

Administrative Approval Action

Case File / Name: ASR-0048-2022 DSLC - Hammond Road Flex Space City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Interstate I-40, east of Hammond Road, at

1999 and 2301 Hammond Rd.

REQUEST: Development of a vacant 9.21 acre area, zoned IX-3 SHOD-2, into new proposed 8

buildings, totaling 56,560 sf. for light industrial uses. The GFA: Building #1 is 3,920 sf; Building #2 - 4,480 sf; Building #3 - 6,160 sf; Building #4 - 7,840 sf;

Buildings #5 & #8 being 8,120 sf and Buildings #6 & #7 being 8,960 sf.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of

approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 28, 2023 by PABST

DESIGN.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ <u>SITE PERMITTING REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

- Landscaping sheets L1-L2 demonstrate SHOD-2 plantings requirements, per UDO Sec.5.3.1, for those pocket, open areas with existing vegetation, outside the proposed Tree Conservation Areas, along Hammond Rd. Existing tree vegetation should be noted in the planting schedule for those existing trees and demonstrate design compliance for SHOD 2 yards.
- 2. Review and revise the "provided" sf transparency set of data information being shown in the table, sheets "A-2.0" for buildings #5 and #8.
- 3. Review and revise all elevation sheet #s in the civil Site Permit Review, removing the duplication references for the buildings that are represented and referenced as shown in the approved preliminary plans set.

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Public Utilities



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5. a private PS & SSFM app & hydraulic report sealed by a NCPE shall be submitted for review & approval. report to include pump specs, wetwell buoyancy, Qpeak capacity, pump cycle runtime & SSFM velocity calcs. also attach pump & system curves w/ design operating point specified (gpm @ TDH) - owner to retain O&M manuals onsite

Stormwater

- 6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

- 9. Tree protection fence protecting tree conservation areas and right of way trees adjacent to proposed work must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 10. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑ <u>LEGAL DOCUMENTS</u> - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

Ø	Stormwater Maintenance Covenant	V	Utility Placement Deed of Easement
	Required		Required

☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

Public Utilities

3. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

- 4. The maximum allocated impervious area for all applicable lots should be identified on all maps for recording.
- 5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 6. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.53 acres of tree conservation area.

☑ <u>BUILDING PERMITS</u> - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

- 2. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
- The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).



Administrative Approval Action

Case File / Name: ASR-0048-2022 **DSLC - Hammond Road Flex Space**

City of Raleigh **Development Services Department** One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

- 4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 5. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General

- 1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- Final inspection of all tree conservation areas by Urban Forestry Staff.

Stormwater

- As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
- 4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: December 1, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.



I hereby certify this administrative decision.

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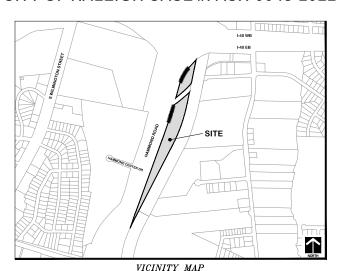
Signed: _	Daniel L. Stegall	Date:	12/01/2023
- J	Development Services Dir/Designee	_	
Staff Coo	rdinator: Jermont Purifoy		

TIER 3 ADMINISTRATIVE SITE REVIEW PLAN FOR: HAMMOND ROAD LIGHT INDUSTRIAL PARK

RALEIGH, NORTH CAROLINA 27603 CITY OF RALEIGH CASE #: ASR-0048-2022

0.2.8. Please	check the appropriate building	lans as referencing types and inc	ed in Unified Development Ordinance (UDO) Sectio lude the plan checklist document when submitting.	
Office Use O				
	Office Use Only: Case #: Planner (print):			
ssistance dete	UDO Section 10.2.8. as ame emining a Site Plan Tier is n relopment Portal. (Note: The	eeded a Site Pla	ange case <u>TC-14-19</u> to determine the site plan tier. I In Tier Verification request can be submitted online v is verification service.)	
Site Plan Tier	r: Tier Two Site Plan	Tier Three S	Site Plan 🗸	
	Building Type		Site Transaction History	
$\neg \neg$	Detached	✓ General	Subdivision case #:	
H	Attached	Mixed use	Scoping/sketch plan case #:	
\vdash			Certificate of Appropriateness #:	
	Apartment	Open lot		
	Townhouse	Civic	Zoning Case #:	
			Administrative Alternate #:	
		GENERAL IN		
			ii oranii rioit	
Бетогоринопк	name: Hammond Road Light	Industrial Park	TO TOTAL STATE OF THE STATE OF	
Inside City lim	its? Yes 🗸 No			
Inside City lim Property addr	its? Yes No No 2000 No	9 Hammo	ond Road Raleigh, NC 27603	
Inside City lim Property addr Site P.I.N.(s):	its? Yes V No 2000 No	9 Hammo	ond Road Raleigh, NC 27603	
Inside City lim Property addr Site P.I.N.(s): Please descri Proposal of i stormwater of	its? Yes No No sessies: 2301 & 199 1702-77-9329 & 1702-88-259 be the scope of work. Include 3 single-story buildings for conveyance, and required	9 Hammo a eny additions, or light industri d landscaping.	and Raleigh, NC 27603 expansions, and change of use.	
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Inside City lim Property addr Site P.I.N.(s): Please descri Proposal of is stormwater of Current Propi NOTE: please Company: Per Address: 2310 Phone #: 919- Applicant Nan	sits? Yes No 1000 No 1	9 Hammo e any additions, or light industri t landscaping. ct Name: Dan Wa ent when submi 810 Email: dan@	ond Road Raleigh, NC 27603 expensions, and drating of use all use with associated parking lots, utilities, string this form. Title conter	



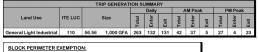


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LANDSCAPE PLAN
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LANDSCAPE PLAN
LANDSCAPE DETAIL SHEET
SITE LIGHTING ARRANGEMENT
BUILDING 1 FLOOR PLAN **EXISTING CONDITIONS & DEMOLITION PLAN** EXISTING CONDITIONS & DEMOLITION PLAN EXISTING CONDITIONS & DEMOLITION PLAN OVERALL SITE LAYOUT PLAN SITE LAYOUT PLAN SITE LAYOUT PLAN C-1.2 C-2.0 C-2.1 C-2.2 C-2.3 SITE LAYOUT PLAN A-1.0 BUILDING 1 EXTERIOR ELEVATIONS C-2 4 FIRE APPARATUS ACCESS PLAN A-2 0 C-2.4 C-2.5 C-2.6 C-3.0 C-3.1 C-3.2 TRASH TRUCK ACCESS ROUTE
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1" = 500

OWNER: PERSON HAMMOND, LLC SURVEYOR: NEWCOMB LAND SURVEYORS, LLC 2310 GARNER RD RALEIGH, NC 27610 TEL: 919-650-8353 EMAIL: dan@wallrecycling.com EMAIL: justin@nls-nc.com CIVIL ENGINEER: PABST DESIGN GROUP, PA ARCHITECT: MAURER ARCHITECTURE 107 FAYETTEVILLE ST, STE. 200 RALEIGH, NC 27601 115 E. HARGETT ST, STE 300 RALEIGH, NC 27601 TEL: 919-600-0051 FAX: 919-848-4395 EMAIL: mike@maurerarchitecture.com EMAIL: dpabst@pabstdesign.com





PER UDO SECTION 8.3.2.A.B.VI, THE SITE IS EXEMPT FROM COMPLIANCE WITH THE MAXIMUM BLOCK PERIMETER STANDARDS DUE TO OBSTRUCTION BY THE NORFOLK & SOUTHERN RAILROAD THAT SEPARATES THE SITE INTO TWO PARCELS.

GENERAL NOTES:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL

Digitally signed by Jermont.Purifoy@raleighnc.g

FOR REVIEW ONLY NOT FOR CONSTRUCTION

NOTE(s):

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH MUTCD, AND NCDOT STANDARDS AND SPECIFICATIONS.

Jermant Busifers Reprist

C-0.0

PROJECT NUMBER 538-20

GOG.

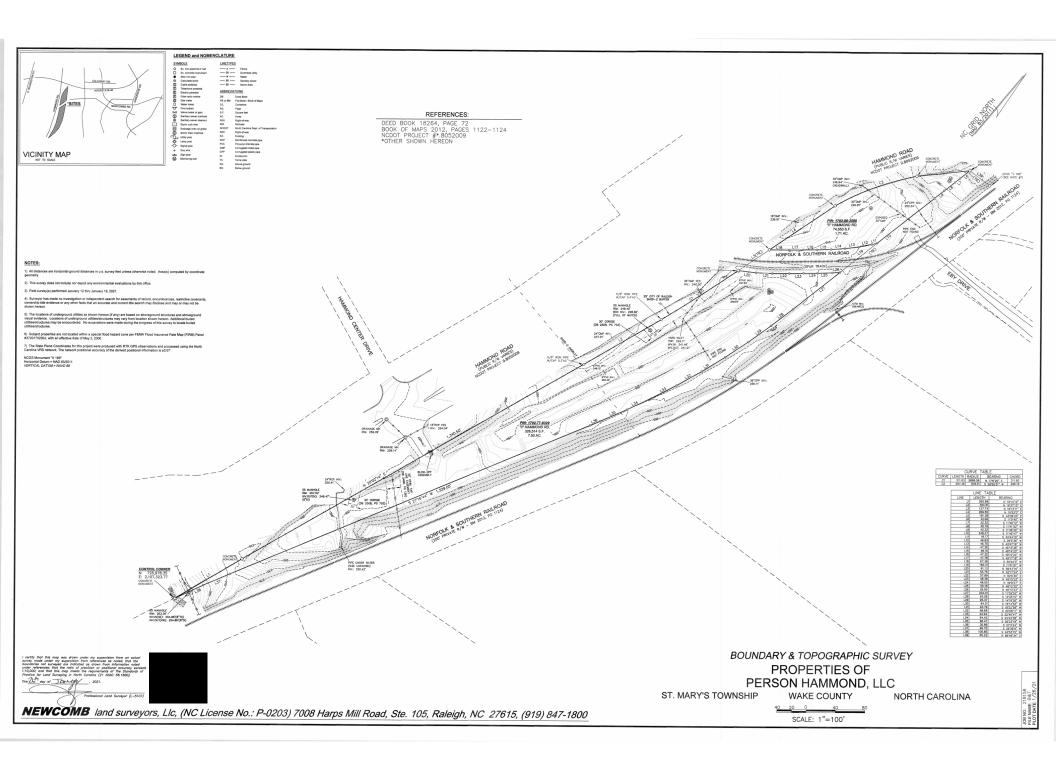
PARK

INDUSTRIAL

ROAD

HAMMOND

TIER 3 ADMINISTRATIVE SITE REVIEW
COVER SHEET



EDGE OF PAVEMENT

TOP OF PAVEMENT TOP OF WALL

BOTTOM OF WAL

EX. CONCRETE MONUMENT

NEW IDON DIDE

CALCULATED POINT

CABLE PEDESTAL

TELEPHONE PEDESTAI

ELECTRIC PEDESTAL

FIBER-OPTIC MARKER

VALVE (WATER OR GAS)

SANITARY SEWER MANHOLE SANITARY SEWER CLEANOUT STORM CURB INLET

DRAINAGE INLET (W) GRATE

STORM DRAIN MANHOLE

UTILITY POLE

LAMP POST

SIGN POST

GAS METER

WATER METER FIRE HYDRANT

HIGH POINT

- 2. THIS SURVEY DOES NOT INCLUDE NOR DEPICT ANY ENVIRONMENTAL EVALUATIONS BY THIS OFFICE
- 3. FIELD SURVEY(S) PERFORMED BY NEWCOMB LAND SURVEYORS, PLLC JANUARY 12 THRU JANUARY 19, 2021
- 5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON (IF AMY) ARE BASED ON ABOVED STRUCTURES AND ABOVEGROUND VISUAL EVIDENCE. LOCATIONS OF UNDERGROUND UTILITIESSTRUCTURES VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURRED UTILITIESSTRUCTURES WARE ENCOUNTED EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES

NCGS MONUMENT "V 189" HORIZONTAL DATUM = NAD 83/2011 VERTICAL DATUM = NAVD 88

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEM WORK
- 3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE INCHANICAL, ELECTRICAL AND INSCELLANDOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SETA AND RE FAMILIAR WITH ESISTING CONDITIONS PROPR TO BIODING ON THE DEBOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTEED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL WORTH THE KNORE REMEDIATELY.
- 4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS. WALLS, AND FOOTINGS.

- THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.

- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.

- ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAI PROTECTED FROM DAMAGE.
- SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.
- 18. ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY ACTION BY THE CONTRACTOR SHALL BE
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAFETY AND SECURITY FENCING, BARRIERS, PROTECTION MATERIAL AND METHODS AS REQUIRED TO COMPLETE ANY OFF SITE WORK IN A SAFE AND TIMELY MANNER.
- 21. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

- ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH WAKE COUNTY HEALTH DEPARTMENT STANDARDS.

- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.

- ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA
 ACCESSIBILITY GUIDELINES (ADAAG).
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- 10. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT
- DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NO CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).

GENERAL UTILITY NOTES:

- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PABST DESIGN GROUP, PA, THE CURRENT REQUIREMENTS OF THE CITY OF RALEIGH. AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- 2. THE CONTRACTOR SHALL COMEN' AT ALL TIMES WITH APPLICABLE FEDERAL STATE AND LOCAL LAWS, PROVIDE AND POLICIOS GOVERNOM SERET AND REALTH, INCLUMING THE FEDERAL CONSTRUCTION SAFETY AFT (FL. LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1920 OF TITLE 29 REQULATIONS, OCCUPATIONAL SAFETY HEALTH REGISTER, CONSTRUCTION, AND SUBSEQUENT FULLICATIONS UPON THE THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVEWEDE THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRUCTS.

- BEFORE EXCLASTION ALL UNDERGOUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES AND UNDERGOUND STRUCTURES SHALL NOTIFY IN C. TONE CALL AT 1-1806-821-968 THE LOCATION OF ALL UTILITIES AND UNDERGOUND STRUCTURES ARE APPROXIMATE AND MAY HOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.

- 10. ALL SANITARY SEWER SERVICES SHALL BE PVC SCH 40 UNLESS OTHERWISE NOTED.
- 11. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT

CITY OF RALEIGH STANDARD UTILITY NOTES:

- - . WHEN INSTALLING WATER &OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN LITLLITES SHALL BE 10'. IF THIS SEPARATION CANNOT SE MAINTAINED DUE TO EXISTING COMMITIONS, THE VARATION ALLOWED IS THE WATER MAIN IN SEPARATE TRICKING WITH THE ELEVATION OF THE WATER MAIN AT LEAST IS "ABOVE THE TOP OF THE SEWER A MUST SE APPROVED BY THE PUBLIC UTILITIES DIRECTOR: ALL DISTANCES ARE MEASURED FROM OUTSIDE DAMBETER TO OUTSIDE DAMBETER.

 - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN VESTICAL SEPARATION AT ALL WATERMANN & RCC STORM DRAIN CROSSINGS, MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SMITTAIN SEWERS & RCC STORM DRAIN COSSINGS, WARTER AND STORM DRAIN COSSINGS, WHERE ADDITES SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONGRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAIL SW 41 & 8-40).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

- INSTALL 4" PYC" SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.

- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE MY FOO PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLOG PERMIT. CONTACT (919) 984-4516 OR fooggranis
- GROSS-COMMETCHIO CONTROL, PROTECTION DEVOCES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD WOULDESS CONTROL (PROTECTION DEVOCES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD WOULDESS AS STREET OF A PERSONAL OF THE RULES OF CONTROL OF THE WATER OF THE OF THE WATE

- LL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PABST DESIGN GROUP, PA. THE URRENT REQUIREMENTS OF THE CITY OF RALEIGH, THE APPLICABLE SECTIONS OF THE NCOOT STANDARD PECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PETRINENT FEDERAL AND STATE LAY.

- CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOILIBORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOILIBORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.

- CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTION INDICATED ON PLANS.

- 15. MAXIMUM GRADED SLOPE SHALL NOT EXCEED 2:1. UNLESS OTHERWISE NOTED.
- 16. AREAS TO BE GRADED SHALL BE CLEARED OF ALL EXISTING VEGETATION. CONTRACTOR TO PROTECT VEGETATION LOCATED BEYOND GRADING LIMITS.
- 17. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY, OR PER GEOTECHNICAL RECOMMENDATIONS

TOTAL DISTURBED AREA = ± 179,669.85 SF, 4.12 AC

GENERAL PLANTING NOTES:

- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWINGS SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE
- CONTRACTOR SHALL HAVE UTILITY COMPANY LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY HISHER WORK.
- METHODS OF TREE STANION INDICATED ON THE DRAWNIGS ARE SUGGESTIONS ONLY. THE LANGSCAPE CONTRACTION SHALL USE WHATEVER METHOD HE DEBRIST, HOWEVER HE WILL BE HILL DLIABLE FOR ANY DAMAGES CAUSED TO TREES BY IMPROPER STANING METHODS (OR ASSENCE OF STAKING) AND IS RESPONSIBLE FOR UNRIGHTIMED AND REPLANTING TREES WIGHT ARE DLOWN OVER.

- OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
- PLANT MATERIAL ON THIS SITE MUST BE INSTALLED IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS ON THIS PLAN OR TO THE STANDARDS OF THE CITY OF RALEIGH.

Soc. DESIGN (



T BYGINER:

INDUSTRIAL INISTRATIVI LEGENDS &

ROAD

HAMMOND

C-0.1

PROJECT NUMBE 538-20





ABBREVIATIONS DEED BOOK

EXISTING ASPHALT

EXISTING RIP RAP

PROPOSED RIP RAP

SHOD-2 BUFFER

7-DAY STABILIZATION

PROPOSED VALVE

PROPOSED METER VALUET

PAGE S.F. SOLIARE EEET

R/W RIGHT-OF-WAY

R/R RAILROAD NCDOT NORTH CAROLINA DEPT. OF TRANSPORTATION EX. EXISTING RCP REINFORCED CONCRETE PIPE

CORRUGATED PLASTIC PIPE

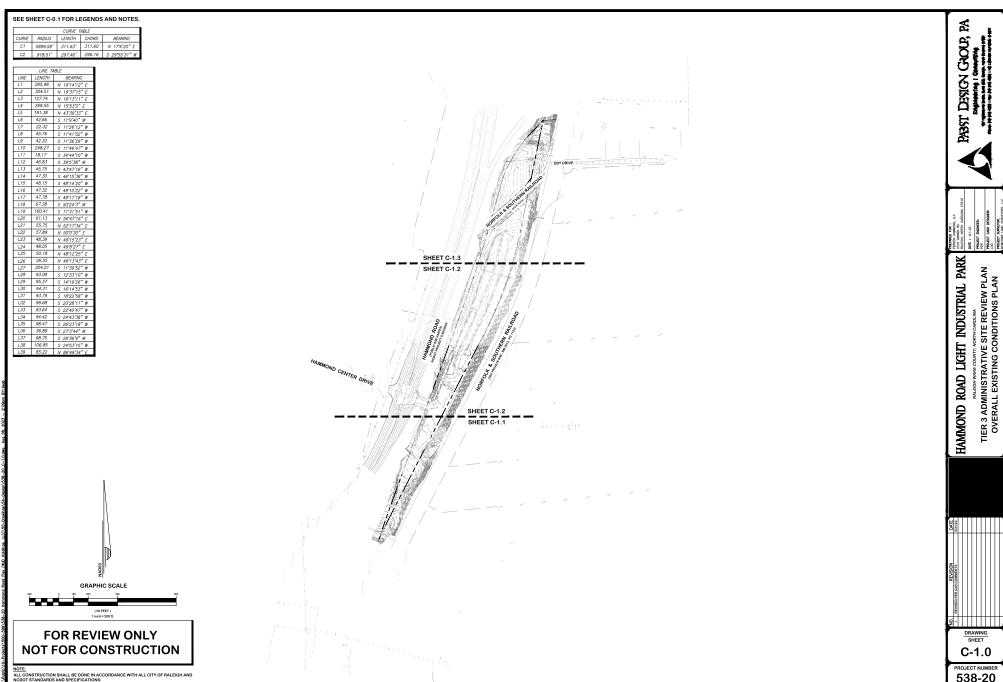
DUCTILE IRON TERRA COTTA

GUY WIRE

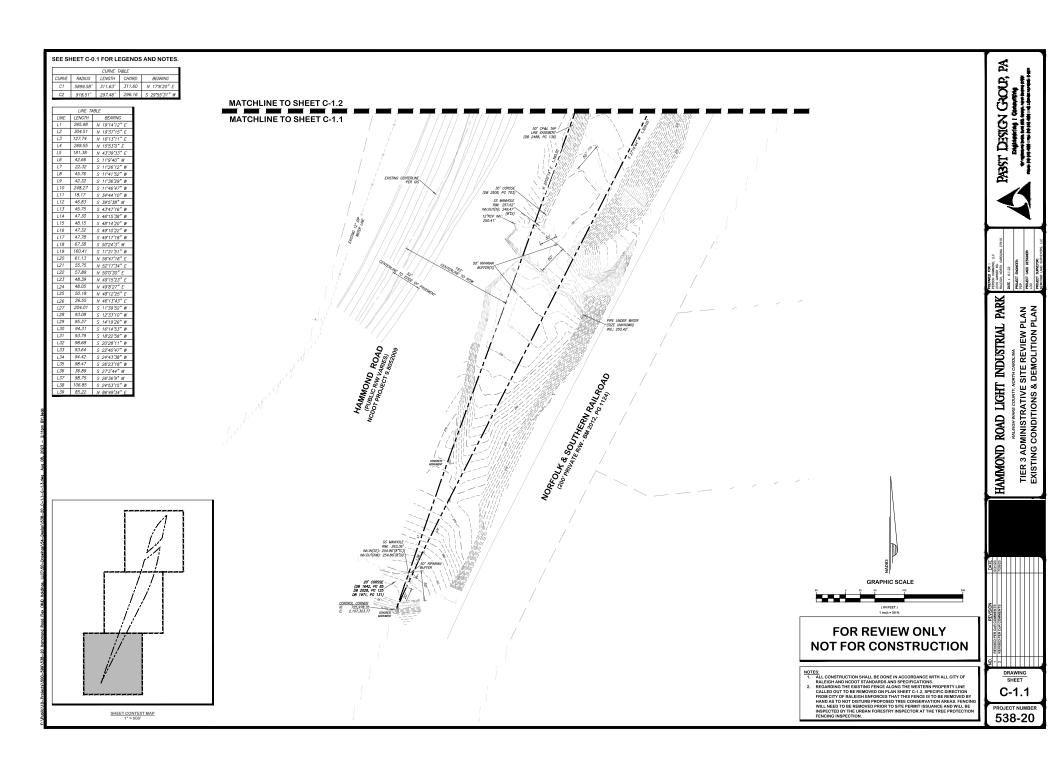
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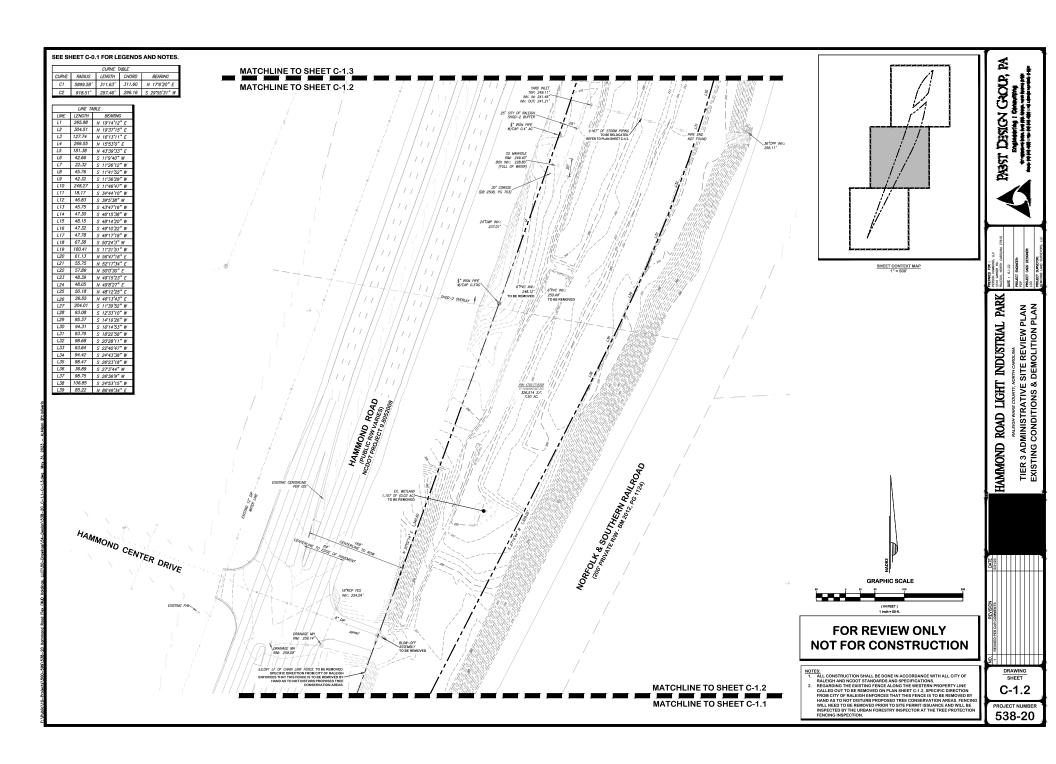
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, MUTCD, AND NCDOT STANDARDS AND SPECIFICATIONS.

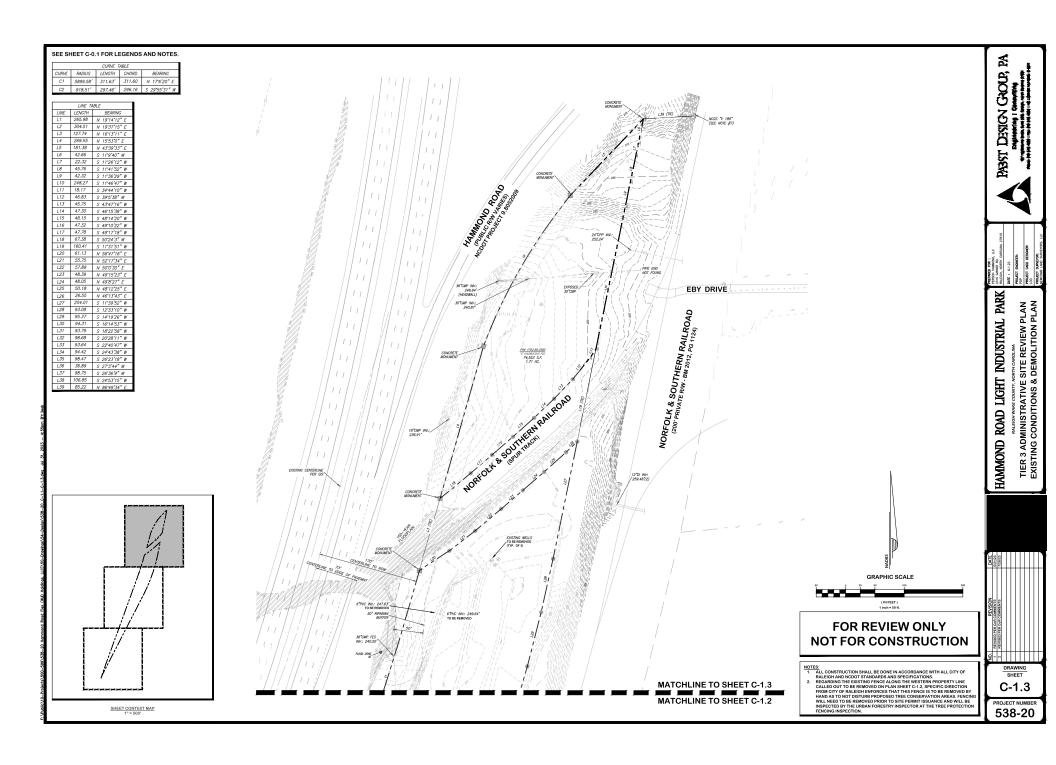
FOR REVIEW ONLY



538-20







CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING		
CI	5899.58	311.63'	311.60	N 17'6'20" E		
C2	918.51	297.46'	296.16	S 29'55'31" W		
		BLE				
LINE	LENGTH	BEARIN				
L1	265.98	N 19'14'12				
L2 L3	304.51 127.74	N 19'37'15				
L3	269.55	N 16*13'11 N 15*53'0"				
L#	181.38	N 15'53'0' N 43'39'33				
L6	42.66	S 11°9'40"				
L7	22.32	S 11'26'12				
L8	45,76	S 11'41'52				
L9	42.32	S 11°36'29				
L10	248.27	S 11'46'47				
L11	18.17	S 34'44'10	" W			
L12	46.83	S 39°5'38"	W			
L13	45.75	S 43'47'16	" W			
L14	47.30	S 46*15'38				
L15	48.15	S 48*14'20				
L16	47.32	S 49*10'22				
L17	47.78 67.38	S 49*17'18				
L18	160.41	S 50°24'3" S 11°31'51				
L19	61,13	S 11'31'51 N 56'47'16				
L21	55.75	N 55'47 16				
L22	57.89	N 50'0'30"				
L23	48.39	N 49'15'23				
L24	48.05	N 49'8'27"				
L25	50.18	N 48*12*25				
L26	26.55	N 46°13'43				
L27	204.01	S 11'39'52	" W			
L28	93.08	S 12'33'10				
L29	95.37	S 14*19'26				
L30	94.31	S 16*14'53				
L31 L32	93.79	S 18*22'58				
L32	98.68 93.64	S 20°28'11 S 22°40'47				
1.34	94.42	S 22'40'47 S 24'43'38				
L35	98.47	S 26'23'18				
L36	36.89	S 27'3'44"				
L37	98.75	S 26'36'9"				
L38	106.85	S 24'53'15	" W			

SECOND SERVICE
and the state of t
SHEET C-2.3
SHEET C-2.2
HAMILE TO BE A STATE OF THE STA
HAMMONO CENTER DRIVE
SHEET C-2.2 SHEET C-2.1

PERSON HAMMOND, LLC 2310 GARNER RD RALEIGH, NC 27610-4612 2301 & 1999 HAMMOND ROAD RALEIGH, NC 27603 PIN(s): 1702-77-939 & 1702-88-2590

PEO: BOOK: 018264 PAGE: 00072

EXISTING ZONING: INDUSTRIAL MIXED USE (IX-3)

ADDITIONAL OVERLAY: SHOD-2 EXISTING LAND USE: VACANT PROPOSED LAND USE: LIGHT INDUSTRIA 7.50 AC (326,514 SF)
1.71 AC (74,553 SF)
TOTAL AREA: 9.21 AC (401,067 SF) BUILDING 1: = 3,920 SF BUILDING 2: = 4,480 SF BUILDING 3: = 4,480 SF BUILDING 3: = 6,160 SF BUILDING 4: = 7,840 SF BUILDING 5: = 8,120 SF BUILDING 5: = 8,120 SF BUILDING 7: = 8,960 SF BUILDING 8: = 8,120 SF TOTAL GFA = 56,560 SF WATERSHED. WALNUT CREEK
RIVER BASIN: NEUSE

NO PORTION OF THE SUBJECT PROPERTY LIES IN A
STATE TOOD VINCARD ZONG PER FEMA FIRM MAP
1702, DATED 07192022. FLOODPLAIN DATA: WETLAND(S): YES | 1,157 SF (0.03 AC)
RIPARIAN BUFFER(S): YES | 7,722 SF (0.18 AC) TREE CONSERVATION: REQUIRED: 40,107 SF (10% OF SITE AREA)
PROVIDED: 114,127 SF (28.46% OF SITE AREA) MAX. PRINCIPAL BLDG 50°/3 STORIES (IX-3 ZONING) GENERAL BUILDING GROUND STORY (MIN): 20%
TRANSPARENCY UPPER STORY (MIN): 20%
(IX-3 ZONING): BLANK WALL (MAX): 50 FT EXISTING = 0 SF PROPOSED = 159,107 SF (3.65 AC) 39.67% OF THE PROJECT AREA IMPERVIOUS AREA: AREA
REQUIRED: 10% OF SITE AREA
401,067 SF x 10% = 40,107 SF (50% MUST BE ADA ACCESSIB
PROVIDED: 42,632 SF (10.63%), 62.77% ADA ACCESSIBLE OUTDOOR AMENITY AREA: LIGHT INDUSTRIAL USE
REQUIRED: NO MAXIMUM
PROPOSED: 60 SPACES
(6 HC SPACES, 7 HC VAN SPACES, AND 47 STANDARD SPACE LIGHT INDUSTRIAL USE REQUIRED: NO MINIMUM PROPOSED: NONE BICYCLE PARKING (MIN.): PRIMARY (MIN.): 3' SIDE STREET (MIN.): 3' SIDE LOT LINE (MIN.): 0' OR 6' REAR LOT LINE (MIN.): 0' OR 6' ALLEY (MIN.): 5' PRIMARY (MIN.): 10°
SIDE STREET (MIN.): 10°
SIDE LOT LINE (MIN.): 0° OR 3°
REAR LOT LINE (MIN.): 0° OR 3°
ALLEY (MIN.): 5°

SITE DATA TABLE

INER 3 ADMINISTRATIVE SITE REVIEW PLAN
OVERALL SITE LAYOUT PLAN INDUSTRIAL HAMMOND ROAD LIGHT

PASST DESIGN GROUP, PA

PREMAID TOR: I.C. PRECAMED TOR: I.C. PRECAMED TOR: I.C. PALIDOR, MORTH CARGILLA PARTIES FOR EXAMPLE TO THE PROPERTY PROPERTY PROPERTY PARTIES PROPERTY PARTIES

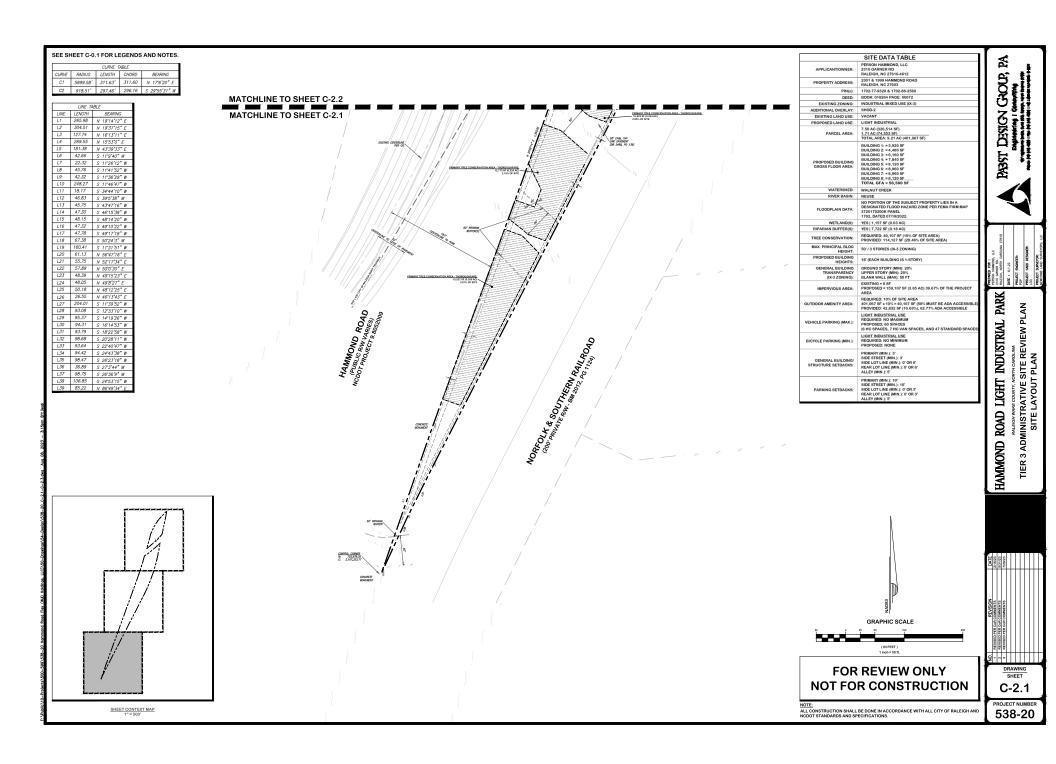
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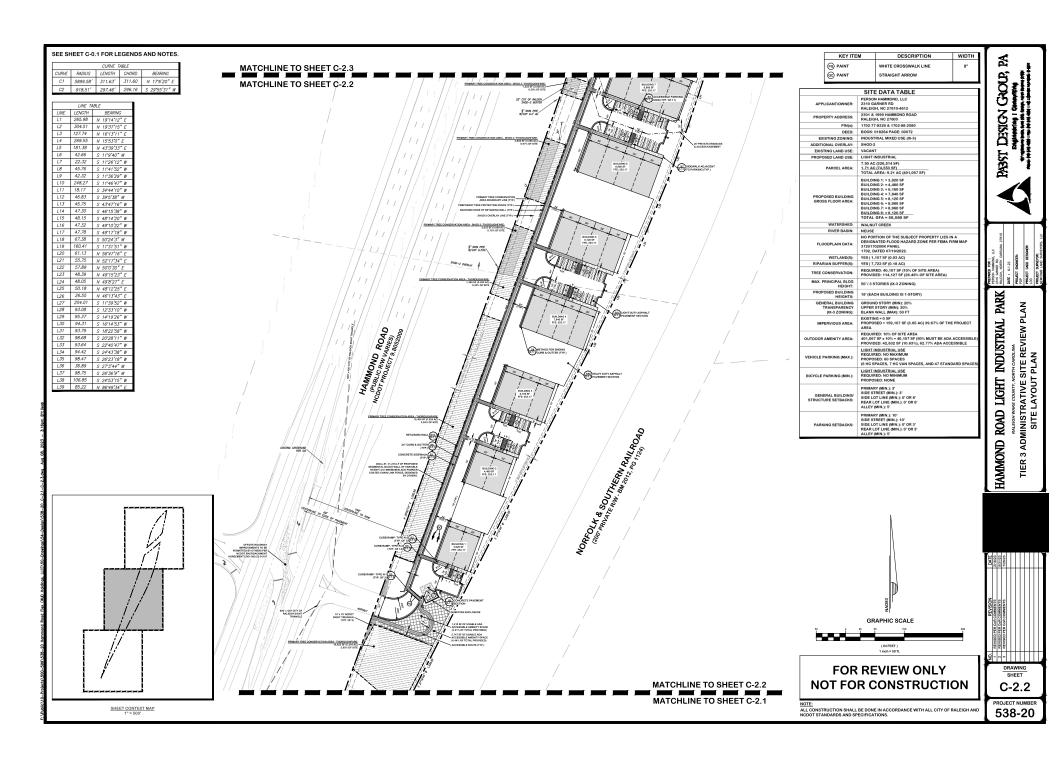
PROJECT NUMBER 538-20

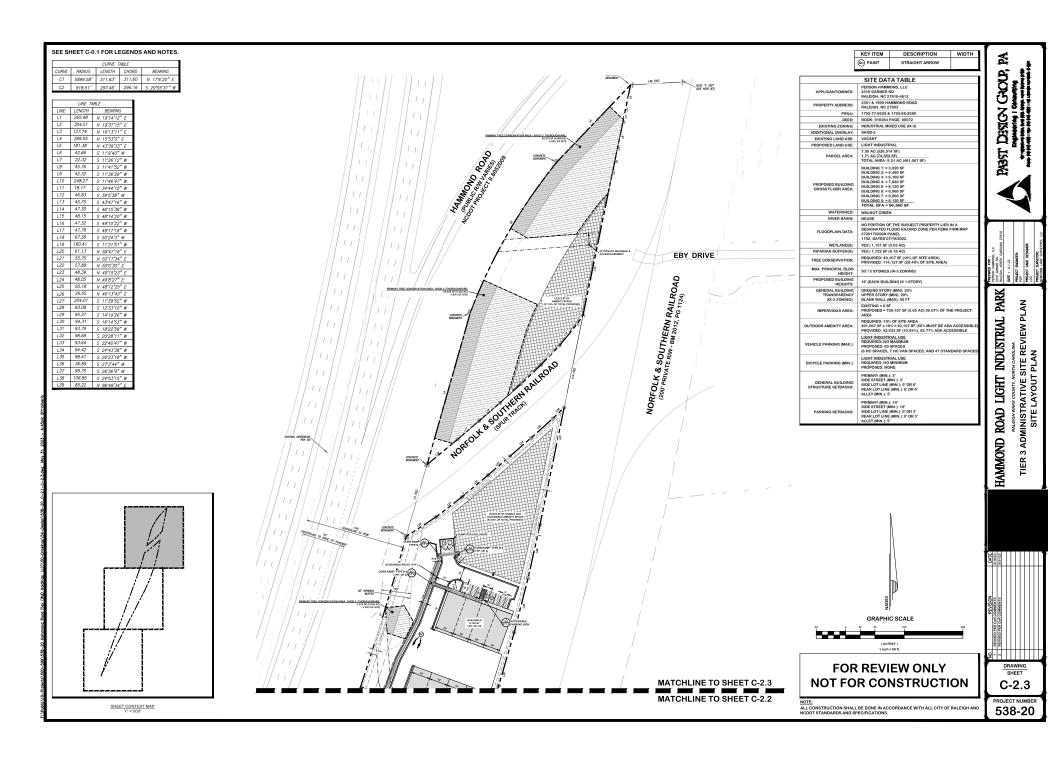
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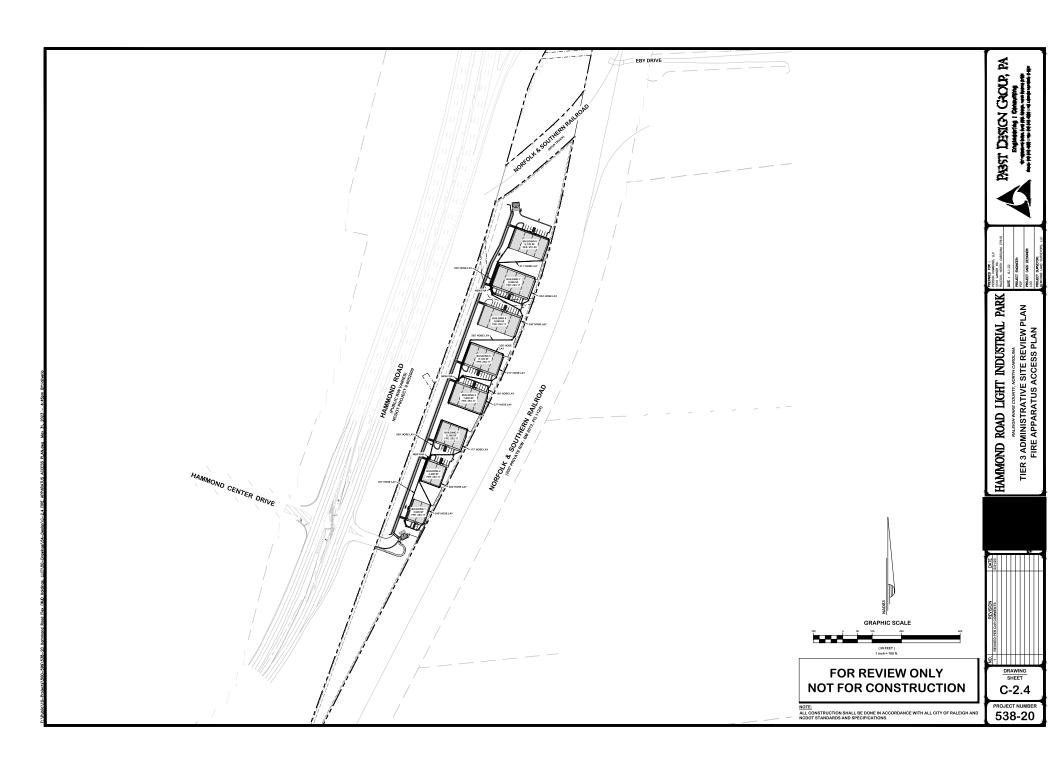
GRAPHIC SCALE

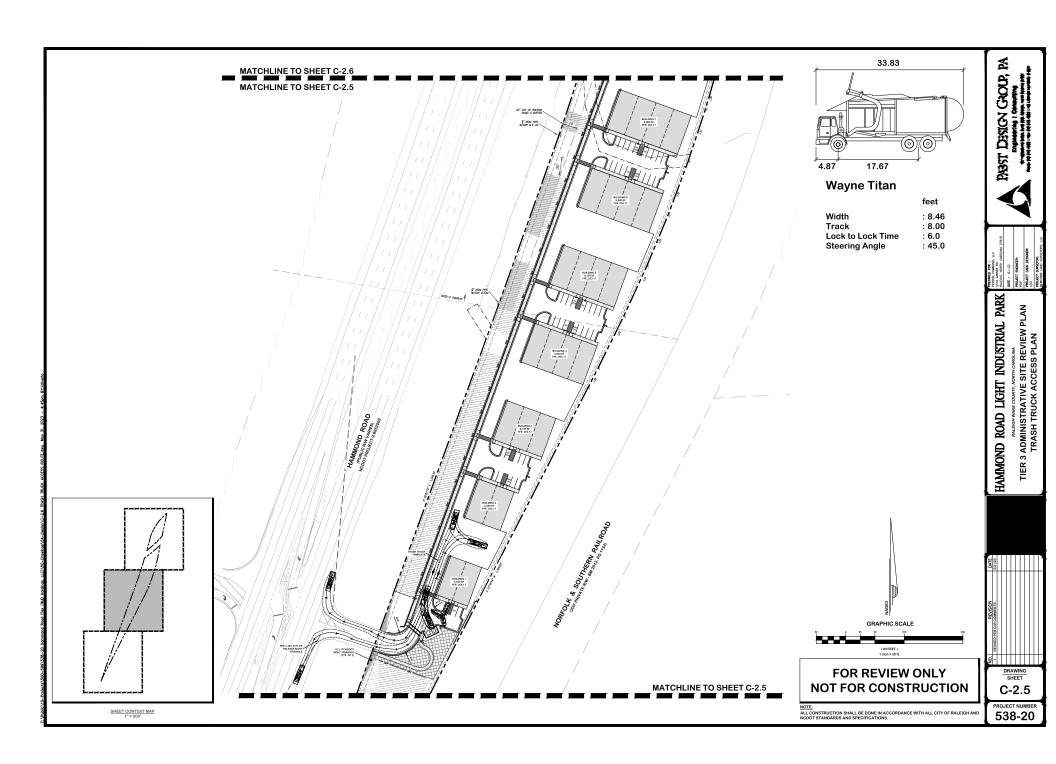
NOTE:
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

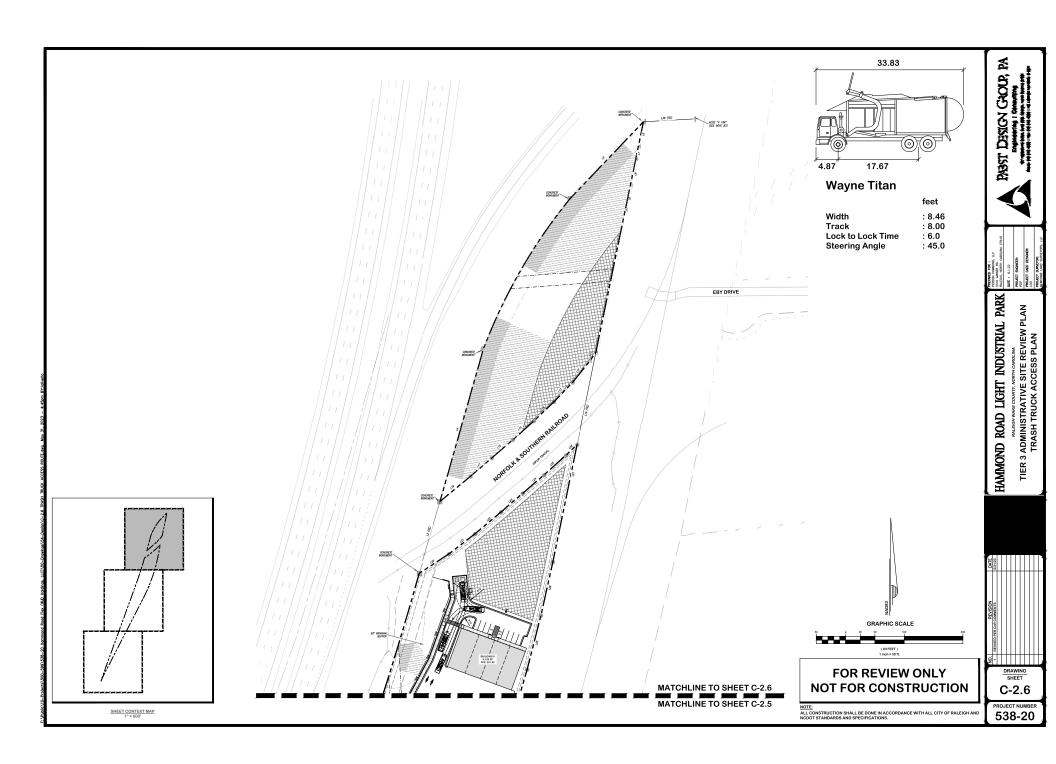


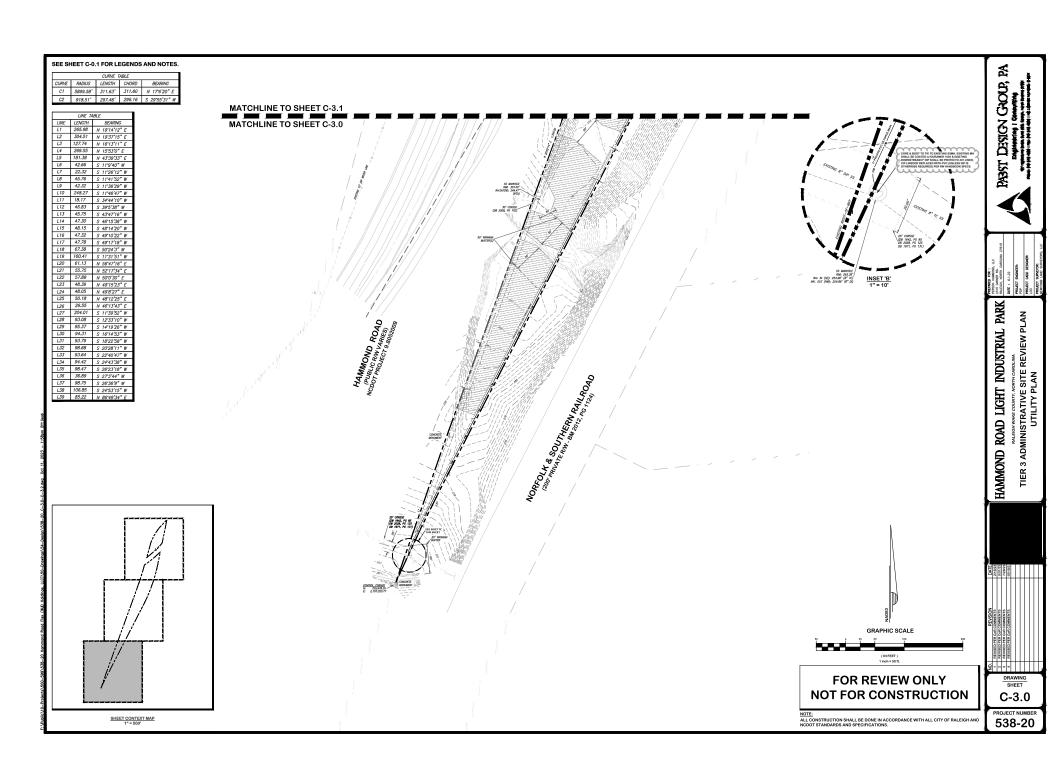


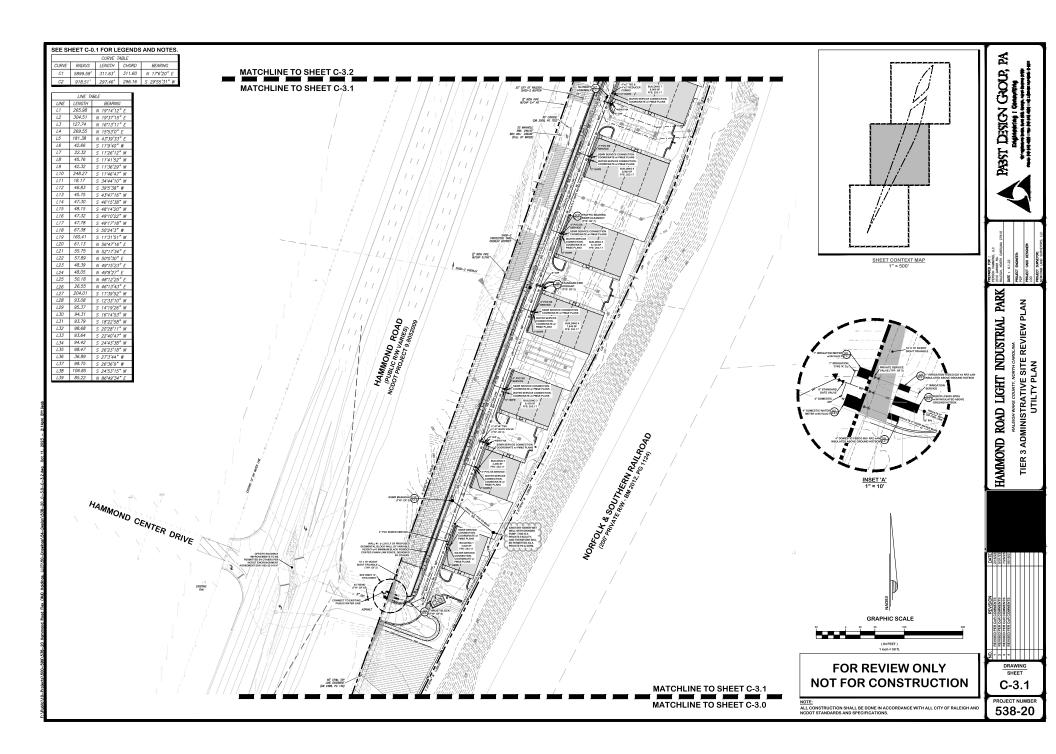


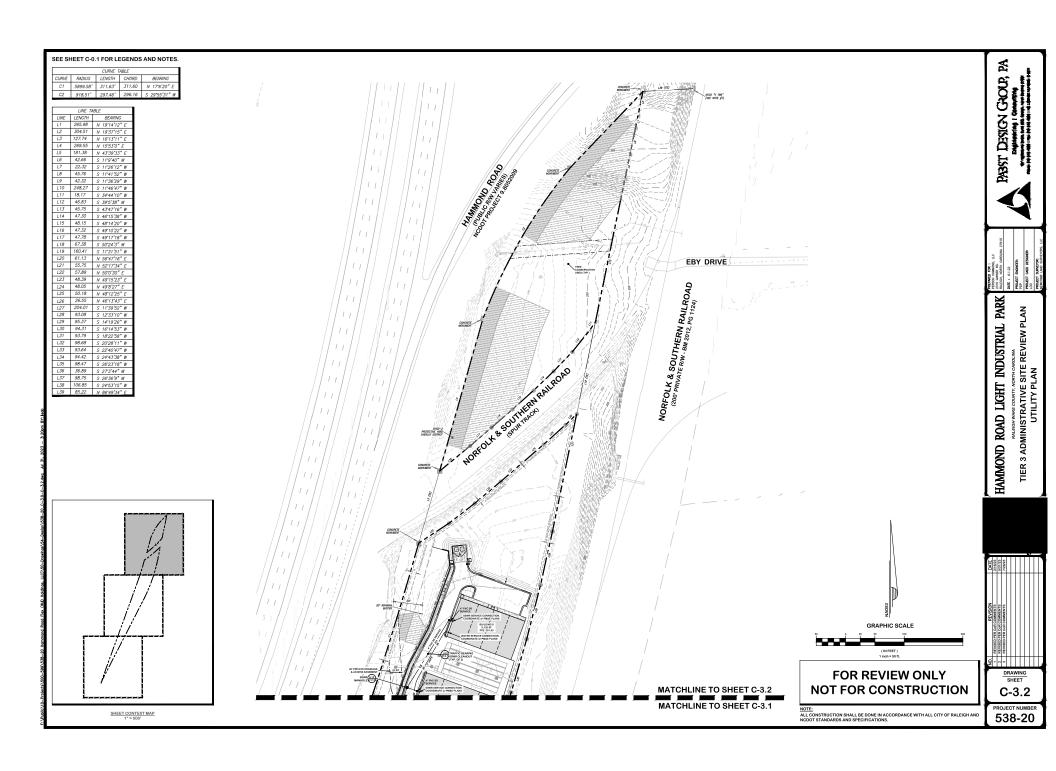


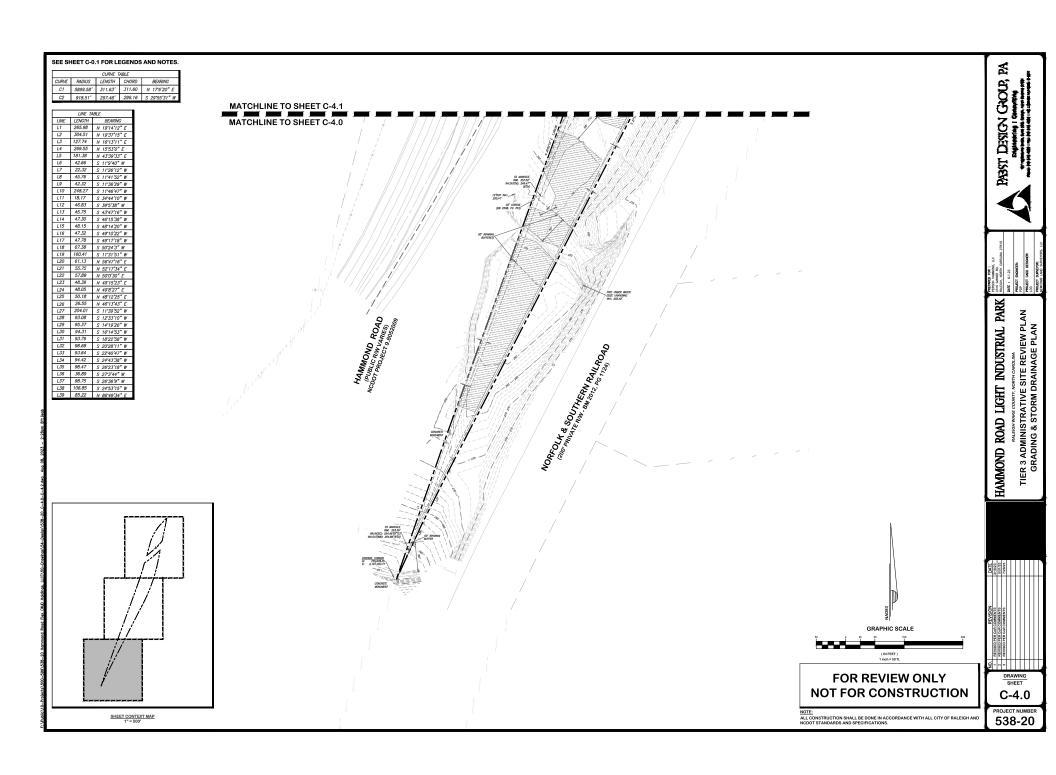


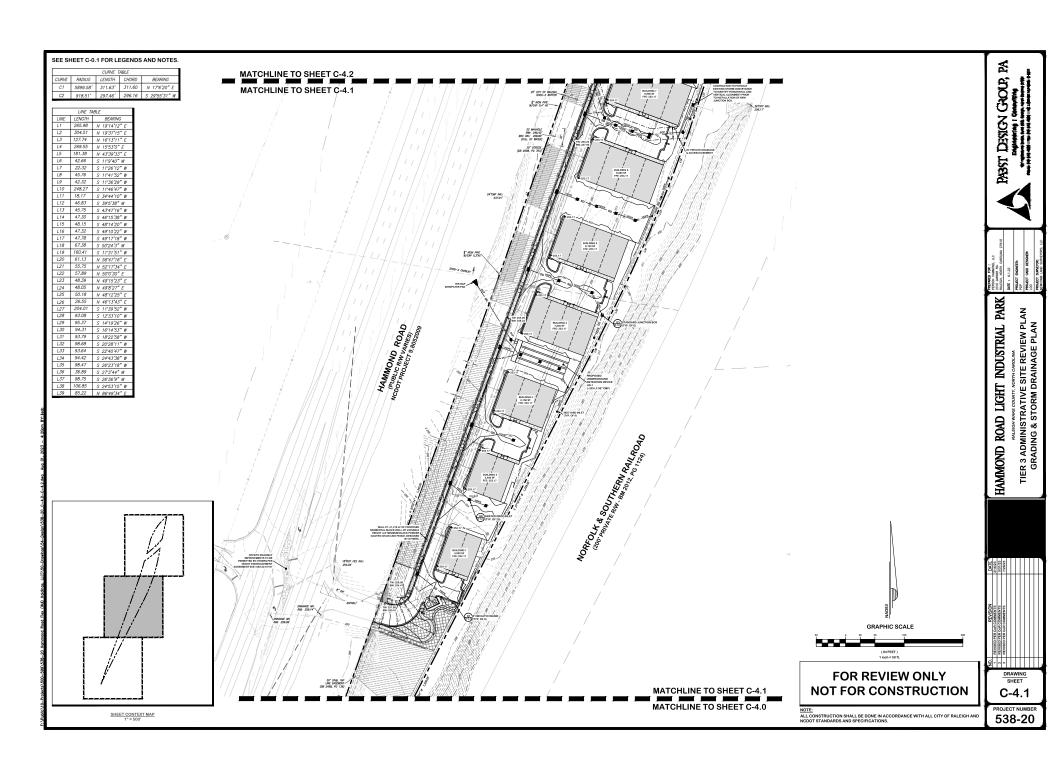


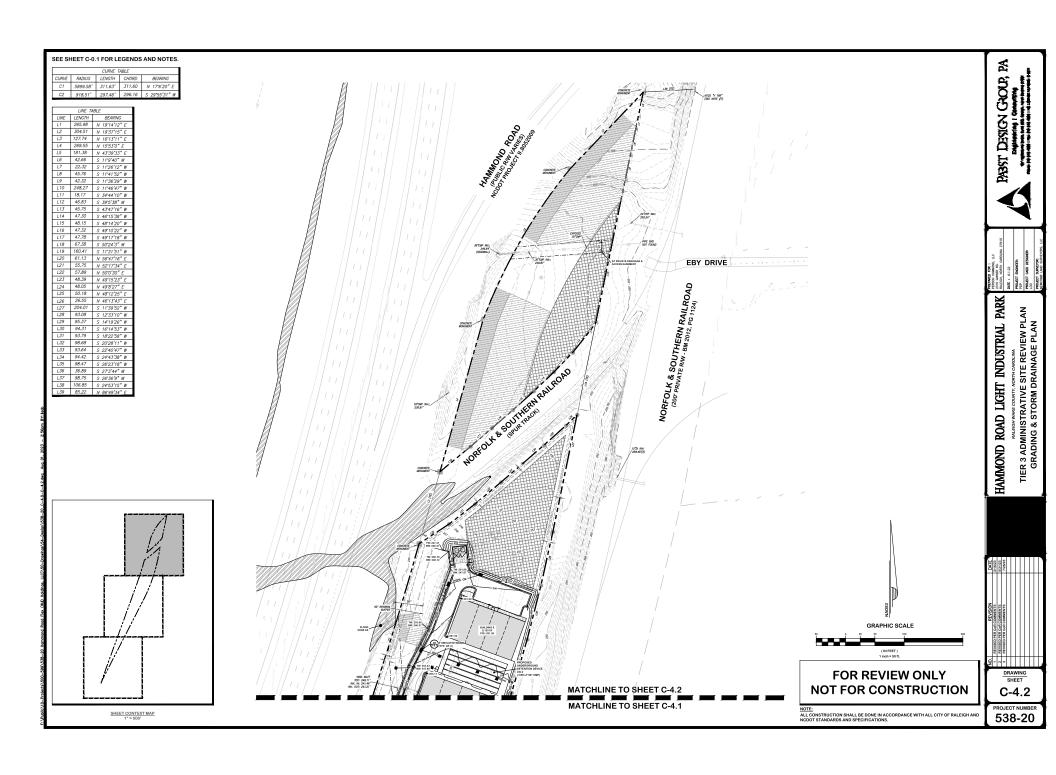


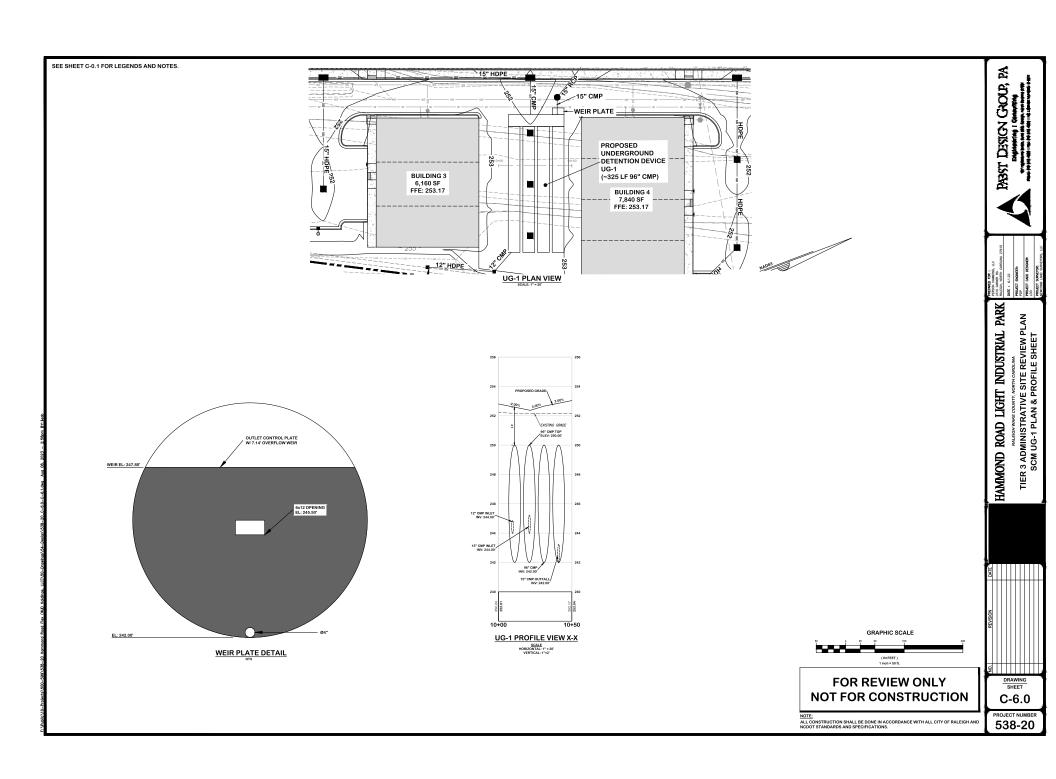


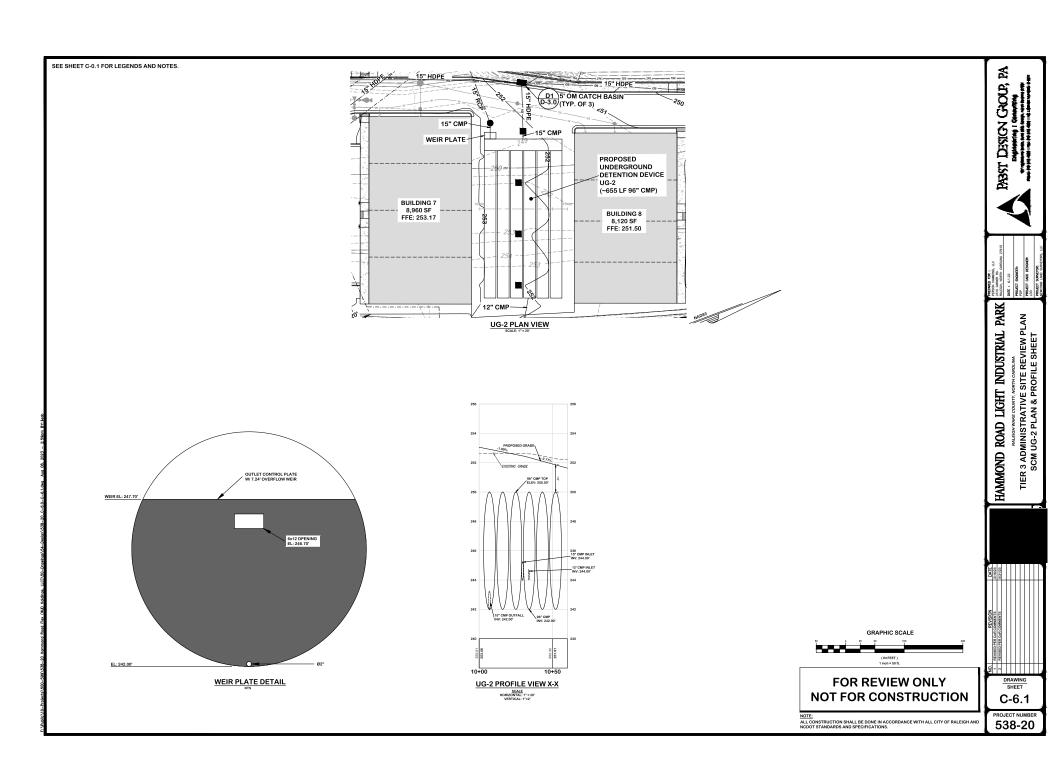


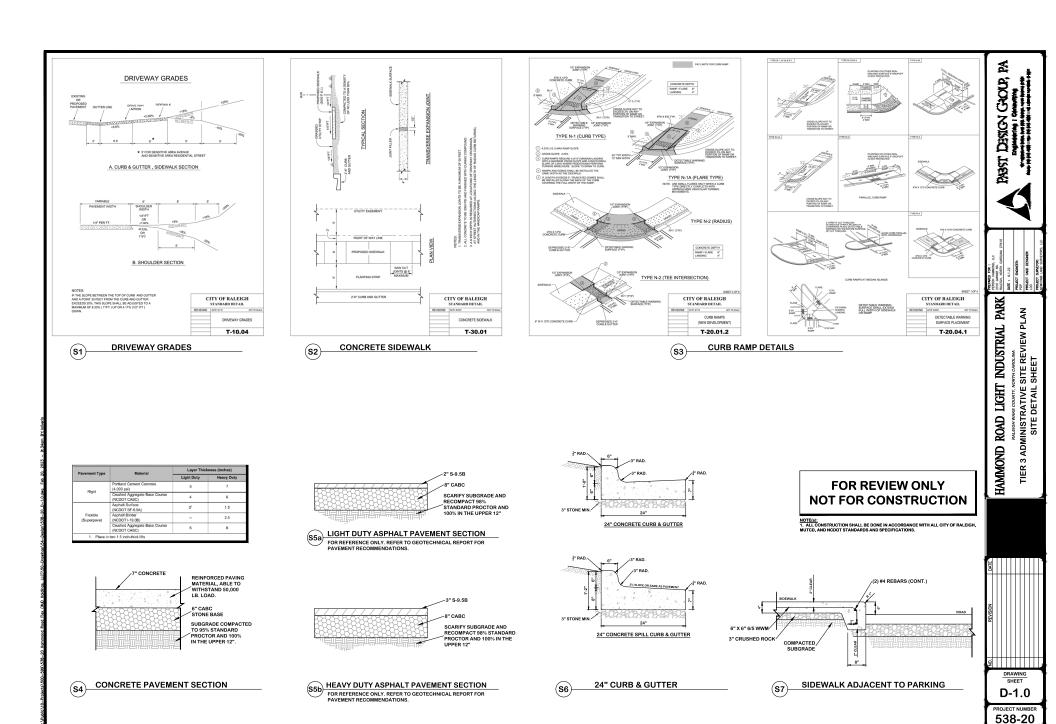


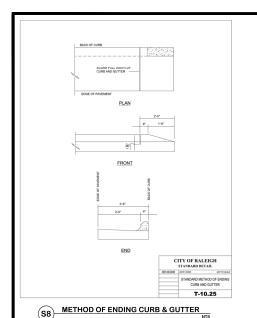


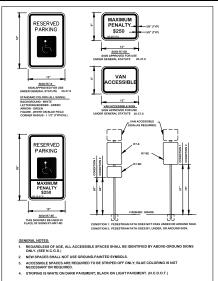












ACCESSIBLE PARKING SIGN

(s9)

TOP CAP UNIT WILL BE GLUED TO BLOCKS WITH ADHESIVE MEETING MANUFACTURERS RECOMM USE CLASS A CONCRETE AND PROVIDE CLASS I SURFACE FINISH ON ALL EXPOSED SURFACES. GENERAL NOTES:

1. COORDINATE WITH CITY OF RALEIGH ON WHICH WALL TYPE TO USE. CITY OF RALEIGH ALL RETAINING WALLS SHALL BE DESIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER. TT-09 **RETAINING WALL**

FOR REVIEW ONLY **NOT FOR CONSTRUCTION**

NOTE(s):

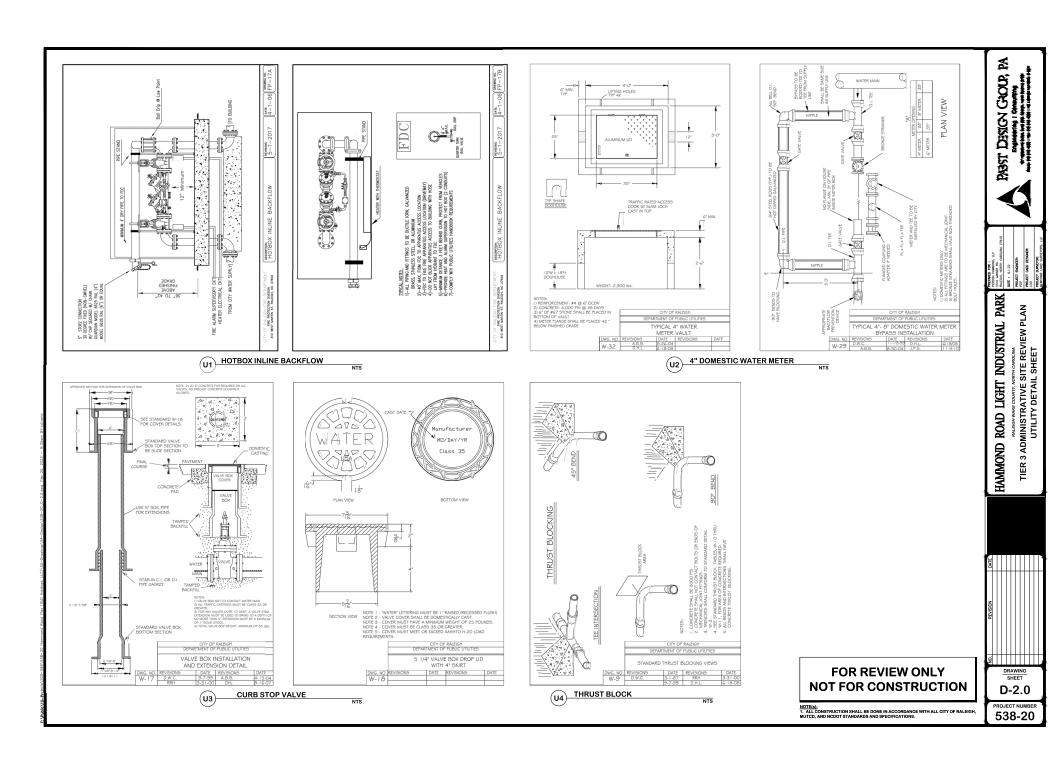
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH MUTCD, AND NODOT STANDARDS AND SPECIFICATIONS.

HAMMOND ROAD LIGHT INDUSTRIAL PARK RALEIGH WARE COUNTY, MORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE REVIEW PLAN
SITE DETAIL SHEET

DRAWING

D-1.1

PROJECT NUMBER 538-20

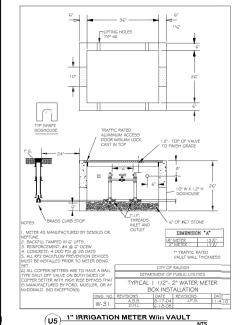


HOT DIPPED GALVANIZE

RODS AND BOLTS TO BE PIPE SIZE 6" MIN. OR AS

PROJECT NUMBE

538-20





LEAD FREE

MasterSeries® LF860

Reduced Pressure Zone **Backflow Prevention Assemblies** Size: 21/2" - 10"



"The wetted surface of this product contacted by consumable water contains less than 0.25% of lead by weight.

Job Location

Engineer ___

(1535) (150 o Tolor) (150 o To

Hydrostatic test pressure: 350psi (24.1 bar) Temperature range: 32°F to 140°F (0°C to 60°C)



FEBCO/

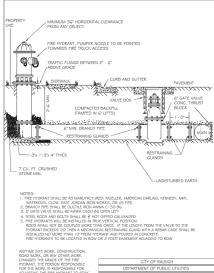
A WATTS Brand

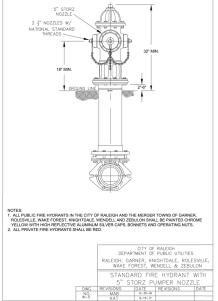


FOR REVIEW ONLY

NOTE(s):

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LEAD FREE

Series 825YA Angle Pattern Reduced Pressure

Zone Assemblies

Size: ¾" - 2" (20mm - 50mm)



2" FEBCO 825YA RPZ



Materials

TRAFFIC BEARING CLEANOUT (U10)-

20" MIN.

NOT FOR CONSTRUCTION

NOTICE

(8U)

4" FEBCO LF860 RPZ

NOTICE

A WATTS Brand NTS

|FEBCO|

(U9)-

NTS

CAST IRON/DUCTILE IRON
CLEANOUT COVER & RING FINISHED
GRADE 1/8"

PERMANENT WATER MAIN

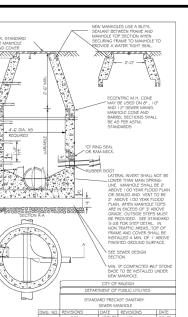
BLOW OFF ASSEMBLY

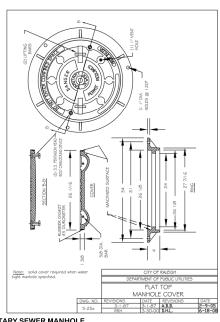
BLOW OFF ASSEMBLY

(U7)

할 | | | | | | | |

D-2.1





U11) STANDARD PRECAST SANITARY SEWER MANHOLE
NTS

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NOTE(s):

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PASST DESIGN GROUP,

DATE: 6.1.22
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MANAGEMENT OF THE CANAGEMENT OF THE CAN

HAMMOND ROAD LIGHT INDUSTRIAL PARK

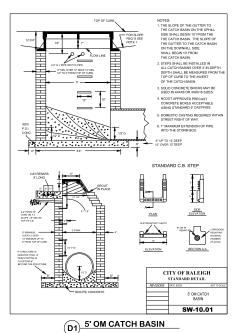
MALEDINING COUNT, NORTH, AND ADDRESS ADMINISTRATIVE SITE REVIEW PLAN

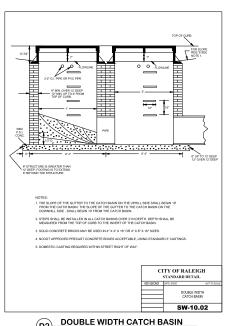
UTILITY DETAIL SHEET

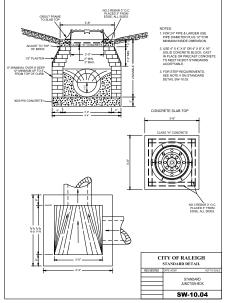
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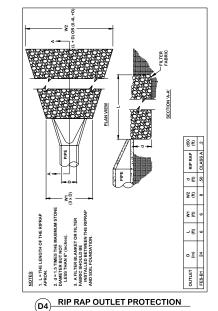
DRAWING SHEET

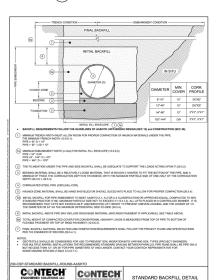
PROJECT NUMBER 538-20











STANDARD DETENTION DETAIL

CITY OF RALEIGH STANDARD DROP INLET

STANDARD DROP INLET

STANDARD JUNCTION BOX

NOTE:
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

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RALECH WAVE COUNT, MORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE REVIEW F
STORM DRAINAGE DETAIL SHEET

ROAD HAMMOND

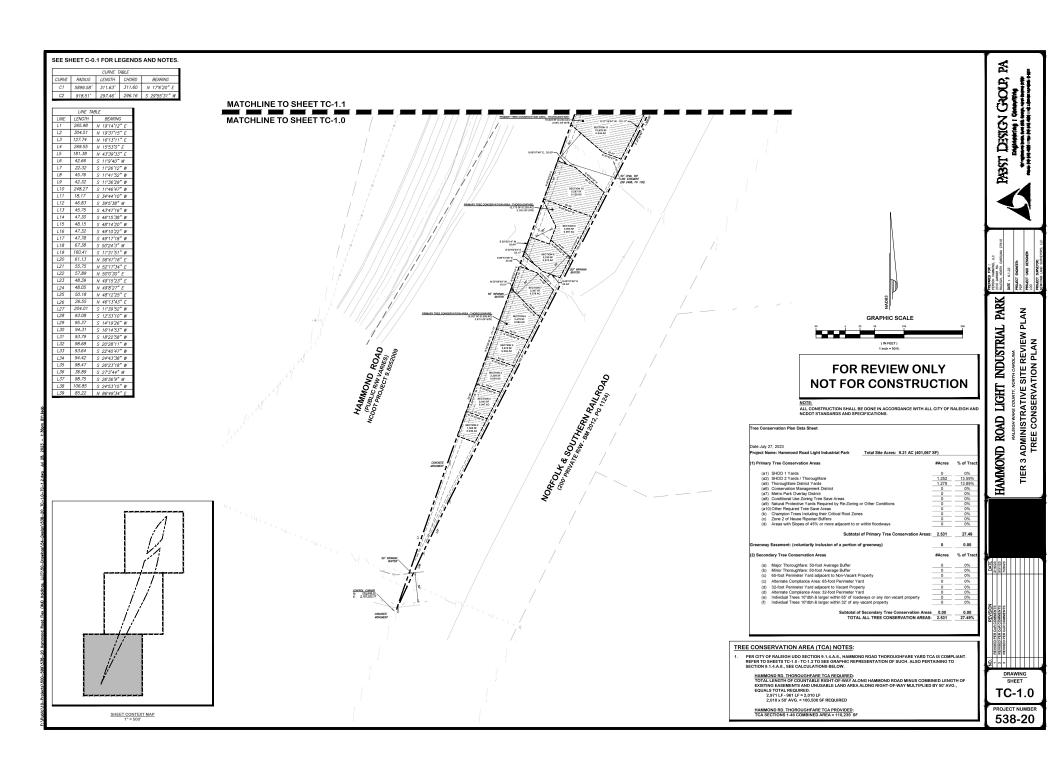
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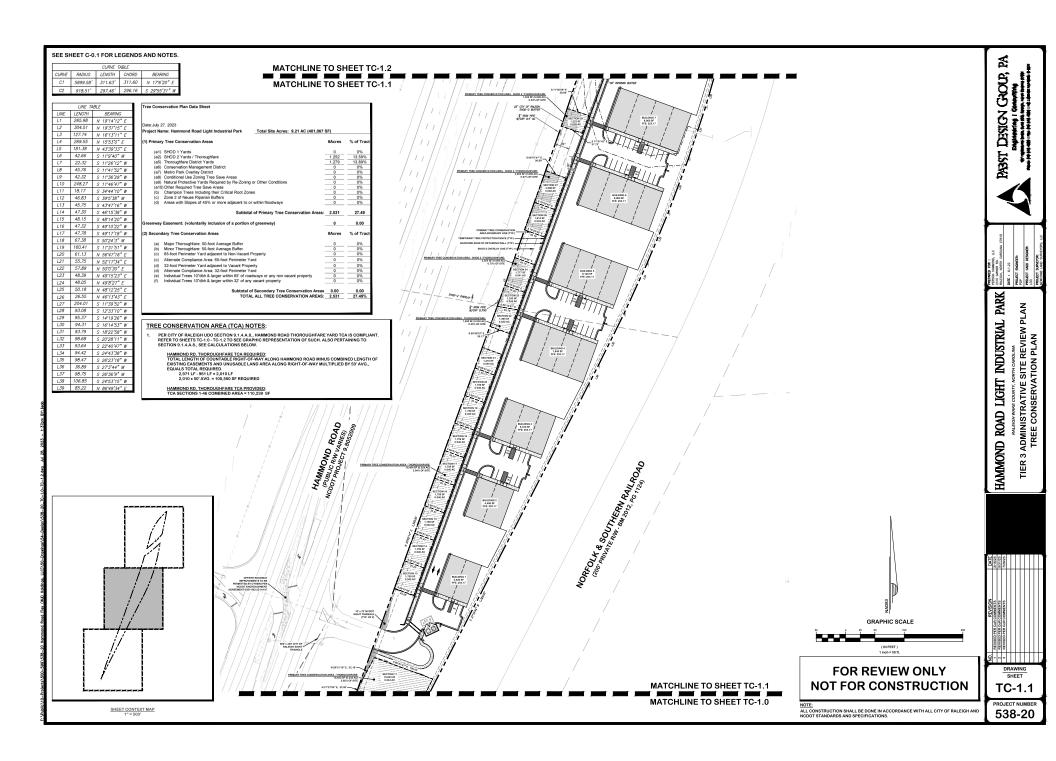
GOUP, PA

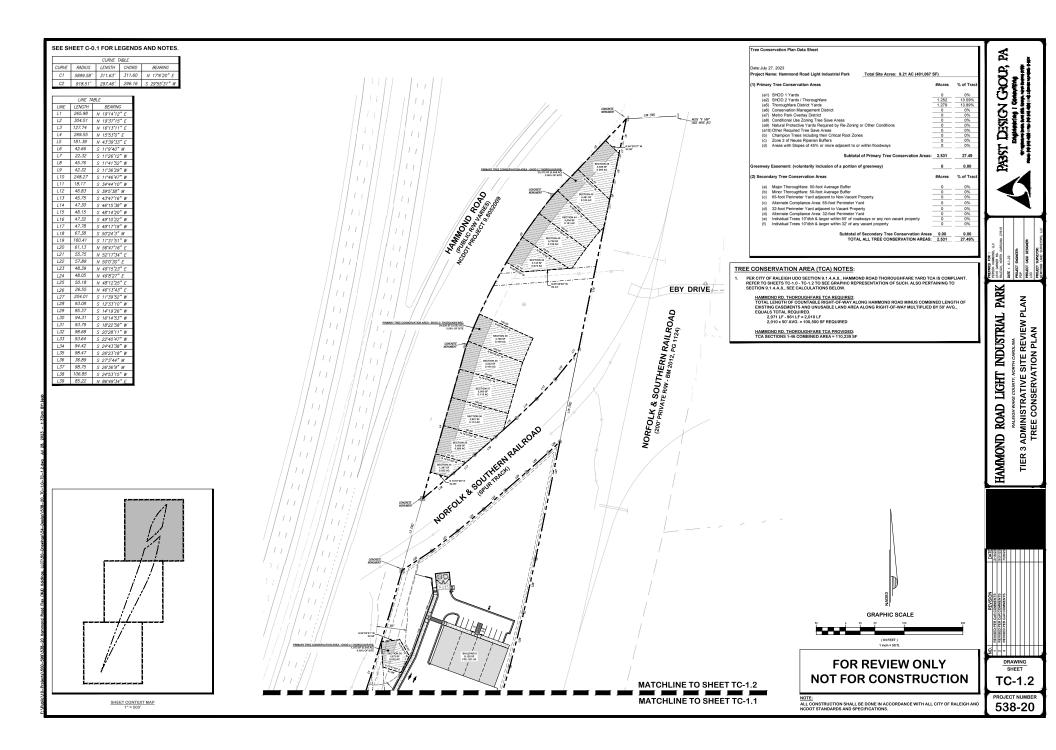
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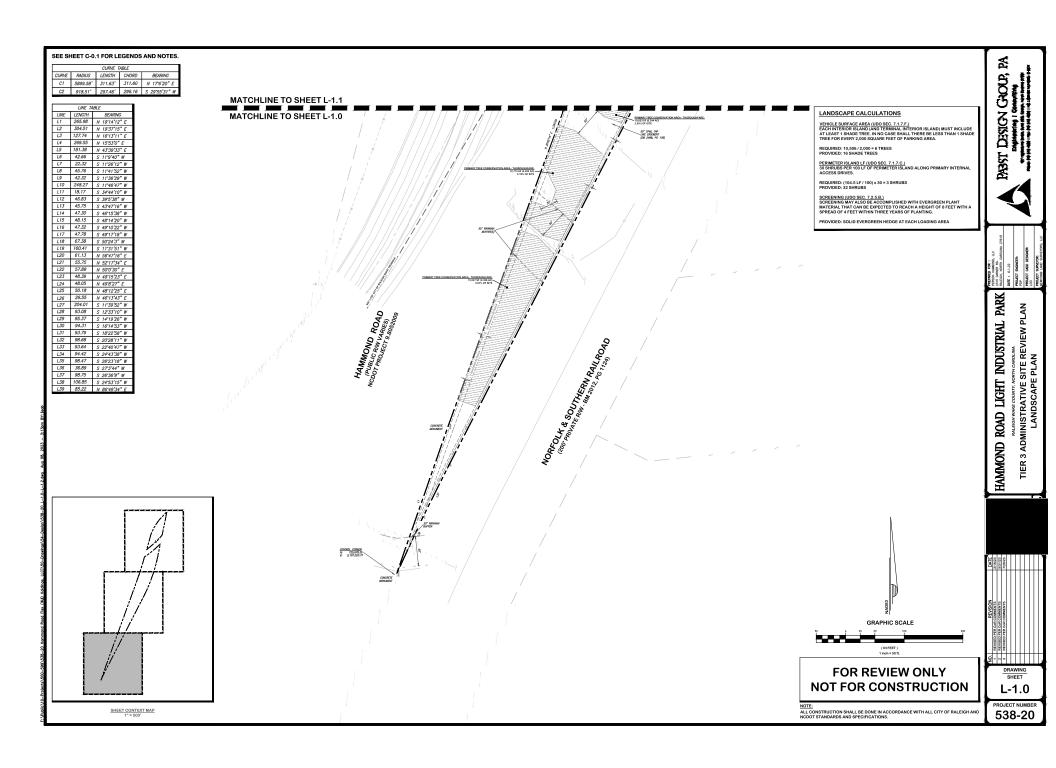
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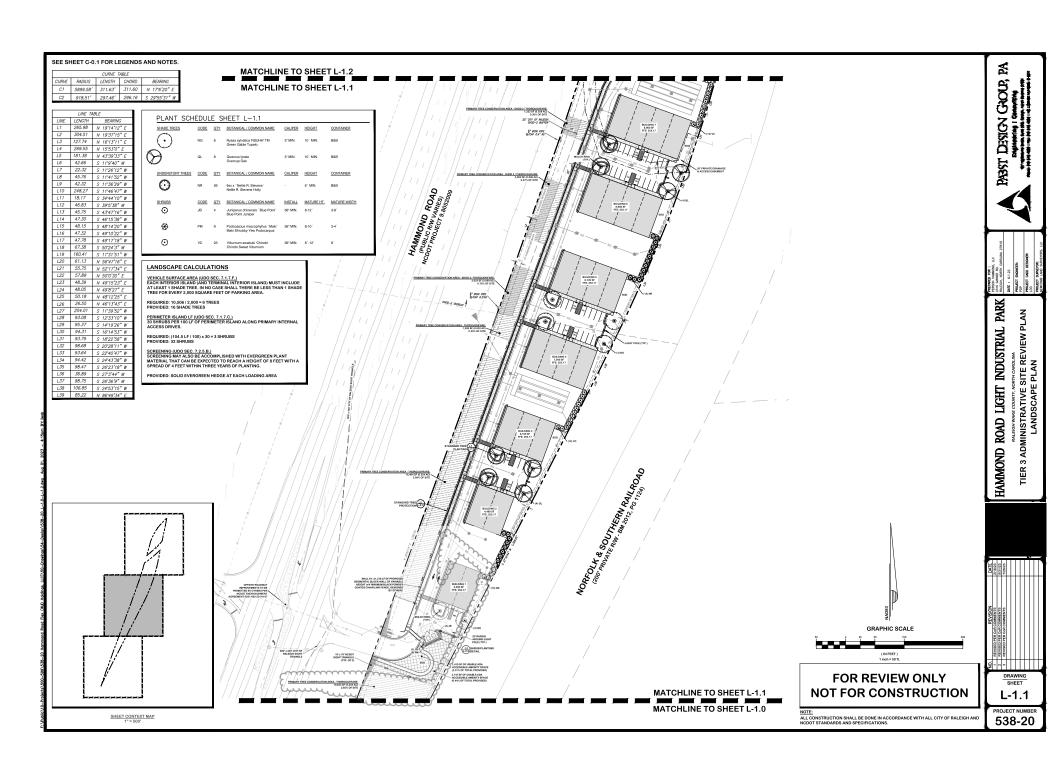
538-20

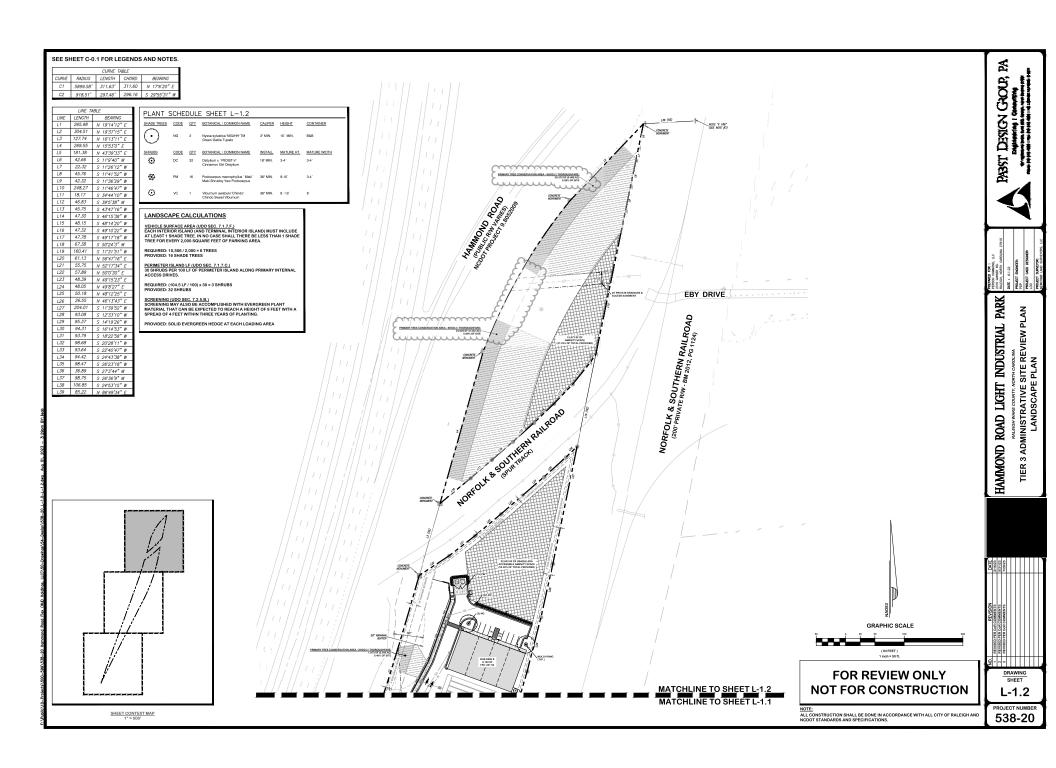


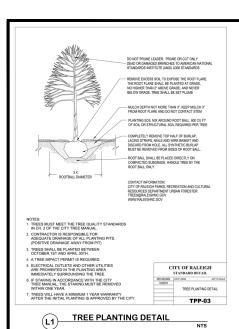


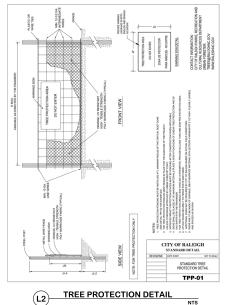












BACKFILL WITH SOIL
AS PER SPECIFICATIONS 3" HIGH EARTH SAUCER

NTS

SHRUB PLANTING DETAIL NTS

> **FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NOTE(s):

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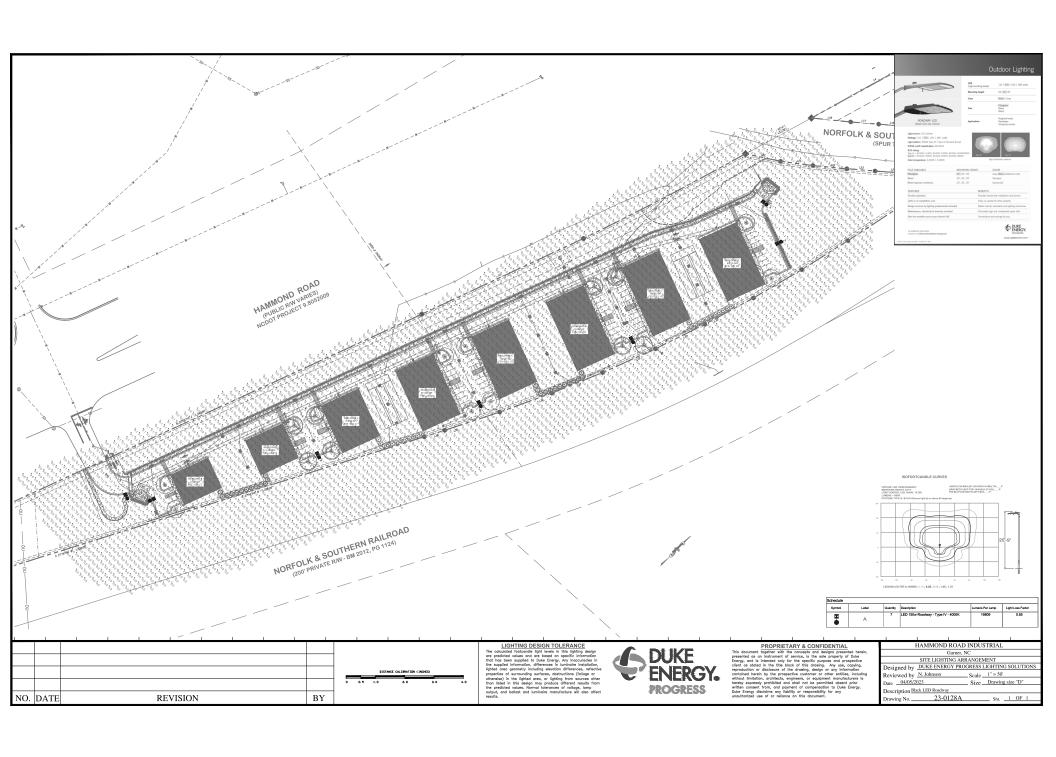
PASST DESIGN GROUP, PA

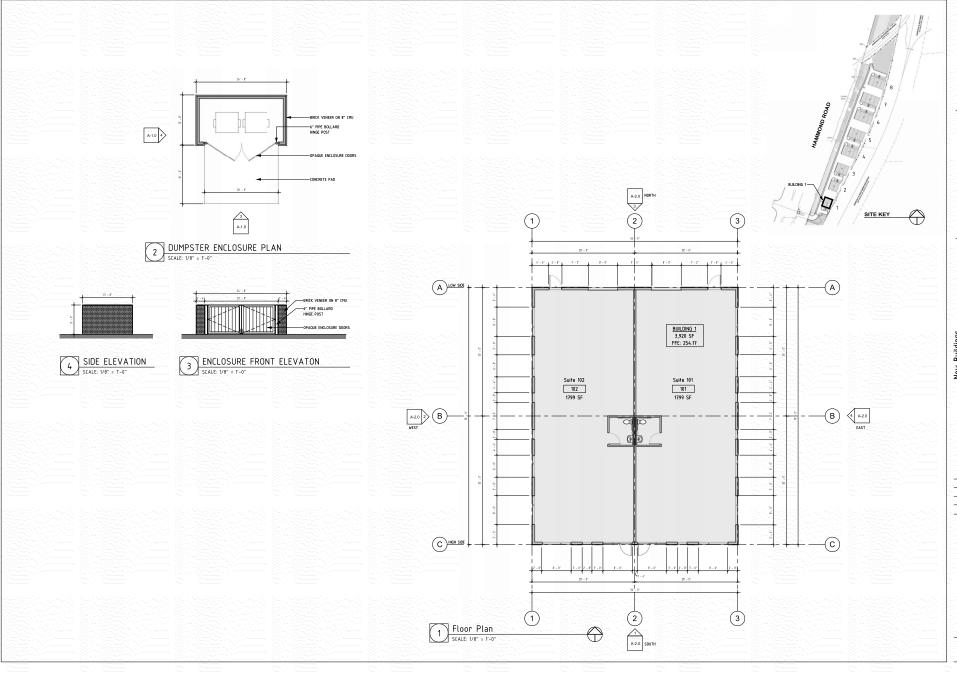
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210 GARGER FILE.
210 GARGE

HAMMOND ROAD LIGHT INDUSTRIAL PARK RALEIGH WARE COUNTY, MORTH CARCULAN
TIER 3 ADMINISTRATIVE SITE REVIEW PLAN
LANDSCAPE DETAIL SHEET

DRAWING SHEET L-2.0

PROJECT NUMBER 538-20



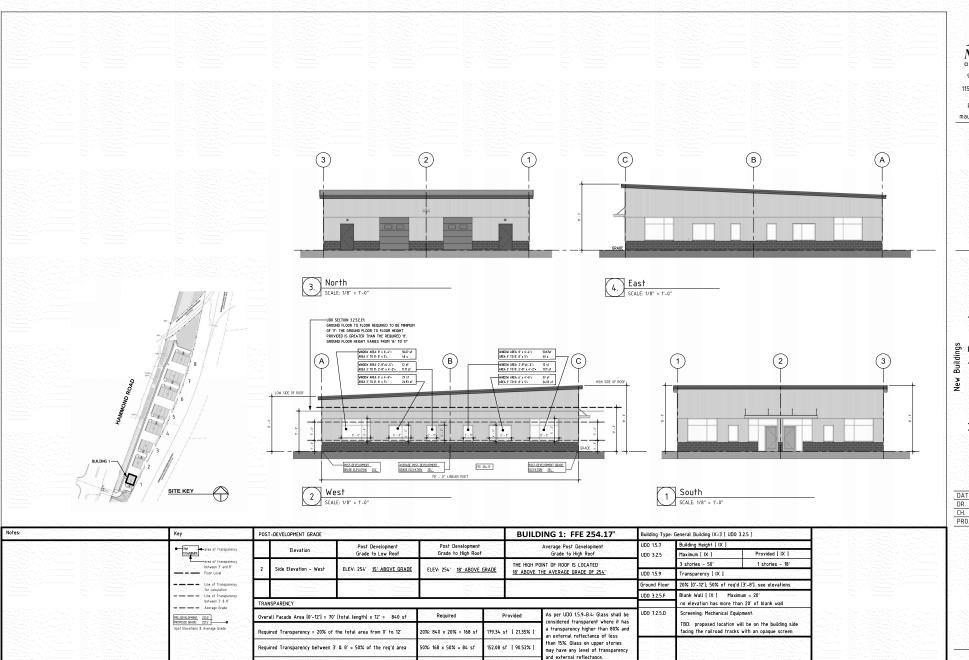


MAURER architecture 919 829 4969 115 1/2 E. Hargett St Suite 300 Raleigh, NC 27601 maurerarchitecture.com

New Buildings Hammond Road Light Industrial Park

DATE 05/23/23
DR. mm
CH. mm
PROJ. # 22040

Building 1 Floor Plan



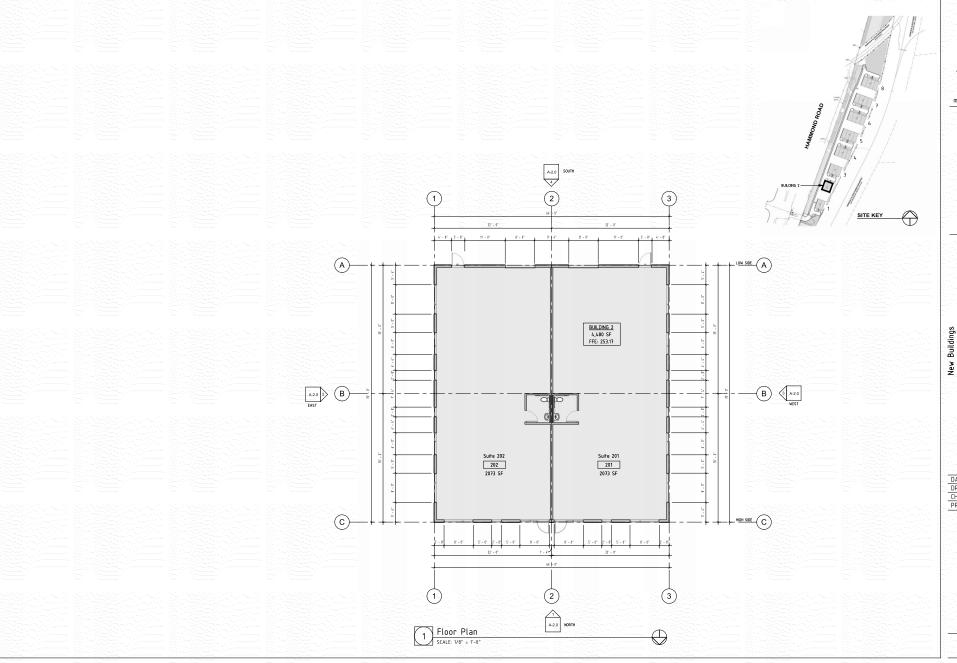
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Hammond Road Light Industrial Park

DATE 05/23/23
DR. MM
CH. MM
PROJ. # 22040

Building 1 Exterior Elevations



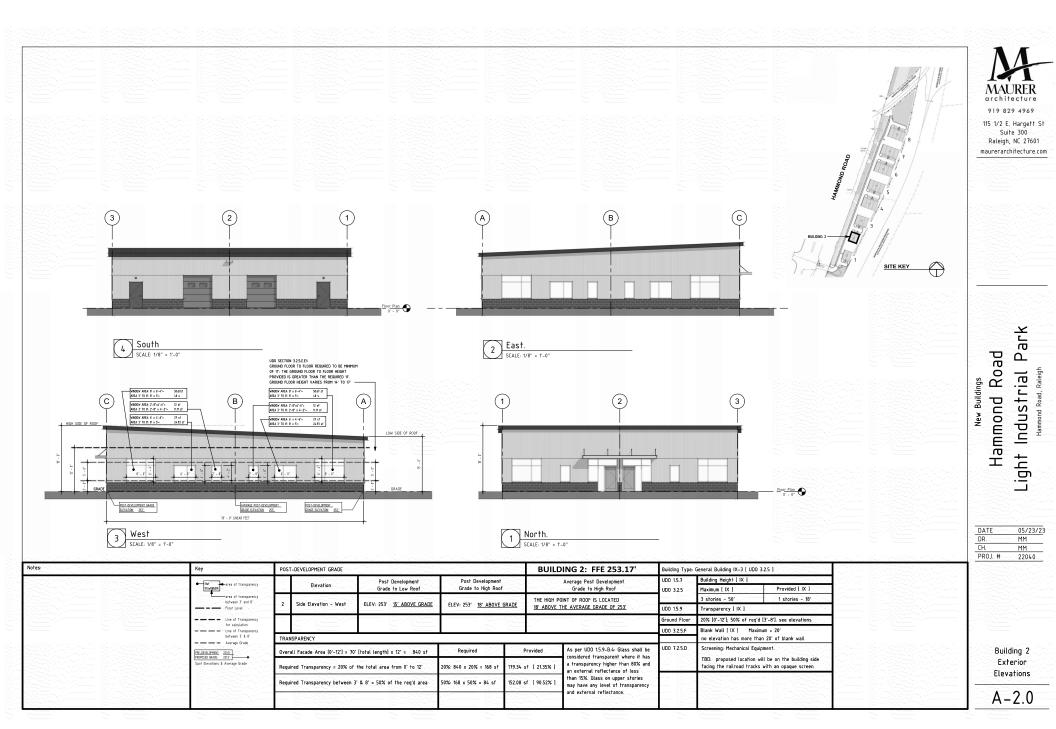


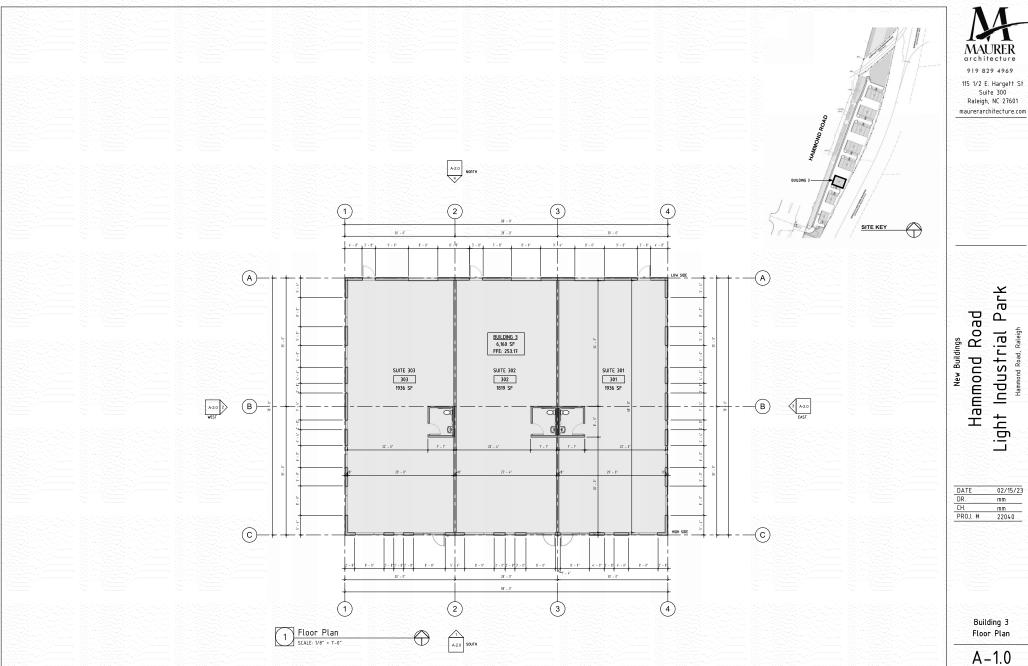
New Buildings Hammond Road Light Industrial Park

DATE	05/23/23
DR.	MM
CH.	MM
PROJ. #	22040

Building 2 Floor Plan

A-1.0



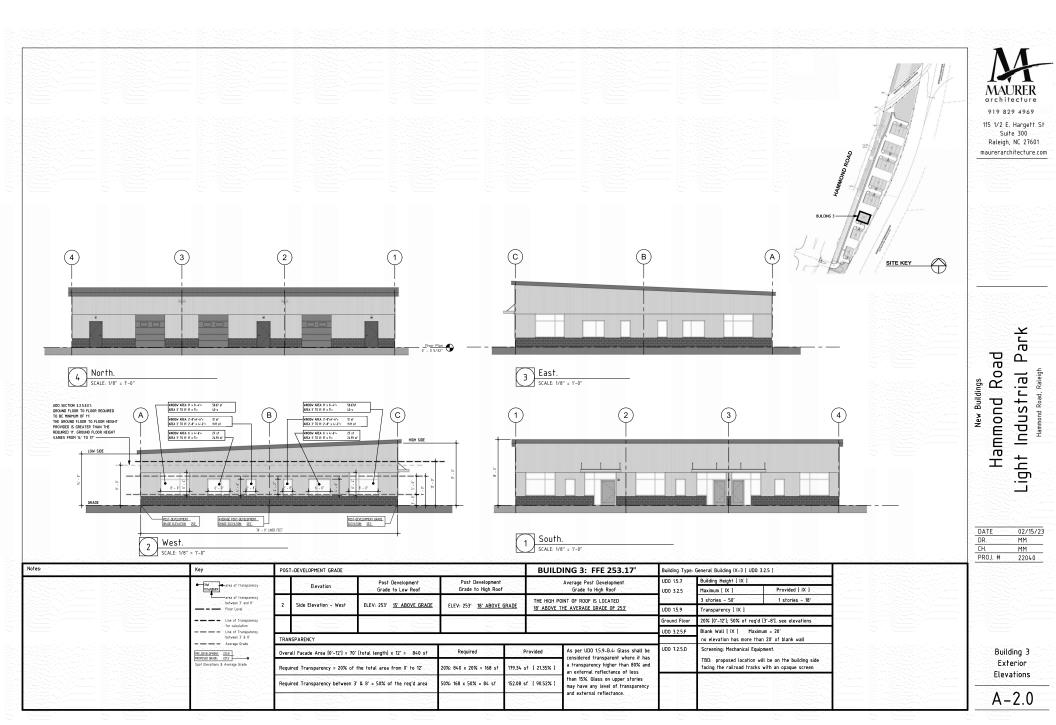


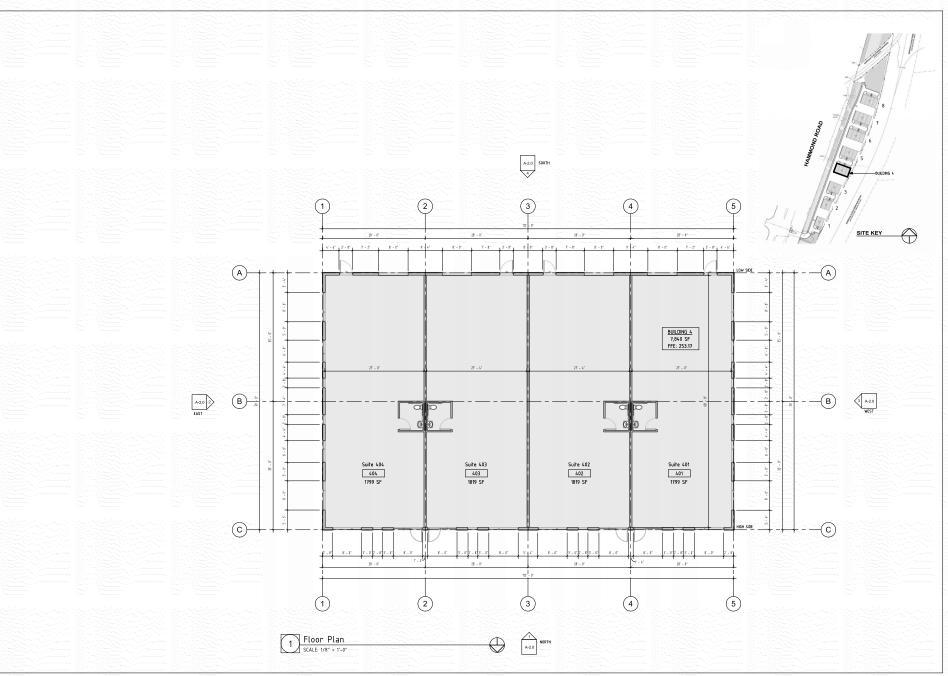


Light Industrial Park New Buildings Hammond Road

02/15/23 mm DATE DR. CH. PROJ. # mm 22040

Building 3 Floor Plan



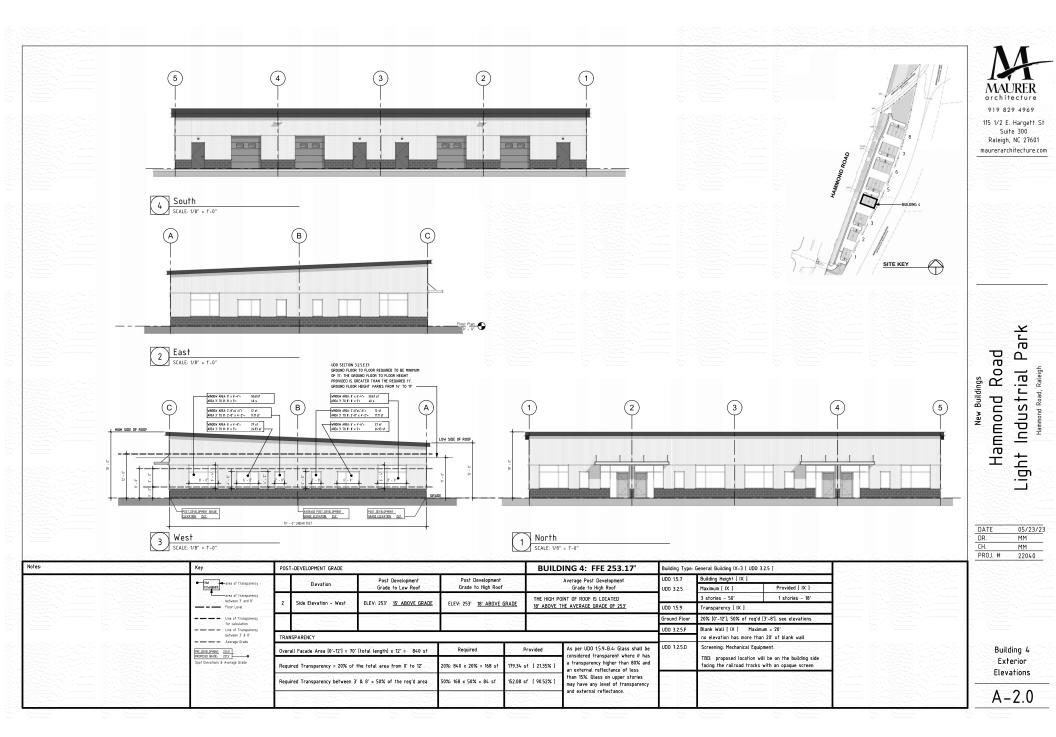


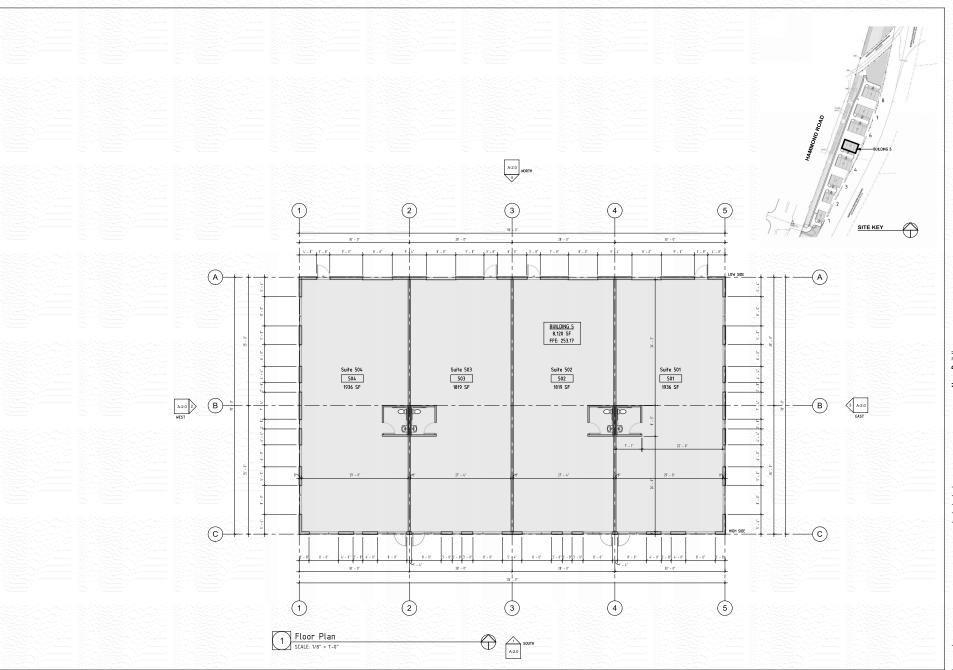


New Buildings Hammond Road Light Industrial Park

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Building 4 Floor Plan





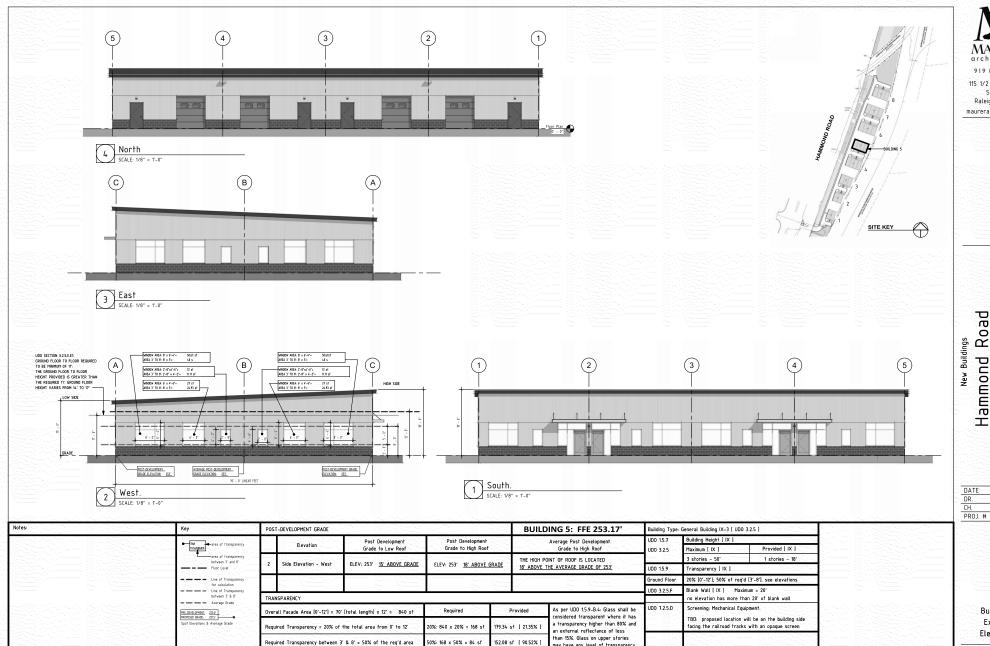


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Building 5 Floor Plan



may have any level of transparency and external reflectance.

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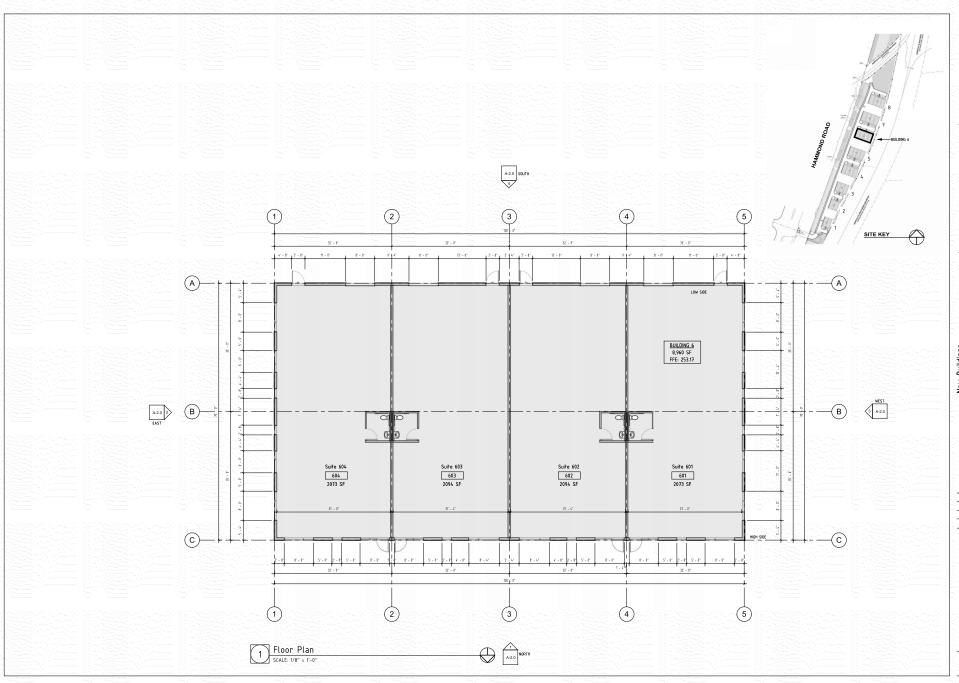
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OR. MM

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PROJ. # 22040

Building 5 Exterior Elevations



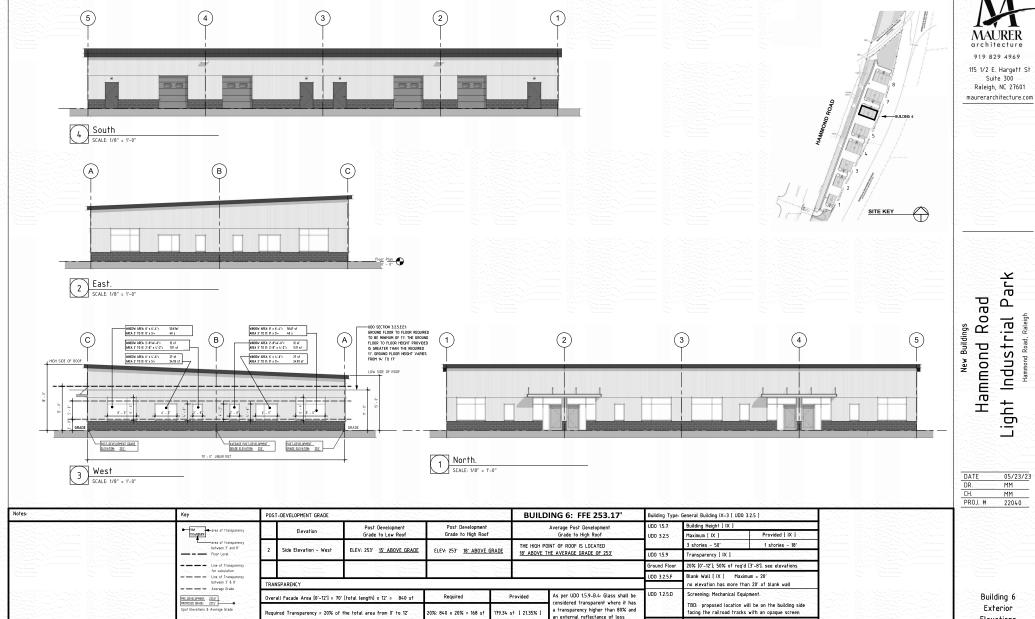


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Building 6 Floor Plan



50%: 168 x 50% = 84 sf

152.08 sf [90.52%]

Required Transparency between 3' & 8' = 50% of the req'd area

than 15%. Glass on upper stories

may have any level of transparency and external reflectance.

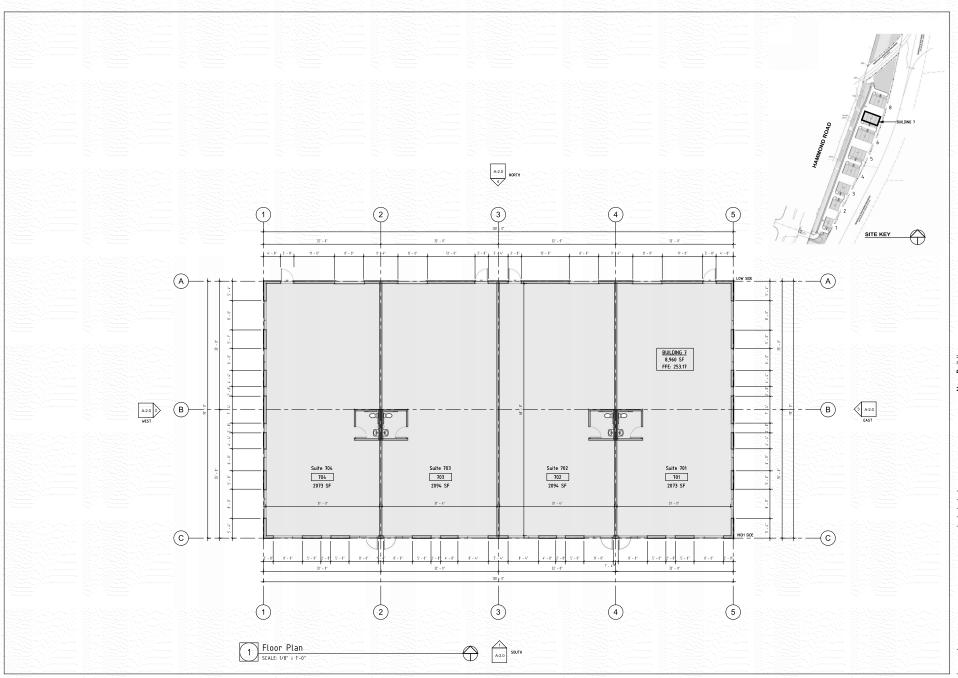
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> Building 6 Exterior Elevations



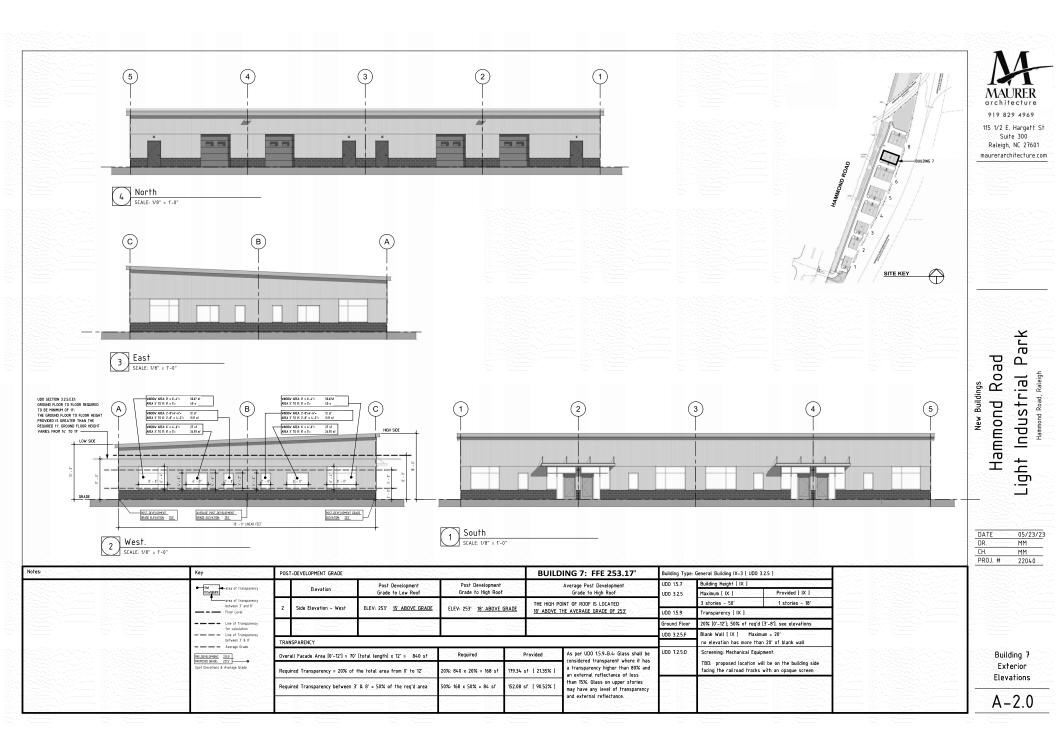


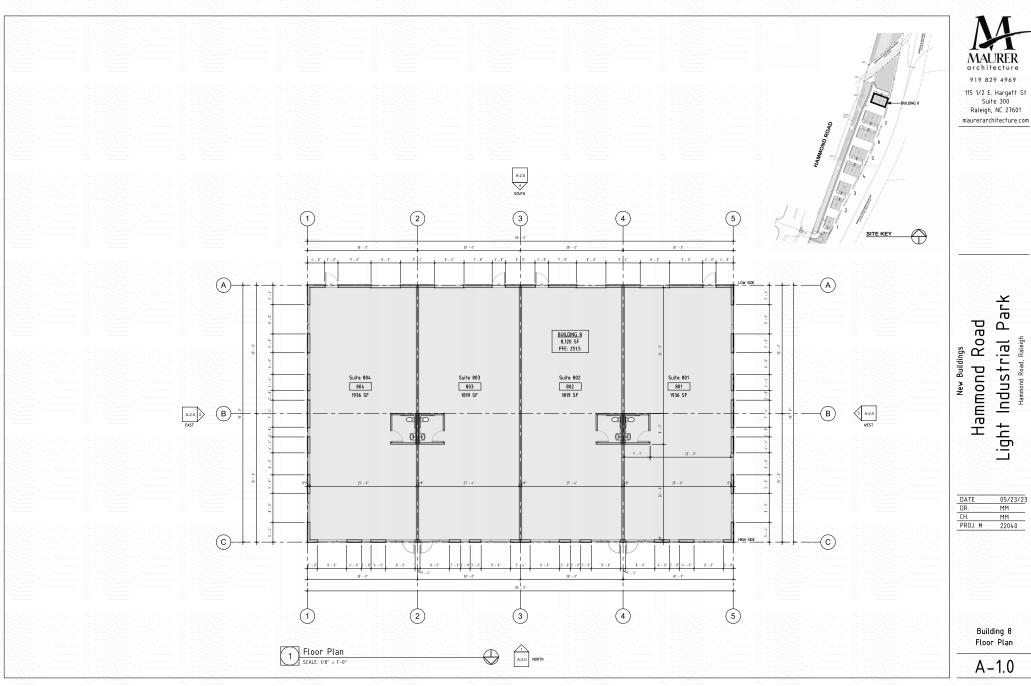
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Building 7 Floor Plan



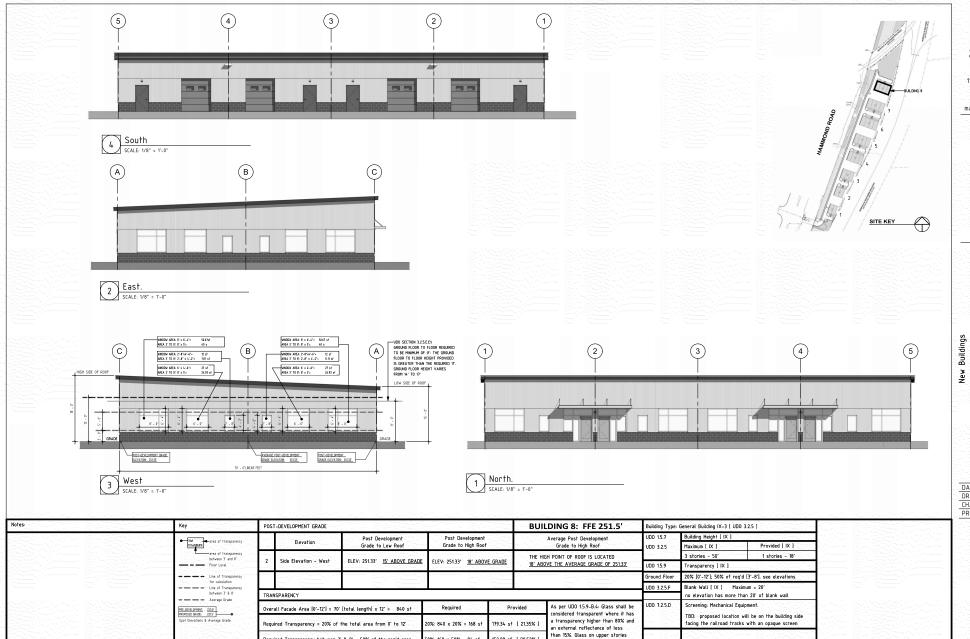




Light Industrial Park New Buildings Hammond Road

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Building 8 Floor Plan



50%: 168 x 50% = 84 sf

152.08 sf [90.52%]

may have any level of transparency and external reflectance.

Required Transparency between 3' & 8' = 50% of the req'd area

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Building 8 Exterior Elevations