



Administrative Approval Action

Case File / Name: ASR-0064-2022
DSLCL - 4200 Virtuous Street Concrete Plant

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

LOCATION: The site is at the terminus of Virtuous Street having I-40 to the west of the site. The current site addresses are 4200 Virtuous Street and 4857 Jones Sausage Road. The north half of the property is zoned Mixed Use Industrial (IX-3) PIN: 1721471380 and the south half is zoned Heavy Industrial (IH) PIN: 1721460804. Both are zoned with Special Highway Overlay District-1 (SHOD-1). The site is outside the city limits.

REQUEST: The project consists of two (2) concrete batch plants, one (1) asphalt plant, and a transfer station on the southern portion of the site (IH Zoning) with office and vehicle repair on the northern portion (IX-3 zoning). A total of three buildings are proposed with 49,800 square feet of space. All required infrastructure will be constructed as part of the development. A subdivision of this property (SUB-0007-2023) has been approved in conjunction with this development plan.

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 March 22, 2024 by Pabst Design Group.

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:

SITE PERMITTING REVIEW - 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

1. Full details such as road profiles will be fully reviewed at SPR.

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
3. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry



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- 5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

LEGAL DOCUMENTS - 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.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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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)
2. A public street right-of-way 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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3. A slope 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)

Public Utilities

4. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
6. 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).
7. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

BUILDING PERMITS - 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:

General

1. All subdivision plan requirements of case SUB-0007-2023 must be met and the subdivision recorded to create the lots and public street right-of-way as shown on this development plan.

Engineering

2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
3. A fee-in-lieu for those portions of the street connection of Virtuous Street towards the eastern side of the site as shown on the approved plans for the portion of unimproved right of way shall be paid to the City of Raleigh (UDO 8.1.10).



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Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
5. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Urban Forestry

6. Tree impact permits must be obtained for the approved streetscape tree installations in the right-of-way. This development proposes 29 street trees along Virtuous Street.
7. 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 street lights and street signs required as part of the development approval are installed.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Final inspections of tree conservation areas and right-of-way street trees by Urban Forestry Staff.

Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
5. 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: July 12, 2027

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



Administrative Approval Action

Case File / Name: ASR-0064-2022
DSLC - 4200 Virtuous Street Concrete Plant

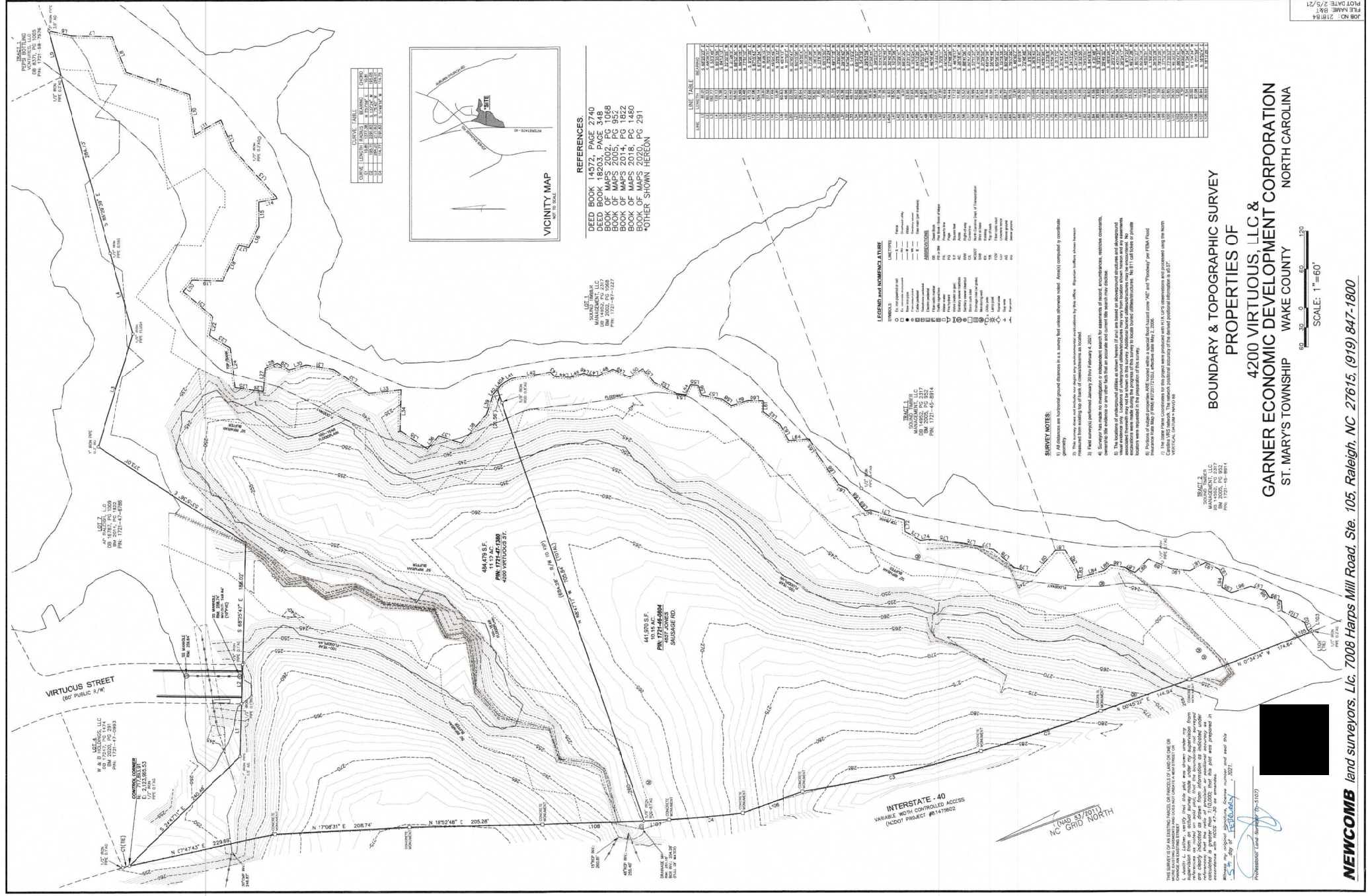
City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
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4-Year Completion Date:

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.

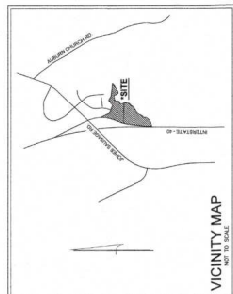
I hereby certify this administrative decision.

Signed: _____ *Jermont Purifoy* _____ Date: 07/12/2024
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy



CURVE TABLE

CHORD	LENGTH	RADIUS	ARC	CENTRAL	CHORD	BEARING	CHORD
0.0	0.000	0.0	0.0	0.0	0.0	0.0	0.0
1.0	1.000	0.2	1.0	30.0	20.9	56.3	1.0
2.0	2.000	0.4	2.0	57.3	36.1	108.4	2.0
3.0	3.000	0.6	3.0	81.9	45.9	160.7	3.0
4.0	4.000	0.8	4.0	102.9	50.0	212.4	4.0
5.0	5.000	1.0	5.0	120.9	50.0	263.7	5.0
6.0	6.000	1.2	6.0	135.9	46.8	314.7	6.0
7.0	7.000	1.4	7.0	148.9	40.1	365.5	7.0
8.0	8.000	1.6	8.0	159.9	30.6	416.1	8.0
9.0	9.000	1.8	9.0	168.9	19.9	466.6	9.0
10.0	10.000	2.0	10.0	175.9	8.9	517.0	10.0



REFERENCES
 DEED BOOK 14572, PAGE 2740
 BOOK OF MAPS 2015, PG 1069
 BOOK OF MAPS 2002, PG 1068
 BOOK OF MAPS 2005, PG 952
 BOOK OF MAPS 2014, PG 1822
 BOOK OF MAPS 2007, PG 506
 BOOK OF MAPS 2000, PG 291
 *OTHER SHOWN HEREON

L91 L
 MANAGED LAND
 MANAGER, LLC
 4657 JONES RD
 SM, 20252, NC 28777
 PHN: 717-45-8974

LEGEND and ABBREVIATIONS
 SYMBOLS
 LINES
 Dashed line - Survey boundary
 Solid line - Easement
 Dotted line - Unclassified
 Dashed line with dots - Right-of-way
 Solid line with dots - Railroad
 Dashed line with dashes - Utility
 Solid line with dashes - Other
 Symbols: Survey point, Benchmark, Easement, etc.

TABLE 1
 SURVEY POINT DATA
 POINT NO. | X (Easting) | Y (Northing)
 1 | 141870.5 | 64570.0
 2 | 141870.5 | 64570.0
 3 | 141870.5 | 64570.0

LEGEND and ABBREVIATIONS
 SYMBOLS
 LINES
 Dashed line - Survey boundary
 Solid line - Easement
 Dotted line - Unclassified
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 Solid line with dashes - Other
 Symbols: Survey point, Benchmark, Easement, etc.

TABLE 2
 SURVEY POINT DATA
 POINT NO. | X (Easting) | Y (Northing)
 1 | 141870.5 | 64570.0
 2 | 141870.5 | 64570.0
 3 | 141870.5 | 64570.0

LEGEND and ABBREVIATIONS
 SYMBOLS
 LINES
 Dashed line - Survey boundary
 Solid line - Easement
 Dotted line - Unclassified
 Dashed line with dots - Right-of-way
 Solid line with dots - Railroad
 Dashed line with dashes - Utility
 Solid line with dashes - Other
 Symbols: Survey point, Benchmark, Easement, etc.

SURVEY NOTES:
 1) All distances are horizontal ground distances in feet unless otherwise noted. Arrows indicate direction.
 2) The area shown on this map is a preliminary survey and does not constitute a warranty of accuracy or assurance of title.
 3) The locations of underground utilities are shown based on utility records and other available information. Utilities are shown for informational purposes only and are not guaranteed to be accurate.
 4) This survey was conducted in accordance with the Surveying and Mapping Act of 2002, Chapter 89, North Carolina General Statutes.
 5) The survey was conducted on the 27th day of August 2021.

SURVEY NOTES:
 1) All distances are horizontal ground distances in feet unless otherwise noted. Arrows indicate direction.
 2) The area shown on this map is a preliminary survey and does not constitute a warranty of accuracy or assurance of title.
 3) The locations of underground utilities are shown based on utility records and other available information. Utilities are shown for informational purposes only and are not guaranteed to be accurate.
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TABLE 3
 SURVEY POINT DATA
 POINT NO. | X (Easting) | Y (Northing)
 1 | 141870.5 | 64570.0
 2 | 141870.5 | 64570.0
 3 | 141870.5 | 64570.0

TABLE 4
 SURVEY POINT DATA
 POINT NO. | X (Easting) | Y (Northing)
 1 | 141870.5 | 64570.0
 2 | 141870.5 | 64570.0
 3 | 141870.5 | 64570.0

TABLE 5
 SURVEY POINT DATA
 POINT NO. | X (Easting) | Y (Northing)
 1 | 141870.5 | 64570.0
 2 | 141870.5 | 64570.0
 3 | 141870.5 | 64570.0

BOUNDARY & TOPOGRAPHIC SURVEY
 PROPERTIES OF
 4200 VIRTUOUS, LLC &
 GARNER ECONOMIC DEVELOPMENT CORPORATION
 ST. MARY'S TOWNSHIP WAKE COUNTY NORTH CAROLINA

SCALE: 1"=60'
 0 30 60 90 120

THIS SURVEY IS OF AN EJECTA PARCEL OR PARCELS OF LAND ON ONE OR MORE OF THE ADJACENT PLATS AND DOES NOT CONSTITUTE A WARRANTY OF TITLE OR ASSURANCE OF ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA PROVIDED TO THEM AND THE ACCURACY OF THE SURVEY WORK PERFORMED BY THEM. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY DATA PROVIDED TO THEM OR FOR ANY ERRORS OR OMISSIONS IN THE SURVEY WORK PERFORMED BY THEM.

Professional Land Surveyor
 License No. 15103
 David W. Newcomb

Administrative Approval Action
 Case File # Name: BLS-2027-0023
 BLDG - RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY

CITY OF RALEIGH
 DEVELOPMENT SERVICES DEPARTMENT
 ONE SOUTH STREET
 RALEIGH, NC 27601
 (919) 996-3000
 www.raleighnc.gov

LOCATION: This site is located on the east side of Interstate I-40, south of Jones Storage Road, at 4200 Virginia Drive and 4807 Jones Storage Rd.
REQUIRE: Development of an existing, vacant Capital land, zoned in GHCD-1 and GH-2. GHCD-1: 21.27 ac/202,446sf (1,126x244.47ft) at 4200 Virginia Drive and 4807 Jones Storage Rd. GH-2: 0.93 ac/40,200sf (161x200ft) at 4200 Virginia Drive and 4807 Jones Storage Rd. Proposed New Lot 1 being 0.728ac/316,474 sf, New Lot 2 being 0.232ac/100,271 sf and New Lot 3 being 0.338ac/146,454 sf.

DESIGN ALTERNATIVES, ETC: N/A

FINDINGS: City Administration finds that this request, with the better conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 26, 2023 by AJWG/SK/STP.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the record sheet of all future subdivisions except for final plans. 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:

10. PERMITS REQUIRED: For final distribution of 10,000 square feet or greater, public or private infrastructure, or street improvement services, etc. The Permitting Review may be initiated upon receipt of the signed approval document.

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

General

- Sheet CA, CA-1, label the TYPED grades height levels for the proposed retaining walls.
- Proposed retaining walls & fencing designs comply with UDC Sec.2.2.8 and post-development grading plans accompany sheet SP1, Storm water control. Detail illustrations are provided and shown with the details sheet in the SPF plan set.

Stormwater

- The State of North Carolina shall approve any proposed discharge within the riparian to the prior to the issuance of any grading or site permit (UDC 9.2.5.6).
- A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDC 9.3).
- A study equal to or the cost of obtaining, grubbing and reseeded a site, shall be paid to the City (UDC 9.4.A).
- A nitrogen offset payment must be made to a qualifying mitigation bank (UDC 9.2.5.2).

BLS-2027-0023 DR. G. RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY **1**

Administrative Approval Action
 Case File # Name: BLS-2027-0023
 BLDG - RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY

CITY OF RALEIGH
 DEVELOPMENT SERVICES DEPARTMENT
 ONE SOUTH STREET
 RALEIGH, NC 27601
 (919) 996-3000
 www.raleighnc.gov

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

Public Utilities

- A plat shall be recorded at the Wake County Register of Deeds office for all utility easement and EUT on the lot(s).

Stormwater

- Impervious reductions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

- A tree impact permit must be obtained for the approved street-edge tree installation in the right of way. The development proposes 20 street trees along Virginia Street.
- A tree conservation plat shall be recorded with notes and bounds showing the designated tree conservation areas (UDC 9.1).

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

General

- All Waste, Sanitary Sewer and Rainwater facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operation and maintenance.
- Final inspection of all tree conservation areas and right-of-way street trees by Urban Forestry Staff.
- All street lights and signage required as part of the development approval are installed.
- Recorded public right-of-way infrastructure improvements shall be, at a minimum, a security checkpoint to provide the necessary, safe emergency and disaster access.

Stormwater

- As-built impervious survey is accepted by the Engineering Services Department (UDC 9.2).

EXPIRATION DATES: If subsequent construction has not taken place on a project after preliminary subdivision approval, that approval may "lapse" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "lapse", the following must take place by the following dates:

3-Year Review Date: August 2, 2026
 Record at least 1/4 of the lot area approved.

5-Year Review Date: August 2, 2028
 Record entire subdivision.

BLS-2027-0023 DR. G. RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY **4**

Administrative Approval Action
 Case File # Name: BLS-2027-0023
 BLDG - RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY

CITY OF RALEIGH
 DEVELOPMENT SERVICES DEPARTMENT
 ONE SOUTH STREET
 RALEIGH, NC 27601
 (919) 996-3000
 www.raleighnc.gov

Urban Forestry

- The protection trees must be impacted by Urban Forestry staff prior to this issuance of a grading permit.
- Submit a final tree conservation plan that includes notes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDC 9.1.2).

IF APPLICABLE, SEE COMMENTS: Email to development@raleighnc.gov. Legal documents must be approved, recorded, and recorded prior to or concurrent with the recorded plat, which the associated easements are a part. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/> Right of Way Deed of Easement Required	<input type="checkbox"/> Utility Preliminary Deed of Easement Required
<input type="checkbox"/> Stormwater Deed of Easement Required	<input type="checkbox"/> None

IF REQUIRED, MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plans may be prepared for review when the Site Permitting Review plans. If required, have been prepared, ready for plat signing.

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

Engineering

- 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 recording. 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 recording 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 accordance with development approval shall be provided to the City. (Reference: UDC 9.1.7.A, 10.2.5.F.4.4)
 - A public infrastructure study shall be provided to City of Raleigh Transportation - Development Engineering Division (UDC 9.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 100% of the improvement cost for the City of Raleigh infrastructure.

BLS-2027-0023 DR. G. RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY **2**

Administrative Approval Action
 Case File # Name: BLS-2027-0023
 BLDG - RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY

CITY OF RALEIGH
 DEVELOPMENT SERVICES DEPARTMENT
 ONE SOUTH STREET
 RALEIGH, NC 27601
 (919) 996-3000
 www.raleighnc.gov

I hereby certify the administrative action.

Signed: Deborah Spivey Date: 08/02/2023
 Development Services Director/Deputy
 Staff Coordinator: Jannet Purkey

BLS-2027-0023 DR. G. RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY **5**

Administrative Approval Action
 Case File # Name: BLS-2027-0023
 BLDG - RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY

CITY OF RALEIGH
 DEVELOPMENT SERVICES DEPARTMENT
 ONE SOUTH STREET
 RALEIGH, NC 27601
 (919) 996-3000
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- A. (Site 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 recording. 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 recording 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 accordance with development approval shall be provided to the City. (Reference: UDC 9.1.7.A, 10.2.5.F.4.4)
- B. (Public street right-of-way 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 recording. 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 recording 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 accordance with development approval shall be provided to the City. (Reference: UDC 9.1.7.A, 10.2.5.F.4.4)

Public Utilities

- Infrastructure Construction Plans (per standard) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer connections.

Stormwater

- The wetland allocated impervious areas for all applicable lots in the subdivision should be identified on all plans for recording.
- The City form document entitled Declaration of Maintenance, Government and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDC 9.2.5.2).
- The flood prone areas, as approved by the City Stormwater Engineer, shall be shown on the narrative map (UDC 9.2.5.2).

Urban Forestry

- A tree conservation plat shall be recorded with notes and bounds showing the designated tree conservation areas (UDC 9.1). This development proposes 20 street trees along Virginia Street.
- A public infrastructure study shall be provided to City of Raleigh Transportation - Development Engineering Division (UDC 9.1.3) in the amount of 100% of the improvement cost for the City of Raleigh infrastructure.

IF BUILDING PERMITS - 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 recording of required plans, but cannot be approved.

BLS-2027-0023 DR. G. RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY **3**

PASST DESIGN GROUP, PA
 Engineering | Architecture
 10000 Park Road, Suite 100, Raleigh, NC 27615
 Phone: (919) 491-1111 | Fax: (919) 491-1112 | www.passtdesign.com

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
 PRELIMINARY SUBDIVISION PLANS - LEVEL 2
 ADMINISTRATIVE ACTION DOCUMENTS

NO.	DATE	REVISION

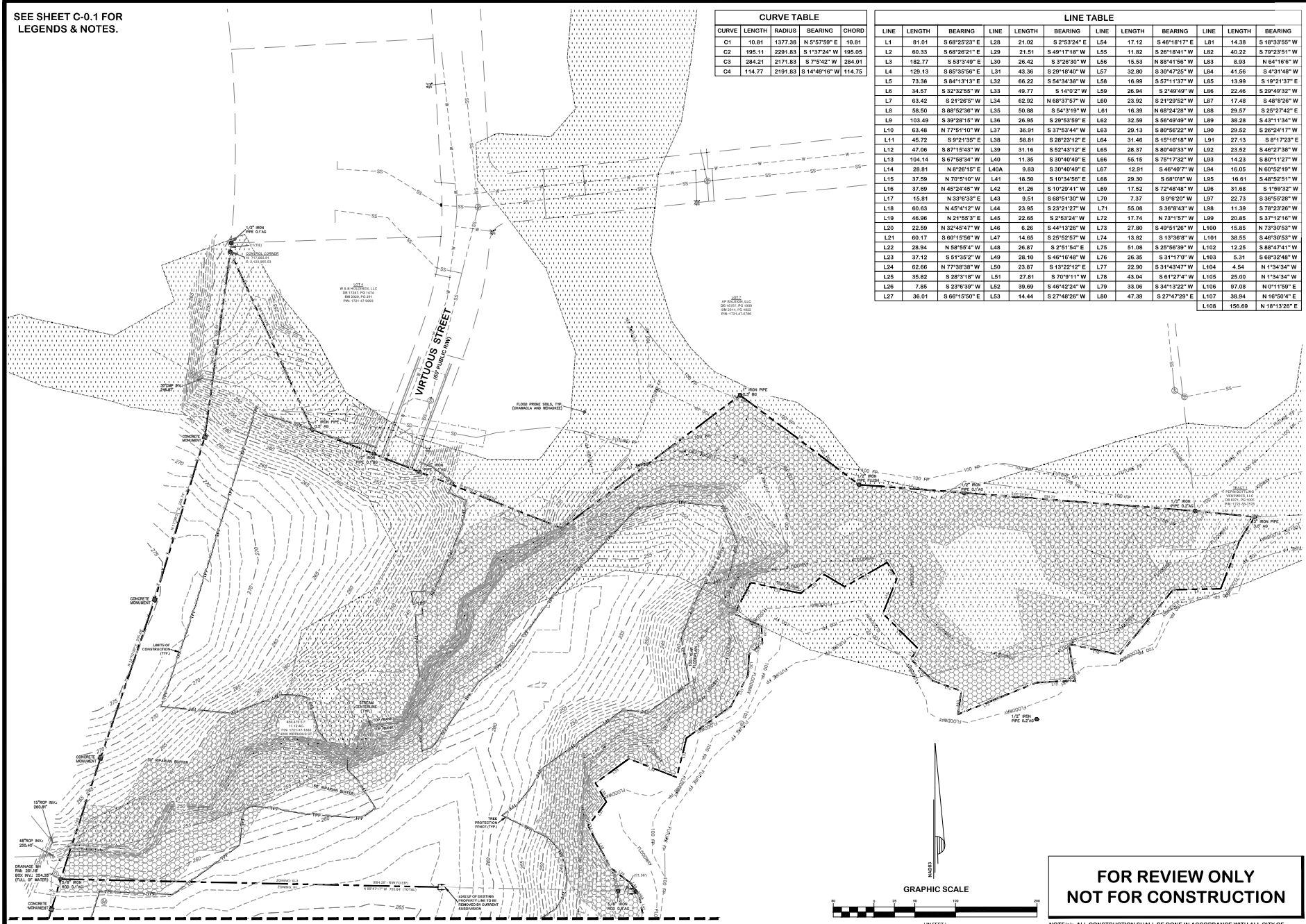
DRAWING SHEET
C-0.1

PROJECT NUMBER
535-20

SEE SHEET C-0.1 FOR LEGENDS & NOTES.

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
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°54'2" 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	L44	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 61°16'41" E	L82	40.22	S 79°23'51" W
L3	182.77	S 53°34'49" E	L30	26.42	S 3°28'30" W	L56	16.53	N 69°41'56" W	L83	8.93	N 64°16'09" W
L4	128.13	S 65°35'56" E	L31	43.36	S 29°18'40" W	L57	32.80	S 39°47'25" W	L84	41.56	S 43°14'48" W
L5	73.38	S 64°13'13" E	L32	66.22	S 54°54'39" W	L58	16.30	S 57°11'37" W	L85	13.99	S 10°21'37" E
L6	34.67	S 32°32'55" W	L33	49.77	S 14°10'2" 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°57'57" W	L60	23.92	S 21°29'52" W	L87	17.48	S 48°5'26" 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	32.56	S 65°48'49" 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 16°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 89°40'39" W	L92	23.92	S 46°7'38" 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°28'15" E	L41	9.83	S 30°40'49" E	L67	12.91	S 46°40'27" W	L94	16.05	N 60°52'10" W
L15	37.59	N 70°5'10" W	L42	16.50	S 10°34'56" W	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	61.28	S 10°29'41" W	L69	17.52	S 72°46'48" W	L96	31.68	S 11°59'32" W
L17	15.81	N 33°6'33" E	L44	9.51	S 88°51'30" W	L70	7.37	S 9°8'20" 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	55.06	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°1'57" W	L99	20.85	S 37°12'16" W
L20	22.59	N 52°45'47" W	L47	6.28	S 44°15'28" 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 26°10'23" W	L74	13.82	S 13°36'39" W	L101	38.55	S 48°30'53" W
L22	26.94	N 58°50'4" W	L49	26.87	S 2°51'54" E	L75	51.06	S 25°56'39" W	L102	12.25	S 88°47'41" W
L23	37.12	S 51°33'2" 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°31'8" 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



SEE SHEET C-1.1 FOR CONTINUATION

**FOR REVIEW ONLY
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NOTES: ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE CO., NCDOT, MUTCD STANDARDS AND SPECIFICATIONS.

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RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
EXISTING CONDITIONS & DEMOLITION PLAN

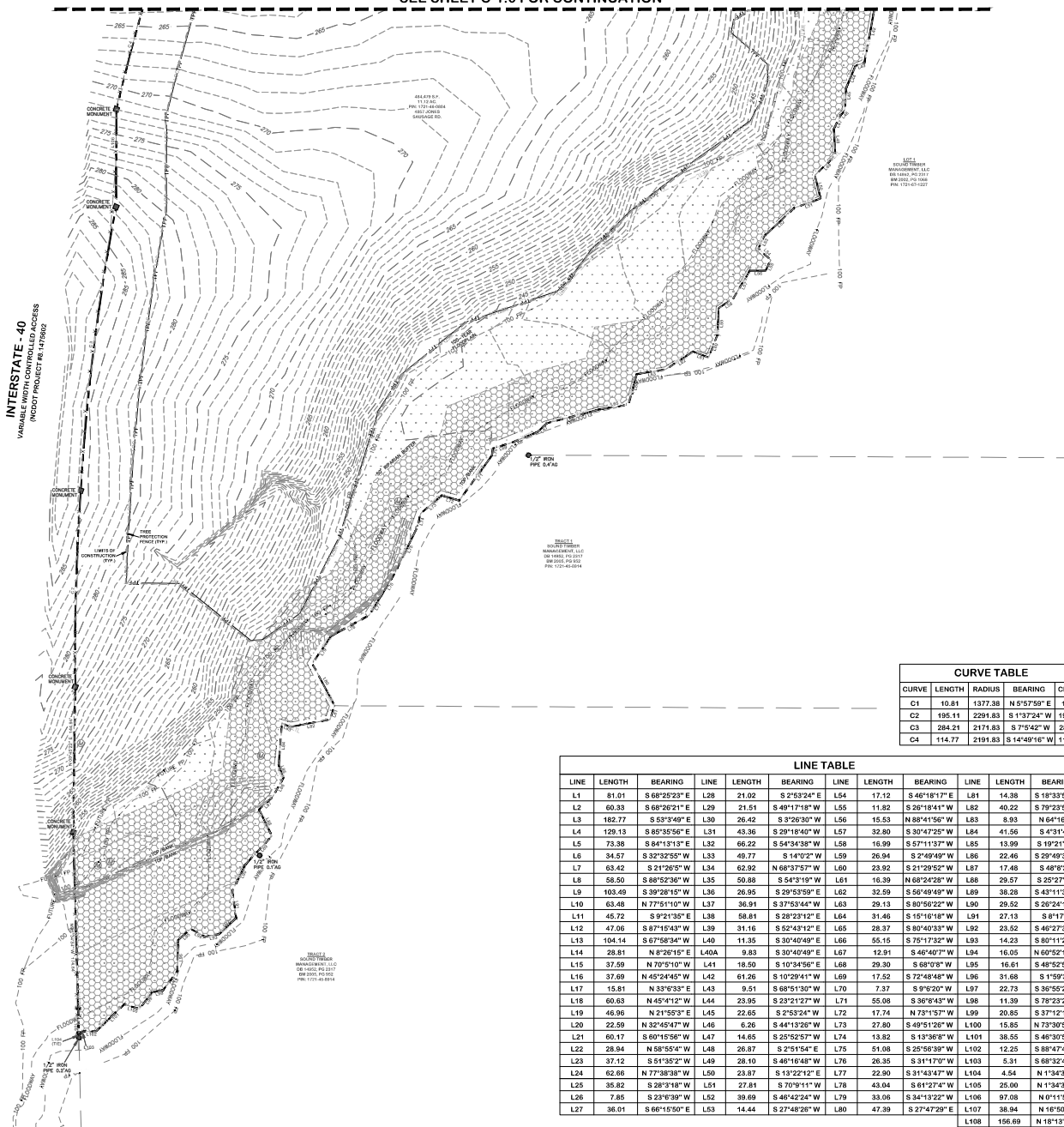
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PROJECT NUMBER: 19000001
PROJECT CHAIR/DRIVER: [Name]
PROJECT MANAGER: [Name]
DESIGNER: [Name]

NO. 1
DATE: 10/21/21
REVISION: [Name]
REVISED PER COMMENTS: [Name]

DRAWING SHEET
C-1.0
PROJECT NUMBER
535-20

SEE SHEET C-0.1 FOR LEGENDS & NOTES.

SEE SHEET C-1.0 FOR CONTINUATION

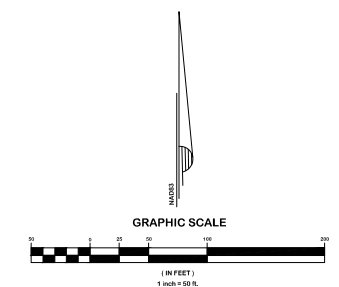


CURVE TABLE

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°33'56" W
L2	60.33	S 66°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 86°41'56" W	L83	8.93	N 64°16'0" W
L4	129.13	S 86°35'56" E	L31	43.36	S 39°19'40" W	L57	32.80	S 39°47'25" W	L84	41.56	S 47°14'48" W
L5	73.38	S 84°13'13" E	L32	66.22	S 54°34'39" W	L58	16.99	S 57°11'37" W	L85	13.99	S 19°21'37" E
L6	34.57	S 32°32'50" 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°28'2" 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°50'22" W	L90	29.52	S 28°24'17" W
L11	45.72	S 9°21'36" E	L38	58.81	S 28°28'12" E	L64	31.46	S 15°16'48" W	L91	27.13	S 8°17'23" E
L12	47.06	S 87°15'43" W	L39	31.16	S 52°49'12" 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°49'49" E	L66	55.15	S 73°19'32" W	L93	14.23	S 60°19'21" W
L14	28.81	N 8°26'16" 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°52'5" 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°1'57" W	L99	20.85	S 37°12'10" W
L20	22.59	N 32°45'47" W	L47	6.26	S 44°13'28" W	L73	27.80	S 49°51'26" W	L100	15.85	N 73°30'53" W
L21	60.17	S 69°15'58" W	L48	14.65	S 25°52'57" W	L74	13.82	S 19°36'8" W	L101	38.55	S 48°30'53" W
L22	28.94	N 58°55'4" W	L49	38.87	S 2°51'15" E	L75	51.08	S 25°56'39" W	L102	12.25	S 88°47'4" 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 48°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 18°50'4" E
									L108	156.69	N 18°13'26" E



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RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
 TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
 EXISTING CONDITIONS & DEMOLITION PLAN

DATE: 10/21/21
 PROJECT NUMBER: 1478692
 PROJECT CHAIR/DESIGNER: JACOB BLANKENHORN
 PROJECT MANAGER: JACOB BLANKENHORN

REVISION:
 NO. 1: 10/21/21
 REVISION FOR COMMENTS

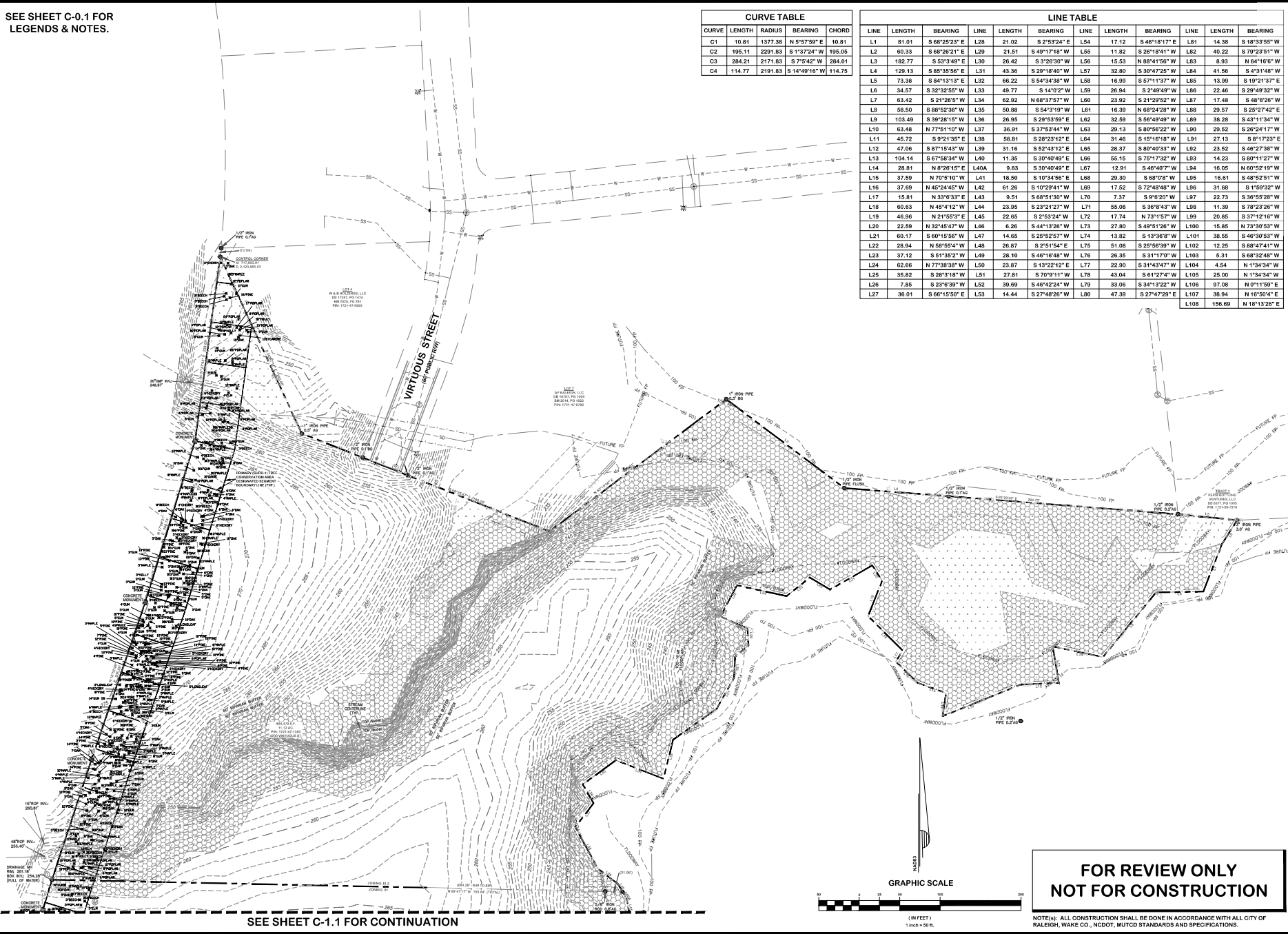
DRAWING SHEET
C-1.1

PROJECT NUMBER
535-20

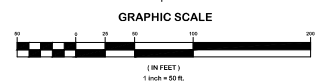
SEE SHEET C-0.1 FOR LEGENDS & NOTES.

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°54'2" 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°16'41" W	L82	40.22	S 79°23'51" W
L3	182.77	S 53°34'49" E	L30	26.42	S 3°28'30" W	L56	15.53	N 86°41'56" W	L83	8.93	N 64°16'19" W
L4	129.13	S 85°35'56" E	L31	43.36	S 29°12'40" W	L57	32.80	S 30°47'25" W	L84	41.56	S 43°14'18" W
L5	73.38	S 84°13'13" E	L32	66.22	S 54°54'39" W	L58	16.30	S 57°11'37" W	L85	13.99	S 10°21'37" E
L6	34.67	S 32°32'55" W	L33	49.77	S 14°02'2" W	L59	26.94	S 2°40'49" W	L86	22.46	S 20°49'32" W
L7	63.42	S 21°26'5" W	L34	62.92	N 68°57'57" W	L60	23.92	S 21°29'52" W	L87	17.48	S 48°8'20" 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	32.56	S 56°40'49" 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" E
L11	45.72	S 9°21'35" E	L38	58.81	S 28°23'12" E	L64	31.46	S 16°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	26.37	S 89°40'33" W	L92	23.92	S 49°7'39" W
L13	104.14	S 67°58'34" W	L40	11.35	S 30°40'49" E	L66	55.15	S 75°11'32" W	L93	14.23	S 80°11'27" W
L14	28.81	N 8°28'15" E	L40A	9.83	S 30°40'49" E	L67	12.91	S 46°40'77" W	L94	16.05	N 60°52'19" W
L15	37.59	N 70°5'10" W	L41	16.50	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	L42	61.28	S 10°29'41" W	L69	17.52	S 72°46'48" W	L96	31.68	S 11°59'32" W
L17	15.81	N 33°8'33" E	L43	9.51	S 88°51'30" W	L70	7.37	S 9°8'20" 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	55.06	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°1'57" W	L99	20.85	S 37°12'16" W
L20	22.59	N 52°45'47" W	L46	6.26	S 44°52'26" 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	14.85	S 26°10'23" W	L74	13.82	S 13°36'37" W	L101	38.55	S 49°30'53" W
L22	26.94	N 58°56'4" W	L48	26.87	S 2°51'54" E	L75	51.06	S 25°56'39" W	L102	12.25	S 88°47'41" W
L23	37.12	S 51°30'2" W	L49	26.10	S 46°16'48" W	L76	26.35	S 31°17'07" 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°46'26" 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



SEE SHEET C-1.1 FOR CONTINUATION



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Phone: 919.844.4399 | Fax: 919.844.2889 | E: info@pastdesign.com | C: 1000

PREPARED FOR: P&S, LLC
BY: PAST DESIGN GROUP, PA
DATE: 10/20/21

PROJECT NUMBER:
PROJECT CHAIR/DRIVER:
PROJECT MANAGER:
PROJECT ENGINEER:

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY

RALEIGH, WAKE COUNTY, NORTH CAROLINA

TIER 3 ADMINISTRATIVE SITE PLAN REVIEW

SHOD-1 PROTECTIVE YARD TREE SURVEY

NO. _____

REVISION _____

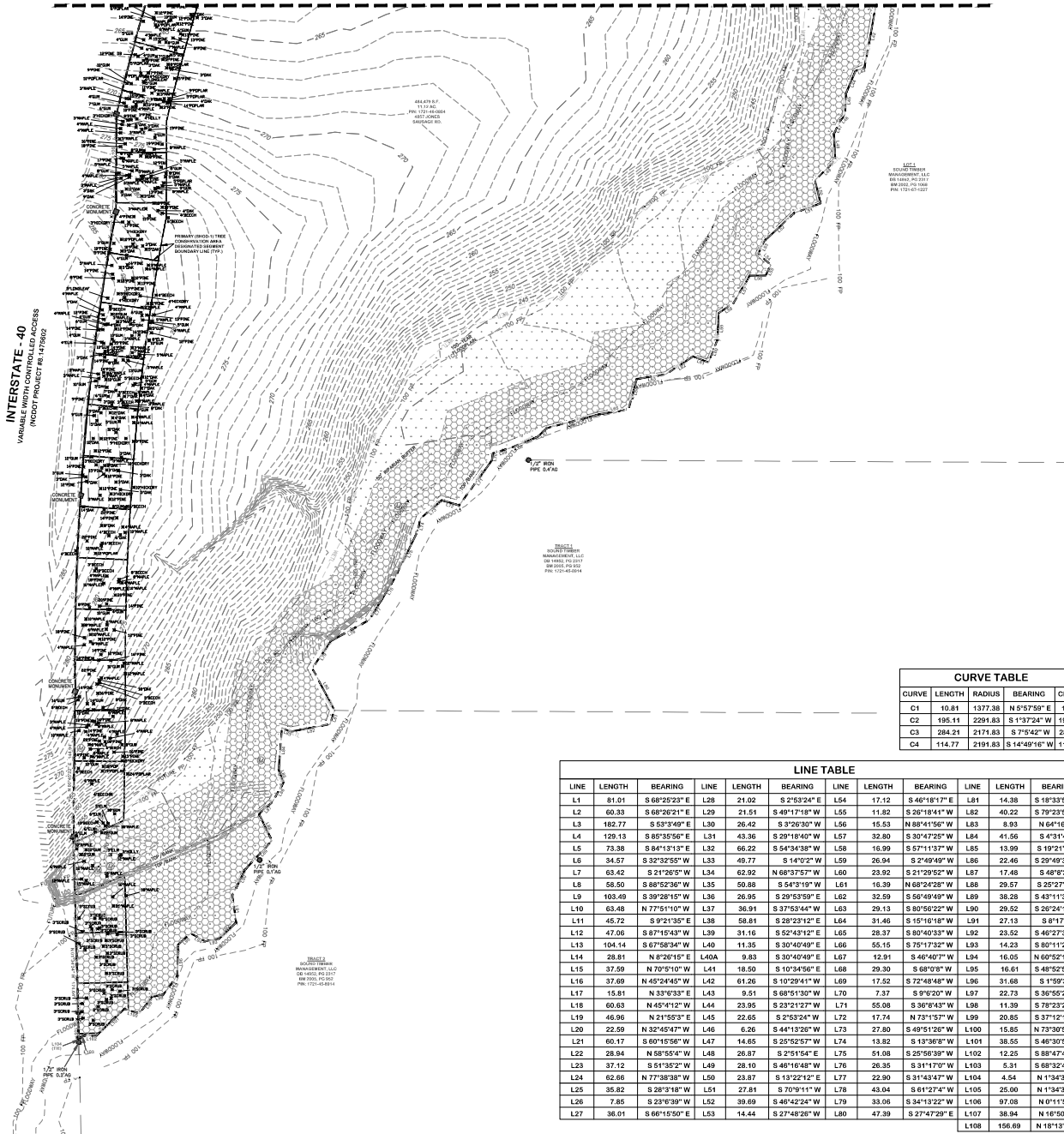
DRAWING SHEET

C-1.2

PROJECT NUMBER
535-20

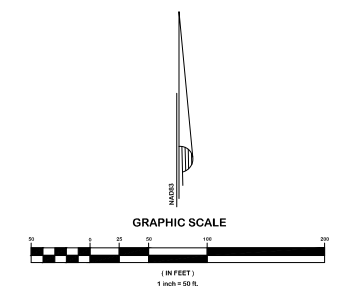
SEE SHEET C-0.1 FOR LEGENDS & NOTES.

SEE SHEET C-1.0 FOR CONTINUATION



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°54'42" W	284.01
C4	114.77	2191.83	S 14°49'16" W	114.75

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°33'56" W
L2	60.33	S 66°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 68°41'56" W	L83	8.93	N 64°16'0" W
L4	129.13	S 65°35'56" E	L31	43.36	S 39°19'40" W	L57	32.80	S 39°47'25" W	L84	41.56	S 47°14'48" W
L5	73.38	S 64°13'13" E	L32	66.22	S 54°34'39" W	L58	16.99	S 57°11'37" W	L85	13.99	S 19°21'37" E
L6	34.57	S 32°32'50" W	L33	49.77	S 14°0'2" W	L59	26.94	S 2°49'49" W	L86	22.46	S 28°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°28'2" 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°50'22" W	L90	29.52	S 28°24'17" W
L11	45.72	S 9°21'36" E	L38	58.81	S 28°28'12" E	L64	31.46	S 15°16'48" W	L91	27.13	S 8°17'23" E
L12	47.06	S 87°15'43" W	L39	31.16	S 52°49'12" E	L65	28.37	S 60°40'33" W	L92	23.52	S 46°27'38" W
L13	104.14	S 67°58'34" W	L40	11.35	S 30°49'49" E	L66	55.15	S 73°19'32" W	L93	14.23	S 60°19'23" W
L14	28.81	N 8°26'16" 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°52'5" 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 88°51'30" W	L70	7.37	S 9°6'20" W	L97	22.73	S 36°55'26" 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°1'57" W	L99	20.85	S 37°12'10" W
L20	22.59	N 32°45'47" W	L47	6.26	S 44°13'28" W	L73	27.80	S 49°51'26" W	L100	15.85	N 73°30'53" W
L21	60.17	S 69°15'58" W	L48	14.85	S 25°52'57" W	L74	13.82	S 19°36'8" W	L101	38.55	S 48°30'53" W
L22	28.94	N 58°55'4" W	L49	38.87	S 2°51'15" W	L75	51.08	S 25°56'39" W	L102	12.25	S 88°47'24" 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 7°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 48°42'24" W	L79	33.06	S 34°13'22" W	L106	97.08	N 0°1'59" E
L27	36.01	S 66°15'50" E	L54	14.44	S 27°48'28" 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



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

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RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
SHOD-1 PROTECTIVE YARD TREE SURVEY

PROJECT NO. 1478992
DATE: 10/21/21
PROJECT ENGINEER: [Signature]
PROJECT CHAIR: [Signature]
PROJECT SURVEYOR: [Signature]

DRAWING SHEET
C-1.3
PROJECT NUMBER
535-20

SEE SHEET C-0.2 FOR LEGENDS & NOTES.

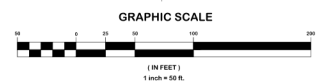
SIGNS		
	MUTCD "STOP" R1-1 CONVENTIONAL ROAD: SINGLE LANE: 30" X 30" MULTI-LANE: 36" X 36"	
KEY ITEM	DESCRIPTION	WIDTH
	WHITE STOP BAR	24"
	WHITE STRAIGHT ARROW	4"

SEE SHEET C-2.1 FOR SITE DATA TABLE

CURVE TABLE				
CURVE	LENGTH	DELTA	BEARING	CHORD
C1	392.53	66°03'04"	S 11°2'52" E	371.15
C2	23.01	52°44'19"	S 70°51'34" E	22.21
C3	91.71	84°04'22"	S 55°11'32" E	83.70
C4	23.01	52°44'19"	S 39°3'37" E	22.21
C5	80.65	133°34'41"	S 72°40'27" E	80.40
C6	106.33	15°09'24"	N 71°53'12" W	106.01
C7	18.66	42°45'58"	N 85°41'28" W	18.23
C8	113.19	103°45'52"	N 55°11'32" W	98.34
C9	18.66	42°45'58"	N 24°41'36" W	18.23
C10	483.41	67°38'14"	N 12°15'28" W	455.83



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SEE SHEET C-2.1 FOR CONTINUATION

PASST DESIGN GROUP, PA
Engineering | Consulting
97 Fayetteville Road, Suite 200, Raleigh, North Carolina 27601
Phone: 919.944.4499 | Fax: 919.944.2989 | Lic. License Number: C-011

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
SITE PLAN LAYOUT

DATE: 10/21/21
PROJECT NUMBER:
PROJECT CHAIR/DESIGNER:
PROJECT MANAGER:

NO. REVISION: _____
1. _____
2. _____
3. _____
4. _____
5. _____

DRAWING SHEET
C-2.0

PROJECT NUMBER
535-20

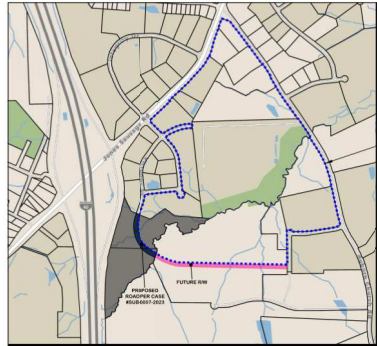
SEE SHEET C-0.2 FOR LEGENDS & NOTES.

SEE SHEET C-2.0 FOR CONTINUATION

SIGNS	
	MUTCD "STOP" R1-1 CONVENTIONAL ROAD. SINGLE LANE, 30" X 30" MULTI-LANE, 36" X 36"
	WHITE STOP BAR 24"
	WHITE STRAIGHT ARROW 4"

KEY ITEM	DESCRIPTION	WIDTH
	WHITE STOP BAR	24"
	WHITE STRAIGHT ARROW	4"

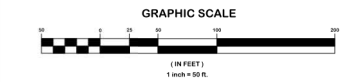
CURVE TABLE				
CURVE	LENGTH	DELTA	BEARING	CHORD
C1	392.53	66°03'04"	S 11°27'52" E	371.15
C2	23.01	52°44'19"	S 70°51'34" E	22.21
C3	91.71	84°04'22"	S 55°11'32" E	83.70
C4	23.01	52°44'19"	S 39°31'31" E	22.21
C5	80.65	13°34'14"	S 72°40'47" E	80.46
C6	108.33	15°09'24"	N 71°53'12" W	108.01
C7	18.66	42°45'58"	N 55°41'29" W	18.23
C8	113.19	103°45'52"	N 55°11'32" W	98.34
C9	18.66	42°45'58"	N 24°43'36" W	18.23
C10	483.41	67°38'14"	N 12°19'28" W	455.83



BLOCK PERIMETER EXHIBIT

NOTES:
 1. THE PROPOSED DEVELOPMENT PHYSICALLY CONNECTS TO THE NORTH.
 2. PER UDD SECTION 8.2.A.3.A. N/A. THE WESTERN PROPERTY LINE IS EXEMPT.
 3. REGARDING THE BLOCK PERIMETER SHOWN HERE TO THE EAST ASSOCIATED WITH THE PROPOSED ROAD A RIGHT-OF-WAY EXTENSION OF VIRTUOUS STREET AND THE OFFSITE FUTURE RIGHT-OF-WAY, THE NEW BLOCK PERIMETER BOUNDARY LINE SHOULD BE APPROXIMATELY 1,000 FT LONG PER UDD SECTION 8.3.2.2.b. THE SINGLE BLOCK HERE WOULD CONTAIN MORE THAN 11 ZONING DISTRICT, INCLUDING I-3 AND H DISTRICTS. WITH H BEING THE LEAST RESTRICTIVE ZONE THAT APPLIES TO THIS CONDITION, MAX. BLOCK PERIMETER IS N/A.

SITE DATA TABLE	
APPLICANT/OWNER:	4200 VIRTUOUS LLC & 4857 JONES SAUSAGE LLC
PROPERTY ADDRESS:	4200 VIRTUOUS STREET, 4857 JONES SAUSAGE ROAD GARNER, NC 27529
PM(N):	1721-47-1380, 1721-46-0804
DEED:	BK 016787 PG 01007, BK 014572 PG 02740
FLAT:	BM: 2018 PG: 01480, NONE
PARCEL ID:	31-480-14819
EXISTING PARCEL AREA:	PARCEL 1 AREA: 11.12 AC (484,479 SF) PARCEL 2 AREA: 10.15 AC (441,970 SF) COMBINED AREA: 21.27 AC (926,449 SF)
EXISTING ZONING:	INDUSTRIAL MIXED USE (IX-3), HEAVY INDUSTRIAL (IH)
EXISTING LAND USE:	VACANT
BUILDING TYPE:	GENERAL BUILDING
DEVELOPMENT OFFICE:	CONVENTIONAL
PROPOSED # TOTAL LOTS:	3
PROPOSED LOT AREAS (NET SITE AREA AFTER VIRTUOUS STREET EXTENSION):	LOT 1: 165,474 SF (6,799 AC) LOT 2: 275,501 SF (6,325 AC) LOT 3: 428,454 SF (9,836 AC)
PROPOSED USES:	LOT 1: OFFICE LOT 2: COMMERCIAL VEHICLE REPAIR LOT 3: HEAVY INDUSTRIAL (CONCRETE & ASPHALT BATCH PLANTS)
ACCESSORY USES:	LOT 1: N/A LOT 2: OFFICE LOT 3: OFFICE
WATERSHED:	WALNUT CREEK
RIVER BASIN:	NEUSE RIVER
FLOODPLAIN DATA:	THE PROPERTY IS PARTIALLY LOCATED IN THE FLOOD HAZARD ZONE FEMA FIRM MAP PANEL 320272300K.
WETLANDS/STREAM DATA:	WETLANDS ARE LOCATED ON SITE. SEVERAL BLUELINE STREAMS ARE PRESENT ON SITE.
TREE CONSERVATION:	REQUIRED: 86,943 SF (10% OF NET SITE AREA); GROSS MINUS PROVIDED: 124,484 SF, ALL PRIMARY TCA (14.32% OF SITE)
RIGHT-OF-WAY DEDICATION:	DEDICATED AREA FROM PIN 1721-47-1380: 43,902.81 SF (1,008 AC) DEDICATED AREA FROM PIN 1721-46-0804: 13,117.58 SF (3,001 AC) TOTAL: 57,020.39 SF (1,309 AC)
PROPOSED GROSS FLOOR AREA:	OFFICE: 32,000 SF VEHICLE REPAIR: 16,000 SF CONCRETE BATCH PLANT OFFICE: 1,800 SF TOTAL BUILDING SQUARE FOOTAGE: 49,800 SF
FLOOR AREA RATIO:	LOT 1: 32,000 / 165,474 SF = 19.34% LOT 2: 16,000 / 275,501 SF = 5.81% LOT 3: 1,800 / 428,454 SF = 0.42%
IMPERVIOUS AREA:	PRE-DEVELOPED IMPERVIOUS: LOT 1: 0.00 SF (0.00 AC) LOT 2: 0.00 SF (0.00 AC) LOT 3: 0.00 SF (0.00 AC) POST-DEVELOPED ONSITE IMPERVIOUS: LOT 1: 47,097.83 SF (1.08 AC) LOT 2: 37,531.57 SF (0.86 AC) LOT 3: 168,850.87 SF (3.88 AC) TOTAL: 252,220.23 SF (5.80 AC) PRE-DEVELOPED NEW R/W IMPERVIOUS = 0.00 SF (0.00 AC) POST-DEVELOPED NEW R/W IMPERVIOUS AREA = 36,572.43 SF (0.84 AC) POST-DEVELOPED IMPERVIOUS TOTAL = 290,052.40 SF (6.66 AC)
OUTDOOR AMENITY AREA:	LOT 1 (IX-3 ZONING): REQUIRED: 10% OF NET SITE AREA, NET SITE AREA = 165,474 SF 165,474 SF x 10% = 16,547 SF REQUIRED, w/ 50% ADA ACCESSIBLE PROVIDED: 19,002 SF (1.48%), 51.3% OF REQ'D ADA ACCESSIBLE LOT 2 (IX-3 ZONING): REQUIRED: 10% OF NET SITE AREA, NET SITE AREA = 275,501 SF 275,501 SF x 10% = 27,550 SF REQUIRED, w/ 50% ADA ACCESSIBLE PROVIDED: 33,169 SF (12.04%), 51.3% OF REQ'D ADA ACCESSIBLE LOT 3 (IH ZONING): REQUIRED: N/A PER UDD SEC. 4.4.1.A. 416,227.24 SF (9,555 ACRES)
DISTURBED AREA:	416,227.24 SF (9,555 ACRES)
PROJECT BUFFER BOUNDARY AREA:	PERMETER BUFFERS STREET BUFFERS 1:40 - 50' (SHOUD-1) INTERNAL PROPOSED STREETS - 10' (TYPE C3) & 15' (TYPE C2)
PERMETER BUFFERS:	NORTH: N/A EAST: N/A
LOT DIMENSIONS:	AREA (MIN & MAX): N/A (IX-3 & IH ZONING) WIDTH (MIN): N/A (IX-3 & IH ZONING)
GENERAL BUILDING/ STRUCTURE SETBACKS:	PRIMARY STREET (IX-3 ZONING): 3 FT MIN PRIMARY STREET (IH ZONING): 50 FT MIN SIDE STREET (IX-3 ZONING): 3 FT MIN SIDE STREET (IH ZONING): 50 FT MIN SIDE LOT LINE (IX-3 ZONING): 0 OR 6 FT MIN SIDE LOT LINE (IH ZONING): 0 FT REAR LOT LINE (IX-3 ZONING): 0 OR 6 FT MIN REAR LOT LINE (IH ZONING): 0 FT
PARKING SETBACKS:	PRIMARY STREET (IH & IX-3 ZONING): 10 FT MIN SIDE STREET (IH & IX-3 ZONING): 10 FT MIN SIDE LOT LINE (IX-3 ZONING): 0 OR 3 FT MIN SIDE LOT LINE (IH ZONING): 10 FT MIN REAR LOT LINE (IX-3 ZONING): 0 OR 3 FT MIN REAR LOT LINE (IH ZONING): 10 FT MIN
MAX. PRINCIPAL BLDG. HEIGHT:	50' / 3 STORIES (IX-3 ZONING) 50' / 3 STORIES (IH ZONING)
GENERAL BUILDING TRANSPARENCY (IX-3 ZONING):	GROUND STORY (MIN): 20% UPPER STORY (MIN): 20%
VEHICLE PARKING:	BLANK WALL (MIN): 50 FT REQUIRED/ALL OWED (MAX): LOT 1: OFFICE = 1 SPACE PER 200 SF GFA LOT 2: 3 SPACES, INCLUDING 1 ADA (VAN) SPACE LOT 3: 3 SPACES, INCLUDING 1 ADA (VAN) SPACE
PARKING PROVIDED:	LOT 1: 71 SPACES, INCLUDING 4 ADA (VAN) SPACES LOT 2: 9 SPACES, INCLUDING 1 ADA (VAN) SPACE LOT 3: 3 SPACES, INCLUDING 1 ADA (VAN) SPACE
BICYCLE PARKING:	BICYCLE PARKING REQUIRED: LOT 1: OFFICE = SHORT-TERM: 1 SPACE / 10,000 SF GFA, 4 MIN. OFFICE = LONG-TERM: 1 SPACE / 5,000 SF GFA, 4 MIN. LOT 2: VEHICLE SERVICE = NONE LOT 3: HEAVY INDUSTRIAL = NONE
BICYCLE PARKING PROVIDED:	LOT 1: SHORT-TERM: 4 SPACES (TWO RACKS) LOT 2: LONG-TERM: 4 SPACES (TWO RACKS) LOT 3: NONE



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NOTES:
 1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE CO., N.C.DOT, MUTCD STANDARDS AND SPECIFICATIONS.
 2. NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GSEWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

PASST DESIGN GROUP, PA
 Engineering | Consulting
 507 Piedmont Road, Suite 200, Raleigh, NC 27601
 Phone: 919.946.1099 | Fax: 919.946.1091 | E-MAIL: INFO@PASST.COM



PREPARED FOR: VIRTUOUS LLC
 4200 VIRTUOUS STREET
 RALEIGH, NORTH CAROLINA 27601
 DATE: 10.13.21
 PROJECT NUMBER: 21-0001
 PROJECT CAD DESIGNER: JEFFREY BRANTON
 PROJECT SURVEYOR: JEFFREY BRANTON

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
SITE PLAN LAYOUT

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	10/13/21
2	REVISED PER CITY COMMENTS	10/13/21
3	REVISED PER CITY COMMENTS	10/13/21

DRAWING SHEET
C-2.1
PROJECT NUMBER
535-20

SEE SHEET C-0.2 FOR LEGENDS & NOTES.



SEE SHEET C-2.1 FOR CONTINUATION

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

PASST DESIGN GROUP, PA
 Engineering | Consulting
 207 Poplarwood Road, Suite 200, Raleigh, North Carolina 27601
 Phone: 919.946.4399 | Fax: 919.946.2989 | E: LINDSEY.HUBBARD@PASST.COM

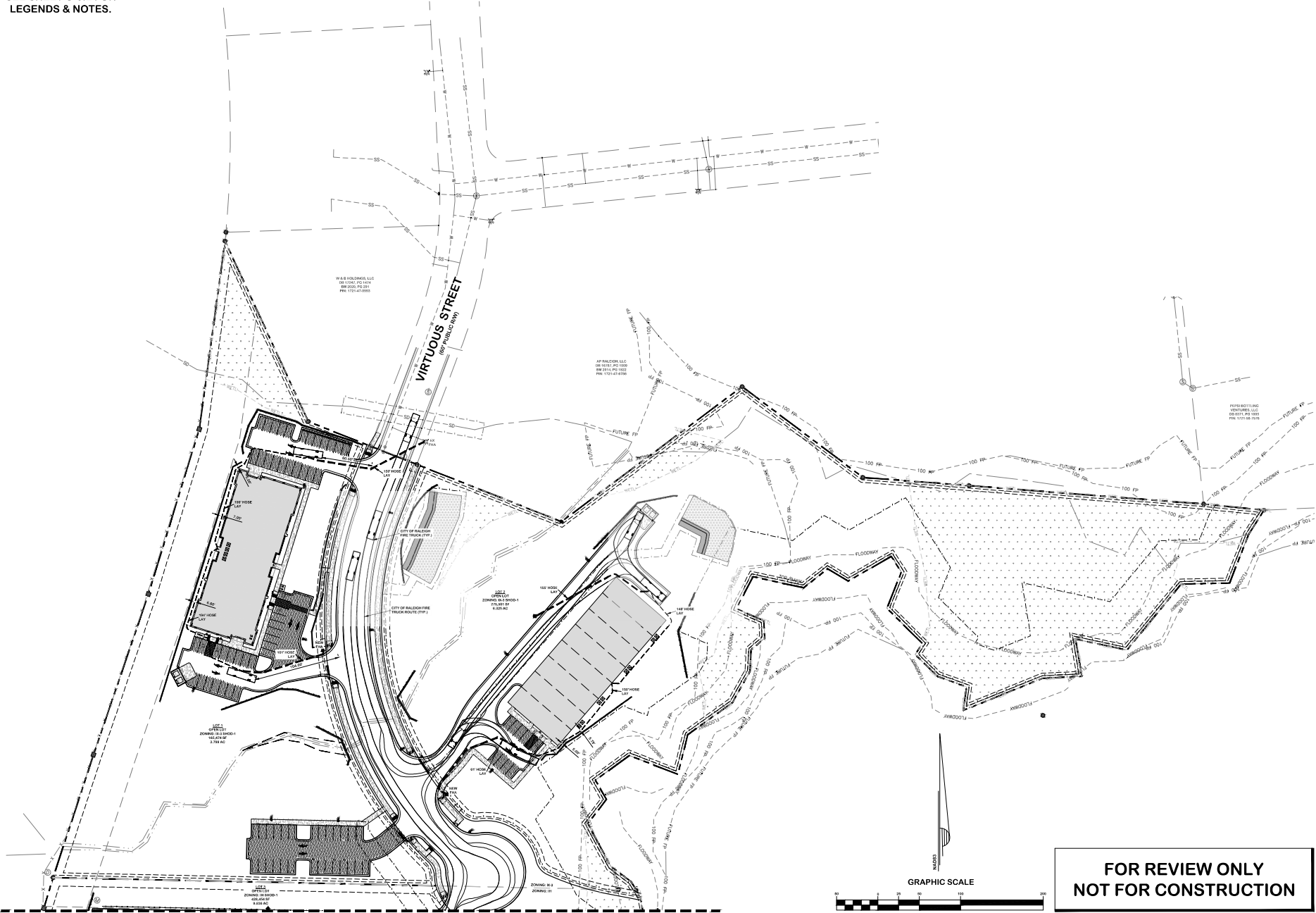
PREPARED FOR:	W. B. HENDERSON, LLC 100 HUNTER STREET RALEIGH, NORTH CAROLINA 27601
DATE:	10.12.21
PROJECT NUMBER:	1700
PROJECT CHIEF DESIGNER:	PROJECT MANAGER:
PROJECT SUPERVISOR:	PROJECT ENGINEER:
PROJECT CHECKER:	PROJECT DESIGNER:
PROJECT ARCHITECT:	PROJECT ENGINEER:

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
TRASH TRUCK INGRESS/EGRESS PLAN

NO.	REVISION	DATE
1	REVISED PER OWNER COMMENTS	10/22/21
2	REVISED PER OWNER COMMENTS	10/22/21
3	REVISED PER OWNER COMMENTS	10/22/21

DRAWING SHEET
C-2.2
 PROJECT NUMBER
535-20

SEE SHEET C-0.2 FOR LEGENDS & NOTES.



SEE SHEET C-2.1 FOR CONTINUATION

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PASST DESIGN GROUP, PA
 Engineering | **passtgroup.com**
 207 Poplarwood Lane, Suite 200, Raleigh, North Carolina 27608
 Phone: 919.944.4399 | Fax: 919.944.9881 | Raleigh: 919.944.4399

PROJECT NO. 15-001
 DATE: 10/2017
 PROJECT NUMBER: 15-001
 PROJECT CHAIR/DESIGNER: [Name]
 PROJECT MANAGER: [Name]

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
FIRE TRUCK INGRESS/EGRESS PLAN

NO.	REVISION	DATE

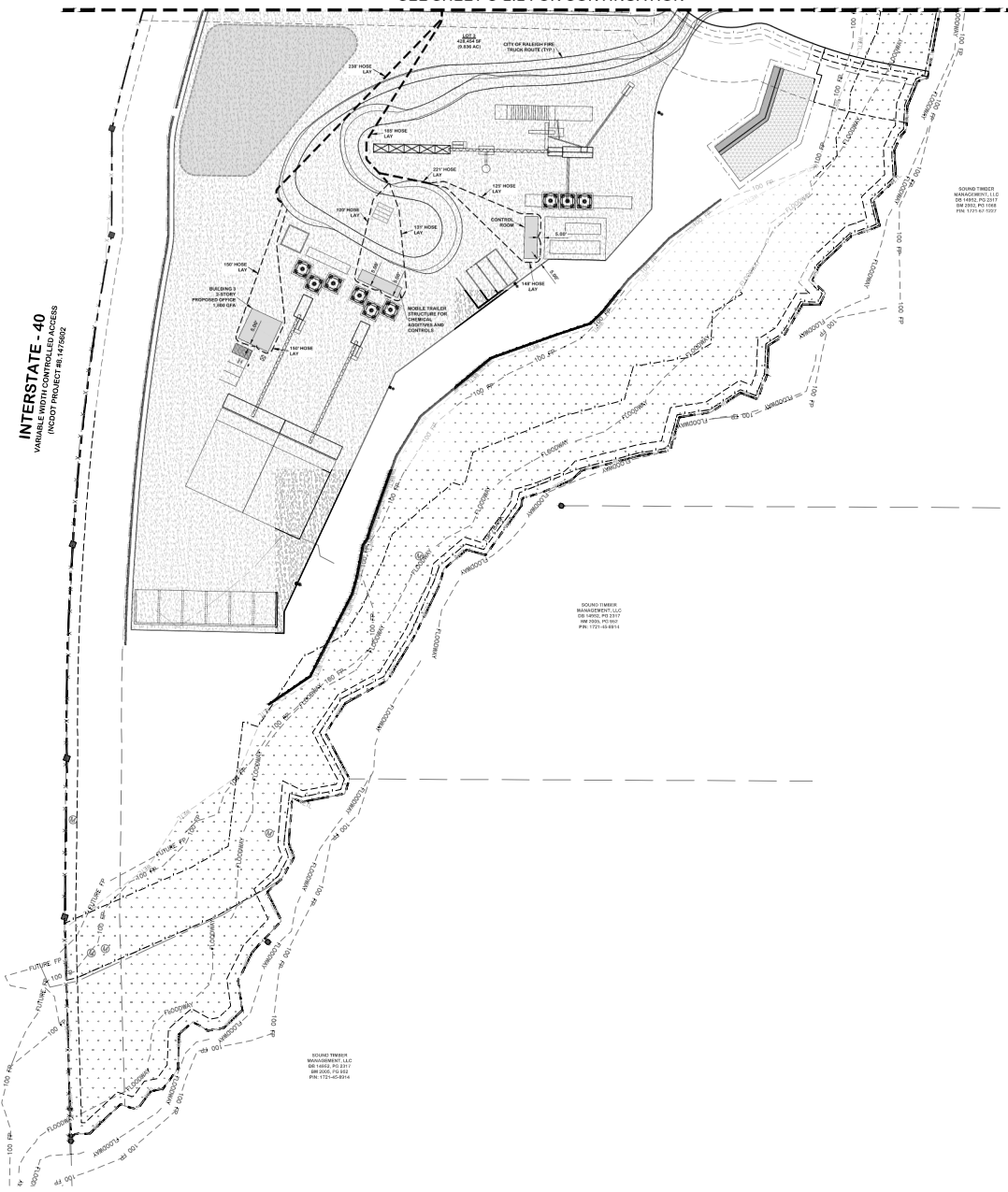
DRAWING SHEET
C-2.3
 PROJECT NUMBER
535-20

SEE SHEET C-0.2 FOR LEGENDS & NOTES.

SEE SHEET C-2.2 FOR CONTINUATION

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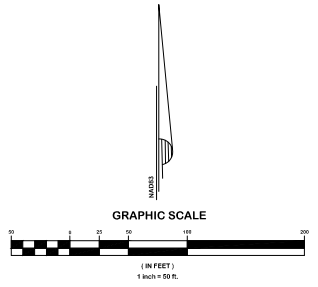


INTERSTATE - 40
VARIABLE WIDTH CONTROL BARRIERS
IN NCDOT PROJECT #R-4729422

DESIGN NUMBER:
MANAGEMENT, LLC
800 WOOD ST. SUITE 200
RALEIGH, NC 27601
PHONE: 919-881-8811

DESIGN NUMBER:
MANAGEMENT, LLC
800 WOOD ST. SUITE 200
RALEIGH, NC 27601
PHONE: 919-881-8811

DESIGN NUMBER:
MANAGEMENT, LLC
800 WOOD ST. SUITE 200
RALEIGH, NC 27601
PHONE: 919-881-8811



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Engineering | Architecture
107 Poplarwood Lane, Suite 200, Raleigh, NC 27601
Phone: 919-844-1199 | Fax: 919-844-9881 | Email: info@passtgroup.com

PREPARED FOR: RALEIGH CITY FIRE DEPARTMENT
DATE: 10/21/21
PROJECT CHIEF: [Name]
PROJECT CHIEF DESIGNER: [Name]
PROJECT CHIEF CHECKER: [Name]

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
FIRE TRUCK INGRESS/EGRESS PLAN

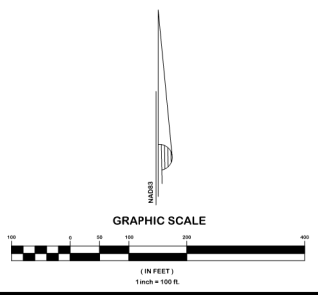
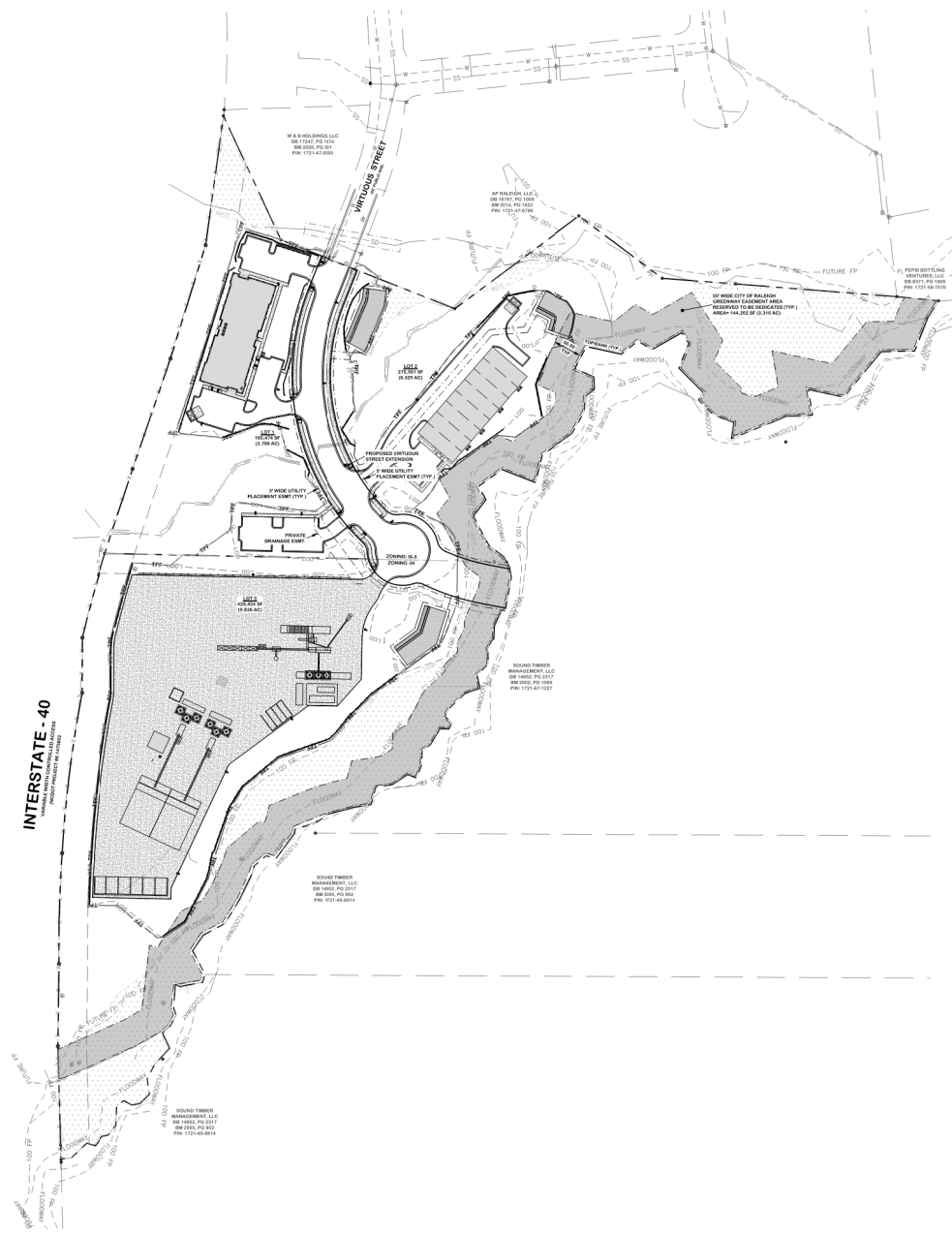
NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/21/21
2	ISSUED FOR PERMITS	10/21/21
3	ISSUED FOR PERMITS	10/21/21
4	ISSUED FOR PERMITS	10/21/21
5	ISSUED FOR PERMITS	10/21/21
6	ISSUED FOR PERMITS	10/21/21
7	ISSUED FOR PERMITS	10/21/21
8	ISSUED FOR PERMITS	10/21/21
9	ISSUED FOR PERMITS	10/21/21
10	ISSUED FOR PERMITS	10/21/21

DRAWING SHEET
C-2.4
PROJECT NUMBER
535-20

SEE SHEET C-0.2 FOR LEGENDS & NOTES.

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PASST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Road, Suite 300, Raleigh, North Carolina 27601
Phone: 919.948.4399 | Fax: 919.948.2981 | Lic. License No. 000018181 C-0171

PREPARED FOR:
W & B HOLDINGS LLC
107 HUNTER STREET
RALEIGH, NORTH CAROLINA 27601

DATE: 10.12.21
PROJECT NUMBER:
PROJECT CAD DESIGNER:
PROJECT SURVEYOR:
DRAWING JOB NUMBER: 1512

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
CITY OF RALEIGH GREENWAY EASEMENT SHEET

NO.	REVISION	DATE	BY	CHECKED	APPROVED

DRAWING SHEET

C-2.5

PROJECT NUMBER

535-20

SEE SHEET C-0.1 FOR
LEGENDS & NOTES.

SHEET C-2.6 LEGEND:
PROJECT AREA WITH PROPOSED DEVELOPMENT WITHIN THE
DELIMITED LINE OF EXISTING FLOOD PRONE SOILS BOUNDARY PLUS
2 FEET OF TOPOGRAPHIC ELEVATION. REFER TO CALLOUTS ON THIS
SHEET FOR FURTHER DETAIL OF CALCULATIONS.



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PASST DESIGN GROUP, PA
Engineering | Consulting
977 Reynolds Road, Suite 200, Raleigh, North Carolina 27601
Phone: 919.944.4399 | Fax: 919.944.2889 | Lic. License Number: C-2611

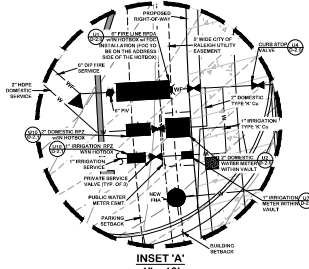
PREPARED FOR: P&T, LLC
BY: PASST DESIGN GROUP, PA
DATE: 11/25/21
PROJECT NUMBER: 19000000000000000000
PROJECT CHARGED DESIGNED BY: PASST DESIGN GROUP, PA
PROJECT DRAWN BY: PASST DESIGN GROUP, PA

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
DEVELOPED AREA WITHIN SFHA (+2' ELEVATION) SHEET

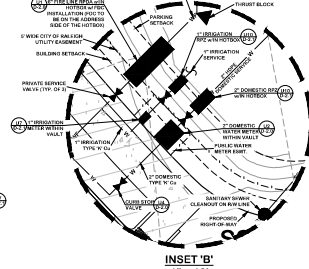
NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	
2	REVISED PER COMMENTS	
3	REVISED PER COMMENTS	

DRAWING SHEET
C-2.6
PROJECT NUMBER
535-20

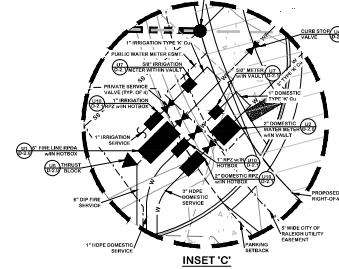
SEE SHEET C-0.2 FOR LEGENDS & NOTES.



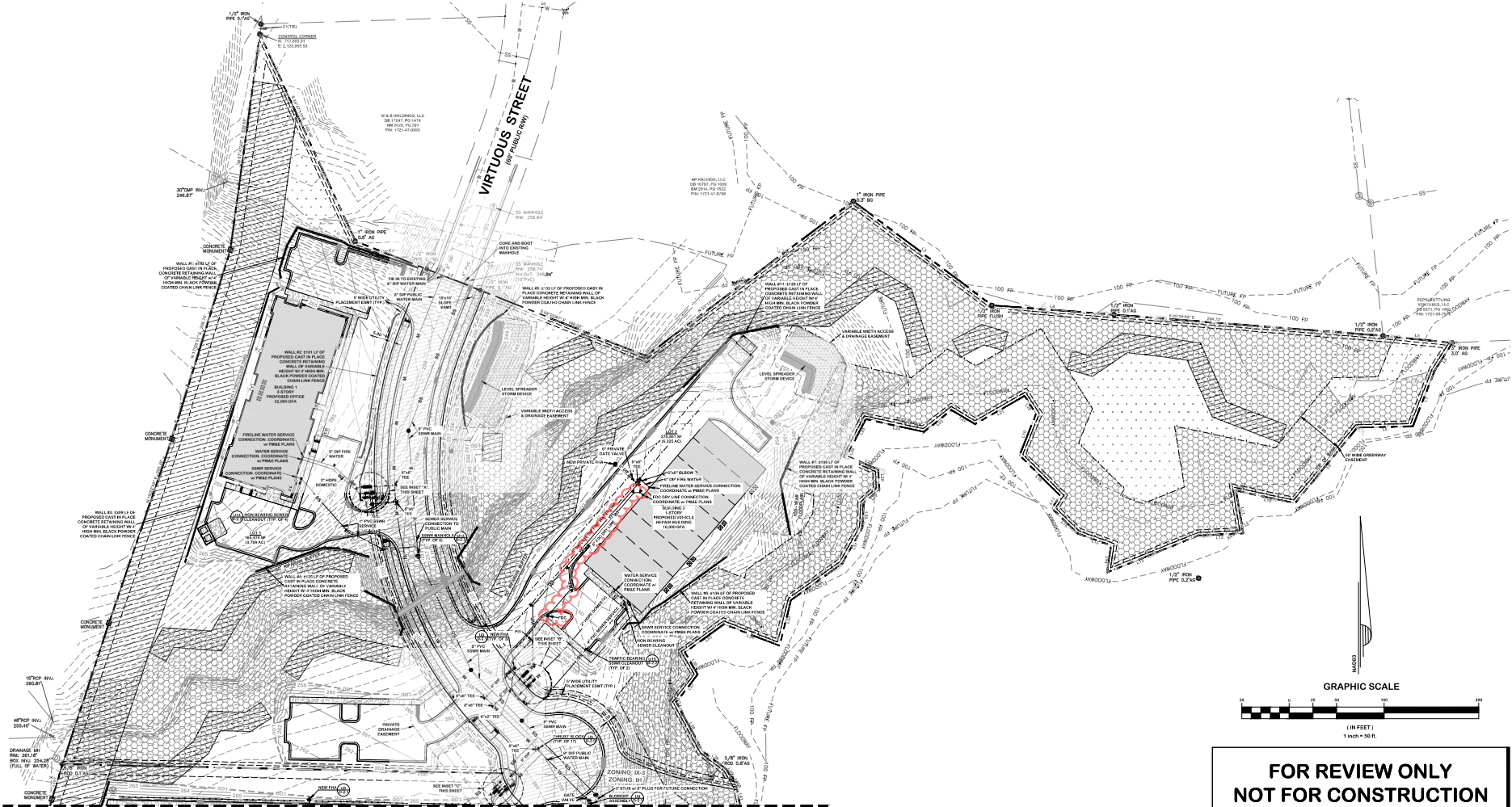
INSET 'A'
1" = 10'



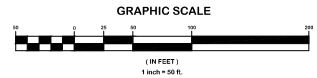
INSET 'B'
1" = 10'



INSET 'C'
1" = 10'



SEE SHEET C-3.1 FOR CONTINUATION



**FOR REVIEW ONLY
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NOTES: ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE CO., NCDOT, MUTCD STANDARDS AND SPECIFICATIONS.

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 Engineering | Architecture
 9777 Research Road, Suite 200, Raleigh, NC 27617
 Phone: 919.944.4499 | Fax: 919.944.4498 | Email: info@passtgroup.com

PROJECT: RALEIGH WAKE COUNTY HEADQUARTERS & BATCH PLANT FACILITY
 SHEET: TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
 DATE: 11/2024
 PROJECT CHARGED DESIGNER: [Name]
 PROJECT CHARGED DRAWER: [Name]

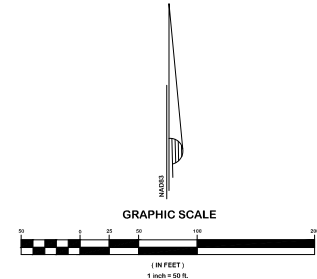
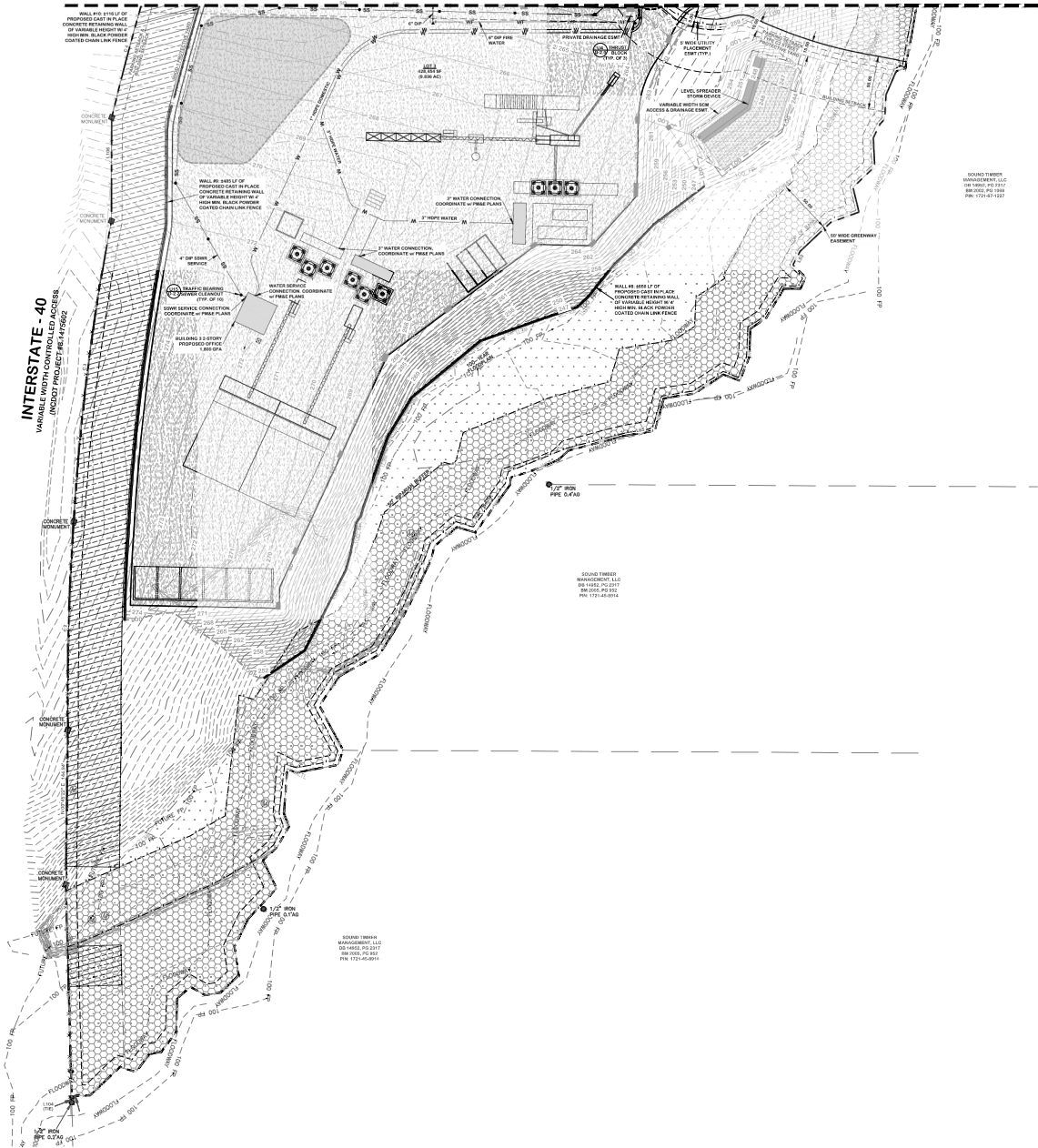
RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
UTILITY PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	11/20/24
2	ISSUED FOR PERMITS	11/20/24
3	ISSUED FOR PERMITS	11/20/24

DRAWING SHEET
C-3.0
 PROJECT NUMBER
535-20

SEE SHEET C-0.2 FOR LEGENDS & NOTES.

SEE SHEET C-3.0 FOR CONTINUATION



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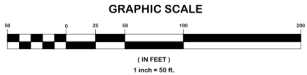
NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/20/21
2	REVISED FOR COMMENTS	10/20/21
3	REVISED FOR COMMENTS	10/20/21

SEE SHEET C-0.2 FOR LEGENDS & NOTES.



SEE SHEET C-4.1 FOR CONTINUATION

**FOR REVIEW ONLY
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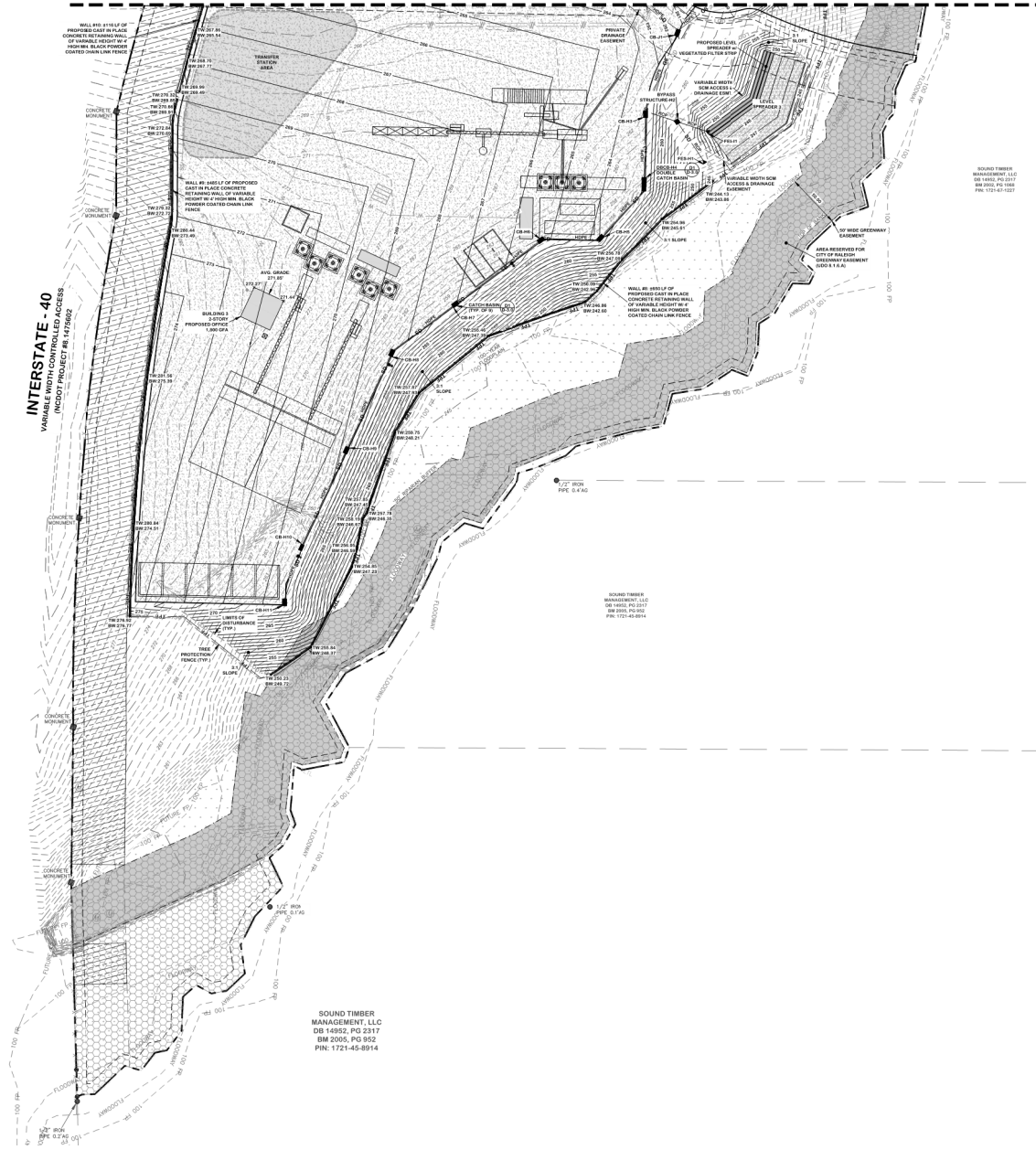


NOTES:
 1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE CO., NCDOT, MATCO STANDARDS AND SPECIFICATIONS.
 2. NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

NO.	REVISION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS

SEE SHEET C-0.2 FOR LEGENDS & NOTES.

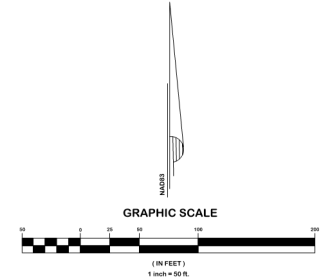
SEE SHEET C-4.0 FOR CONTINUATION



SOUND TIMBER MANAGEMENT, LLC
 OR: 16952, PG 2317
 6M 2055, PG 952
 PIN: 1721-45-8914

SOUND TIMBER MANAGEMENT, LLC
 601 CALS, PG 2317
 6M 2055, PG 952
 PIN: 1721-45-1127

SOUND TIMBER MANAGEMENT, LLC
 601 CALS, PG 2317
 6M 2055, PG 952
 PIN: 1721-45-8914



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 2. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY ELEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

PASST DESIGN GROUP, PA
 Engineering | Consulting
 207 Reynolds Road, Suite 200, Raleigh, North Carolina 27601
 Phone: 919 946 4399 | Fax: 919 946 2989 | Lic. License #A-00001816-C-0171

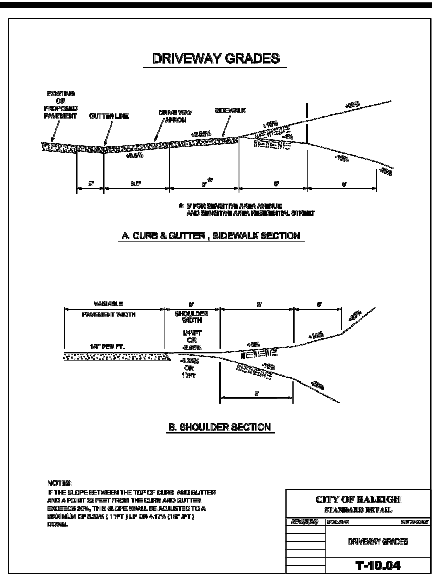
PREPARED FOR:
 SOUND TIMBER MANAGEMENT, LLC
 601 CALS STREET
 RALEIGH, NORTH CAROLINA 27601
 DATE: 10.12.21
 PROJECT NUMBER:
 PROJECT CHARGED DESIGNED:
 PROJECT SUPERVISOR:
 PREPARED BY: SEAN PATRICK PYLE

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
GRADING & STORM DRAINAGE PLAN

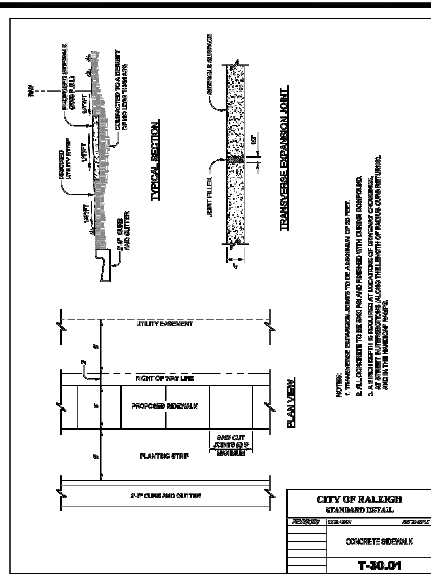
NO.	REVISION	DATE
1	REVISED PER OWNER COMMENTS	10/22/21
2	REVISED PER OWNER COMMENTS	10/22/21
3	REVISED PER OWNER COMMENTS	10/22/21

DRAWING SHEET C-4.1

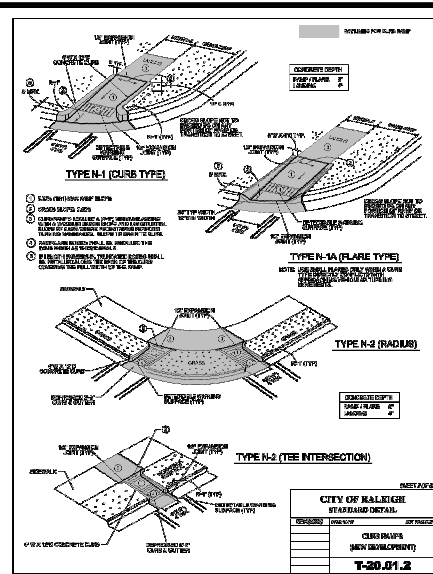
PROJECT NUMBER 535-20



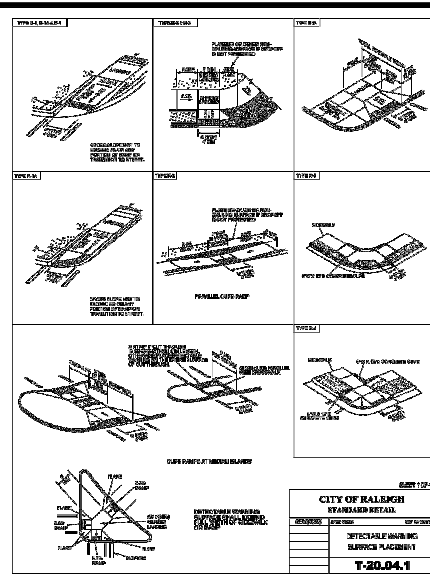
(S1) DRIVEWAY GRADES



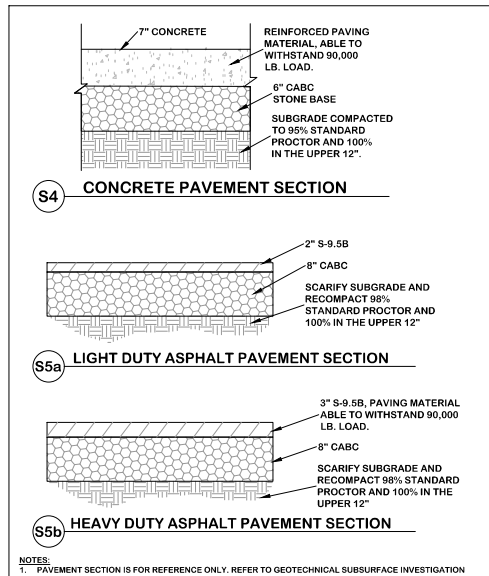
(S2) CONCRETE SIDEWALK



(S3) CURB RAMP DETAILS



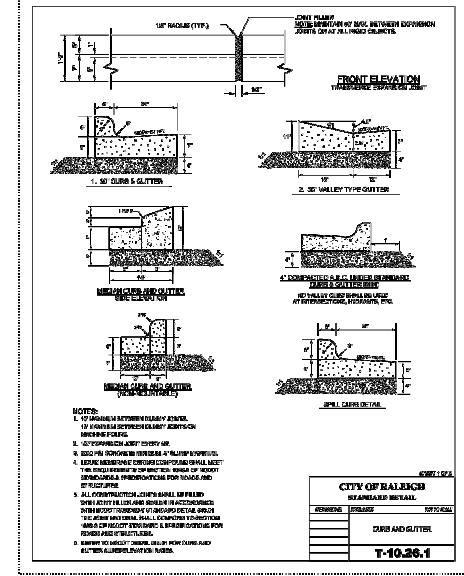
(S7) SIDEWALK ADJACENT TO PARKING



(S4) CONCRETE PAVEMENT SECTION

(S5a) LIGHT DUTY ASPHALT PAVEMENT SECTION

(S5b) HEAVY DUTY ASPHALT PAVEMENT SECTION

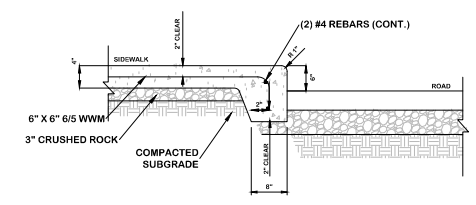


(S6) 24" & 30" CURB & GUTTER

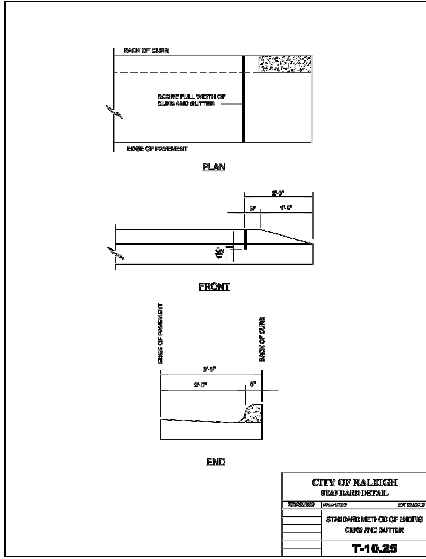
FOR REVIEW ONLY

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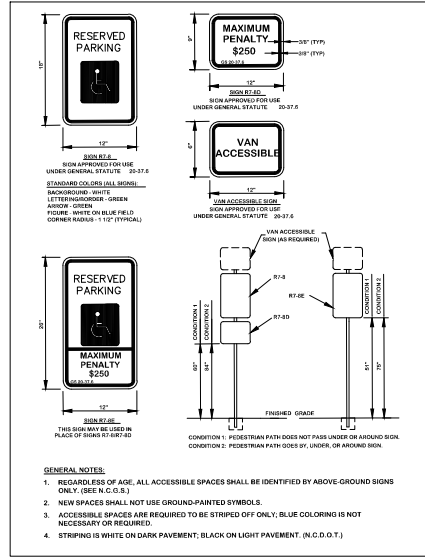
NOTE:
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, MUTCD, AND NCDOT STANDARDS AND SPECIFICATIONS.



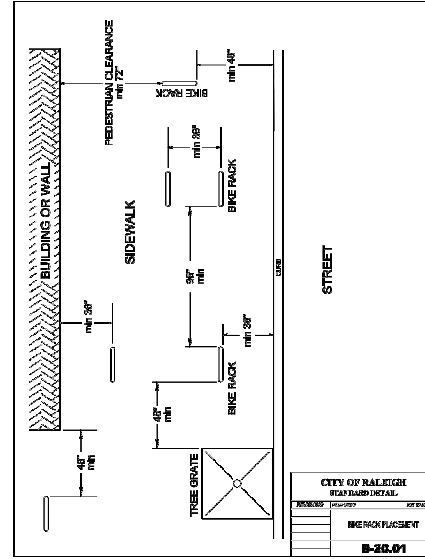
(S7) SIDEWALK ADJACENT TO PARKING



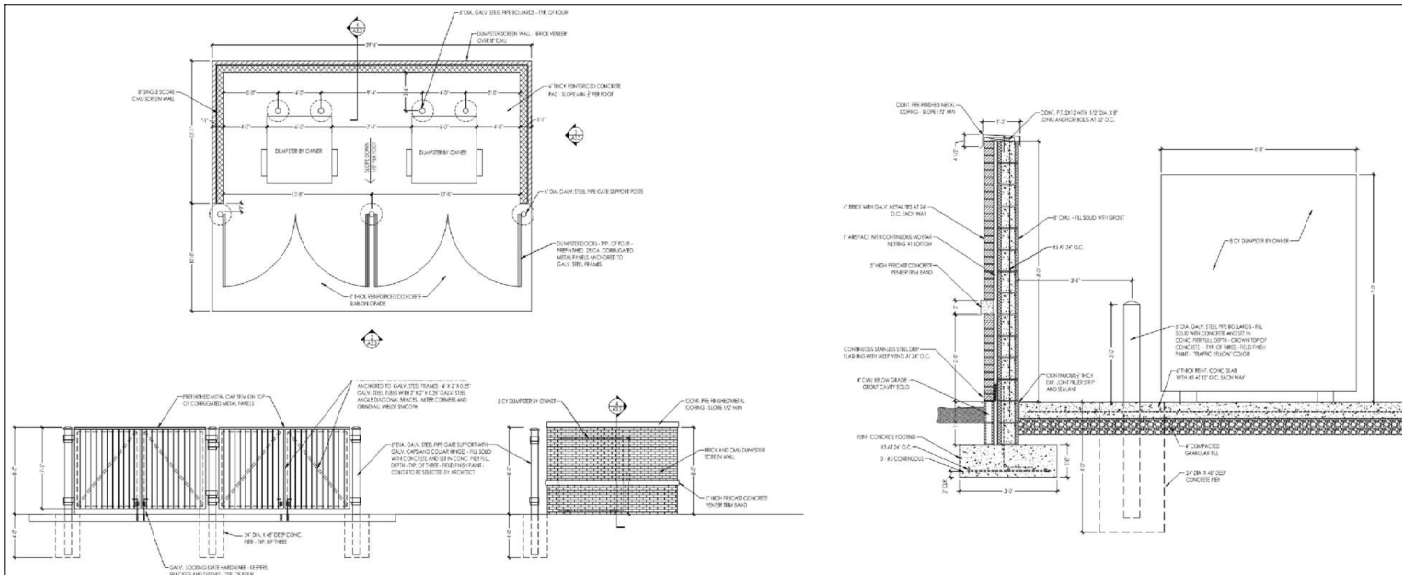
S8 METHOD OF ENDING CURB & GUTTER NTS



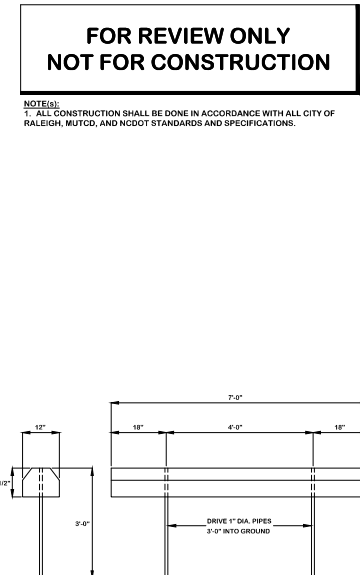
S9 ACCESSIBLE PARKING SIGN NTS



S10 BIKE RACK DETAILS NTS



S11 DUMPSTER ENCLOSURE DETAILS



S12 CONCRETE WHEEL STOP

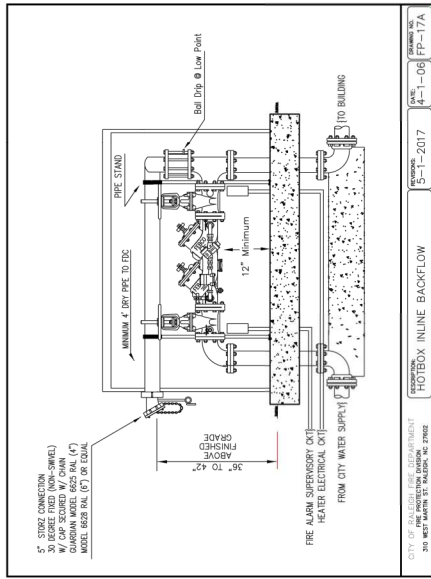
PASST DESIGN GROUP, PA
Engineering | Construction

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
RALEIGH, WAKE COUNTY, NORTH CAROLINA

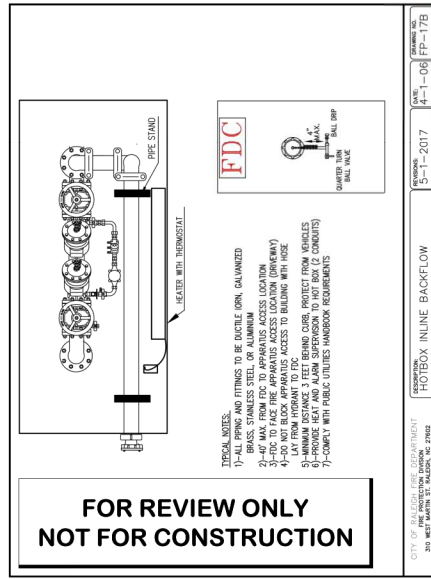
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
SITE DETAIL SHEET

DRAWING SHEET
D-1.1

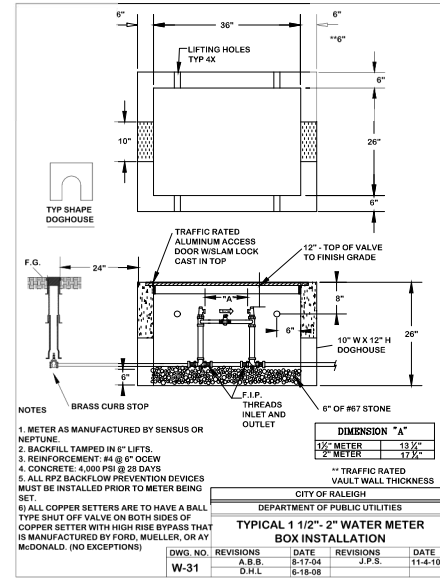
PROJECT NUMBER
535-20



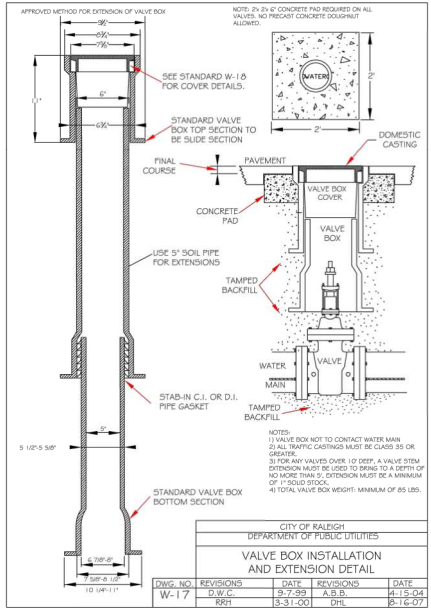
U1 HOTBOX INLINE BACKFLOW WITH STORZ FDC



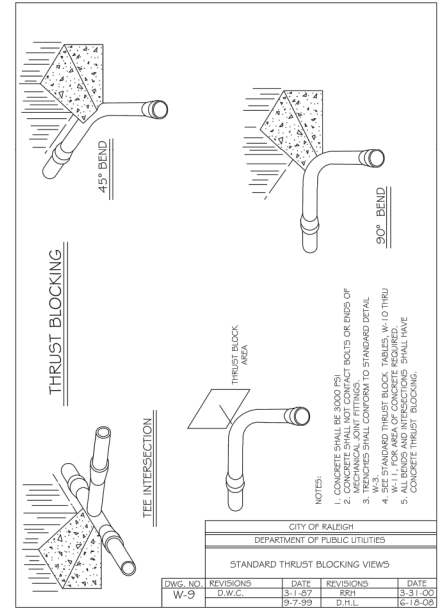
U2 2\"/>



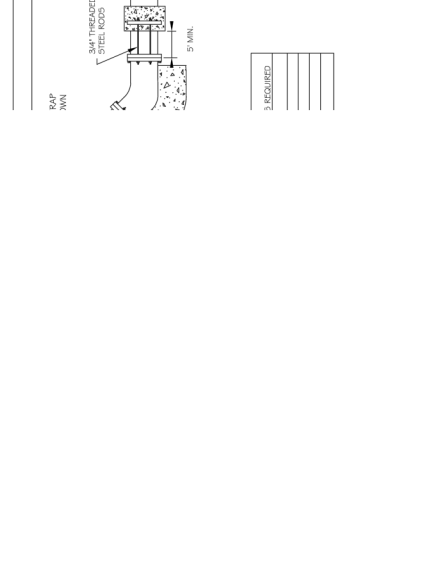
U3 STANDARD VERTICAL BEND



U4 CURB STOP VALVE



U5 THRUST BLOCK



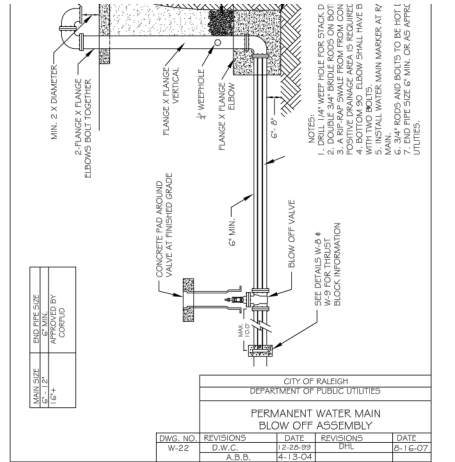
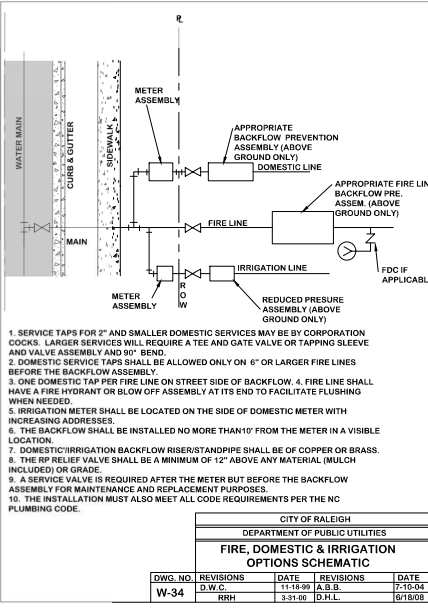
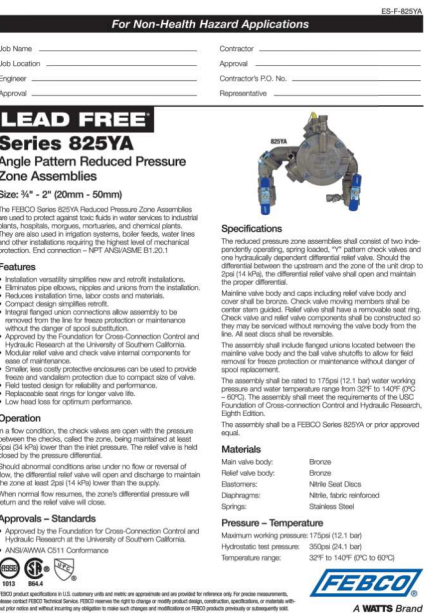
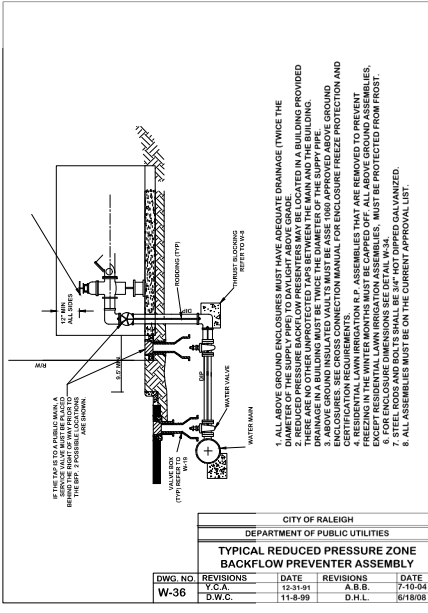
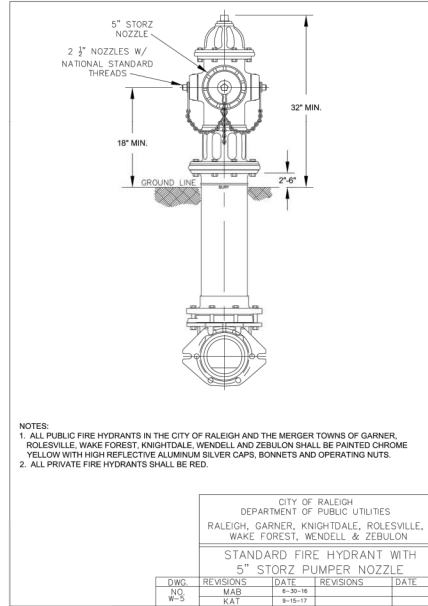
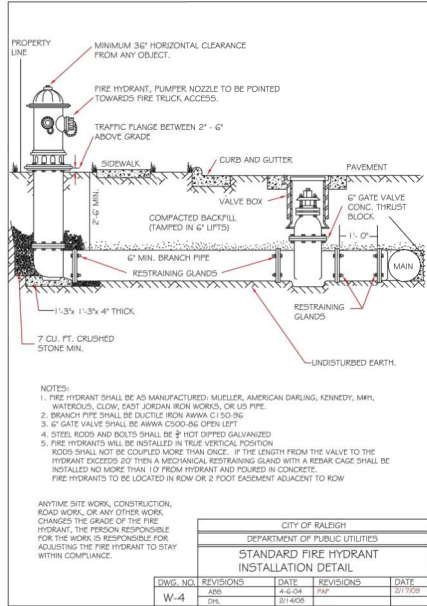
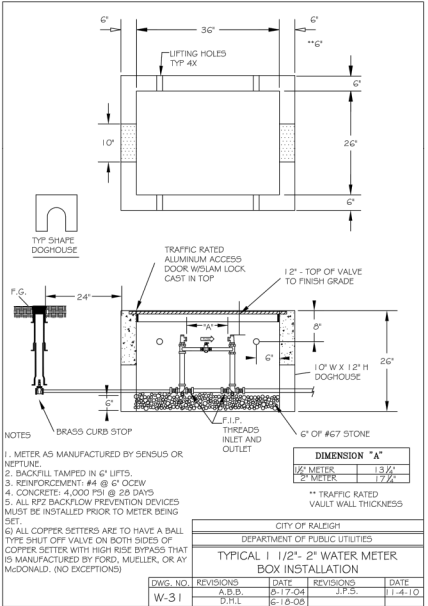
U6 TEE AND VALVE

PASST DESIGN GROUP, PA
 Consulting Engineering
 57 Reynolds Road, Suite 200, Aetna, North Carolina 27611
 Phone: 919-844-1089 | Fax: 919-844-2988 | Email: contact@passt.com

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
UTILITY DETAIL SHEET

NO.	REVISION

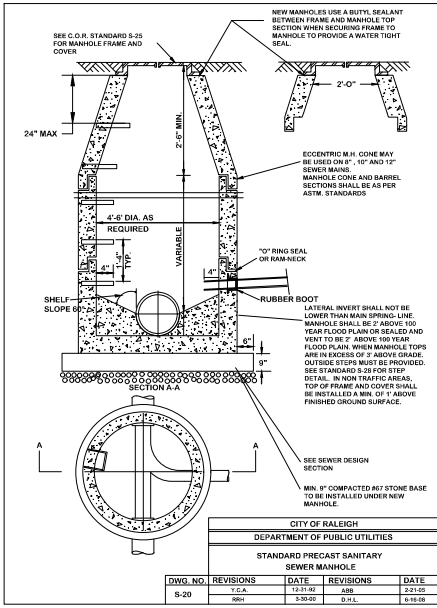
DRAWING SHEET
D-2.0
PROJECT NUMBER
535-20



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 Engineering | Construction
 5700 Reynolds Road, Suite 200, Raleigh, NC 27617
 Phone: 919.944.1299 | Fax: 919.944.9881 | E-Mail: info@passtdesign.com

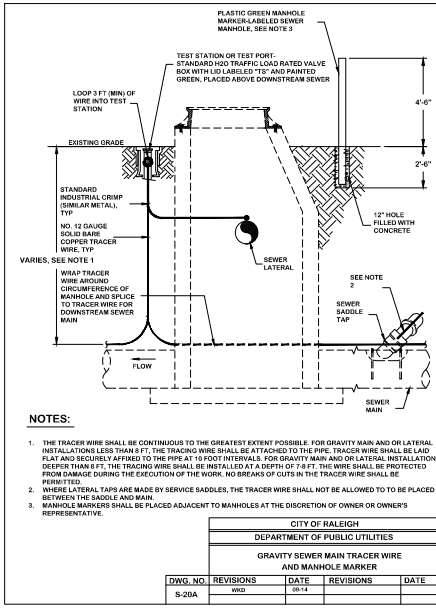
RALEIGH COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW UTILITY DETAIL SHEET

DRAWING SHEET
D-2.1
 PROJECT NUMBER
535-20



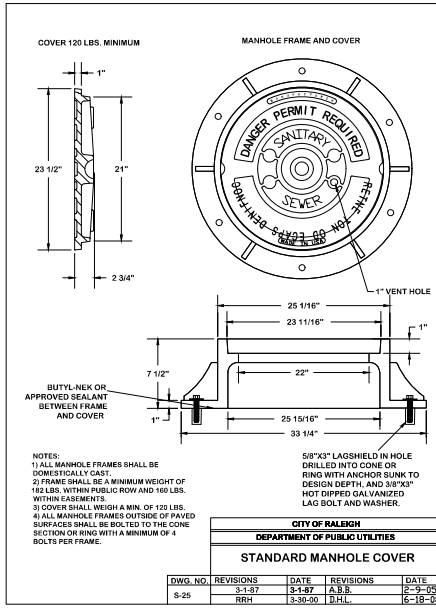
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD PRECAST SANITARY SEWER MANHOLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20	R.H.	3-23-00	D.H.L.	6-18-08



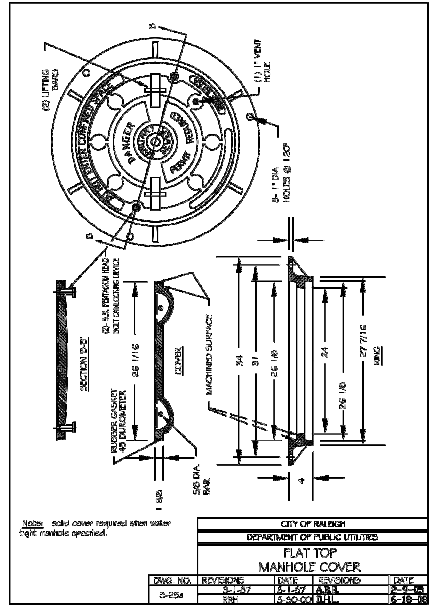
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20A	R.H.D.	08/14		



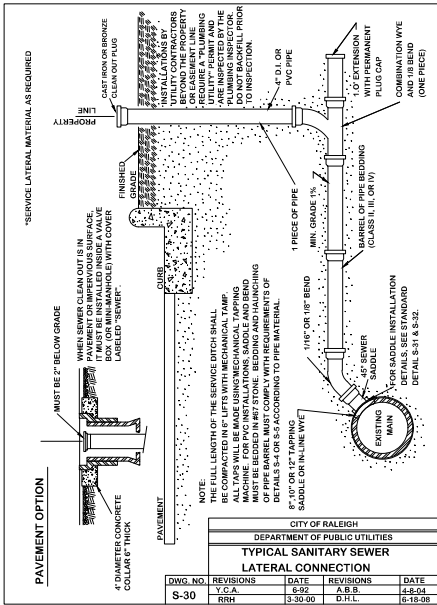
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE COVER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-25	3-1-87	3-1-87	A.B.B.	2-9-05
	R.H.H.	3-30-00	D.H.L.	6-18-08



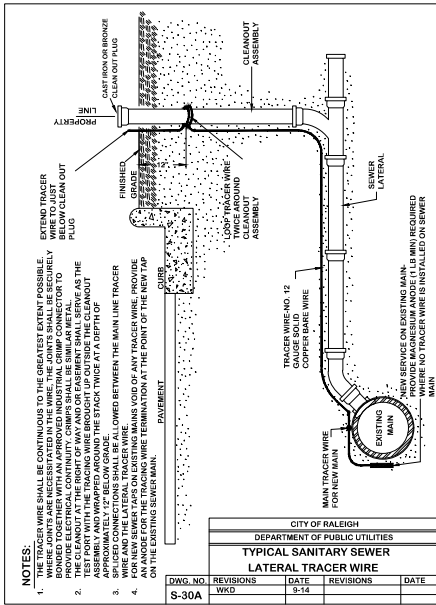
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
FLAT TOP MANHOLE COVER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-25A	RRH	12-17-01	D.H.L.	12-17-01
		12-29-02	D.H.L.	12-29-02



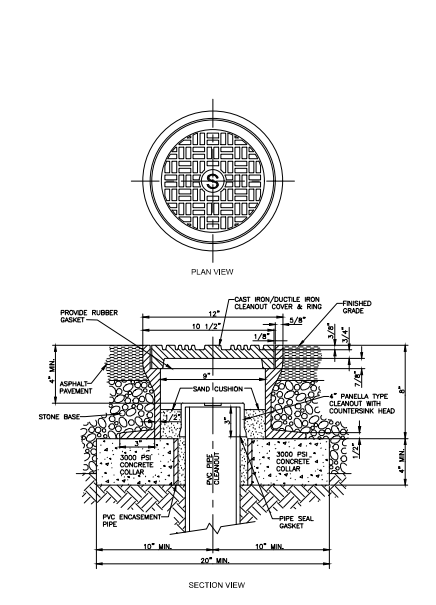
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER LATERAL CONNECTION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	F.S.S.	6-5-99	A.B.B.	6-5-99
	R.H.H.	3-30-00	D.H.L.	6-18-08



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER LATERAL TRACER WIRE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30A	RRH	8-14		



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TRAFFIC BEARING CLEANOUT

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30A	RRH	8-14		

U14 TYPICAL SANITARY SEWER LATERAL CONNECTION

U15 TRAFFIC BEARING CLEANOUT

PAST DESIGN GROUP, PA
Engineering | Consulting
3510 Westgate Drive, Suite 200, Raleigh, NC 27617
Phone: (919) 877-1000 | Fax: (919) 877-1001 | www.pastdesign.com

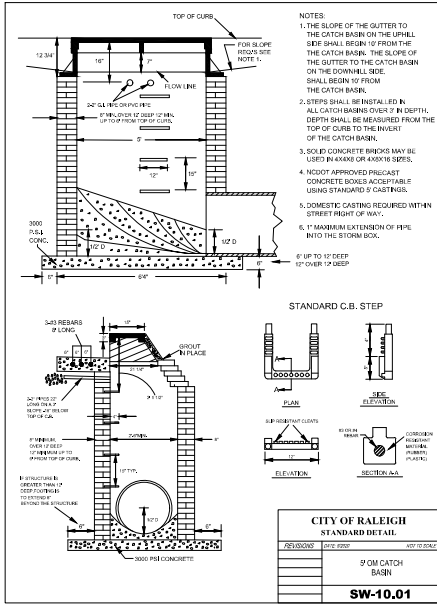
RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
UTILITY DETAIL SHEET

REVISIONS: (Table with columns: NO., DATE, REVISION)

DRAWING SHEET

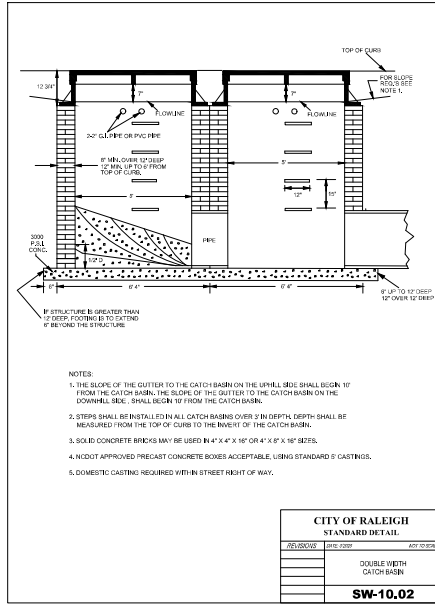
D-2.2

PROJECT NUMBER: **535-20**



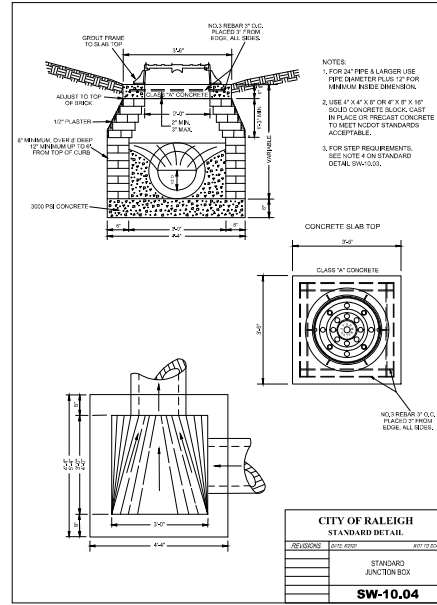
D1 5' OM CATCH BASIN

NTS



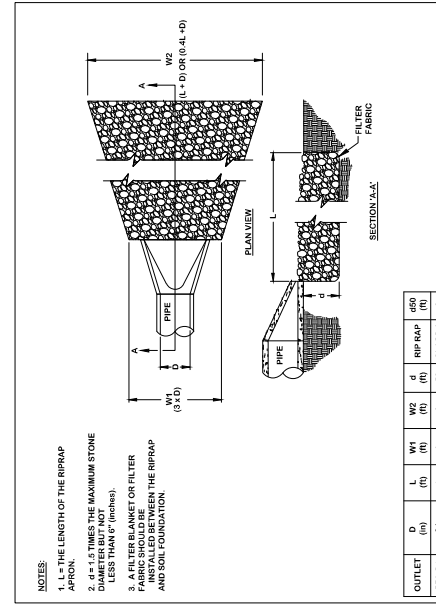
D2 DOUBLE WIDTH CATCH BASIN

NTS



D3 STANDARD JUNCTION BOX

NTS



D4 RIP RAP OUTLET PROTECTION

NTS

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NOT FOR CONSTRUCTION

NOTES:
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PASST DESIGN GROUP, PA
Engineering | Construction
10000 W. HICKORY STREET, SUITE 1000, WAKE FOREST, NC 27154
Phone: 919.552.1000 | Fax: 919.552.1001 | Website: www.passt.com

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
RALEIGH, WAKE COUNTY, NORTH CAROLINA

TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
STORM DRAINAGE DETAIL SHEET

NO.	REVISION	DATE	SCALE

DRAWING SHEET
D-3.0

PROJECT NUMBER
535-20

SEE SHEET C-0.2 FOR LEGENDS & NOTES.

LANDSCAPE CALCULATIONS:
VEHICLE SURFACE AREA (UDO SEC. 7.1.7.F.)
 EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE. IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQUARE FEET OF PARKING AREA.

REQUIRED: 28,538 SF / 2,000 = 15 TREES PROVIDED: 21
STREET PROTECTIVE YARD (UDO SEC. 7.2.4.B.)
 REQUIREMENT MET WITH RETAINED TCA WITHIN 50' SHOD-1 PROTECTIVE YARD

TRANSITIONAL PROTECTIVE YARDS (UDO SEC. 7.2.4.A.)
 TYPE B2: 30' WIDE, 6.0' TALL FENCE/WALL WITH 6 SHADE TREES, 4 UNDERSTORY TREES, AND 60 SHRUBS PER 100 LINEAR FEET
 NORTH (WEST OF INTERNAL ROAD): 411'
 SHADE TREES REQUIRED: 6 x 4.11 = 24.66
 SHADE TREES PROVIDED: 25
 UNDERSTORY TREES REQUIRED: 6 x 4.11 = 24.66
 UNDERSTORY TREES PROVIDED: 25
 SHRUBS REQUIRED: 60 x 4.11 = 246.6
 SHRUBS PROVIDED: 247

STREET PROTECTIVE YARD (UDO SEC. 7.2.4.B.)
 TYPE C2: 15' WIDE, 4 SHADE TREES AND 30 SHRUBS PER 100 LINEAR FEET
 SOUTH (EAST OF INTERNAL ROAD): 150'
 SHADE TREES REQUIRED: 4 x 1.5 = 6
 SHADE TREES PROVIDED: 6
 SHRUBS REQUIRED: 15 x 1.5 = 23
 SHRUBS PROVIDED: 23

STREET TREES (UDO SEC. 8.5.7.A.)
 STREET TREES SPACED @ P.C.
 INTERNAL ACCESS DRIVE (LEFT SIDE): 482'
 STREET TREES REQUIRED: 482 / 40 = 12.05
 STREET TREES PROVIDED: 15
 (PER CITY OF RALEIGH URBAN FORESTRY STAFF, STREET TREE QUANTITIES TO MATCH APPROVED PRELIMINARY SUBDIVISION #SUB-0007-2023)
 INTERNAL ACCESS DRIVE (RIGHT SIDE): 391'
 STREET TREES REQUIRED: 391 / 40 = 9.78
 STREET TREES PROVIDED: 13
 (PER CITY OF RALEIGH URBAN FORESTRY STAFF, STREET TREE QUANTITIES TO MATCH APPROVED PRELIMINARY SUBDIVISION #SUB-0007-2023)

TYPE C2 PROTECTIVE STREET YARD CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.89	62.50	21°43'11"	S25°5'143"E	23.55
C2	39.52	62.45	36°19'29"	S88°9'40"E	38.85
C3	18.66	25.00	42°45'59"	S85°41'29"E	18.23
C4	88.87	409.50	12°28'52"	S70°31'57"E	88.79

PLANT SCHEDULE SHEET L-1.0						
SYMBOL	CODE	SPEC	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER
(Symbol)	DA	16	Ornigo 'Infero' Autumn Gold Autumn Gold Red-twig Dogwood	3" MIN.	10' MIN.	6.60
(Symbol)	WD	12	Magnolia grandiflora 'Bractea Brown Beauty' Bractea Brown Southern Magnolia	3" MIN.	10' MIN.	6.60
(Symbol)	NO	13	Nyssa sylvatica 'NOBISHT TM Green Gable Tapato	3" MIN.	10' MIN.	6.60
(Symbol)	PC	20	Panicum chinensis Chinese Paspalum	3" MIN.	10' MIN.	6.60
(Symbol)	TD	6	Taxodium distichum 'Sultra' TM Autumn Gold Bald Cypress	3" MIN.	10' MIN.	6.60
(Symbol)	UP	11	Ulmus americana 'Princeton' Princeton American Elm	3" MIN.	10' MIN.	6.60
(Symbol)	CC	6	Cornus canadensis 'Forest Parry' Forest Parry Eastern Dogwood	1.5" MIN.	6' MIN.	6.60
(Symbol)	NR	13	Neris x 'Nella R. Stevens' Nella R. Stevens Holly	-	6' MIN.	6.60
(Symbol)	M	6	Magnolia virginiana Sweetbay Magnolia	1.5" MIN.	6' MIN.	6.60
LANDSCAPE SCREENING						
SYMBOL	CODE	SPEC	BOTANICAL / COMMON NAME	INSTALL	MATURE HT.	MATURE WIDTH
(Symbol)	PM	27	Podocarpus macrocarpa 'Walt' Walt Blackberry Yew Podocarpus	30" MIN.	8-10'	3-4'
PERIMETER ISLAND SHRUBS						
SYMBOL	CODE	SPEC	BOTANICAL / COMMON NAME	INSTALL	MATURE HT.	MATURE WIDTH
(Symbol)	AK	44	Abutilon 'Blue Crown' Blue Crown Abutilon	18" MIN.	3-4'	3-4'
(Symbol)	AK	7	Abutilon grandiflorum 'Kalamandor' Kalamandor Gloriosa	3 gal.	2-3'	3-4'
(Symbol)	DC	35	Distichum x 'PROSELYT' 'Spectator' Fernoxia Holly	18" MIN.	2-3'	3-4'
(Symbol)	IC	20	Ilex vomitoria 'Concord' Concord Winterberry	18" MIN.	3-4'	3-4'
TYPE B2 PROTECTIVE YARD SHRUBS						
SYMBOL	CODE	SPEC	BOTANICAL / COMMON NAME	INSTALL	MATURE HT.	MATURE WIDTH
(Symbol)	AJ	83	Aucuba japonica 'Gold Dust' Gold Dust Japanese Laurel	18" MIN.	4-6'	4-6'
(Symbol)	CF	89	Cephalanthus harringtonii 'Fried Huber' Fried Huber Plum Yew	18" MIN.	3-4'	3-4'
(Symbol)	DE	57	Distichum x 'PROSELYT' Emerald Heights Distichum	18" MIN.	5'	5'
(Symbol)	IS	38	Ilex glabra 'Shamrock' Shamrock Holly	18" MIN.	4-6'	4-6'



SEE SHEET L-1.1 FOR CONTINUATION

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

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RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY

RALEIGH, WAKE COUNTY, NORTH CAROLINA

TIER 3 ADMINISTRATIVE SITE PLAN REVIEW

LANDSCAPE PLAN

DATE: 12/14/24

PROJECT NUMBER: 24-0000000000

PROJECT CHAIR: [Name]

PROJECT MANAGER: [Name]

PROJECT ARCHITECT: [Name]

REVISION:

DRAWING SHEET

L-1.0

PROJECT NUMBER

535-20

SEE SHEET C-0.2 FOR LEGENDS & NOTES.

LANDSCAPE CALCULATIONS:
VEHICLE SURFACE AREA (UDO SEC. 7.1.7.F.)
 EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE. IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQUARE FEET OF PARKING AREA.
 REQUIRED: 28,638 SF / 2,000 = 15 TREES
 PROVIDED: 21

STREET PROTECTIVE YARD (UDO SEC. 7.2.4.B.)
 REQUIREMENT MET WITH RETAINED TCA WITHIN 50' SHOD-1 PROTECTIVE YARD

TRANSITIONAL PROTECTIVE YARDS (UDO SEC. 7.2.4.A.)
 TYPE B2: 35' WIDE, 6.5' TALL FENCEWALL, WITH 6 SHADE TREES, 4 UNDERSTORY TREES, AND 60 SHRUBS PER 100 LINEAR FEET
 NORTH (WEST OF INTERNAL ROAD): 411'
 SHADE TREES REQUIRED: 6 x 4.11 = 24.66
 SHADE TREES PROVIDED: 25
 UNDERSTORY TREES REQUIRED: 4 x 4.11 = 24.66
 UNDERSTORY TREES PROVIDED: 25
 SHRUBS REQUIRED: 60 x 4.11 = 246.6
 SHRUBS PROVIDED: 247

STREET PROTECTIVE YARD (UDO SEC. 7.2.4.B.)
 TYPE C2: 15' WIDE, 3 SHADE TREES AND 30 SHRUBS PER 100 LINEAR FEET
 SOUTH (EAST OF INTERNAL ROAD): 150'
 SHADE TREES REQUIRED: 4 x 1.5 = 6
 SHADE TREES PROVIDED: 6
 SHRUBS REQUIRED: 30 x 1.5 = 45
 SHRUBS PROVIDED: 23

STREET TREES (UDO SEC. 8.6.7.A.)
 STREET TREES SPACED 40' O.C.
 INTERNAL ACCESS DRIVE (LEFT SIDE): 482'
 STREET TREES REQUIRED: 482 / 40 = 12.05
 STREET TREES PROVIDED: 16
 (PER CITY OF RALEIGH URBAN FORESTRY STAFF, STREET TREE QUANTITIES TO MATCH APPROVED PRELIMINARY SUBDIVISION #SUB-0007-2023)
 INTERNAL ACCESS DRIVE (RIGHT SIDE): 391'
 STREET TREES REQUIRED: 391 / 40 = 9.78
 STREET TREES PROVIDED: 13
 (PER CITY OF RALEIGH URBAN FORESTRY STAFF, STREET TREE QUANTITIES TO MATCH APPROVED PRELIMINARY SUBDIVISION #SUB-0007-2023)

SEE SHEET L-1.1 FOR CONTINUATION



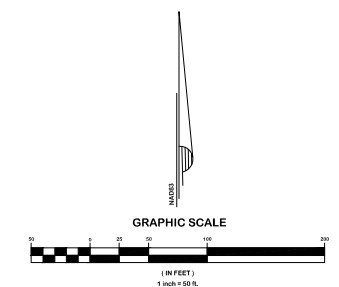
PLANT_SCHEDULE_SHEET_L-1.1

SHADE TREES	CODE	QTY	BOTANICAL COMMON NAME	CALIPER	HEIGHT	CONTAINER
	TD	5	Taxodium distichum 'Selkirk' TM Autumn Gold Bald Cypress	2" MIN.	10 MIN.	8.8B
	GA	2	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	3" MIN.	10 MIN.	8.8B
SOM SCREENING	CODE	QTY	BOTANICAL COMMON NAME	INSTALL	WATER/FT.	MATURE WIDTH
	VD	18	Viburnum coccineum 'Cherry' Cherry Sweet Viburnum	18" MIN.	12'	6'
	TO	26	Torreya floridana Japanese Torreya	36" MIN.	5-6'	5-6'
TYPE C2 PROTECTIVE YARD SHRUBS	CODE	QTY	BOTANICAL COMMON NAME	INSTALL	WATER/FT.	MATURE WIDTH

TYPE C2 PROTECTIVE STREET YARD CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.69	62.50	21°43'11"	S25°51'43"E	23.55
C2	39.52	62.45	36°15'29"	S88°57'40"E	38.86
C3	18.66	25.00	42°45'58"	S85°41'29"E	18.23
C4	88.97	409.50	12°26'52"	S70°31'57"E	88.79

INTERSTATE - 40
 VARIABLE CONTROLLED ACCESS
 (NCDOT PROJECT # 1475662)



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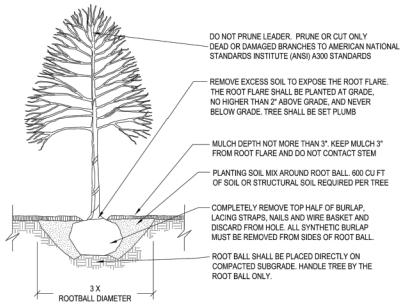
NOTES: ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE CO., NCDOT, MUTCD STANDARDS AND SPECIFICATIONS.

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RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
 TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
 LANDSCAPE PLAN

REVISION: _____
 NO. _____
 DATE: _____
 BY: _____
 CHECKED BY: _____
 PROJECT NUMBER: _____
 PROJECT LEADER: _____
 PROJECT MANAGER: _____

DRAWING SHEET
L-1.1
 PROJECT NUMBER
535-20

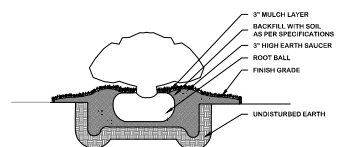


CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTER
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS
IN CH. 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR
ADEQUATE DRAINAGE OF ALL PLANTING PITS.
(POSITIVE DRAINAGE AWAY FROM PIT)
 - TREES SHALL BE PLANTED BETWEEN
OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES
ARE PROHIBITED IN THE PLANTING AREA
IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IN ACCORDANCE WITH THE CITY
TREE MANUAL, THE STAKING MUST BE REMOVED
WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY
AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

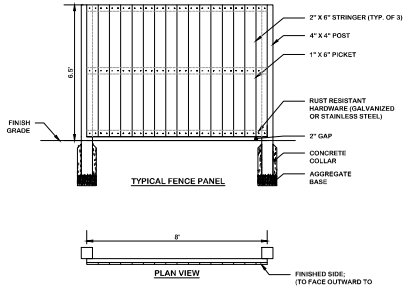
CITY OF RALEIGH STANDARD DETAIL		
REVISION:	DATE APPROV.	NOTED BY:
02/25/19		
	TREE PLANTING DETAIL	
	TPP-03	

L1 TREE PLANTING DETAIL



- NOTES:
- REMOVE THE BURLAP, BURLAP TIES AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS AND SYNTHETIC BURLAP. TYPE OF MATERIALS FROM THE ENTIRE ROOTBALL.
 - SCARIFY ROOTBALL AND BOTTOM/SIDES OF PLANT PIT.
 - EXCAVATE PLANTING PIT TWO TO THREE TIMES AS WIDE AS THE ROOTBALL. INSTALL ROOTBALL 1/4 TO 1/3 ABOVE EXISTING PROPOSED GRADE. LOCATE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
 - ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
 - THE SIZE OF THE ROOTBALL SHALL CONFORM TO THE AN STANDARDS.
 - FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL, TO BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATION.
 - ALL ROOTBALLS AFTER REMOVING FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANTING HOLE.
 - THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND AT LEAST ONCE A WEEK FOR THE FIRST TWO GROWING SEASONS.

L2 STANDARD SHRUB PLANTING



- NOTES:
- MAXIMUM 8" DISTANCE FROM CENTER TO CENTER ON FENCE POSTS.
 - ALL HARDWARE TO BE GALVANIZED.
 - ALL WOOD TO BE PRESSURE TREATED PREMIUM LUMBER WITH NO VISIBLE KNOTS OR BLEMISHES.
 - CONCRETE COLLAR FOR FOUNDATION POST SUPPORT TO BE TWICE THE DIAMETER OF THE POST, BE APPROXIMATELY 18" IN DEPTH, AND NOT FULLY INCASE THE BOTTOM OF THE POST. THE POST SHALL REST ON A COMPACTED AGGREGATE BASE.
 - ALL FENCE CONSTRUCTION TO BE LEVEL, STRAIGHT, AND USE 90 DEGREE CUTS UNLESS OTHERWISE NOTED.
 - THE FINISHED SIDE OF THE FENCE SHALL FACE OUT TO THE ADJACENT PROPERTY.

L3 TYPE B2 PROTECTIVE YARD - WOOD FENCE

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REVISION	DATE	BY	CHECKED

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 RALEIGH, WAKE COUNTY, NORTH CAROLINA
 TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
 LANDSCAPE DETAIL SHEET

535-20



Outdoor Lighting

KOD 150W RW
Type III - 3000K

LED 50W RW
Type IV - 3000K

Photometric Data:

Beam Angle	100°
Beam Diameter @ 100' (ft)	100'
Beam Diameter @ 200' (ft)	200'
Beam Diameter @ 300' (ft)	300'
Beam Diameter @ 400' (ft)	400'
Beam Diameter @ 500' (ft)	500'
Beam Diameter @ 600' (ft)	600'
Beam Diameter @ 700' (ft)	700'
Beam Diameter @ 800' (ft)	800'
Beam Diameter @ 900' (ft)	900'
Beam Diameter @ 1000' (ft)	1000'

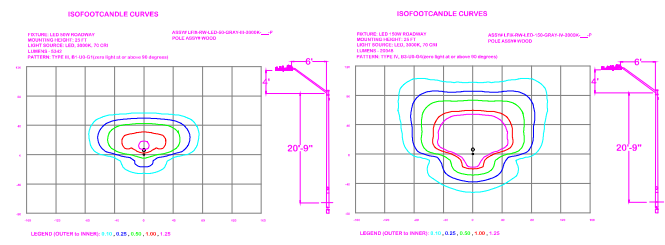
Outdoor Lighting

LED 50W RW
Type IV - 3000K

LED 150W RW
Type III - 3000K

Photometric Data:

Beam Angle	100°
Beam Diameter @ 100' (ft)	100'
Beam Diameter @ 200' (ft)	200'
Beam Diameter @ 300' (ft)	300'
Beam Diameter @ 400' (ft)	400'
Beam Diameter @ 500' (ft)	500'
Beam Diameter @ 600' (ft)	600'
Beam Diameter @ 700' (ft)	700'
Beam Diameter @ 800' (ft)	800'
Beam Diameter @ 900' (ft)	900'
Beam Diameter @ 1000' (ft)	1000'



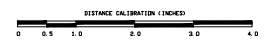
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Parking	✘	1.3 fc	3.4 fc	0.4 fc	8.5:1	3.3:1
South East Parking	✘	1.8 fc	3.5 fc	0.7 fc	5.0:1	2.6:1
South Parking	✘	2.0 fc	3.7 fc	0.8 fc	4.6:1	2.5:1
South West Parking	✘	1.6 fc	3.7 fc	0.4 fc	9.3:1	4.0:1
Street	✘	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
◆	A	4	LED 50w Roadway - Type III - 3000K	1	5312	0.85
◆	B	12	LED 150w Roadway - Type IV - 3000K	1	20049	0.85

Rev B	01/16/24	Customer Requested Additional Lighting	NJ
NO.	DATE	REVISION	BY



LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or other) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



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RALEIGH CONCRETE PLANT	
SITE LIGHTING ARRANGEMENT	
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by	N. Johnson Scale: 1" = 20'
Date	01/16/2024 Size: Drawing size 'D'
Description	LED Roadway
Drawing No.	23-0468B
Sheet	1 OF 1



Tree Conservation Plan Data Sheet

Date: June 20, 2023
 Project Name: Raleigh Concrete Headquarters & Batch Plant Facility
 Total Net Site Area: 19.96 AC (869,429 SF)

(1) Primary Tree Conservation Areas

#	Description	#Acres	% of Tract
(a1)	SHDD 1 Thoroughfare Yards	1.88	9.42%
(a2)	SHDD 2 Yards	0	0%
(a3)	Thoroughfare District Yards	0	0%
(a4)	Conservation Management District	0	0%
(a7)	Metro Park Overlay District	0	0%
(a8)	Conditional Use Zoning Tree Save Areas	0	0%
(a9)	Natural Protective Yards Required by Re-Zoning or Other Conditions	0	0%
(a10)	Other Required Tree Save Areas	0	0%
(b)	Champion Trees including their Critical Root Zones	0	0%
(c)	Zone 2 of Neuse Riparian Buffers	0.790	3.96%
(d)	Areas with Slopes of 45% or more adjacent to or within floodways	0	0%
Subtotal of Primary Tree Conservation Areas:		2.670	13.38%

Greenway Easement: (voluntary inclusion of a portion of greenway)

#	Description	#Acres	% of Tract
(a)	Major Thoroughfare: 50-foot Average Buffer	0	0%
(b)	Minor Thoroughfare: 50-foot Average Buffer	0	0%
(c)	65-foot Perimeter Yard adjacent to Non-Vacant Property	0	0%
(d)	Alternate Compliance Area: 65-foot Perimeter Yard	0	0%
(e)	32-foot Perimeter Yard adjacent to Vacant Property	0	0%
(f)	Alternate Compliance Area: 32-foot Perimeter Yard	0	0%
(g)	Individual Trees 10" dbh & larger within 60' of roadways or any non vacant property	0	0%
(h)	Individual Trees 10" dbh & larger within 32' of any vacant property	0	0%
Subtotal of Secondary Tree Conservation Areas:		2.670	13.38%

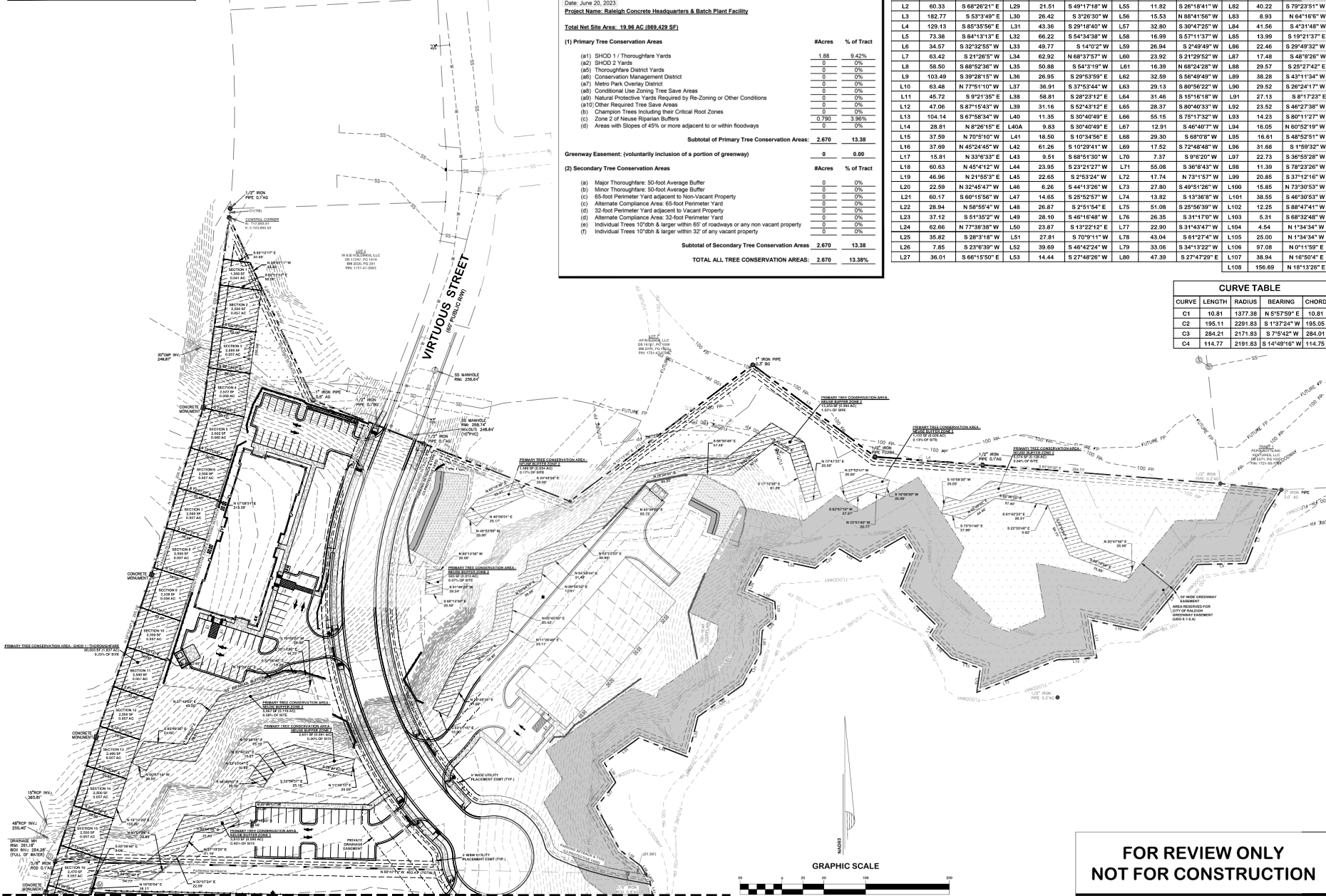
TOTAL ALL TREE CONSERVATION AREAS: 2.670 13.38%

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°16'41" W	L82	40.22	S 79°23'51" W
L3	182.77	S 53°49' E	L30	26.42	S 3°28'30" W	L56	15.53	N 88°41'56" W	L83	8.93	N 64°16'9" W
L4	128.13	S 85°35'56" E	L31	43.36	S 29°42'40" W	L57	32.60	S 30°47'25" W	L84	41.56	S 4°01'14" W
L5	73.38	S 84°13'13" E	L32	66.22	S 54°54'38" W	L58	16.30	S 57°11'37" W	L85	13.99	S 10°21'37" E
L6	34.67	S 32°32'55" W	L33	49.77	S 14°02'2" W	L59	26.94	S 2°49'49" W	L86	22.46	S 20°49'32" W
L7	63.42	S 21°26'5" W	L34	62.92	N 68°57'57" W	L60	23.92	S 21°28'52" W	L87	17.48	S 48°9'26" W
L8	58.50	S 88°52'36" W	L35	50.88	S 54°31'19" 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	32.50	S 56°48'49" 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 16°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	26.37	S 80°40'33" W	L92	23.92	S 48°7'38" 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°28'15" E	L40A	9.83	S 30°40'49" E	L67	12.91	S 46°07'47" W	L94	16.05	N 60°52'10" W
L15	37.59	N 70°5'10" W	L41	16.50	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	L42	61.28	S 10°29'41" W	L69	17.52	S 72°46'48" W	L96	31.68	S 11°59'32" W
L17	15.81	N 33°6'33" E	L43	9.51	S 88°51'30" W	L70	7.37	S 9°8'20" 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	55.06	S 38°6'43" W	L98	11.39	S 8°28'26" W
L19	46.96	N 21°55'3" E	L45	22.65	S 2°53'24" W	L72	17.74	N 73°1'57" W	L99	20.85	S 37°12'16" W
L20	22.89	N 52°45'47" W	L46	6.28	S 44°15'28" W	L73	27.80	S 49°51'26" W	L100	15.85	N 73°09'53" W
L21	60.17	S 60°15'56" W	L47	14.65	S 20°52'51" W	L74	13.82	S 19°36'38" W	L101	38.55	S 48°30'55" W
L22	26.94	N 58°56'4" W	L48	26.87	S 2°51'54" E	L75	51.06	S 25°56'38" W	L102	12.25	S 88°47'41" W
L23	37.12	S 51°33'2" W	L49	26.10	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°54'34" W
L25	35.82	S 28°31'8" W	L51	27.81	S 70°9'11" W	L78	43.04	S 61°27'4" W	L105	25.00	N 1°54'34" 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" W	L53	14.44	S 27°46'26" 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									

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°27'24" W	195.05
C3	234.21	2171.83	S 7°04'27" W	234.01
C4	114.77	2191.83	S 14°08'16" W	114.75



SEE SHEET T-1.1 FOR CONTINUATION

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PAST DESIGN GROUP, PA
 Engineering | Consulting
 507 Poplarwood Road, Suite 300, Raleigh, North Carolina 27601
 Phone: 919.946.1199 | Fax: 919.946.2085 | Email: info@pastdesign.com

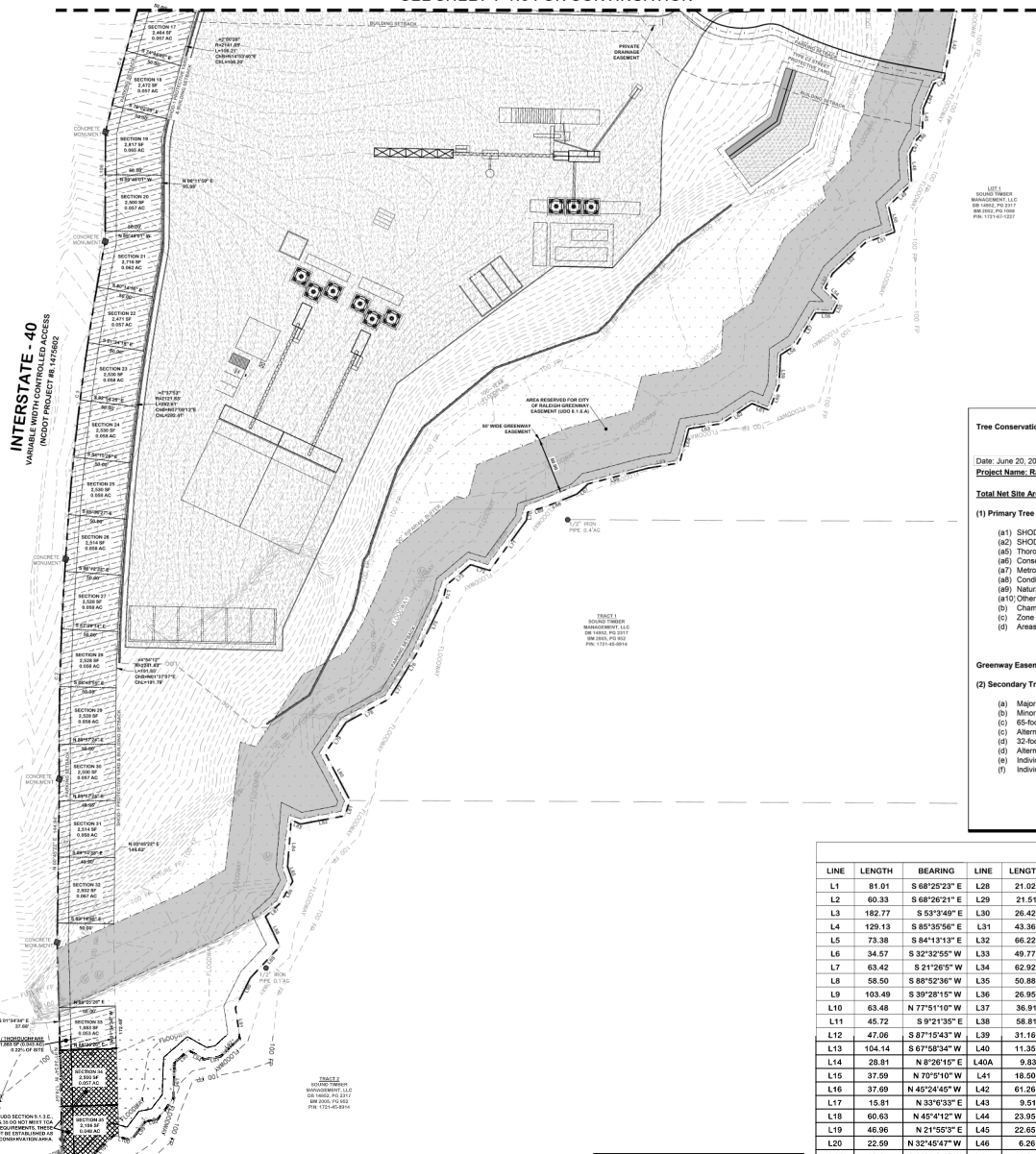
RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
 TREE CONSERVATION AREA PLAN

DATE: 10/23/23
 PROJECT NUMBER: 2023-001
 PROJECT CHAIR/DRIVER: [Name]
 PROJECT MANAGER: [Name]

REVISION:
 1 - [Description]
 2 - [Description]
 3 - [Description]

DRAWING SHEET
T-1.0
 PROJECT NUMBER
535-20

SEE SHEET T-1.0 FOR CONTINUATION



Tree Conservation Plan Data Sheet

Date: June 20, 2023
 Project Name: Raleigh Concrete Headquarters & Batch Plant Facility

Total Net Site Area: 19.36 AC (849,423 SF)

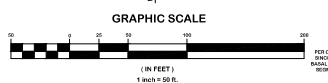
(1) Primary Tree Conservation Areas	#Acres	% of Tract
(a1) SHOD 1 / Thoroughfare Yards	1.88	9.42%
(a2) SHOD 2 Yards	0	0%
(a5) Thoroughfare District Yards	0	0%
(a6) Conservation Management District	0	0%
(a7) Metro Park Overlay District	0	0%
(a8) Conditional Use Zoning Tree Save Areas	0	0%
(a9) Natural Protective Yards Required by Re-Zoning or Other Conditions	0	0%
(a10) Other Required Tree Save Areas	0	0%
(b) Champion Trees including their Critical Root Zones	0.790	3.96%
(c) Zone 2 of Neuse Riparian Buffers	0	0%
(d) Areas with Slopes of 45% or more adjacent to or within floodways	0	0%
Subtotal of Primary Tree Conservation Areas:	2.670	13.38%
Greenway Easement: (voluntarily inclusion of a portion of greenway)	0	0.00%
(2) Secondary Tree Conservation Areas	#Acres	% of Tract
(a) Major Thoroughfare: 50-foot Average Buffer	0	0%
(b) Minor Thoroughfare: 50-foot Average Buffer	0	0%
(c) 65-foot Perimeter Yard adjacent to Non-Vacant Property	0	0%
(d) Alternate Compliance Area: 65-foot Perimeter Yard	0	0%
(e) 32-foot Perimeter Yard adjacent to Vacant Property	0	0%
(f) Alternate Compliance Area: 32-foot Perimeter Yard	0	0%
(g) Individual Trees 10"DBH & larger within 65' of roadways or any non vacant property	0	0%
(h) Individual Trees 10"DBH & larger within 32' of any vacant property	0	0%
Subtotal of Secondary Tree Conservation Areas:	2.670	13.38%
TOTAL ALL TREE CONSERVATION AREAS:	2.670	13.38%

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°49'49"E	L30	26.42	S 3°38'30"W	L56	15.53	N 89°41'56"W	L83	8.93	N 64°16'18"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 10°21'37"W
L6	34.57	S 32°32'55"W	L33	49.77	S 14°02'2"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°8'28"W
L8	58.50	S 88°52'38"W	L35	50.88	S 54°31'19"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°46'49"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 69°56'22"W	L90	29.52	S 28°24'17"W
L11	45.72	S 9°21'35"E	L38	58.81	S 29°23'12"E	L64	31.46	S 7°16'18"W	L91	27.43	S 81°17'20"E
L12	47.06	S 87°15'43"W	L39	31.16	S 52°43'12"E	L65	28.37	S 89°40'33"W	L92	23.92	S 48°27'38"W
L13	104.14	S 67°58'34"W	L40	11.35	S 30°40'49"E	L66	55.15	S 70°17'32"W	L93	14.23	S 80°11'27"W
L14	28.81	N 8°28'15"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	37.09	N 70°5'10"W	L41	18.50	S 10°34'56"E	L68	29.30	S 68°08'7"W	L95	16.81	S 48°52'51"W
L16	37.09	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°8'20"W	L97	22.73	S 36°52'28"W
L18	60.63	N 45°41'2"W	L44	23.05	S 23°21'27"W	L71	55.08	S 36°0'43"W	L98	11.29	S 78°23'28"W
L19	46.96	N 21°52'37"E	L45	22.85	S 25°32'24"W	L72	17.74	N 73°15'37"W	L99	20.85	S 37°21'46"W
L20	22.59	N 32°45'47"W	L46	6.26	S 44°13'26"W	L73	27.80	S 49°51'28"W	L100	15.85	N 73°30'53"W
L21	60.17	S 60°15'56"W	L47	14.65	S 20°52'27"W	L74	13.82	S 13°36'8"W	L101	35.55	S 46°30'53"W
L22	28.94	N 58°56'4"W	L48	26.87	S 2°51'54"E	L75	51.06	S 25°56'39"W	L102	12.25	S 68°47'4"W
L23	37.12	S 61°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
C1	10.81	1377.38	N 0°57'59"E	10.81							
C2	195.11	2291.83	S 1°37'24"W	195.05							
C3	284.21	2171.83	S 7°9'42"W	284.01							
C4	114.77	2191.83	S 14°49'16"W	114.75							
L24	62.66	N 77°38'38"W	L50	23.87	S 31°22'12"E	L77	22.90	S 31°43'47"W	L104	4.54	N 1°34'34"W
L25	35.82	S 28°31'8"W	L51	27.81	S 70°9'11"W	L78	43.04	S 81°27'4"W	L105	25.00	N 1°34'34"W
L26	7.85	S 23°6'39"W	L52	39.69	S 48°42'24"W	L79	33.06	S 34°19'22"W	L106	97.08	N 0°11'59"E
L27	36.01	S 66°19'30"W	L53	14.44	S 27°48'26"W	L80	47.39	S 27°47'29"E	L107	38.54	N 16°50'4"E
									L108	156.69	N 18°13'20"E

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	10.81	1377.38	N 0°57'59"E	10.81
C2	195.11	2291.83	S 1°37'24"W	195.05
C3	284.21	2171.83	S 7°9'42"W	284.01
C4	114.77	2191.83	S 14°49'16"W	114.75



**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTES: ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE CO., NCCDT, MUTCD STANDARDS AND SPECIFICATIONS.

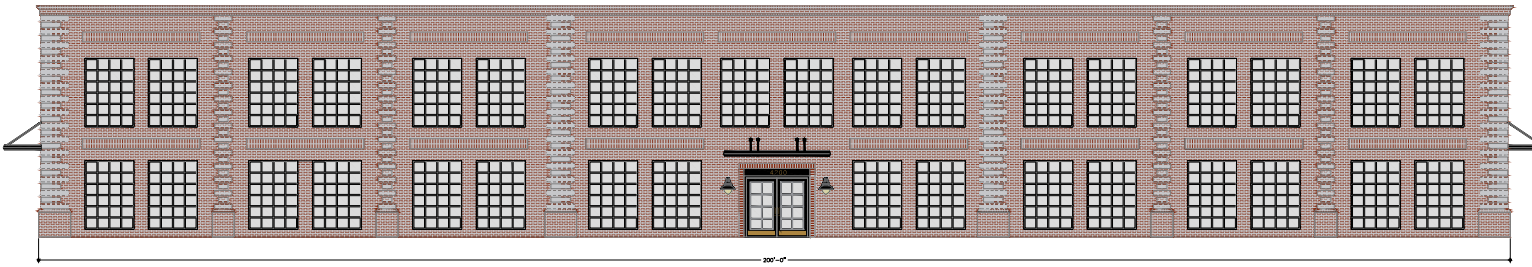
PASST DESIGN GROUP, PA
 Engineering | Architecture
 9777 Research Road, Suite 100, Raleigh, North Carolina 27617
 Phone: 919.944.1499 | Fax: 919.944.9888 | Email: info@passtgroup.com

RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE PLAN REVIEW
TREE CONSERVATION AREA PLAN

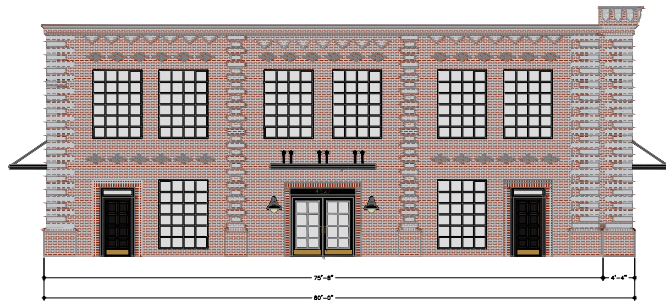
DATE: 10/12/23
 PROJECT NUMBER: 23-0001
 PROJECT CHAIR/DESIGNER: [Name]
 PROJECT SURVEYOR: [Name]

REVISION:
 NO. DESCRIPTION
 1. REVISION FOR COMMENTS
 2. REVISION FOR COMMENTS

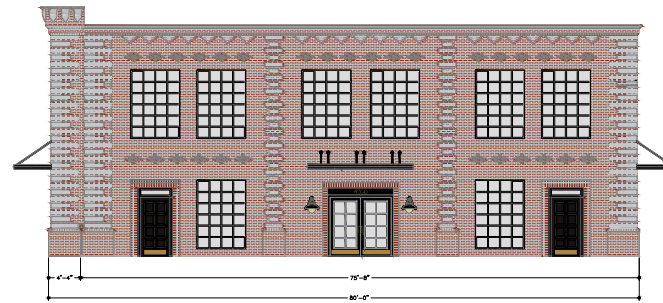
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T-1.1
 PROJECT NUMBER
535-20



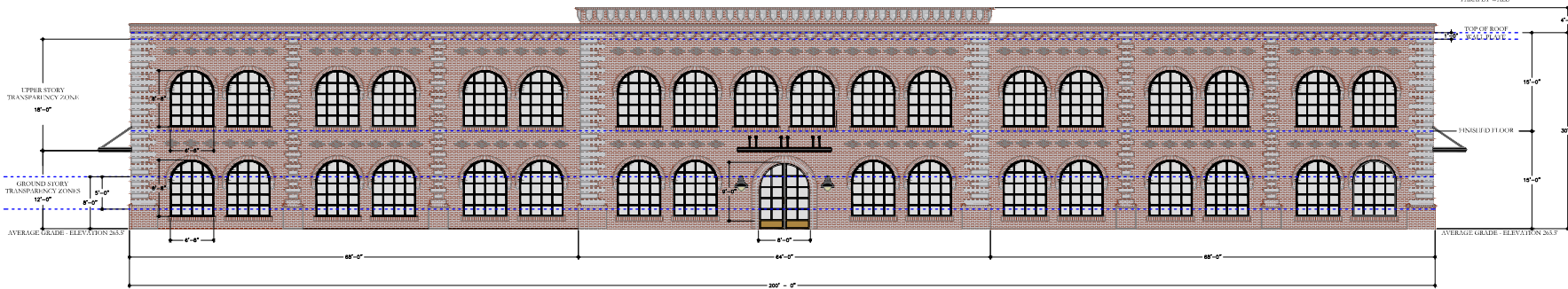
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

City of Raleigh, NC - Commercial Building District IX-3 / IH Transparency Requirements

	Overall Area	Required Transparency %	Required Transparency	Provided Transparency	Provided Transparency %
Front Elevation First Floor	2,400 sq.ft.	20%	480 sq.ft.	831 sq.ft.	173%
Front Elevation First Floor (between 3' and 8' from the finished floor)	1,000 sq.ft.	50% of 500 sq.ft.	250 sq.ft.	572 sq.ft.	228%
Front Elevation Second Floor	3,025 sq.ft.	20%	605 sq.ft.	871 sq.ft.	145%

EXTERIOR BUILDING ELEVATIONS

TRUMAN L. NEWBERRY, JR.
ARCHITECT
1821 FALLS CHURCH ROAD RALEIGH, NC 27609

RALEIGH CONCRETE HEADQUARTERS

BUILDING #1
LOT #1

Dalton Engineering and Associates, P.A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520
License No. C-1420
(919) 350-4740
Fax (919) 350-4741

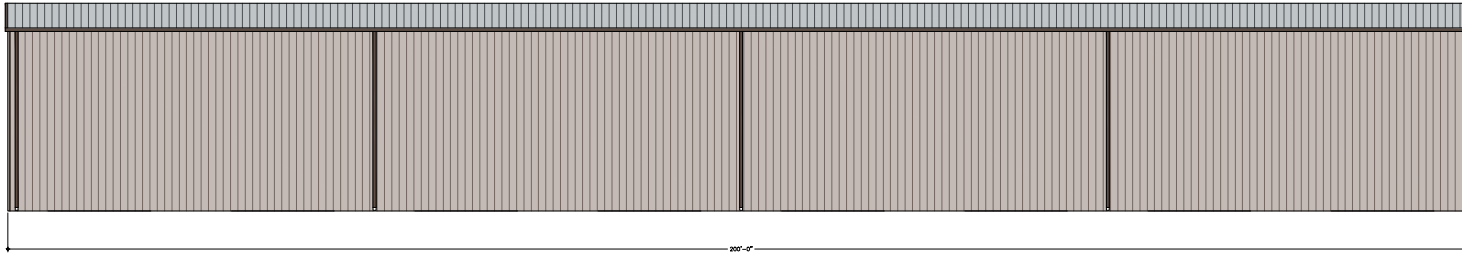
DECEMBER 9, 2022

REVISIONS

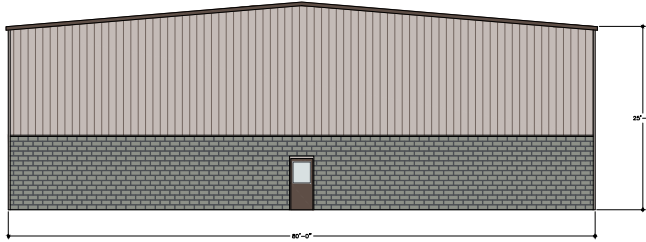
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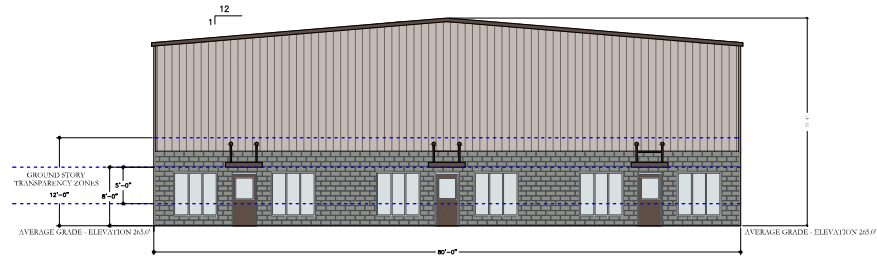
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WEST ELEVATION
SCALE: 1/8" = 1'-0"



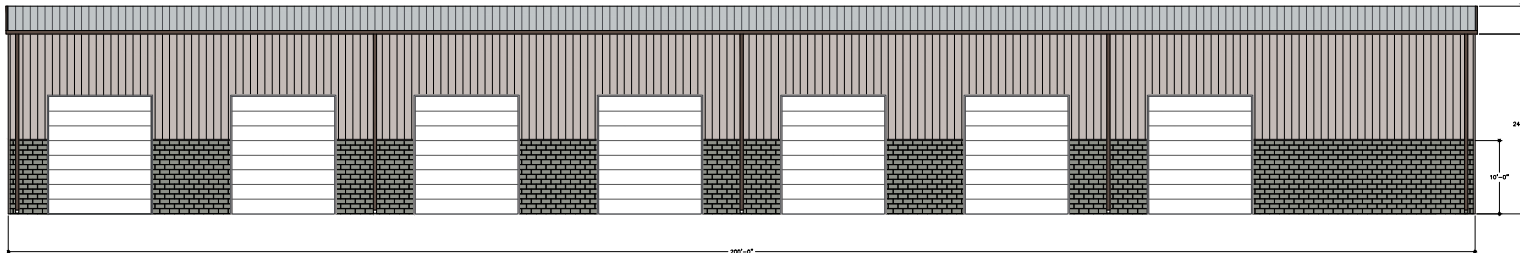
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

City of Raleigh, NC - Commercial Building District IX-3 / IH Transparency Requirements

	Overall Area	Required Transparency %	Required Transparency	Provided Transparency	Provided Transparency %
Front Elevation First Floor	960 sq.ft.	20%	192 sq.ft.	212 sq.ft.	110%
Front Elevation First Floor (between 3' and 8' from the finished floor)	960 sq.ft.	50%	96 sq.ft.	161 sq.ft.	167%



EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR BUILDING ELEVATIONS
TRUMAN L. NEWBERRY, JR.
A R C H I T E C T
1821 FALLS CHURCH ROAD RALEIGH, NC 27609

RALEIGH CONCRETE MAINTENANCE BLDG.
BUILDING #2
LOT #2

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(919) 350-4740
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DECEMBER 9, 2022

REVISIONS

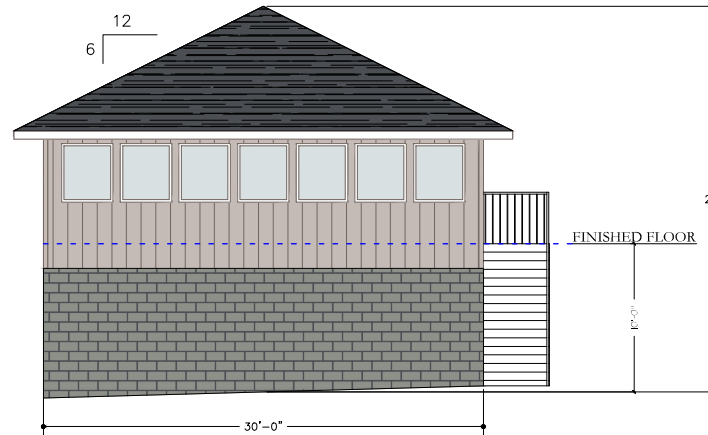
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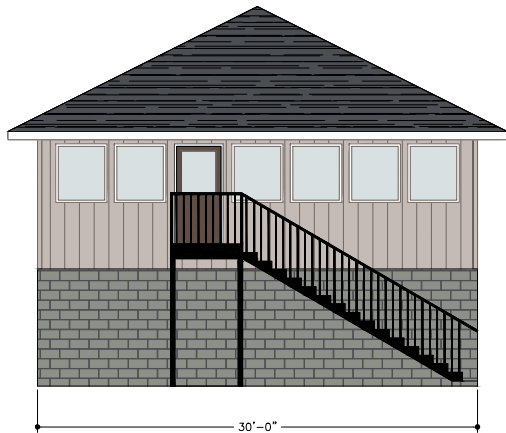
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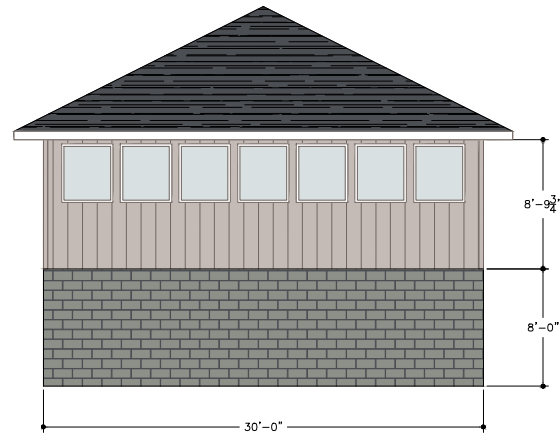
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"
LOW GRADE - ELEVATION 271.44' HIGH GRADE - ELEVATION 272.27'
AVERAGE GRADE - ELEVATION 271.85'



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR BUILDING ELEVATIONS
TRUMAN L. NEWBERRY, JR.
ARCHITECT
1821 FALLS CHURCH ROAD RALEIGH, NC 27609

RALEIGH CONCRETE BATCH PLANT OFFICE BUILDING
BUILDING #3
LOT #3

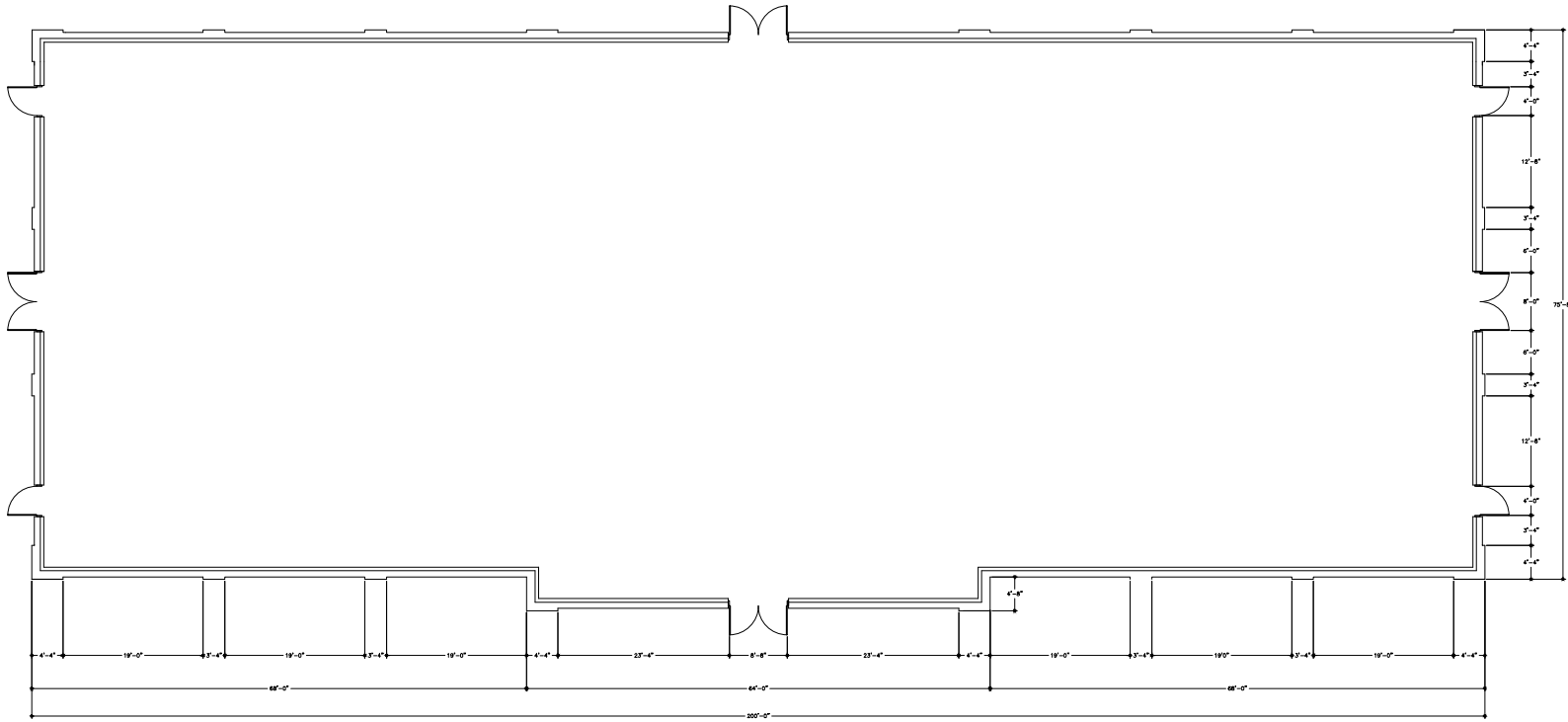
Dalton Engineering and Associates, P.A.
446 East Main Street
P.O. Box 426
Clayton, NC 27920
License No. C-1420
(919) 350-4740
Fax (919) 350-4741

DECEMBER 9, 2022

REVISIONS	
1	JUNE 6, 2023
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3	

SHEET NO.

A1.0



FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN

TRUMAN L. NEWBERRY, JR.
A R C H I T E C T
1821 FALLS CHURCH ROAD RALEIGH, NC 27609

RALEIGH CONCRETE
HEADQUARTERS

BUILDING #1

LOT #1

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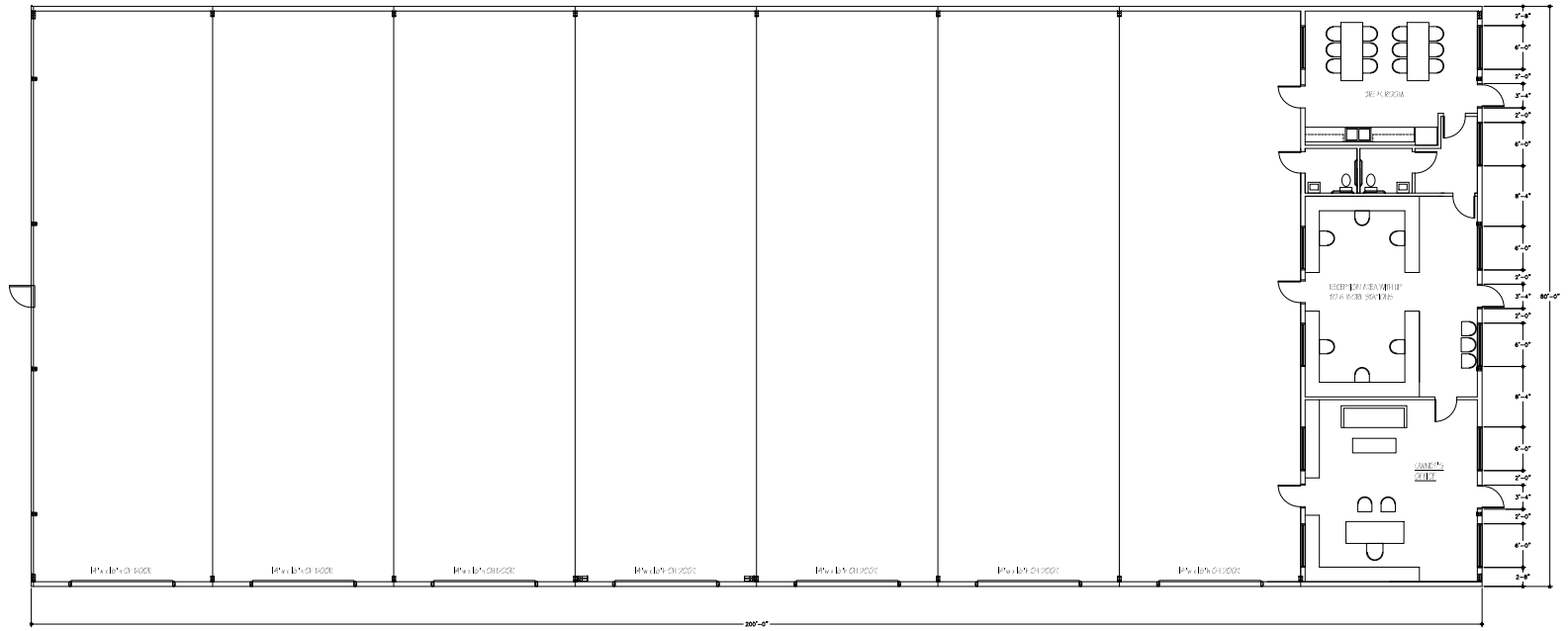
DECEMBER 9, 2022

REVISIONS

1	JUNE 6, 2023
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SHEET NO.

A2.0



FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN

TRUMAN L. NEWBERRY, JR.
A R C H I T E C T
1821 FALLS CHURCH ROAD RALEIGH, NC 27609

**RALEIGH CONCRETE
MAINTENANCE BLDG.**

BUILDING #2
LOT #2



License No. C-1420
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Fax (919) 350-4741

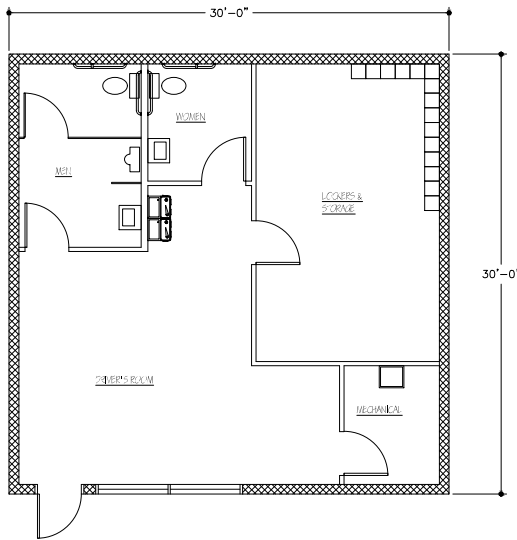
**Dalton Engineering
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446 East Main Street
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Clayton, NC 27520

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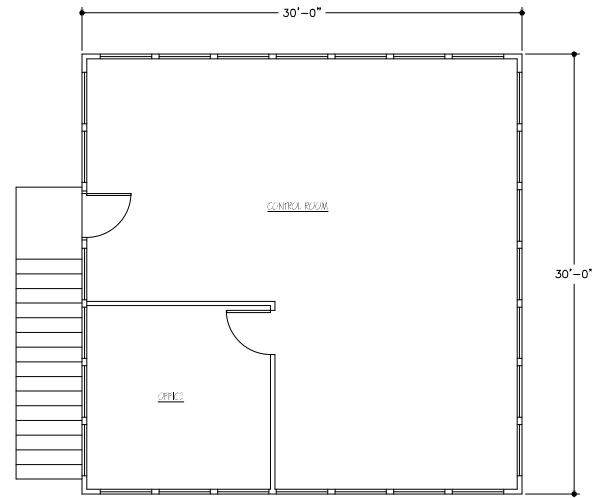
REVISIONS	
1	JUNE 6, 2023
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SHEET NO.

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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST AND SECOND
FLOOR PLANS

TRUMAN L. NEWBERRY, JR.
ARCHITECT
1821 FALLS CHURCH ROAD RALEIGH, NC 27609

RALEIGH CONCRETE
BATCH PLANT OFFICE
BUILDING

BUILDING #3

LOT #3

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3	

SHEET NO.

A2.0