



FOREST PARK AT CIMARRON SUBDIVISION
 BM. 1997 PG. 2097

SITE DATA:

SIENA OFFICE PARK
 PIN - (PARENT) 1840076573
 ZONING - CU O-1
 PROPOSED USE - OFFICE
 ACREAGE - 8.0642 - 351,278 S.F.
 BUILDING HEIGHT:
 ONE STORY BUILDING - 30'-2"
 TWO STORY BUILDING - 44'-2" (FROM WALK OUT LOWER LEVEL FFE)
 MIN. BUILDING SEPARATION - ± 15'
 4 BUILDINGS - ± 39,000 S.F.
 15,000 S.F. MEDICAL OFFICE (PARKING - 1 PER 205 S.F. - 73)
 24,000 S.F. GENERAL OFFICE (PARKING - 1 PER 300 S.F. - 80)
 153 PARKING SPACES REQUIRED (6 - HANDICAP, 1 VAN ACCESSIBLE)
 153 PARKING SPACES PROVIDED (8 - HANDICAP, ALL VAN ACCESSIBLE)
 PARKING ISLANDS REQUIRED - 16
 PARKING ISLANDS PROVIDED - 16
 PRIVATE STREETS AND SIDEWALKS
 IMPERVIOUS SURFACE RATIO - 2.3577 AC. OF IMP. SURFACE
 8.0642 AC. LOT AREA = 29.2%
 ZONING DIMENSIONS:
 FRONT YARD - 30'
 SIDE YARD - 10'
 REAR YARD - 20'
 STREET SIDE YARD - 20'

NOTES:

- EXISTING TOPOGRAPHY PROVIDED BY BASS NIXON & KENNEDY INC. COMPLETED ON OCTOBER 19, 2007.
- NO FEMA FLOOD HAZARD AREAS PER FIRM PANEL 37200184000J DATED 05-02-06
- NEUSE RIFARIAN BUFFERS HAVE BEEN DETERMINED BY S & EC, PA. COMPLETED ON OCTOBER 17, 2007. THEY WERE APPROVED BY NCDENR DWQ ON JANUARY 31, 2008.
- ALL RETAINING WALLS TO BE CONSTRUCTED AS MASONRY WALLS TO MATCH THE BUILDING OR TAN SEGMENTAL BLOCK WALLS.
- OFF SITE EASEMENT WILL BE REQUIRED TO RECORD BY DEED AFTER PRELIMINARY APPROVAL OF CONSTRUCTION PLANS AND PRIOR TO CONSTRUCTION.
- RETAINING WALLS ARE A SEPARATE SUBMITTAL AND PERMIT. ALL WALLS EXCEEDING 30" ABOVE GRADE WILL REQUIRE A GUARD RAIL 42" TALL. ALL WALLS EXCEEDING 60" WILL BE REQUIRED TO BE AN ENGINEERED DESIGN.
- ADDITIONAL ACCESSIBLE PARKING MAY BE REQUIRED DEPENDING ON THE OCCUPANCY OF THE FIT UPS.
- THE DUMPSTER ENCLOSURE IS REQUIRED TO BE AN ENGINEERED DESIGN. PLANS WILL BE SUBMITTED AT TIME OF BUILDING PLANS SUBMITTAL.

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

	10/31/08
Public Works and Utilities	Date
	10-31-08
Engineering Department	Date
	11-4-08
Fire Prevention	Date
	10-30-08
Subdivision Administrator	Date
	10/26/08
City of Raleigh Public Utilities	Date

NO.	REVISIONS	DATE
5	Issued for final plans	10/2/08
4	Add 25' Southern Red Oak inside NCDOT right of way	10/1/08
3	Relocation of utility easements to south side NC 98 Bypass	9/19/08
2	Relocation of utility easements to south side NC 98 Bypass	7/1/08
1	Revised as per second review comments 06/30/08	6/1/08
0	Revised as per first review comments 06/20/08	4/2/08
	Submitted for review	

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SITE PLAN
 Siena Office Park
 Wake Forest, North Carolina

Date: April 21, 2008
 Scale: 1" = 50'
 Drawn: AJN
 Checked: JLM
 Project No:
 Drawing file: constuction documents.dwg

Sheet No: C2

