

ASR - 0068 2019

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

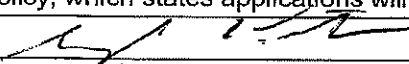
This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: _____		Planning Coordinator: <u>Mike Walters</u>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: New Hope			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 1200, 1198 Partin Rd; 4524, 4704, 4702, 4710 New Bern Ave; 1009, 1005, 1001, 901 Freedom Dr; Raleigh, NC 27610			
Site P.I.N.(s): 1734054086; 1734044982; 1734044376; 1734059036; 1734049744; 1734049541; 1734049216; 1734143715; 1734143511; 1734143205			
Please describe the scope of work. Include any additions, expansions, and change of use. Demolish existing residential buildings to construct two warehouses and associated utility and stormwater infrastructure, and an offsite road with dedicated right of way.			
Current Property Owner/Developer Contact Name: Douglas G. Watson			
NOTE: please attach purchase agreement when submitting this form.			
Company: WOLFPACK FAMILY LLC; BYPASS EAST LLC		Title: Manager	
Address: 2475 Wendell Blvd, Wendell, NC 27591-6903			
Phone #: (919) 266-5992		Email: dwatson@speecon.net	
Applicant Name: Danielle Hammond			
Company: Kimley-Horn and Associates, Inc.		Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601	
Phone #: (919) 653-2959		Email: Danielle.Hammond@kimley-horn.com	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-CU	Existing gross floor area (not to be demolished): 0 sf
	Existing gross floor area to be demolished: 13,403.31 sf
Gross site acreage: 27.96 AC	New gross floor area: 423,631 SF
# of parking spaces required: 199	Total sf gross (to remain and new): 423,631 SF
# of parking spaces proposed: 284	Proposed # of buildings: 2
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant lot; Single family residential	
Proposed use (UDO 6.1.4): Warehouse & Distribution, Light Industrial	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.65 AC Square Feet: 28,314 SF	Proposed Impervious Surface: Acres: 18.41 AC Square Feet: 801,940 SF
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: 3720173400J	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Kimley-Horn</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: 	Date: 8/30/19
Printed Name: <u>Douglas G. Watson</u>	

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA

PROJECT INFORMATION

PROJECT NAME:

NEW HOPE SITE

CURRENT OWNER:

WOLFPACK FAMILY LLC, BYPASS EAST LLC

JURISDICTION:

CITY OF RALEIGH

PIN #S:

1734054086; 1734044982; 1734044376; 1734059036; 1734049744; 1734049541; 1734049216; 1734143715; 1734143511; 1734143205

STREET ADDRESS:

1200, 1198 PARTIN RD;
4524, 4704, 4702, 4710 NEW BERN AVE; 1009,
1005, 1001, 901 FREEDOM DR;
RALEIGH, NC 27610

SITE SIZE & COVERAGES

TOTAL ACREAGE:

27.96 ACRES

PROJECT ACREAGE:

24.98 ACRES

GROSS BUILDING SQUARE FOOTAGE (PROJECT LIMITS):

423,631 SF

MAXIMUM BUILDING HEIGHT:

50'

AMENITY SPACE REQUIRED:

±2.60 AC (±113,256 SF)

AMENITY SPACE PROVIDED:

±2.60 AC (±113,256 SF)

ZONING

EXISTING ZONING:

IX-3-CU

PROPOSED ZONING:

IX-3-CU

EXISTING USE (WITHIN PROJECT LIMITS):

VACANT LOT, SINGLE FAMILY RESIDENTIAL

PROPOSED USE (WITHIN PROJECT LIMITS):

WAREHOUSE & DISTRIBUTION, LIGHT INDUSTRIAL

FRONTAGE REQUIREMENTS:

N/A

SETBACK REQUIREMENTS

FRONT PROPERTY LINE

3'

SIDE / REAR PROPERTY LINE

6'

STREET PROTECTIVE YARD

15'

BULLOCK FARM ROAD / FREEDOM DRIVE

TRANSITIONAL PROTECTIVE YARD

50' (PER REZONING Z-4-19)

MOBILE HOME SHARED PROPERTY LINE

BUFFER YARD - FREEDOM DRIVE

15' TYPE C2

BUFFER YARD - MOBILE HOME LOT

35' TYPE B2

ASSUMED BUILDING USE BREAKDOWN

10% OFFICE / 90% ADDITIONAL INDOOR AREA

BUILDING 1 : ±23,143 SF OFFICE / ±208,281 SF ADDITIONAL INDOOR AREA = 231,424 SF TOTAL

BUILDING 2 : ±19,221 SF OFFICE / ±172,986 SF ADDITIONAL INDOOR AREA = 192,207 SF TOTAL

OFF-STREET PARKING (THIS PROJECT)

BUILDING 1

REQUIRED PARKING (10% OFFICE SPACE):

1 SPACE/600SF: 23,143 SF = 39 SPACES REQUIRED

REQUIRED PARKING (90% ADDITIONAL INDOOR AREA):

1 SPACE/3,000SF: 208,281 SF = 70 SPACES

REQUIRED HANDICAP PARKING:

6 SPACES (MIN. 1 VAN SPACE)

TOTAL REQUIRED PARKING:

109 SPACES

PARKING MAXIMUM (150% OF MIN. REQUIREMENT):

164 SPACES

PROVIDED PARKING:

177 SPACES

PROVIDED HANDICAP PARKING:

6 SPACES (1 VAN SPACE)

BUILDING 2

REQUIRED PARKING (10% OFFICE SPACE):

1 SPACE/600SF: 19,221 SF = 33 SPACES REQUIRED

REQUIRED PARKING (90% ADDITIONAL INDOOR AREA):

1 SPACE/3,000SF: 172,986 SF = 58 SPACES

REQUIRED HANDICAP PARKING:

6 SPACES (MIN. 1 VAN SPACE)

TOTAL REQUIRED PARKING:

91 SPACES

PARKING MAXIMUM (150% OF MIN. REQUIREMENT):

137 SPACES

PROVIDED PARKING:

107 SPACES

PROVIDED HANDICAP PARKING:

6 SPACES (1 VAN SPACE)

SITE

PARKING MAXIMUM (150% OF MIN. REQUIREMENT):

301 SPACES

TOTAL PROVIDED PARKING:

284 SPACES

REQUIRED BICYCLE PARKING:

1 SPACE/40,000SF = 11 SPACES

PROVIDED BICYCLE PARKING:

6 RACKS - 12 SPACES

REZONING CONDITIONS
Z-64-19 FREEDOM DRIVE ON ITS WEST SIDE, SOUTH OF NEW BERN AVENUE, BEING WAKE COUNTY PINS 1734049216, 1734049541, 1734049744, 1734059036, 1734049216, 1734143715, 1734143511, & 1734143205, APPROXIMATELY 17.2 ACRES ARE REQUESTED BY WOLFPACK FAMILY LLC AND BYPASS EAST LLC TO BE REZONED.

CONDITIONS PER CITY COUNCIL AGENDA ITEM FOR JUNE 18, 2019 Z-4-19

- THE FOLLOWING PRINCIPAL USES AS SET FORTH IN UDO SECTION 6.1.4, ALLOWED PRINCIPAL USE TABLE SHALL BE PROHIBITED: ADULT ESTABLISHMENT; PAWN SHOP; DETENTION CENTER; JAIL; PRISON; VEHICLE REPAIR (COMMERCIAL VEHICLE); ANY CAR WASH, VEHICLE REPAIR (MINOR) AND VEHICLE REPAIR (MAJOR) USE SHALL BE LOCATED AT LEAST 500 FEET FROM THAT PROPERTY IDENTIFIED AS TRACT C ON THE PLAT RECORDED IN BOOK OF MAPS 2004, PAGE 2084, WAKE COUNTY REGISTRY.
- AS USE IN THIS CONDITION 2, THE FOLLOWING TERMS SHALL BE DEFINED AS FOLLOWS: (i) "INDUSTRIAL" MEANS ALL USES ALLOWED IN THE IX ZONING DISTRICT UNDER THE "INDUSTRIAL" LAND USE CATEGORY AS LISTED IN UDO SECTION 6.1.4; (ii) "OFFICE" MEANS "OFFICE" AND "MEDICAL OFFICE" LAND USES PERMITTED IN THE IX DISTRICT UNDER THE "COMMERCIAL" LAND USE CATEGORY AS LISTED IN UDO SECTION 6.1.4; AND (iii) "RETAIL" MEANS ALL LAND USES UNDER THE "COMMERCIAL" LAND USE CATEGORY OTHER THAN "OFFICE" AND "MEDICAL OFFICE" THAT ARE PERMITTED IN THE IX DISTRICT AS LISTED IN UDO SECTION 6.1.4. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE PROPERTY SHALL BE 140 DWELLING UNITS. THE MAXIMUM AMOUNT OF GROSS FLOOR AREA FOR INDUSTRIAL LAND USES PERMITTED ON THE PROPERTY SHALL BE 800,000 SQUARE FEET. FLOOR AREA OF INDUSTRIAL LAND USE CAN BE CONVERTED TO FLOOR AREA FOR OFFICE LAND USES AT A RATE OF 3 SQUARE FEET OF INDUSTRIAL LAND USE FOR 1 SQUARE FOOT OF OFFICE LAND USE. ALSO, FLOOR AREA OF INDUSTRIAL LAND USE CAN BE CONVERTED TO FLOOR AREA FOR RETAIL LAND USES AT A RATE OF 3 SQUARE FEET OF INDUSTRIAL LAND USE FOR 1 SQUARE FOOT OF RETAIL LAND USE. HOWEVER, THE MAXIMUM AMOUNT OF FLOOR AREA FOR OFFICE AND RETAIL LAND USES, COLLECTIVELY, SHALL NOT EXCEED 114,000 SQUARE FEET; AND THE MAXIMUM AMOUNT OF FLOOR AREA FOR RETAIL LAND USES SHALL NOT EXCEED 57,000 SQUARE FEET. THIS CONDITION SHALL NOT ACT AS A PROHIBITION ON SPECIFIC LAND USES NOT PROHIBITED IN CONDITION 1 OF THIS REZONING ORDINANCE.
- THERE SHALL BE NO PRINCIPAL STRUCTURES LOCATED ON THE PROPERTY NORTH OF THE BULLOCK FARM ROAD EXTENSION.
- SO LONG AS A MANUFACTURED HOME DEVELOPMENT EXISTS ON THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN BOOK 18025, PAGE 1015, WAKE COUNTY REGISTRY THE "MOBILE HOME PARK PROPERTY", THE FOLLOWING CONDITIONS SHALL APPLY, UNLESS A MORE RESTRICTIVE STANDARD IS REQUIRED BY THE UDO:
 - SETBACK: NO PRINCIPAL BUILDING SHALL BE LOCATED ON THE PROPERTY WITHIN FIFTY (50) FEET OF THE MOBILE HOME PARK PROPERTY.
 - HEIGHT LIMITATION: ANY BUILDING TALLER THAN FORTY-FIVE (45) FEET IN HEIGHT SHALL BE LOCATED AT LEAST SIXTY (60) FEET FROM THE MOBILE HOME PARK PROPERTY.
 - FENCE: A CLOSED FENCE MEASURING AT LEAST SIX (6) FEET IN HEIGHT SHALL BE INSTALLED BETWEEN THE MOBILE HOME PARK PROPERTY AND THE PRINCIPAL BUILDING WALL PLANE CLOSEST TO THE MOBILE HOME PARK PROPERTY. HOWEVER, SUCH FENCE SHALL NOT BE REQUIRED FOR THOSE PORTIONS OF THE AREA USED FOR STREETS, DRIVEWAYS OR SIDEWALKS SERVING THE PROPERTY, OR IN AREAS WHERE FENCES ARE PROHIBITED SUCH AS UTILITY EASEMENTS AND SIGHT TRIANGLES.
 - PLANTINGS: THE FOLLOWING VEGETATION SHALL BE PLANTED ON THE PROPERTY BETWEEN THE MOBILE HOME PARK PROPERTY AND THE CLOSER OF: (i) THE PRINCIPAL BUILDING WALL PLANE CLOSEST TO THE MOBILE HOME PARK PROPERTY; OR (ii) A SURFACE PARKING AREA NOT INCLUDING A STREET OR DRIVEABLE; TWO (2) SHADE TREES AND TWO (2) UNDERSTORY TREES PER 100 FEET OF THE LENGTH OF THE SHARED PROPERTY LINE OF THE PROPERTY AND THE MOBILE HOME PARK PROPERTY.
 - LOADING AREAS: WITHIN 100 FEET FROM THE SHARED PROPERTY LINE WITH THE MOBILE HOME PARK PROPERTY, NO OUTDOOR LOADING BAY OR DOCK SHALL FACE SOUTH TOWARD THE MOBILE HOME PARK PROPERTY.
 - SERVICE AREAS: TRASH AND RECYCLING SERVICE AREAS SHALL BE LOCATED AT LEAST 100 FEET FROM THE SHARED PROPERTY LINE WITH THE MOBILE HOME PARK PROPERTY.
 - LIGHTING: WITHIN 100 FEET FROM THE SHARED PROPERTY LINE WITH THE MOBILE HOME PARK PROPERTY, POLE MOUNTED LIGHT FIXTURES SHALL BE FULL CUT-OFF AND NO HIGHER THAN 18 FEET IN HEIGHT, UNLESS A MORE RESTRICTIVE STANDARD IS REQUIRED BY THE UDO.
 - USE LIMITATION: ANY "CAR WASH", "VEHICLE SERVICE (MINOR)" AND "VEHICLE SERVICE (MAJOR)" USE SHALL NOT BE PERMITTED WITHIN 300 FEET OF THE MOBILE HOME PARK PROPERTY.

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Office Use Only: Transaction #:

Planning Coordinator:

Building Type

Site Transaction History

☐ Detached

☐ General

Subdivision transaction #:

☐ Attached

☒ Mixed use

Sketch transaction #:

☐ Apartment

☐ Open lot

Certificate of Appropriateness #:

☐ Townhouse

☐ Civic

Board of Adjustment #:

Zoning Case #:

Administrative Alternate #:

GENERAL INFORMATION

Development name: New Hope

Inside City limits? ☒ Yes ☐ No

Property address(es): 1200, 1198 Partin Rd; 4524, 4704, 4702, 4710 New Bern Ave; 1009, 1005, 1001, 901 Freedom Dr; Raleigh, NC 27610

Site P.I.N.(s): 1734054086; 1734044982; 1734044376; 1734059036; 1734049744; 1734049541; 1734049216; 1734143715; 1734143511; 1734143205

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Demolish existing residential buildings to construct two warehouses and associated utility and stormwater infrastructure, and an offsite road with dedicated right of way.

Current Property Owner/Developer Contact Name: Douglas G. Watson
NOTE: please attach purchase agreement when submitting this form.

Company: WOLFPACK FAMILY LLC, BYPASS EAST LLC

Title: Manager

Address: 2475 Wendell Blvd, Wendell, NC 27591-6903

Phone #: (919) 266-5992

Email: dwatson@speecon.net

Applicant Name: Danielle Hammond

Company: Kimley-Horn and Associates, Inc.

Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601

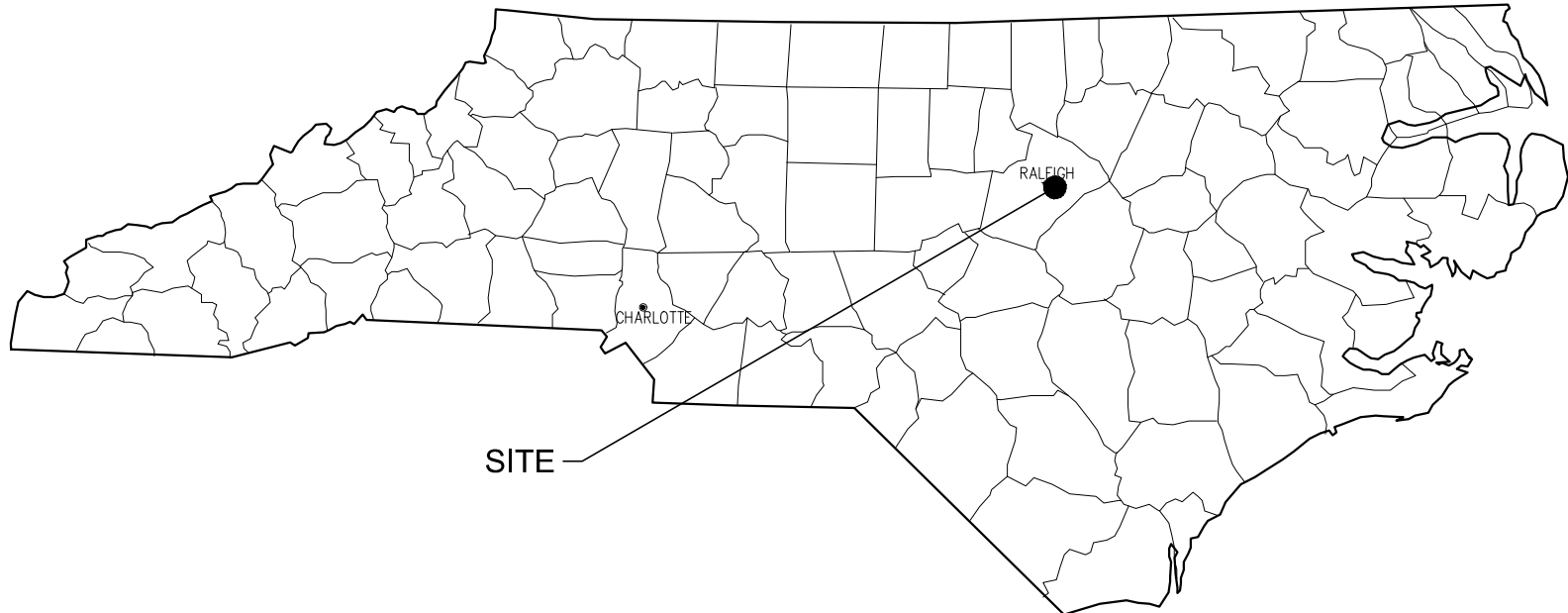
Phone #: (919) 653-2959

Email: Danielle.Hammond@kimley-horn.com

Page 1 of 2

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DESIGN ADJUSTMENT TO BE SUBMITTED FOR BLOCK PERIMETER REQUIREMENT.

ADMINISTRATIVE SITE REVIEW FOR:

NEW HOPE SITE

1198 PARTIN ROAD (PIN#:1734044982), 1200 PARTIN ROAD (PIN#:1734054086);

4702 NEW BERN AVENUE (PIN #:1734049541),

4704 NEW BERN AVENUE (PIN#: 1734049744); 4710 NEW BERN AVENUE

(PIN#:1734049216), 4524 NEW BERN AVENUE (PIN #:1734044376);

901 FREEDOM DRIVE (PIN#:1734143205), 1001 FREEDOM DRIVE

(PIN#:1734143511), 1005 FREEDOM DRIVE (PIN#:1734143715),

1009 FREEDOM DRIVE (PIN#:1734059036);

RALEIGH, NORTH CAROLINA 27610

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA

BUILDING DATA

Zoning district (if more than one, please provide the acreage of each): IX-3-CU

Existing gross floor area (not to be demolished): 0 sf

Existing gross floor area to be demolished: 13,403.31 sf

Gross site acreage: 27.96 AC

New gross floor area: 423,631 SF

of parking spaces required: 199

Total sf gross (to remain and new): 423,631 SF

of parking spaces proposed: 284

Proposed # of buildings: 2

Overlay District (if applicable): N/A

Proposed # of stories for each: 1

Existing use (UDO 6.1.4): Vacant lot; Single family residential

Proposed use (UDO 6.1.4): Warehouse & Distribution, Light Industrial

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 0.65 AC Square Feet: 28,314 SF

Proposed Impervious Surface:
Acres: 18.41 AC Square Feet: 801,940 SF

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide:
Alluvial soils:
Flood stu:
FEMA Map Panel #: 3720173400J

Neuse River Buffer ☐ Yes ☒ No Wetlands ☒ Yes ☐ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: N/A

Total # of hotel units: N/A

of bedroom units: 1br: N/A 2br: N/A 3br: N/A 4br or more: N/A

of lots: N/A

Is your project a cottage court? ☐ Yes ☒ No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Kimley-Horn to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature: *[Signature]* Date: 8/30/19

Printed Name: Douglas G. Watson

Page 2 of 2

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VICINITY MAP

SCALE: 1" = 1000'

PROJECT LOCATION

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
LT1.0	LIGHTING PLAN
LT2.0	LIGHTING DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
TC1.0	TREE CONSERVATION PLAN
A0.0	NEW HOPE BUILDING #1
A3.0	NEW HOPE BUILDING #1
A0.0	NEW HOPE BUILDING #2
A3.0	NEW HOPE BUILDING #2

OWNER

WOLFPACK FAMILY LLC, BYPASS EAST LLC
2475 WENDELL BLVD
WENDELL, NC 27591
CONTACT: DOUGLAS G. WATSON
PHONE: (919) 266-5992
EMAIL: DWATSON@SPEECON.NET

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST, STE 600
RALEIGH, NC 27601
CONTACT: JORDAN BREWER, P.E.
PHONE: (919) 653-6654
EMAIL: JORDAN.BREWER@KIMLEY-HORN.COM

SURVEYOR

KCI ASSOCIATES OF NC
4505 FALLS OF NEUSE ROAD, FLOOR 4
RALEIGH, NC 27609
PHONE: (919) 785-9214
EMAIL: ROB.BAUMGARTNER@KCI.COM

DEVELOPER

AL NEYER
302 WEST 3RD STREET, SUITE 800
CINCINNATI, OH 45202
CONTACT: DAVID OKUN / JUSTIN PARKER
PHONE: (513) 527-1848 / (919) 538-0493
EMAIL: DOKUN@NEYER.COM / JPARKER@NEYER.COM

ARCHITECT

NEYER ARCHITECTS, INC.
302 WEST 3RD STREET, SUITE 800
CINCINNATI, OH 45202
CONTACT: PATRICK G. MOORE, AIA, LEED AP BD+C
PHONE: (513) 527-1858
EMAIL: PMOORE@NEYER.COM

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
CONTACT: RICHARD BROWN
PHONE: (919) 653-2976
EMAIL: RICHARD.BROWN@KIMLEY-HORN.COM

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
NC LICENSE # 0102

KHA PROJECT
013445000
DATE
09/09/19
SCALE AS SHOWN
DESIGNED BY DMH
DRAWN BY ZDT
CHECKED BY WJB

COVER SHEET

NEW HOPE SITE
PREPARED FOR
AL. NEYER

SHEET NUMBER
C0.0

RALEIGH

NC

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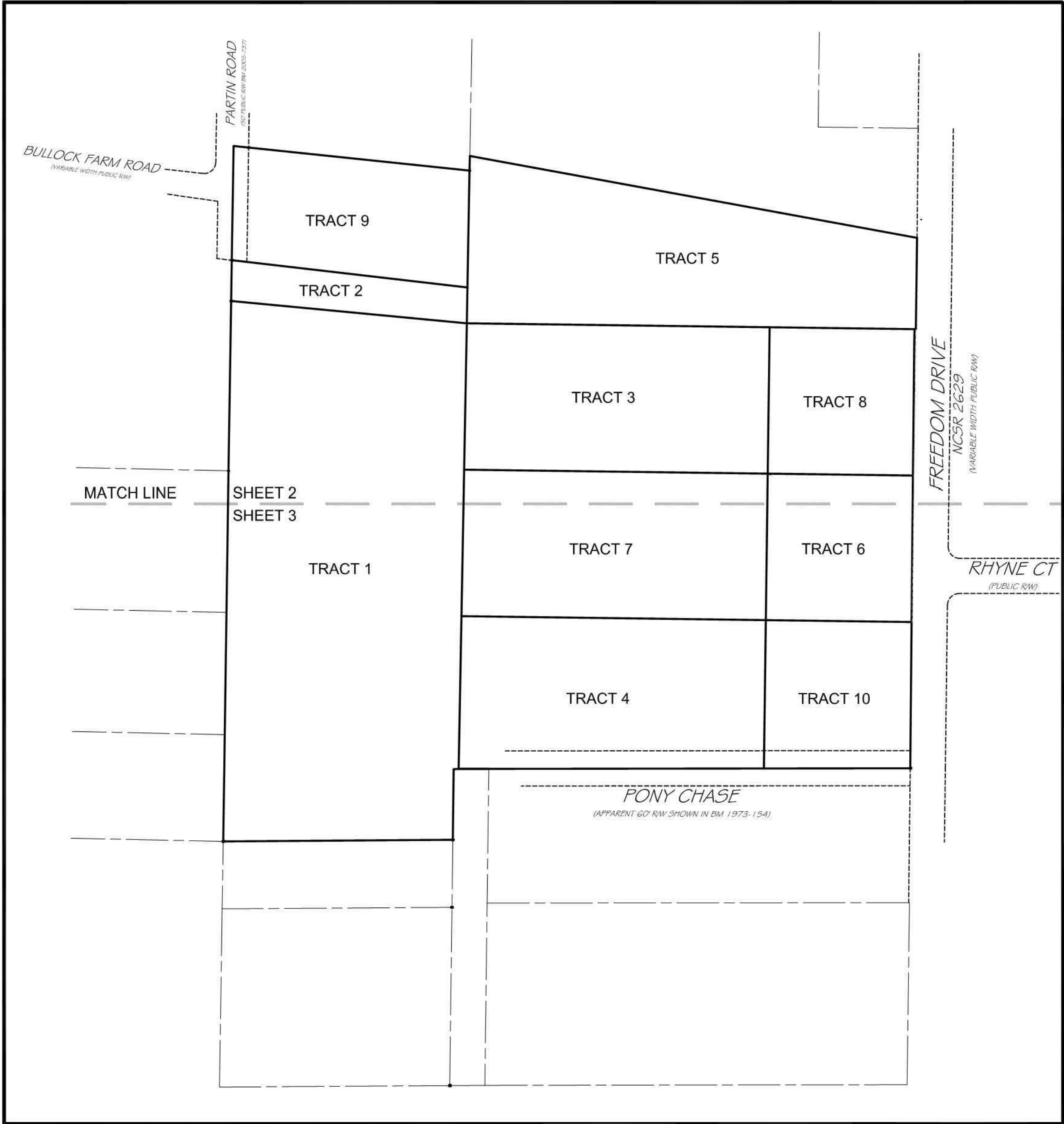
SCHEDULE B, PART II EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
-NOT A SURVEY MATTER
2. THE LIEN OF ALL TAXES FOR THE YEAR 2019 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE.
-NOT A SURVEY MATTER
3. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 1992, PAGE 1418; MAP BOOK 1973, PAGE 154; AND MAP BOOK 1984, PAGE 1477.
-SHOWN HEREON
4. EASEMENT(S) AND RIGHT(S)-OF-WAY FOR ROADS OR PUBLIC/PRIVATE UTILITIES.
-SHOWN HEREON WHERE FOUND
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AS TENANTS UNDER UNRECORDED LEASES.
-NOT A SURVEY MATTER
6. ANY DISCREPANCY, CONFLICT, MATTER AFFECTING ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREGGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGH-WATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
-SHOWN HEREON IF ANY FOUND
7. DISCREPANCIES, VARIANCES, SHORTAGES OR OVERAGES IN THE ACREAGE OF THE LAND.
-MEASURED ACREAGES SHOWN HEREON
8. STATUTORY LIENS OF MECHANICS, LABORERS AND MATERIALMEN THAT HAVE PERFORMED OR FURNISHED LABOR, PROFESSIONAL DESIGN OR SURVEYING SERVICES, OR FURNISHED MATERIALS OR RENTAL EQUIPMENT OF WHICH NO NOTICE APPEARS OF RECORD. (NOTE: THIS EXCEPTION WILL BE DELETED ONLY UPON RECEIPT OF DOCUMENTATION SATISFACTORY TO THE COMPANY SATISFYING THE MATERIAL AND LABOR LIENS REQUIREMENT SET OUT IN SCHEDULE B-1 OF THIS COMMITMENT.)
-NOT A MATTER OF SURVEY

- NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT 1 AND TRACT 2:
9. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 3413, PAGE 161.
-SHOWN HEREON
10. ACCESS TO A PUBLIC RIGHT-OF-WAY FOR TRACT 1 IS NOT INSURED. TRACT 1 IS PROVIDED ACCESS OVER AND ACROSS TRACT 2.
NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT 3 AND TRACT 4:
11. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 3392, PAGE 172, (TRACT 3).
-BLANKET TYPE EASEMENT
12. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2144, PAGE 158, (TRACT 4).
-30' WIDE EASEMENT - SPECIFIC LOCATION NOT GIVEN
13. THE COMPANY DOES NOT INSURE A MEANS OF ACCESS TO AND FROM THE LAND. PARAGRAPH 4 OF THE COVERED RISKS AS SHOWN ON THE POLICY JACKET IS HEREBY DELETED.
NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT 5:
14. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 3392, PAGE 171.
-BLANKET TYPE EASEMENT
15. NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT 6 AND TRACT 7:
16. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2144, PAGE 157.
-BLANKET TYPE EASEMENT
17. DEED OF EASEMENT TO THE CITY OF RALEIGH RECORDED IN BOOK 15596, PAGE 1370, (TRACT 6).
-SHOWN HEREON
18. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 2014, PAGES 94-101, (TRACT 6).
-SHOWN HEREON
19. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 3392, PAGE 171.
-BLANKET TYPE EASEMENT
20. ACCESS TO A PUBLIC RIGHT-OF-WAY FOR TRACT 7 IS NOT INSURED. TRACT 7 IS PROVIDED ACCESS OVER AND ACROSS TRACT 6.
NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT 8:
21. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2144, PAGE 158 AND BOOK 3392, PAGE 172.
-BLANKET TYPE EASEMENT (BK 2144, PG 158)
-30' WIDE EASEMENT - SPECIFIC LOCATION IS NOT GIVEN (BK 3392 PG 172)
22. DEED OF EASEMENT TO THE CITY OF RALEIGH RECORDED IN BOOK 15596, PAGE 1370.
-SHOWN HEREON
23. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 2014, PAGES 94-101.
-SHOWN HEREON
- NOTE: THE FOLLOWING EXCEPTION APPLIES TO TRACT 9:
24. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 2005 PAGES 737-738.
-SHOWN HEREON
- NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT 10:
25. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2144, PAGE 158 AND BOOK 3392, PAGE 171.
-BLANKET TYPE EASEMENT (BK 2144, PG 158)
-30' WIDE EASEMENT - SPECIFIC LOCATION IS NOT GIVEN (BK 3392 PG 171)
26. DEED OF EASEMENT TO THE CITY OF RALEIGH RECORDED IN BOOK 15596, PAGE 1358.
-SHOWN HEREON
27. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 2014, PAGES 94-101.
-SHOWN HEREON

SURVEYOR'S CERTIFICATION
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, AL NEYER, KIMLEY-HORN AND ASSOCIATES, INC.
I, ROBERT C. BAUMGARTNER, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 8, 9, 11(OBSERVED), 13, 16, 17, 19, 20, & 21 OF TABLE A THEREOF.

ROBERT C. BAUMGARTNER, NC PLS No. L-4531



- LEGEND
- SURVEY CONTROL
BOUNDARY MONUMENT
BOLLARD
STORM INLETS
STORM MANHOLE
CLEANOUT
AIR CONDITIONING UNIT
TRAFFIC HANDHOLE
ELEC. OUTLET
ELEC. HANDHOLE
HANDHOLE
LIGHT POLE
UTILITY POLE
GROUND LIGHT
PATH LIGHT
YARD LIGHT
SIGNAL MANHOLE
RECORD
MEASURED
PLAT
TRACT #
EXCEPTION #
- SPRINKLER HEAD
IRRIGATION CONTROL VALVE
WATER VALVE
SIGN
LARGE ROCK
TREE SYMBOLS + SIZE
WOODS LINE
FENCE
STORM DRAIN PIPE
SANITARY SEWER PIPE
OVERHEAD WIRE
TELEPHONE MANHOLE
COMMUNICATIONS MANHOLE
SEWER MANHOLE
ELECTRIC MANHOLE
MANHOLE
WATER MANHOLE



- SURVEYOR'S NOTES
- THIS PLAN HAS BEEN PREPARED WITH THE BENEFIT OF FOLLOWING REPORT OF TITLE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY: COMMITMENT #: GB19002195, DATED FEBRUARY 19, 2019.
 - AREA SHOWN HEREON COMPUTED BY COORDINATE METHOD.
 - THE BASIS OF THE BEARING SHOWN HEREON ARE BASED ON NORTH CAROLINA GRID BEARING.
 - ELEVATIONS SHOWN HEREON BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED IN SEPTEMBER 2016.
 - SUBJECT PROPERTIES KNOWN AS PARCEL NUMBERS AS SHOWN
 - CONTOUR INTERVAL IS ONE FOOT (1.0').
 - THE LOCATION OF SUB SURFACE UTILITIES AS SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATION OF VISIBLE AND OBVIOUS SURFACE FEATURES AND ARE APPROXIMATE. OTHER SUB SURFACE UTILITIES MAY EXIST ON THIS SITE THAT ARE NOT INCLUDED IN THIS SURVEY.
 - THIS SURVEY DOES NOT VERIFY THE EXISTENCE OF, NOR CERTIFY THE LOCATION OF, ANY JURISDICTIONAL WETLANDS THAT MAY EXIST ON THIS PROPERTY.
 - THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X AS SHOWN ON FIRM 372017340J EFFECTIVE 5/02/06.
 - THERE IS NO EVIDENCE OF RECENT CONSTRUCTION ACTIVITY ON THIS PROPERTY.
 - THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THIS PROPERTY.
 - THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
 - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 - SUBJECT PARCEL(S) HAS DIRECT ACCESS TO FREEDOM DRIVE AND PARTIN ROAD/DEDICATED PUBLIC RIGHTS OF WAY

EXHIBIT A
LEGAL DESCRIPTIONS

- TRACT 1:
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 8.304 ACRES, AS SHOWN ON PLAT OF SURVEY ENTITLED "RECOMBINATION MAP, PROPERTY OF F. EUGENE RICHARDSON AND GEORGE & MARY LOU KALAS, ST. MATTHEWS TOWNSHIP, RALEIGH, NC" DATED DECEMBER 2, 1992, PREPARED BY JOHN A. EDWARDS, JR., REGISTERED LAND SURVEYOR, OF JOHN A. EDWARDS & COMPANY, AND RECORDED IN BOOK OF MAPS 1992, PAGE 1418, WAKE COUNTY REGISTRY, TO WHICH PLAT IS REFERENCED FOR A MORE PARTICULAR DESCRIPTION.
- TRACT 2:
BEGINNING AT AN EXISTING CONCRETE MONUMENT (SAID CONCRETE MONUMENT BEING LOCATED IN THE SOUTHEASTERN CORNER OF THAT CERTAIN TRACT OF LAND DEEDED TO BADGER F. PARTIN BY DEED RECORDED IN BOOK 3390, PAGE 105, WAKE COUNTY REGISTRY); RUN THENCE FROM SAID BEGINNING POINT SOUTH 0 DEGREES 55 MINUTES 43 SECONDS WEST 61.15 FEET TO AN EXISTING CONCRETE MONUMENT; RUNS THENCE WITH THE NORTHERN PROPERTY LINE OF THE KALAS PROPERTIES, LLC NORTH 84 DEGREES 32 MINUTES 55 SECONDS WEST 404.74 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 10 DEGREES 57 MINUTES 55 SECONDS EAST 60.80 FEET TO AN EXISTING IRON PIPE (SAID IRON PIPE BEING LOCATED IN THE CENTERLINE OF PARTIN ROAD) RUNS THENCE WITH THE SOUTHERN PROPERTY LINE OF THE BADGER PARTIN PROPERTY SOUTH 83 DEGREES 19 MINUTES 47 SECONDS EAST 405.47 FEET TO AN EXISTING CONCRETE MONUMENT, THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.606 ACRES ACCORDING TO A SURVEY ENTITLED "PROPERTY SURVEY FOR ZACHARY TAYLOR, CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA" PREPARED BY WILLIAMS-PEARCE & ASSOCIATES PROFESSIONAL LAND SURVEYORS DATED MAY 26, 2006.
- TRACT 3:
BEING ALL OF LOT 6 CONTAINING 2.97 ACRES AS SHOWN ON THAT PLAT ENTITLED "LOTS 1-6 B.F. PARTIN SUBDIVISION" DATED APRIL 16, 1973 AND RECORDED IN BOOK OF MAPS 1973, PAGE 154, WAKE COUNTY REGISTRY.
- TRACT 4:
BEING ALL OF LOT 2 CONTAINING 3.08 ACRES AS SHOWN ON THE PLAT ENTITLED "LOTS 1-6 B.F. PARTIN SUBDIVISION" DATED APRIL 16, 1973 AND RECORDED IN BOOK OF MAPS 1973, PAGE 154, WAKE COUNTY REGISTRY.
- TRACT 5:
BEING ALL OF PARCEL 2 CONTAINING 3.89 ACRES AS SHOWN ON THAT PLAT ENTITLED "FINAL PLAT BADGER F. PARTIN DIVISION" DATED AUGUST 27, 1984, PREPARED BY WARRICK ENGINEERING & SURVEYING, P.A. AND RECORDED IN BOOK OF MAPS OF 1984, PAGE 1477, WAKE COUNTY REGISTRY.
- TRACT 6:
BEING ALL OF LOT 3 CONTAINING 1.43 ACRES AS SHOWN ON THE PLAT ENTITLED "LOTS 1-6 B.F. PARTIN SUBDIVISION" DATED APRIL 16, 1973 AND RECORDED IN BOOK OF MAPS 1973, PAGE 154, WAKE COUNTY REGISTRY.
- TRACT 7:
BEING ALL OF LOT 4 CONTAINING 2.06 ACRES AS SHOWN ON THE PLAT ENTITLED "LOTS 1-6 B.F. PARTIN SUBDIVISION" DATED APRIL 16, 1973 AND RECORDED IN BOOK OF MAPS 1973, PAGE 154, WAKE COUNTY REGISTRY.
- TRACT 8:
BEING ALL OF LOT 5 CONTAINING 1.43 ACRES AS SHOWN ON THE PLAT ENTITLED "LOTS 1-6 B.F. PARTIN SUBDIVISION" DATED APRIL 16, 1973 AND RECORDED IN BOOK OF MAPS 1973, PAGE 154, WAKE COUNTY REGISTRY.
- TRACT 9:
BEING ALL OF THAT PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED DATED NOVEMBER 24, 1984 BY AND BETWEEN ALMA F. ALLEN, WIDOW AND JUDY ALLEN TAYLOR AND HUSBAND ZACHARY TAYLOR, AS GRANTOR AND BADGER F. PARTIN, AS GRANTEE AND RECORDED ON NOVEMBER 26, 1984 IN BOOK 3390, PAGE 105, WAKE COUNTY REGISTRY.
- TRACT 10:
BEING ALL OF LOT 1 CONTAINING 1.44 ACRES AS SHOWN ON THE PLAT ENTITLED "LOTS 1-6 B.F. PARTIN SUBDIVISION" DATED APRIL 16, 1973 AND RECORDED IN BOOK OF MAPS 1973, PAGE 154, WAKE COUNTY REGISTRY.



KCI ASSOCIATES OF NC
ENGINEERS, SURVEYORS AND PLANNERS

4505 FALLS OF NEUSE ROAD, FLOOR 4
RALEIGH, NC 27607
PHONE (919) 783-9214 • FAX (919) 783-9266

KCI#351901018

ALTA/NSPS LAND TITLE SURVEY
LANDS OWNED BY
WOLFPACK FAMILY LLC
BYPASS EAST LLC &
KALAS PROPERTIES
ST. MATTHEWS TWP, WAKE COUNTY, NC

DATE: JUNE 27, 2019 SCALE: 1" = 125' SHEET: 1 OF 3

Kimley»Horn

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
NC LICENSE #F-10102

FOR
REFERENCE
ONLY

KHA PROJECT
013445000
DATE
09/09/19
SCALE AS SHOWN
DESIGNED BY DMH
DRAWN BY ZDT
CHECKED BY WJB

EXISTING
CONDITIONS

NEW HOPE SITE
PREPARED FOR
AL. NEYER

SHEET NUMBER
C1.0

RALEIGH

NC

N/F OWNER:
AMPLE STORAGE LAKE WORTH LLC
PIN: 1734055403
DB 15731 PG 2725

N/F OWNER:
WAKE COUNTY BOARD OF EDUCATION
PIN: 1734150294
DB 11081 PG 3654

OWNER:
WOLFPACK FAMILY LLC
BYPASS EAST LLC
PIN: 1734055403
DB 17431 PG 986
79,858 S.F.
1.83 ACRES

OWNER:
KALAS PROPERTIES
PIN: 1734044376
DB 12072 PG 1597
26,412 S.F.
0.61 ACRES (M)
0.606 ACRES (R)

OWNER:
WOLFPACK FAMILY LLC
BYPASS EAST LLC
PIN: 1734055403
DB 17431 PG 986
159,561 S.F.
3.69 ACRES

OWNER:
WOLFPACK FAMILY LLC
BYPASS EAST LLC
PIN: 1734044376
DB 17431 PG 986
LOT 6 BM 1973 PG 154
129,782 S.F.
2.98 ACRES (M)
2.97 ACRES (R)

OWNER:
KALAS PROPERTIES
PIN: 1734044376
DB 9584 PG 1089
BM 1992 PG 1418
361,806 S.F.

LEGEND

- SURVEY CONTROL
- BOUNDARY MONUMENT
- BOLLARD
- STORM INLETS
- STORM MANHOLE
- CLEANOUT
- AIR CONDITIONING UNIT
- TRAFFIC HANDHOLE
- ELEC. OUTLET
- ELEC. HANDHOLE
- HANDHOLE
- LIGHT POLE
- UTILITY POLE
- GROUND LIGHT
- PATH LIGHT
- YARD LIGHT
- SIGNAL MANHOLE
- RECORD
- MEASURED
- PLAT
- TRACT #
- EXCEPTION #

SPRINKLER HEAD
IRRIGATION CONTROL VALVE
WATER VALVE
SIGN
LARGE ROCK
TREE SYMBOLS + SIZE
WOODLINE
FENCE
STORM DRAIN PIPE
SANITARY SEWER PIPE
OVERHEAD WIRE
TELEPHONE MANHOLE
COMMUNICATIONS MANHOLE
SEWER MANHOLE
ELECTRIC MANHOLE
MANHOLE
WATER MANHOLE

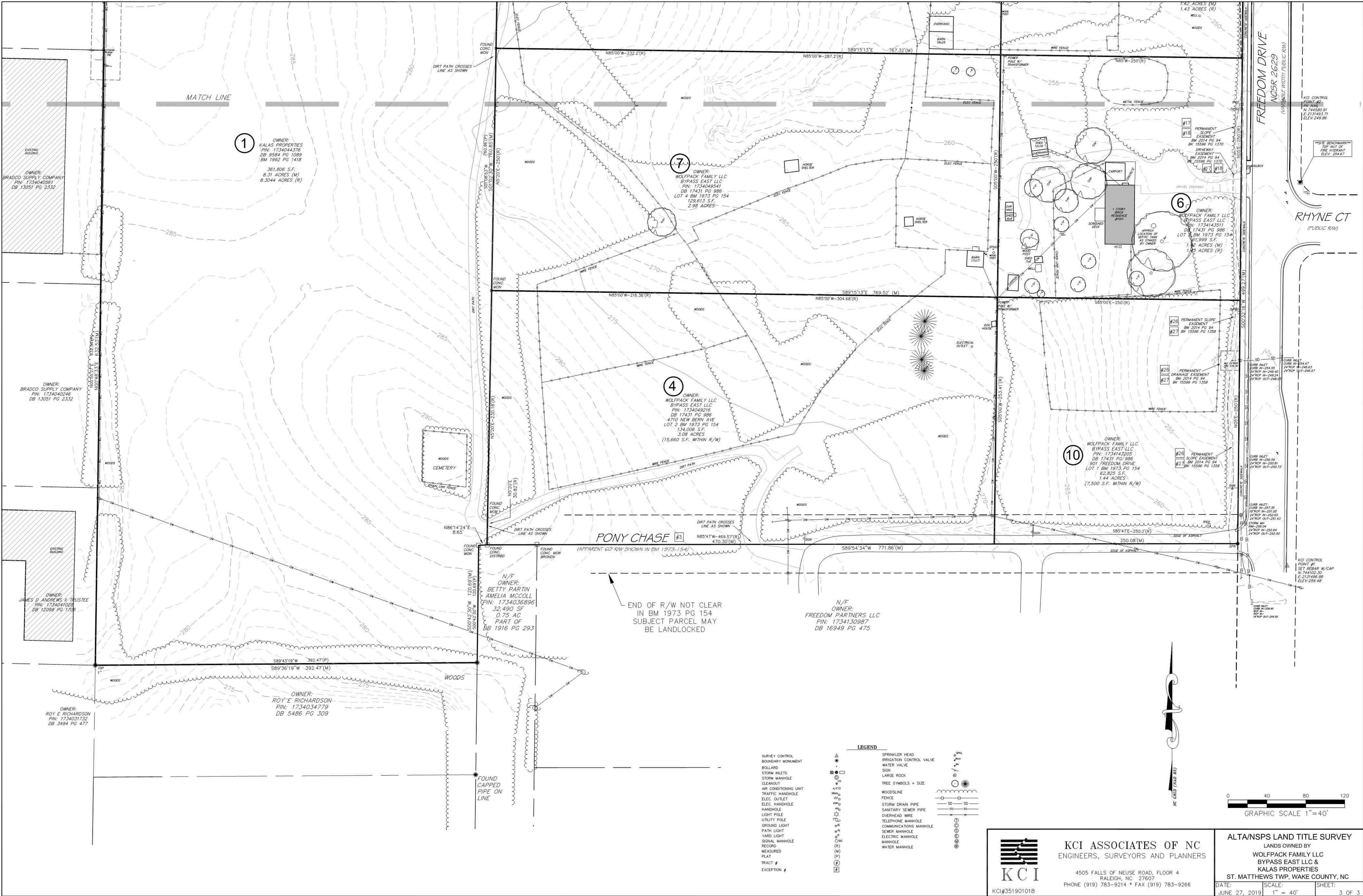
GRAPHIC SCALE 1"=40'

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4505 FALLS OF NEUSE ROAD, FLOOR 4
RALEIGH, NC 27607
PHONE (919) 783-9214 * FAX (919) 783-9266

ALTA/NPS LAND TITLE SURVEY
LANDS OWNED BY
WOLFPACK FAMILY LLC
BYPASS EAST LLC & KALAS PROPERTIES
ST. MATTHEWS TWP, WAKE COUNTY, NC
DATE: JUNE 27, 2019
SCALE: 1" = 40'
SHEET: 2 OF 2

SHEET NUMBER C1.1	NEW HOPE SITE PREPARED FOR AL. NEYER	RALEIGH	NC	EXISTING CONDITIONS	KHA PROJECT 013445000	DATE 09/09/19	SCALE AS SHOWN	DESIGNED BY DMH	DRAWN BY ZDT	CHECKED BY WJB	<div style="text-align: center;">FOR REFERENCE ONLY</div> <div> N</div> <div> EXISTING CONDITIONS</div>										
											<div>Kimley»»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-677-2000 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM NC LICENSE # - 0102</div>										
											No.	REVISIONS				DATE	BY				

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KCI#351901018

KCI ASSOCIATES OF NC
ENGINEERS, SURVEYORS AND PLANNERS

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ALTA/NSPS LAND TITLE SURVEY
LANDS OWNED BY
WOLFPAK FAMILY LLC
BYPASS EAST LLC &
KALAS PROPERTIES
ST. MATTHEWS TWP, WAKE COUNTY, NC

DATE: JUNE 27, 2019 SCALE: 1" = 40' SHEET: 3 OF 3

NEW HOPE SITE
PREPARED FOR
AL. NEYER

**EXISTING
CONDITIONS**

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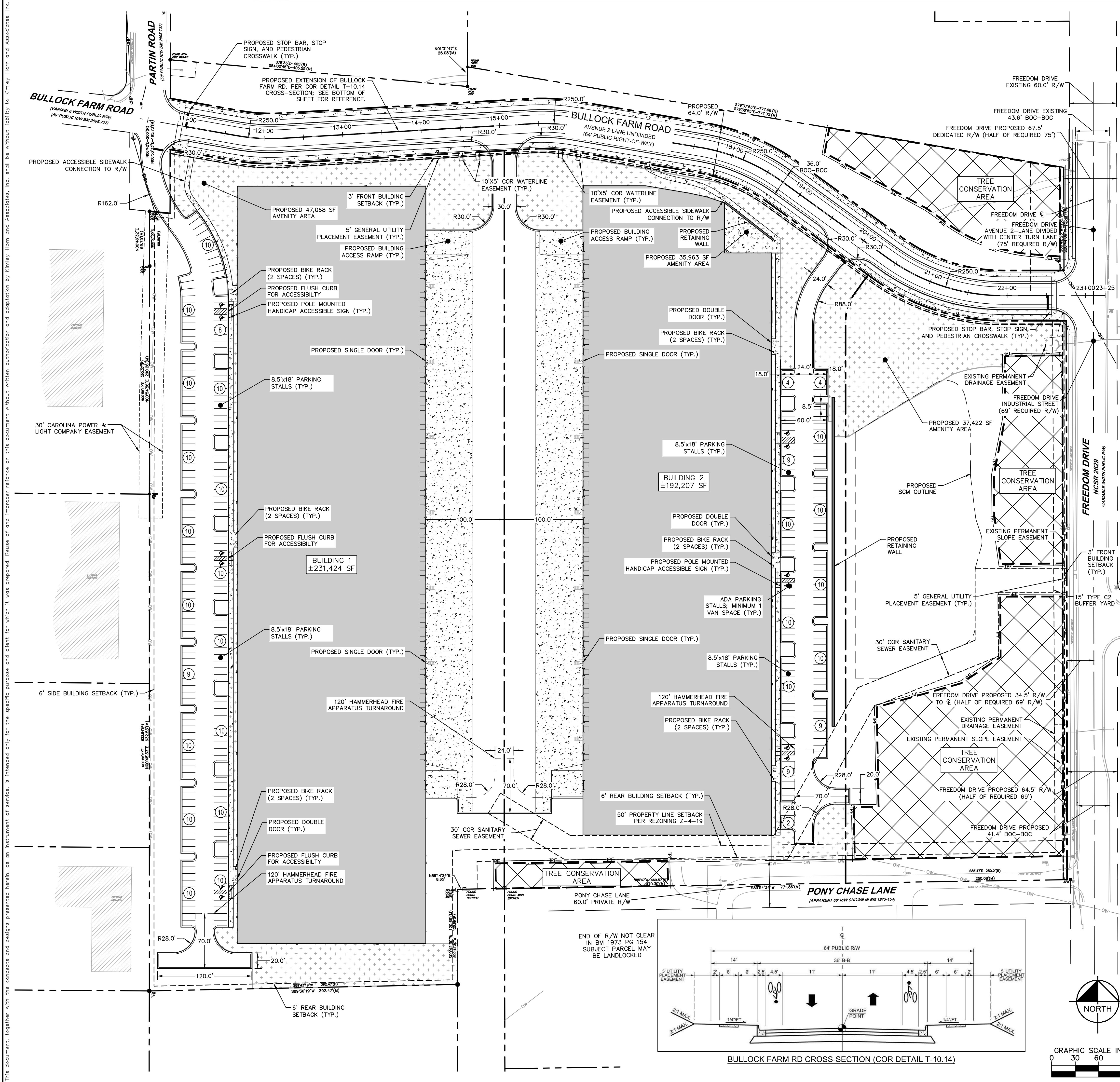
**FOR
REFERENCE
ONLY**

KHA PROJECT 013445000	DATE 09/09/19	SCALE AS SHOWN	DESIGNED BY DMH	DRAWN BY ZDT	CHECKED BY WJB
					REVISIONS
					DATE
					BY

SHEET NUMBER
C1.2

RALEIGH

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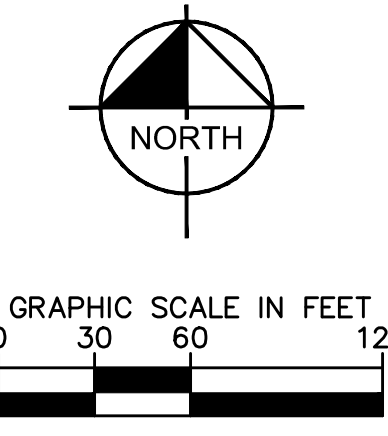
SITE DATA	
PROJECT INFORMATION	
PROJECT NAME:	NEW HOPE SITE
CURRENT OWNER:	WOLFPACK FAMILY LLC, BYPASS EAST LLC
JURISDICTION:	CITY OF RALEIGH
PIN #'S:	1734054086; 1734044982; 1734044376; 1734050366; 1734049744; 1734049541; 1734049216; 1734143715; 1734143511; 1734143205
STREET ADDRESS:	1200, 1198 PARTIN RD; 4524, 4704, 4702, 4710 NEW BERN AVE; 1009, 1005, 1001, 901 FREEDOM DR; RALEIGH, NC 27610
SITE SIZE & COVERAGES	
TOTAL ACREAGE:	27.96 ACRES
PROJECT ACREAGE:	24.98 ACRES
GROSS BUILDING SQUARE FOOTAGE (PROJECT LIMITS):	423,631 SF
MAXIMUM BUILDING HEIGHT:	50'
AMENITY SPACE REQUIRED:	±2.60 AC (±113,256 SF)
AMENITY SPACE PROVIDED:	±2.60 AC (±113,256 SF)
ZONING	
EXISTING ZONING:	IX-3-CU
PROPOSED ZONING:	IX-3-CU
EXISTING USE (WITHIN PROJECT LIMITS):	VACANT LOT, SINGLE FAMILY RESIDENTIAL
PROPOSED USE (WITHIN PROJECT LIMITS):	WAREHOUSE & DISTRIBUTION, LIGHT INDUSTRIAL
FRONTAGE REQUIREMENTS:	N/A
SETBACK REQUIREMENTS	
FRONT PROPERTY LINE	3'
SIDE / REAR PROPERTY LINE	6'
STREET PROTECTIVE YARD BULLOCK FARM ROAD / FREEDOM DRIVE	15'
TRANSITIONAL PROTECTIVE YARD MOBILE HOME SHARED PROPERTY LINE	50' (PER REZONING Z-4-19)
BUFFER YARD - FREEDOM DRIVE	15' TYPE C2
BUFFER YARD - MOBILE HOME LOT	35' TYPE B2
ASSUMED BUILDING USE BREAKDOWN	
10% OFFICE / 90% ADDITIONAL INDOOR AREA	
BUILDING 1 : ±23,143 SF OFFICE / ±208,281 SF ADDITIONAL INDOOR AREA = 231,424 SF TOTAL	
BUILDING 2 : ±19,221 SF OFFICE / ±172,986 SF ADDITIONAL INDOOR AREA = 192,207 SF TOTAL	
OFF-STREET PARKING (THIS PROJECT)	
BUILDING 1	
REQUIRED PARKING (10% OFFICE SPACE):	1 SPACE/600SF: 23,143 SF = 39 SPACES REQUIRED
REQUIRED PARKING (90% ADDITIONAL INDOOR AREA):	1 SPACE/3,000SF: 208,281 SF = 70 SPACES
REQUIRED HANDICAP PARKING:	6 SPACES (MIN. 1 VAN SPACE)
TOTAL REQUIRED PARKING:	109 SPACES
PARKING MAXIMUM (150% OF MIN. REQUIREMENT):	164 SPACES
PROVIDED PARKING:	177 SPACES
PROVIDED HANDICAP PARKING:	6 SPACES (1 VAN SPACE)
BUILDING 2	
REQUIRED PARKING (10% OFFICE SPACE):	1 SPACE/600SF: 19,221 SF = 33 SPACES REQUIRED
REQUIRED PARKING (90% ADDITIONAL INDOOR AREA):	1 SPACE/3,000SF: 172,986 SF = 58 SPACES
REQUIRED HANDICAP PARKING:	6 SPACES (MIN. 1 VAN SPACE)
TOTAL REQUIRED PARKING:	91 SPACES
PARKING MAXIMUM (150% OF MIN. REQUIREMENT):	137 SPACES
PROVIDED PARKING:	107 SPACES
PROVIDED HANDICAP PARKING:	6 SPACES (1 VAN SPACE)
SITE	
PARKING MAXIMUM (150% OF MIN. REQUIREMENT):	301 SPACES
TOTAL PROVIDED PARKING:	284 SPACES
REQUIRED BICYCLE PARKING:	1 SPACE/40,000SF = 11 SPACES
PROVIDED BICYCLE PARKING:	6 RACKS ~ 12 SPACES

SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	AMENITY AREA
	TREE CONSERVATION AREA (TCA)
	CONCRETE

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE COUNTY, AND NCDOT STANDARDS AND SPECIFICATIONS; MORE STRINGENT SHALL GOVERN.

EXISTING BOUNDARY, SITE, INFRASTRUCTURE, AND TOPOGRAPHIC INFORMATION SHOWN FROM AN ALTA/NSPS LAND TITLE SURVEY FOR NEW HOPE AND DATED 06/27/19, LOCATED IN WAKE COUNTY, RALEIGH, NC 27607, PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS OF NEUSE ROAD, FLOOR 4, RALEIGH, NC 27607, PHONE: 919-783-9214. EXISTING INFORMATION SHOWN IS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER AT TIME OF DESIGN AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY OWNER OR ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.



Kimley»Horn

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NC LICENSE #F-0102

KHA PROJECT
013445000

DATE
09/09/19

SCALE AS SHOWN

DESIGNED BY DMH

DRAWN BY ZDT

CHECKED BY

WJB

SITE PLAN

NEW HOPE SITE
PREPARED FOR
AL. NEYER

NC

SHEET NUMBER
C3.0

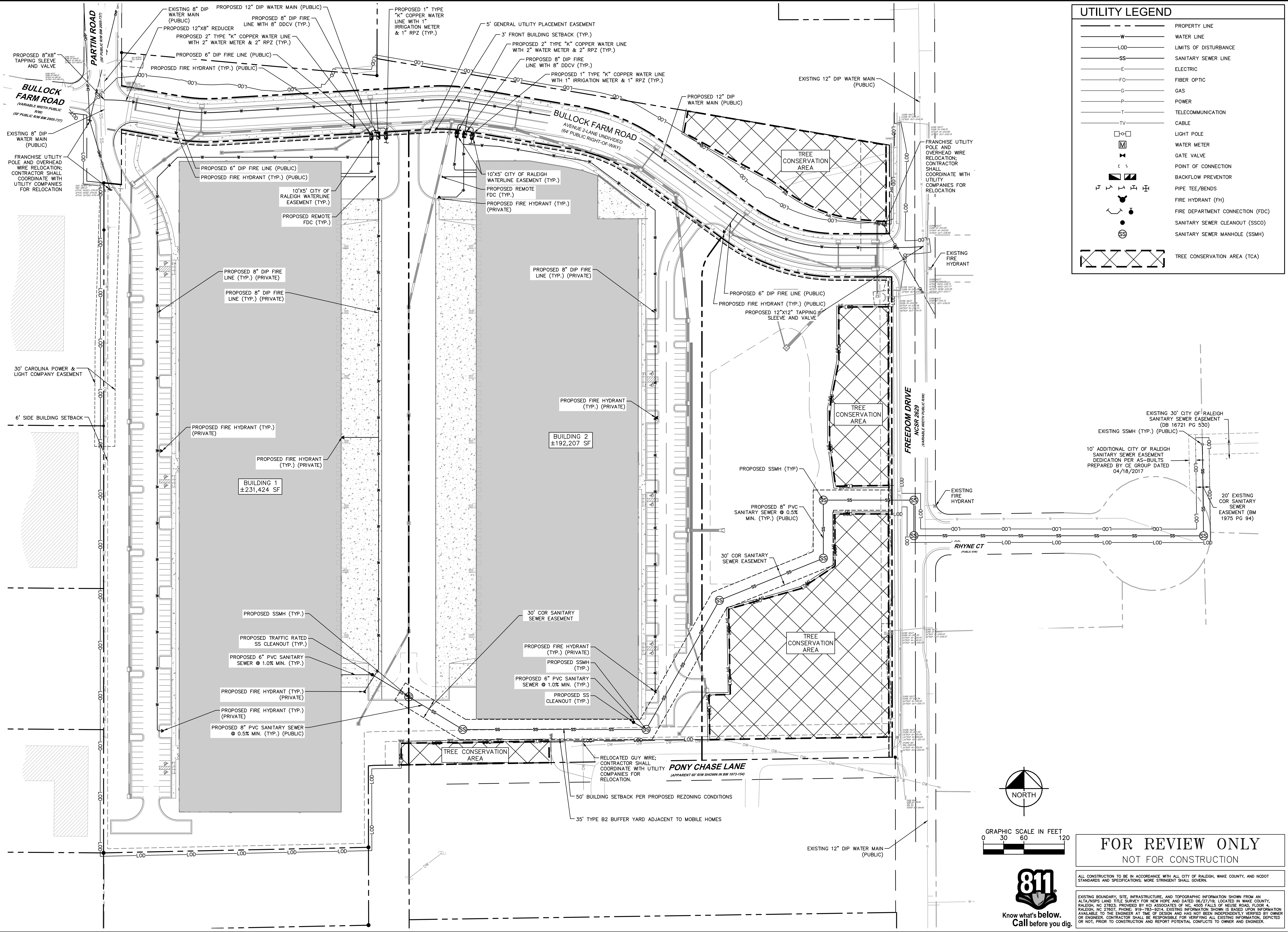
RALEIGH

REVISIONS






















BY

DATE

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UTILITY LEGEND

	PROPERTY LINE
	WATER LINE
	LIMITS OF DISTURBANCE
	SANITARY SEWER LINE
	ELECTRIC
	FIBER OPTIC
	GAS
	POWER
	TELECOMMUNICATION
	CABLE
	LIGHT POLE
	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
	PIPE TEE/BENDS
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
	SANITARY SEWER MANHOLE (SSMH)
	TREE CONSERVATION AREA (TCA)

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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DMH	DRAWN BY	ZDT	CHECKED BY	WJB
013445000	09/09/19								

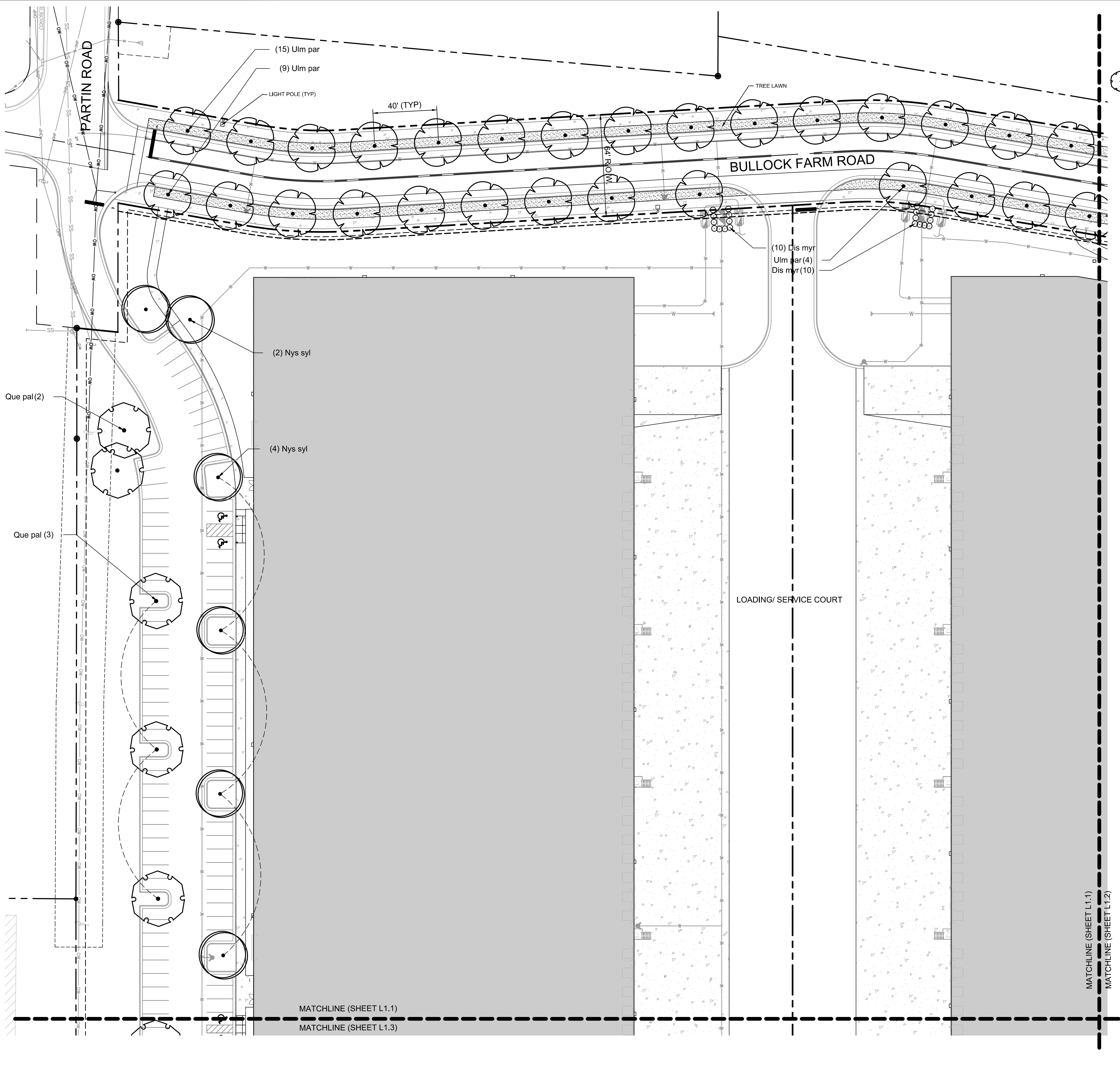
UTILITY PLAN

NEW HOPE SITE
PREPARED FOR
AL. NEYER

SHEET NUMBER
C6.0

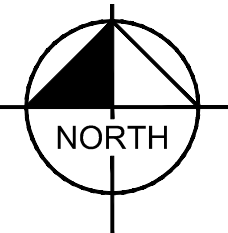
RALEIGH	NC	CHECKED BY	WJB
		No.	NC LICENSE #F-0102
		REVISIONS	DATE
		No.	BY

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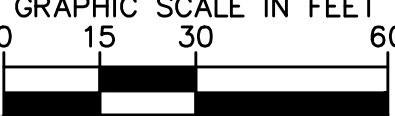


PLANT SCHEDULE L1.1						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
	Nys syl	6	NYSSA SYLVATICA	SOUR GUM	B&B	3" CAL 14' MIN.
	Que pal	5	QUERCUS PALUSTRIS	PIN OAK	B&B	3" CAL 14' MIN.
	Ulm par	28	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	B&B	3" CAL 14' MIN.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	WIDTH
	20	DISTYLIUM MYRICOIDES 'VINTAGE JADE'	VINTAGE JADE DISTYLIUM	7 GAL	18"	15" 48" o.c.


- NOTES:
- SOME PLANT GROUPS EXTEND BEYOND THE MATCHLINES OF THE DRAWING.



NORTH



GRAPHIC SCALE IN FEET



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NEW HOPE SITE

PREPARED FOR

AL. NEYER

LANDSCAPE PLAN

KHA PROJECT
013445000

DATE
09/09/19

SCALE AS SHOWN

DESIGNED BY AWF

DRAWN BY AWF

CHECKED BY RLB

Kimley»Horn

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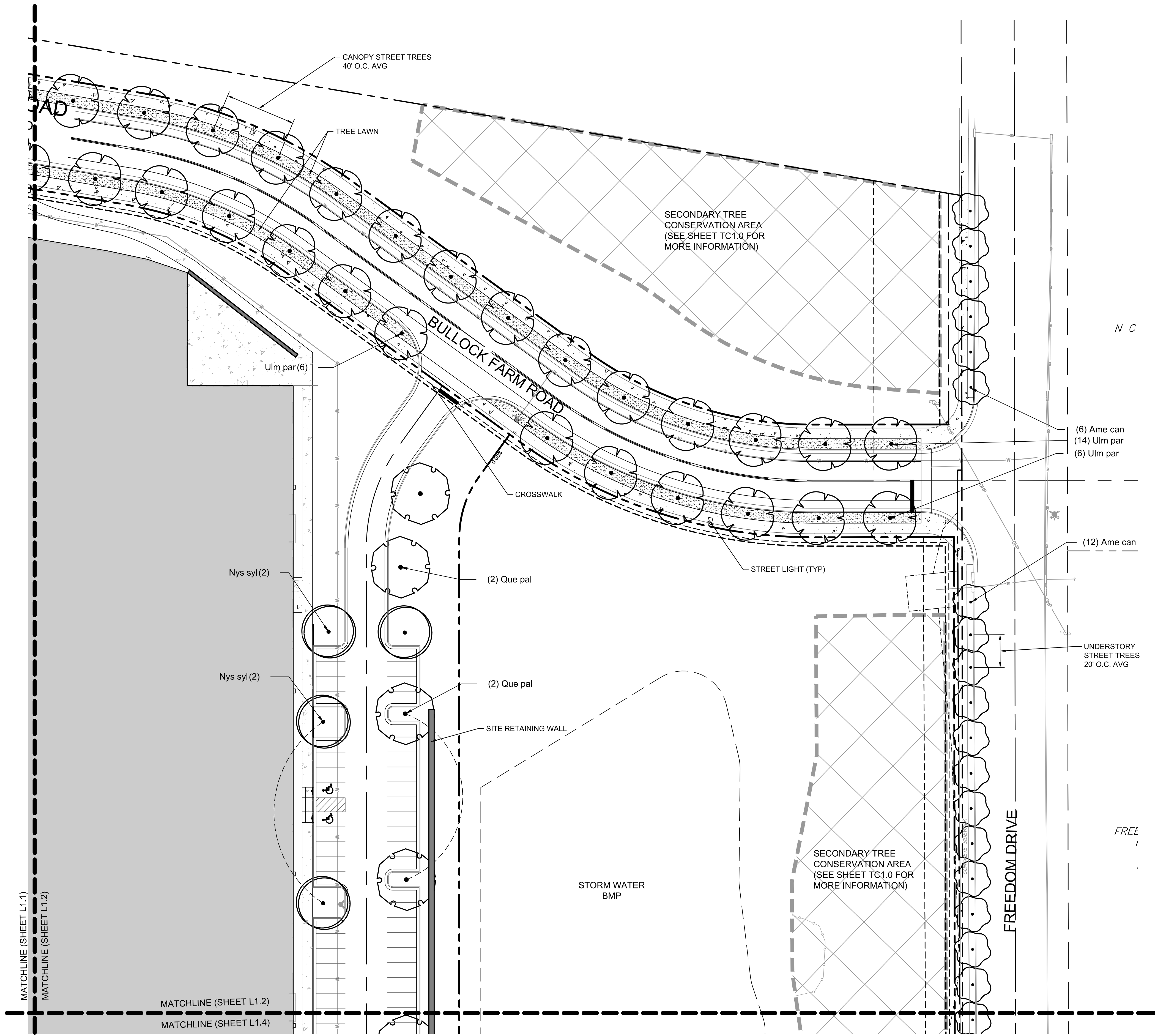
REVISIONS





No.	DATE	BY

SHEET NUMBER

L1.1

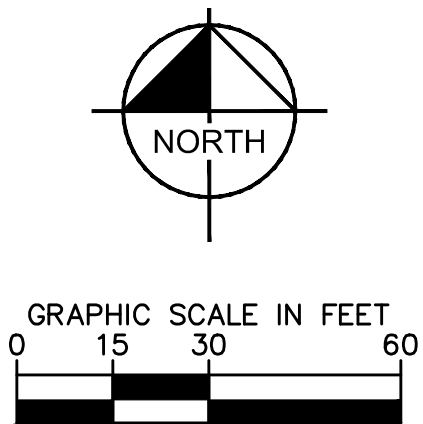
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PLANT SCHEDULE L1.2					
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
	Ame can	18	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	B&B
	Nys syl	4	NYSSA SYLVATICA	SOUR GUM	B&B
	Que pal	4	QUERCUS PALUSTRIS	PIN OAK	B&B
	Ulm par	26	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	B&B
<u>GROUND COVERS</u>	QTY	BOTANICAL NAME	COMMON NAME	CONT.	
Fes aru	3,954 SF	FESTUCA ARUNDINACEA	TALL FESCUE	SOD	

NOTES:

1. SOME PLANT GROUPS EXTEND BEYOND THE MATCHLINES OF THE DRAWING.



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LANDSCAPE PLAN

NEW HOPE SITE
PREPARED FOR
AL. NEYER

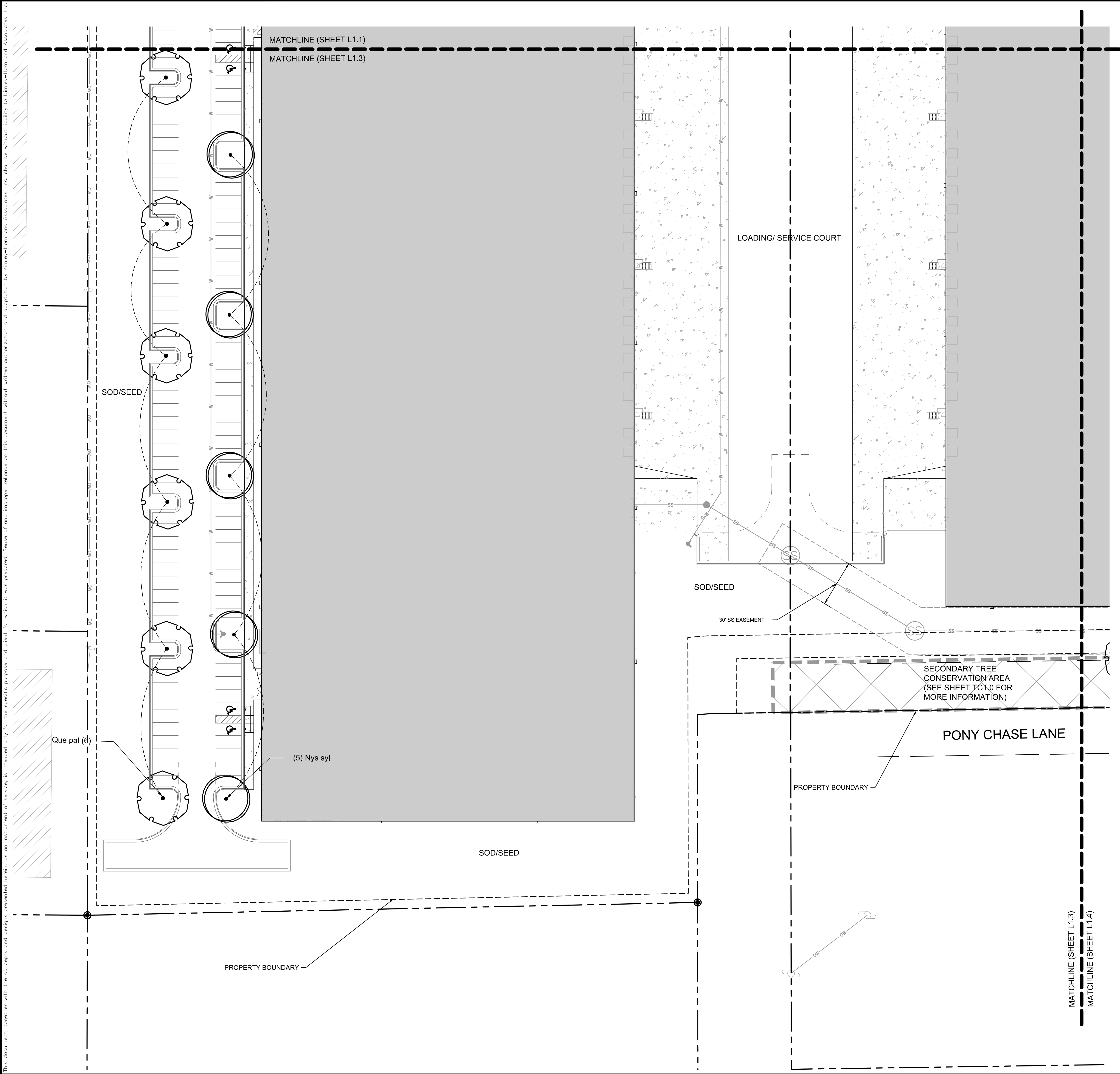
SHEET NUMBER
L1.2



Kimley»»Horn

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NC LICENSE #F-0102

KHA PROJECT	DATE	SCALE	AS SHOWN
013445000	09/09/19	DESIGNED BY	AWF
		DRAWN BY	AWF
		CHECKED BY	RIF

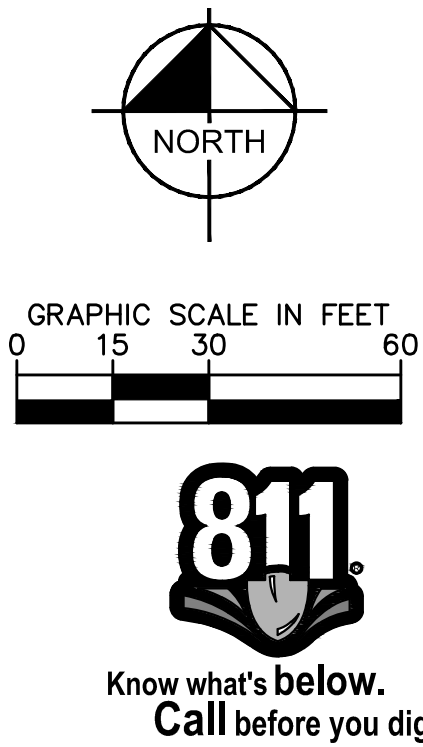
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PLANT SCHEDULE L1.3							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT
	Nys syl	5	NYSSA SYLVATICA	SOUR GUM	B&B	3" CAL	14' MIN.
	Que pal	6	QUERCUS PALUSTRIS	PIN OAK	B&B	3" CAL	14' MIN.

NOTES:


1. SOME PLANT GROUPS EXTEND BEYOND THE MATCHLINES OF THE DRAWING.



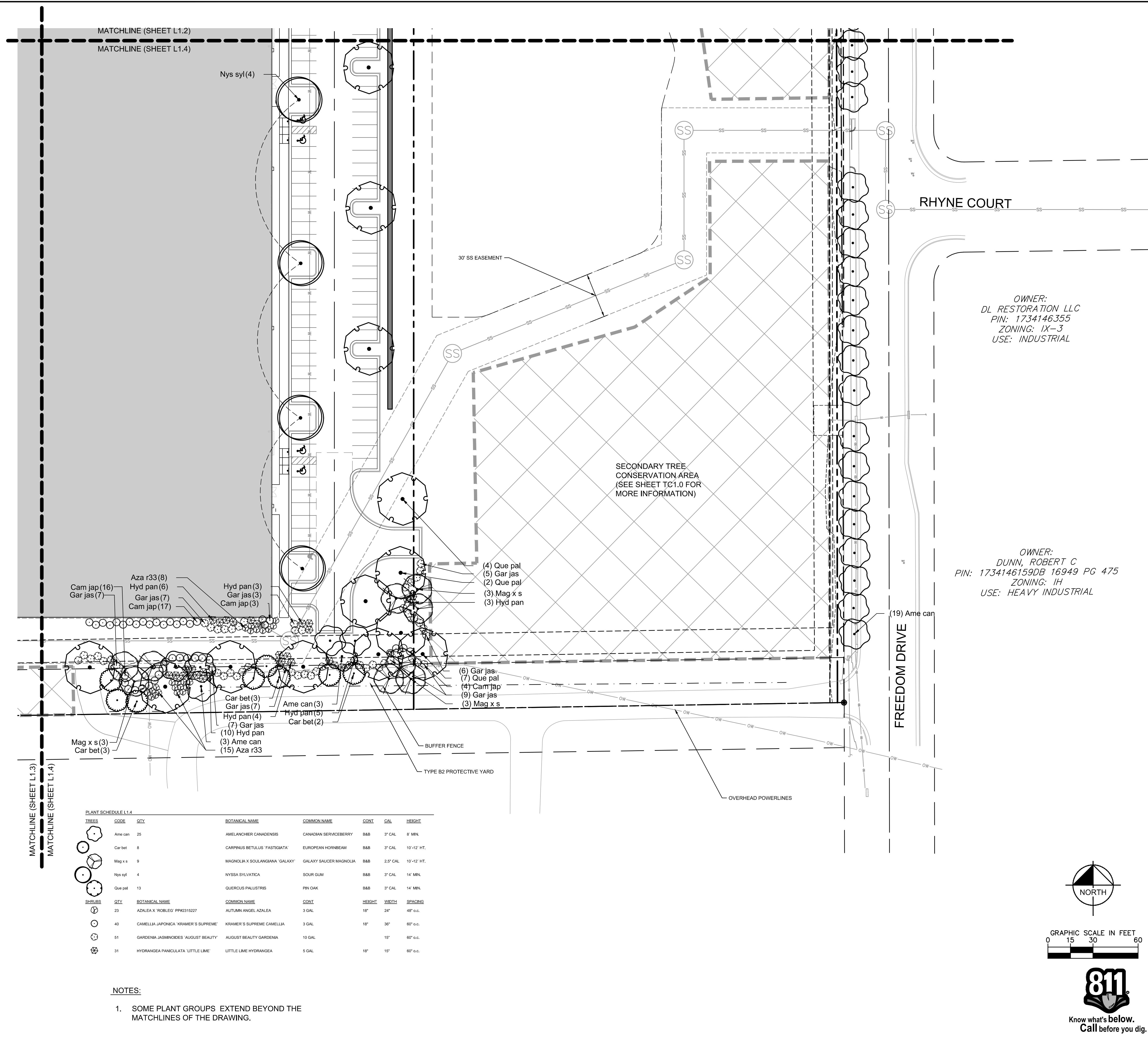
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	SHEET NUMBER	L1.3	RALEIGH	NEW HOPE SITE PREPARED FOR AL. NEYER	LANDSCAPE PLAN	KHA PROJECT 013445000 DATE 09/09/19 SCALE AS SHOWN DESIGNED BY AMF DRAWN BY AMF CHECKED BY RLB	 Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-677-2000 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102	No.	REVISIONS	DATE	BY
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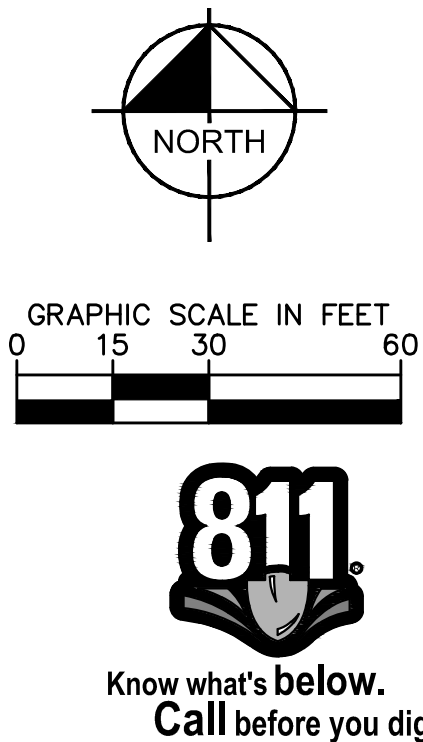
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PLANT SCHEDULE L1.4								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	HEIGHT	
	Arno can	25	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8.6B	3" CAL	8' MIN.	
	Car bet	8	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEEAM	8.6B	3" CAL	10'-12' HT.	
	Magn x s	9	MAGNOLIA X SOULANGIANA 'GALAXY'	GALAXY SAUCER MAGNOLIA	8.6B	2.5" CAL	10'-12' HT.	
	Nyss syl	4	NYSSA SYLVATICA	SOUR GUM	8.6B	3" CAL	14' MIN.	
	Que pal	13	QUERCUS PALAISTRIS	PIN OAK	8.6B	3" CAL	14' MIN.	
SHRUBS	QTY		BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	WIDTH	SPACING
	23		AZALEA X 'ROBLEIG' PPW2315227	AUTUMN ANGEL AZALEA	3 GAL	18"	24"	48" o.c.
			CAMELLIA JAPONICA 'KRAMER'S SUPREME'	KRAMER'S SUPREME CAMELLIA	3 GAL	18"	36"	60" o.c.
	51		GARDENIA JASMINOIDES 'AUGUST BEAUTY'	AUGUST BEAUTY GARDENIA	10 GAL		15'	60" o.c.
	31		HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	5 GAL	18"	15'	60" o.c.

NOTES:



1. SOME PLANT GROUPS EXTEND BEYOND THE MATCHLINES OF THE DRAWING.



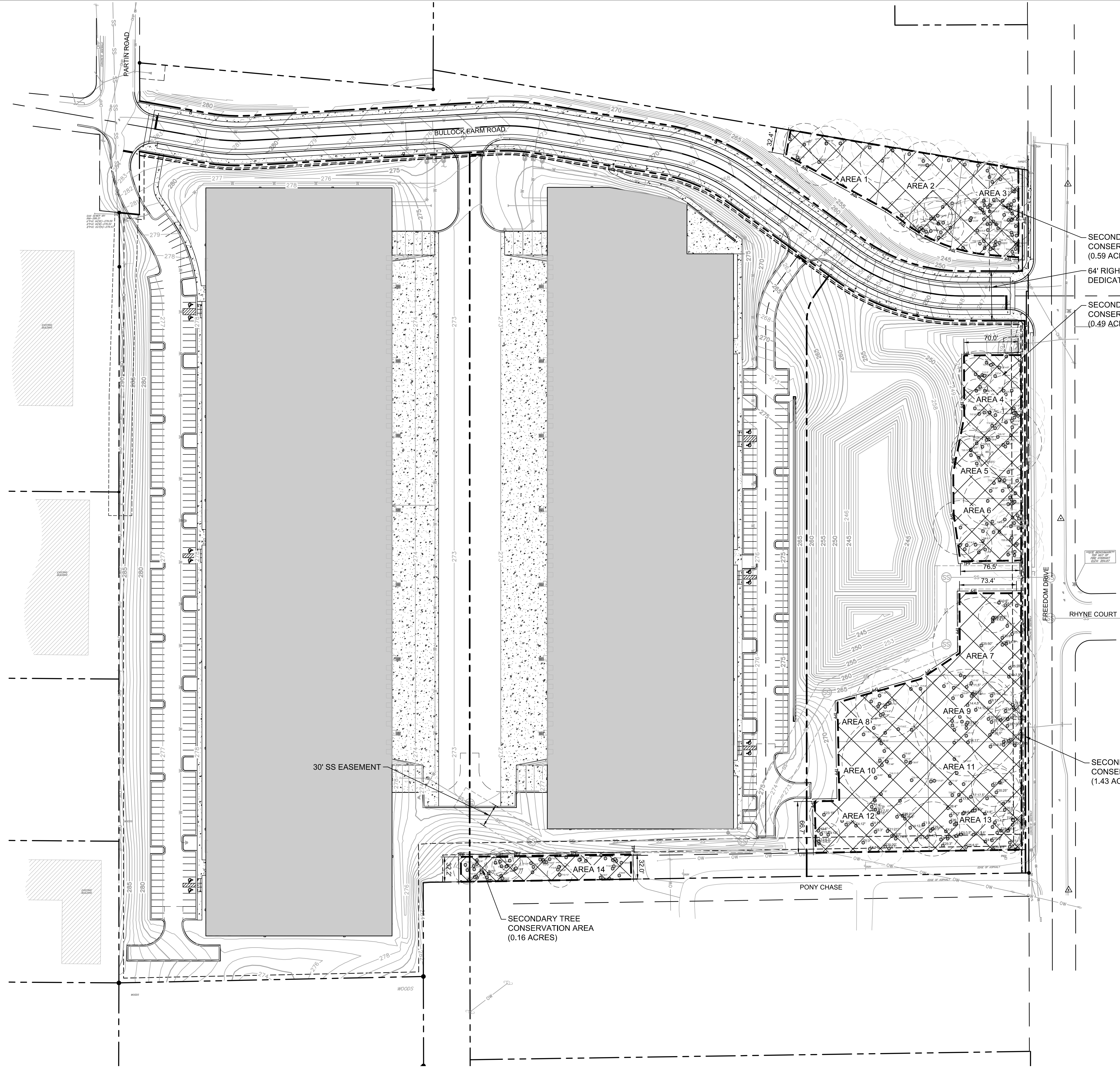
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SHEET NUMBER L1.4		NEW HOPE SITE PREPARED FOR AL. NEYER		LANDSCAPE PLAN		KHA PROJECT 013445000 DATE 09/09/19 SCALE AS SHOWN DESIGNED BY ANF DRAWN BY ANF CHECKED BY NC						Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-677-2000 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM NC LICENSE # 0102		No. _____ REVISIONS _____ DATE _____ BY _____	
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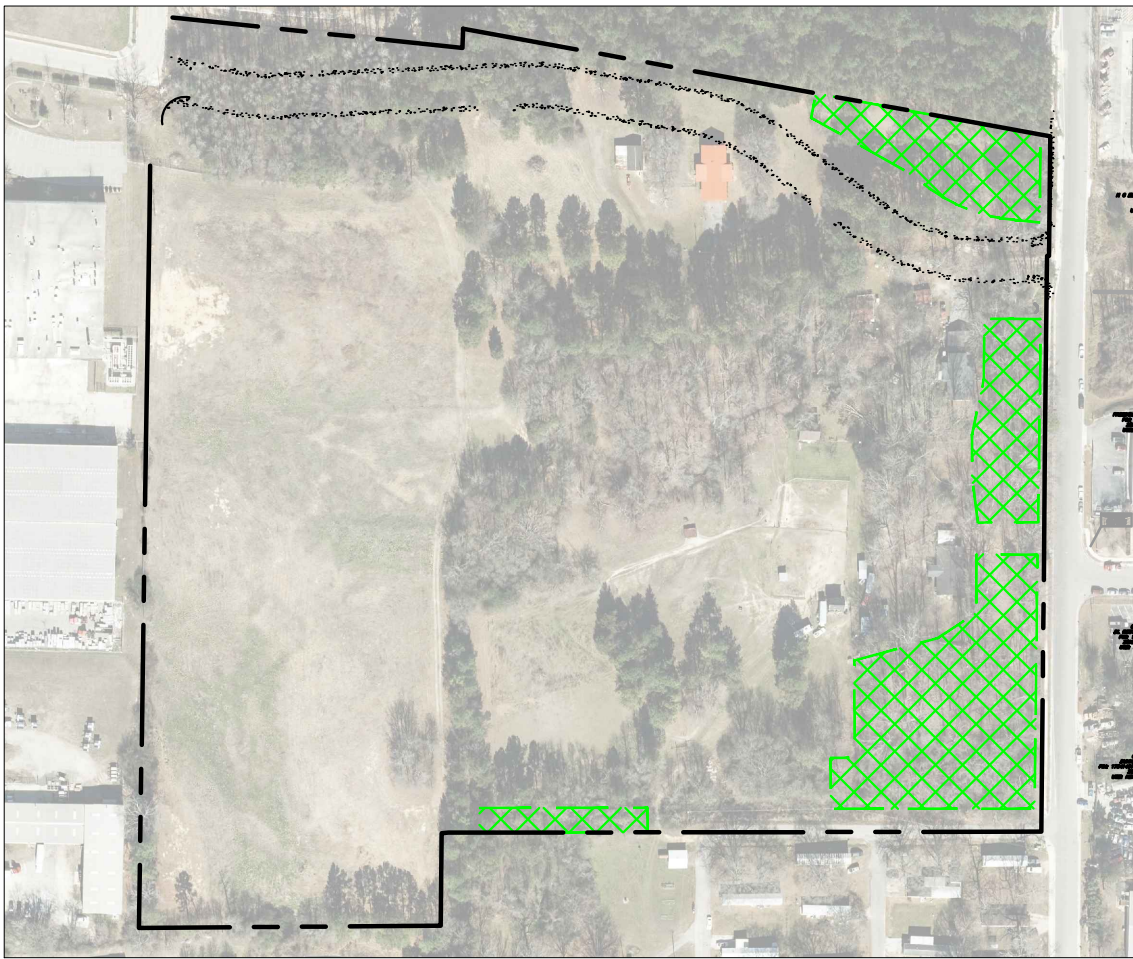
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Tree Conservation Plan Data			
Net Project Area - 26.31 AC (after ROW dedication)			
26.31 Total Acres (10% = 2.63 AC Required for TCA)			
Primary Tree Conservation Areas	Number of Acres	Percentage of Tract	
Primary Tree Conservation Area - Parkway Frontage	0	0.00%	
Secondary Tree Conservation Areas	Number of Acres	Percentage of Tract	
Secondary Tree Conservation Areas	2.67	10.15%	
Tree Conservation Area	2.670	10.15%	

LEGEND

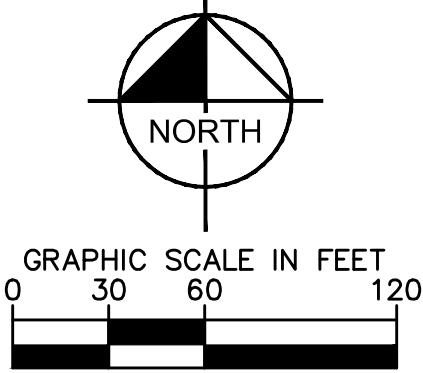
- TREE CONSERVATION AREA
- TREE PROTECTION FENCE SEE DETAIL SHEET (CIVIL)
- CRITICAL ROOT ZONE
- CRITICAL ROOT ZONE NOT USED IN BASAL CALCULATION



1 SITE AERIAL

TREE CONSERVATION NOTES:

- A TREE CONSERVATION PERMIT REQUIRED TO ESTABLISH TREE CONSERVATION AREAS IN THE FIELD.
- A TREE CONSERVATION PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT.
- PRIOR TO OBTAINING A BUILDING PERMIT, THE FOLLOWING WILL BE RECORDED WITH THE WAKE COUNTY REGISTER OF DEEDS:
 - TREE CONSERVATION AREA MUST BE RECORDED PRIOR TO OBTAINING A BUILDING PERMIT PER UDO 9.1.5.A.2
 - A DOCUMENT PREPARED IN ACCORDANCE WITH 10-2082.14(E) WHICH SHALL FIRST BE APPROVED BY THE CITY ATTORNEY.
- NEW PLANTINGS SHALL NOT BE INSTALLED WITHIN THE CRITICAL ROOTZONE OF ANY EXISTING TREE LOCATED WITHIN A TREE CONSERVATION AREA.
- TREE PROTECTION FENCE SHOWN OFFSET FOR CLARITY. TREE PROTECTION FENCE SHALL BE INSTALLED ON TCA BOUNDARY.
- CRZ = CRITICAL ROOT ZONE



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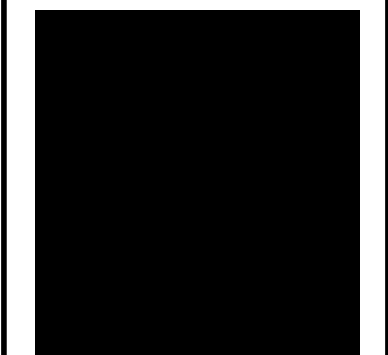
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No.	REVISIONS	DATE	BY

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KHA PROJECT 013445000	DATE 09/09/19	SCALE AS SHOWN
DESIGNED BY AMF	DRAWN BY AMF	CHECKED BY RLB

TREE
CONSERVATION PLAN

NEW HOPE SITE
PREPARED FOR
AL. NEYER

SHEET NUMBER
TC1.0



NEW HOPE BUILDING # 1

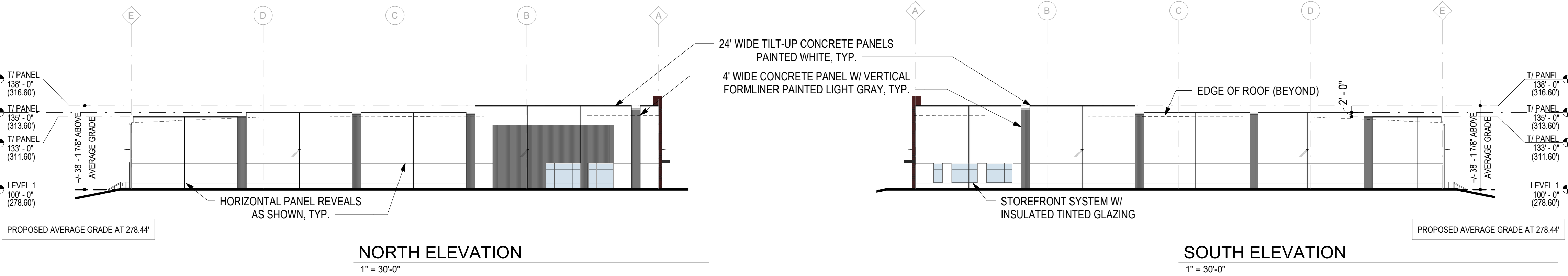
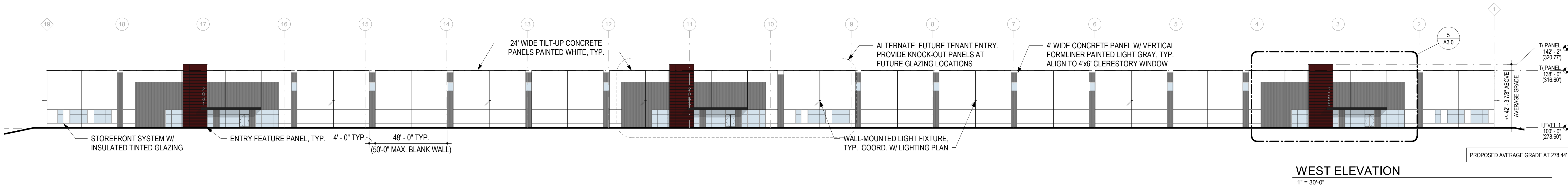
PRELIMINARY DESIGN | RALEIGH, NC | 09 SEPTEMBER 2019

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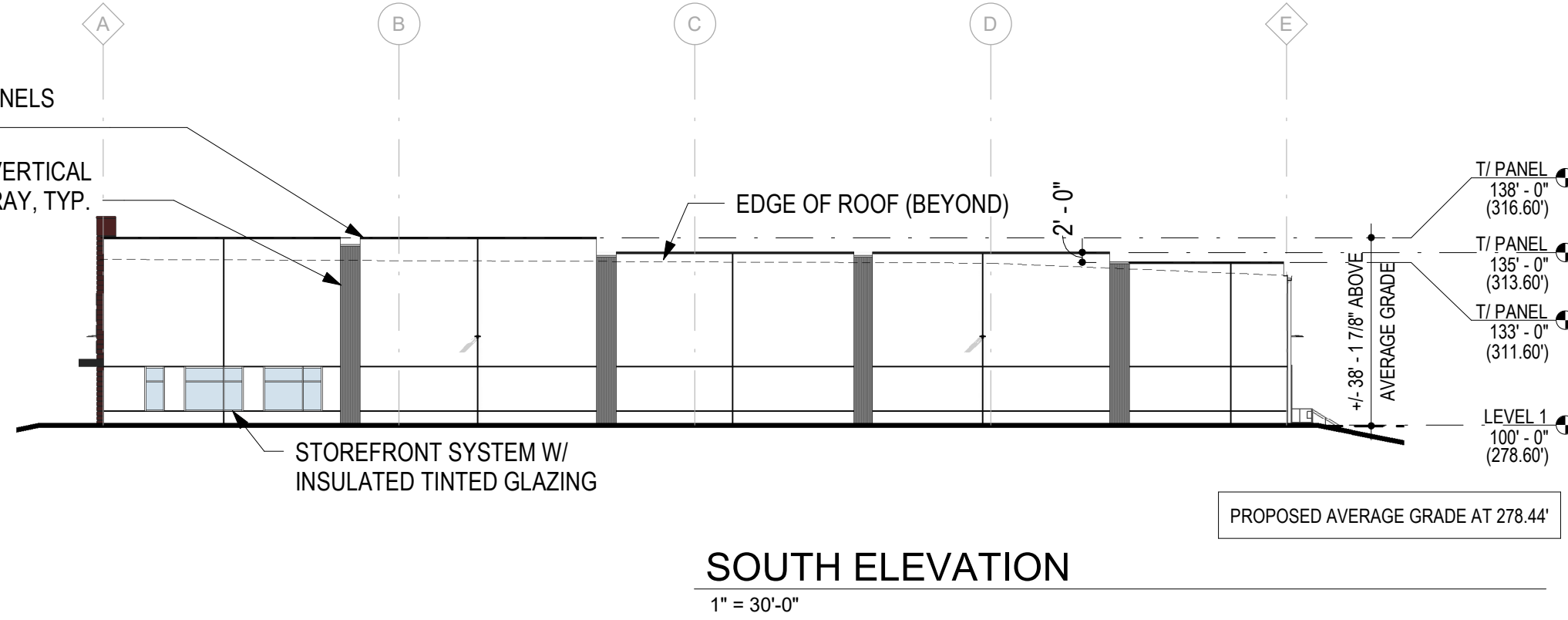
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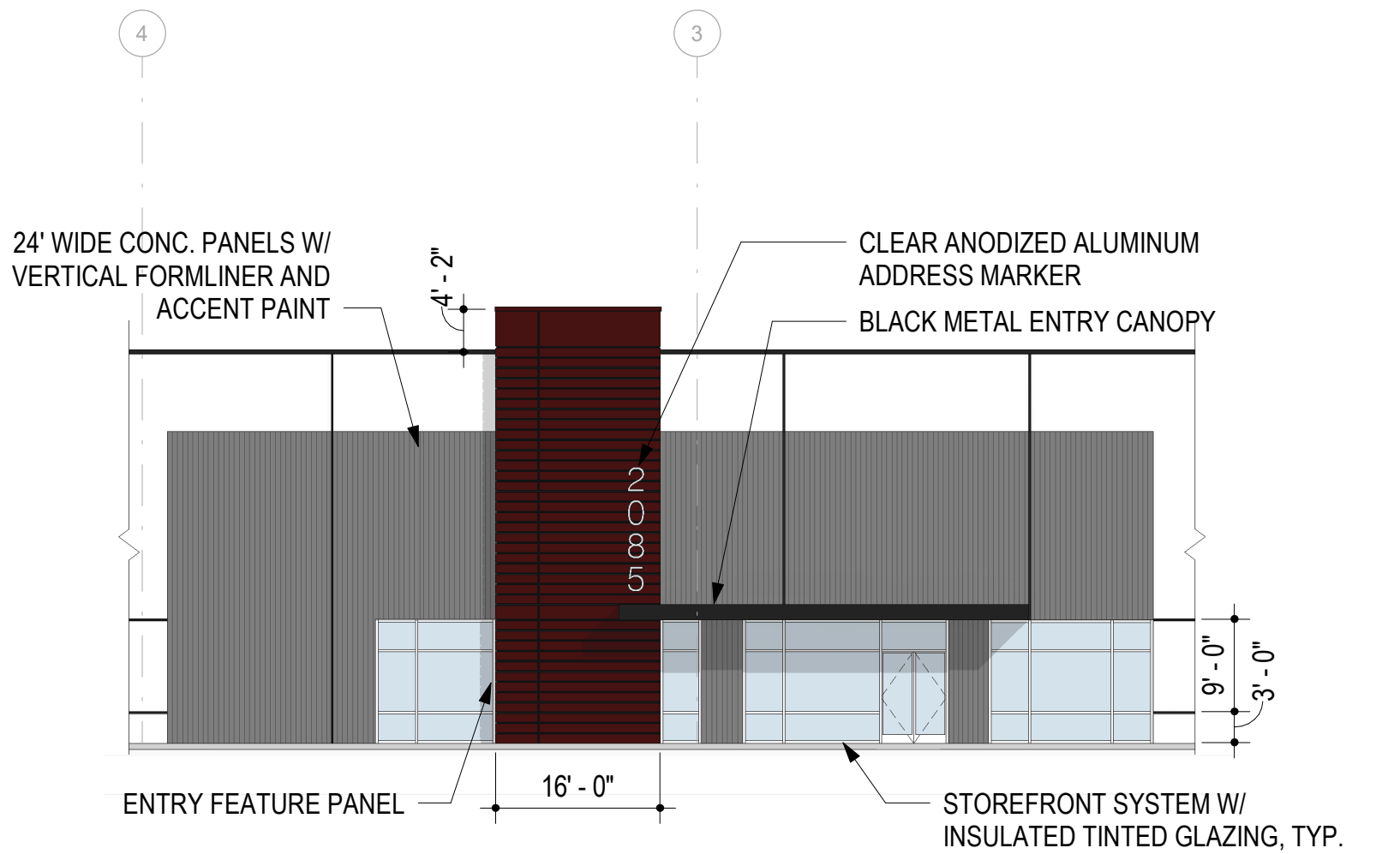


NORTH ELEVATION
1" = 30'-0"

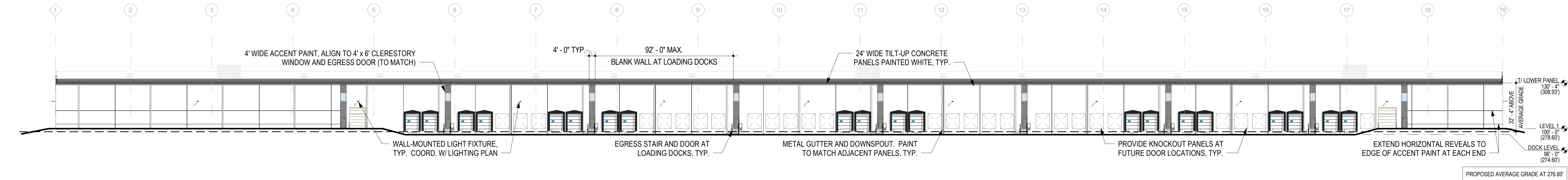
ADMINISTRATIVE ALTERNATE FOR TRANSPARENCY



SOUTH ELEVATION
1" = 30'-0"



ENLARGED ENTRY ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1" = 30'-0"

ADMINISTRATIVE ALTERNATE FOR BLANK SPACE



NEW HOPE BUILDING # 2

PRELIMINARY DESIGN | RALEIGH, NC | 09 SEPTEMBER 2019

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