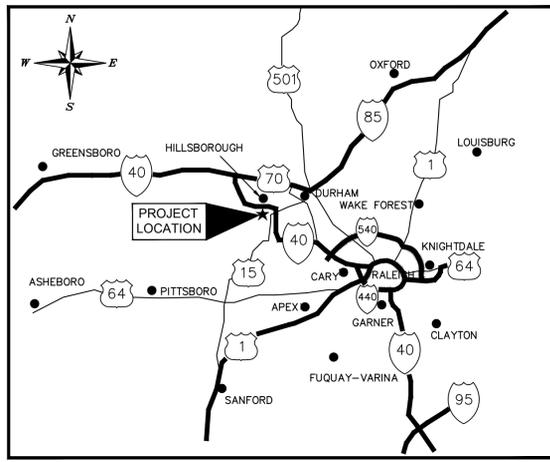


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PROJECT LOCATION
NTS

CONDITIONAL ZONING MASTER PLAN FOR: RESEARCH TRIANGLE LOGISTICS PARK

SITE PLAN IS FOR ILLUSTRATIVE PURPOSES -
ACTUAL PLANS MAY MATERIALLY VARY

I-40 AND OLD N.C HWY 86
HILLSBOROUGH, NC 27278
ORANGE COUNTY

A DEVELOPMENT BY:
TERRA EQUITY, INC.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL PRELIMINARY SITE PLAN
C2.1	PRELIMINARY SITE LAYOUT BUILDING 'A'
C2.2	PRELIMINARY SITE LAYOUT BUILDING 'B'
C2.3	PRELIMINARY SITE LAYOUT BUILDING 'C'
C2.4	PRELIMINARY SITE LAYOUT BUILDING 'D'
C3.0	ENVIRONMENTAL FEATURES MAP
C4.0	WATER AND SEWER MAP
C5.0	INTERNAL ROADWAYS MAP
C6.0	LANDSCAPE BUFFERS PLAN

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NOT FOR CONSTRUCTION

KHA PROJECT
013560000
DATE
07/14/2020
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

COVER SHEET

RTLP HILLSBOROUGH
INDUSTRIAL PARK
PREPARED FOR
BARRISTER CONSTRUCTION
NORTH CAROLINA
HILLSBOROUGH

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: TERRA EQUITY, INC.
 MERIDIAN BUILDING
 3810 SPRINGHURST BLVD., SUITE 120
 LOUISVILLE, KENTUCKY 40241
 PHONE: (502) 412-2800
 ATTN.: FRANK CSAPO
 fcsapo@BarristerCG.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE ST., SUITE 600
 RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 653-2927
 ATTN.: CHRIS BOSTIC, P.E.
 chris.bostic@kimley-horn.com

SURVEYOR: MURPHY GEOMATICS
 10505 LEAFWOOD PLACE
 RALEIGH, NC 27613
 PHONE: (919) 280-8189
 ATTN.: JONATHAN MURPHY, PLS
 raleigh@murphygeomatics.com

PREPARED IN THE OFFICE OF:

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SEAL:

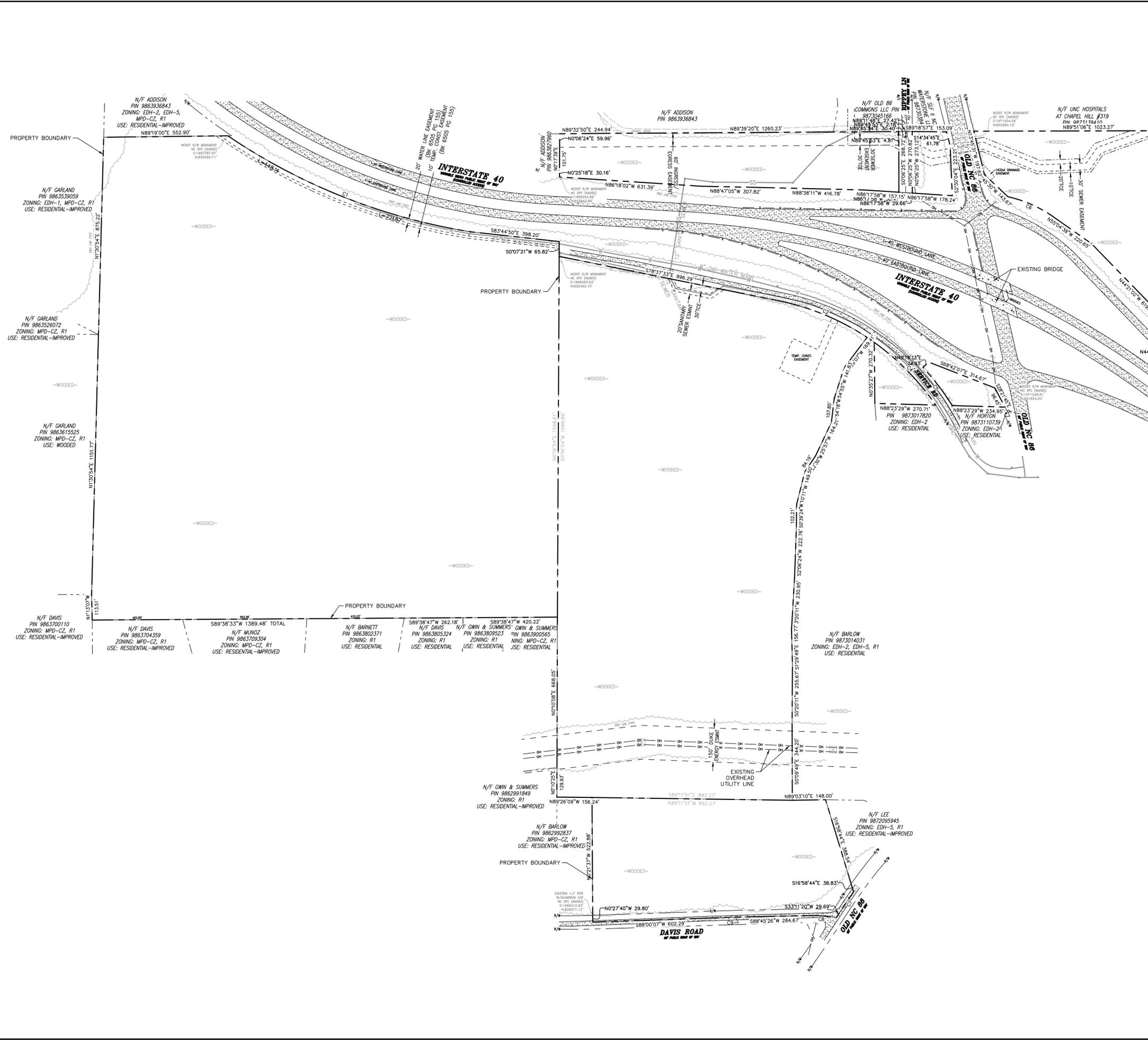
JULY 14, 2020

**JOB NUMBER:
013560000**

SHEET NUMBER
C0.0

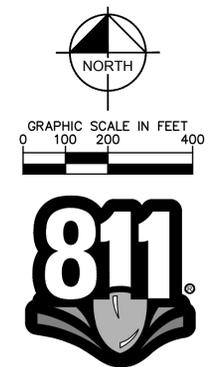
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	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EXISTING FENCE
	EXISTING OVERHEAD UTILITY
	EXISTING ROAD
	EXISTING BRIDGE/HEAVY DUTY CONCRETE

CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S68° 29' 59"E	1160.74	2680.00	1170.01	25° 00' 49"
C2	S67° 36' 44"E	426.39	1115.82	429.03	22° 01' 48"
C3	S55° 08' 23"E	39.01	1115.82	39.01	2° 00' 12"
C4	S44° 31' 50"E	389.84	1115.51	391.85	20° 07' 36"
C5	N37° 34' 11"W	214.22	1176.11	214.52	10° 27' 02"
C6	N66° 57' 07"W	207.38	562.46	208.57	21° 14' 48"
C7	S34° 15' 10"W	106.39	2865.00	106.40	2° 07' 40"
C8	N86° 34' 49"W	133.12	818.91	133.27	9° 19' 27"
C9	S88° 22' 47"W	65.92	5000.00	65.92	0° 45' 19"



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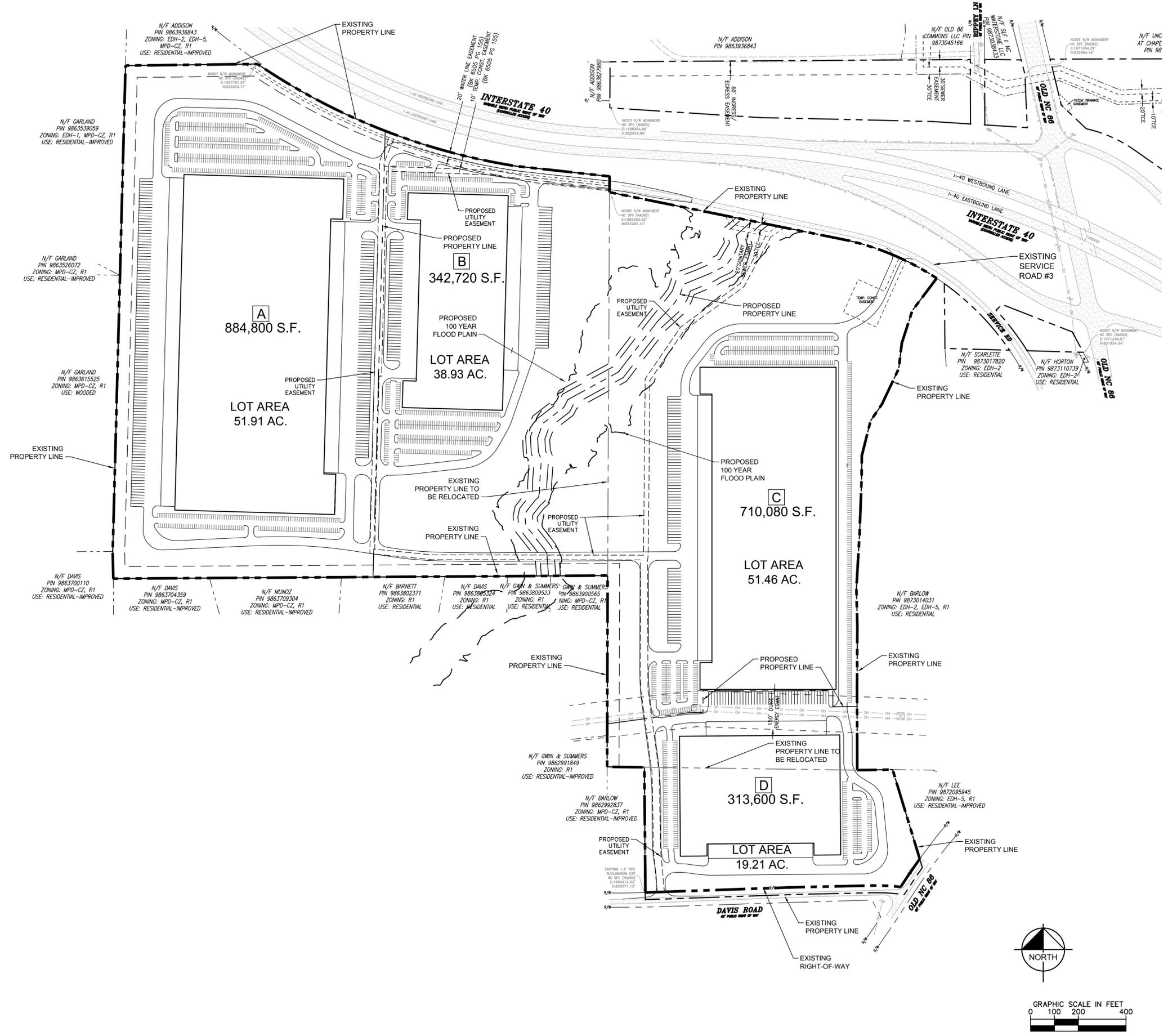
KHA PROJECT	013560000
DATE	07/14/2020
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

EXISTING CONDITIONS

RTLP HILLSBOROUGH
 INDUSTRIAL PARK
 PREPARED FOR
BARRISTER CONSTRUCTION
 HILLSBOROUGH NORTH CAROLINA

SHEET NUMBER
C1.0

Plotted By: Bell, J.J. Sheet: Set: R1.P. Hillsborough. Layout: C2.0. Overall: Preliminary Site Plan. July 15, 2020. 04:55:58pm. K:\REAL\DEVA\013560000_r1p-hillsborough\planing_phase\15_cad_files\plansheets\C2.0_Preliminary_Site_Plan.dwg
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NOTES:

- MAXIMUM FLOOR AREA RATIO (FAR) OF 0.65
- MAXIMUM BUILDING HEIGHT OF 60'

SITE PLANS ARE CONCEPTUAL IN NATURE AND SUBJECT CHANGE.

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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
013560000	07/14/2020	AS SHOWN	JCB	JCB	COB

OVERALL PRELIMINARY SITE PLAN

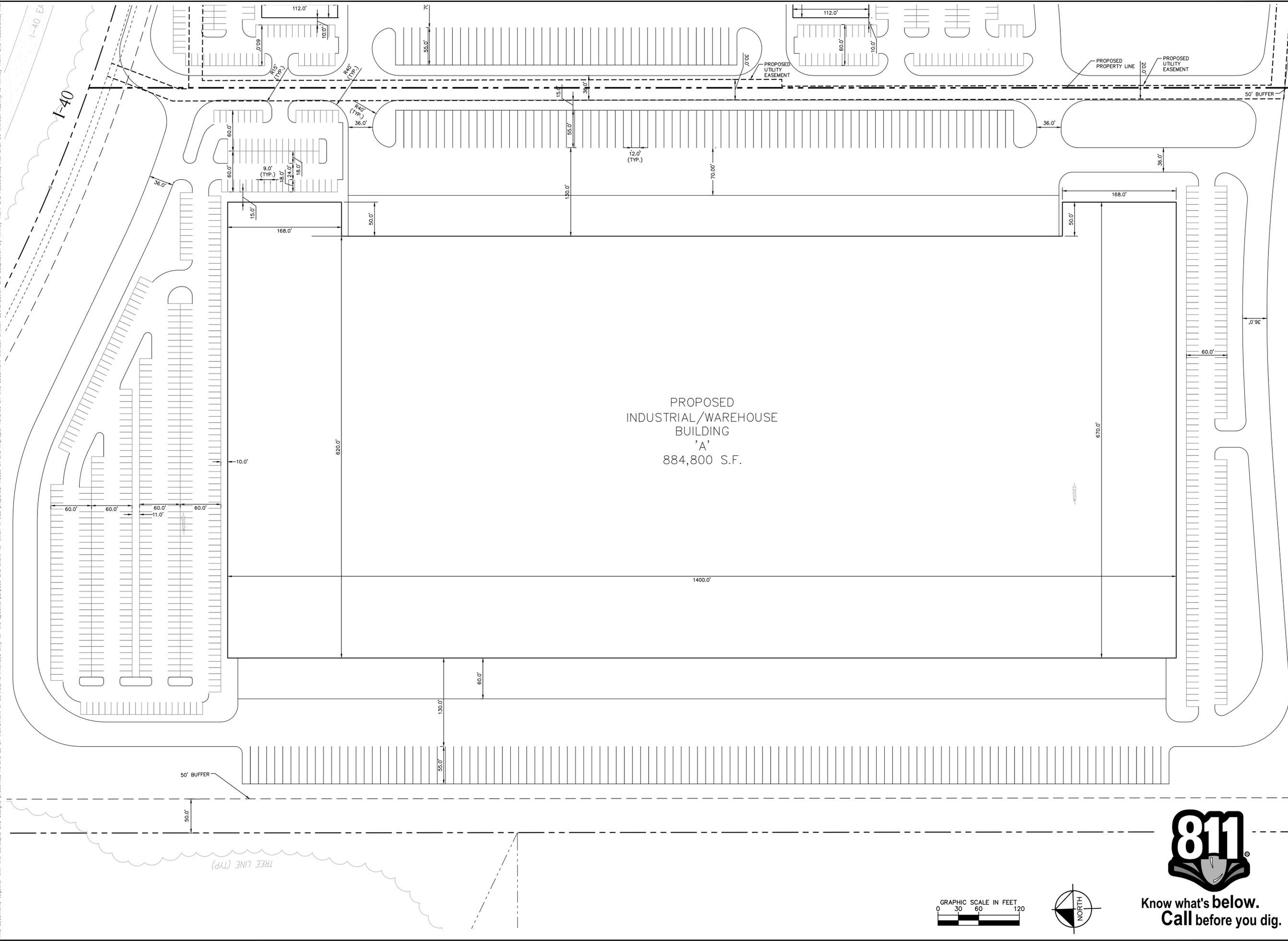
RTLP HILLSBOROUGH INDUSTRIAL PARK
 PREPARED FOR **BARRISTER CONSTRUCTION**
 HILLSBOROUGH NORTH CAROLINA

SHEET NUMBER **C2.0**

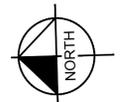
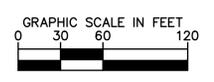


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Plotted By: Bell, J.J. Sheet Set: RTLP - Hillsborough. Layout: C2.1. PRELIMINARY SITE LAYOUT - BUILDING 'A'. July 16, 2020. 04:56:00pm. K:\RAL\DEVA\013560000_rtlp-hillsborough_planning_phase\15_cad_files\plansheets\C2.0 PRELIMINARY SITE PLAN.dwg
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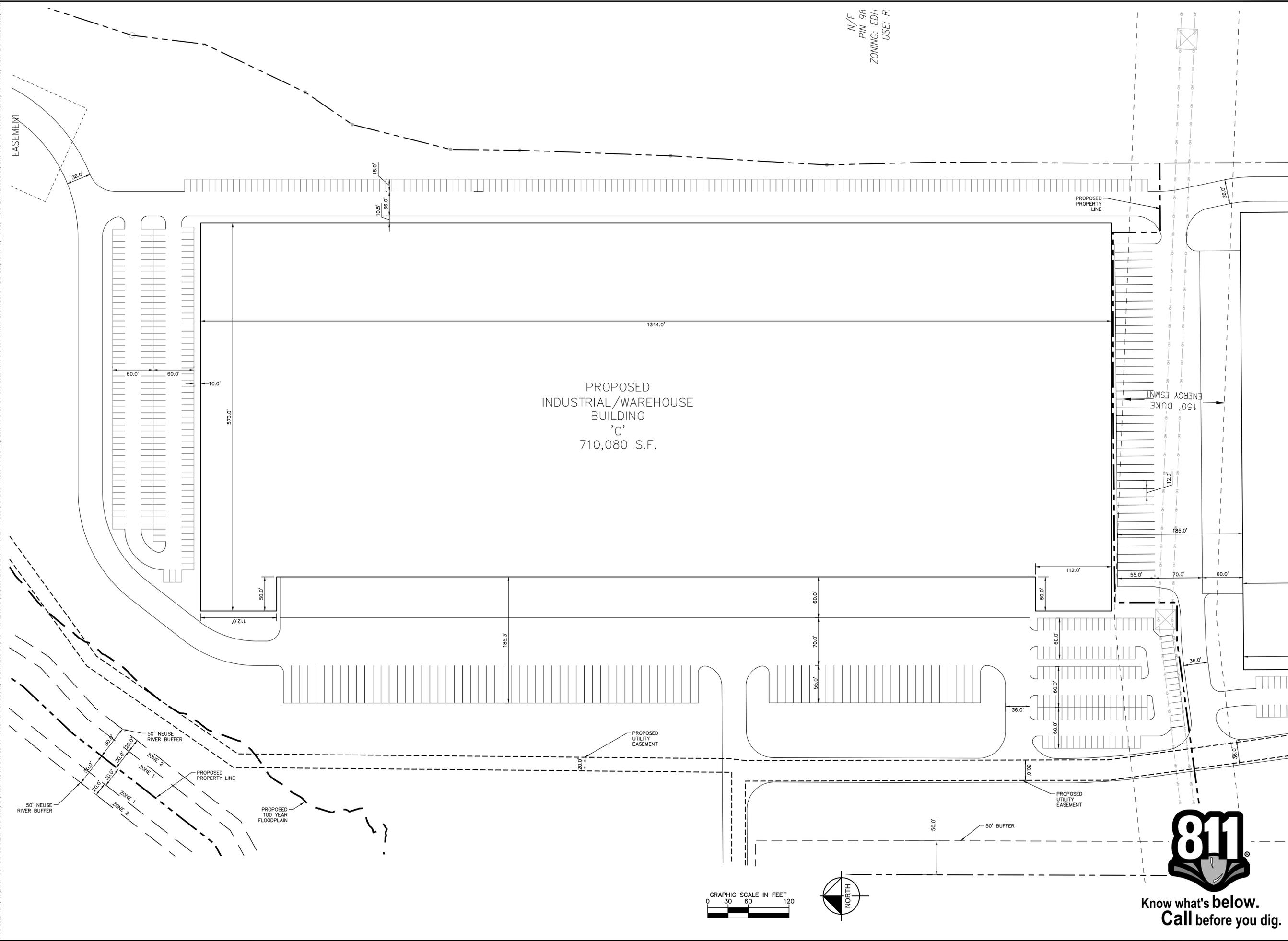
PROPOSED
 INDUSTRIAL/WAREHOUSE
 BUILDING
 'A'
 884,800 S.F.



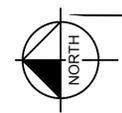
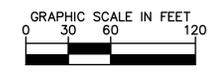
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KHA PROJECT 013560000	DATE 07/14/2020
SCALE AS SHOWN	DESIGNED BY JCB
DRAWN BY JCB	CHECKED BY COB
PRELIMINARY SITE LAYOUT BUILDING 'A'	
RTLP HILLSBOROUGH INDUSTRIAL PARK PREPARED FOR BARRISTER CONSTRUCTION <small>HILLSBOROUGH NORTH CAROLINA</small>	
SHEET NUMBER C2.1	REVISIONS No. BY DATE

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N/F
 PIN 95
 ZONING: EDh
 USE: R



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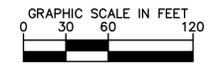
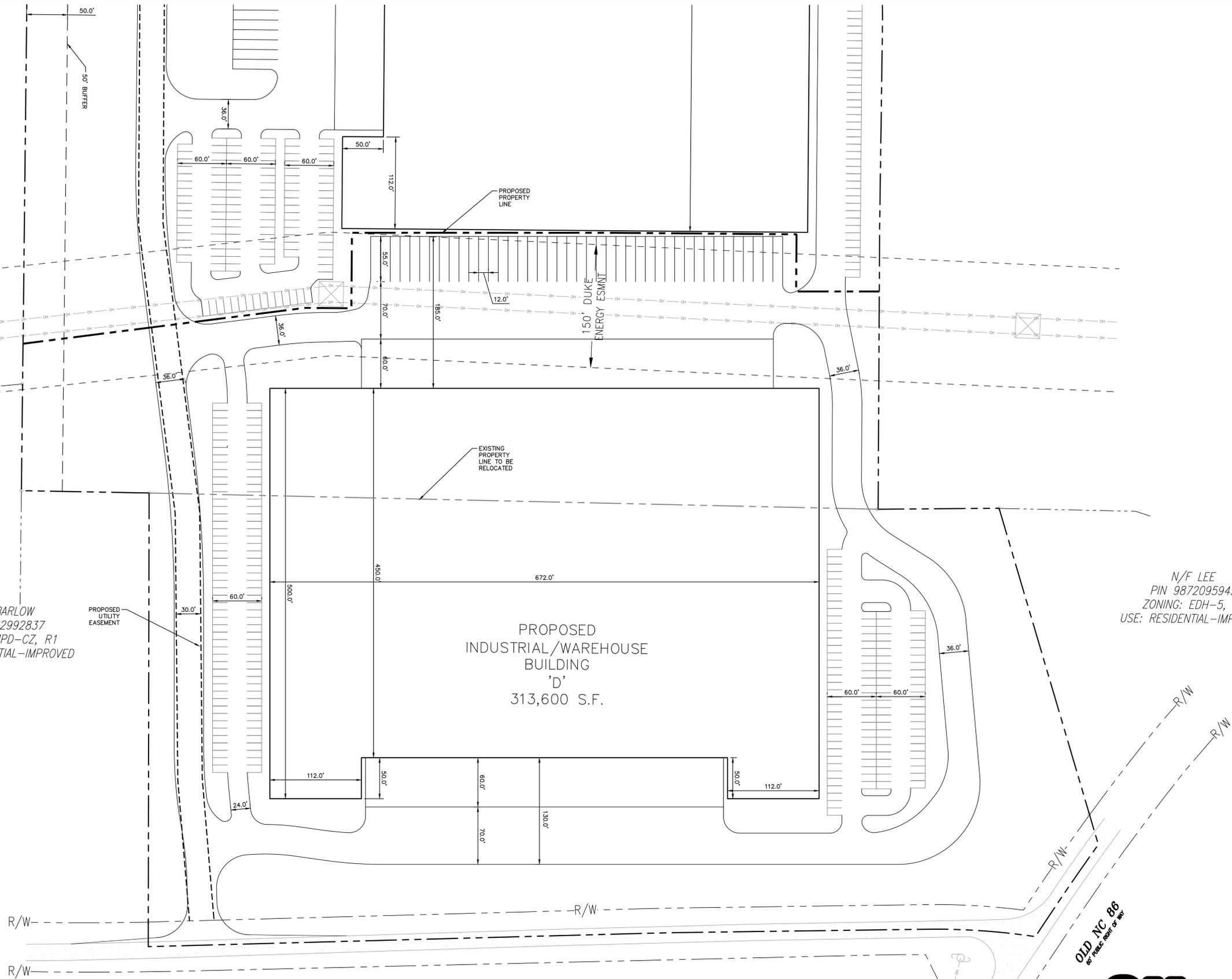
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		PRELIMINARY SITE LAYOUT BUILDING 'C'		RTLP HILLSBOROUGH INDUSTRIAL PARK PREPARED FOR BARRISTER CONSTRUCTION <small>HILLSBOROUGH NORTH CAROLINA</small>		SHEET NUMBER C2.3	REVISIONS No. _____ BY _____ DATE _____

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N/F GWIN & SUMMERS
 PIN 9862991849
 ZONING: R1
 USE: RESIDENTIAL-IMPROVED

N/F BARLOW
 PIN 9862992837
 ZONING: MPD-CZ, R1
 USE: RESIDENTIAL-IMPROVED

N/F LEE
 PIN 9872095945
 ZONING: EDH-5, R.
 USE: RESIDENTIAL-IMPR.



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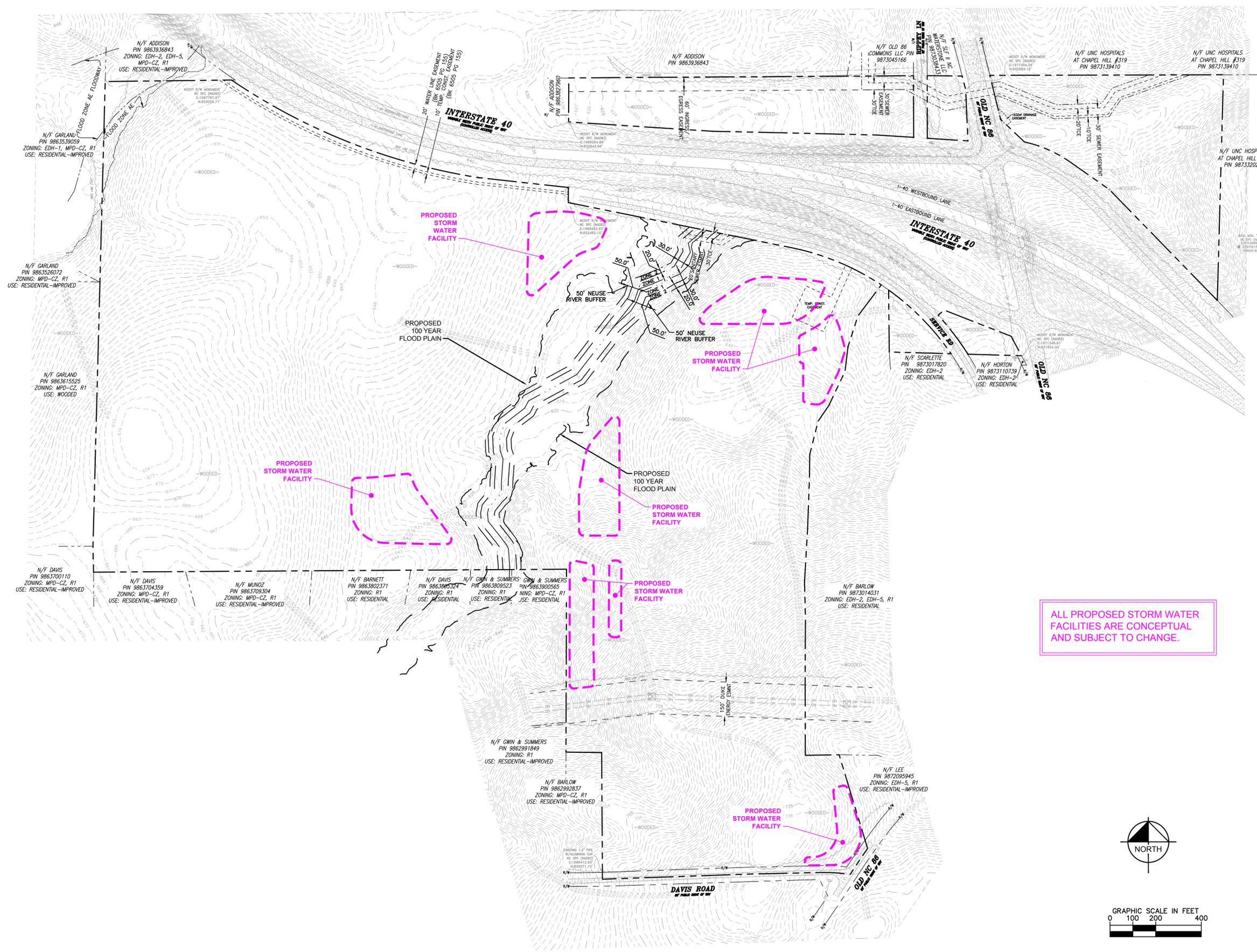
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
013560000	07/14/2020	AS SHOWN	JCB	JCB	COB

PRELIMINARY SITE
 LAYOUT BUILDING 'D'

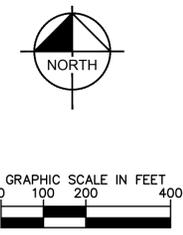
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 INDUSTRIAL PARK
 PREPARED FOR
 BARRISTER CONSTRUCTION
 HILLSBOROUGH NORTH CAROLINA

SHEET NUMBER
C2.4

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ALL PROPOSED STORM WATER FACILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE.



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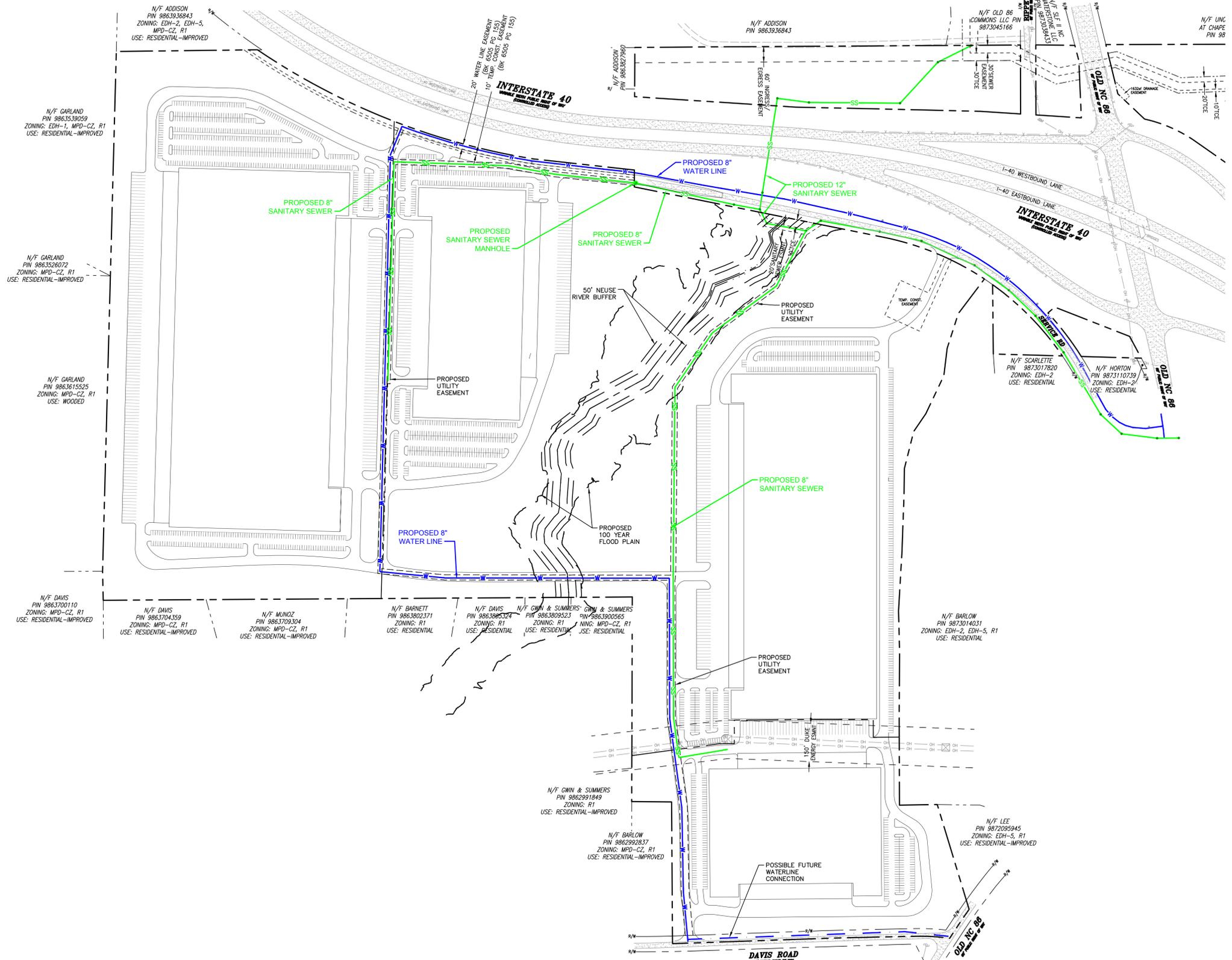
KHA PROJECT	013560000
DATE	07/14/2020
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

ENVIRONMENTAL FEATURES MAP

RTLTP HILLSBOROUGH INDUSTRIAL PARK
 PREPARED FOR **BARRISTER CONSTRUCTION**
 HILLSBOROUGH NORTH CAROLINA

SHEET NUMBER **C3.0**

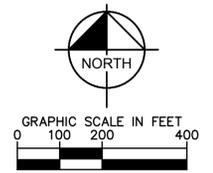
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UTILITY LEGEND	
—	PROPERTY LINE
— W —	WATER LINE
— FW —	FIRE LINE
— SS —	SANITARY SEWER LINE
— E —	ELECTRIC
— FO —	FIBER OPTIC
— G —	GAS
— P —	POWER
— T —	TELECOMMUNICATION
— TV —	CABLE
□	LIGHT POLE
⊗	WATER METER
⊕	GATE VALVE
⊙	POINT OF CONNECTION
⊖	BACKFLOW PREVENTOR
⊕ ⊖	PIPE TEE/BENDS
⊖	REDUCER
⊕	FIRE HYDRANT (FH)
⊕ ⊖	FIRE DEPARTMENT CONNECTION (FDC)
⊕ ⊖	SANITARY SEWER CLEANOUT (SSCO)
⊕ ⊖	SANITARY SEWER MANHOLE (SSMH)
⊕ ⊖	SANITARY SEWER GREASE TRAP

ALL UTILITY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

SUFFICIENT WATER FLOW AND PRESSURE FOR FIRE FLOWS WILL BE PROVIDED AT TIME OF CERTIFICATE OF OCCUPANCY.



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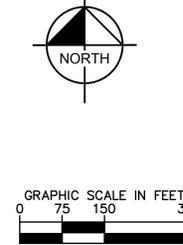
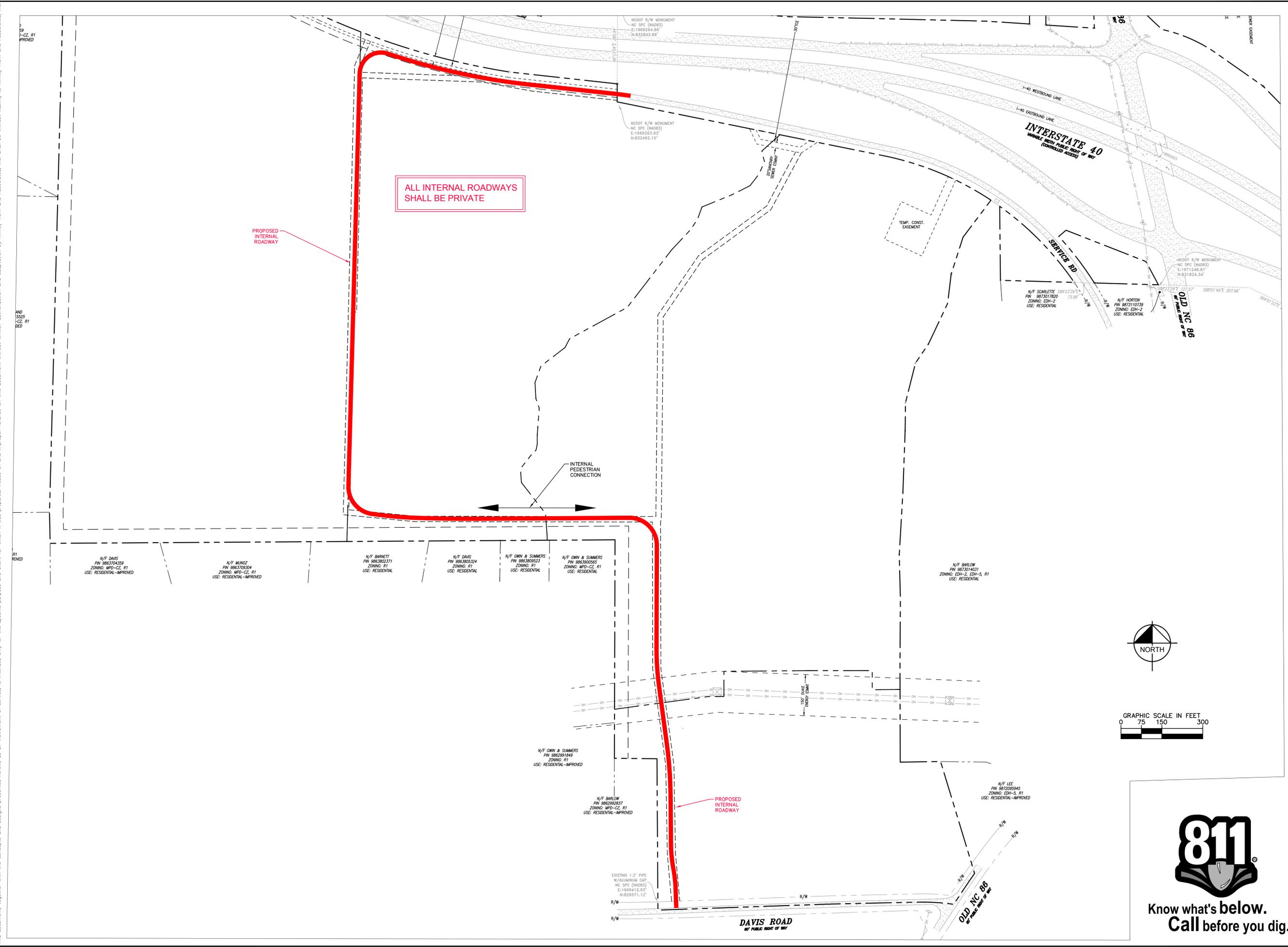
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013560000	07/14/2020	AS SHOWN	JCB	JCB	COB

WATER AND SEWER MAP

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BARRISTER CONSTRUCTION
 NORTH CAROLINA
 SHEET NUMBER
C4.0

Plotted By: Bell, J.J. Sheet Set: RTLP - Hillsborough. Layout: C5.0 INTERNAL ROADWAYS MAP July 16, 2020 04:56:25pm. K:\REAL\DEV\153600000\11p-hillsborough\planning phase\15_cad_files\plansheets\C5.0 INTERNAL ROADWAYS.dwg
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ALL INTERNAL ROADWAYS
 SHALL BE PRIVATE

PROPOSED
 INTERNAL
 ROADWAY

INTERNAL
 PEDESTRIAN
 CONNECTION

PROPOSED
 INTERNAL
 ROADWAY

No.	REVISIONS	DATE	BY

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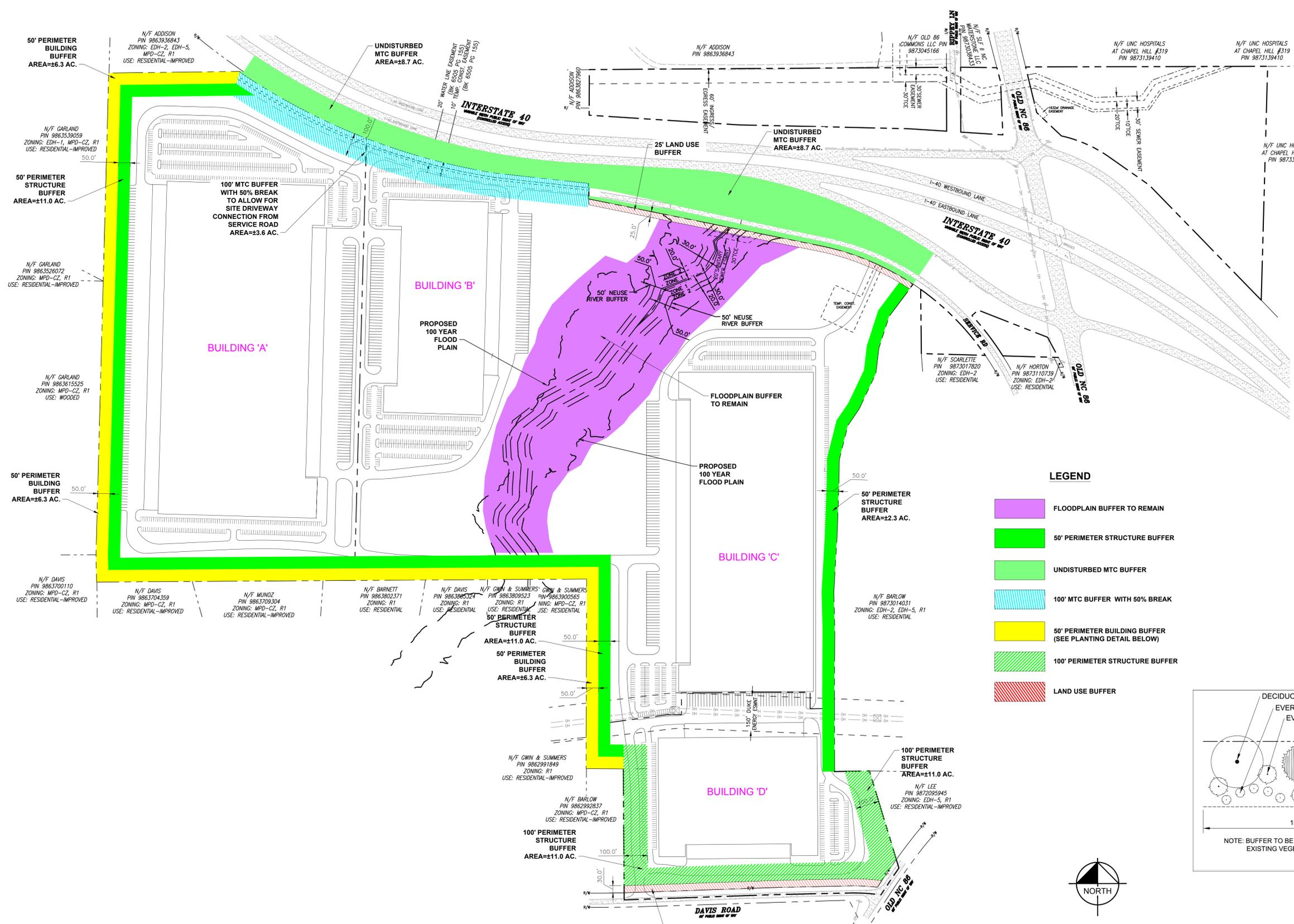
KHA PROJECT	013560000
DATE	07/14/2020
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

INTERNAL
 ROADWAYS MAP

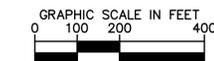
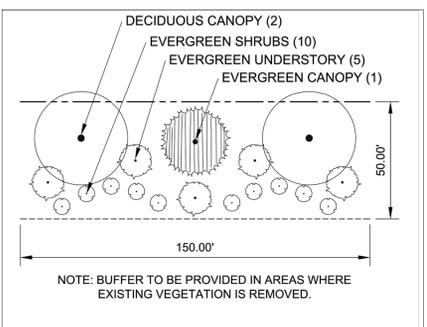
RTLP HILLSBOROUGH
 INDUSTRIAL PARK
 PREPARED FOR
 BARRISTER CONSTRUCTION
 NORTH CAROLINA
 HILLSBOROUGH

SHEET NUMBER
 C5.0

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- LEGEND**
- FLOODPLAIN BUFFER TO REMAIN
 - 50' PERIMETER STRUCTURE BUFFER
 - UNDISTURBED MTC BUFFER
 - 100' MTC BUFFER WITH 50% BREAK
 - 50' PERIMETER BUILDING BUFFER (SEE PLANTING DETAIL BELOW)
 - 100' PERIMETER STRUCTURE BUFFER
 - LAND USE BUFFER



No.	REVISIONS	DATE	BY

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KHA PROJECT	013560000
DATE	07/14/2020
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

BUFFERS PLAN

RTLTP HILLSBOROUGH INDUSTRIAL PARK
 PREPARED FOR BARRISTER CONSTRUCTION
 HILLSBOROUGH NORTH CAROLINA

SHEET NUMBER
C6.0



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