

SITE DATA TABLE:

CURRENT PROPERTY OWNER: DARA HOLSTERS & GEAR, INC
 DEVELOPER NAME: DARA HOLSTERS & GEAR, INC
 DEVELOPER CONTACT: JON DARA
 919-995-0685

PARCEL ADDRESS: 4120 WENDELL BOULEVARD, WENDELL, NC 27591
 PARCEL AREA: 0.96 ACRES
 WAKE COUNTY PIN: 1784909943
 DEED REFERENCE: DB-16472 PG-1314
 PLAT REFERENCE: BM-1938 PG-8

BUILDING SETBACKS: WENDELL BLVD. FRONTAGE = 10 FEET
 SIDE = 0-4 FEET
 REAR = 0-4 FEET

ROAD FRONTAGE WIDTHS: WENDELL BLVD FRONTAGE = 214.2 FEET

EXISTING ZONING DISTRICT: CORRIDOR MIXED USE (CMX)
 EXISTING USE: OFFICE; LIGHT MANUFACTURING
 PROPOSED USE: OFFICE; RETAIL; LIGHT MANUFACTURING

EXISTING BUILDINGS: 4,000 SQ. FT.
 PROPOSED BUILDINGS: 8,400 SQ. FT.
 PARKING SPACES PROVIDED: 15 SPACES TOTAL, INCLUDING:
 1 ADA SPACES (1 VAN)

LOT COVERAGE: 22,734 SQ. FT. (54.4%)
 COMMON OPEN SPACE: PROVIDED = 8,900 SQ. FT. (0.20 AC)

EXISTING CONDITON & DEMOLITION NOTES

- BOUNDARY, TOPOGRAPHIC & ADDITIONAL STORM DRAINAGE/MET UTILITY SURVEY AND VEGETATION SURVEY PROVIDED BY JOHN F. DOWNING, PLS 3 N. MAIN STREET - SUITE E WENDELL, NC 27591 910-824-1444
- METES AND BOUNDS ARE BASED ON STATE PLANE COORDINATES.
- PORTION OF EXISTING PARKING AREA WILL BE PAVED; CURB & GUTTER WILL BE RETAINED.
- EXISTING WATER AND UTILITY LOCATIONS ARE APPROXIMATE FROM GIS DATA AND LANDOWNER KNOWLEDGE.
- EXISTING UTILITY SERVICES WILL BE RETAINED.
- GREAT CARE SHALL BE TAKEN TO PRESERVE EXISTING VEGETATION AND LANDSCAPE FEATURES.
- PROPOSED OPEN SPACE AND PRESERVATION AREAS ARE DETERMINED BY MEANS OF LOCATING EXISTING TREES AND LANDSCAPING.
- EXISTING ON-SITE STORM DRAINAGE FEATURES, INCLUDING SWALE, PIPE AND STRUCTURES WILL BE RETAIN AND NOT DISTURBED.

PARKING CALCULATIONS:

COMMERCIAL WITH MANUFACTURING, RETAIL, AND OFFICE SPACE:

TOTAL GROSS BUILDING AREA = 12,400 SQ. FT.
 EXISTING BUILDING = 4,000 SQ. FT. (18 EXISTING PARKING SPACES)
 PROPOSED BUILDING = 8,400 SQ. FT.

MANUFACTURING SPACE = 10,000 SQ. FT.
 0.25 SPACES PER 1,000 SQ. FT. OF NON-OFFICE SPACE = 2.5 SPACES
 SAY 3 SPACES FOR MANUFACTURING

OFFICE SPACE = 1,400 SQ. FT.
 3 SPACES PER 1,000 SQ. FT. OF OFFICE SPACE = 4.2 SPACES
 SAY 5 SPACES FOR OFFICE

RETAIL SPACE = 1,000 SQ. FT.
 3 SPACES PER 1,000 SQ. FT. OF RETAIL SPACE = 3.0 SPACES
 SAY 3 SPACES FOR RETAIL

TOTAL PARKING SPACES REQUIRED: 11 SPACES
 TOTAL PARKING SPACES PROVIDED: 16 SPACES
 PROP. ADA SPACES: 1 SPACES (1 VAN)

PROPOSED BICYCLE PARKING:
 NUMBER OF PROPOSED BUILDINGS = 1 EA.
 2 SPACES PER BUILDING = 2 SPACES

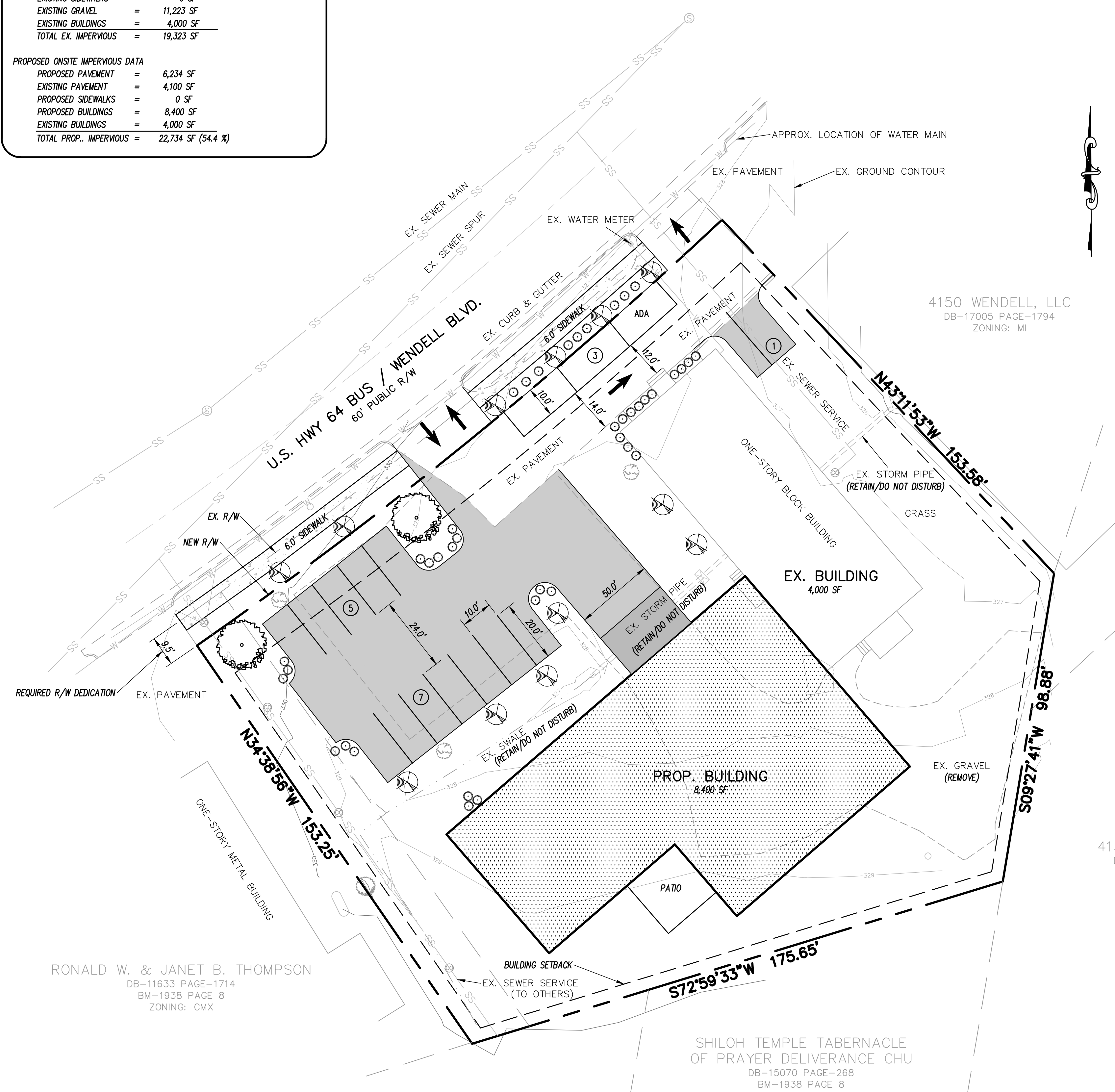
PROP. BICYCLE PARKING SPACES REQUIRED: 2 SPACES
 PROP. BICYCLE PARKING SPACES PROVIDED: 2 SPACES

LOT COVERAGE (IMPERVIOUS):

PARCEL AREA = 41,818 SQ. FT. (0.96 AC ± BEFORE R/W DEDICATION)
 ALLOWABLE LOT COVERAGE = 54,425.10 SQ. FT. (65.0%)

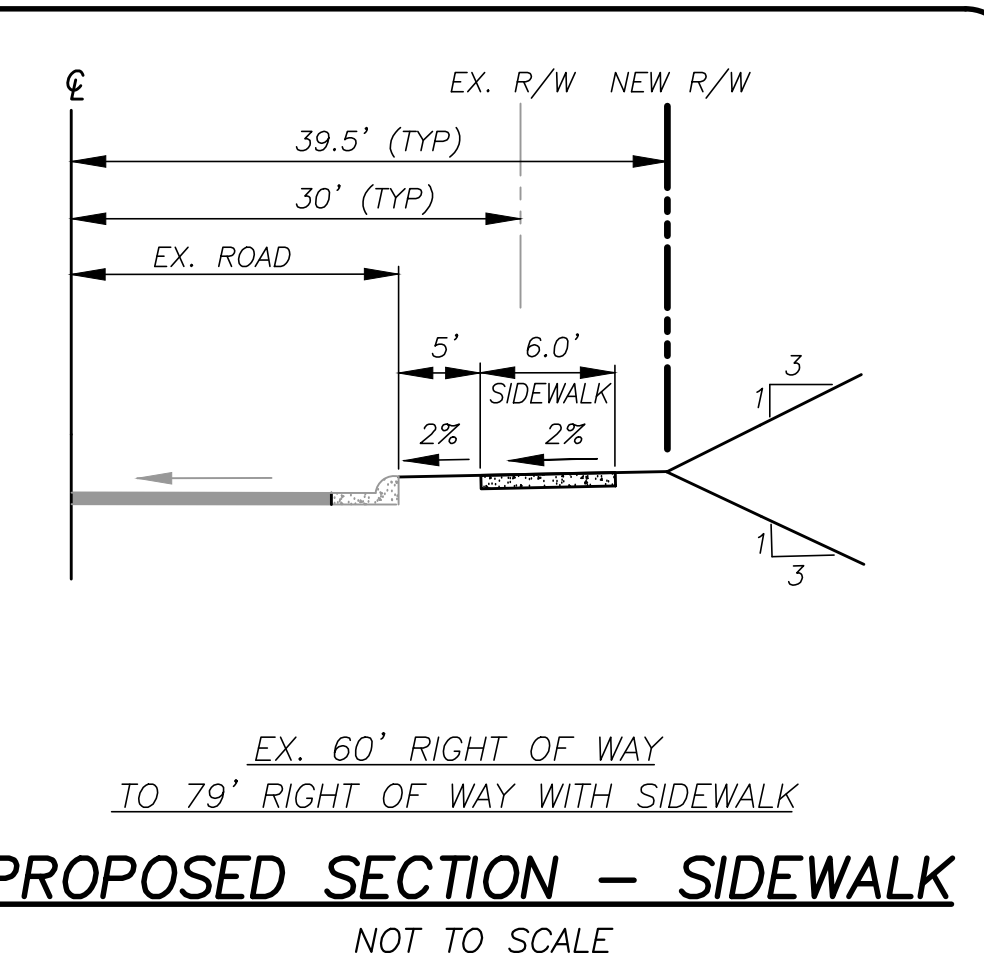
EXISTING ONSITE IMPERVIOUS DATA:
 EXISTING PAVEMENT = 4,100 SF
 EXISTING SIDEWALKS = 0 SF
 EXISTING GRAVEL = 11,223 SF
 EXISTING BUILDINGS = 4,000 SF
 TOTAL EX. IMPERVIOUS = 19,323 SF

PROPOSED ONSITE IMPERVIOUS DATA:
 PROPOSED PAVEMENT = 6,234 SF
 EXISTING PAVEMENT = 4,100 SF
 PROPOSED SIDEWALKS = 0 SF
 PROPOSED BUILDINGS = 8,400 SF
 EXISTING BUILDINGS = 4,000 SF
 TOTAL PROP. IMPERVIOUS = 22,734 SF (54.4%)



GENERAL NOTES:

- THIS MAP IS NOT FOR CONVEYANCE, RECORDATION OR SALES.
- PROPOSED SIDEWALKS WILL BE PORTLAND CEMENT CONCRETE.
- SIDEWALK INTERSECTING A CURB AND GUTTER WILL HAVE A PEDESTRIAN RAMP.
- SIDEWALKS WILL BE MINIMUM OF 6' WIDE AND SIDEWALKS ABUTTING A CURB.
- CROSSWALK WITHIN PARKING LOT WILL BE MARKED WITH PAINT.
- THE TOWN OF WENDELL WILL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALK WITHIN PUBLIC R/W.
- PERMANENT BUILDING STRUCTURES AND OUTBUILDINGS WILL NOT BE ALLOWED WITHIN UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND LANDSCAPE BUFFERS.
- DETAILED MEETS AND BOUNDS OF EASEMENTS AND LANDSCAPE BUFFERS WILL BE PROVIDED ON FINAL RECORDED PLAT FOR PROPOSED SITE DEVELOPMENT AND ADJOINING SITE MODIFICATIONS.



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P.O. BOX 1250
 WENDELL, NC 27591
 (910) 791-4441

SITE PLAN OVERALL SITE LAYOUT

COMMERCIAL PLAN FOR
DARA HOLSTERS & GEAR, INC.
 LOCATED IN THE TOWN OF WENDELL
 WAKE COUNTY, NORTH CAROLINA

CONTACT: JON DARA
 4120 WENDELL ROAD
 WENDELL, NC 27591
 (919) 374-2170

PRELIMINARY

REV. NO.	BY	DATE	REMARKS

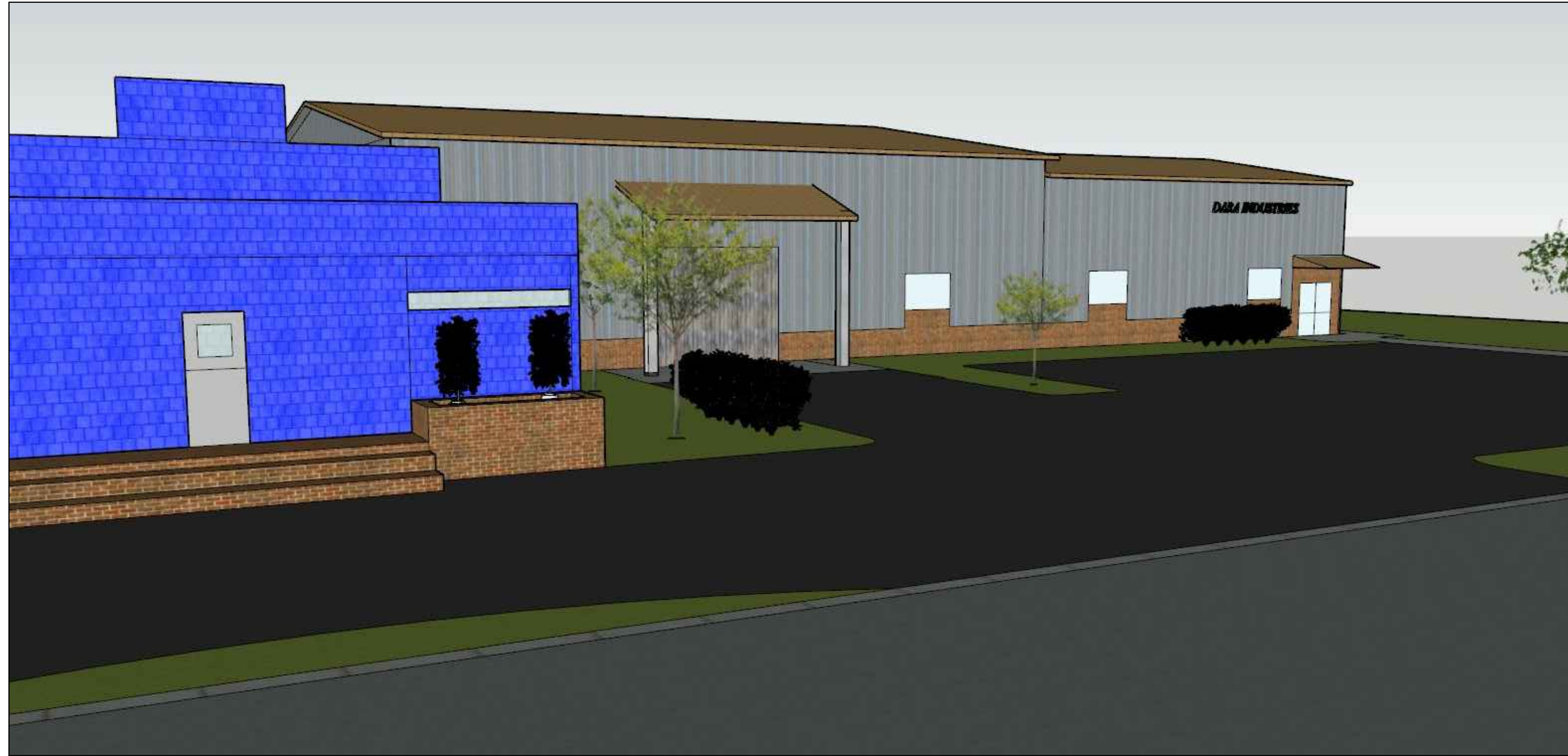
DATE: 2/5/2021
 SCALE: 1" = 20'
 DRAWN BY: JFO
 CHECKED BY: HSR
 PROJECT NO.: 21-0546

LANDSCAPE PLAN LEGEND:

- EXISTING CANOPY TREE
- EXISTING UNDERSTORY TREE (CRAPE MYRTLE)
- PROPOSED CANOPY TREE (RED OAK or MAPLE)
- PROPOSED UNDERSTORY TREE (CRAPE MYRTLE)
- PROPOSED SHRUB (EVERGREEN)

LANDSCAPE NOTES:

- EXISTING MATURE LANDSCAPING TO BE RETAINED WHERE POSSIBLE AND USED TO MEET LANDSCAPE REQUIREMENTS.
- PROPOSED LIGHTING FIXTURES (INSTALLED BY OTHERS) SHALL BE INSTALLED AT LEAST 20 FEET FROM A TREE. MOUNTING OR FIXTURE LOCATION SHALL BE MADE IN STRICT COMPLIANCE OF THE UDO.
- LIGHTING PLAN WILL BE DESIGNED BY OTHERS; POLE/FIXTURE LOCATIONS SHOWN ON PLANS IS PRELIMINARY.



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SITE PLAN
BUILDING ELEVATION

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Sheet **C1.1**
Sheet No. 2 of 2