



Administrative Approval Action

Case File / Name: ASR-0068-2019
New Hope Site

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

LOCATION: This 27.96 acre site zoned IX-3 and IX-3-CU (Z-4-19), consists of multiple parcels on the west side of Freedom Drive and north of Pony Chase Lane in the northwest corner of the intersection of Freedom Drive and Pony Chase Lane.

REQUEST: This is a revision to a previously approved Administrative Site Review (ASR). Note the expiration date for the plan is unchanged (February 27, 2023). This revision involves the approval of a Design Adjustment (A-14-2020) by the Board of Adjustment providing relief from the cross-access requirements (8.3.5.D), originally required to the properties to the west (PIN 1734040246) and to the south (PIN 1734130987).

This development consists of the construction of two buildings for warehouse, distribution, light industrial and associated office uses along with associated parking and infrastructure. The gross building size proposed for the two buildings totals 423,326 square feet. The two buildings will be on separate lots.

In addition to the proposed building construction this development plan includes construction of a public street extension through the site for Bullock Farm Road. The street extension requires a recombination plat of the site and dedication of street right-of-way. Separate submittal and approval of a recombination plat is required.

An Administrative Alternate and two Design Adjustments have been approved by the Planning Director and the Board of Adjustment respectively for this project as noted below.

An Administrative Alternate was approved allowing an alternative design to meet the transparency requirements on both northern facing facades (1.5.9) (AAD-23-19).

A Design Adjustment was approved providing relief from the block perimeter requirement (8.3), and allowing an alternative streetscape cross section for Freedom Drive. (A-146-19).

A Design Adjustment was approved providing relief from the from the cross-access requirements (8.3.5.D), required to the properties to the west (PIN 1734040246) and to the south (PIN 1734130987). (A-14-2020)

**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 June 16, 2020 by Kimley-Horn and Associates.

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.



Administrative Approval Action

Case File / Name: ASR-0068-2019
New Hope Site

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

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

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
2. Include a Transportation Plan once in the SPR Submittal Phase.
Transportation Plan (Sheet) will consist of:
 - Proposed Site Plan
 - Include all requirements of signage & markings, signal & intersection geometry modification referenced in Transportation Impact Analysis (if applicable)
 - Location of all street signs and pavement markings applicable from Site Plan
 - Include all pedestrian/ADA facilities, markings, and signs
 - Include all appropriate sight triangles for necessary intersections/driveways
 - Label all roadways
 - Dimension for widths (ROW & B-B, lanes, and sidewalk)Include standard details for all pavement markings & signage per COR/NCDOT/MUTCD

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6).

Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ 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"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	City Code Covenant Required

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required



Administrative Approval Action

Case File / Name: ASR-0068-2019
New Hope Site

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

☒ **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:

General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
5. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
6. Slope easements and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Public Utilities

7. A plat must be recorded at the Wake County Register of Deeds office for all utility and sanitary sewer easement dedications.
8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater



Administrative Approval Action

Case File / Name: ASR-0068-2019
New Hope Site

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

9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
10. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
12. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
13. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
14. 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).

Urban Forestry

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.64 acres of tree conservation area.

☒ **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. Comply with all conditions of Z-04-19.
2. A demolition permit shall be obtained for the existing structures on site.
3. That the existing cemetery as shown on the demolition plan is to be relocated in accordance with North Carolina Laws under the supervision of the governing body of Wake County.
4. The recombination, right-of-way, tree conservation, and easement dedication map in accordance with the approved preliminary plan to create the lots and right-of-way as shown on this site plan shall be reviewed by the City of Raleigh and recorded in the Wake County Register of Deeds.

Engineering



Administrative Approval Action

**Case File / Name: ASR-0068-2019
New Hope Site**

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

5. An encroachment agreement for the sitting area and benches at the Bullock Farm Road intersection near Partin Road within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
6. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
7. A fee-in-lieu for 6' sidewalk from the proposed Bullock Farm intersection with Partin Road shall be paid to the City of Raleigh (UDO 8.1.10) or the developer will show how 6' wide sidewalk can be constructed along existing Partin Road between the existing 5' sidewalk and proposed Bullock Farm Road intersection.
8. A cross access agreement between the two proposed building lots (Lot 2 and Lot 3) shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

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

Stormwater

10. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6).

Urban Forestry

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 54 street trees along Bullock Farm Road and 19 street trees along Freedom Drive for a total of 73 street trees.
12. A public infrastructure surety for the street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff



Administrative Approval Action

Case File / Name: ASR-0068-2019
New Hope Site

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

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

3. 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:

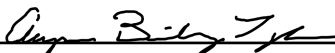
3-Year Expiration Date: February 27, 2023

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

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed:  Date: 07/29/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters

[illegible]

INITIAL ASR APPROVAL DATE: 2/25/2020

Page 1 of 2 REVISION 05.01.18
raleighnc.org

OWNER
 WEDDING INDUSTRIES, PARK LLC
 30 WEST 10TH STREET, SUITE 200
 CINCINNATI, OH 45202
 PHONE: 513.521.1111
 EMAIL: DOUNGHERN@CINCINNATI.PARK.ILL.COM

CIVIL ENGINEER
 ANALYTICAL DESIGN ASSOCIATES, INC.
 4101 FIVE STAR BLVD STE 600
 CINCINNATI, OH 45240
 CONTACT: JORDAN BRENNER, P.E.
 PHONE: 513.752.1100
 EMAIL: JORDAN.BRENNER@KEYEY-HORLUM.COM

SURVEYOR
 LANDSCAPE ARCHITECTS OF OHIO
 609 FALS OF NEESE ROAD, FLOOR 4
 CINCINNATI, OH 45240
 CONTACT: REBECCAH SAUGERMAN, NCS, PLS
 PHONE: 513.752.1100
 EMAIL: RE.BAUGERMAN@KEYEY-HORLUM.COM

DEVELOPER
 30 WEST 10TH STREET, SUITE 200
 CINCINNATI, OH 45202
 PHONE: 513.521.1111
 CONTACT: JORDAN SAUGERMAN, JUSTIN PARNER
 EMAIL: DOUNGHERN@CINCINNATI.PARK.ILL.COM

ARCHITECT
 NEVER AN ARCHITECTS, INC.
 30 WEST 10TH STREET, SUITE 200
 CINCINNATI, OH 45202
 CONTACT: PATRICK & MICHELLE, LEED AP AEC
 PHONE: 513.521.1111
 EMAIL: PHOTON@NEVERARCHITECTS.COM

LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECTS OF OHIO
 415 PARKWAY DRIVE, SUITE 400
 CINCINNATI, OH 45240
 CONTACT: REBECCAH BROWN
 PHONE: 513.752.1100
 EMAIL: RE.BAUGERMAN@KEYEY-HORLUM.COM

No.	REVISIONS	DATE	BY
1	UPDATED PER ASR COMMENTS	11/1/19	ZDT
2	UPDATED PER ASR COMMENTS	1/9/20	ZDT
3	UPDATED PER ASR COMMENTS	2/25/20	ZDT
4	UPDATED FOR DESIGN ALTERNATE REQUEST	6/19/20	DM4

Kimley»»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 11 FAYETTEVILLE STREET, SUITE 100, BALDWIN, NC 27601
 PHONE: 919-677-2200 FAX: 919-677-2050
 WWW.KIMLEY-HORN.COM
 NC LICENSE #7-0102



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

COVER SHEET

NEW HOPE SITE
PREPARED FOR
AL. NEYER

SHEET NUMBER
C0.0

This document, together with the map(s) presented herein, is an instrument of service, to be recorded only for the specific purpose and object to which it was prepared. None of the surveyor's duties or obligations are affected by this statement of service, which is not intended to be a part of the surveyor's return or to be a part of the surveyor's return.

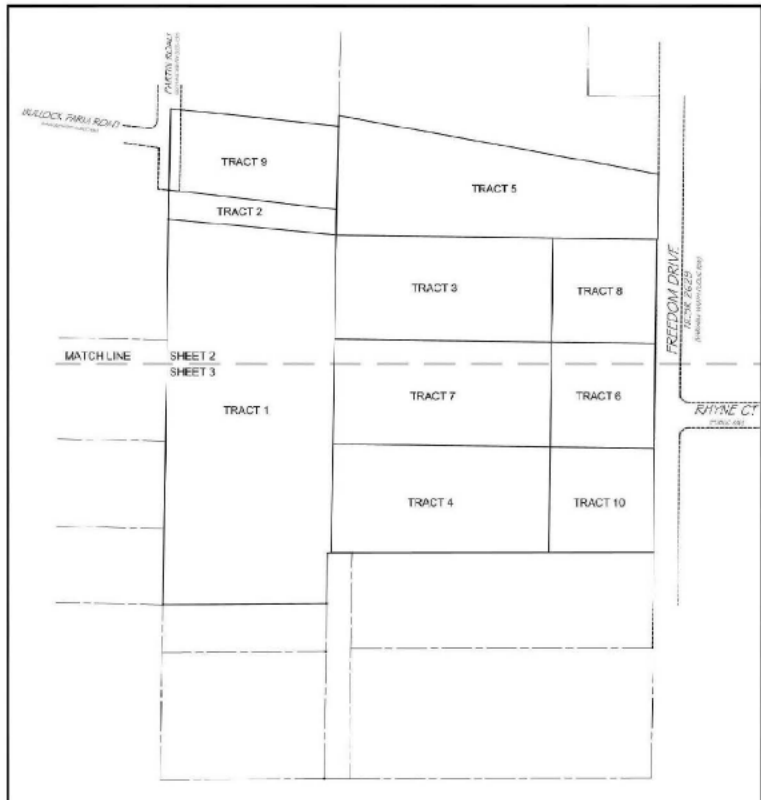
SURVEYOR'S NOTE

1. THIS SURVEY WAS PERFORMED WITH THE BEST OF MY KNOWLEDGE AND SKILL, AND I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY OR LIABILITY FOR THE RESULTS OF THIS SURVEY.
2. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
3. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
4. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
5. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
6. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
7. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
8. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
9. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
10. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
11. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
12. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
13. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
14. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.

SCHEDULE B, PART 1, EXCEPTIONS

1. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
2. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
3. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
4. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
5. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
6. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
7. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
8. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
9. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
10. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
11. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
12. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
13. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
14. THE SURVEYOR'S RETURN IS A STATEMENT OF THE SURVEYOR'S OBSERVATIONS AND CONCLUSIONS, AND IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.

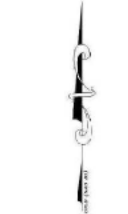
SURVEYOR'S CERTIFICATION
I, ROBERT C. KIMLEY, do hereby certify that I am a duly licensed Professional Engineer in the State of North Carolina, and that I am the author of the above-mentioned survey. I further certify that the above-mentioned survey was prepared by me or under my direct supervision, and that I am responsible for the accuracy of the same.



STATEMENT OF ENCUMBRANCES

1. ENCUMBRANCES CROSSING THE SURVEYED PROPERTY.
2. ENCUMBRANCES CROSSING THE SURVEYED PROPERTY.

TOTAL AREA OF
SUBJECT SITES
1.217,023 SF
27.84 ACRES



LEGAL DESCRIPTIONS (PER TYPE COUNTDOWN)

1. [Legal description text]
2. [Legal description text]
3. [Legal description text]
4. [Legal description text]
5. [Legal description text]
6. [Legal description text]
7. [Legal description text]
8. [Legal description text]
9. [Legal description text]
10. [Legal description text]



KCI ASSOCIATES OF NC
ENGINEERS, SURVEYORS AND PLANNERS
4801 FALLS OF HOUSE ROAD, FLOOR 4
RALEIGH, NC 27609
PHONE: (919) 782-1214 • FAX: (919) 782-1200
DATE: 6/27/19 SCALE: 1" = 25' SHEET: 1 OF 3

NO.	REVISIONS	DATE	BY
1	REVISED FOR DESIGN ALTERNATE	6/18/20	NA
2	REVISED FOR ASH COMMENTS	7/29/20	NA
3	REVISED FOR ASH COMMENTS	1/1/21	NA
4	REVISED FOR ASH COMMENTS	1/1/21	NA

Kimley Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAIRVIEW STREET, SUITE 200, RALEIGH, NC 27601
PHONE: 919-782-1214 • FAX: 919-782-1200
WWW.KIMLEY-HORN.COM
NC LICENSE # 2202

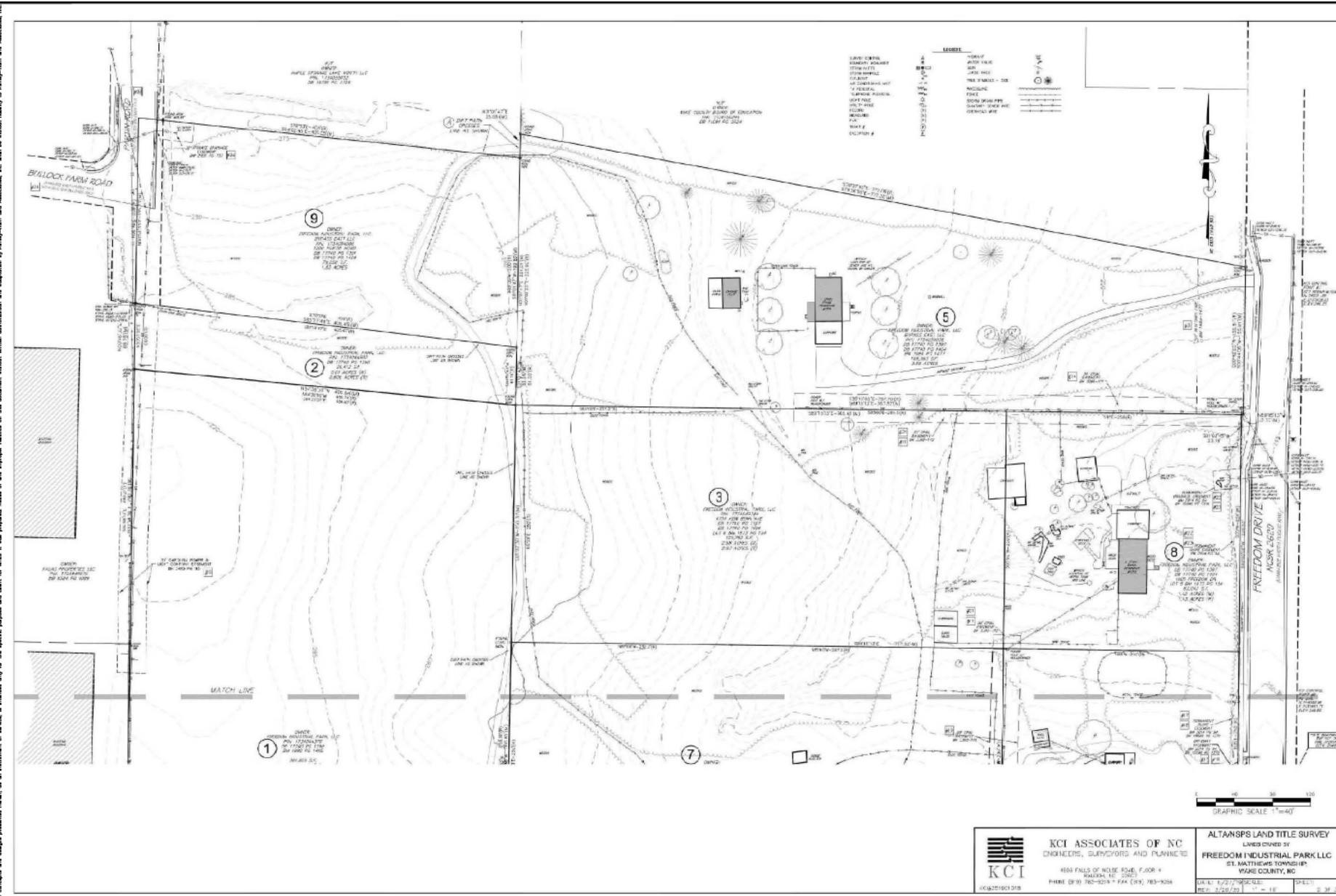
FOR
REFERENCE
ONLY

NO.	REVISIONS	DATE	BY
1	REVISED FOR DESIGN ALTERNATE	6/18/20	NA
2	REVISED FOR ASH COMMENTS	7/29/20	NA
3	REVISED FOR ASH COMMENTS	1/1/21	NA
4	REVISED FOR ASH COMMENTS	1/1/21	NA

EXISTING
CONDITIONS

NEW HOPE SITE
PREPARED FOR
AL. NEVER
SHEET NUMBER
C1.0

This document, together with the map, is to be used for the purpose of showing the location of the proposed development and is not to be used for any other purpose. It is to be used in conjunction with the map and the map is to be used for the purpose of showing the location of the proposed development and is not to be used for any other purpose.





KCI ASSOCIATES OF NC
ENGINEERS, SURVEYORS AND PLANNERS
400 FALLS OF ROUSE ROAD, FLOOR 4
RALEIGH, NC 27603
PHONE (919) 782-9214 • FAX (919) 783-3024
E-MAIL: KCI@KCI-NC.COM

ALTANSPS LAND TITLE SURVEY
OWNED BY
FREEDOM INDUSTRIAL PARK LLC
31 MATTHEWS TOWNSHIP
WARE COUNTY, NC
DATE: 6/27/2019
REV: 1/20/2019
SHEET: 2 OF 3

NEW HOPE SITE
PREPARED FOR
AL. NEVER

EXISTING
CONDITIONS

NC

RALBCH

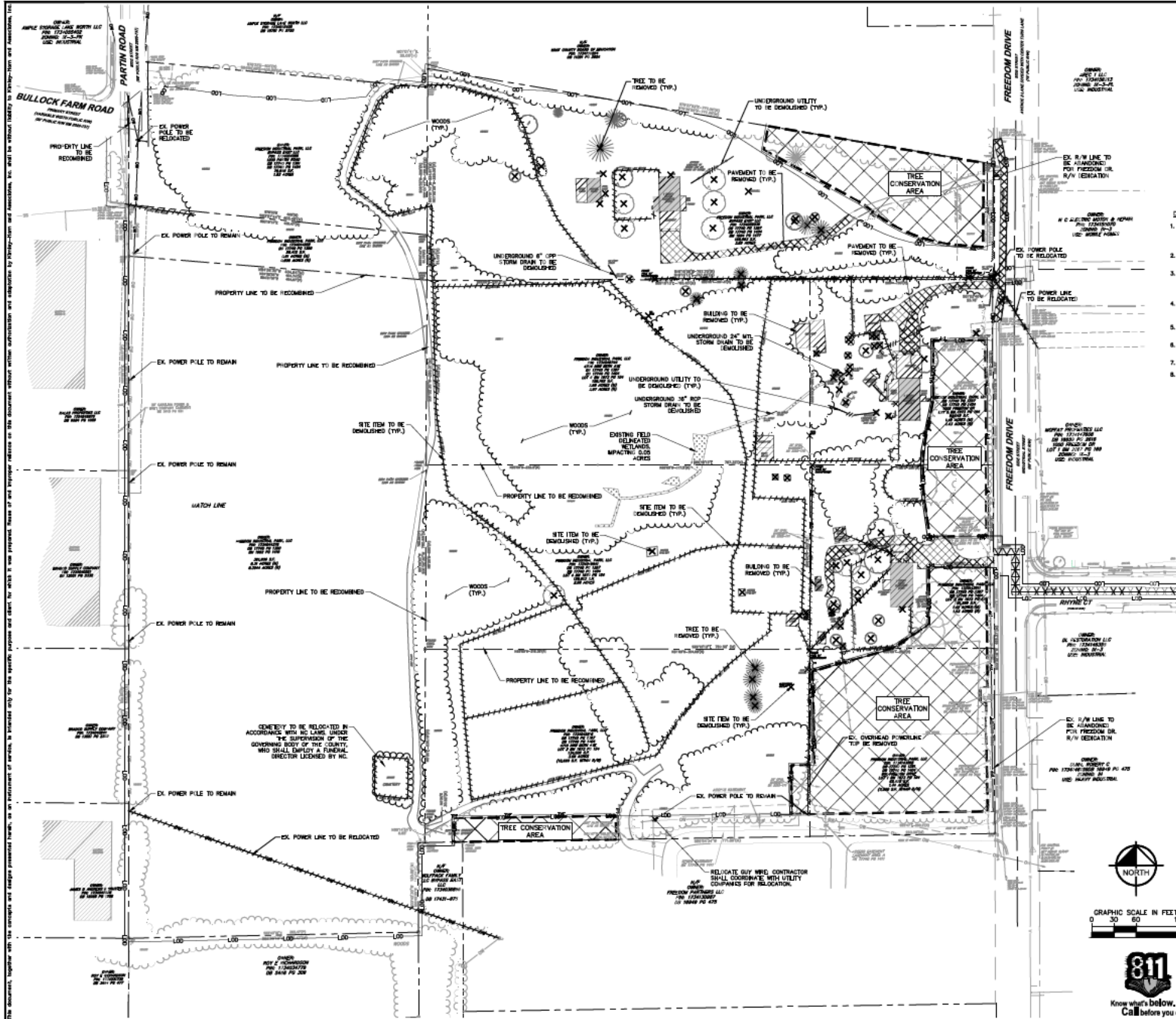
SHEET NUMBER
C1.1

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAIRVIEW STREET, SUITE 200, RALEIGH, NC 27601
PHONE 919-877-8800
WWW.KIMLEY-HORN.COM
NC LICENSE # 3202

FOR
REFERENCE
ONLY

NO. PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY	W.D.
015-000	09/09/19	SCALE AS SHOWN	AS SHOWN	AL. NEVER	AL. NEVER	AL. NEVER	AL. NEVER

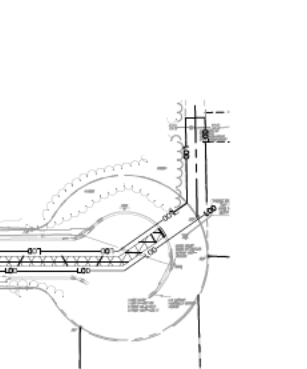
NO.	REVISIONS	DATE	BY
1	1	1/1/19	AL. NEVER
2	2	1/1/19	AL. NEVER
3	3	1/1/19	AL. NEVER
4	4	1/1/19	AL. NEVER



DEMOLITION LEGEND

---	PROPERTY LINE
---	LIMITS OF DISTURBANCE
+	DEMOLISH SITE ITEM
---	DEMOLISH UNDERGROUND UTILITY
---	SAW CUT
---	EXISTING TREELINE TO REMAIN
---	EXISTING TREELINE TO BE DEMOLISHED
X	DEMOLISH SITE ITEM/TREE TO BE REMOVED
---	BUILDING TO BE REMOVED
---	SEWER/PAVEMENT/GRAVEL TO BE REMOVED
---	TREE CONSERVATION AREA (TCA)

- ### DEMOLITION NOTES:
1. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER. COORDINATION ITEMS ARE ANTICIPATED TO INCLUDE SITE ACCESS, TRAFFIC CONTROL, MAINTENANCE OF ACCESS AND UTILITIES FOR EXISTING BUILDINGS TO REMAIN, AND DESIGN CONTROL.
 2. ALL FEATURES MARKED TO BE ABANDONED IN PLACE SHALL REMAIN IN EXISTING CONDITION UNLESS REMOVED THROUGH EFFORTS FOR OTHER FEATURES.
 3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORATION TO ORIGINAL CONDITION AS OF START OF WORK.
 4. WHERE PAVEMENT REMOVAL AREAS ADJACENT OTHER PAVEMENT AREAS TO REMAIN, THE EXISTING PAVEMENT SHALL BE SAW CUT TO PROVIDE A BOUNDARY WHICH IS STRAIGHT AND CLEAR IN APPEARANCE.
 5. ALL SANITARY SEWER MAIN FEATURES WILL GENERALLY BE PROTECTED IN PLACE UNLESS SPECIFICALLY MARKED FOR REMOVAL.
 6. THE CONTRACTOR SHALL PROPERLY AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF OF THE CONSTRUCTION SITE.
 7. REFER TO SITE PLAN FOR SITE FEATURES WITHIN DEMOLISHED AREA.
 8. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY ON UTILITY RELOCATIONS PRIOR TO CONSTRUCTION.



FOR REVIEW ONLY

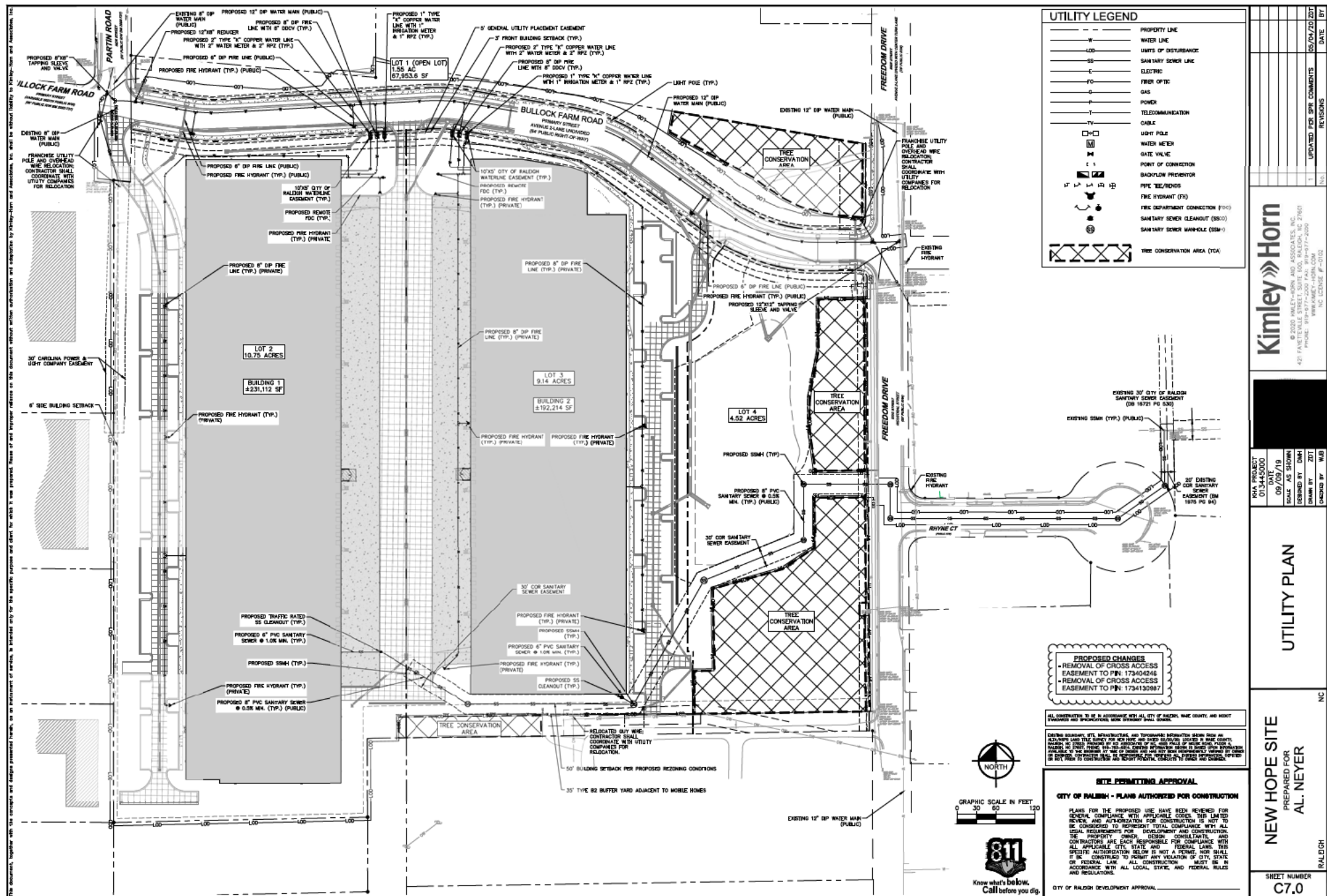
NOT FOR CONSTRUCTION

ALL DIMENSIONS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NC COUNTY, AND HOODY STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.

811

Know what's below. Call before you dig.

Kimley-Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 427 FANTINELE STREET, SUITE 200, RALEIGH, NC 27601 PHONE 919.974.1100 FAX 919.974.1101 WWW.KIMLEY-HORN.COM NC LICENSE # 00000	
RMA PROJECT 09/09/19 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	DATE 09/09/19 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY
DEMOLITION PLAN	
NEW HOPE SITE PREPARED FOR AL. NEVER	
NC	
RALEIGH	
SHEET NUMBER C2.0	



Kimley»»Horn

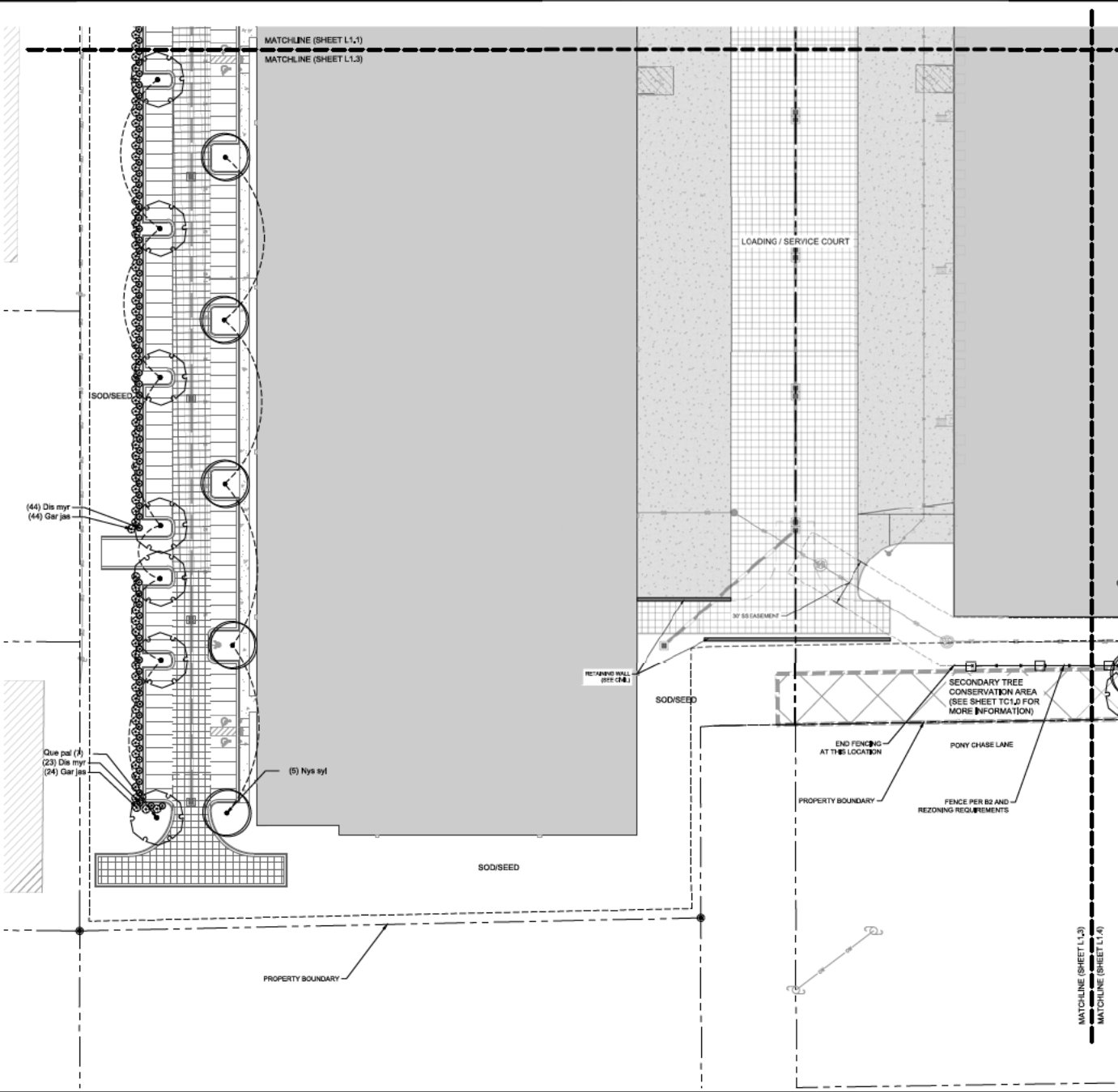
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2020
WWW.KIMLEY-HORN.COM
NC LICENSE # 0102

UTILITY PLAN

NEW HOPE SITE
PREPARED FOR
AL. NEYER

SHEET NUMBER
C7.0

This document, together with the concepts and designs presented herein, is an instrument of service, to be used only for the specific purpose and object for which it was prepared. Plans of and any other matter shown on this document without notation and signature of the designer shall be deemed to be the property of the designer and shall not be used for any other purpose without the written consent of the designer.



PLANT SCHEDULE L1.3						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT
	Nys syl	5	NYSSA SPOLIATICA SOVER GUM	848	3" CAL	14' MIN.
	Que pal	7	QUERCUS PALUSTRIS PIN OAK	848	3" CAL	14' MIN.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT	
	Dis myr	67	OSTYLIUM MYRTOIDES 'VINTAGE JADE' VINTAGE JADE OBTYLIUM	7 GAL	24"	
	Gar jas	68	GARDENIA JASMINEOIDES 'AUGUST BEAUTY' AUGUST BEAUTY GARDENIA	10 GAL	24"	

NOTES:

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



GRAPHIC SCALE IN FEET
0 10 20 30 40 50 60 70 80



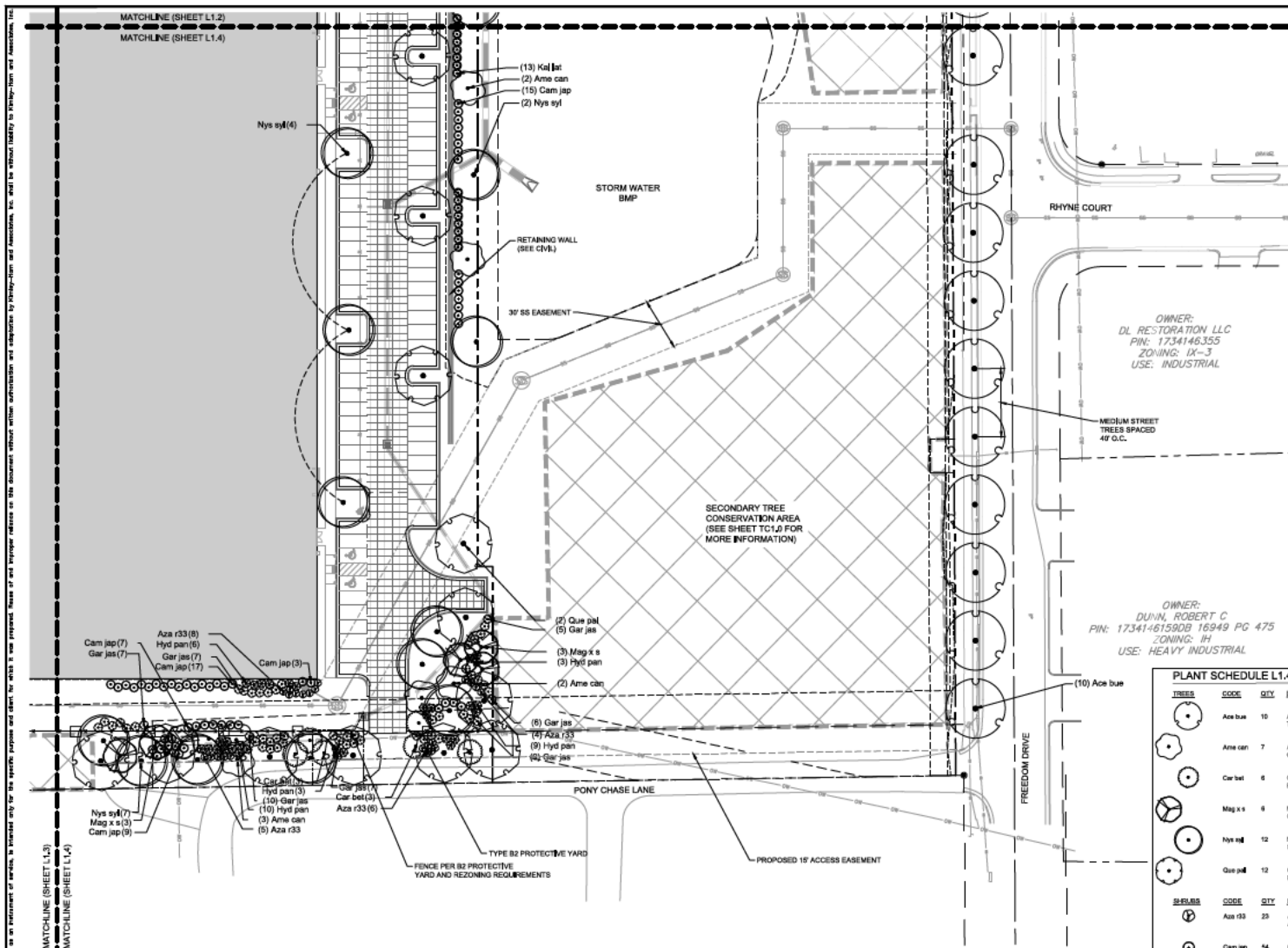
PROPOSED CHANGES
- REMOVAL OF CROSS ACCESS
EASEMENT TO PIN: 173404246
- REMOVAL OF CROSS ACCESS
EASEMENT TO PIN: 1734130987

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

DESIGNER'S RESPONSIBILITY: THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

KIMLEY-HORN		DATE	BY
© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAIRVIEW STREET, SUITE 100, RALEIGH, NC 27601 PHONE: 919/877-7200 WWW.KIMLEY-HORN.COM NC LICENSE # 0022		DATE	BY
LANDSCAPE PLAN		DATE	BY
NEW HOPE SITE PREPARED FOR AL. NEVER		DATE	BY
SHEET NUMBER L1.3		DATE	BY



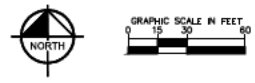
PROPOSED CHANGES
 - REMOVAL OF CROSS ACCESS EASEMENT TO PIN: 173404246
 - REMOVAL OF CROSS ACCESS EASEMENT TO PIN: 1734130987

OWNER:
 DL RESTORATION LLC
 PIN: 1734146355
 ZONING: IX-3
 USE: INDUSTRIAL

OWNER:
 DUIN, ROBERT C
 PIN: 17341461590B 16949 PG 475
 ZONING: IH
 USE: HEAVY INDUSTRIAL

PLANT SCHEDULE L1.4						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT
	Ace bus	10	ACER RUPESTRANS 'STREETWISE' TM TRENT MAPLE	8.8B	3" CAL.	10-12' HT.
	Ame can	7	AMELANIER CANADENSIS CANADIAN SERVICEBERRY	8.8B	2" CAL.	10-12' HT.
	Car bet	6	CARPINUS BETULUS 'FASTIGIATA' EUROPEAN HORNBEAM	8.8B	3" CAL.	10-12' HT.
	Mag x s	6	MAGNOLIA X SOULANGIANA 'GALAXY' GALAXY SAUCER MAGNOLIA	8.8B	2" CAL.	10-12' HT.
	Nys syl	12	NYSSA SYLVATICA BOUR GUIN	8.8B	3" CAL.	14' MIN.
	Qua pal	12	QUERCUS PALUSTRIS PIN OAK	8.8B	3" CAL.	14' MIN.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT	
	Aza r33	25	AZALEA X 'ROBLOO' PINCHIS227 AUTUMN ANGEL AZALEA	3 GAL	24"	
	Cam jap	54	CAMELIA JAPONICA 'KRAMER'S SUPREME' KRAMER'S SUPREME CAMELIA	3 GAL	36"	
	Gar jas	61	GARDENIA JASMINE 'AUGUST BEAUTY' AUGUST BEAUTY GARDENIA	10 GAL	24"	
	Hyd pan	31	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	5 GAL	24"	
	Kal lat	15	KALMIA LATIFOLIA 'PEPPERBERRY' PEPPERBERRY MOUNTAIN LAUREL	5 GAL	36"	

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



FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

REVIEW DRAWING, SITE, MEASUREMENTS, AND INFORMATION PROVIDED HEREIN ARE FOR REVIEW ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. REVIEWER'S USE OF THIS DRAWING IS LIMITED TO THE REVIEW OF THE DESIGN AND THE REVIEWER'S USE OF THIS DRAWING IS LIMITED TO THE REVIEW OF THE DESIGN AND THE REVIEWER'S USE OF THIS DRAWING IS LIMITED TO THE REVIEW OF THE DESIGN.

Kimley Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAIRVIEW STREET, SUITE 200, RALEIGH, NC 27601
 PHONE 919.877.8800
 WWW.KIMLEY-HORN.COM
 NC LICENSE # 2202

RVA PROJECT
 07/20/2020
 DATE
 SCALE AS SHOWN
 DESIGNED BY ANE
 DRAWN BY ANE
 CHECKED BY RLB

LANDSCAPE PLAN

NEW HOPE SITE
 PREPARED FOR
 AL. NEVER

SHEET NUMBER
 L1.4

This document, together with the conceptual and detailed landscape plan, is an integral part of the site plan and shall be submitted to the appropriate authority for review and approval. The user of this document shall be responsible for obtaining all necessary permits and approvals from the appropriate authority. The user of this document shall be responsible for obtaining all necessary permits and approvals from the appropriate authority.



NEW HOPE BUILDING # 1

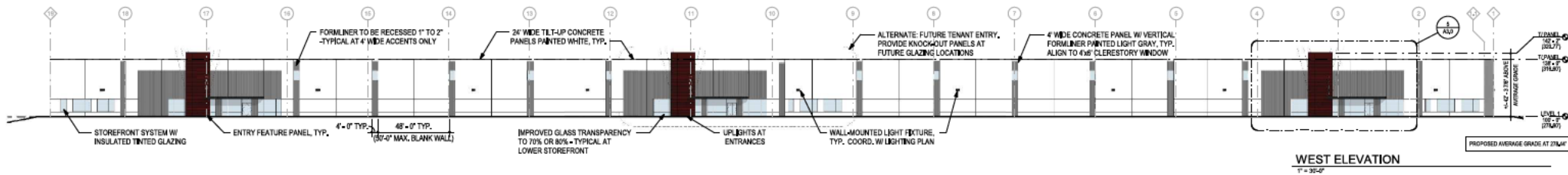
PRELIMINARY DESIGN | RALEIGH, NC | 11 NOVEMBER 2019

C:\Users\jpetra\Documents\RENTIP559-New Hope_RLDG_1_jpetra\K07206.rvt

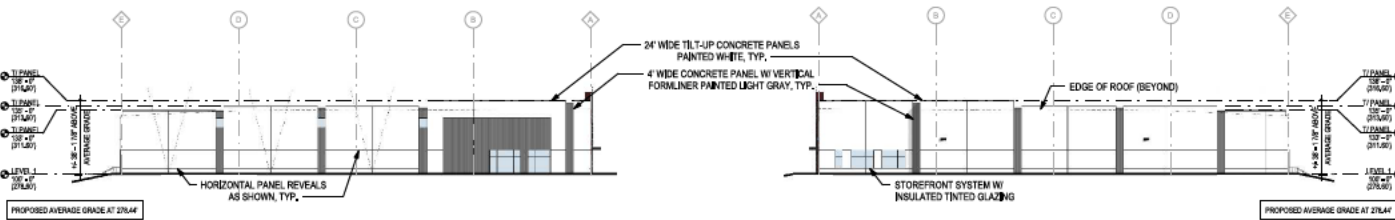


A0.0

THESE DOCUMENTS ARE THE PROPERTY OF NEYER & SONS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF NEYER & SONS, INC. THE DESIGN AND CONSTRUCTION OF ANY BUILDING OR STRUCTURE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE DESIGN AND CONSTRUCTION OF ANY BUILDING OR STRUCTURE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE DESIGN AND CONSTRUCTION OF ANY BUILDING OR STRUCTURE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.



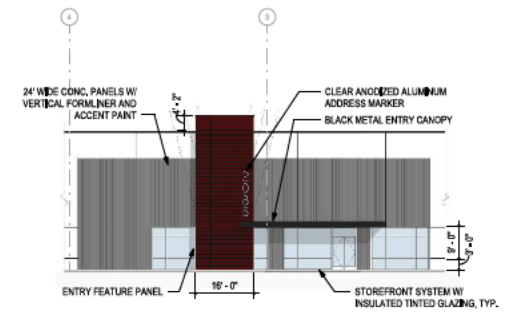
WEST ELEVATION
1" = 30'-0"



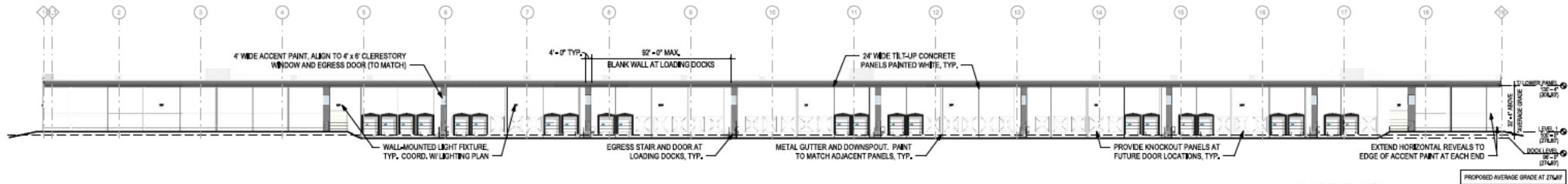
NORTH ELEVATION
1" = 30'-0"

SOUTH ELEVATION
1" = 30'-0"

CASE #AAD-23-19
ADMINISTRATIVE ALTERNATE FOR TRANSPARENCY
(REQUIRED 12%, PROPOSED 12%)



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



EAST ELEVATION
1" = 30'-0"

CASE #AAD-23-19
ADMINISTRATIVE ALTERNATE FOR BLANK SPACE

NEW HOPE BUILDING # 1

PRELIMINARY DESIGN | RALEIGH, NC | 11 NOVEMBER 2019

C:\Users\jgibson\Documents\REVIT\3000_New Hope_30.00_1_Built\30000300.rvt



A3.0

This document is the property of the architect and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The architect assumes no responsibility for the construction of the building or for the performance of the building after completion. The architect's responsibility is limited to the design and construction of the building as shown on the drawings. The architect does not warrant the accuracy or completeness of the information provided on the drawings. The architect's drawings are for informational purposes only and are not to be used for construction without the prior written permission of the architect.



NEW HOPE BUILDING # 2

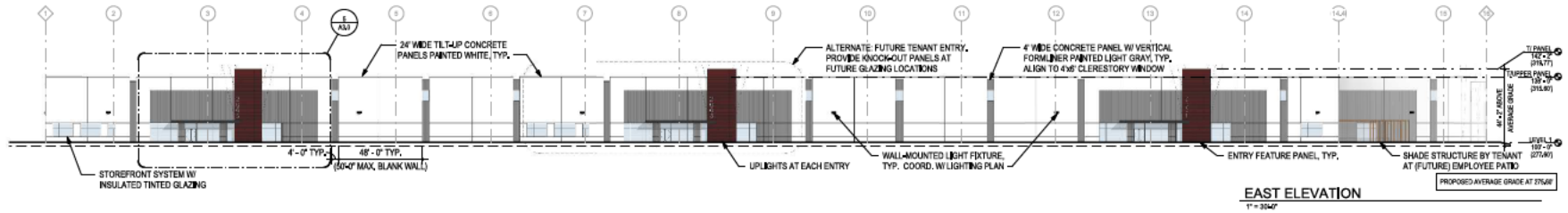
PRELIMINARY DESIGN | RALEIGH, NC | 11 NOVEMBER 2019

C:\Users\jpetra\Documents\RENTIP559_New Hope_RL00_2_jpetra\K0728.rvt

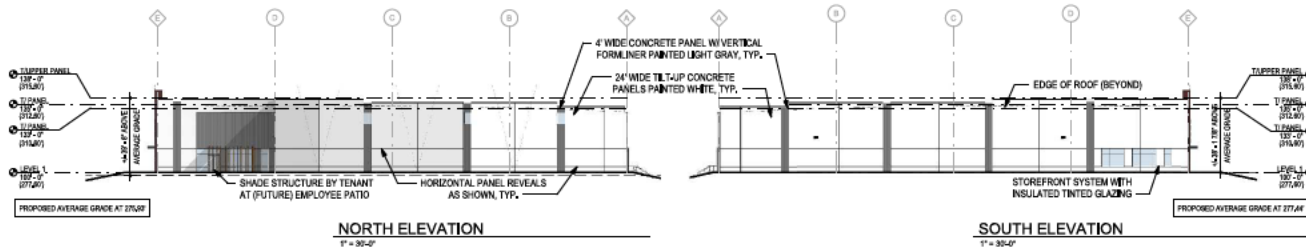


A0.0

THESE PRELIMINARY DESIGN DRAWINGS ARE THE PROPERTY OF NEYER & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF NEYER & ASSOCIATES, INC. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO ENSURE THAT THE PROJECT IS COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS. NEYER & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO CHANGES OR OMISSIONS BY THE CLIENT OR OTHER THIRD PARTIES.



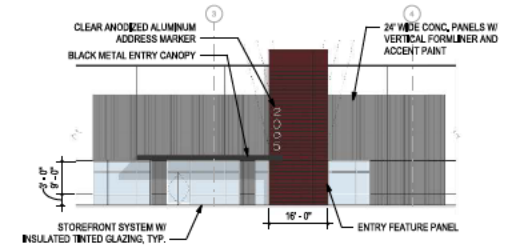
EAST ELEVATION
1" = 30'-0"



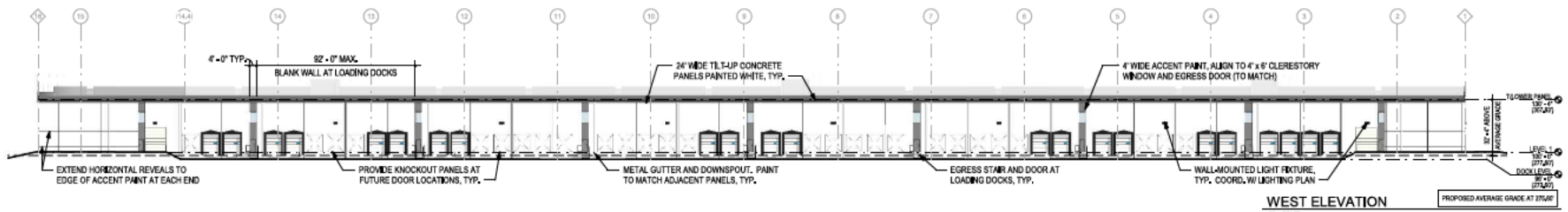
NORTH ELEVATION
1" = 30'-0"

SOUTH ELEVATION
1" = 30'-0"

CASE #AAD-23-19
ADMINISTRATIVE ALTERNATE FOR TRANSPARENCY
(REQUIRED 12%, PROPOSED 12%)



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



WEST ELEVATION
1" = 30'-0"

CASE #AAD-23-19
ADMINISTRATIVE ALTERNATE FOR BLANK SPACE

NEW HOPE BUILDING # 2

PRELIMINARY DESIGN | RALEIGH, NC | 11 NOVEMBER 2019

C:\Users\jgibson\Documents\REVIT\PS05-New Hope_BLDG_2_Buildable\03709.rvt



A3.0

This document is the property of the design firm, NEYER, LLC, and is not to be used, copied, or reproduced in any form without the written consent of NEYER, LLC. The design firm is not responsible for any errors or omissions in this document. The design firm is not responsible for any construction or other costs associated with the design. The design firm is not responsible for any other costs associated with the design. The design firm is not responsible for any other costs associated with the design.