

1-540
NORTHERN WAKE
EXPRESSWAY

LOT 5
EXISTING 120,000 SF
WAREHOUSE

STORMWATER
POND

LOT 4
EXISTING 120,000 SF
WAREHOUSE

LOT 3
EXISTING 120,000 SF
WAREHOUSE

LOT 2
EXISTING 120,000 SF
WAREHOUSE

LOT 8
PROPOSED 250,000 SF
WAREHOUSE

1-540
NORTHERN WAKE
EXPRESSWAY

LOT 2
EXISTING STORM POND

NIMON OAKS BLVD (EXISTING)

WAKE STONE
CORPORATION

NORTH

THE SITE WILL INCORPORATE A WET DETENTION POND. THIS WET POND IS DESIGNED TO TREAT THE RUNOFF TO MEET TOWN OF KNIGHTDALE STORMWATER CONTROL REQUIREMENTS.

STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FURTHER SEPARATION SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY SEPARATION SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATIONS SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL, OR 50' FROM A PUBLIC WELL.
 - B) SEPARATION OF UTILITY TRENCHES SHALL BE MAINTAINED BETWEEN UTILITIES SHALL BE 10". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION _____ ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT _____ LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PROJECT UTILITY DIRECTOR.
 - C) ALL DISTANCES ARE MEASURED FROM OUTSIDE DRAINAGE TO OUTSIDE DIAMETER
 - D) SEPARATION OF WATER MAINS, SANITARY SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - E) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - F) SEPARATION OF 18" MIN. VERTICAL SEPARATION, OR ANYTIME A SANITARY SEWER CROSSING, MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRAWL HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - G) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. ANY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS, 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES THE REMOVAL OF ALL EXISTING UTILITY TRENCHES AND THE REMOVAL OF ALL EXISTING UTILITY STRUCTURES.
7. INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT TO THE SOUTHERN CALIFORNIA GAS APPROVAL. THE DEVICES SHALL BE INSTALLED AND TESTED (BOOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM INFORMATION, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.
8. INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 FEET.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1'0" ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOG, STATE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN AREAS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / ROADWAY ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR ROADWAY ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / ILL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOP PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TEAM BEASLEY AT (919) 996-2334 OR BEASLEY@RALEIGH.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE LISTED IN THE SOUTHERN CALIFORNIA GAS APPROVAL. THE DEVICES SHALL BE INSTALLED AND TESTED (BOOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM INFORMATION, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

ADDITIONAL USE STANDARDS	
USE	CONDITION
WHOLESALE AND DISTRIBUTION	ALL VEHICLE STORAGE AREAS SHALL BE ENCLOSED BY AN OPAQUE FENCE OR WALL, RESTRICTED TO THE REAR YARD, AND SCREENED FROM OFF-SITE VIEW OF A PUBLIC RIGHT-OF-WAY BY A TYPE-A BUFFER YARD. NO OUTDOOR PUBLIC ADDRESS SYSTEM SHALL BE PERMITTED WHICH CAN BE HEARD BEYOND THE BOUNDARIES OF THE PROPERTY.
STORAGE-WAREHOUSE, INDOOR STORAGE	AN INDOOR STORAGE FACILITY IS LIMITED TO 5,000 SQUARE FEET PER FLOOR IN THE TC AND RR DISTRICTS.
	OUTDOOR STORAGE IS NOT PERMITTED.
AGRI/BUSINESS	IN THE RR DISTRICT, ALL AREAS SHALL BE SCREENED FROM ANY PRE-EXISTING ADJACENT RESIDENCE (OTHER THAN THE OWNER'S) BY A TYPE-A BUFFER YARD (SECTION 8.6B(1)).
	ACCESSORY BUILDINGS PERMITTED UNDER SECTION 4.6 AND AREAS USED FOR SALES, STORAGE, THE KEEPING OF MATERIALS OR THE CARE OF ANIMALS SHALL NOT BE LOCATED WITHIN A 200-FOOT RADIUS OF THE FOOTPRINT OF ANY PRE-EXISTING ADJACENT RESIDENTIAL DWELLING (OTHER THAN THE OWNER'S).
	ACCESSORY BUILDINGS PERMITTED UNDER SECTION 4.6 AND AREAS USED FOR STORAGE OR KEEPING OF MATERIALS AND/OR ANIMALS SHALL HAVE ADEQUATE MEANS OF VENTILATION AND SHALL NOT CREATE OBJECTIONABLE FUMES, ODOR OR DUST TO THE SURROUNDING AREA.
LABORATORY-MEDICAL, ANALYTICAL, RESEARCH & DEVELOPMENT	NONE
MANUFACTURING, LIGHT	ALL MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN AN ENCLOSED BUILDING, OR STORED WITHIN AN OUTDOOR STORAGE AREA ENCLOSED BY AN OPAQUE FENCE OR WALL THAT MEETS THE REQUIREMENTS OF SECTION 4.7 AND IS RESTRICTED TO THE REAR YARD.
	ANY OPERATION WHICH RESULTS IN THE CREATION OF NOXIOUS VIBRATIONS, ODORS, DUST, GLARE OR SOUND IS PROHIBITED.
MANUFACTURING, NEIGHBORHOOD	ALL MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN AN ENCLOSED BUILDING
	ANY OPERATION WHICH RESULTS IN THE CREATION OF NOXIOUS VIBRATIONS, ODORS, DUST, GLARE OR SOUND IS PROHIBITED.
MANUFACTURING, HEAVY	NONE
MEDIA PRODUCTION	NONE
	ALL MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN AN ENCLOSED BUILDING, OR STORED WITHIN AN OUTDOOR STORAGE AREA ENCLOSED BY AN OPAQUE FENCE OR WALL THAT MEETS THE REQUIREMENTS OF SECTION 4.7 AND IS RESTRICTED TO THE REAR YARD.
	ANY OPERATION WHICH RESULTS IN THE CREATION OF NOXIOUS VIBRATIONS, ODORS, DUST, GLARE OR SOUND IS PROHIBITED.

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE, THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXIST. UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXIST. UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION ON THESE PLANS IS FROM A SURVEY BY ROBINSON & PLANTE, P.C. VERTICAL DATUM FROM NAVD 88. HORIZONTAL DATUM FROM NAD 83.
5. ALL CONSTRUCTION SHALL CONFORM TO NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE AND A.D.A. STANDARDS
6. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
7. ESTIMATED PROJECT COMPLETION DATE IS MARCH 2022.
8. FUTURE PARKING WILL REQUIRE A SITE PLAN REVISION.
9. ON SITE FENCES & GATES SHALL NOT EXCEED SIX FEET (6') IN THE FRONT YARD AND EIGHT FEET (8') IN THE SIDE AND REAR YARDS
10. OUTDOOR STORAGE OF MATERIALS IS PROHIBITED.
11. THE TOWN OF KNIGHTDALE HAS DETERMINED THAT THIS PROJECT MEETS THE REQUIREMENTS FOR THE WATER ALLOCATION POLICY.

0. PROJECT NAME: HINTON OAKS INDUSTRIAL PARK - LOT 8 - BLDG 3

2. STREET ADDRESS: 0 HINTON OAKS BOULEVARD
KNIGHTDALE, NORTH CAROLINA

3. SITE AREA: TOTAL AREA: 18.13 AC.

4. ZONING: CURRENT=MQ. PROPOSED=MI

6. PROPOSED BUILDING USE: 250,120 SF, STORAGE - WAREHOUSE, INDOOR STORAGE

8. PIN: 1744-58-0927

9. CURRENT LAND USE: VACANT

10. WATERSHED CLASSIFICATION: NEUSE RIVER BASIN

11. BUILDING USE / PARKING SUMMARY

(245,120 SF WAREHOUSE)
MAXIMUM PARKING PERMITTED (WAREHOUSE)
= 0.7 SP /1,000 SF
= 245,120/1,000 x 0.7 = 172 SPACES

(5,000 SF OFFICE)
MAXIMUM PARKING PERMITTED (OFFICE)
= 4.0 SP /1,000 SF
= 5,000/1,000 x 4.0 = 20 SPACES

MINIMUM PARKING REQUIRED
= 1/2 OF MAXIMUM
= 96 SPACES REQUIRED

121 PARKING SPACES PROVIDED

10. ACREAGE IN PARKS: 0

11. ACREAGE IN NON-RESIDENTIAL UNITS: 0

12. TOTAL NUMBER OF HOUSING UNITS: 0

13. REQUIRED/PROVIDED RECREATIONAL OPEN SPACE: 0

14. TOWNSHIP/COUNTY/STATE: ST. MATHEWS TOWNSHIP, WAKE COUNTY, NC

15. TREE CANOPY AREA: REQUIRED=4.217 LF PERMITER X 20' = 84.340 SF
PROVIDED=115,000 SF

16. PUBLIC INFRASTRUCTURE SUMMARY:

LENGTH OF ROADS CONSTRUCTED - 0 LF
LENGTH OF SIDEWALK CONSTRUCTED - 0 LF
LENGTH OF CURB & GUTTER CONSTRUCTED - 0 LF
LENGTH OF STORM DRAIN CONSTRUCTED - 0 LF

17. IMPERVIOUS AREA: 10.5 AC

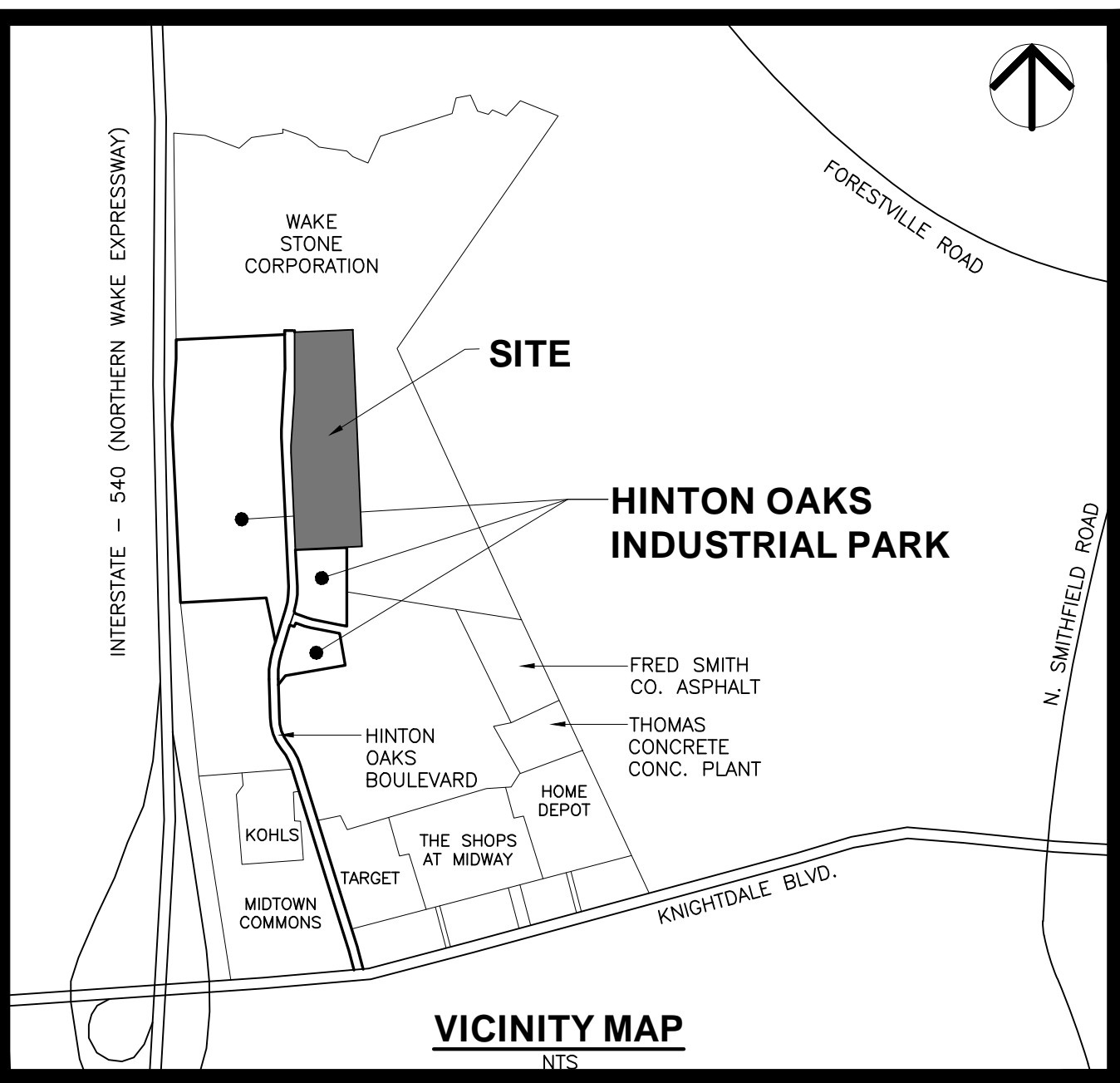
18. OWNER: WAKE STONE PROPERTY COMPANY
P.O. BOX 190
KNIGHTDALE, NORTH CAROLINA 27545
919/266-1100

19. CONTACT PERSON: PIEDMONT LAND DESIGN, LLP
ATTN. MIKE SCHNEIDER
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
(919) 845-7400 (PHONE)
(919) 845-7703 (FAX)
MIKE@PIEDMONTLANDDESIGN.COM
(E-MAIL)

MP 1	COVER SHEET
MP 2	EXISTING CONDITIONS PLAN
MP 3	SITE PLAN
MP 4	GRADING AND DRAINAGE PLAN
MP 5	UTILITY PLAN
MP 6	LANDSCAPE PLAN
L-1	LIGHTING PLAN
A101	FLOOR PLAN
A200	COLOR ELEVATIONS
A300	WALL SECTIONS

AASHTO INTERSECTION SIGHT DISTANCE SUMMARY							
STOP SIGN CONTROL - LEFT & RIGHT TURN FROM MINOR STREET ONTO A 2-LANE ROADWAY							
STREET NAME (TRAVELING TRAFFIC)	STREET NAME (APPROACHING STREET STOP CONDITION)	DESIGN SPEED OF THROUGH STREET, MPH	GRADE OF APPROACH STREET, %	LEFT TURN TIME (SEC.)	RIGHT TURN TIME (SEC.)	CALCULATED LEFT TURN DISTANCE (FT.)	CALCULATED RIGHT TURN DISTANCE (FT.)
HINTON OAKS BLVD	NORTH DRIVEWAY	30	-2.0%	7.50	6.50	331	287
HINTON OAKS BLVD	MIDDLE DRIVEWAY	30	-2.0%	7.50	6.50	331	287
HINTON OAKS BLVD	SOUTH DRIVEWAY	30	-2.0%	7.50	6.50	331	287

PUBLIC WATER (LF)	-	0 LF
PUBLIC SEWER (LF)	-	0 LF
STUB PERMITS	-	0 EACH



PRELIMINARY
NOT FOR CONSTRUCTION

**PROPOSED WAREHOUSE
HINTON OAKS INDUSTRIAL PARK**

**550 HINTON OAKS BOULEVARD
KNIGHTDALE, NORTH CAROLINA**

19 MAY 2021

DRAWN BY: JET
CHECKED BY: MLS
PROJECT: WSHOIPB5L8

COVER SHEET

DWG. NO. **MP 1**

EXISTING VEGETATION NOTE:

WOODED AREAS PRIMARILY CONTAIN MATURE, DECIDUOUS HARDWOOD TREES. THE DOMINANT SPECIES IS OAK, HOWEVER, SWEETGUM, POPLAR, HICKORY, AND PINES ALSO EXIST. UNDERSTORY VEGETATION IS TYPICAL OF WOODED AREAS IN THIS REGION AND CONTAINS PRIVET, BAMBOO, AND HOLLY SPECIES.

EXISTING CONDITIONS/DEMOLITION NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.
5. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC CHORD	TANGENT	CHORD BRG.
C1	4°01'20"	565.00	39.66	39.66	N 02°05'22" E
C2	6°14'49"	501.00	54.62	54.60	S 00°58'37" W

PID
PIDMONT LAND DESIGN LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE #F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED WAREHOUSE
HINTON OAKS INDUSTRIAL PARK
550 HINTON OAKS BOULEVARD
KNIGHTDALE, NORTH CAROLINA

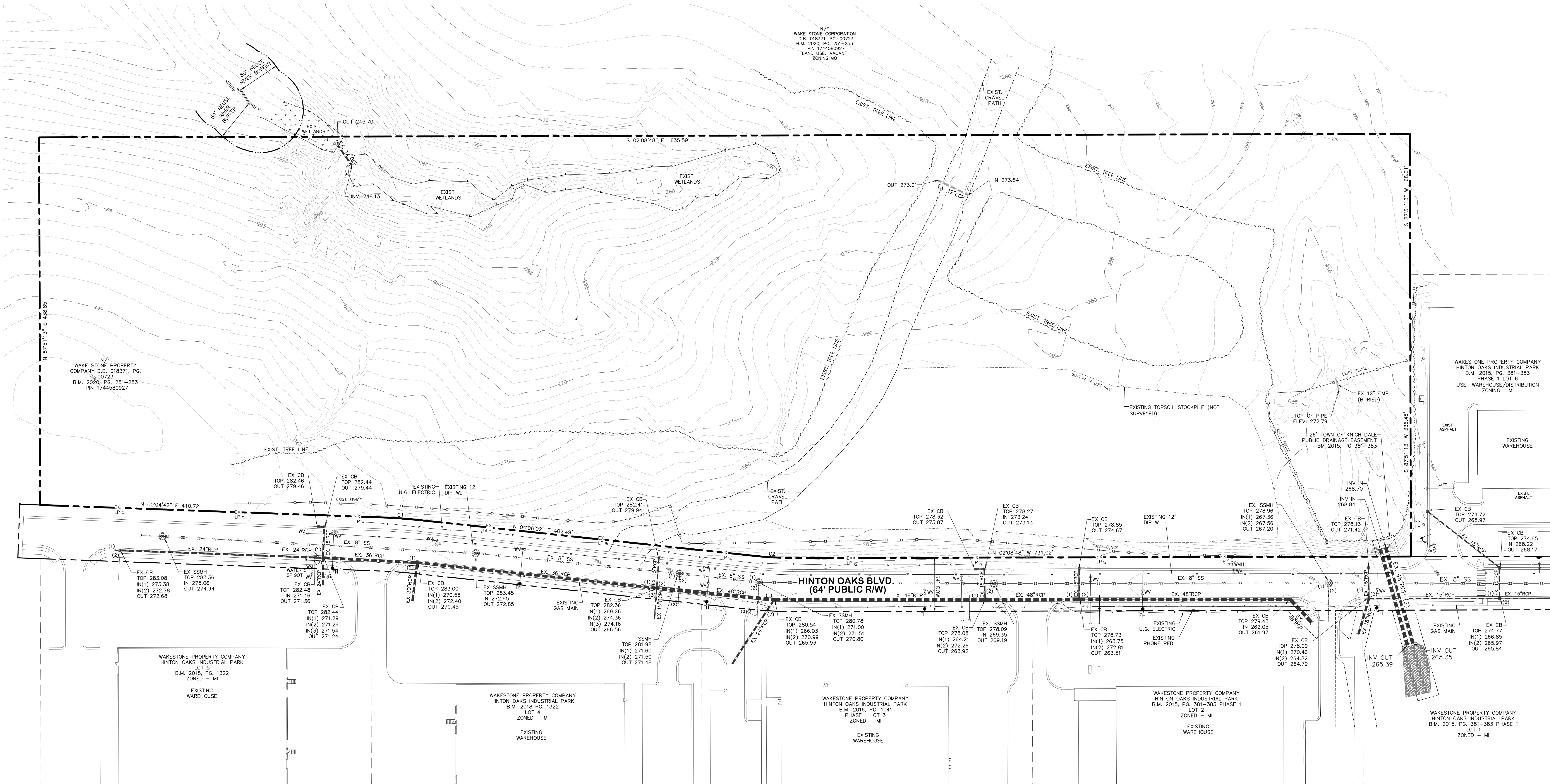
ISSUED: 26 APR 2021

REVISIONS:

DRAWN BY: JET
CHECKED BY: MLS
PROJECT: WSHOIPB5L8

EXISTING
CONDITIONS
PLAN

DWG. NO. MP 2

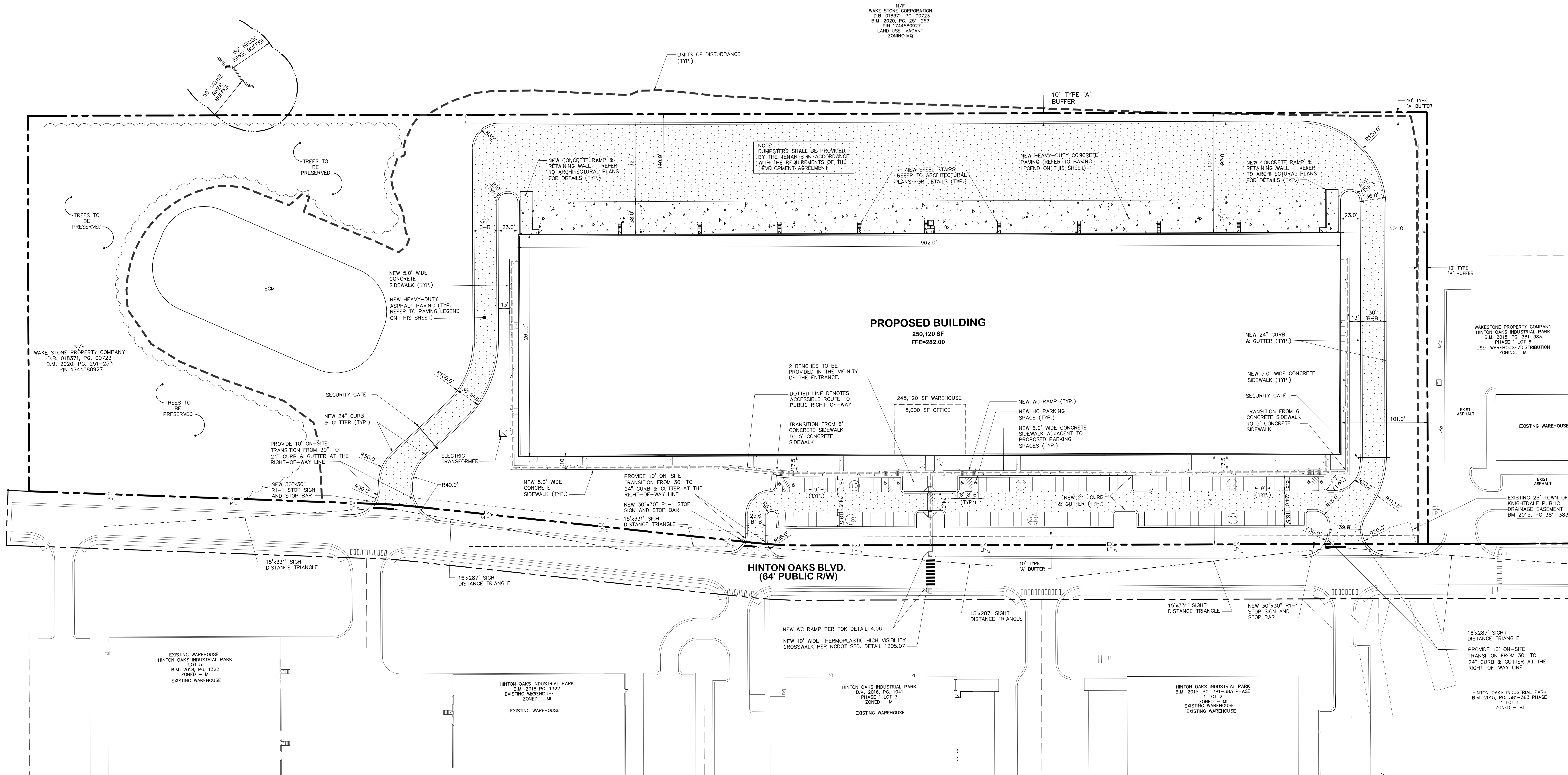


SITE PLAN NOTES

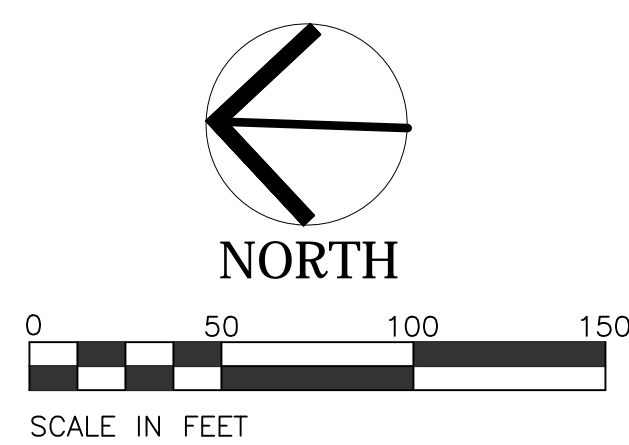
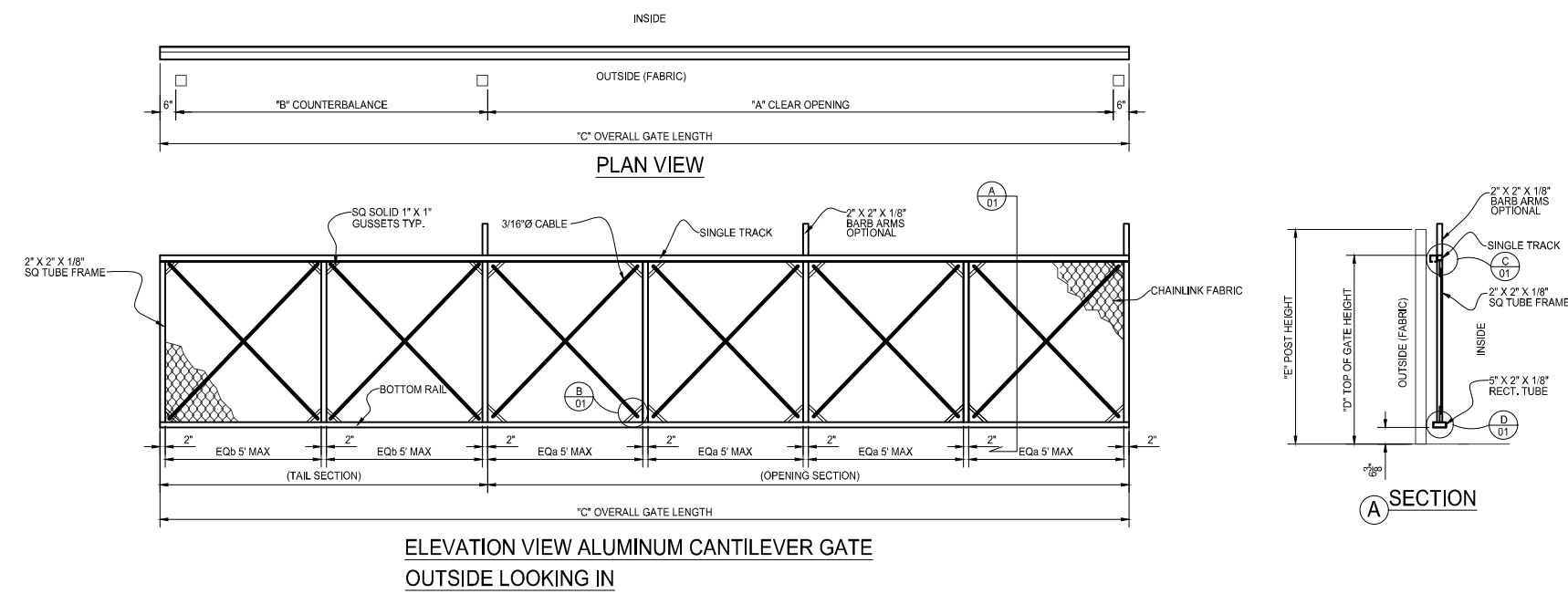
1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 9.0' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES - VAN).
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE ADJACENT STREETS SHALL BE 30" WIDE. PROVIDE 10' TRANSITION ON-SITE.
6. CONTRACTOR TO PROVIDE H/C RAMPS IN SIDEWALKS AT ALL DRIVEWAY CROSSINGS.
7. ALL ONSITE PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPES WHICH MAY BE PAINTED.
8. AT INTERSECTIONS WITH WHEEL CHAIR RAMPS, THE CURB SHALL BE PLACED SUCH THAT THE CROSS SLOPE OF THE WHEEL CHAIR RAMP DOES NOT EXCEED 2%.

PAVING LEGEND

	STANDARD DUTY ASPHALT PAVING: 2" SP9.5A ON 6" ABC		HEAVY DUTY CONCRETE: 6" THICK 4,000 PSI CONCRETE W/6# 19# W.W.F. ON 4" ABC
	HEAVY DUTY ASPHALT PAVING: 1" SP9.5A ON 2" SP9.5B ON 8" ABC		CONCRETE SIDEWALK: 4" THICK 3,000 PSI CONCRETE

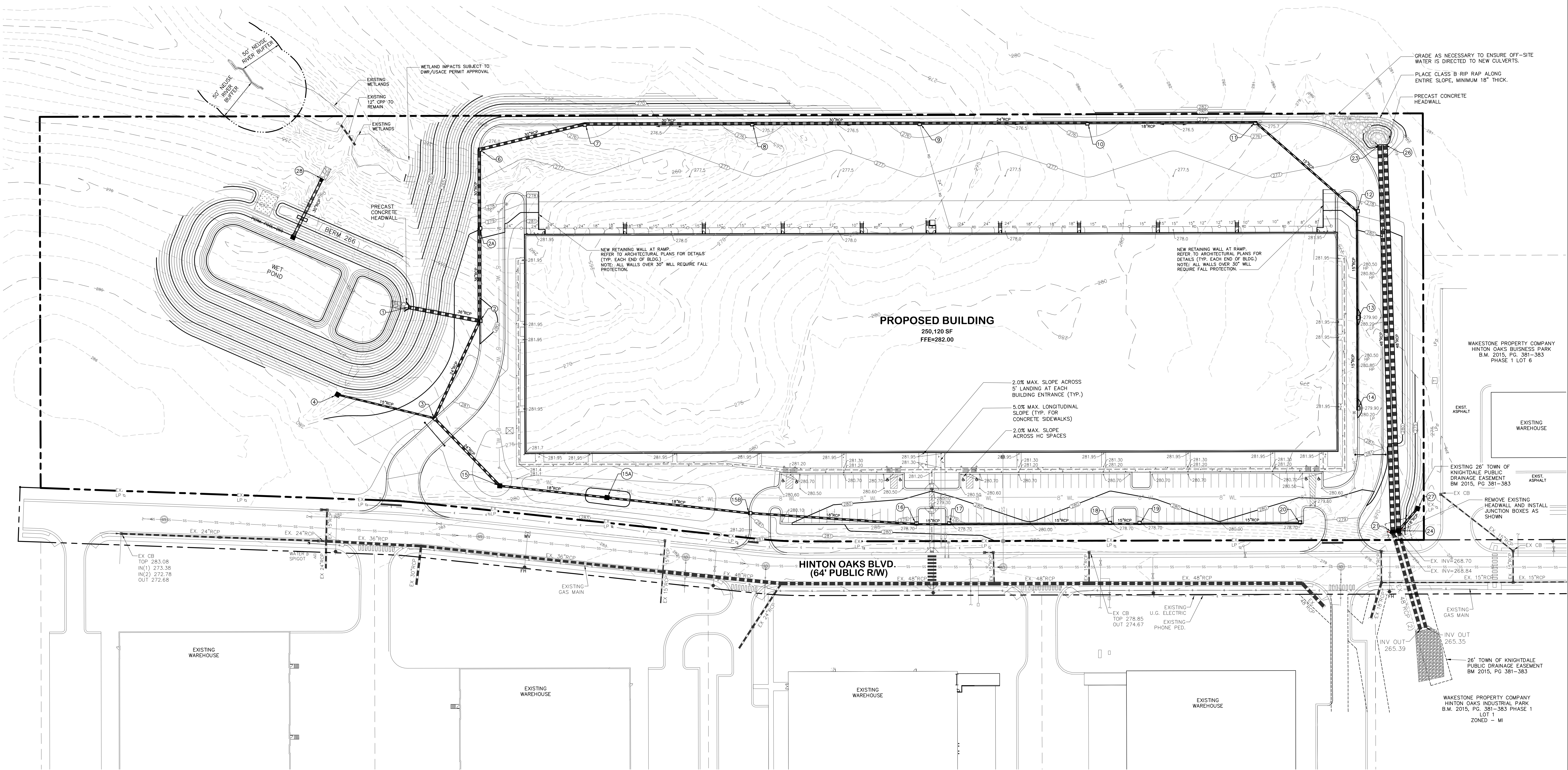


GATE DETAIL



GRADING NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. ALL CURB INLET, DROP INLET, MANHOLE, AND CLEAN-OUT FRAMES AND COVERS/GRATES SHALL BE PAINTED BLACK SEMI-GLOSS ENAMEL AFTER INSTALLATION.
3. ALL CLEAN-OUTS SHALL BE PROVIDED IN CAST IRON FRAME AND COVER SIMILAR TO A WATER VALVE BOX. PROVIDE HEAVY DUTY FRAME AND COVER IN PAVED AREAS.
4. AT INTERSECTIONS WITH WHEEL CHAIR RAMPS, THE CURB SHALL BE PLACED SUCH THAT THE CROSS SLOPE OF THE WHEEL CHAIR RAMP DOES NOT EXCEED 2%.



**PROPOSED WAREHOUSE
HINTON OAKS INDUSTRIAL PARK**
**550 HINTON OAKS BOULEVARD
KNIGHTDALE, NORTH CAROLINA**

ISSUED: 26 APR 2021

REVISIONS:

19 MAY 2021
PER TOWN COMMENTS

DRAWN BY: JET
CHECKED BY: MLS

PROJECT: WSHOIPB5L8

**GRADING AND
DRAINAGE
PLAN**

DWG. NO. **MP 4**

**PROPOSED WAREHOUSE
HINTON OAKS INDUSTRIAL PARK**
**550 HINTON OAKS BOULEVARD
KNIGHTDALE, NORTH CAROLINA**

ISSUED: 26 APR 2021

REVISIONS:
19 MAY 2021
PER TOWN COMMENTS

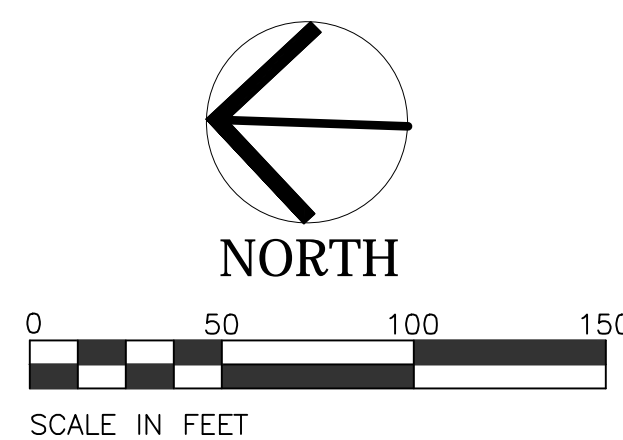
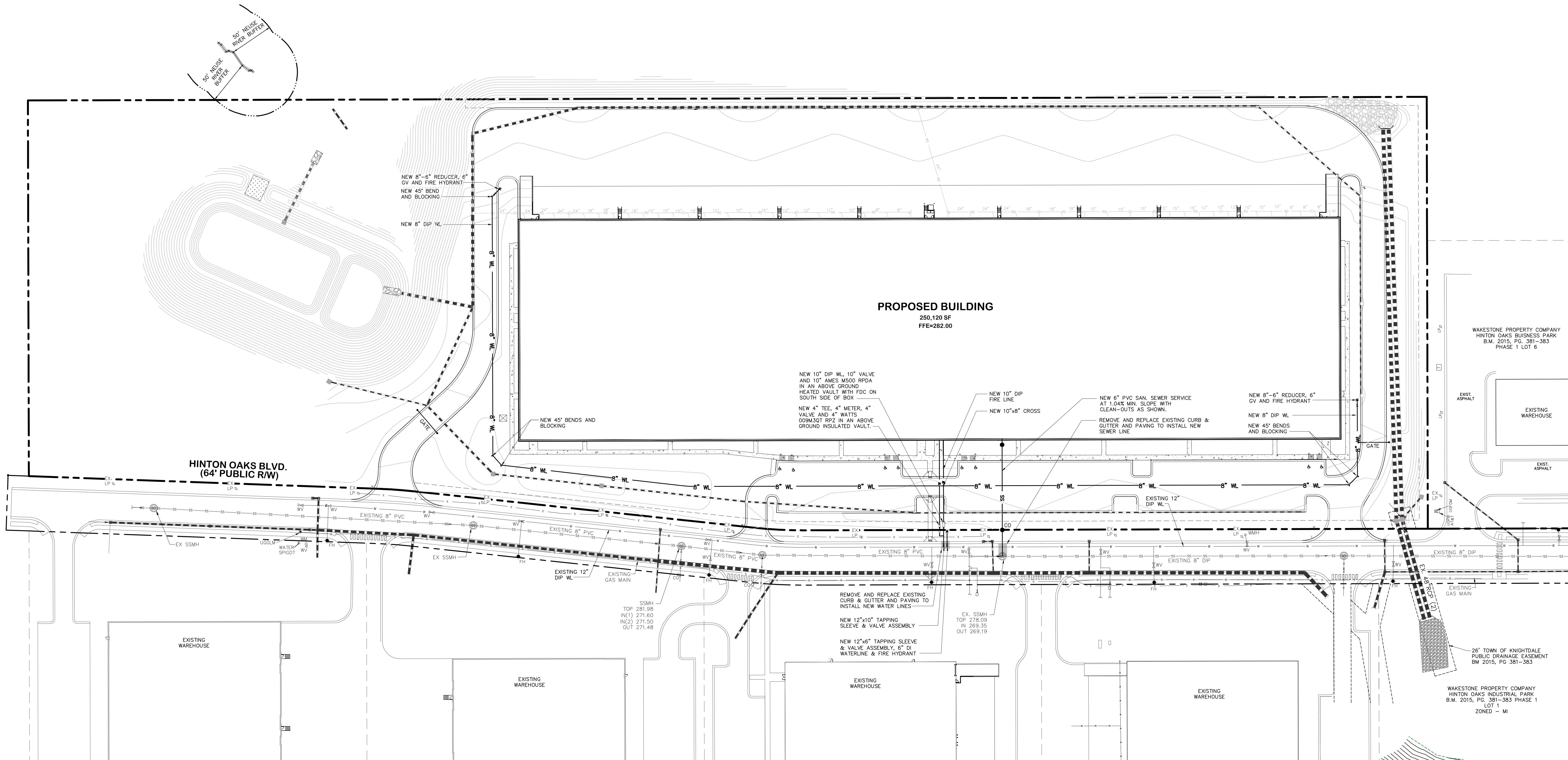
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CHECKED BY: MLS
PROJECT: WSHOIPB5L8

UTILITY PLAN

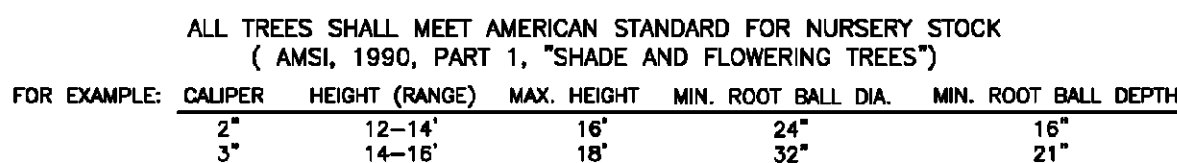
DWG. NO. **MP 5**

UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDINGS WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
7. ALL CLEAN-OUTS SHALL BE PROVIDED IN CAST IRON FRAME AND COVER SIMILAR TO WATER VALVE BOX. PROVIDE HEAVY DUTY FRAME AND COVER IN PAVED AREAS.
8. ALL MANHOLE AND CLEAN OUT FRAMES AND COVERS/GRATES SHALL BE PAINTED BLACK SEMI-GLOSS ENAMEL AFTER INSTALLATION.
9. CONTRACTOR SHALL PROVIDE CONDUITS FOR IRRIGATION LINES UNDER PAVED AREAS.
10. IRRIGATION METER, REDUCED PRESSURE ZONE DEVICE, AND SERVICE SHALL BE PROVIDED. (DESIGN-BUILD.)
11. CONTRACTOR SHALL PROVIDE PVC CONDUIT(S) UNDER PAVED AREAS FOR POWER TO LIGHT POLES AND MONUMENT SIGN.



1. REMOVE WIRE OR NYLON TWINE FROM BALL.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.

TOWN OF KNIGHTDALE
STANDARD DETAILS

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER; O.C. = ON-CENTER; GAL = GALLON

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING AND AFTER INSTALLATION.
3. ALL TREES MUST BE GUAYED OR STAKED AS SHOWN IN THE DETAILS.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, INCLUDING BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PLANTING.
6. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS COMPLETE. TOTAL.

- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) FROM THE DATE OF INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" SHALL BE THE MINIMUM REQUIREMENTS FOR PLANT MATERIAL. THE CONTRACTOR SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL NEW TREES ARE TO BE COMPLETELY COVERED WITH HARDWOOD SHREDED MULCH TO A MINIMUM DEPTH OF (4) INCHES BY (5) FEET DIAMETER.
- ALL PLANTINGS SHALL BE PLANTED IN UNDISTURBED AREAS THAT ARE NOT SCHEDULED TO BE PLANTED WITH TREES AND SHRUBS. WATER AS NEEDED FROM A SOURCE APPROVED BY THE TOWN OF KINGSLAND AND WAKE COUNTY TO ENSURE THAT THE PLANTINGS AND MULCHES ARE NOT DISTURBED BY ANY OTHER CONSTRUCTION ACTIVITIES. BARE AREAS IF ORIGINAL SEED DOES NOT ESTABLISH. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PLANTINGS ARE NOT DISTURBED WITH MATURE GRASSES ONE YEAR AFTER INITIAL DISTRIBUTION OF SEED.

(TWO DIFFERENT FESCUES TO BE SELECTED FROM
VARIETIES RECOMMENDED FOR PROJECT AREA)
1 LB. KENTUCKY BLUE GRASS

8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE #F-0843

**PROPOSED WAREHOUSE
HINTON OAKS INDUSTRIAL PARK**

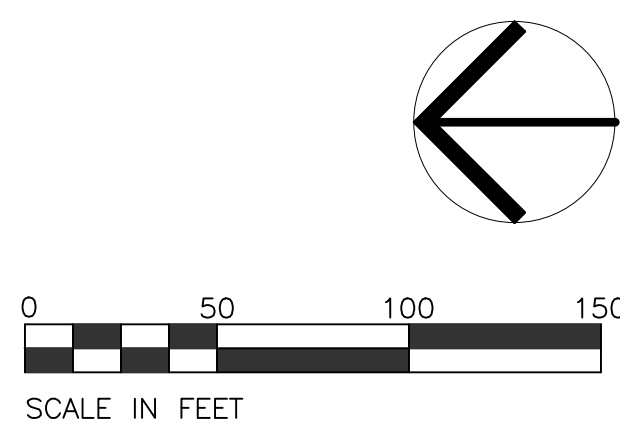
**550 HINTON OAKS BOULEVARD
KNIGHTDALE, NORTH CAROLINA**

19 MAY 2021
PER TOWN COMMENTS

PROJECT: WSHOIPB5L8

DWG. NO. **MP 6**

WOODED AREAS PRIMARILY CONTAIN MATURE, DECIDUOUS HARDWOOD TREES. THE DOMINANT SPECIES IS OAK, HOWEVER, SWEETGUM, POPLAR, HICKORY, AND PINES ALSO EXIST. UNDERSTORY VEGETATION IS TYPICAL OF WOODED AREAS IN THIS REGION AND CONTAIN PRIVET, BAMBOO, AND HOLLY SPECIES.





Outdoor Lighting Roadway LED



The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

LED
(Light Emitting Diode)

50 | 75 | 105 | **150** | 215 | 280 watts

Mounting heights

25, 30', 35'

Color

Gray, Black

Poles

Fiberglass
Metal (*special conditions*)
Wood

For additional information, visit us at
duke-energy.com/OutdoorLighting
or call toll free at 866.769.6417.



Outdoor Lighting Roadway LED

Light source: LED (white)

Lumens: 4,807 – 25,050 (fixture dependent)

Wattage	Light Pattern	IESNA Backlight-Uplight – Glare (BUG) Rating
LED 50	IESNA Type II (<i>medium oval</i>)	B1-U0-G1
LED 75	IESNA Type II (<i>long oval</i>)	B1-U0-G2
LED 105	IESNA Type II (<i>long oval</i>)	B2-U0-G3
LED 150	IESNA Type III (<i>medium oval</i>)	B2-U0-G2
LED 215	IESNA Type III (<i>medium oval</i>)	B3-U0-G3
LED 280	IESNA Type III (<i>medium oval</i>)	B3-U0-G4

Color temperature: 4,000K

Warm-up and restrike time: Instant on (*no warm-up or restrike time*)

Poles available:

Name	Mounting height	Color
Fiberglass	25 , 30', 35'	Gray
Fiberglass	25', 30', 35'	Black (<i>additional cost</i>)
Wood	25', 30', 35'	Standard
Metal (<i>special conditions</i>)*	25', 30', 35'	Gray

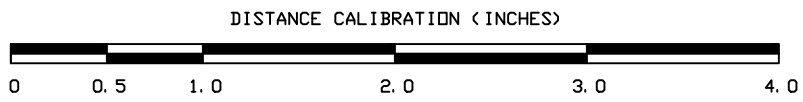
Features

Benefits
Frees up capital for other projects
Meets industry standards and lighting ordinances
Eliminates high and unexpected repair bills
Electricity included
Warranty included
One low monthly cost on your electric bill
Turnkey operation
Backed by over 40 years of experience

*2' raised foundation available when required.

Customer approval

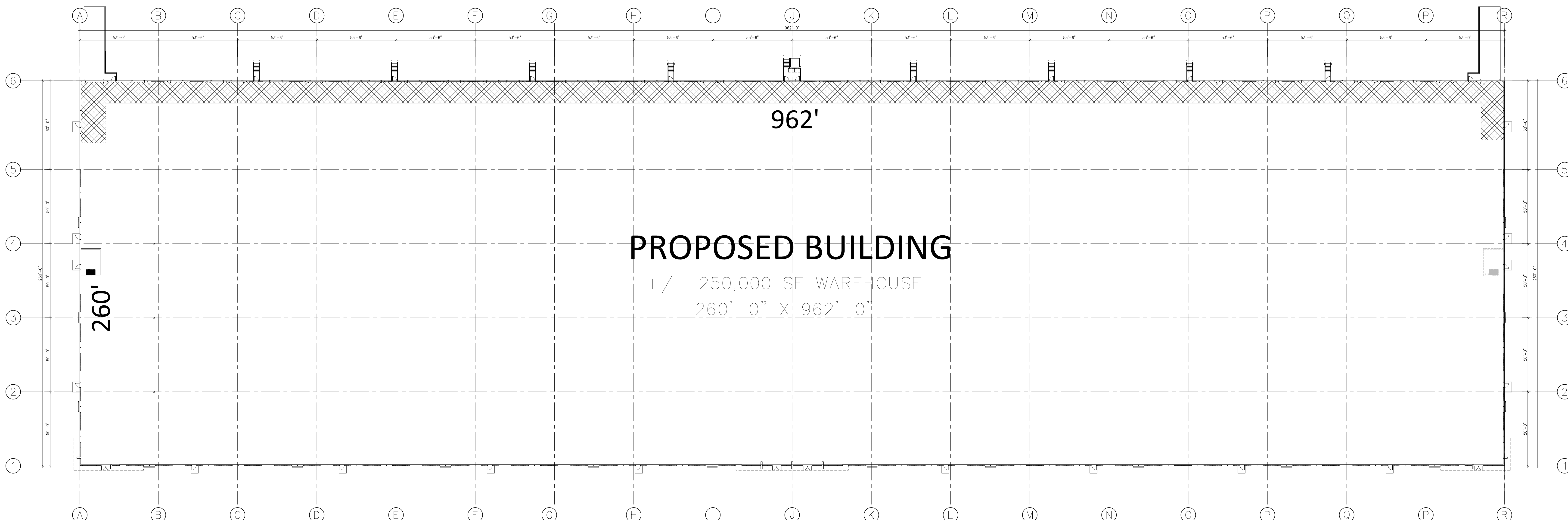
Date



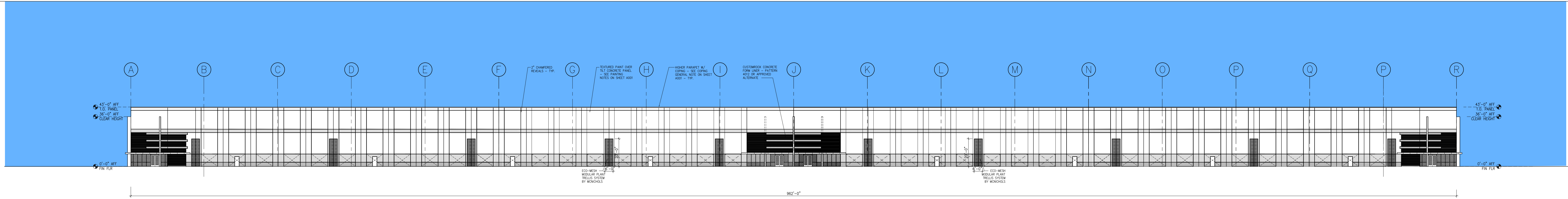
PROPRIETARY & CONFIDENTIAL

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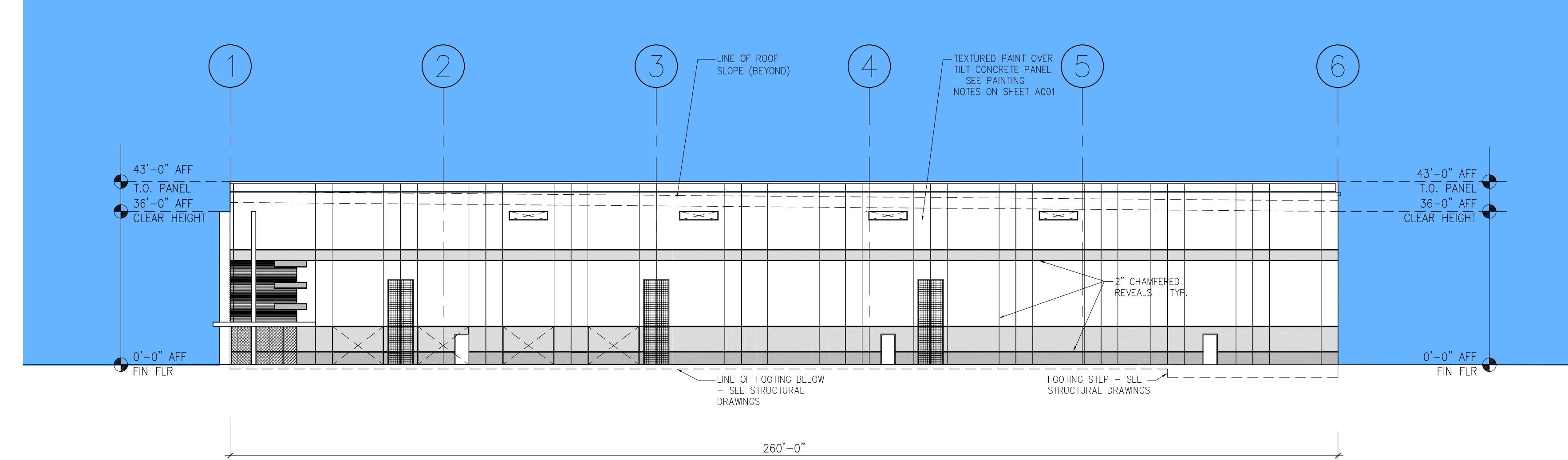
HINTON OAKS 8
Knightdale, NC
SITE LIGHTING PLAN
Designed by DEP LIGHTING SOLUTIONS
Reviewed by T. Ferguson Scale: 1" = 60'
Date 04/29/2021 Size "Arch D"
Description LED 150w Roadway
Drawing No. 21-0137A Sht. 1 OF 1



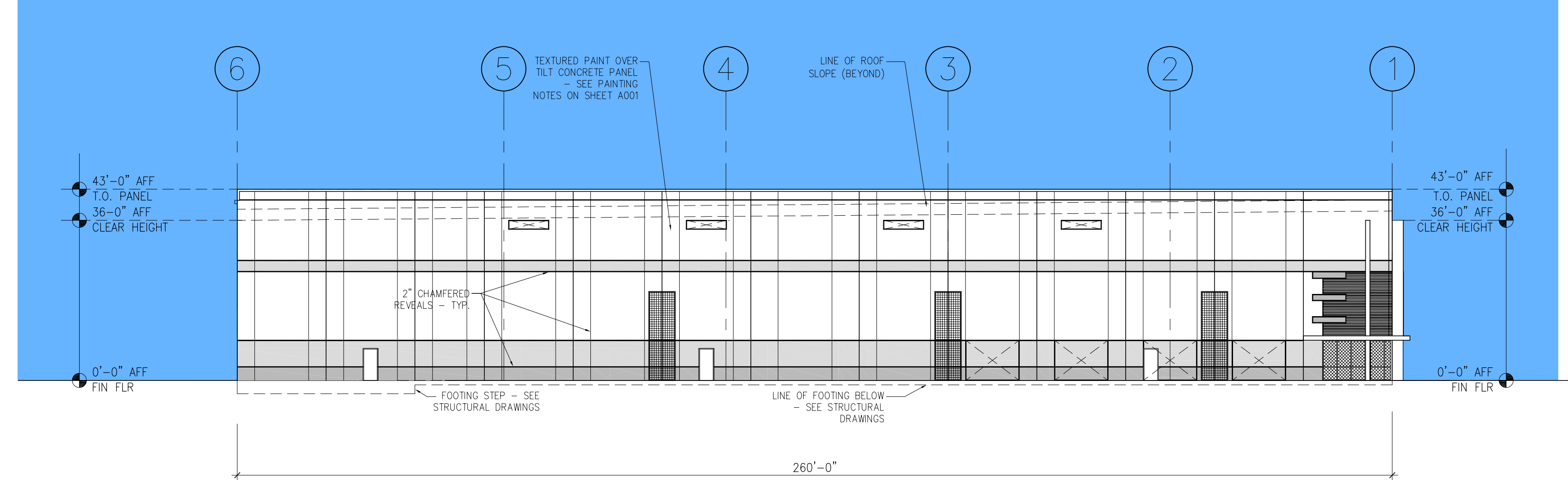
1 FLOOR PLAN
SCALE: 1" = 30'-0"



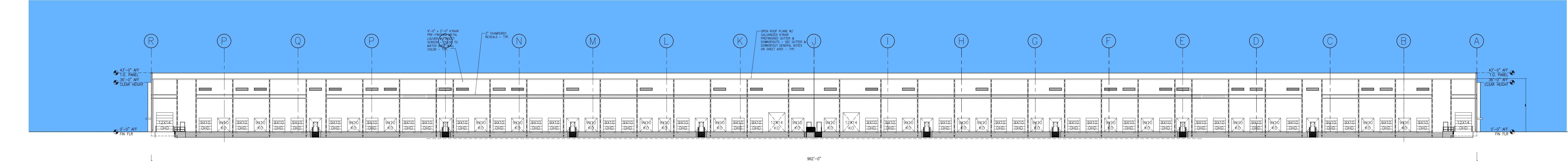
1 FRONT ELEVATION (WEST)
SCALE: 1" = 20'-0"



2 SIDE ELEVATION (NORTH)
SCALE: 1" = 20'-0"



3 SIDE ELEVATION (SOUTH)
SCALE: 1" = 20'-0"



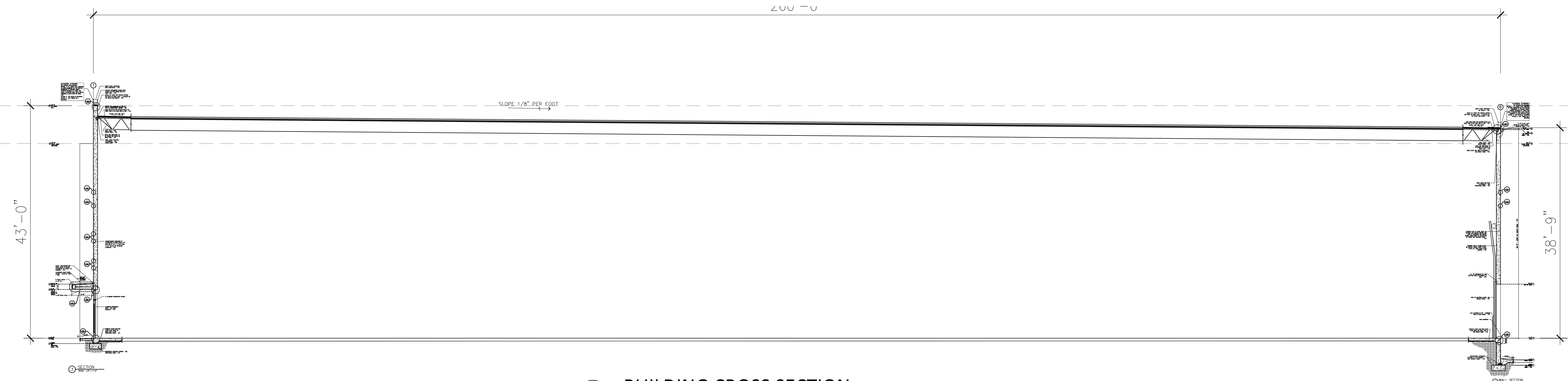
4 REAR ELEVATION (EAST)
SCALE: 1" = 30'-0"



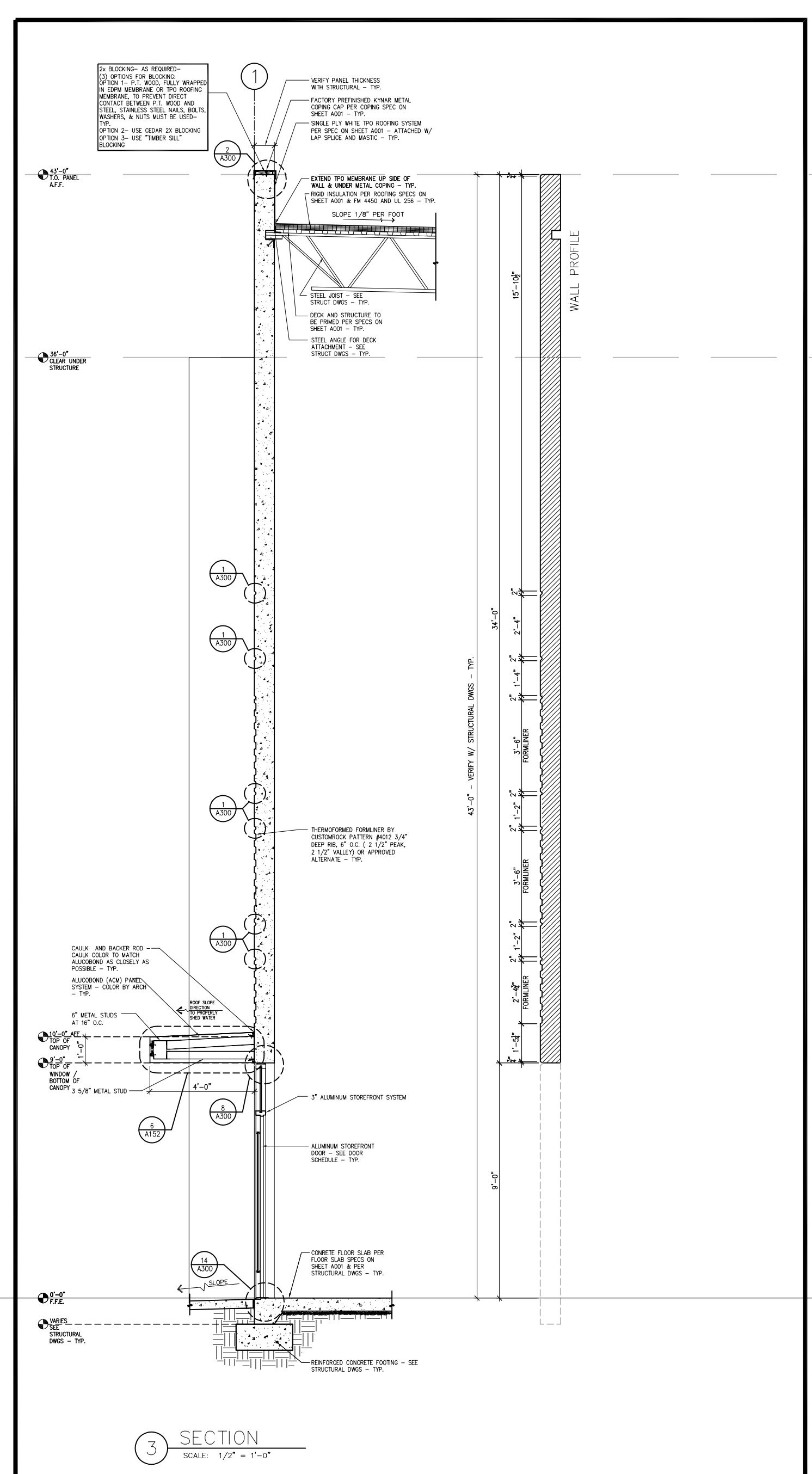
SHERWIN WILLIAMS SW7014 "Eider White" BASE WALL COLOR
SHERWIN WILLIAMS SW7016 "Mindful Gray" ACCENT #1
SHERWIN WILLIAMS SW7018 "Dovetail" ACCENT #2
EXTERIOR PAINT COLORS (NOTE THESE WILL MATCH THE EXISTING HINTON OAKS BUILDINGS 1-4)



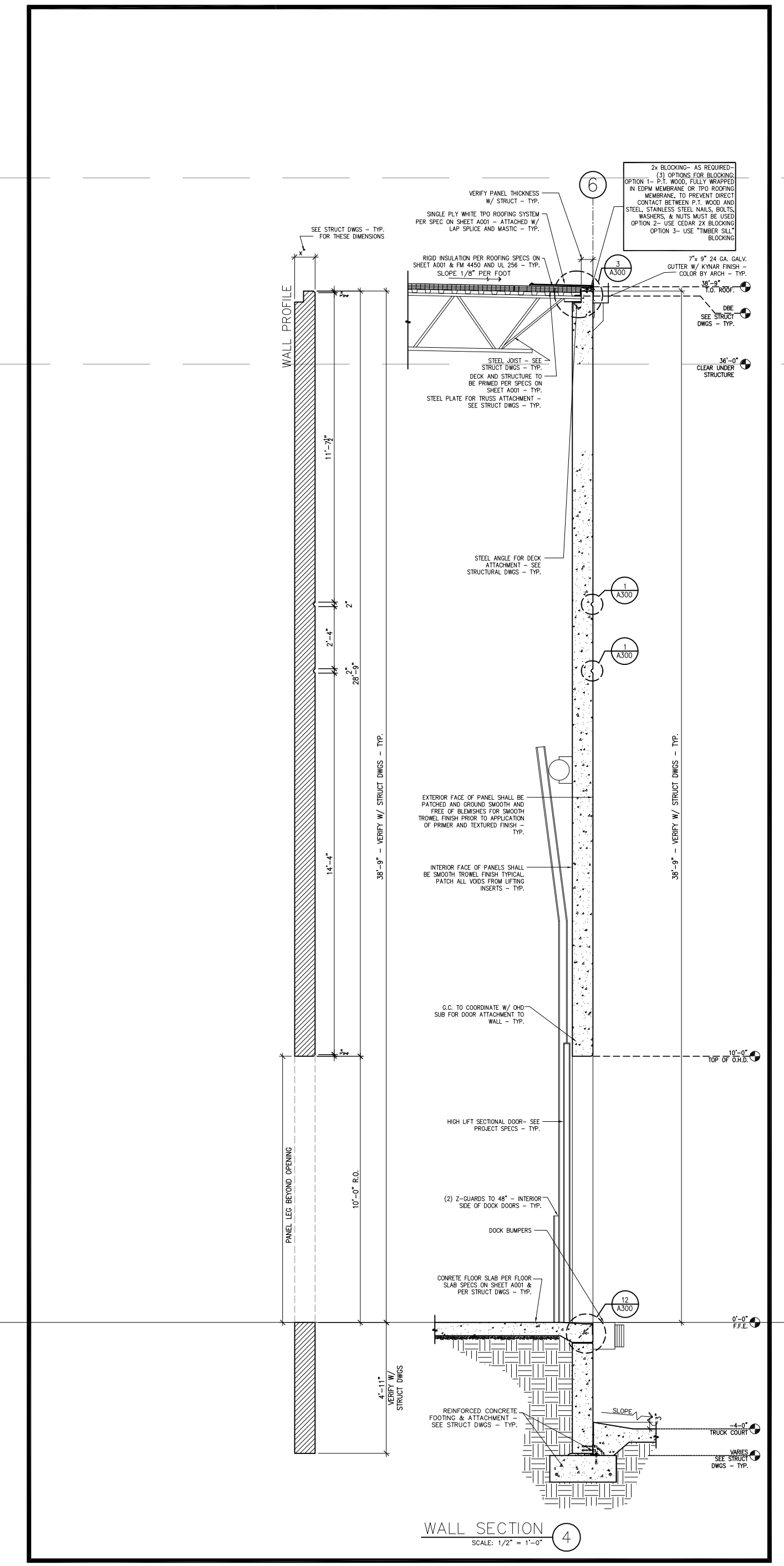
ACTUAL PHOTO OF EXISTING HINTON OAKS BUILDINGS AND DETAILS- PROPOSAED NEW BUILDING WILL MATCH ALL COLORS AND DETAILS



1 BUILDING CROSS SECTION
SCALE: 1" = 10'-0"



3 ENLARGED WALL SECTION @ FRONT ENTRY
SCALE: 1/4" = 1'-0"



4 ENLARGED WALL SECTION @ LOADING DOCK
SCALE: 1/4" = 1'-0"