 PER 600 SF OFFICE SPACE AREA + 1 PER 3000 OF ADDITIONAL INDOOR AREA 7,500 / 600 = 12.5 SPACES TOTAL REQUIRED = 13 SPACES (1 MUST BE AN ADA SPACE) |
| TOTAL PROVIDED VEHICULAR PARKING SPACES: | 14 SPACES (INCLUDING 1 ADA SPACE) |
| MINIMUM REQUIRED SHORT-TERM BICYCLE PARKING SPACES: | NONE REQUIRED |
| MINIMUM REQUIRED LONG-TERM BICYCLE PARKING SPACES: | 1 SPACE PER 40,000 SF OF GROSS FLOOR AREA, MINIMUM 4 |
| TOTAL PROVIDED LONG-TERM BICYCLE PARKING SPACES: | 4 SPACES (2 SPACES PER U-RACK) |
| IMPERVIOUS SURFACE SUMMARY: | |
| EXISTING ON-SITE IMPERVIOUS AREA: | 0.00 ACRES = 0.0% |
| PROPOSED ON-SITE IMPERVIOUS: | 0.75 ACRES = 38.9% (INCLUDES 0.05 ACRES FUTURE IMPERVIOUS) |
| PROPOSED OFFSITE IMPERVIOUS IN R/W: | 0.01 ACRES |
| TOTAL PROPOSED IMPERVIOUS: | 0.76 ACRES INCLUDING ROW |
| OUTDOOR AMENITY AREA: | |
| REQUIRED: | 8,293 SF = 10% |
| PROVIDED: | 10,689 SF = 12.9% |

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RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

| REVISION DESCRIPTION |
|---------------------------|
| REVISION PER COR COMMENTS |
| REVISION PER COR COMMENTS |
| REVISION PER COR COMMENTS |
| REVISION PER COR COMMENTS |

| DATE |
|----------|
| 03/26/21 |
| 06/11/21 |
| 08/06/21 |
| 09/22/21 |

DATE
02/01/2021

DRAWN BY
T. DAEKE

DESIGNED BY
P. BARBEAU

CHECKED BY
P. BARBEAU

SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

321 LEAGAN DRIVE
RALEIGH - WAKE COUNTY - NORTH CAROLINA

SITE PLAN

JOB NO.
47172

SHEET NO.
C.2.0

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



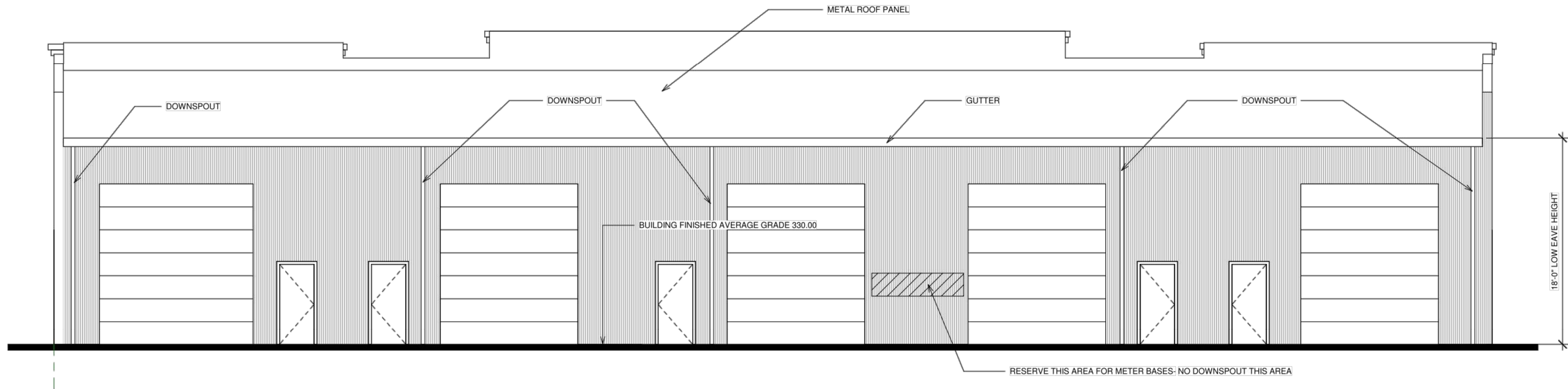
| REVISIONS | |
|-----------|------|
| NUMBER | DATE |
| | |

321 LEAGAN DRIVE
RALEIGH, NORTH CAROLINA

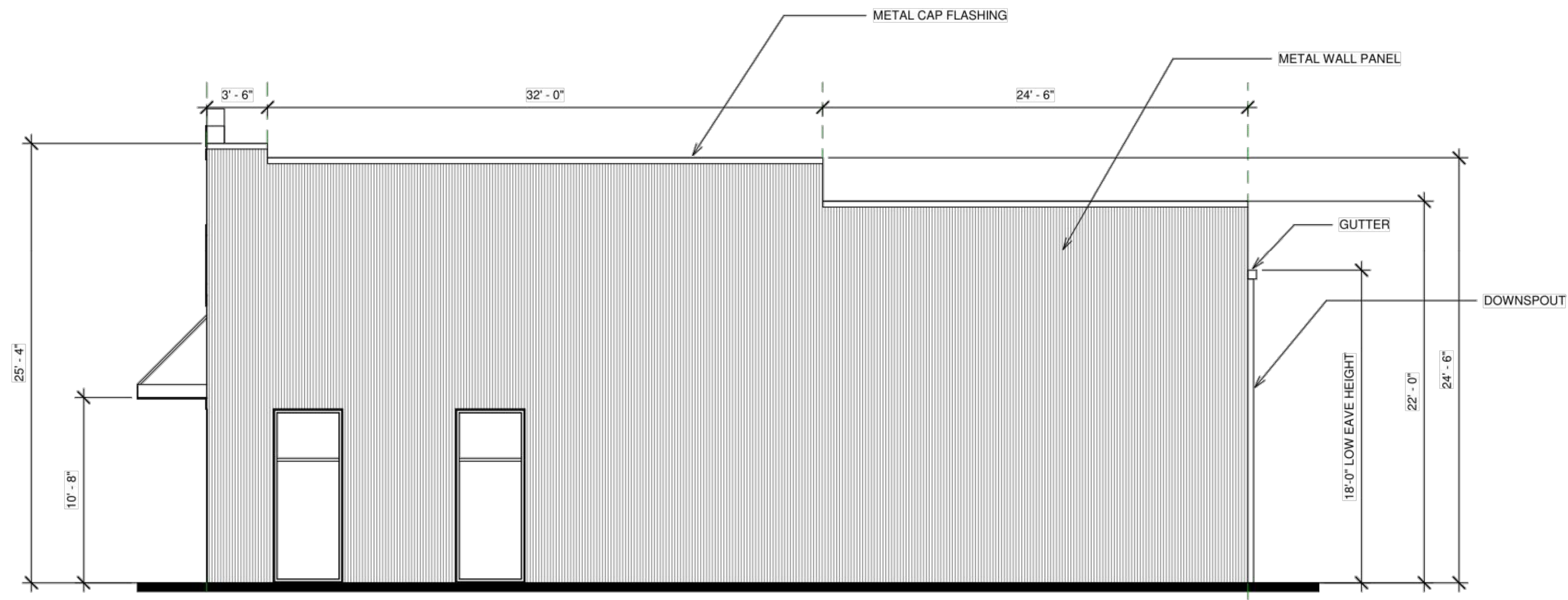
919-550-7717
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com

TONY JOHNSON
ARCHITECTURE

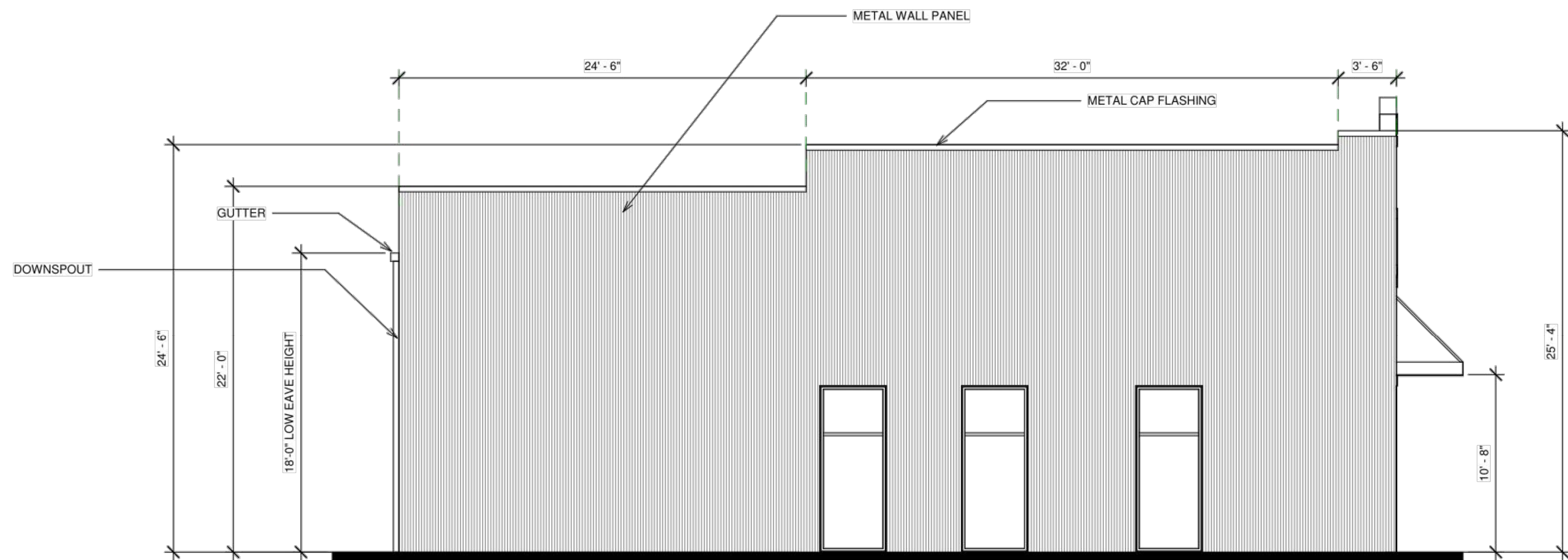
| | |
|-----------------|------------|
| DATE | 07-30-2021 |
| PROJECT # | 2020-138 |
| EAST ELEVATIONS | |
| SHEET | A-1 |



③ WEST ELEVATION
3/16" = 1'-0"



① NORTH ELEVATION
3/16" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"

| REVISIONS | |
|-----------|------|
| NUMBER | DATE |
| | |

321 LEAGAN DRIVE
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| | |
|------------|------------|
| DATE | 07-30-2021 |
| PROJECT # | 2020-138 |
| ELEVATIONS | |
| SHEET | A-2 |