

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____	Planner (print): _____
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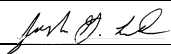
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan	Tier Three Site Plan	
	Building Type		Site Transaction History
	Detached	General	Subdivision case #: _____
	Attached	Mixed use	Scoping/sketch plan case #: _____
	Apartment	Open lot	Certificate of Appropriateness #: _____
	Townhouse	Civic	Board of Adjustment #: _____
			Zoning Case #: _____
			Administrative Alternate #: _____
GENERAL INFORMATION			
Development name:			
Inside City limits? Yes No			
Property address(es):			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form.			
Company:			Title:
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes No	Wetlands Yes No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br	4br or more
# of lots:	Is your project a cottage court? Yes No

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: 	Date:
Printed Name:	

TIER 3 ADMINISTRATIVE SITE PLAN REVIEW FOR: 4200 VIRTUOUS STREET CONCRETE PLANT GARNER, NORTH CAROLINA

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Office Use Only: Case #: _____ Planner (print): _____

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Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____		
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____		
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____		
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____		
		Zoning Case #: _____		
		Administrative Alternate #: _____		

GENERAL INFORMATION

Development name: 4200 Virtuous Street Concrete Plant

Inside City limits? Yes No

Property address(es): 4200 Virtuous Street & 4857 Jones Sausage Road, Garner, NC 27529

Site P.I.N.(s): 1721-47-1380 & 1721-46-0804

Please describe the scope of work. Include any additions, expansions, and change of use.
Proposed Development of (2) Concrete Batch Plants, (1) Asphalt Plant, and a Transfer Station on the Heavy-Industrial zoned parcel to the south, and light-industrial use(s) of general office and warehouse maintenance shop to be on the Light-Industrial parcel. Also, all required utilities, stormwater conveyance, parking, and landscaping to be installed with this development.

Current Property Owner/Developer Contact Name: Owners: AP SE40 LLC & Garner Economic Development Corporation
NOTE: please attach purchase agreement when submitting this form.

Company: Raleigh Concrete, LLC Title: Juan Sanchez (Owner/President)

Address: 1938 S Wilmington St., Raleigh, NC 27603

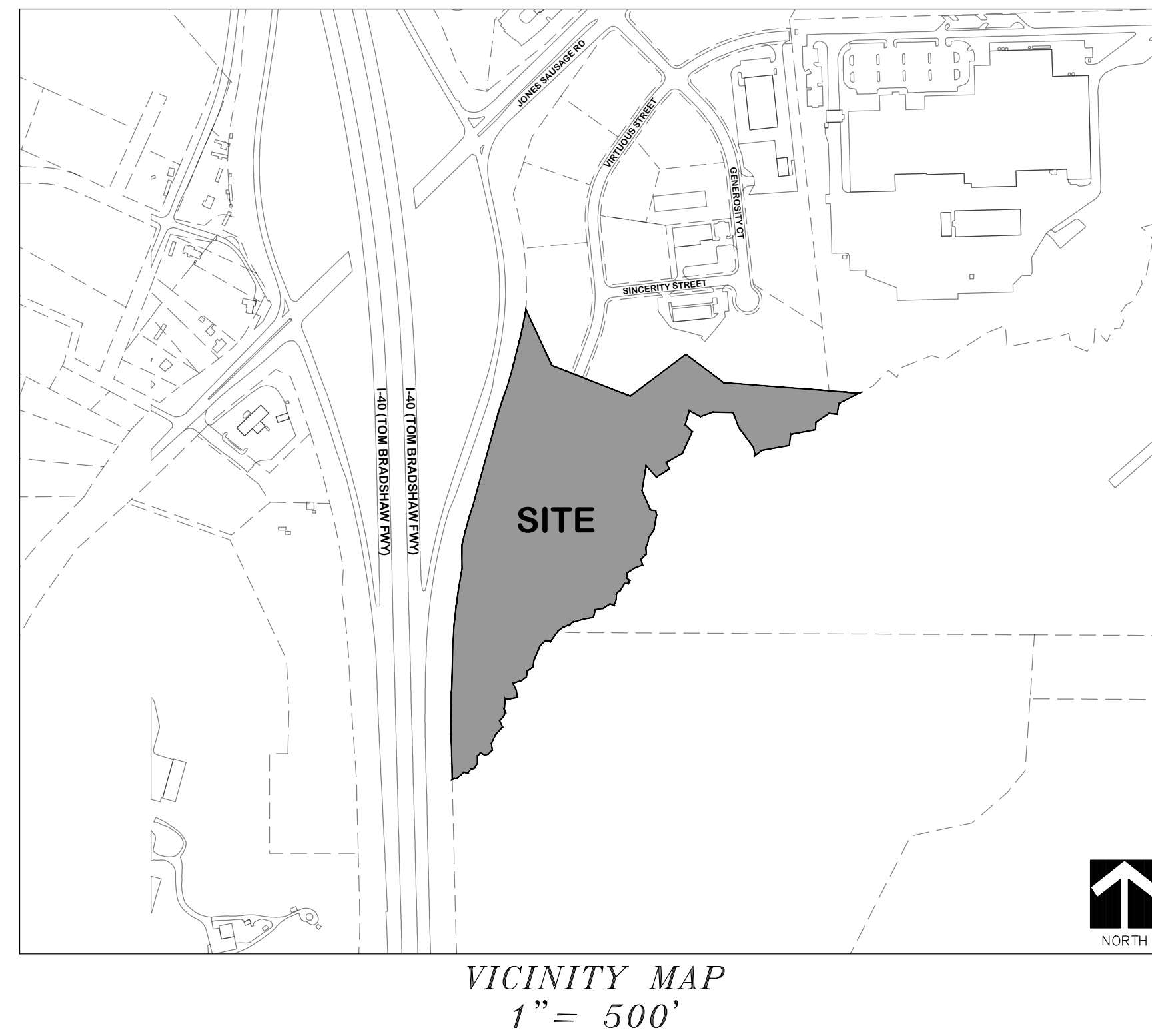
Phone #: 919.859.0201 Email: jp@raleighconcrete.com

Applicant Name: Josh Leab

Company: Pabst Design Group, PA Address: 107 Fayetteville St., Suite 200 Raleigh, NC 27601

Phone #: 919.848.4399 Email: jleab@pabstdesign.com

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raleighnc.gov



OWNER(S):
AP SE40, LLC
10320 DURANT ROAD, SUITE 113
RALEIGH, NC 27614

GARNER ECONOMIC DEVELOPMENT CORPORATION
401 CIRCLE DRIVE
GARNER, NC 27529

CIVIL ENGINEER:
PABST DESIGN GROUP, PA
P. DAN PABST, PE
107 FAYETTEVILLE STREET
RALEIGH, NC 27601
TEL: 919.848.4399
FAX: 919.848.4395
E-MAIL: dpabst@pabstdesign.com

SURVEYOR:
NEWCOMB LAND SURVEYORS, PLLC
JUSTIN LUTHER, PLS
7008 HARPS MILL ROAD, SUITE 105
RALEIGH, NC 27615
TEL: 919.847.1800
E-MAIL: justin@nls-nc.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): Industrial mixed-use (IX-3): 13.19 AC Heavy Industrial (IH): 10.13 AC	Existing gross floor area (not to be demolished): 0.00 SF Existing gross floor area to be demolished: 0.00 SF
Gross site acreage: 23.32 AC	New gross floor area: 49,800.00 SF
# of parking spaces required: N/A	Total # of gross (to remain and new): 49,800.00 SF
# of parking spaces proposed: N/A	Proposed # of buildings: 3
Overlay District (if applicable): SHOD-1	Proposed # of stories for each: 2, 2, & 1
Existing use (UDO 6.1.4): vacant	
Proposed use (UDO 6.1.4): concrete batch plant, asphalt batch plant, warehouse, office space	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.00 Square Feet: 0.00	Proposed Impervious Surface: Acres: 0.00 Square Feet: 296,008.40
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: Yes, 100-yr flood plain	
Alluvial soils: Martache (M6)	
Flood study: 3729721001	
FEMA Map Panel #: 1721	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br	4br or more
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Pabst Design Group, PA will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: [Signature] Date: 7.28.2022
Printed Name: Josh Leab

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raleighnc.gov

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T-1.1	TREE CONSERVATION AREA PLAN

RIGHT-OF-WAY CONSTRUCTION NOTES:

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO rightofwayservices@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES."
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

MUNICIPAL CONTACT LIST

<ul style="list-style-type: none"> PLANNING AND ZONING CITY OF RALEIGH PLANNING DEPARTMENT JUSTIN RAMETTA, PLANNER II ONE EXCHANGE PLAZA, 4TH FLOOR RALEIGH, NC 27601 919.996.2665 STREETS AND HIGHWAYS NCDOT DIVISION 5, DISTRICT 1 AMY NEIDRINGHAUS 4009 DISTRICT DRIVE RALEIGH, NC 27607 919.733.3213 919.715.5778 FAX BUILDING INSPECTIONS CITY OF RALEIGH BUILDING & SAFETY DIVISION HAMID DOLIKHANI ONE EXCHANGE PLAZA, 4TH FLOOR RALEIGH, NC 27601 919.9962232 EROSION CONTROL CITY OF RALEIGH STORMWATER ADMINISTRATOR BEN BROWN, PE ONE EXCHANGE PLAZA RALEIGH, NC 27601 919.996-3515 	<ul style="list-style-type: none"> WATER AND SEWER CITY OF RALEIGH PUBLIC UTILITIES DEPT. BRIAN CASEY ONE EXCHANGE PLAZA RALEIGH, NC 27601 919.996.2207 ELECTRIC SERVICE DUKE ENERGY PROGRESS KEITH SANDERS 4690 SIMMS CREEK RD RALEIGH, NC 27616 919.431.4706 ROGER TURNER 9920 FAYETTEVILLE RD RALEIGH, NC 27603 919.557.2626 NATURAL GAS SERVICES PSNC ENERGY MATTHEW KOEHL 3516 SPRING FOREST RD RALEIGH, NC 27616 919.501.7668
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**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE CO., NCDOT, MUTCD STANDARDS AND SPECIFICATIONS.

PABST DESIGN GROUP, PA
 Engineering | Consulting
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
 Phone: 919.848.4399 | Fax: 919.848.4395 | NC LICENSE NUMBER: C-3011

PREPARED FOR: RALEIGH CONCRETE, LLC
 95 BLUFF STREET
 RALEIGH, NORTH CAROLINA 27603
 DATE: 10.21.21
 PROJECT ENGINEER: PABST DESIGN GROUP, PA
 PROJECT CADD DESIGNER: PABST DESIGN GROUP, PA
 PROJECT SURVEYOR: NEWCOMB LAND SURVEYORS, PLLC

4200 VIRTUOUS STREET CONCRETE PLANT
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
COVER SHEET

NO.	DATE	REVISION

DRAWING SHEET
C-0.0
 PROJECT NUMBER
535-20

C:\Public\10-Projects\535-20_Raleigh_Concrete_Batch_Plant_(Raleigh_Concrete)\60--Drawings\64-Design\535-20_C-0.0.dwg - 6:47pm, B.Y. Jacob, 2022

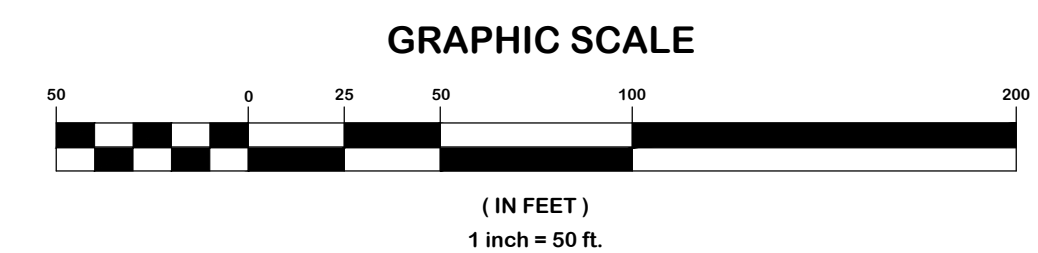
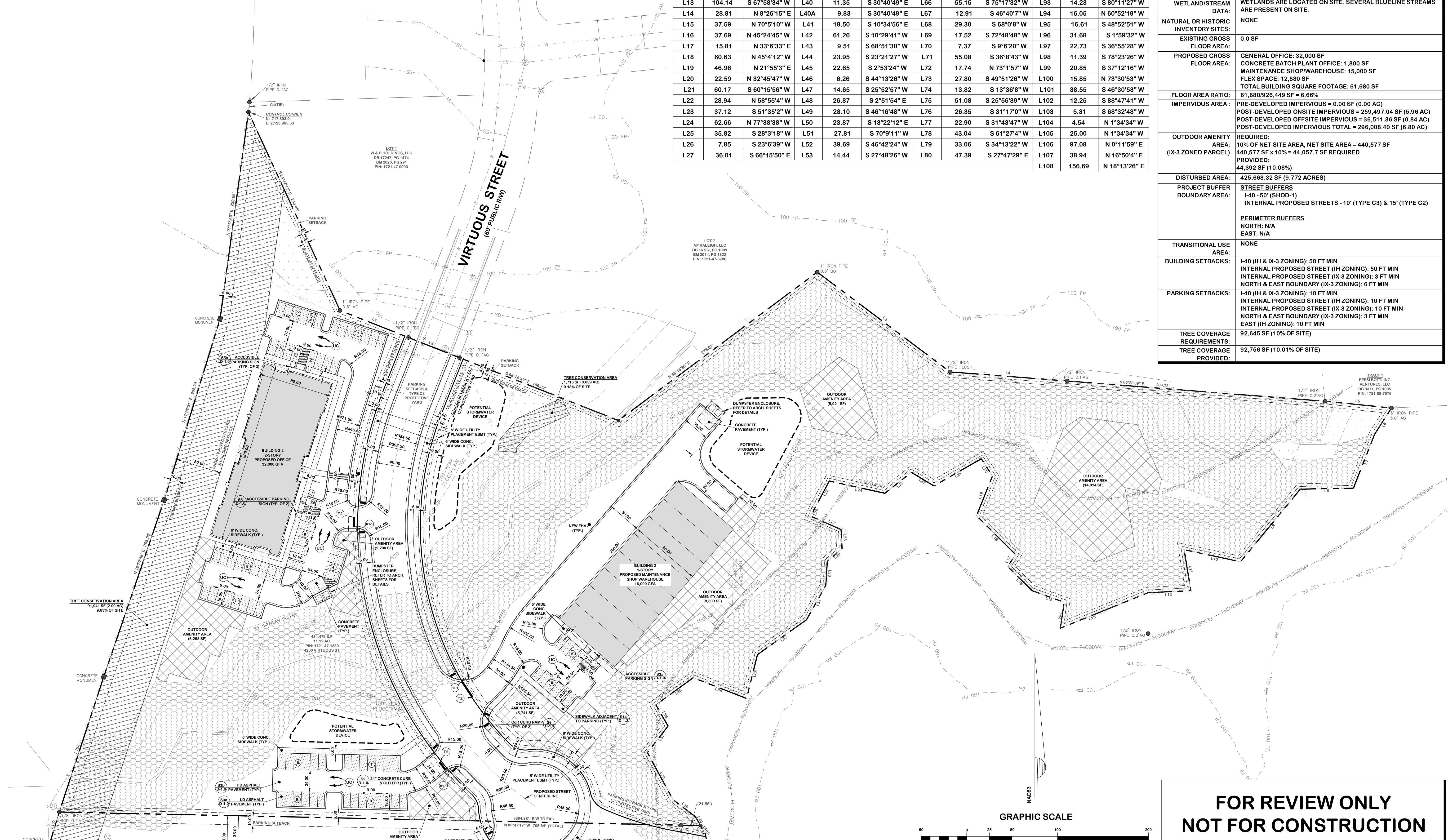
SEE SHEET C-0.1 FOR LEGENDS & NOTES.

SIGNS		
	MUTCD "STOP" R1-1 CONVENTIONAL ROAD: SINGLE LANE: 30" X 30" MULTI-LANE: 36" X 36"	
KEY ITEM	DESCRIPTION	WIDTH
T2 PAINT	STOP BAR	24"
UC PAINT	WHITE STRAIGHT ARROW	4"

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	10.81	1377.38	N 5°57'59" E	10.81
C2	195.11	2291.83	S 1°37'24" W	195.05
C3	284.21	2171.83	S 7°5'42" W	284.01
C4	114.77	2191.83	S 14°49'16" W	114.75

LINE TABLE											
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	81.01	S 68°25'23" E	L28	21.02	S 2°53'24" E	L54	17.12	S 46°18'17" E	L81	14.38	S 18°33'55" W
L2	60.33	S 68°26'21" E	L29	21.51	S 49°17'18" W	L55	11.82	S 26°18'41" W	L82	40.22	S 79°23'51" W
L3	182.77	S 53°3'49" E	L30	26.42	S 3°26'30" W	L56	15.53	N 88°41'56" W	L83	8.93	N 64°16'6" W
L4	129.13	S 85°35'56" E	L31	43.36	S 29°18'40" W	L57	32.80	S 30°47'25" W	L84	41.56	S 4°31'48" W
L5	73.38	S 84°13'13" E	L32	66.22	S 54°34'38" W	L58	16.99	S 57°11'37" W	L85	13.99	S 19°21'37" E
L6	34.57	S 32°32'55" W	L33	49.77	S 14°0'2" W	L59	26.94	S 2°49'49" W	L86	22.46	S 29°49'32" W
L7	63.42	S 21°26'5" W	L34	62.92	N 68°37'57" W	L60	23.92	S 21°29'52" W	L87	17.48	S 48°8'26" W
L8	58.50	S 88°52'36" W	L35	50.88	S 54°3'19" W	L61	16.39	N 68°24'28" W	L88	29.57	S 25°27'42" E
L9	103.49	S 39°28'15" W	L36	26.95	S 29°53'59" E	L62	32.59	S 56°49'49" W	L89	38.28	S 43°11'34" W
L10	63.48	N 77°51'10" W	L37	36.91	S 37°53'44" W	L63	29.13	S 80°56'22" W	L90	29.52	S 26°24'17" W
L11	45.72	S 9°21'35" E	L38	58.81	S 28°23'12" E	L64	31.46	S 15°16'18" W	L91	27.13	S 8°17'23" E
L12	47.06	S 87°15'43" W	L39	31.16	S 52°43'12" E	L65	28.37	S 80°40'33" W	L92	23.52	S 46°27'38" W
L13	104.14	S 67°58'34" W	L40	11.35	S 30°40'49" E	L66	55.15	S 75°17'32" W	L93	14.23	S 80°11'27" W
L14	28.81	N 8°26'15" E	L41	9.83	S 30°40'49" E	L67	12.91	S 46°40'7" W	L94	16.05	N 60°52'19" W
L15	37.59	N 70°5'10" W	L42	18.50	S 10°34'56" E	L68	29.30	S 68°0'8" W	L95	16.61	S 48°52'51" W
L16	37.69	N 45°24'45" W	L43	61.26	S 10°29'41" W	L69	17.52	S 72°48'48" W	L96	31.68	S 1°59'32" W
L17	15.81	N 33°6'33" E	L44	9.51	S 68°51'30" W	L70	7.37	S 9°6'20" W	L97	22.73	S 36°55'28" W
L18	60.63	N 45°4'12" W	L45	23.95	S 23°21'27" W	L71	55.08	S 36°8'43" W	L98	11.39	S 78°23'26" W
L19	46.96	N 21°55'3" E	L46	22.65	S 2°53'24" W	L72	17.74	N 73°15'7" W	L99	20.85	S 37°12'16" W
L20	22.59	N 32°45'47" W	L47	6.26	S 44°13'26" W	L73	27.80	S 49°51'26" W	L100	15.85	N 73°30'53" W
L21	60.17	S 60°15'56" W	L48	14.65	S 25°52'57" W	L74	13.82	S 13°36'8" W	L101	38.55	S 46°30'53" W
L22	28.94	N 58°55'4" W	L49	26.87	S 2°51'54" E	L75	51.08	S 25°56'39" W	L102	12.25	S 88°47'41" W
L23	37.12	S 51°35'2" W	L50	28.10	S 46°16'48" W	L76	26.35	S 31°17'0" W	L103	5.31	S 68°32'48" W
L24	62.66	N 77°38'38" W	L51	23.87	S 13°22'12" E	L77	22.90	S 31°43'47" W	L104	4.54	N 1°34'34" W
L25	35.82	S 28°3'18" W	L52	27.81	S 70°9'11" W	L78	43.04	S 61°27'4" W	L105	25.00	N 1°34'34" W
L26	7.85	S 23°6'39" W	L53	39.69	S 46°42'24" W	L79	33.06	S 34°13'22" W	L106	97.08	N 0°11'59" E
L27	36.01	S 66°15'50" E	L54	14.44	S 27°48'26" W	L80	47.39	S 27°47'29" E	L107	38.94	N 16°50'4" E
									L108	156.69	N 18°13'26" E

SITE DATA TABLE	
APPLICANT/OWNER:	AP SE40 LLC, GARNER ECONOMIC DEVELOPMENT CORPORATION
PROPERTY ADDRESS:	4200 VIRTUOUS STREET, 4857 JONES SAUSAGE ROAD GARNER, NC 27529
PIN(s):	1721-47-1380, 1721-46-0804
DEED:	BK: 016787 PG: 01007, BK 014572 PG: 02740
PLAT:	BM: 2018 PG: 01480, NONE
PARCEL ID:	81405, 34810
EXISTING ZONING:	INDUSTRIAL MIXED USE (IX-3), HEAVY INDUSTRIAL (IH)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	PROCESSING & MANUFACTURING (CONCRETE BATCH PLANT & ASPHALT BATCH PLANT), OFFICE (OTHER)
LOT AREA:	23.32 ACRES
WATERSHED OVERLAY:	NONE
RIVER BASIN:	NEUSE RIVER
FLOODPLAIN DATA:	THE PROPERTY IS PARTIALLY LOCATED IN THE FLOOD HAZARD ZONE PER FEMA FIRM MAP PANEL 3720172100J.
WETLAND/STREAM DATA:	WETLANDS ARE LOCATED ON SITE. SEVERAL BLUELINE STREAMS ARE PRESENT ON SITE.
NATURAL OR HISTORIC INVENTORY SITES:	NONE
EXISTING GROSS FLOOR AREA:	0.0 SF
PROPOSED GROSS FLOOR AREA:	GENERAL OFFICE: 32,000 SF CONCRETE BATCH PLANT OFFICE: 1,800 SF MAINTENANCE SHOP/WAREHOUSE: 15,000 SF FLEX SPACE: 12,880 SF TOTAL BUILDING SQUARE FOOTAGE: 61,680 SF
FLOOR AREA RATIO:	61,680/926,449 SF = 6.66%
IMPERVIOUS AREA:	PRE-DEVELOPED IMPERVIOUS = 0.00 SF (0.00 AC) POST-DEVELOPED ONSITE IMPERVIOUS = 299,497.04 SF (6.96 AC) POST-DEVELOPED OFFSITE IMPERVIOUS = 36,511.36 SF (0.84 AC) POST-DEVELOPED IMPERVIOUS TOTAL = 296,008.40 SF (6.80 AC)
OUTDOOR AMENITY AREA: (IX-3 ZONED PARCEL)	REQUIRED: 10% OF NET SITE AREA, NET SITE AREA = 440,577 SF 440,577 SF x 10% = 44,057.7 SF REQUIRED PROVIDED: 44,392 SF (10.08%)
DISTURBED AREA:	425,668.32 SF (9.772 ACRES)
PROJECT BUFFER BOUNDARY AREA:	STREET BUFFERS 1-40' (SHOUD-1) INTERNAL PROPOSED STREETS - 10' (TYPE C3) & 15' (TYPE C2)
TRANSITIONAL USE AREA:	NONE
BUILDING SETBACKS:	1-40 (IH & IX-3 ZONING): 50 FT MIN INTERNAL PROPOSED STREET (IH ZONING): 50 FT MIN INTERNAL PROPOSED STREET (IX-3 ZONING): 3 FT MIN NORTH & EAST BOUNDARY (IX-3 ZONING): 6 FT MIN
PARKING SETBACKS:	1-40 (IH & IX-3 ZONING): 10 FT MIN INTERNAL PROPOSED STREET (IH ZONING): 10 FT MIN INTERNAL PROPOSED STREET (IX-3 ZONING): 3 FT MIN NORTH & EAST BOUNDARY (IX-3 ZONING): 3 FT MIN EAST (IH ZONING): 10 FT MIN
TREE COVERAGE REQUIREMENTS:	92,845 SF (10% OF SITE)
TREE COVERAGE PROVIDED:	92,756 SF (10.01% OF SITE)



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NOT FOR CONSTRUCTION**

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SEE SHEET C-2.1 FOR CONTINUATION

PAST DESIGN GROUP, PA
Engineering & Consulting
107 Fayetteville Street, Suite 300, Raleigh, North Carolina 27601
Phone: 919 946 4399 | Fax: 919 946 4395 | NC LICENSE NUMBER: C-3011

PREPARED FOR:	AP SE40 LLC, GARNER ECONOMIC DEVELOPMENT CORPORATION
PROJECT ENGINEER:	AP SE40 LLC, GARNER ECONOMIC DEVELOPMENT CORPORATION
PROJECT CADD DESIGNER:	AP SE40 LLC, GARNER ECONOMIC DEVELOPMENT CORPORATION
PROJECT SURVEYOR:	AP SE40 LLC, GARNER ECONOMIC DEVELOPMENT CORPORATION
DATE:	10.21.21

**4200 VIRTUOUS STREET CONCRETE PLANT
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
SITE PLAN LAYOUT**

NO.	DATE	REVISION

NO.	DATE	REVISION

DRAWING SHEET
C-2.0
PROJECT NUMBER
535-20

C:\Public\Projects\535-20_Raleigh_Concrete_Batch_Plant\Drawings\54-Design\535-20_C-2.0 & C-2.1.dwg, Jul 28, 2022, 6:05pm, B.Y. Job

SEE SHEET C-0.1 FOR LEGENDS & NOTES.

SEE SHEET C-2.0 FOR CONTINUATION

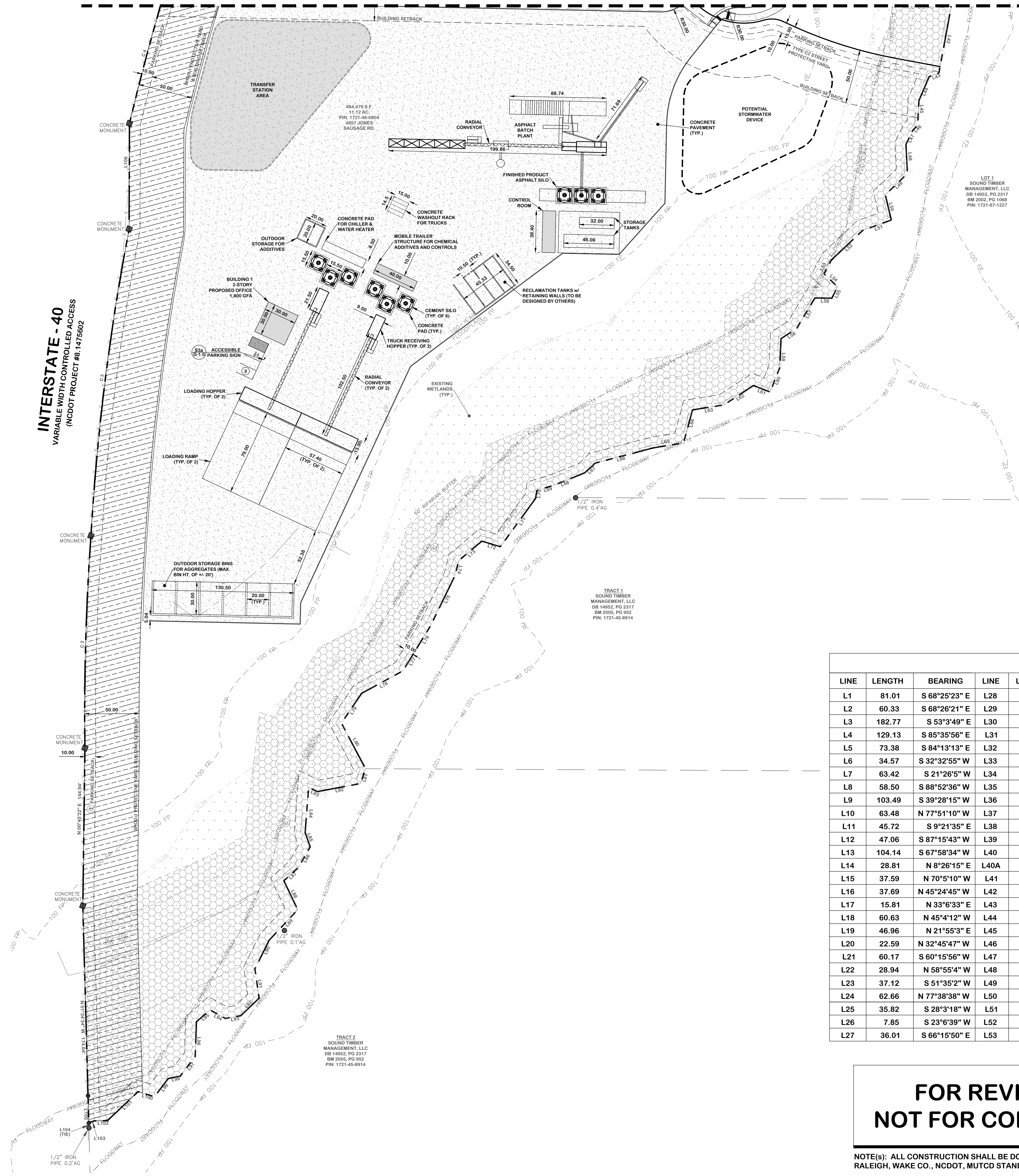
SIGNS

R1-1 MUTCD "STOP" R1-1 CONVENTIONAL ROAD: SINGLE LANE: 30" X 30" MULTI-LANE: 36" X 36"

KEY ITEM DESCRIPTION WIDTH

T2 PAINT STOP BAR 24"

UC PAINT WHITE STRAIGHT ARROW 4"



SITE DATA TABLE

APPLICANT/OWNER: AP SE40 LLC, GARNER ECONOMIC DEVELOPMENT CORPORATION

PROPERTY ADDRESS: 4200 VIRTUOUS STREET, 4857 JONES SAUSAGE ROAD GARNER, NC 27529

PIN(s): 1721-47-1380, 1721-46-0804

DEED: BK: 016787 PG: 01007, BK 014572 PG: 02740

PLAT: BM: 2018 PG: 01480, NONE

PARCEL ID: 81405, 34810

EXISTING ZONING: INDUSTRIAL MIXED USE (IX-3), HEAVY INDUSTRIAL (IH)

EXISTING LAND USE: VACANT

PROPOSED LAND USE: PROCESSING & MANUFACTURING (CONCRETE BATCH PLANT & ASPHALT BATCH PLANT), OFFICE (OTHER)

LOT AREA: 23.32 ACRES

WATERSHED OVERLAY: NONE

RIVER BASIN: NEUSE RIVER

FLOODPLAIN DATA: THE PROPERTY IS PARTIALLY LOCATED IN THE FLOOD HAZARD ZONE PER FEMA FIRM MAP PANEL 3720172100J.

WETLAND/STREAM DATA: WETLANDS ARE LOCATED ON SITE. SEVERAL BLUELINE STREAMS ARE PRESENT ON SITE.

NATURAL OR HISTORIC INVENTORY SITES: NONE

EXISTING GROSS FLOOR AREA: 0.0 SF

PROPOSED GROSS FLOOR AREA: GENERAL OFFICE: 32,000 SF CONCRETE BATCH PLANT OFFICE: 1,800 SF MAINTENANCE SHOP/WAREHOUSE: 15,000 SF FLEX SPACE: 12,880 SF TOTAL BUILDING SQUARE FOOTAGE: 61,680 SF

FLOOR AREA RATIO: 61,680/926,449 SF = 6.66%

IMPERVIOUS AREA: PRE-DEVELOPED IMPERVIOUS = 0.00 SF (0.00 AC) POST-DEVELOPED ONSITE IMPERVIOUS = 259,497.04 SF (5.96 AC) POST-DEVELOPED OFFSITE IMPERVIOUS = 36,511.36 SF (0.84 AC) POST-DEVELOPED IMPERVIOUS TOTAL = 296,008.40 SF (6.80 AC)

OUTDOOR AMENITY AREA: (IX-3 ZONED PARCEL) REQUIRED: 10% OF NET SITE AREA, NET SITE AREA = 440,577 SF 440,577 SF x 10% = 44,057.7 SF REQUIRED PROVIDED: 44,392 SF (10.08%)

DISTURBED AREA: 425,668.32 SF (9.772 ACRES)

PROJECT BUFFER BOUNDARY AREA: STREET BUFFERS I-40 - 50' (SHOD-1) INTERNAL PROPOSED STREETS - 10' (TYPE C3) & 15' (TYPE C2)

TRANSITIONAL USE AREA: NONE

BUILDING SETBACKS: I-40 (IH & IX-3 ZONING): 50 FT MIN INTERNAL PROPOSED STREET (IH ZONING): 50 FT MIN INTERNAL PROPOSED STREET (IX-3 ZONING): 3 FT MIN NORTH & EAST BOUNDARY (IX-3 ZONING): 6 FT MIN

PARKING SETBACKS: I-40 (IH & IX-3 ZONING): 10 FT MIN INTERNAL PROPOSED STREET (IH ZONING): 10 FT MIN INTERNAL PROPOSED STREET (IX-3 ZONING): 10 FT MIN NORTH & EAST BOUNDARY (IX-3 ZONING): 3 FT MIN EAST (IH ZONING): 10 FT MIN

TREE COVERAGE REQUIREMENTS: 92,645 SF (10.01% OF SITE)

TREE COVERAGE PROVIDED: 92,756 SF (10.01% OF SITE)

LINE TABLE

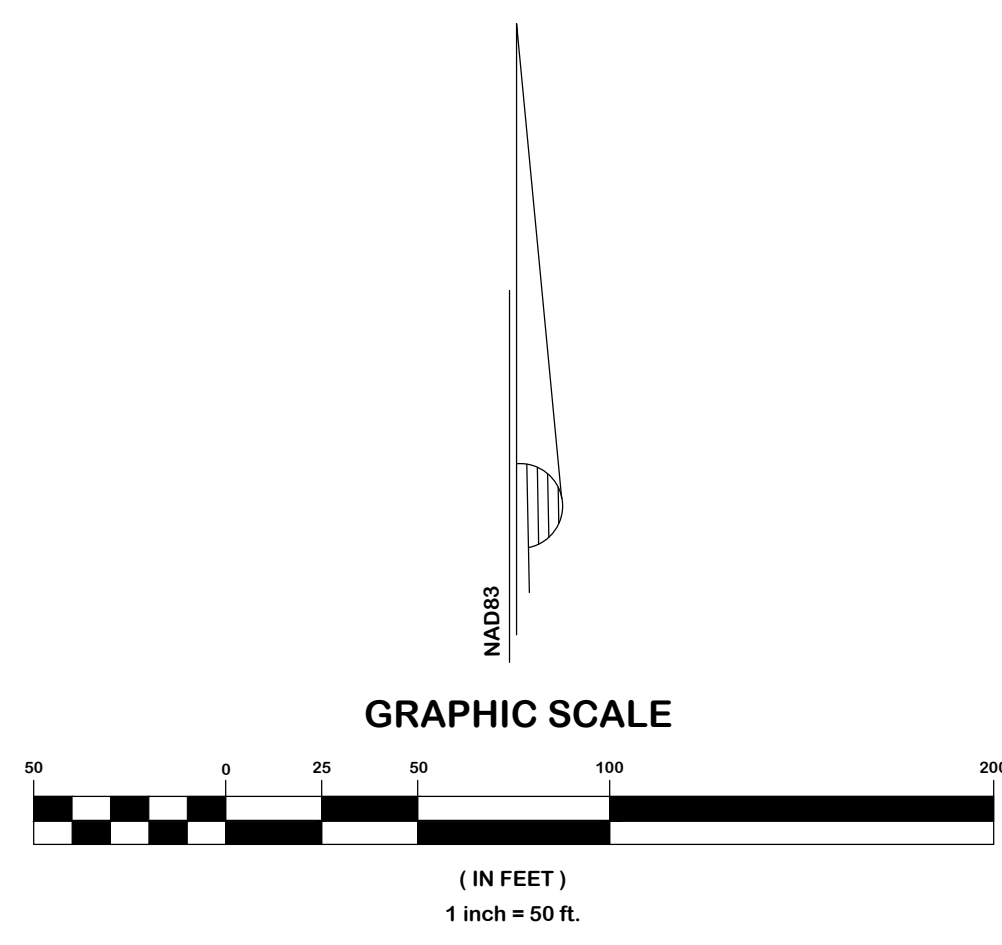
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	81.01	S 68°25'23" E	L28	21.02	S 2°53'24" E	L54	17.12	S 46°18'17" E	L81	14.38	S 18°33'55" W
L2	60.33	S 68°26'21" E	L29	21.51	S 49°17'18" W	L55	11.82	S 26°18'41" W	L82	40.22	S 79°23'51" W
L3	182.77	S 53°3'49" E	L30	26.42	S 3°26'30" W	L56	15.53	N 88°41'56" W	L83	8.93	N 64°16'6" W
L4	129.13	S 85°35'56" E	L31	43.36	S 29°18'40" W	L57	32.80	S 30°47'25" W	L84	41.56	S 4°31'48" W
L5	73.38	S 84°13'13" E	L32	66.22	S 54°34'38" W	L58	16.99	S 57°11'37" W	L85	13.99	S 19°21'37" E
L6	34.57	S 32°32'55" W	L33	49.77	S 14°0'2" W	L59	26.94	S 2°49'49" W	L86	22.46	S 29°49'32" W
L7	63.42	S 21°26'5" W	L34	62.92	N 68°37'57" W	L60	23.92	S 21°29'52" W	L87	17.48	S 48°8'26" W
L8	58.50	S 88°52'36" W	L35	50.88	S 54°3'19" W	L61	16.39	N 68°24'28" W	L88	29.57	S 25°27'42" E
L9	103.49	S 39°28'15" W	L36	26.95	S 29°53'59" E	L62	32.59	S 56°49'49" W	L89	38.28	S 43°11'34" W
L10	63.48	N 77°51'10" W	L37	36.91	S 37°53'44" W	L63	29.13	S 80°56'22" W	L90	29.52	S 26°24'17" W
L11	45.72	S 9°21'35" E	L38	58.81	S 28°23'12" E	L64	31.46	S 15°16'18" W	L91	27.13	S 8°17'23" E
L12	47.06	S 87°15'43" W	L39	31.16	S 52°43'12" E	L65	28.37	S 80°40'33" W	L92	23.52	S 46°27'38" W
L13	104.14	S 67°58'34" W	L40	11.35	S 30°40'49" E	L66	55.15	S 75°17'32" W	L93	14.23	S 80°11'27" W
L14	28.81	N 8°26'15" E	L40A	9.83	S 30°40'49" E	L67	12.91	S 46°40'7" W	L94	16.05	N 60°52'19" W
L15	37.59	N 70°5'10" W	L41	18.50	S 10°34'56" E	L68	29.30	S 68°0'9" W	L95	16.61	S 48°52'51" W
L16	37.69	N 45°24'45" W	L42	61.26	S 10°29'41" W	L69	17.52	S 72°48'48" W	L96	31.68	S 1°59'32" W
L17	15.81	N 33°6'33" E	L43	9.51	S 68°51'30" W	L70	7.37	S 9°6'20" W	L97	22.73	S 36°55'28" W
L18	60.63	N 45°4'12" W	L44	23.95	S 23°21'27" W	L71	55.08	S 36°8'43" W	L98	11.39	S 78°23'26" W
L19	46.96	N 21°55'3" E	L45	22.65	S 2°53'24" W	L72	17.74	N 73°15'7" W	L99	20.85	S 37°12'16" W
L20	22.59	N 32°45'47" W	L46	6.26	S 44°13'26" W	L73	27.80	S 49°51'26" W	L100	15.85	N 73°30'53" W
L21	60.17	S 60°15'56" W	L47	14.65	S 25°52'57" W	L74	13.82	S 13°36'8" W	L101	38.55	S 46°30'53" W
L22	28.94	N 58°55'4" W	L48	26.87	S 2°51'54" E	L75	51.08	S 25°56'39" W	L102	12.25	S 88°47'41" W
L23	37.12	S 51°35'2" W	L49	28.10	S 46°16'48" W	L76	26.35	S 31°17'0" W	L103	5.31	S 68°32'48" W
L24	62.66	N 77°38'38" W	L50	23.87	S 13°22'12" E	L77	22.90	S 31°43'47" W	L104	4.54	N 1°34'34" W
L25	35.82	S 28°3'18" W	L51	27.81	S 70°9'11" W	L78	43.04	S 61°27'4" W	L105	25.00	N 1°34'34" W
L26	7.85	S 23°6'39" W	L52	39.69	S 46°42'24" W	L79	33.06	S 34°13'22" W	L106	97.08	N 0°11'59" E
L27	36.01	S 66°15'50" E	L53	14.44	S 27°48'26" W	L80	47.39	S 27°47'29" E	L107	38.94	N 16°50'4" E
									L108	156.69	N 18°13'26" E

FOR REVIEW ONLY NOT FOR CONSTRUCTION

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE CO., NCDOT, MUTCD STANDARDS AND SPECIFICATIONS.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	10.81	1377.38	N 5°57'59" E	10.81
C2	195.11	2291.83	S 1°37'24" W	195.05
C3	284.21	2171.83	S 7°5'42" W	284.01
C4	114.77	2191.83	S 14°49'16" W	114.75



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 Engineering & Consulting
 107 Fayetteville Street, Suite 300, Raleigh, North Carolina 27601
 Phone: 919 946 4399 | Fax: 919 946 4395 | NC LICENSE NUMBER: C-3311

PREPARED FOR: AP SE40 LLC, GARNER ECONOMIC DEVELOPMENT CORPORATION
 95 BLUFF STREET, RALEIGH, NORTH CAROLINA 27603
 PROJECT ENGINEER: [Signature]
 DATE: 10.21.21
 PROJECT CADD DESIGNER: [Signature]
 PROJECT SURVEYOR: [Signature]

4200 VIRTUOUS STREET CONCRETE PLANT
 TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
 SITE PLAN LAYOUT

DATE: _____
 REVISION: _____
 DRAWING SHEET
C-2.1
 PROJECT NUMBER
535-20

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