

FOR THE CAROLINA
E CALL CENTER
WWW.NCOC.C.ORG

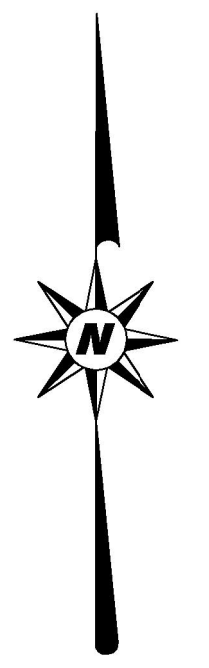
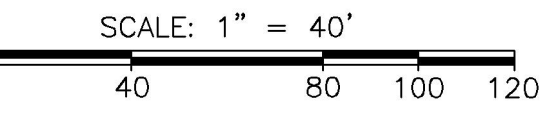
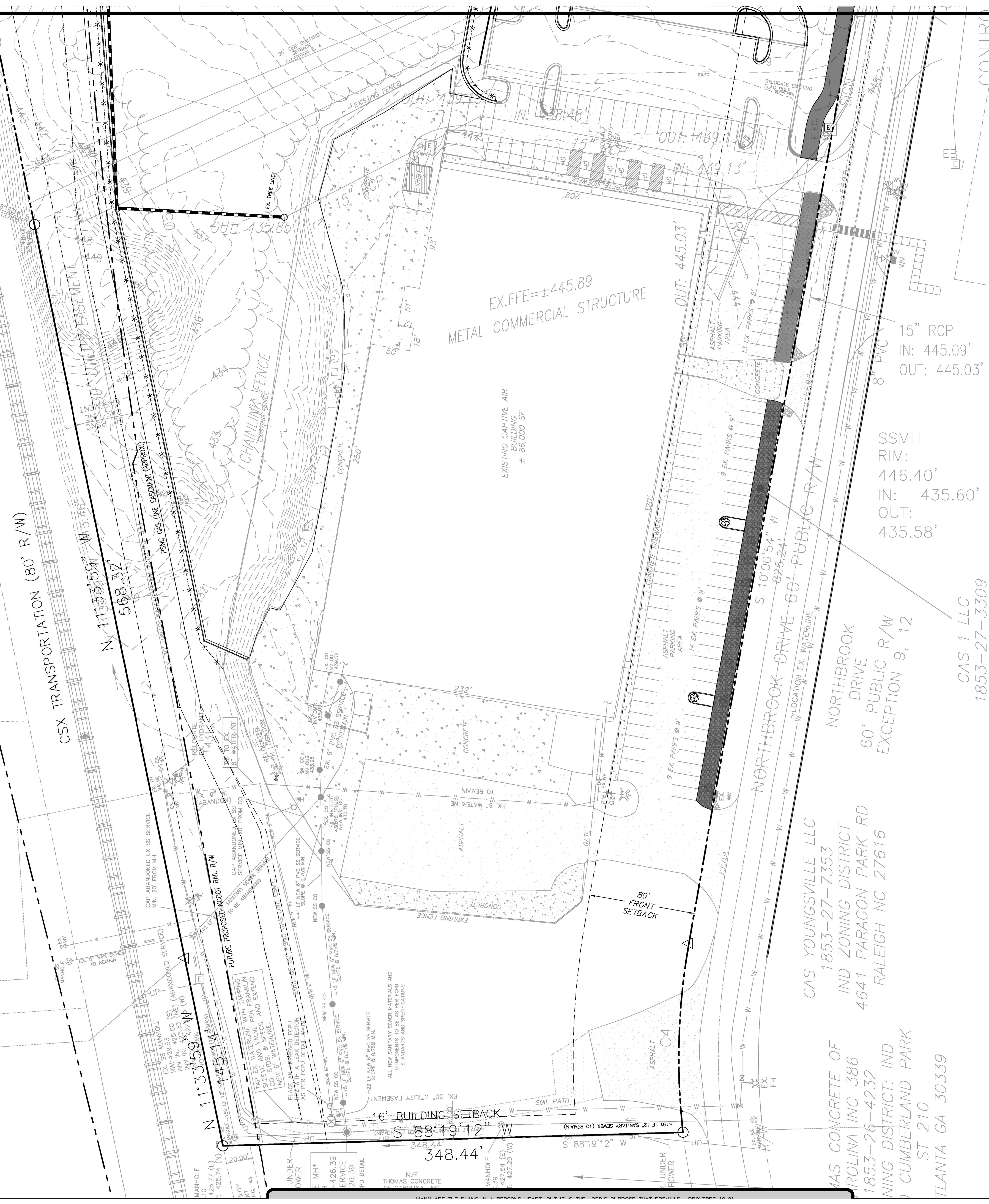
NCB PROPERTIES, LLC
1853-17-6678
IND ZONING DISTRICT
830 PARKS AVENUE
YOUNGSVILLE, NC 27596

THE GACO COMPANIES,
PROPERTIES, LLC
1843-17-7404
798 PARKS AVENUE
YOUNGSVILLE, NC 27596

THOTUS NC
PROPERTIES, LLC
1853-17-7226
IND ZONING DISTRICT
1009 HIDDEN RIVER
CT RALEIGH, NC 27614

TURNER MIDSTATE
PROPERTIES, LLC
1853-17-7055
IND ZONING DISTRICT
5805 LEASE LANE
RALEIGH, NC 27617

REFERENCE FOR ADDRESS EASEMENT:
PLAN SHEET 93-3-249
MAP BOOK 1995-54
P.P.F. 3 SIDE 93-232
MAP BOOK 1995-579



SSMH
RIM:
447.09'
IN: 435.60'
OUT:
435.58'

SSMH
RIM:
446.40'
IN: 435.60'
OUT:
435.58'

15" RCP
IN: 445.09'
OUT: 445.03'

CAS 1 LLC
1853-27-3309
IND ZONING DISTRICT
360 NORTHBROOK DRIVE
YOUNGSVILLE, NC 27596

CAS YOUNGSVILLE LLC
1853-27-7353
IND ZONING DISTRICT
4641 PARAGON PARK RD
RALEIGH NC 27616

CAS CONCRETE OF
ROLINA INC 386
1853-26-4232
IND ZONING DISTRICT: IND
CUMBERLAND PARK
ST 210
ATLANTA GA 30339

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, NC 27598
P.O. BOX 1108
PHONE: (252) 669-8198
WWW.STOCKSENGINEERING.COM

BLN-C-1874

CAPTIVE ENGINE
±200,200 SF - WAREHOUSE ADDITION
YOUNGSVILLE, NORTH CAROLINA
SITE DEVELOPMENT AND CONSTRUCTION PLAN

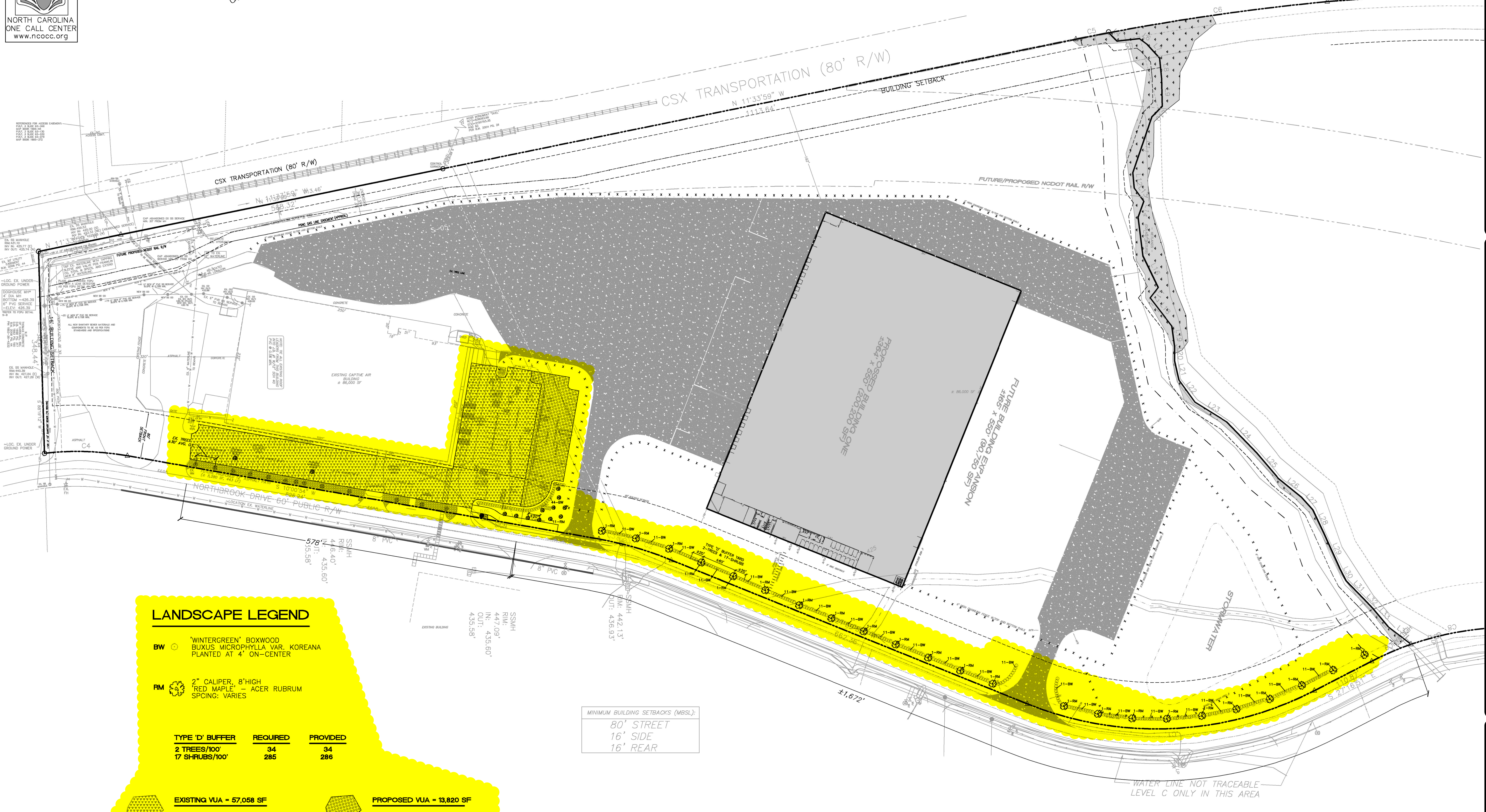
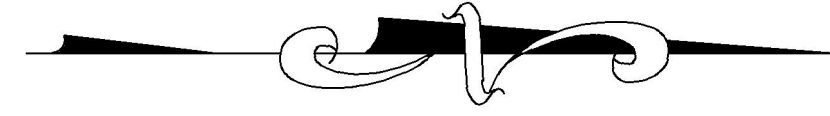
PROFESSIONAL SEAL
19843
ENGINEER
MICHAEL STOCKS
02/26/2026

UTILITY PLAN
AREA 1

| NO. | REVISIONS |
|-----|-----------|
| | |
| | |
| | |
| | |

FILE NO. 2021-050
HORZ. SCALE: 1"=40'
VERT. SCALE: NONE

CE-10



LANDSCAPE LEGEND

- BW** WINTERGREEN BOXWOOD
BUXUS MICROPHYLLA VAR. KOREANA
PLANTED AT 4' ON-CENTER
- RM** 2" CALIPER, 8' HIGH
RED MAPLE - ACER RUBRUM
SPACING: VARIES

| TYPE 'D' BUFFER | REQUIRED | PROVIDED |
|-----------------|----------|----------|
| 2 TREES/100' | 34 | 34 |
| 17 SHRUBS/100' | 285 | 286 |

EXISTING VUA = 57,058 SF

| EXISTING | QUANTITY |
|----------|----------|
| TREES | 13 |
| SHRUB | 0 |

| PROPOSED | QUANTITY |
|----------|----------|
| TREES | 1 |
| SHRUB | 0 |

EX. STREET FRONTAGE
 578' / 80' = 8 TREES REQUIRED
 13 TREES EXISTING

PROPOSED VUA = 13,820 SF

| REQUIRED | QUANTITY |
|----------|----------|
| TREES | 10 |
| SHRUB | 40 |

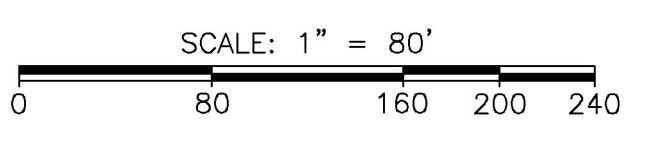
| PROPOSED | QUANTITY |
|----------|----------|
| TREES | 27 |
| SHRUB | 264 |

PRO. STREET FRONTAGE
 1672' / 80' = 21 TREES REQUIRED
 27 TREES PROVIDED

MINIMUM BUILDING SETBACKS (MSL):
 80' STREET
 16' SIDE
 16' REAR

WATER LINE NOT TRACEABLE
 LEVEL C ONLY IN THIS AREA

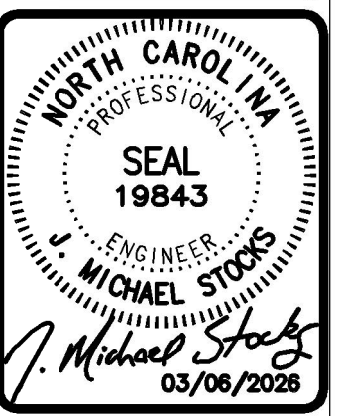
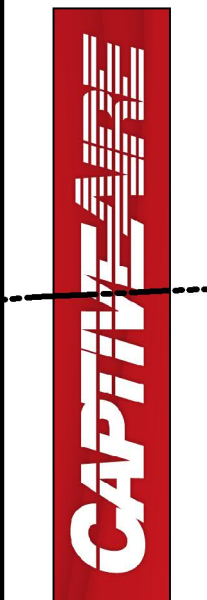
EXISTING SITE: 15.8% OPEN SPACE
 PROPOSED SITE: 20.8% OPEN SPACE
 TOTAL SITE: 20%



Then we who are alive and remain will be caught up together with them in the clouds to meet the Lord in the air, and so we shall always be with the Lord. 1 Thessalonians 4:17

BLN-C-1874

**±200,200 SF - WAREHOUSE ADDITION
 YOUNGSVILLE, NORTH CAROLINA
 SITE DEVELOPMENT AND CONSTRUCTION PLAN**



OVERALL LANDSCAPE PLAN

REVISIONS

| NO. | DATE | DESCRIPTION |
|---------|------|----------------|
| 3-06-26 | | YOUNG COMMENTS |

FILE NO. 2021-050
 HORZ. SCALE: 1"=80'
 VERT. SCALE: NONE