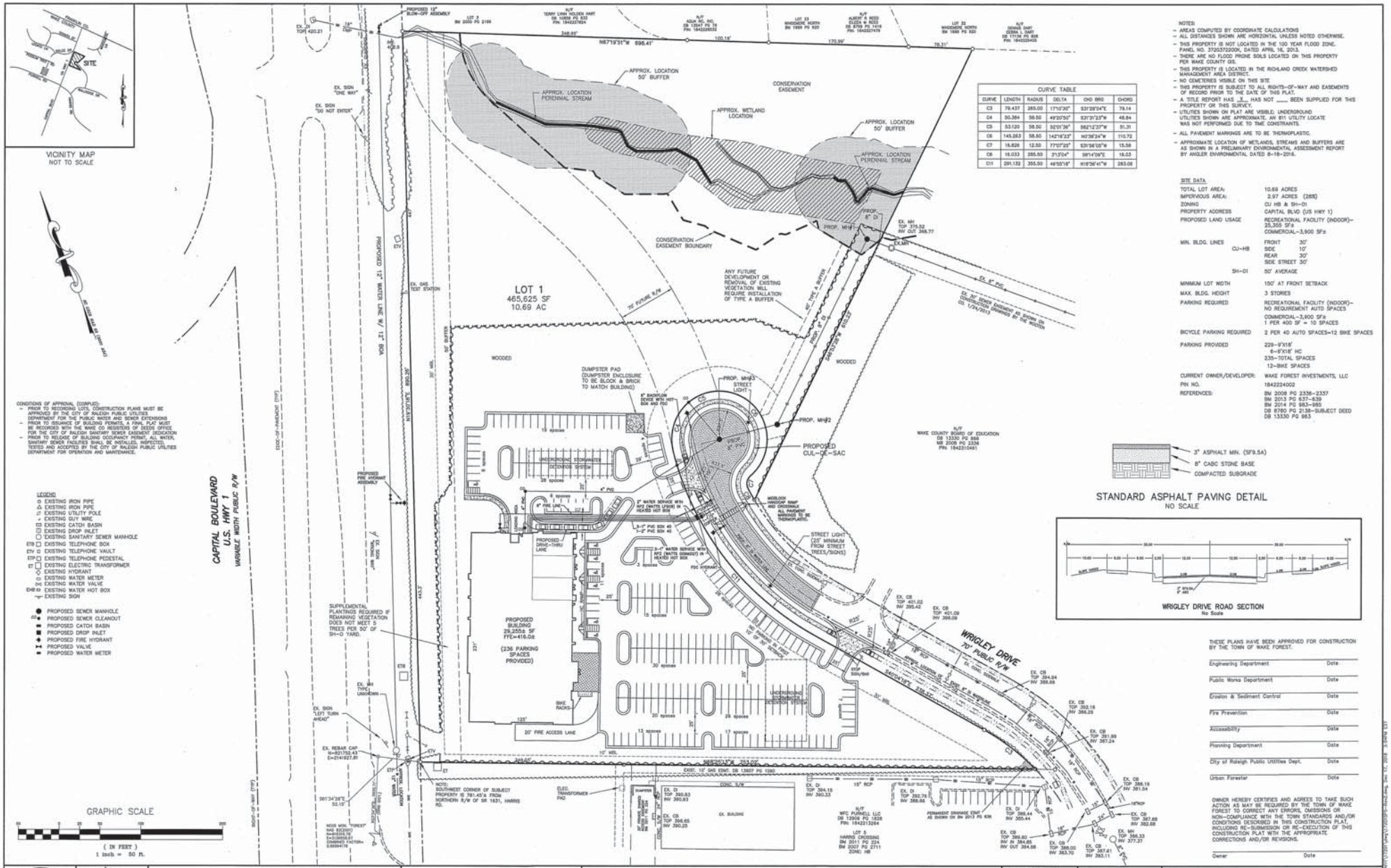

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
C3	79.437	265.00	17°10'30"	S31°29'04"E	79.14
C4	50.384	58.50	49°20'50"	S31°31'23"W	48.84
C5	53.120	58.50	52°01'36"	S62°12'37"W	51.31
C6	145.263	58.50	142°16'33"	N0°38'24"W	110.72
C7	16.826	12.50	77°07'25"	S31°38'05"W	15.58
C8	16.033	265.50	3°27'04"	S8°14'09"E	16.03
C11	291.132	355.50	46°55'18"	N16°36'41"W	283.08

NOTES:
- AREAS COMPUTED BY COORDINATE CALCULATIONS
- ALL DISTANCES SHOWN ARE HORIZONTAL UNLESS NOTED OTHERWISE.
- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE. PANEL NO. 3720537200K, DATED APRIL 16, 2013.
- THERE ARE NO FLOOD PRONE SOILS LOCATED ON THIS PROPERTY PER WAKE COUNTY GIS.
- THIS PROPERTY IS LOCATED IN THE RICHLAND CREEK WATERSHED MANAGEMENT AREA DISTRICT.
- NO CEMETERIES VISIBLE ON THIS SITE
- THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
- A TITLE REPORT HAS _X_ HAS NOT ____ BEEN SUPPLIED FOR THIS PROPERTY OR THIS SURVEY.
- UTILITIES SHOWN ON PLAT ARE VISIBLE; UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. AN 811 UTILITY LOCATE WAS NOT PERFORMED DUE TO TIME CONSTRAINTS.
- ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.
- APPROXIMATE LOCATION OF WETLANDS, STREAMS AND BUFFERS ARE AS SHOWN IN A PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT BY ANGLER ENVIRONMENTAL DATED 8-18-2016.

SITE DATA

TOTAL LOT AREA:	10.69 ACRES
IMPERVIOUS AREA:	2.97 ACRES (28%)
ZONING	CU HB & SH-01
PROPERTY ADDRESS	CAPITAL BLVD (US HWY 1)
PROPOSED LAND USAGE	RECREATIONAL FACILITY (INDOOR)- 25,355 SF± COMMERCIAL-3,900 SF±
MIN. BLDG. LINES CU-HB	FRONT 30' SIDE 10' REAR 30' SIDE STREET 30'
SH-01	50' AVERAGE
MINIMUM LOT WIDTH	150' AT FRONT SETBACK
MAX. BLDG. HEIGHT	3 STORIES
PARKING REQUIRED	RECREATIONAL FACILITY (INDOOR)- NO REQUIREMENT AUTO SPACES COMMERICAL-3,900 SF± 1 PER 400 SF = 10 SPACES
BICYCLE PARKING REQUIRED	2 PER 40 AUTO SPACES=12 BIKE SPACES
PARKING PROVIDED	229-9'X18' 6-9'X18' HC 235-TOTAL SPACES 12-BIKE SPACES
CURRENT OWNER/DEVELOPER:	WAKE FOREST INVESTMENTS, LLC
PIN NO.	1842224002
REFERENCES:	BM 2008 PG 2336-2337 BM 2013 PG 637-639 BM 2014 PG 983-985 DB 6780 PG 2136-SUBJECT DEED DB 13330 PG 963

CONDITIONS OF APPROVAL (CORPUS):
- PRIOR TO RECORDING LOTS, CONSTRUCTION PLANS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR THE PUBLIC WATER AND SEWER EXTENSIONS
- PRIOR TO ISSUANCE OF BUILDING PERMITS, A FINAL PLAT MUST BE RECORDED WITH THE WAKE CO REGISTERS OF DEEDS OFFICE FOR THE CITY OF RALEIGH SANITARY SEWER EASEMENT DEDICATION
- PRIOR TO RELEASE OF BUILDING OCCUPANCY PERMIT, ALL WATER, SANITARY SEWER FACILITIES SHALL BE INSTALLED, INSPECTED, TESTED AND ACCEPTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR OPERATION AND MAINTENANCE.

LEGEND
- EXISTING IRON PIPE
- EXISTING IRON PIPE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING CATCH BASIN
- EXISTING DROP INLET
- EXISTING SANITARY SEWER MANHOLE
- ETB EXISTING TELEPHONE BOX
- ETV EXISTING TELEPHONE VAULT
- ETP EXISTING TELEPHONE PEDESTAL
- ET EXISTING ELECTRIC TRANSFORMER
- EXISTING HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EHB EXISTING WATER HOT BOX
- EXISTING SIGN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED DROP INLET
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED WATER METER

THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE TOWN OF WAKE FOREST.

Engineering Department	Date
Public Works Department	Date
Erosion & Sediment Control	Date
Fire Prevention	Date
Accessibility	Date
Planning Department	Date
City of Raleigh Public Utilities Dept.	Date
Urban Forester	Date

OWNER HEREBY CERTIFIES AND AGREES TO TAKE SUCH ACTION AS MAY BE REQUIRED BY THE TOWN OF WAKE FOREST TO CORRECT ANY ERRORS, OMISSIONS OR NON-COMPLIANCE WITH THE TOWN STANDARDS AND/OR CONDITIONS DESCRIBED IN THIS CONSTRUCTION PLAT, INCLUDING RE-SUBMISSION OR RE-EXECUTION OF THIS CONSTRUCTION PLAT WITH THE APPROPRIATE CORRECTIONS AND/OR REVISIONS.

Owner Date

BARTLETT
ENGINEERING & SURVEYING, PC
1906 NASH STREET NORTH
WILSON, N.C. 27893-1726
License No. C-1551
TELE: (252) 399-0704
FAX: (252) 399-0804
www.bartlett.us.com

SITE & UTILITIES PLAN

PLANET FITNESS - WAKE FOREST, NC
- CAPITAL BOULEVARD (US HWY 1) -

DATE: OCT. 2018	PROJECT: 17-209
SCALE(HORZ): 1"=50'	CLIENT CODE: PLAFIT
SCALE(VERT):	CADFILE: 172015PS-REV2
	FIELD BOOK: 337
	DRAWN BY: LR, CEP
	SURVEY BY: TB, DB, HO
REVISIONS: TOWF COMMENTS 12/17/2018	

WAKE FOREST TOWNSHIP	WAKE COUNTY
NORTH CAROLINA	ZONE: CU HB
PIN # 1842224002	SHEET SP3