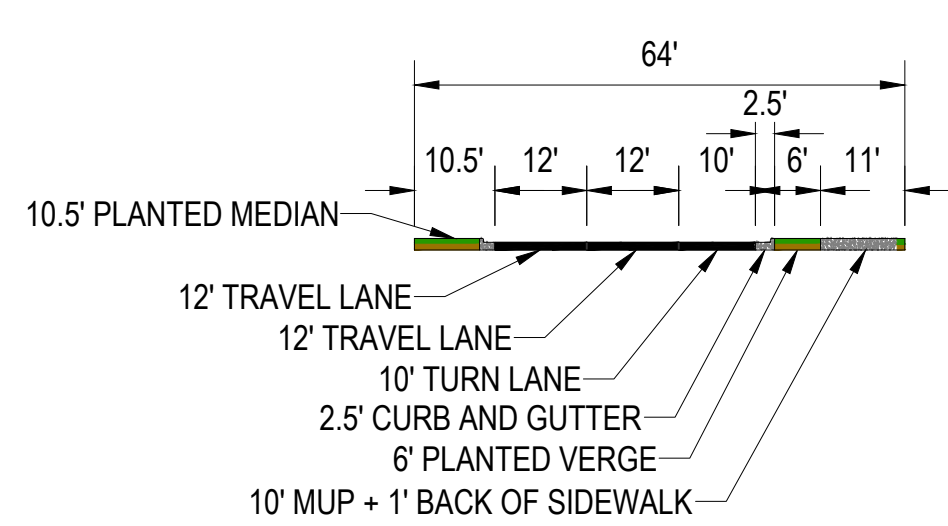




PAVEMENT LEGEND

	DELINEATES PROPOSED STANDARD DUTY ASPHALT
	DELINEATES PROPOSED HEAVY DUTY CONCRETE
	DELINEATES PROPOSED STANDARD DUTY CONCRETE SIDEWALK
	DELINEATES PROPOSED STANDARD DUTY CONCRETE
	DELINEATES PROPOSED HEAVY DUTY ASPHALT



4A - Four Lane Divided
Minimum R/W: 100'

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Planted Median	18 feet + 3 feet median curbing	18-23 feet + 3 feet median curbing
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

FUTURE RIGHT OF WAY DEDICATION PER WAKE FOREST COMPREHENSIVE TRANSPORTATION PLAN (100')

SITE DATA TABLE

JURISDICTION	TOWN OF WAKE FOREST
PIN NUMBER	1738499517, 1738592719, 1738593572, 1738497725
SITE ADDRESS	10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD, WAKE FOREST, NC 27587
OWNERS	2517 BMC LLC 1001 COLLEGE COURT NEW BERN, NC 28562-4972 10012 CBM LLC 1001 COLLEGE COURT NEW BERN, NC 28562-4972 NAUGHT 1 LLC 5839 CAPITAL BLVD RALEIGH NC 27616-2937
DEVELOPER	JOHNSON AUTOMOTIVE 5839 CAPITAL BLVD RALEIGH NC 27616-2937
ZONING	HB-CD (HIGHWAY BUSINESS CONDITIONAL DISTRICT) AND SH1-0 (SPECIAL HIGHWAY OVERLAY DISTRICT)
EXISTING USE/S	MIX OF COMMERCIAL USES, VACANT, AND DWELLING-SINGLE FAMILY
PROPOSED USE	VEHICLE RENTAL/LEASING/SALES; VEHICLE RENTAL; VEHICLE SERVICES; LIGHT MANUFACTURING SHOP
PARCEL ACREAGE WITH RIGHT-OF-WAY DEDICATION ON BURLINGTON MILLS ROAD	10.67 AC (464,838 SF)
PARCEL ACREAGE WITHOUT RIGHT-OF-WAY DEDICATION ON BURLINGTON MILLS ROAD	11.16 AC (486,130 SF)
SITE/DISTURBED AREA	11.95 AC (520,648 SF)
EX. IMPERVIOUS AREA	5.15 AC (224,430 SF)
PROP. IMPERVIOUS AREA	BUILDING = 0.84 AC (27,665 SF) PARKING STALLS = 1.96 AC (85,187 SF) DRIVE AISLE = 3.76 AC (163,800 SF) DISPLAY AREA = 0.09 AC (4,119 SF) SIDEWALKS = 0.14 AC (6,211 SF) WALLS = 0.01 AC (474 SF) FUTURE PARKING STALLS = 0.35 AC (15,202 SF) FUTURE DRIVE AISLES = 0.18 AC (7,748 SF) TOTAL = 7.13 AC (310,385 SF)
ALLOWED IMPERVIOUS AREA	70%
PROP. BUILDING FLOOR AREA	1ST FLOOR = 28,000 SF 2ND FLOOR = 21,500 SF TOTAL BLDG SF = 49,500 SF
PROP. BUILDING HEIGHT	49' - 0"
FRONT SETBACK	100'
SIDE SETBACK	10' AND 30'
REAR SETBACK	30'
FRONT BUFFER	50'
SIDE BUFFER	8', 30' AND 50'
REAR BUFFER	20'
LOT WIDTH AT ROAD FRONTAGE (CAPITAL BLVD)	784 FT
REQUIRED PARKING	1 PER 300 SF OF OFFICE OR ADMINISTRATIVE AREA 300 X 13,150 SF = 44 1 PER 200 SF OF INDOOR SALES AREA 200 X 10,350 SF = 52 1 PER 2000 SF OF OUTDOOR DISPLAY AREA (SF) 1000 X 2785 SF = 4 1 PER 1250 SF OF VEHICLE SERVICE AREA 1250 X 26,000 SF = 21 5 HANDICAP SPACES PER 101-150 STANDARD SPACES = 5 TOTAL SPACES: 126
PROP. PARKING	121 STANDARD SPACES 381 STORAGE SPACES 5 HANDICAP SPACES 507 TOTAL SPACES
REQUIRED BIKE PARKING	2 PER 50 AUTO SPACES 2 X 126 = 7 SPACES
PROP. BIKE PARKING	6 SPACES

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD, WAKE FOREST, NC 27587

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF	WES
2	04/03/2024	RE-REVIEW SET	IRF	WES

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
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PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCB220294
DRAWN BY: IRF / CB
DATE: 04/03/2024
CAD ID: SITE-0

PROJECT: **HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN**

FOR **JOHNSON AUTOMOTIVE**

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073 E: 2,134,364.095

BOHLER
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NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

WILLIS E. SWARTZ
Professional Engineer
05/19/03
04/05/24

SHEET TITLE: **SITE MASTER PLAN**

SHEET NUMBER: **C-301**

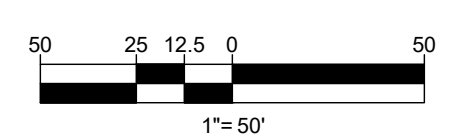
REVISION 2 - 04/03/2024

US HIGHWAY 1 (CAPITAL BLVD.)
MANAGE WITH R/W

CONSENT JUDGMENT DB 2487 PG 634 TRACT I, US 1 R/W

CONSENT JUDGMENT DB 2487 PG 634 TRACT II SR 2045 R/W

BURLINGTON MILLS ROAD
SR 2045, 75' R/W REF: BM2007 PG 2420



These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

Planning _____

Public Works/Engineering _____

APR 05, 2024 10:01 AM BOHLER ENGINEERING NC, PLLC PROJECT: 2024032024 NCB220294 SITE: 10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD, WAKE FOREST, NC 27587 LAYOUT: C-301 SITE MASTER PLAN