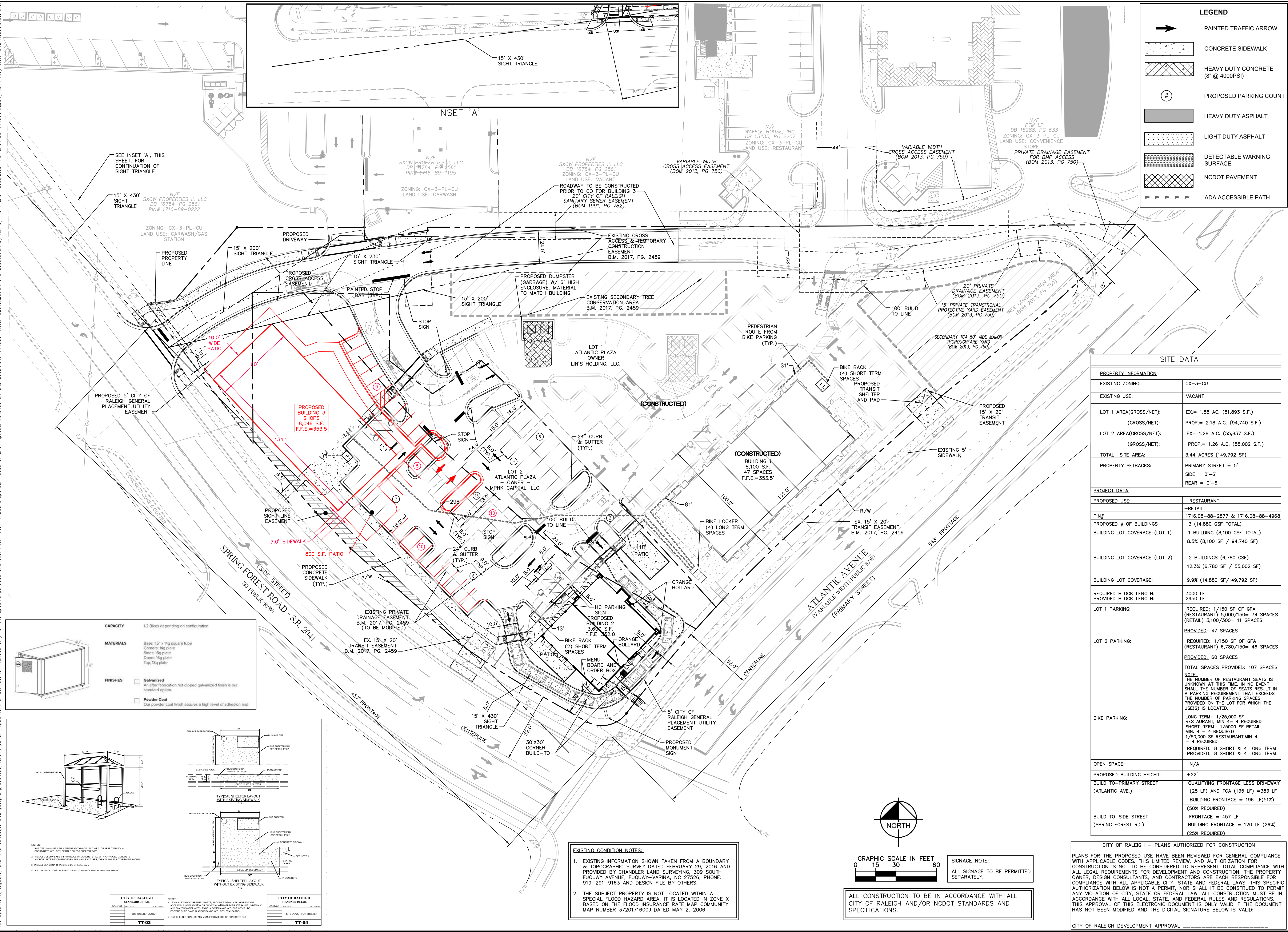
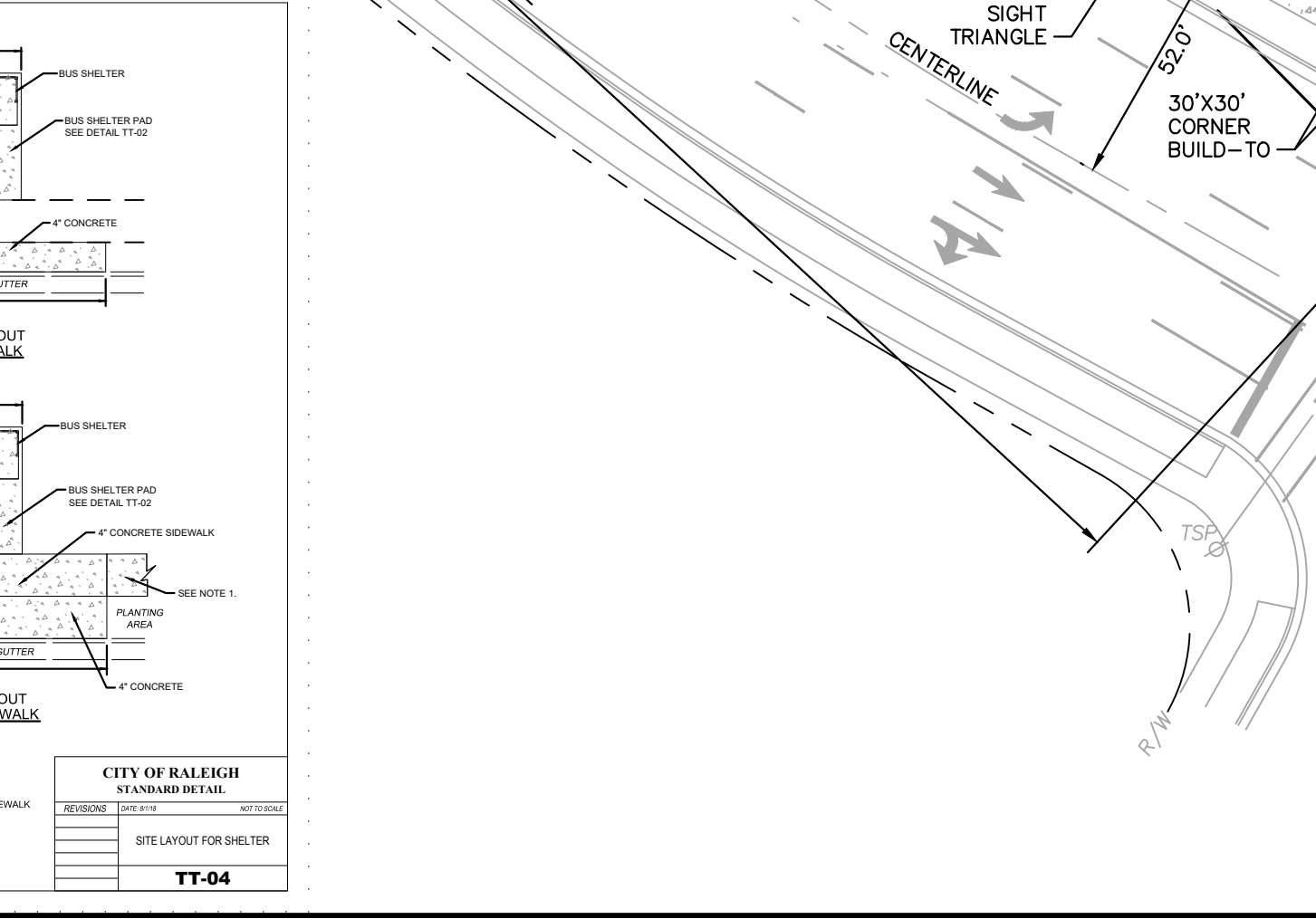
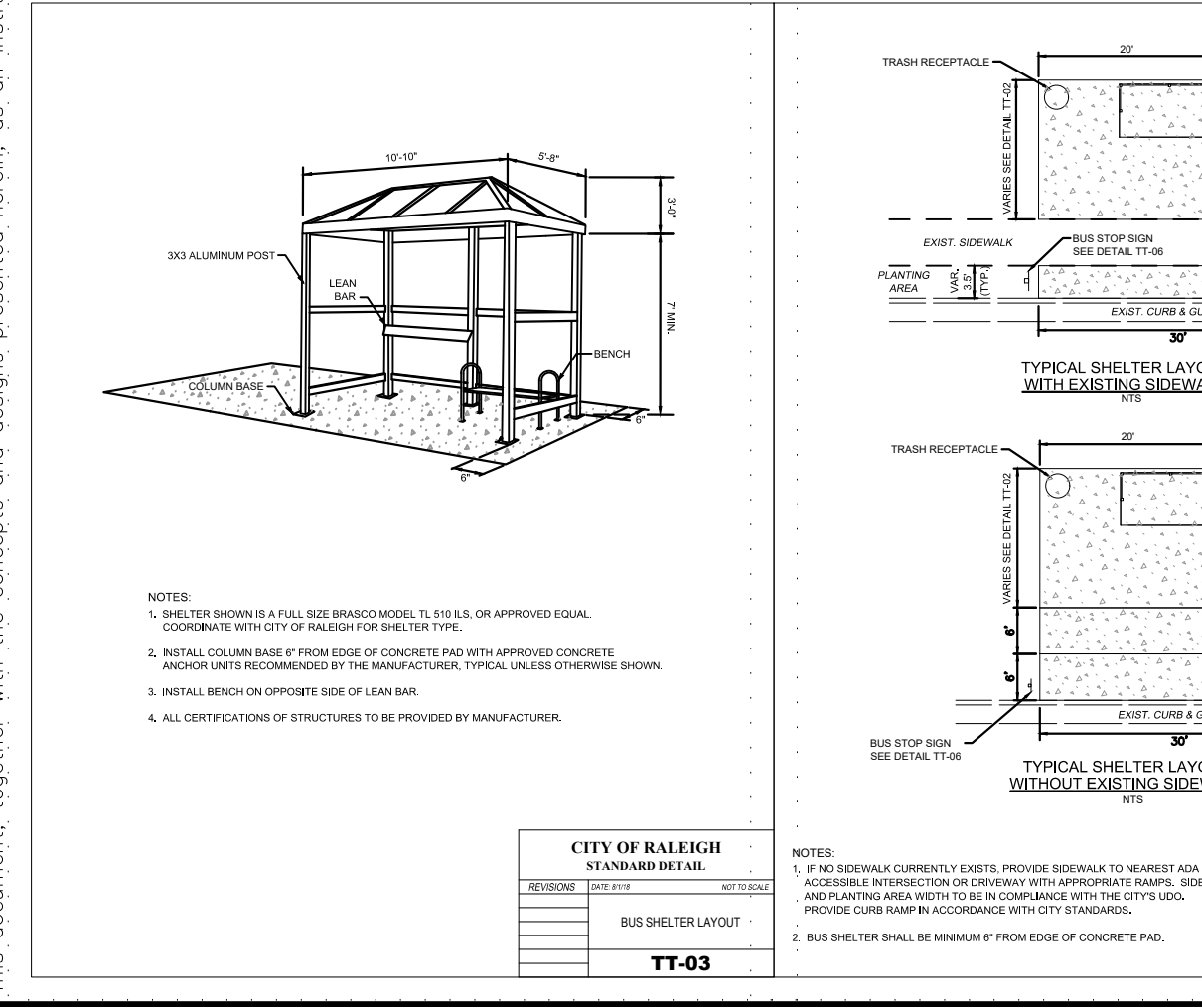
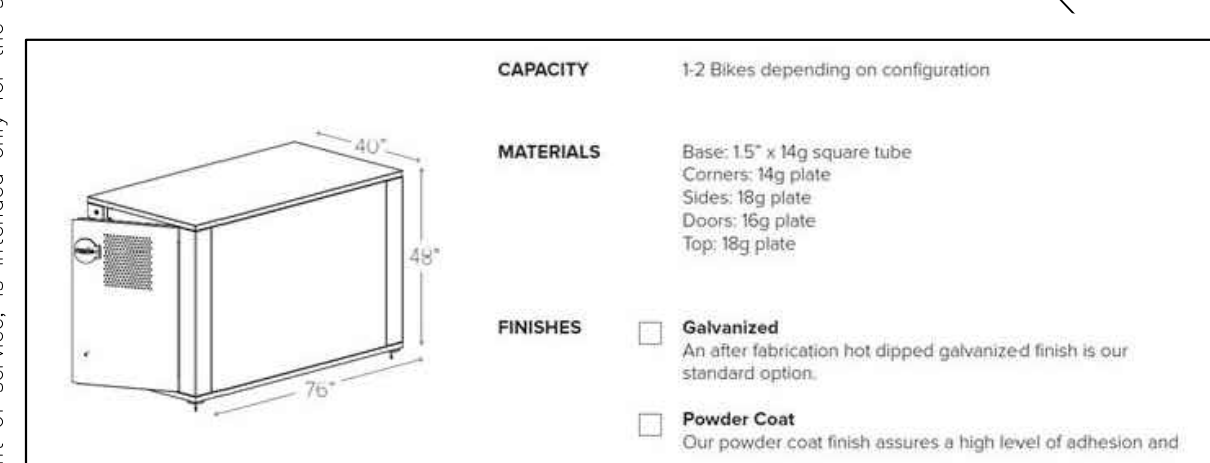


Plotted By: Mccorby, Mox - Sheet Set: ATLANTIC PLAZA - Layout: C2.0 SITE PLAN - June 06, 2023 - 08:53:29am - k:\VARD\LOEVA\012307002\_SpringForest\15-CAD\_Files\Exhibits\2023-05-30\_Building\_3\05-30\_Building\_3.dwg  
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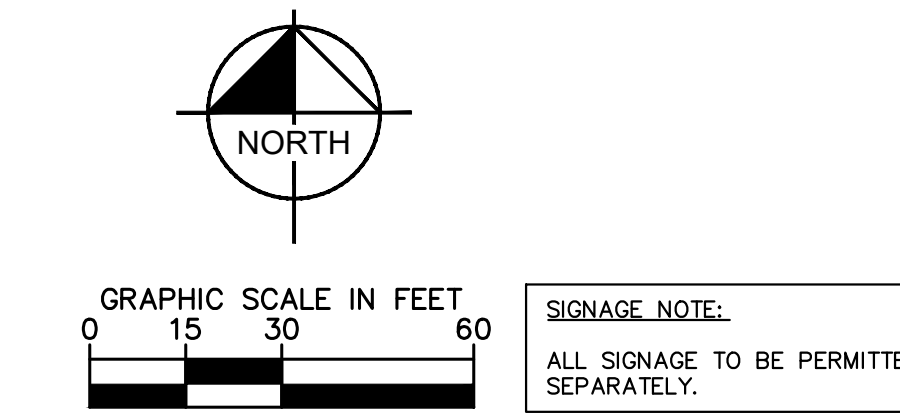
LEGEND	
	PAINTED TRAFFIC ARROW
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE (8" @ 4000PSI)
	PROPOSED PARKING COUNT
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	DETECTABLE WARNING SURFACE
	NCDOT PAVEMENT
	ADA ACCESSIBLE PATH

SITE DATA	
<b>PROPERTY INFORMATION</b>	
EXISTING ZONING:	CX-3-CU
EXISTING USE:	VACANT
LOT 1 AREA(GROSS/NET):	EX = 1.88 AC. (81,893 S.F.) PROP. = 2.18 AC. (94,740 S.F.)
LOT 2 AREA(GROSS/NET):	EX = 1.28 AC. (55,837 S.F.) PROP. = 1.26 AC. (55,002 S.F.)
TOTAL SITE AREA:	3.44 ACRES (149,792 SF)
PROPERTY SETBACKS:	PRIMARY STREET = 5' SIDE = 0'-6" REAR = 0'-6"
<b>PROJECT DATA</b>	
PROPOSED USE:	-RESTAURANT -RETAIL
PIN#	1716.08-88-2877 & 1716.08-88-4968
PROPOSED # OF BUILDINGS	3 (14,880 GSF TOTAL)
BUILDING LOT COVERAGE: (LOT 1)	1 BUILDING (8,100 GSF TOTAL) 8.5% (8,100 SF / 94,740 SF)
BUILDING LOT COVERAGE: (LOT 2)	2 BUILDINGS (6,780 GSF) 12.3% (6,780 SF / 55,002 SF)
BUILDING LOT COVERAGE:	9.9% (14,880 SF/149,792 SF)
REQUIRED BLOCK LENGTH:	3000 LF
PROVIDED BLOCK LENGTH:	2950 LF
LOT 1 PARKING:	REQUIRED: 1/150 SF OF GFA (RESTAURANT) 5,000/150 = 34 SPACES (RETAIL) 3,100/300 = 11 SPACES PROVIDED: 47 SPACES
LOT 2 PARKING:	REQUIRED: 1/150 SF OF GFA (RESTAURANT) 6,780/150 = 46 SPACES (RETAIL) 3,100/300 = 11 SPACES PROVIDED: 60 SPACES TOTAL SPACES PROVIDED: 107 SPACES NOTE: THE NUMBER OF RESTAURANT SEATS IS UNKNOWN AT THIS TIME. IN NO EVENT SHALL THE NUMBER OF SEATS RESULT IN A PARKING REQUIREMENT THAT EXCEEDS THE NUMBER OF PARKING SPACES PROVIDED ON THE LOT FOR WHICH THE USE(S) IS LOCATED.
BIKE PARKING:	LONG TERM - 1/25,000 SF RESTAURANT, MIN 4 = 4 REQUIRED SHORT TERM - 1/5,000 SF RETAIL, MIN 4 = 4 REQUIRED 1/50,000 SF RESTAURANT, MIN 4 = 4 REQUIRED REQUIRED: 8 SHORT & 4 LONG TERM PROVIDED: 8 SHORT & 4 LONG TERM
OPEN SPACE:	N/A
PROPOSED BUILDING HEIGHT:	±22'
BUILD TO-PRIMARY STREET (ATLANTIC AVE.)	QUALIFYING FRONTAGE LESS DRIVEWAY (25 LF) AND TCA (135 LF) = 383 LF BUILDING FRONTAGE = 196 LF(51%) (50% REQUIRED)
BUILD TO-SIDE STREET (SPRING FOREST RD.)	FRONTAGE = 457 LF BUILDING FRONTAGE = 120 LF (26%) (25% REQUIRED)



**EXISTING CONDITION NOTES:**

- EXISTING INFORMATION SHOWN TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY DATED FEBRUARY 29, 2016 AND PROVIDED BY CHANDLER LAND SURVEYING, 309 SOUTH FIQUEY AVENUE, FIQUEY-VARINA, NC 27526, PHONE: 919-291-9163 AND DESIGN FILE BY OTHERS.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720171600J DATED MAY 2, 2006.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. THIS APPROVAL OF THIS ELECTRONIC DOCUMENT IS ONLY VALID IF THE DOCUMENT HAS NOT BEEN MODIFIED AND THE DIGITAL SIGNATURE BELOW IS VALID:

CITY OF RALEIGH DEVELOPMENT APPROVAL

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PHONE: 919-677-2000 FAX: 919-677-2050  
WWW.KIMLEY-HORN.COM

KHA PROJECT

DATE

SCALE

DESIGNED BY

DRAWN BY

CHECKED BY

012307002

10/28/2018

AS SHOWN

JCB

JCB

COB

BUILDING 3

CONCEPT PLAN

ATLANTIC PLAZA

PREPARED FOR

MPHK CAPITAL, LLC

NC

SHEET NUMBER

EX-1

CITY OF RALEIGH

DATE

REVISIONS

BY

NO.	REVISIONS	BY	DATE
7	REVISED STORMWATER SYSTEM		10/10/22 CDL
6	REVISE PER CITY ASR COMMENTS		01/28/21 JCB
5	REVISE PER CITY ASR COMMENTS		12/21/20 JCB
4	REVISE PER CITY ASR COMMENTS		09/14/20 JCB
3	REVISE PER CITY ASR COMMENTS		07/28/20 JCB
2	REVISE PER CITY ASR COMMENTS		05/21/20 JCB
1	REVISE PER CITY ASR COMMENTS		03/23/20 JCB