

N/F
ZOGREO, LLC
WILDER INVESTORS LLS
ID:16I02046B
NC PIN: 177000-18-0722
8.31 AC
ZONING: B-3
EXISTING USE: VACANT

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EXISTING USE: VACANT

SITE DATA

OWNER: GANDHI AT RIVERWOOD, LLC
PROPERTY ADDRESS: 304 PRITCHARD RD, CLAYTON, NC
PIN: 177000-18-5117
DEED: DB03777/DP0480
PLAT: PB74/PP127
AREA: 73.395 SF, 1.685 AC
AREA TO BE DEDICATED
ROW:
NET SITE AREA:

EX. USE: VACANT
PROPOSED USE: NEIGHBORHOOD COMMERCIAL
JURISDICTION: TOWN OF CLAYTON (TOWN LIMITS)
EX. ZONING: B-3

EXISTING BUILDING AREA: NONE
PROPOSED BUILDING AREA: 12,810 SF
PROPOSED BUILDING HEIGHT: 24' (1 STORY)
MAX BUILDING HEIGHT: 60'
FAR/BUILDING COVERAGE: 12,500/73,395= 17.67%

EXISTING IMPERVIOUS: 0 SF
PROPOSED IMPERVIOUS: 48,970 SF (66%)
MAX. IMPERVIOUS: 55,046 SF (75%)

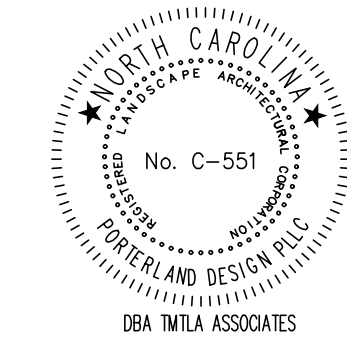
VEHICULAR PARKING: 1 PER 200 SF REQ'D 12,810/200=64 SPACES
69 SPACES PROVIDED
3 HC SPACES REQUIRED
3 HC SPACES PROVIDED

BIKE PARKING: 1 RACK PER 100 AUTO SPACES REQUIRED
2 RACKS PROVIDED

FRONT SETBACK: 25' MIN.
SIDE INTERIOR SETBACK: 15' MIN. (30' AGGREGATE)
STREET SIDE SETBACK: 30' MIN.
REAR SETBACK: 30' MIN.

SITE LAYOUT PLAN NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL TOWN OF CLAYTON, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF DISCREPANCIES ARE FOUND THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
- DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, BACK OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO REFERENCE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PAINT STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE ISLANDS SHALL HAVE RAISED CURB AND GUTTER. MINIMUM CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
- A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
- FIRE LANE MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH LOCAL GUIDELINES. CONTRACTOR TO CONTACT THE LOCAL FIRE MARSHAL FOR INSTRUCTIONS.
- THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 -2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
- ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATION, AS APPLICABLE.
- CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, FLAGMEN OR GUARDS AS REQUIRED TO PROTECT THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON THE PLANS. ALL PROJECT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL SURVEYOR PAID BY THE CONTRACTOR. DO NOT SCALE THE DRAWINGS. DIGITAL INFORMATION IS PROVIDED FOR CONSTRUCTION DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON THE PLANS, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK ILLUSTRATED ON THE DRAWINGS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.



REVISIONS:

5/3/2024- PER TOC COMMENTS

