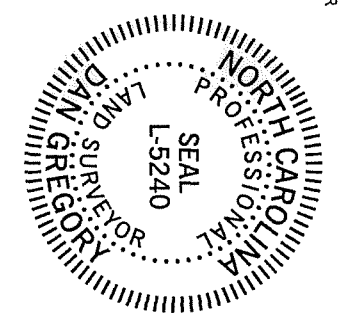


- NOTE:
1. ALL DISTANCES ARE HORIZONTAL UNLESS SHOWN OTHERWISE.
 2. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 3. ALL PROPERTY CORNERS ARE CALCULATED POINTS UNLESS SHOWN OTHERWISE.
 4. NO PORTION OF PROPERTY LIES IN A FEMA FLOOD HAZARD AREA AS SHOWN FROM NUMBER 6.
 5. 37207480 DATED MAY 2, 2006. PROPERTY IS IN ZONE "X".
 6. PROPERTY IS ZONED "I-1" INDUSTRIAL LIGHT.
 7. THE COMMONS ARE SHOWN ON THIS PLAN. THESE ARE BEING REVIEWED BY THE TOWN ENGINEER'S OFFICE FOR CONFORMANCE WITH THE SUBURBAN ZONING ORDINANCE. THE COMMONS ARE TO BE MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
 8. PROPERTY MAY BE SUBJECT TO EASEMENTS OVER BARRIERS.
 9. SUPER ELEVATION TO BE DETERMINED BY OWNERS PER LOCAL PERMITS APPROVAL.
 10. SUPER ELEVATION TO BE DETERMINED BY OWNERS PER LOCAL PERMITS APPROVAL.



STATE OF NORTH CAROLINA
COUNTY OF DURHAM

Jesse Lail
REVIEW OFFICER FOR DURHAM COUNTY, DO HEREBY CERTIFY THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

WJ Ysleta
DATE: 3/15/18

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

Alvin H. Peterson
A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE PERSONALLY APPEARED BEFORE ME THIS DAY AND KNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 18th DAY OF **March**, 2018.

MY COMMISSION EXPIRES: **03/19/2023**

NOTARY PUBLIC: **Alvin H. Peterson**

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

Robin I. Veizina
A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE PERSONALLY APPEARED BEFORE ME THIS DAY AND KNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 15th DAY OF **June**, 2018.

MY COMMISSION EXPIRES: **03/16/18**

NOTARY PUBLIC: **Robin I. Veizina**

RECORDED IN
PLAT BOOK _____ PAGE _____



BUILDING SETBACKS:

STREET YARD: 40 FEET
SIDE YARD: 30 FEET (MAY BE REDUCED TO 20 FEET IF ADJACENT TO A NON-RESIDENTIAL DISTRICT OR USED)
REAR YARD: 25 FEET

IMPERVIOUS SURFACE AREAS:

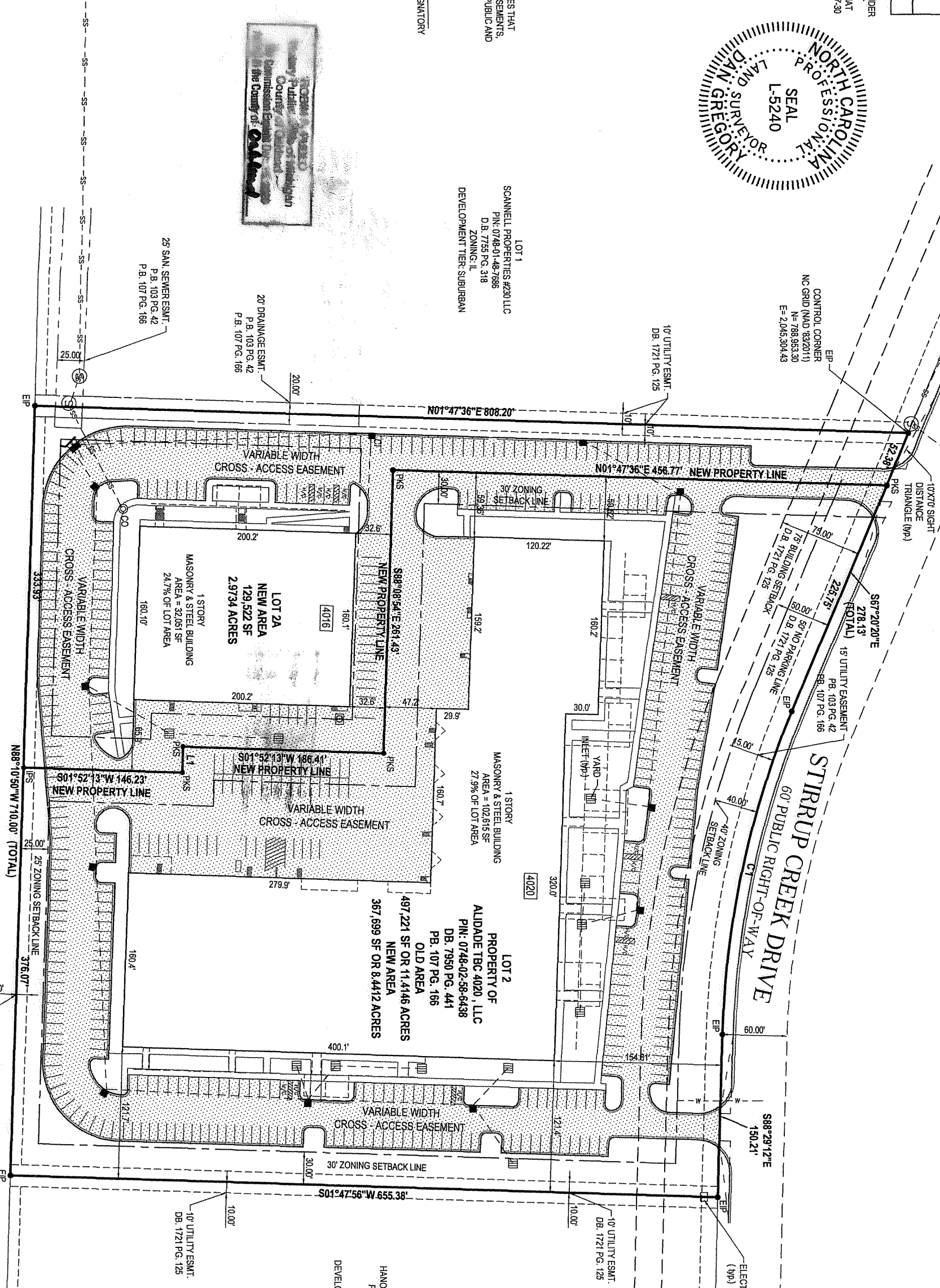
EXISTING IMPERVIOUS LOT 2: 109,999 SF (23.9%)
EXISTING IMPERVIOUS LOT 2A: 26,990 SF (20.0%)

PARKING CALCULATION TABLE

LOT #	BUSINESS SF	LIGHT INDUSTRIAL/A&S SF	TOTAL
LOT 2	228	2617	2845
SUITE 1114	2815	1865	4680
SUITE 1112	988	3832	4820
SUITE 1110	4103	3689	7792
SUITE 1109	1446	4683	6129
SUITE 1108	1132	4232	5364
SUITE 1107	1730	8632	10362
SUITE 1103	12722	6233	18955
SUITE 1100	19371	6487	25858
TOTAL SF	64467	36699	101166
PARKING SPACES REQUIRED	238	37	275
PARKING SPACES PROVIDED	149	140	289
A&S SPACES REQUIRED	3	4	7
A&S SPACES PROVIDED	3	4	7
TOTAL REQUIRED PARKING SPACES LOTS 2 & 2A	314	41	355
EXISTING PARKING SPACES LOTS 2 & 2A	451	451	902
EXCESS PARKING SPACES	137	137	274
TOTAL EXISTING PARKING SPACES	414	414	828

SITE DATA TABLE

OWNER:	ALDADE TBC 4020, LLC
PN:	0748-02-38-4438
DEED REF:	DB, 7950 PG. 441
ZONING:	I-1
DEVELOPMENT TIER:	SUBURBAN
RIVER BASIN:	LOWER NUSEN RIVER BASIN
WATERSHED:	STRIRUP FROM CREEK TRIBUTARY B
LOT 2 AREA:	357,699 SF OR 8,4412 ACRES
LOT 2A AREA:	129,322 SF OR 2,9734 ACRES
TOTAL SITE AREA:	487,021 SF OR 11,4146 ACRES



FOR REGISTRATION
NORTH CAROLINA
REGISTERED PROFESSIONAL SURVEYOR
Dan Gregory
2018 June 25 03:04:08 PM
BK:189 PG:161-181
PLAT #
FEE: \$21.00
INSTRUMENT # 2018071801

LEGEND

- EP = EXISTING IRON PIPE
- CP = CALCULATED POINT
- IP = IRON PIPE SET
- R/W = RIGHT-OF-WAY
- PMS = PAVEMENT SET
- XXXX = DENOTES CROSS ACCESS EASEMENT

OWNER:
ALDADE TBC 4020, LLC
40900 WOODWARD AVE STE 250
BLOOMFIELD HILLS, MI 48304
S18000048

VARIABLE CROSS-ACCESS EASEMENT HEREBY CREATED FOR THE PURPOSES OF VEHICULAR ACCESS ON AND BETWEEN LOT 2 & LOT 2A INCLUDING BUT NOT LIMITED TO, DELIVERIES, MAINTENANCE, LANDSCAPING AND ANY OTHER REQUIRED ACTIVITIES AS REQUIRED FOR TYPICAL DAY-TODAY BUSINESS OPERATIONS.

THIS PLAT HEREBY CREATES A 20' PRIVATE DRAINAGE EASEMENT ON ALL EXISTING STORM DRAINAGE SYSTEM FEATURES ON LOT 2 & LOT 2A OF DRAINAGE ALONG WITH ANY REQUIRED MAINTENANCE, REPAIR, REVISION OR RECONSTRUCTION OF SAID SYSTEM.



REV.	DATE	DESCRIPTION	BY
1	03-16-18	REVIEW COMMENTS #1	DG
2	04-11-18	REVIEW COMMENTS #2	DG

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY: SW
DRAWN BY: DG
CHECKED BY: DG
DATE: 02-13-18

FINAL SUBDIVISION PLAT
PROPERTY OF
ALDADE TBC 4020, LLC
DURHAM TRIANGLE TWP DURHAM COUNTY NORTH CAROLINA

SHEET 1 OF 1

FINAL PLAT
THIS PLAT HAS BEEN PREPARED FOR REGISTRATION BY THE DRAFTER AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE REGISTERED PROFESSIONAL SURVEYOR.
DATE: 3/15/18
DAN GREGORY