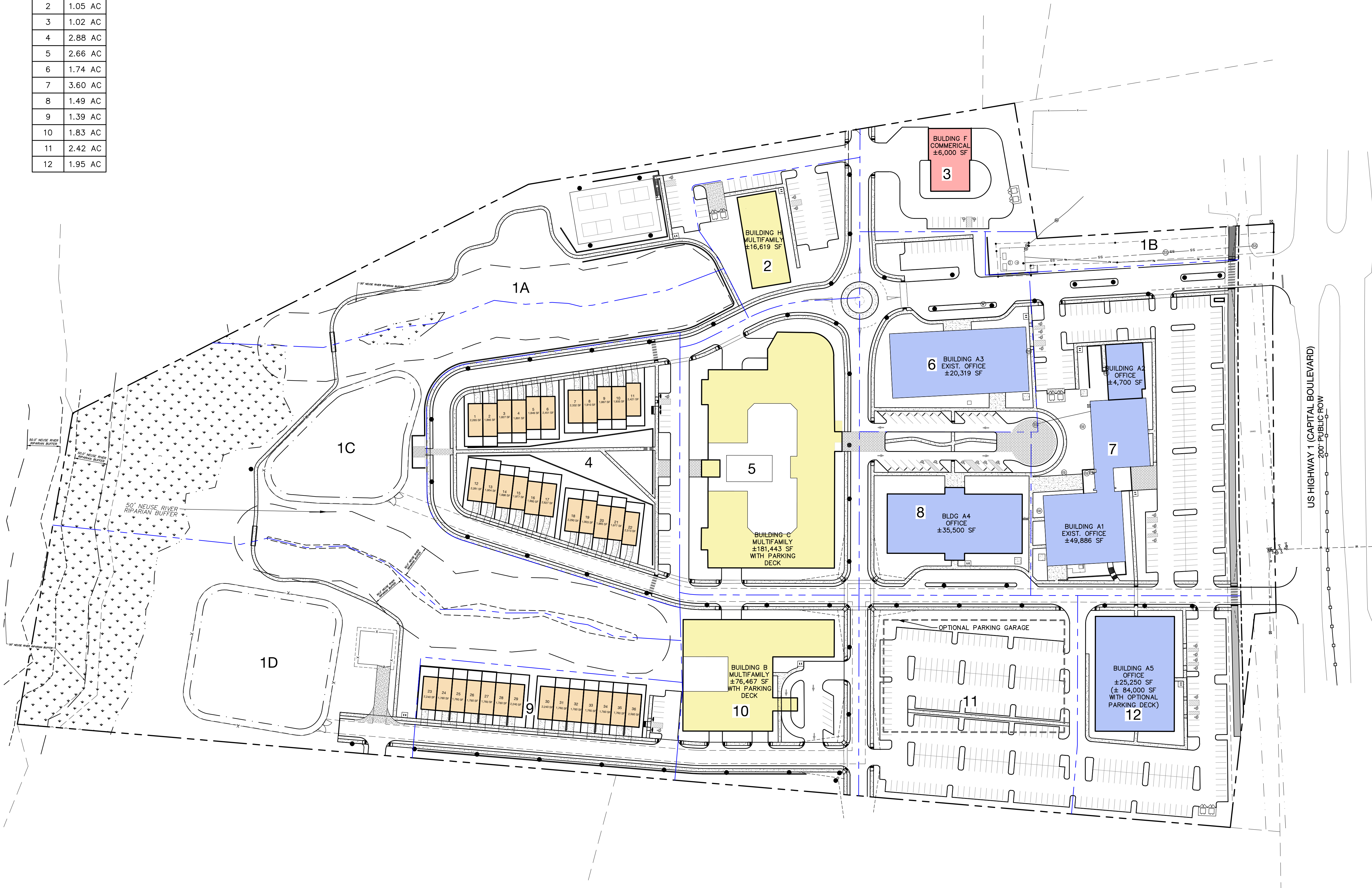


LOT TABLE	
Lot #	Area
1A	2.53 AC
1C	5.19 AC
1D	4.72 AC
1B	0.47 AC
2	1.05 AC
3	1.02 AC
4	2.88 AC
5	2.66 AC
6	1.74 AC
7	3.60 AC
8	1.49 AC
9	1.39 AC
10	1.83 AC
11	2.42 AC
12	1.95 AC



SITE DATA

ACRES:	± 35.68 AC.
PIN:	1842-15-9337, 1842-15-9892, 1842-25-5562
EXISTING ZONING:	GB-CONDITIONAL

DEVELOPMENT SUMMARY

COMMERCIAL/OFFICE:	
BUILDING A1:	± 49,886 SF (2-STORY)
BUILDING A2:	± 4,700 SF (1-STORY)
BUILDING A3:	± 20,319 SF (1-STORY)
BUILDING A4:	± 35,500 SF SF (2-STORY)
BUILDING A5:	± 25,250 SF SF (UP TO 4-STORY)**
BUILDING F:	± 6,000 SF (1-STORY)
TOTAL COMMERCIAL/OFFICE:	± 141,655 SF SF
MULTIFAMILY:	
BUILDING B:	± 99 UNITS (3-STORY)
BUILDING C:	± 191 UNITS (4-STORY)
BUILDING H:	± 24 UNITS (2-STORY)
TOTAL MULTIFAMILY UNITS:	314 UNITS

TOWNHOMES:	
DWELLING UNITS:	± 36 UNITS

REQUIRED PARKING	
BUILDING A1:	± 192 SPACES
BUILDING A2:	± 19 SPACES
BUILDING A3:	± 82 SPACES
BUILDING A4:	± 153 SPACES
BUILDING A5:	± 168 SPACES
BUILDING B:	± 154 SPACES
BUILDING C:	± 296 SPACES
BUILDING F:	± 20 SPACES
BUILDING H:	± 37 SPACES
TOTAL PARKING:	± 1,121 SPACES

*CALCULATED 4.0 SPACES PER 1,000 SF.

PROPOSED PARKING:	
BUILDING A5:	± 68 SPACES
BUILDING B:	± 154 SPACES
BUILDING C:	± 313 SPACES
SURFACE PARKING:	± 631 SPACES

CAPITAL BLVD. (US 1) RIGHT OF WAY DEDICATION:	± 32,814 SF ± 0.75 AC
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ON SITE PUBLIC ACCESS EASEMENTS:	± 199,561 SF ± 4.58 AC
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** A PARKING GARAGE IS OPTIONAL AND IS BASED ON THE PARKING REQUIRED FOR BUILDING A5. TO SUPPORT 84,000 SF OF OFFICE SPACE, A PARKING GARAGE WOULD NEED TO SUPPORT 235 ADDITIONAL SPACES.

LEGEND

	COMMERCIAL
	MULTIFAMILY
	TOWNHOMES
	INDUSTRIAL
	OFFICE

NOTES

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
- THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS
- THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
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CAPITAL MEADOWS

YOUNGSVILLE, NC

Site Plan



1" = 80'

OCTOBER 30, 2023
23-RDU-004



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