



GARNER INDUSTRIAL
4520 Guy Road

BUILDING PRIDE IN REAL ESTATE

Al. Neyer Raleigh Office
4509 Creedmoor Rd
Suite 500
Raleigh, NC 27612

WE DESIGN. BUILD. DEVELOP.

BUILDING PRIDE IN REAL ESTATE

For more than 130 years, Al. Neyer has offered a diverse set of real estate development and design-build construction solutions for commercial clients. Established in 1894 and employee-owned since 2014, the company specializes in industrial facilities, office and medical buildings, build-to-suit commercial projects, multi-unit residential, as well as urban mixed-use developments.

Al. Neyer has more than 200 employee-owners across offices in Cincinnati, Pittsburgh, Nashville, and Raleigh, and serves a local, regional and national client base.

LOCAL DEVELOPMENT

Al. Neyer entered the Triangle market in 2019, opening our fourth office in Raleigh, NC. Our Triangle Team now has 13 local employees and has completed 3.7 million SF of development. Our first project in the market was Garner Business Park 70 consisting of 5 buildings and over 800K sf.





 Hilldrup®

1-800-
PACK-RAT 

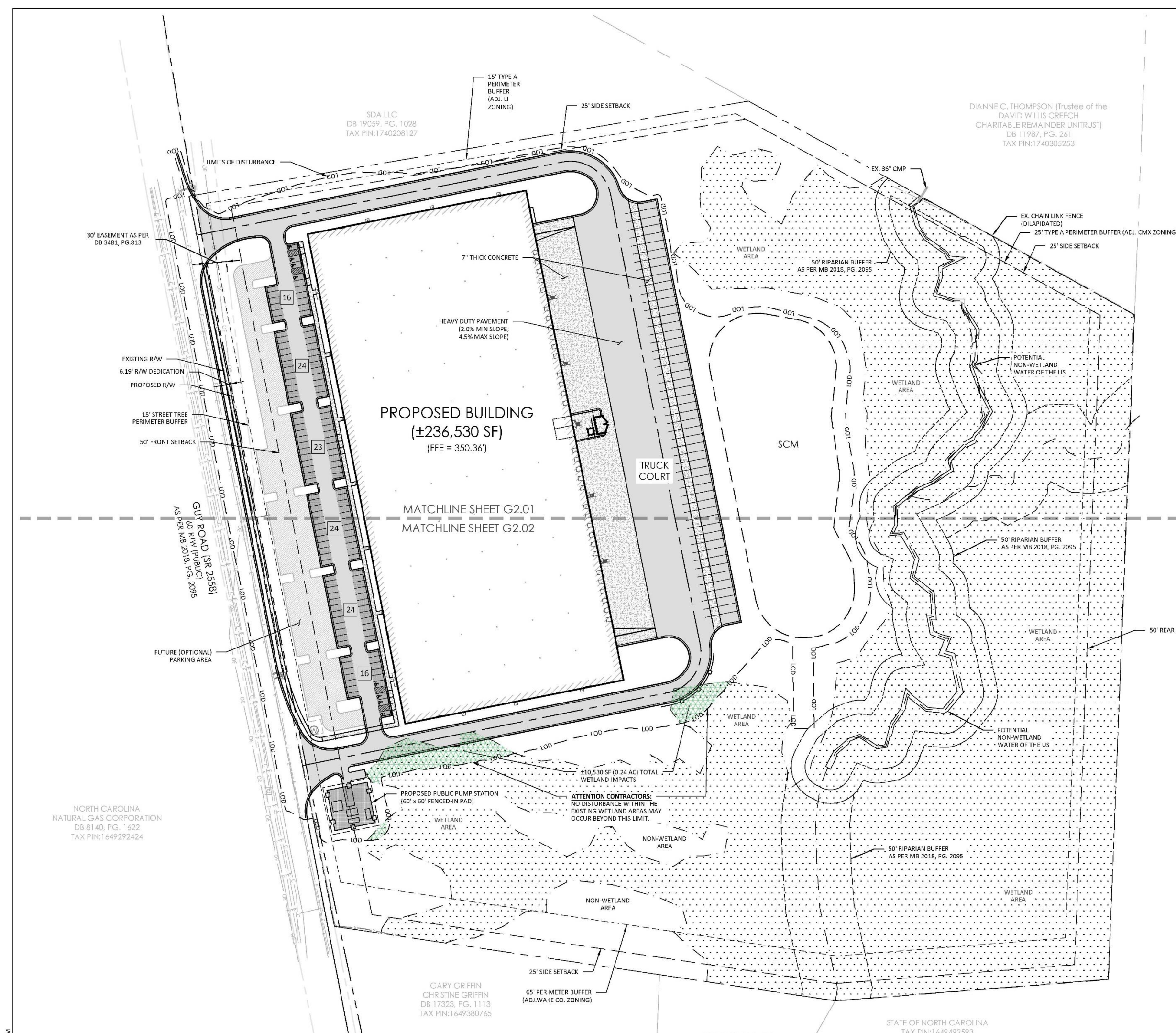
 **LOWE'S**

 **MD**


Precision Packaging Services

 **LKQ**
Corporation

 **FERGUSON**



LEGEND

SYMBOL	DETAIL	SYMBOL	DETAIL
[Pattern]	PROPOSED SIDEWALK	[Pattern]	HEAVY DUTY BITUMINOUS ASPHALT
[Symbol]	PROPOSED ACCESSIBLE SPACE	[Pattern]	LIGHT DUTY BITUMINOUS ASPHALT
[Symbol]	PROPOSED ACCESSIBLE VAN SPACE	[Pattern]	HEAVY DUTY CONCRETE
[Symbol]	PROPOSED ACCESSIBLE SIGN	[Symbol]	PROPOSED 2'-6" CURB & GUTTER
[Symbol]	PROPOSED STOP SIGN	[Symbol]	PROPOSED LIGHTING

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
 - PARKING STALL DIMENSIONS ARE 18.0' (TO FACE OF CURB) X 9.0' WIDE UNLESS OTHERWISE NOTED.
 - ALL BACK OF CURB RADII AT ROADWAY INTERSECTIONS SHALL BE 20-FOOT UNLESS OTHERWISE NOTED.
 - ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
 - ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
 - CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
 - ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL PARKING STALL STRIPING SHALL BE 4-INCH WHITE LINES, UNLESS OTHERWISE NOTED.
 - STOP SIGNS SHALL BE R1-1, 30"x30".
 - NO DEMOLITION LANDFILLS ALLOWED ON SITE.
 - CURB AND GUTTER VARIES AT CATCH BASIN LOCATION. SEE DETAIL X/X FOR CATCH BASIN PLACEMENT AND CURB TRANSITIONS.
 - TENANTS ARE RESPONSIBLE FOR PROVIDING DUMPSTERS AT T.I.

SITE DATA		
TOTAL LOT AREA	1,472,697 SF	33.81 ACRES
DISTURBED AREA	705,134 SF	16.19 ACRES
PERVIOUS AREA	989,957 SF	22.73 ACRES
IMPERVIOUS AREA	482,740 SF	11.08 ACRES
BUILDING(S) SIZE	236,530 SF	5.43 ACRES
PERCENTAGES		
IMPERVIOUS	33%	
PERVIOUS	67%	
TOTAL	100%	
PARKING		
BUILDING SIZE	236,530 SF	
PRINCIPAL USE	INDUSTRIAL	
REQUIRED PARKING SPACES	1 PER 1,000 SF	
PARKING SPACES REQUIRED	237	
ADA SPACES REQUIRED	7	
PROPOSED PARKING SPACES	129	
FUTURE PARKING SPACES	100	
TOTAL PARKING SPACES PROVIDED	237	
ADA SPACES PROVIDED	8	

BOLTON & MENK

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Email: Raleigh@bolton-menk.com
www.bolton-menk.com

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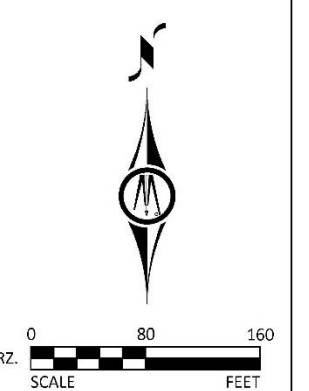
GARNER VI INDUSTRIAL

4520 GUY ROAD
CLAYTON, NC 27520

OVERALL LOCATION PLAN

PROJECT NO:
50758.00

REVISIONS:



NOT FOR CONSTRUCTION



DATE:	10/16/2024
DESIGNED BY:	HB
DRAWN BY:	HB
CHECKED BY:	TH

G2.00

TOWN OF GARNER
ENGINEERING DEPARTMENT

APPROVED

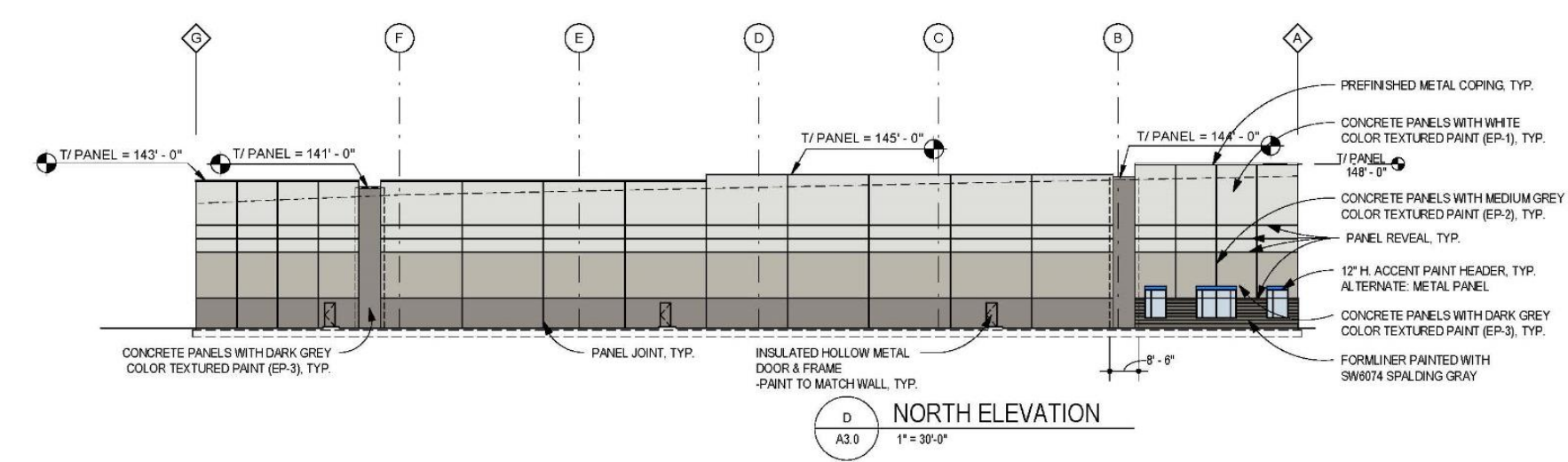
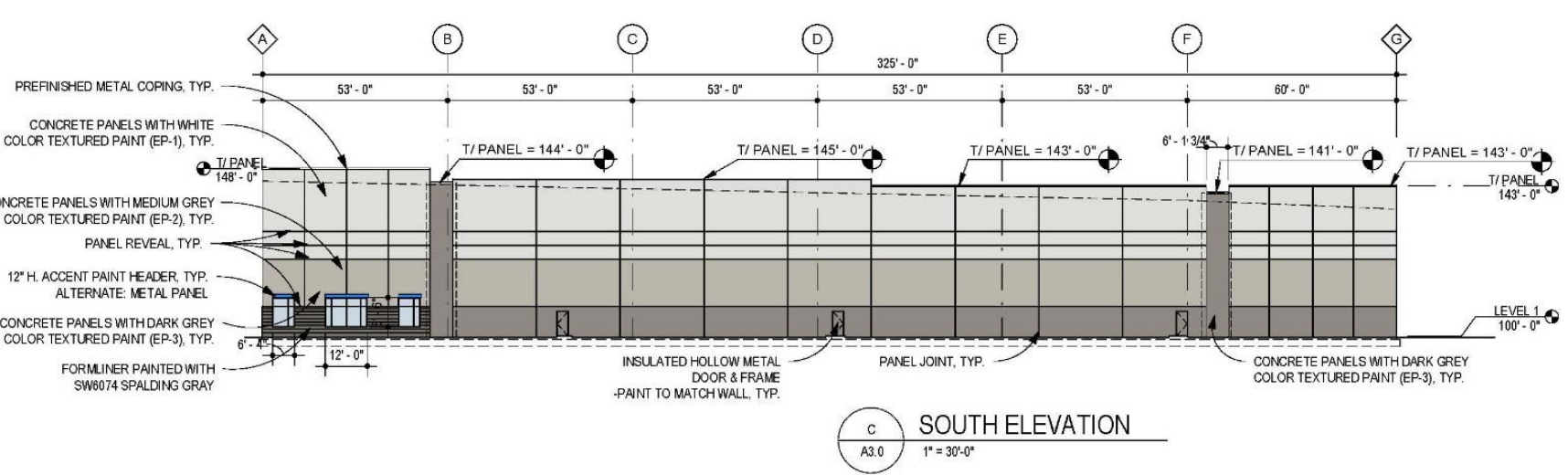
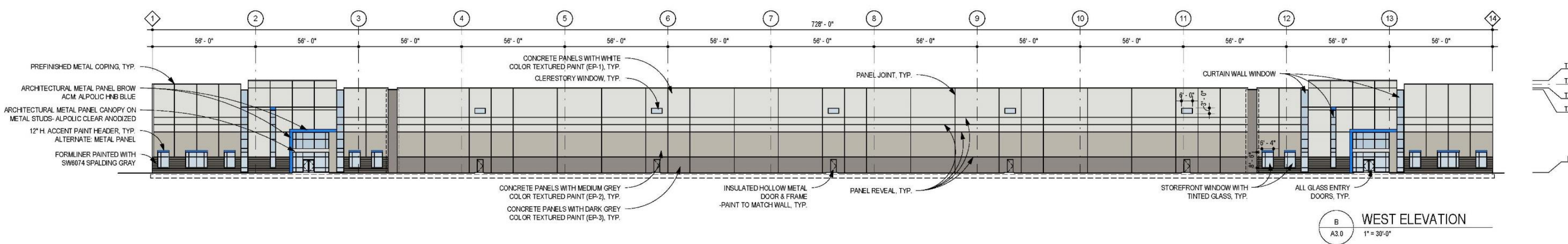
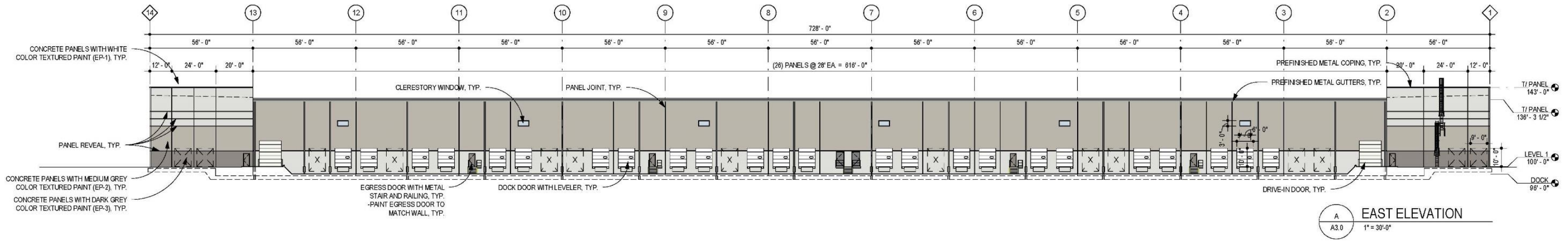
SIGNED _____ DATE _____

SIGNAGE NOTES
ANY PROPOSED SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
ANY PROPOSED SIGNAGE MUST COMPLY WITH TOWN OF GARNER UDO.
BUILDING ADDRESS NUMBERS TO BE ON SIGN OR ON THE FACE OF THE BUILDING. 12" MINIMUM HEIGHT AND COLOR CONTRASTING IN ORDER TO BE VISIBLE FROM THE ROADWAY.

PRECONSTRUCTION MEETING
CONTACT ENGINEERING DEPARTMENT AT ENG-INSPECTIONS@GARNERN.C.GOV TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO OBTAINING BUILDING PERMITS FOR THIS PLAN.

SITE LIGHTING NOTE
PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, THE OWNER/BUILDER MUST SUPPLY THE TOWN WITH A FINAL LETTER OF CERTIFICATION FROM LIGHTING ENGINEER, LIGHTING MANUFACTURER OR AUTHORIZED LIGHTING CONTRACTOR VERIFYING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO TOWN STANDARDS, THE APPROVED PLANS AND ANY APPLICABLE CONDITIONS.

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36 FT CLEAR AT 1' - 0" BEYOND GRIDLINE (F) FROM DOCK WALL
DOUBLE SLOPED ROOF DESIGN

PAINT LEGEND

EP-1	SW-7063 NEBULOUS WHITE
EP-2	SW-7016 MINDFUL GRAY
EP-3	SW-7018 DOVETAIL

GARNER VI - 36 FT CLEAR

PRELIMINARY DESIGN | GARNER, NC | 2024 AUGUST

Autodesk Docs\PR24 Preliminary Projects\PT53_Garner-VI_NC.rvt



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GARNER - NORTH CAROLINA INDUSTRIAL



OCTOBER 19, 2024

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