

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____

GENERAL INFORMATION

Development name: Warehouse/Office Building

Inside City limits? Yes No

Property address(es): 3101 Jones Sausage Road

Site P.I.N.(s): 1722-72-2933

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
 Warehouse/Office building for multiple different businesses. Individual private companies utilizing small offices and needing of warehouse space for equipment and supplies.

Current Property Owner(s): The Stephens Center, INC

Company: _____ Title: Owner

Address: 319 Chapanoke Road

Phone #: 919-779-1855 Email: mattstephens@bellsouth.net

Applicant Name (If different from owner. See "who can apply" in instructions):

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: _____ Address: _____

Phone #: 919-779-1855	Email: mattstephens@bellsouth.net
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Matt Stephens	
Company: The Stephens Center	Title: Owner
Address: 319 Chapanoke Road	
Phone #: 919-779-1855	Email: mattstephens@bellsouth.net
Applicant Name: Matt Stephens	
Company: The Stephens Center	Address: 319 Chapanoke
Phone #: 919-779-1855	Email: mattstephens@bellsouth.net

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): IX-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 11.34	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 49	New gross floor area: 81,534
Max # parking permitted (7.1.2.C): 72	Total sf gross (to remain and new): 81,534
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Warehouse & Distribution	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>54,092</u> Proposed total (sf) <u>208,217</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>54,092</u> Proposed total (sf) <u>208,217</u>
--	---

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

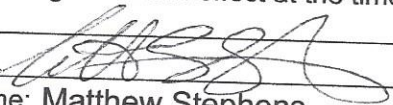
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:



Date: 1/17/24

Printed Name: Matthew Stephens

BK 7784 PG 0020

PRESENTED
FOR
REGISTRATION

97 DEC -2 PM 3:07

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

000510

WAKE COUNTY NC
12/02/97
\$1200.00
Real Estate
Excise Tax

Excise Tax 1200.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 77444
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Richard O. Gamble

This instrument was prepared by Sherman A. Yeargan, Jr.

Brief description for the Index 80 1/2 Acres, St. Marys Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of November, 1997, by and between

GRANTOR

GRANTEE

SEE EXHIBIT A ATTACHED FOR A SCHEDULE
OF PARTIES GRANTOR

THE STEPHENS CENTER, INC.
319 Chapanoke Rd., Suite 106
Raleigh, N.C. 27603

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, St. Marys Township, Wake County, North Carolina and more particularly described as follows:

SEE EXHIBIT B ATTACHED AND INCORPORATED HEREIN BY REFERENCE.

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The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, restrictions and rights-of-way of record, and to the lien of Wake County ad valorem taxes for all years subsequent to 1996.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____ (Corporate Name)
_____, President
ATTEST: _____
_____, Secretary (Corporate Seal)
SEE EXHIBIT C ATTACHED (SEAL)
USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____ Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ Secretary of
personally came before me this day and acknowledged that _____ he is _____ Secretary of
_____ a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ Secretary.
President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Irene Williams, unmarried;
J. Eldon Williams, unmarried;
Algie W. Davis, unmarried;
Lottie W. Russell and husband, Alex R. Russell, Jr.;
Lester D. Williams and wife, Maloye H. Williams;
George A. Davis, unmarried;
William K. Davis, unmarried;
Sue H. Freeman, unmarried;
Diane H. Murphy and husband, Bobby Murphy;
Margaret H. Lusk, unmarried;
Brenda Johnson Stephenson, unmarried;
Patricia Johnson Bridges, unmarried;
Bettie Jean Johnson Perryman, unmarried;
James Robert Johnson, unmarried;
Timothy Glen Johnson and wife, Mary Jane Johnson;
Terry Wade Johnson, legally separated;
Alex R. Russell, Jr., Co-Executor of the Estate of Herman G. Williams, deceased; and
Wade M. Boyette, Co-Executor of the Estate of Herman G. Williams, deceased.

ADMINISTRATIVE SITE REVIEW THE STEPHENS CENTER WAREHOUSE/DISTRIBUTION BUILDING

OWNER/DEVELOPER: THE STEPHENS CENTER, INC.

319 CHAPANOKE RD.
RALEIGH, NORTH CAROLINA 27603
PHONE # (919)779-1855



July 13, 2023

Michael Stewart, P.E.
Stewart-Proctor, PLLC
319 Chapanoke Rd., Suite 106
Raleigh, NC 27603
Email: mstewart@sp.com

RE: Will Serve Letter for The Stephens Center Warehouse / Distribution Warehouse at 3101 Jones Sausage Road in Garner, NC

To Whom it May Concern,

This letter is to confirm to the City of Raleigh that Patriot Sanitation Management will provide trash and recycling services for the project known as for The Stephens Center Warehouse / Distribution Warehouse at 3101 Jones Sausage Road in Garner, North Carolina.

Service will be provided after construction is completed. When you are nearing the construction completion date, please call us to set up your account and schedule the service start date.

If we can be of further assistance, please contact me at 919-773-8008. We look forward to working with you.

Sincerely,

Ronald Williams
Patriot Sanitation Management

BLOCK PERIMETER NOTE:
THE BLOCK PERIMETER REQUIREMENT WILL NOT BE REQUIRED FOR THIS SITE DUE TO TC-6-19 UDO CHANGES.
REFERENCE SECTION 8.3.2A.1B.iv.vi

NOTE:
THE SITE IS .003% OF THE TOTAL DRAINAGE AREA FOR THE STREAM AND THEREFORE STORMWATER IS EXEMPT PER 10% RULE

ATTENTION CONTRACTORS

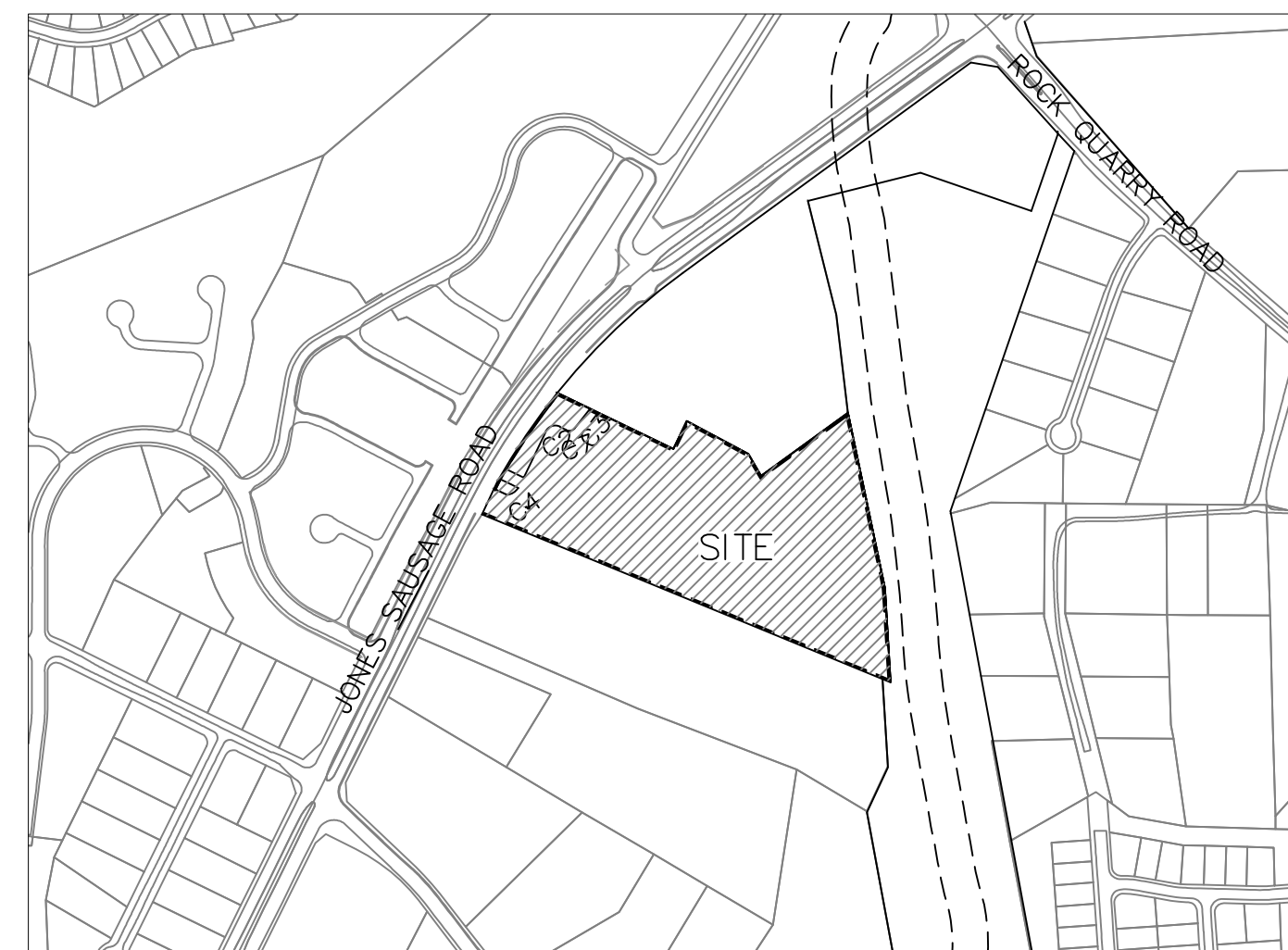
THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING AND THE PUBLIC UTILITIES DEPARTMENT AT (919)996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWN STREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

GENERAL SITE NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS
ALL NECESSARY APPROVALS, STATE AND LOCAL, SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
ALL NECESSARY ENCROACHMENT AGREEMENTS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL.
CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
NOTE - A SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY SIGNAGE.



VICINITY MAP
SCALE: 1"=500'

INDEX TO PLANS

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS AND DEMOLITION PLAN
- SHEET 3 SITE PLAN
- SHEET 4 UTILITY PLAN
- SHEET 5 GRADING AND STORMWATER MANAGEMENT PLAN
- SHEET 6 LANDSCAPING PLAN
- SHEET 7 TREE SURVEY AND CONSERVATION AREA
- SHEET 7A TREE SURVEY/GRADING PLAN
- SHEET 8 UTILITY DETAILS
- SHEET 9 TRANSPORTATION
- SHEET 10 SITE LIGHTING PLAN
- A1.1, A2 ARCHITECT PLANS

SITE DATA

TOTAL TRACT SIZE:	493,970 S.F., 11.34 AC.
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE/DISTRIBUTION
ZONING:	IX-3
PROPOSED BUILDING SIZE:	81,534 S.F.
PROPOSED BUILDING HEIGHT:	1 STORY
OFFICE SPACE:	16,000 S.F.
WAREHOUSE SPACE:	65,534 S.F.
PARKING SUMMARY: (ADOPT TC-11-22)	
MAXIMUM REQUIRED SPACES:	NO MAXIMUM
TOTAL SPACES PROVIDED:	70 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED:	2 SPACES (1 VAN)
EXISTING IMPERVIOUS AREA:	54,092 S.F., 1.24 AC., 11.0%
PROPOSED IMPERVIOUS AREA:	208,217 S.F., 4.78 AC., 42.2%
DENUDED AREA:	261,360 S.F. 6.0 AC.
WAKE COUNTY P.I.N.:	1722-72-2933
SITE ADDRESS:	3101 JONES SAUSAGE RD.
OUTDOOR AMENITY REQUIRED (10%):	49,397 S.F., 1.13 AC.
OUTDOOR AMENITY PROVIDED:	49,415 S.F., 1.13 AC.
BUILDING SETBACK:	
FRONT:	3'
SIDE:	0' OR 6'
REAR:	0' OR 6'
PARKING SETBACK:	
FRONT:	10'
SIDE:	0' OR 3'
REAR:	0' OR 3'
MINIMUM GROUND FLOOR HEIGHT:	11'

FOR REVIEW ONLY-
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

NO.	REVISION	DATE
1.	PER COR COMMENTS 05-27-22	
2.	PER COR COMMENTS 01-16-23	
3.	PER COR COMMENTS 12-15-23	

SP

STEWART-PROCTOR
ENGINEERING and SURVEYING
(LICENSE CERTIFICATE P-0148)
319 CHAPANOKE ROAD
RALEIGH, NC 27603
TEL: 919 779-1855 FAX 919 779-1661

DATE 07-08-2020 SURVEYED BY

SCALE DRAWN BY

REVISIONS

Administrative Site Review Application

Planning and Development Customer Service Center - One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Form and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan	Tier Three Site Plan
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option
Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____	

GENERAL INFORMATION	
Development name: Warehouse/Office Building	
Inside City limits? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Property address(es): 3101 Jones Sausage Road	
Site P.I.N.(s): 1722-72-2933	
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). Warehouse/Office building for multiple different businesses. Individual private companies utilizing small offices and needing of warehouse space for equipment and supplies.	
Current Property Owner(s): The Stephens Center, INC	
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Address: 319 Chapanoke Road	
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Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: _____	Address: _____

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Developer Contact: Matt Stephens	
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Address: 319 Chapanoke Road	
Phone #: 919-779-1855	Email: mattstephens@bellsouth.net
Applicant Name: Matt Stephens	
Company: The Stephens Center	Address: 319 Chapanoke
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DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): IX-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 11.34	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 49	New gross floor area: 81,534
Max # parking permitted (7.1.2.C): 72	Total of gross (to remain and new): 81,534
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Warehouse & Distribution	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) 54,092 Proposed total (sf) 208,217	Existing (sf) 54,092 Proposed total (sf) 208,217

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

APPLICANT SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An assessment holder may also apply for development approval for such development as is authorized by the assessment.	
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The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.	
Signature:	Date: 1/17/24
Printed Name: Matthew Stephens	

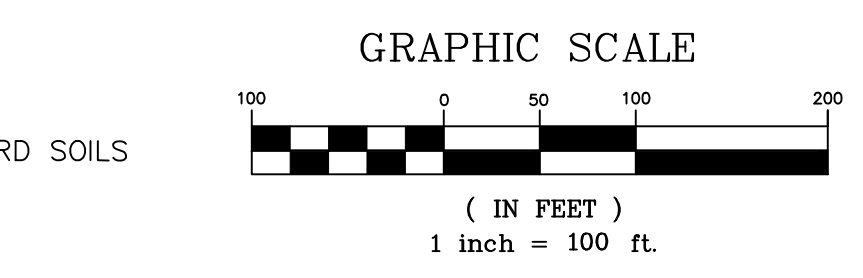
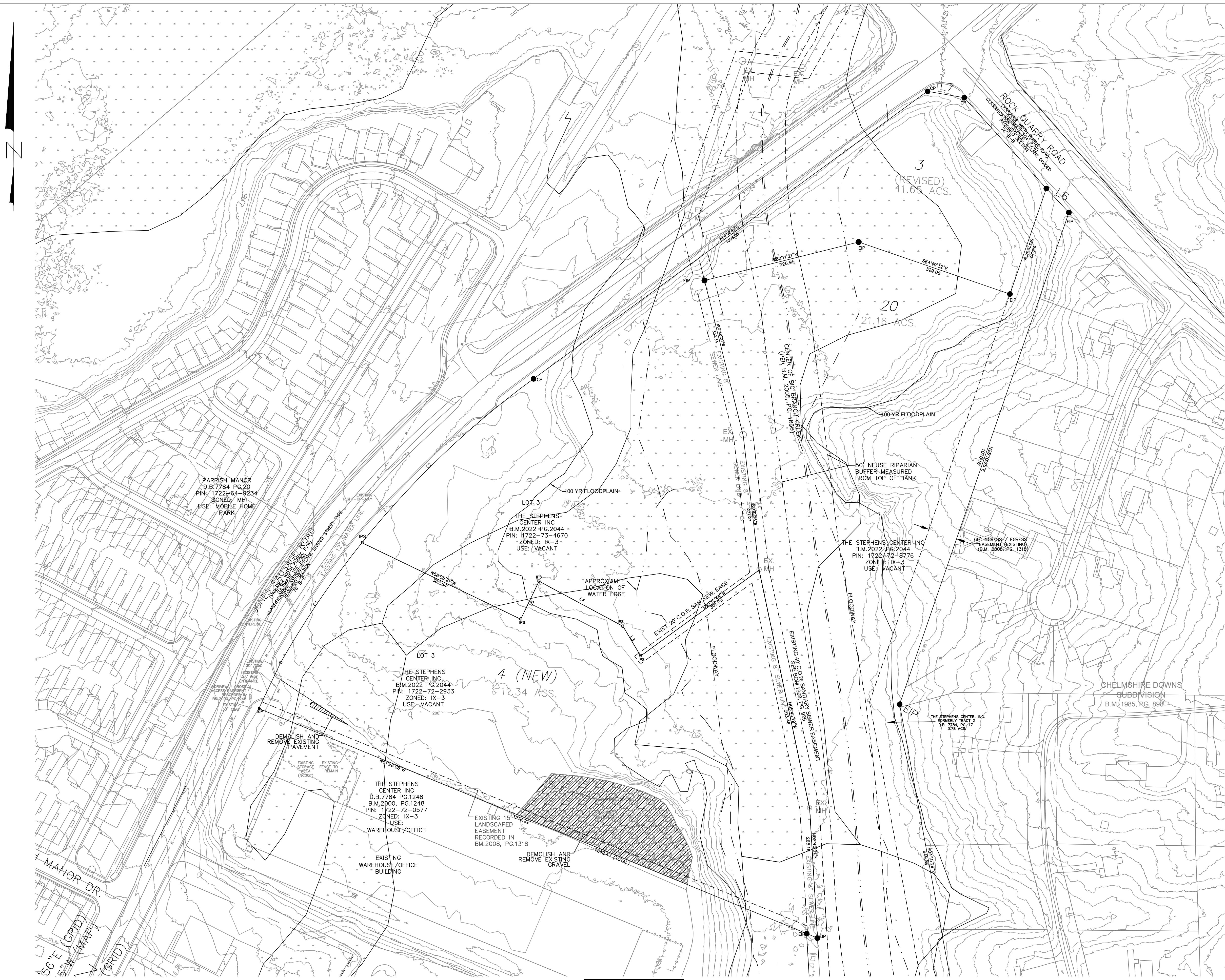
PROJECT CASE # _____ SHEET 1

COVER SHEET
THE STEPHENS CENTER
WAREHOUSE/DISTRIBUTION BUILDING

ST. MARY'S TOWNSHIP NORTH CAROLINA

WAKE COUNTY OWNER

ZONED: IX-3 P.I.N. 1722-73-3257



NOTES:

- PRESENT LAND USE IS VACANT, WOODED AND FALLOW
- TOPO TAKEN FROM NCDOT LIDAR TOPOGRAPHY MAPS
- CONTOUR INTERVAL IS 2'
- BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY GIS

NO.	REVISION	DATE
1.	PER COR COMMENTS 05-27-23	
2.	PER COR COMMENTS 01-16-24	
3.	PER COR COMMENTS 12-15-23	

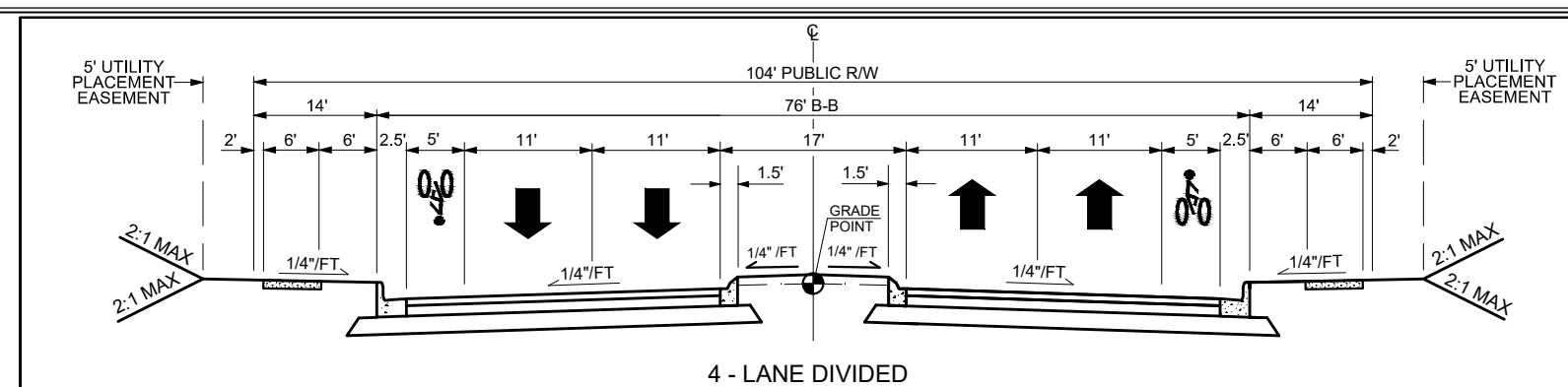
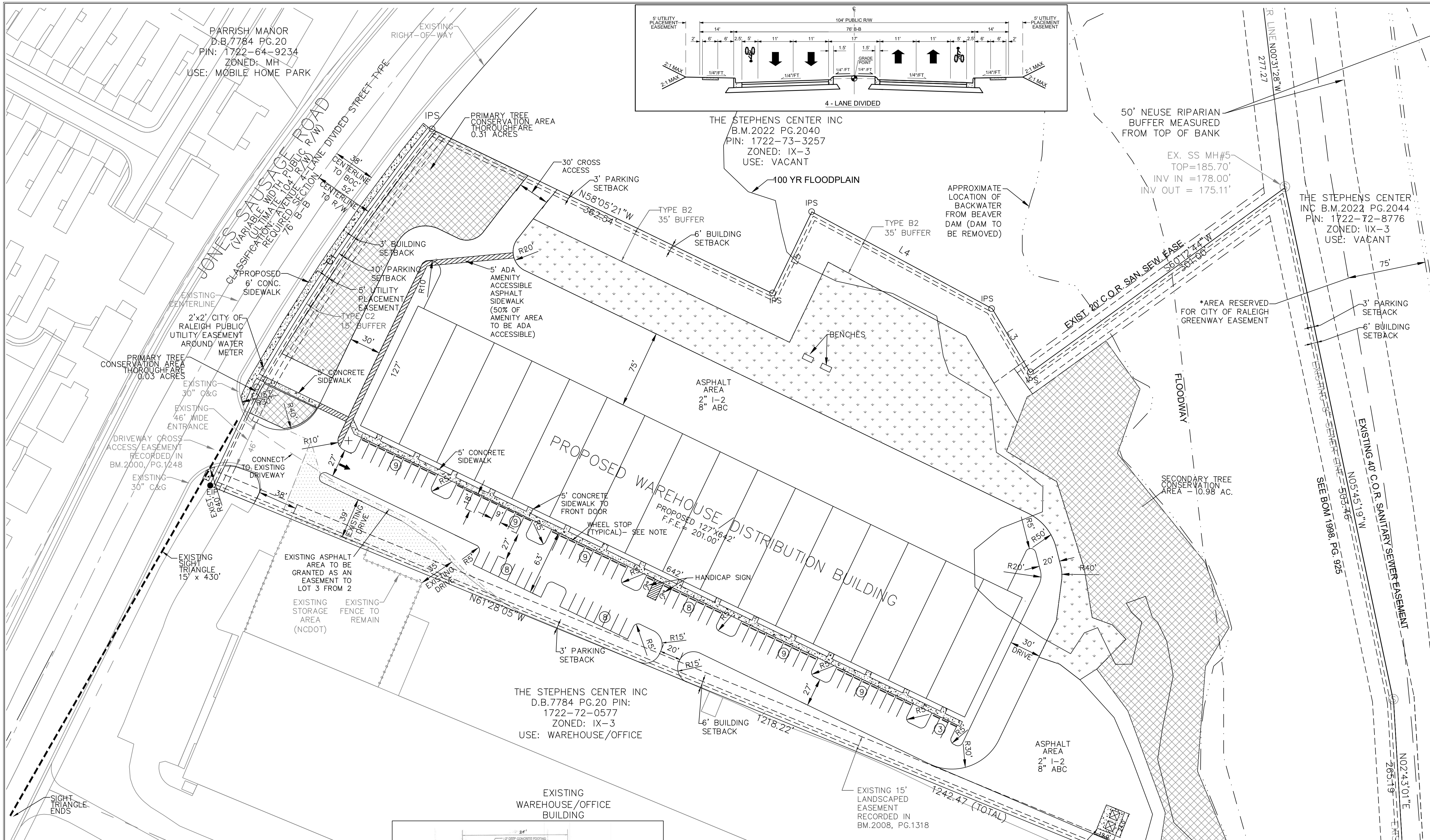


STEWART-PROCTOR
 ENGINEERING and SURVEYING
 (LICENSE CERTIFICATE P-0148)
 319 CHAPANOKE ROAD
 RALEIGH, NC 27603
 TEL: 919 779-1855 FAX 919 779-1661

DATE 07-08-2020 SURVEYED BY _____ JOB _____
 SCALE 1"=100' DRAWN BY _____ DWG. NO. _____
 REVISIONS _____

EXISTING CONDITIONS
THE STEPHENS CENTER
WAREHOUSE/DISTRIBUTION BUILDING

ST. MARY'S TOWNSHIP NORTH CAROLINA
 WAKE COUNTY OWNER
 ZONED: IX-3 P.I.N. 1722-73-3257



Sec. 3.2.5. General Building

A. Lot Dimensions				D. Height			
Area (sq ft)	Wx	Dx	Ex	Principal building (ft)	Set by district	Set by district	Set by district
A1. Area (sq ft)	15,000	60x	60x	01	Set by district	Set by district	Set by district
A2. Width (ft)	60	60	60	02	Set by district	Set by district	Set by district
A3. Outdoor amenity area (sq ft)	10%	10%	10%	E. Floor Heights			
B1. Front street (ft)	0'	0'	0'	E1. Ground floor (ft)	0'	0'	0'
B2. From side street (ft)	0'	0'	0'	E2. Upper story height, floor to floor (ft)	11'	11'	11'
B3. From rear lot line (ft)	0'	0'	0'	F1. Ground story (ft)	35%	50%	20%
B4. From alley (ft)	0'	0'	0'	F2. Upper story (ft)	20%	20%	20%
C. Parking Setbacks				F3. Blank wall area (ft)			
C1. From primary street (ft)	10'	10'	10'	G. Allowed Building Elements			
C2. From side street (ft)	10'	10'	10'	Galery, awning			
C3. From rear lot line (ft)	0'	0'	0'				
C4. From alley (ft)	0'	0'	0'				

GENERAL SITE NOTES:

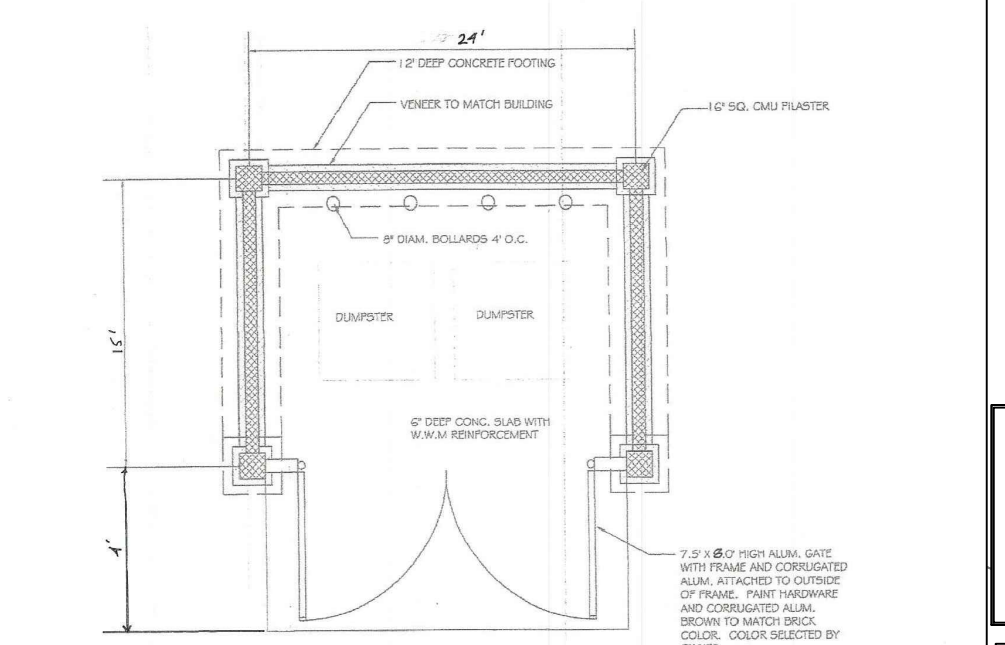
ALL DRIVEWAY AND RIGHT-OF-WAY CONSTRUCTION TO BE PER CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS. ALL NECESSARY APPROVALS, STATE AND LOCAL, SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ALL NECESSARY ENCROACHMENT AGREEMENTS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL. CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTE - A SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY SIGNAGE.

THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG ALL PROPOSED STREETS, ADJACENT STREETS AND THOROUGHFARES THE DEVELOPER SHALL CONTACT CAROLINA POWER AND LIGHT COMPANY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS."

- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLORS), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW GROUP OF THE DEPARTMENT OF DEVELOPMENT SERVICES;
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY;
- ALL HVAC SYSTEMS WILL BE SCREENED FROM OFF-SITE VIEWS;
- ALL DUMPSTER AND CARDBOARD RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS;
- WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS THE REQUIRED BUFFER TYPE, (I.E. TYPE A,B,C, AND 100 FOOT THROUGHFARE CORRIDOR BUFFER) THE RALEIGH SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON THE ACTUAL FIELD CONDITIONS;
- ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE;
- THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED;
- THE PROJECT MAY REQUIRE A PRE-CONSTRUCTION CONFERENCE BEFORE THE GRADING PERMIT IS ISSUED;
- CUT AND FILL SLOPES WILL BE STABILIZED WITHIN 15 DAYS OF ANY PHASE OF GRADING;
- FIRE LANE TO BE CAPABLE OF SUPPORTING A LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (NC FIRE CODE 503.2.3);
- SIGNAGE IS REQUIRED AT THE ACCESSIBLE PARKING SPACE. SIGNAGE TO COMPLY WITH 2012 NBCS SECTION 1110.1 AND ANSI/ICC A117.1-2009 SECTION 502.7;
- THE SITE TO HAVE A PRIVATE SOLID WASTE CONTRACTOR.

SITE DATA

TOTAL TRACT SIZE:	493,970 S.F., 11.34 AC.
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE/DISTRIBUTION
ZONING:	IX-3
PROPOSED BUILDING SIZE:	81,534 S.F.
PROPOSED BUILDING HEIGHT:	1 STORY
OFFICE SPACE:	16,000 S.F.
WAREHOUSE SPACE:	65,534 S.F.
PARKING SUMMARY: (ADOPT TC-11-22)	
MAXIMUM REQUIRED SPACES:	NO MAXIMUM
TOTAL SPACES PROVIDED:	70 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED:	2 SPACES (1 VAN)
EXISTING IMPERVIOUS AREA:	54,092 S.F., 1.24 AC., 11.0%
PROPOSED IMPERVIOUS AREA:	208,217 S.F., 4.78 AC., 42.2%
DENUDED AREA:	261,360 S.F. 6.0 AC.
WAKE COUNTY P.I.N.:	1722-72-2933
SITE ADDRESS:	3101 JONES SAUSAGE RD.
OUTDOOR AMENITY REQUIRED (10%):	49,397 S.F., 1.13 AC.
OUTDOOR AMENITY PROVIDED:	49,415 S.F., 1.13 AC.
BUILDING SETBACK:	
FRONT:	3'
SIDE:	0' OR 6'
REAR:	0' OR 6'
PARKING SETBACK:	
FRONT:	10'
SIDE:	0' OR 3'
REAR:	0' OR 3'
MINIMUM GROUND FLOOR HEIGHT:	11'

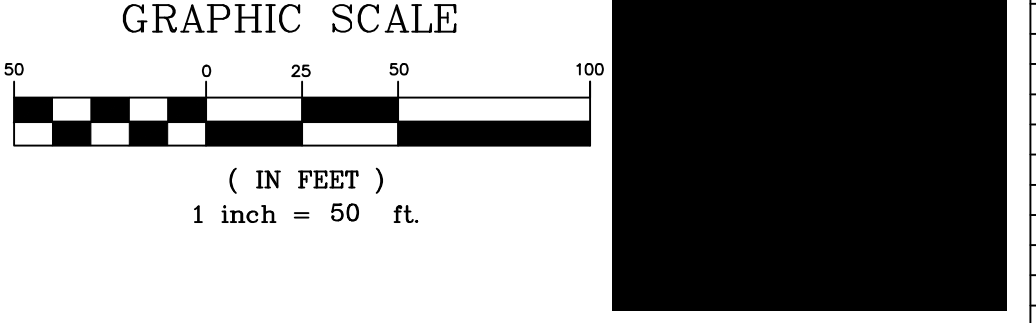


NOTE: DUMPSTER TO BE CONSTRUCTED WITH REINFORCED PAVING MATERIAL AND BE ABLE TO WITHSTAND 50,000 LB. LOAD (6" CONCRETE OVER 6" COMPACTED SOIL). AREA 30' IN FRONT OF PAD TO BE REINFORCED STRENGTH; 8" SUB-BASE AND 3" ASPHALT SURFACE COURSE OR 8" REINFORCED CONCRETE.

NOTE: THE SITE IS .003% OF THE TOTAL DRAINAGE AREA FOR THE STREAM AND THEREFORE STORMWATER IS EXEMPT PER 10% RULE

NOTE: PROVIDE WHEEL STOPS FOR PARKING 7' OFF OF BUILDING TO INSURE THERE WILL BE 3' FOR OVERHANG

GRASSED AMENITY AREA = 1.13 AC.
TCA AREA AND PERMANENTLY PROTECTS UNDISTURBED OPEN SP



FOR REVIEW ONLY - NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

NO.	REVISION	DATE
1.	PER COR COMMENTS 05-27-22	
2.	PER COR COMMENTS 01-16-23	
3.	PER COR COMMENTS 12-15-23	

STEWART-PROCTOR
ENGINEERING and SURVEYING
(LICENSE CERTIFICATE P-0148)
319 CHAPANOKE ROAD
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

DATE 07-08-2020 SURVEYED BY
SCALE 1"=50' DRAWN BY
REVISIONS

SITE PLAN
THE STEPHENS CENTER
WAREHOUSE/DISTRIBUTION BUILDING

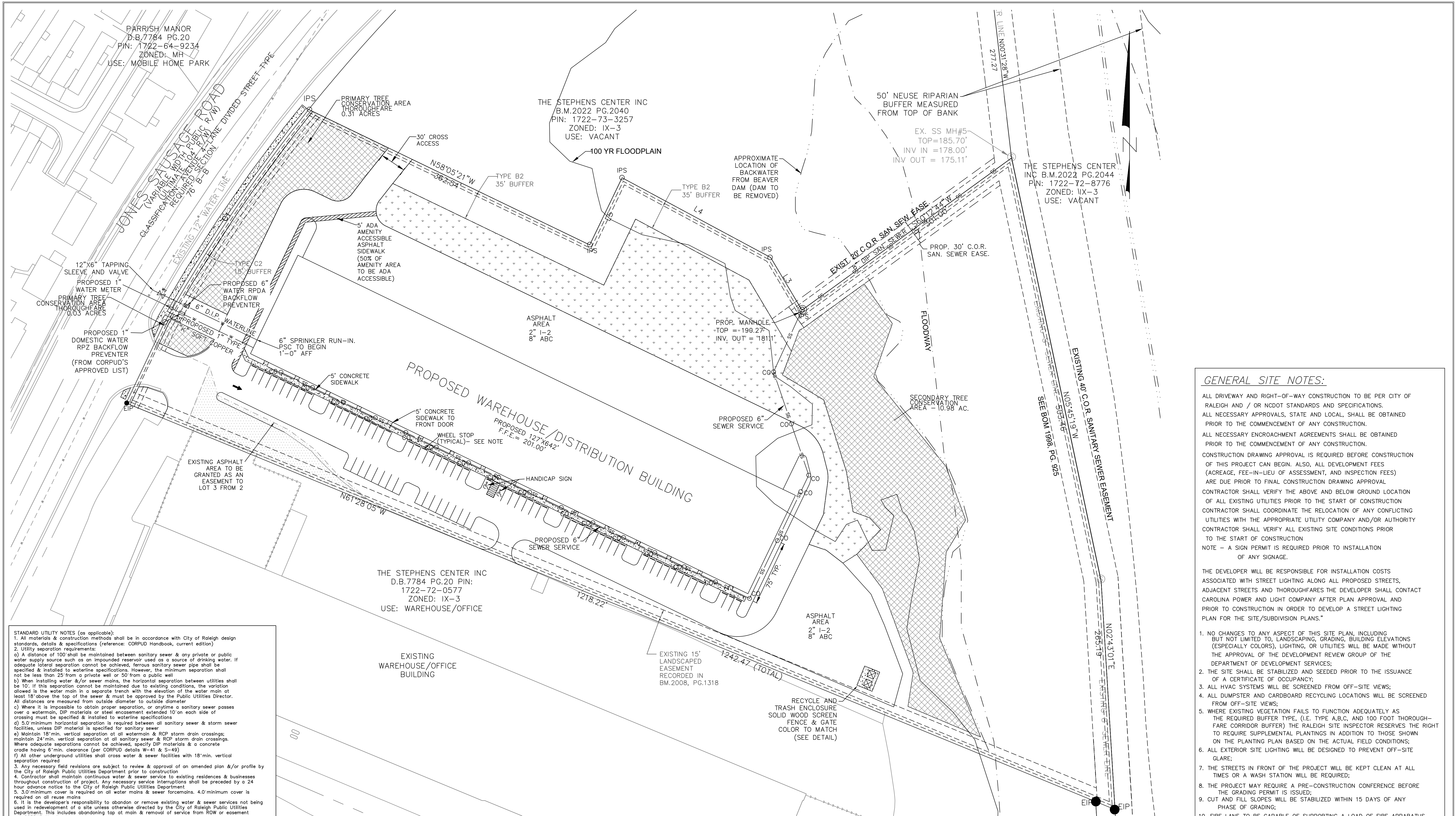
ST. MARY'S TOWNSHIP NORTH CAROLINA
WAKE COUNTY OWNER
ZONED: IX-3 P.I.N. 1722-73-3257

PARRISH MANOR
D.B.7784 PG.20
PIN: 1722-64-9234
ZONED: MH
USE: MOBILE HOME PARK

THE STEPHENS CENTER INC
B.M.2022 PG.2040
PIN: 1722-73-3257
ZONED: IX-3
USE: VACANT

THE STEPHENS CENTER
INC B.M.2022 PG.2044
PIN: 1722-72-8776
ZONED: IX-3
USE: VACANT

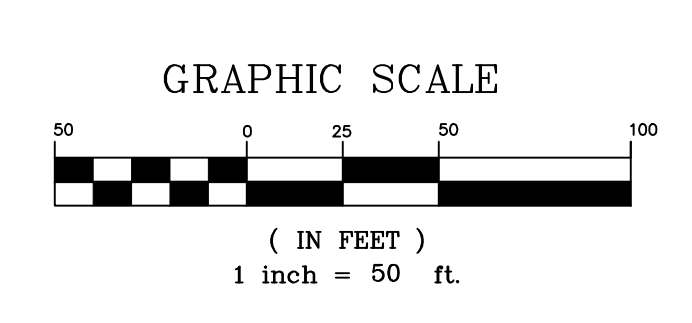
THE STEPHENS CENTER INC
D.B.7784 PG.20 PIN:
1722-72-0577
ZONED: IX-3
USE: WAREHOUSE/OFFICE



STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - 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, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - When installing water &/or sewer mains, the horizontal separation 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 Public Utilities Director. All distances are measured from outside diameter to outside diameter
 - Where it is impossible to obtain proper 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 watertight specifications
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings;
 - Maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete grade having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- 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
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
- 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 abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 1/2" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- 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
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
- 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 University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information

GRASSED AMENITY AREA = 1.11 AC.
TCA AREA AND PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE



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SCALE 1"=50' DRAWN BY
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UTILITY PLAN
**THE STEPHENS CENTER
WAREHOUSE/DISTRIBUTION BUILDING**

JOB ST. MARY'S TOWNSHIP NORTH CAROLINA
DWG. NO. WAKE COUNTY OWNER
ZONED: IX-3 P.I.N. 1722-73-3257

GENERAL SITE NOTES:

ALL DRIVEWAY AND RIGHT-OF-WAY CONSTRUCTION TO BE PER CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS. ALL NECESSARY APPROVALS, STATE AND LOCAL, SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

ALL NECESSARY ENCROACHMENT AGREEMENTS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL

CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION

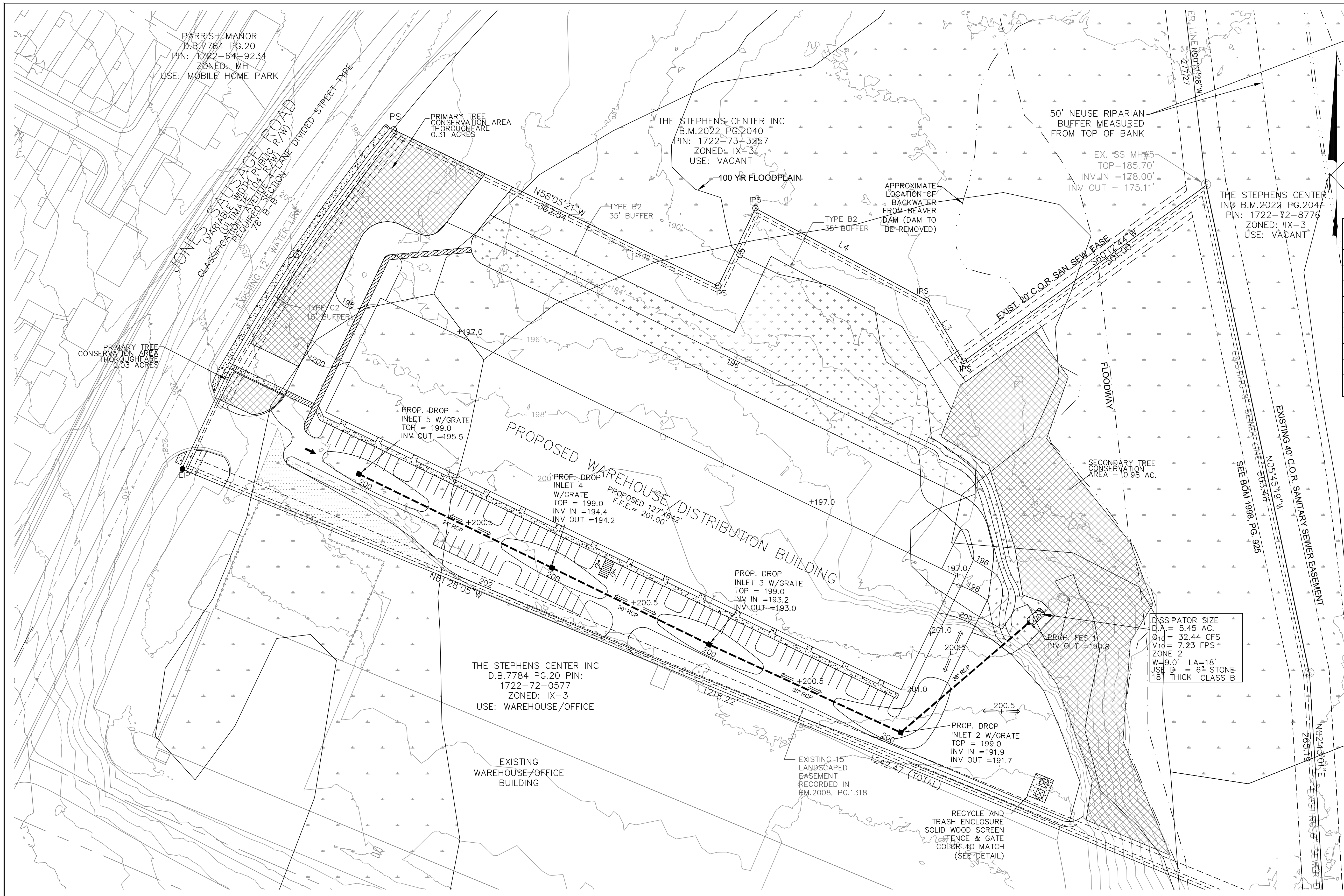
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NOTE - A SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY SIGNAGE.

THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG ALL PROPOSED STREETS, ADJACENT STREETS AND THOROUGHFARES THE DEVELOPER SHALL CONTACT CAROLINA POWER AND LIGHT COMPANY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS."

- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLORS), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW GROUP OF THE DEPARTMENT OF DEVELOPMENT SERVICES;
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY;
- ALL HVAC SYSTEMS WILL BE SCREENED FROM OFF-SITE VIEWS;
- ALL DUMPSTER AND CARDBOARD RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS;
- WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS THE REQUIRED BUFFER TYPE, (I.E. TYPE A,B,C, AND 100 FOOT THROUGH-FARE CORRIDOR BUFFER) THE RALEIGH SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON THE ACTUAL FIELD CONDITIONS;
- ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE;
- THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED;
- THE PROJECT MAY REQUIRE A PRE-CONSTRUCTION CONFERENCE BEFORE THE GRADING PERMIT IS ISSUED;
- CUT AND FILL SLOPES WILL BE STABILIZED WITHIN 15 DAYS OF ANY PHASE OF GRADING;
- FIRE LANE TO BE CAPABLE OF SUPPORTING A LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (NC FIRE CODE 503.2.3);
- SIGNAGE IS REQUIRED AT THE ACCESSIBLE PARKING SPACE. SIGNAGE TO COMPLY WITH 2012 NBCS SECTION 1110.1 AND ANSI/ICC A117.1-2009 SECTION 502.7;
- THE SITE TO HAVE A PRIVATE SOLID WASTE CONTRACTOR.

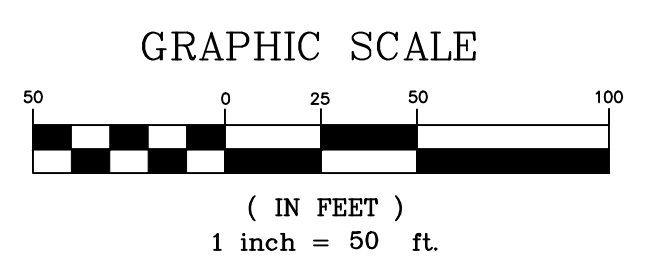


AVERAGE GRADE CALCULATION						
NORTH ELEVATION	EX.LOW	EX.HIGH	PR.LOW	PR.HIGH	EX.AVG	PR.AVG
	188.20	196.80	197.00	198.00	192.50	197.50
WEST ELEVATION	EX.LOW	EX.HIGH	PR.LOW	PR.HIGH	EX.AVG	PR.AVG
	188.20	201.10	197.00	201.00	194.65	199.00
SOUTH ELEVATION	EX.LOW	EX.HIGH	PR.LOW	PR.HIGH	EX.AVG	PR.AVG
	201.10	201.40	201.00	201.00	201.25	201.00
EAST ELEVATION	EX.LOW	EX.HIGH	PR.LOW	PR.HIGH	EX.AVG	PR.AVG
	201.40	196.80	201.00	198.00	199.10	199.50
					MOST RESTRICTIVE AVERAGE	196.88 199.25

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 - CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
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10 YEAR STORM TABLE

Line	Line ID	LineLength (ft)	Incr.Area (ac)	TotalArea (ac)	RunoffCoeff. (C)	IncrC x A	TotalC x A	InletTime (min)	TimeConc (min)	Rnfallnt (in/hr)	TotalRunoff (cfs)	AdnlFlow (cfs)	TotalFlow (cfs)	CapacFull (cfs)	Veloc (ft/s)	PipeSize (in)	PipeSlope (%)	Inv ElevDn (ft)	Inv ElevUp (ft)	HGLDn (ft)	HGLUp (ft)	Grnd/RimDn (ft)	Grnd/RimUp (ft)
1	CB 2 - FES 1	170.36	1.20	5.45	0.90	1.08	4.91	5.00	7.30	6.60	32.44	0.00	32.44	48.48	7.23	36.00	0.53	190.80	191.70	192.60	193.55	190.80	199.00
2	CB 3 - CB 2	211.74	1.12	4.25	0.90	1.01	3.83	5.00	6.60	6.80	25.93	0.00	25.93	29.56	6.80	30.00	0.52	191.90	193.00	193.72	194.81	199.00	199.00
3	CB 4 - CB 3	175.90	1.15	3.13	0.90	1.04	2.82	5.00	5.90	7.00	19.64	0.00	19.64	30.92	5.55	30.00	0.57	193.20	194.20	195.17	195.70	199.00	199.00
4	CB 5 - CB 4	215.59	1.98	1.98	0.90	1.78	1.78	5.00	5.00	7.20	12.86	0.00	12.86	16.16	5.71	24.00	0.51	194.40	195.50	195.75	196.85	199.00	199.00



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DATE 07-08-2020 SURVEYED BY
 SCALE DRAWN BY
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STORM DRAINAGE AND GRADING PLAN
 THE STEPHENS CENTER
 WAREHOUSE/DISTRIBUTION BUILDING

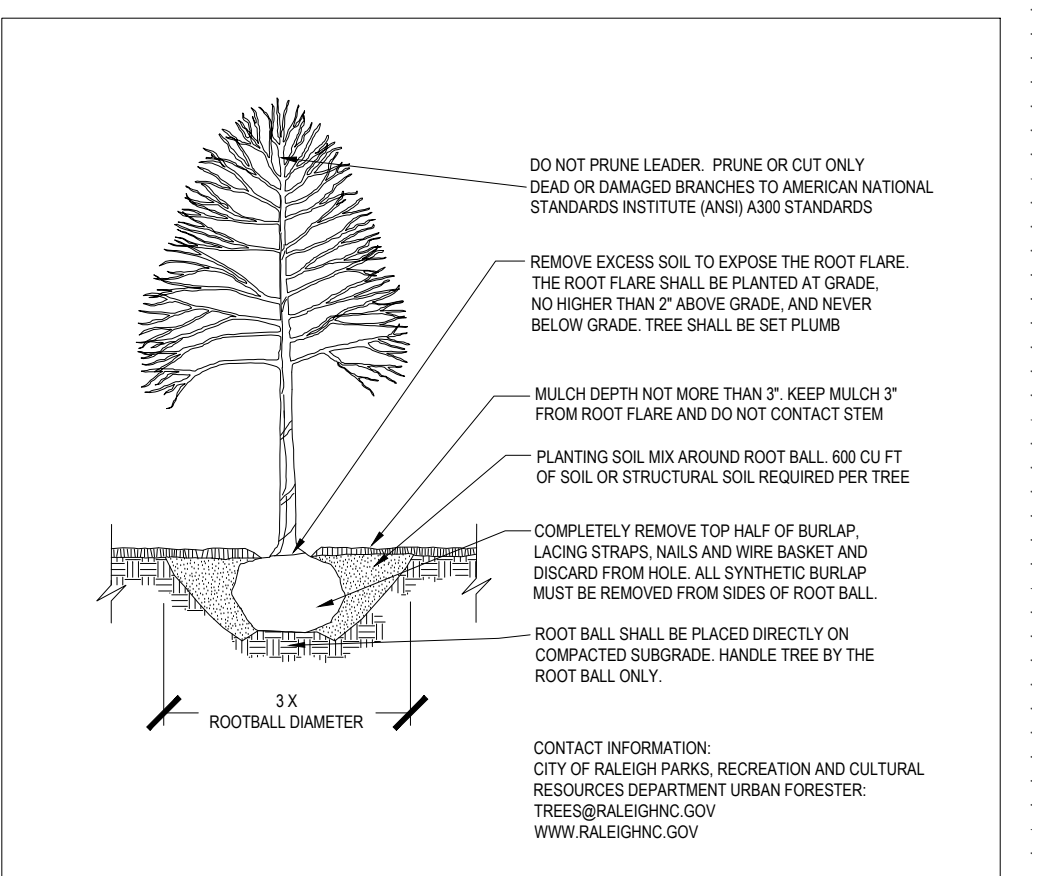
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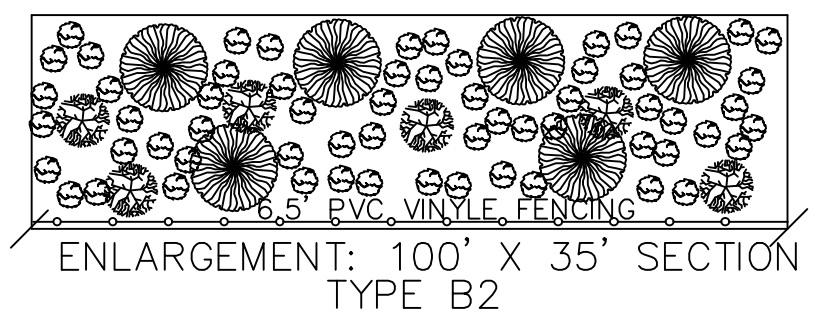


- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. POSITIVE DRAINAGE AWAY FROM PIT.
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

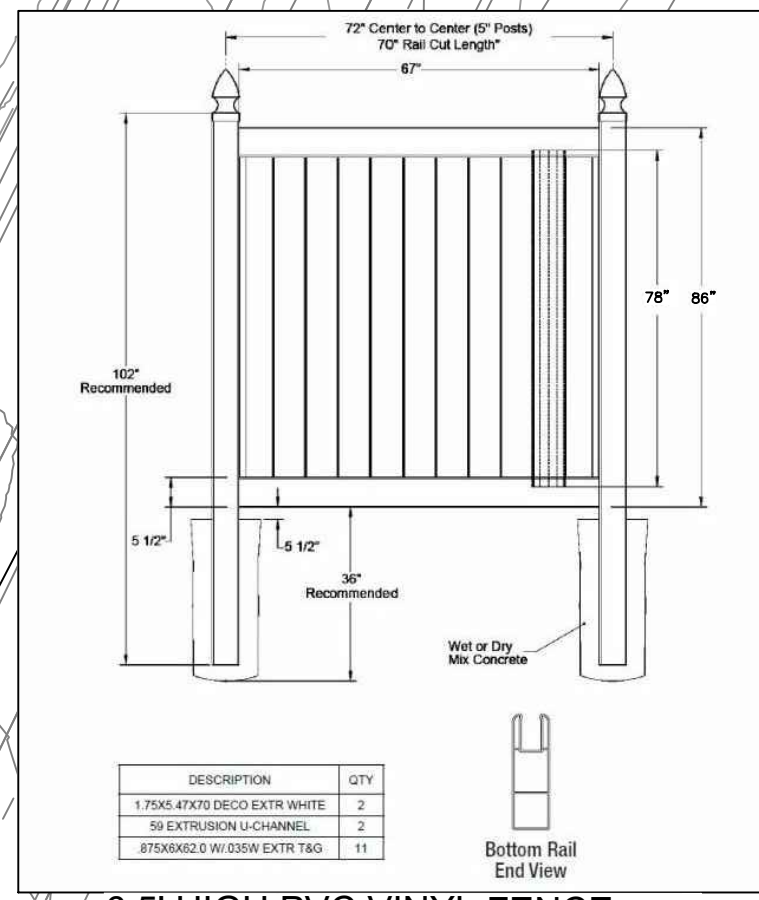
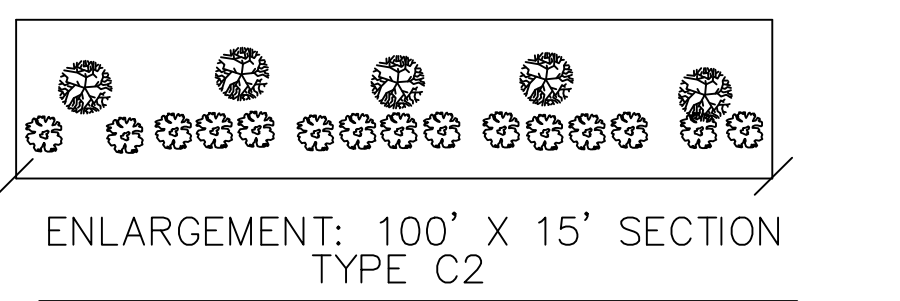
CITY OF RALEIGH STANDARD DETAIL		
REVISION	DATE	BY
1	10/27/19	
TREE PLANTING DETAIL		
TPP-03		

PLANT REQUIREMENT FOR LANDSCAPE ISLANDS
REQUIRED SHADE TREES = 11 TREES
PROVIDED SHADE TREES = 11 TREES

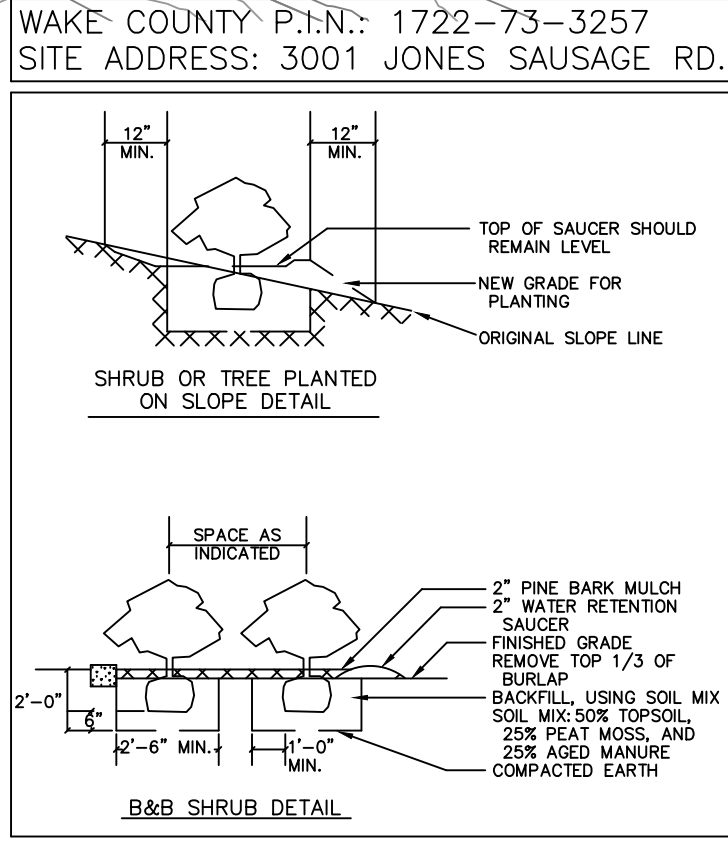
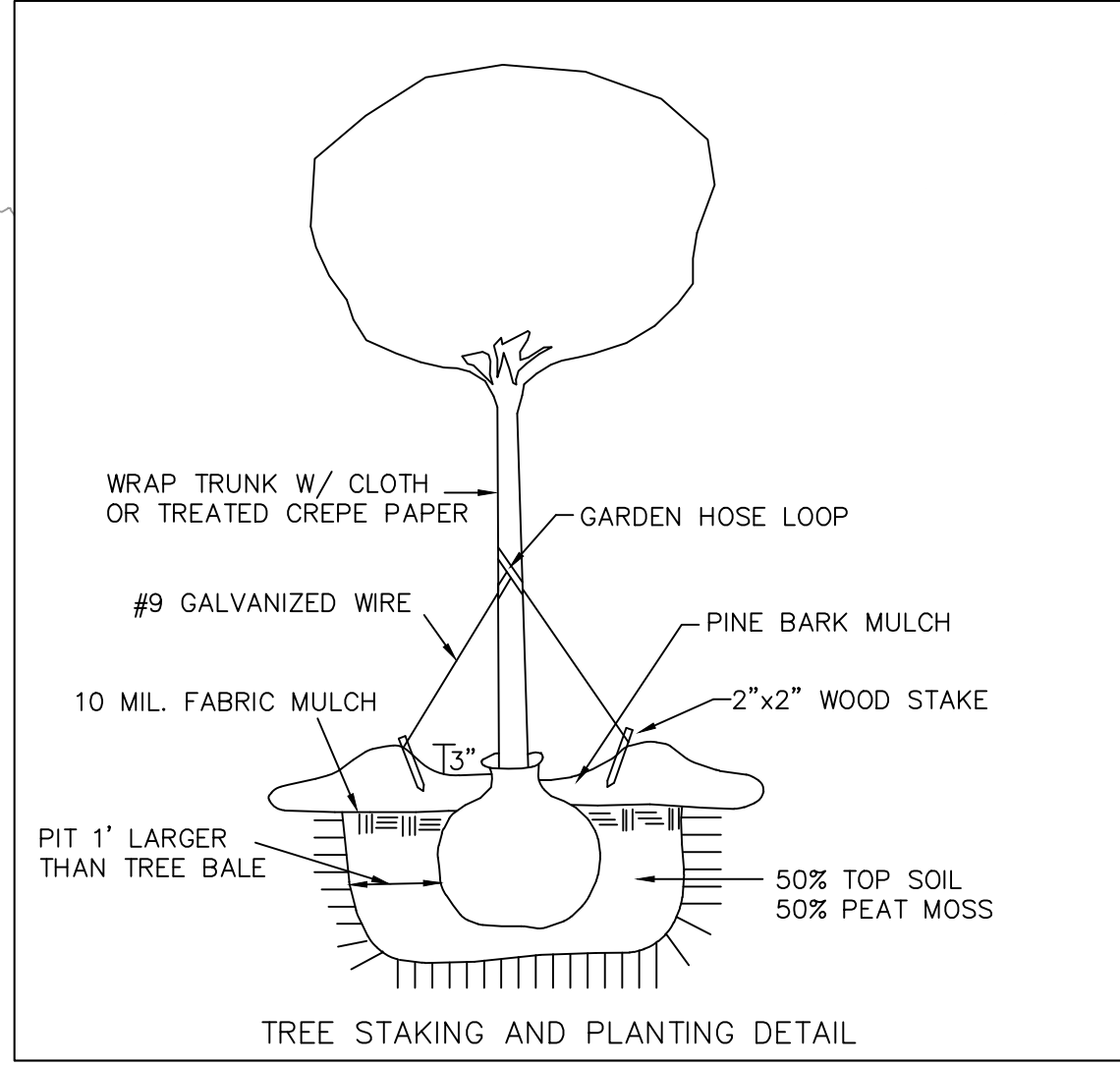
PLANT REQUIREMENT PER 100 LINEAR FEET
PERIMETER LENGTH (TYPE B2) = 583'
REQUIRED SHADE TREES PER EVERY 100' = 6 TREES
REQUIRED UNDERSTORY TREES PER EVERY 100' = 6 TREES
REQUIRED SHRUBS PER EVERY 100' = 60 SHRUBS
REQUIRED 6.5' HIGH PVC VINYL FENCE = 35 TREES
PROVIDED SHADE TREES = 35 TREES
PROVIDED UNDERSTORY TREES = 35 TREES
PROVIDED SHRUBS = 350 SHRUBS
PROVIDED 6.5' HIGH PVC VINYL FENCE = 583 TREES



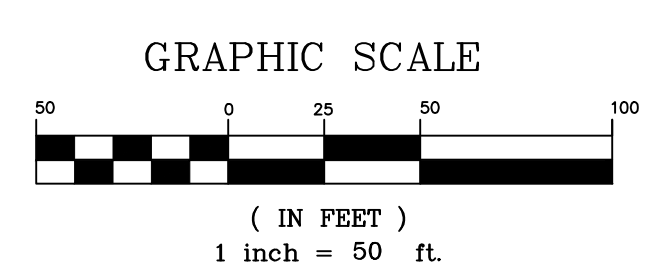
JONES SAUSAGE ROAD
PLANT REQUIREMENT PER 100 LINEAR FEET
PERIMETER LENGTH (TYPE C2) = 56'
REQUIRED SHADE TREES PER EVERY 100' = 5 TREES
REQUIRED UNDERSTORY TREES PER EVERY 100' = 15 SHRUBS
PROVIDED UNDERSTORY TREES = 3 TREES
PROVIDED SHRUBS = 9 SHRUBS



TCA CONSERVATION ORDINANCE CALCULATIONS
TRACT SIZE = 11.34 Ac. = 11.34 Ac. X 0.10 = 1.13 Ac.
PRIMARY TCA CALCULATION
PRIMARY TCA - ALONG R/W = 0.34 Ac.
SECONDARY TCA CALCULATION
SECONDARY TREE CONSERVATION AREA = 0.98 Ac
TOTAL SITE TREE CONSERVATION AREA = 1.32 Ac. > 1.13 Ac. >10%



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THE LANDSCAPE ARCHITECTURE COLLABORATIVE
3609 Willow Bluff Drive
RALEIGH, NC 27604
TEL. 919/210-9516
JOE LYLE, RLA

NO.	REVISION	DATE
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2.	PER COR COMMENTS 01-16-23	
3.	PER COR COMMENTS 12-15-23	



STEWART-PROCTOR
ENGINEERING and SURVEYING
(LICENSE CERTIFICATE P-0148)
319 CHAPANOKE ROAD
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

DATE 07-08-2020 SURVEYED BY

SCALE DRAWN BY

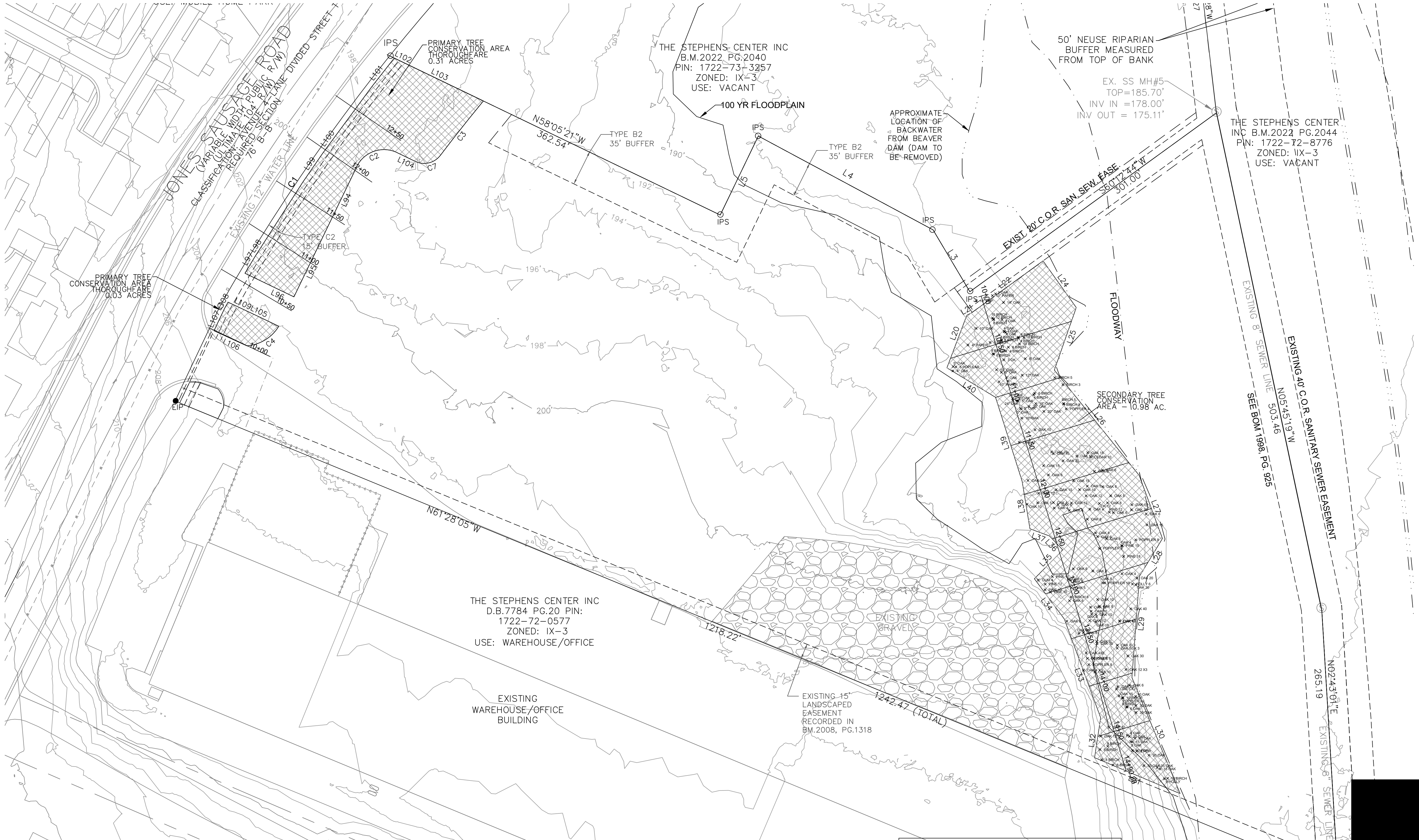
REVISIONS

LANDSCAPING PLAN
THE STEPHENS CENTER
WAREHOUSE/DISTRIBUTION BUILDING

ST. MARY'S TOWNSHIP NORTH CAROLINA
WAKE COUNTY OWNER
ZONED: IX-3 P.I.N. 1722-73-3257

TCA CONSERVATION ORDINANCE CALCULATIONS
 TRACT SIZE = 11.34 Ac. = 11.34 Ac. X 0.10 = 1.13 Ac.
PRIMARY TCA CALCULATION
 PRIMARY TCA - ALONG R/W = 0.34 Ac.
SECONDARY TCA CALCULATION
 SECONDARY TREE CONSERVATION AREA = 0.98 Ac
 TOTAL SITE TREE CONSERVATION AREA = 1.32 AC. > 1.13 AC. >10%

WAKE COUNTY P.I.N.: 1722-73-3257
 SITE ADDRESS: 3001 JONES SAUSAGE RD.



Line Table			Line Table		
Line	Length	Direction	Line	Length	Direction
L20	55.56'	N20°42'18"E	L94	94.32'	N25°45'40"E
L21	6.07'	N61°09'56"E	L95	48.36'	N25°45'41"E
L22	86.55'	N54°01'51"E	L96	53.71'	S64°14'19"E
L24	56.63'	S35°25'37"E	L97	19.85'	S31°03'22"W
L25	65.48'	S19°21'43"W	L98	86.55'	S32°42'14"W
L26	133.66'	S38°50'00"E	L99	35.07'	S34°35'15"W
L27	66.48'	S20°15'51"E	L100	82.42'	S36°24'26"W
L28	43.64'	S31°15'56"W	L101	29.00'	S38°07'58"W
L29	100.38'	S4°18'37"W	L102	32.91'	N64°13'44"W
L30	124.37'	S22°33'57"E	L103	64.80'	N64°16'31"W
L31	91.80'	N67°11'25"W	L104	19.84'	S64°14'19"E
L32	39.94'	N8°42'46"E	L105	23.96'	N64°27'48"W
L33	103.96'	N20°12'29"W	L106	31.41'	S65°25'34"E
L34	49.65'	N36°39'15"W	L107	24.55'	S25°22'06"W
L35	37.19'	N44°43'52"E	L108	6.97'	S29°36'54"W
L36	18.65'	N43°20'52"W	L109	31.57'	N64°41'46"W
L37	20.64'	N69°58'39"W			
L38	47.63'	N9°20'09"W			
L39	87.04'	N17°32'25"W			
L40	56.20'	N58°48'27"W			

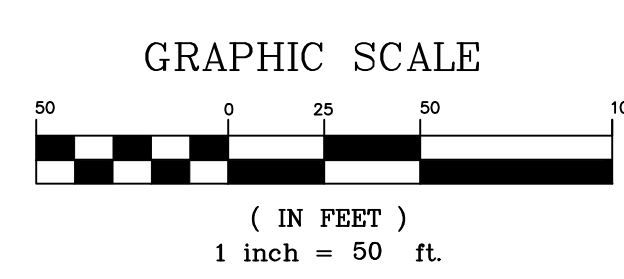
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	47.13	30.00	90.00	S70°45'33"W	42.43
C3	68.68	1754.86	2.24	S38°22'17"W	68.68
C4	38.38	40.49	54.31	N58°27'11"E	36.96
C7	27.41	20.00	78.51	N76°30'20"E	25.31

THE STEPHENS CENTER INC
 D.B.7784 PG.20 PIN:
 1722-72-0577
 ZONED: IX-3
 USE: WAREHOUSE/OFFICE

EXISTING 15'
 LANDSCAPED
 EASEMENT
 RECORDED IN
 BM.2008, PG.1318

FOR REVIEW ONLY-
 NOT FOR CONSTRUCTION
 PLAN IS SUBJECT TO REVISIONS DURING
 THE CONSTRUCTION APPROVAL PROCESS

THE LANDSCAPE
 ARCHITECTURE
 COLLABORATIVE
 3609 Willow Bluff Drive
 RALEIGH, NC 27604
 JOE LYLE, RLA TEL. 919/210-9516



NO.	REVISION	DATE
1.	PER COR COMMENTS 05-27-22	
2.	PER COR COMMENTS 01-16-23	
3.	PER COR COMMENTS 12-15-23	

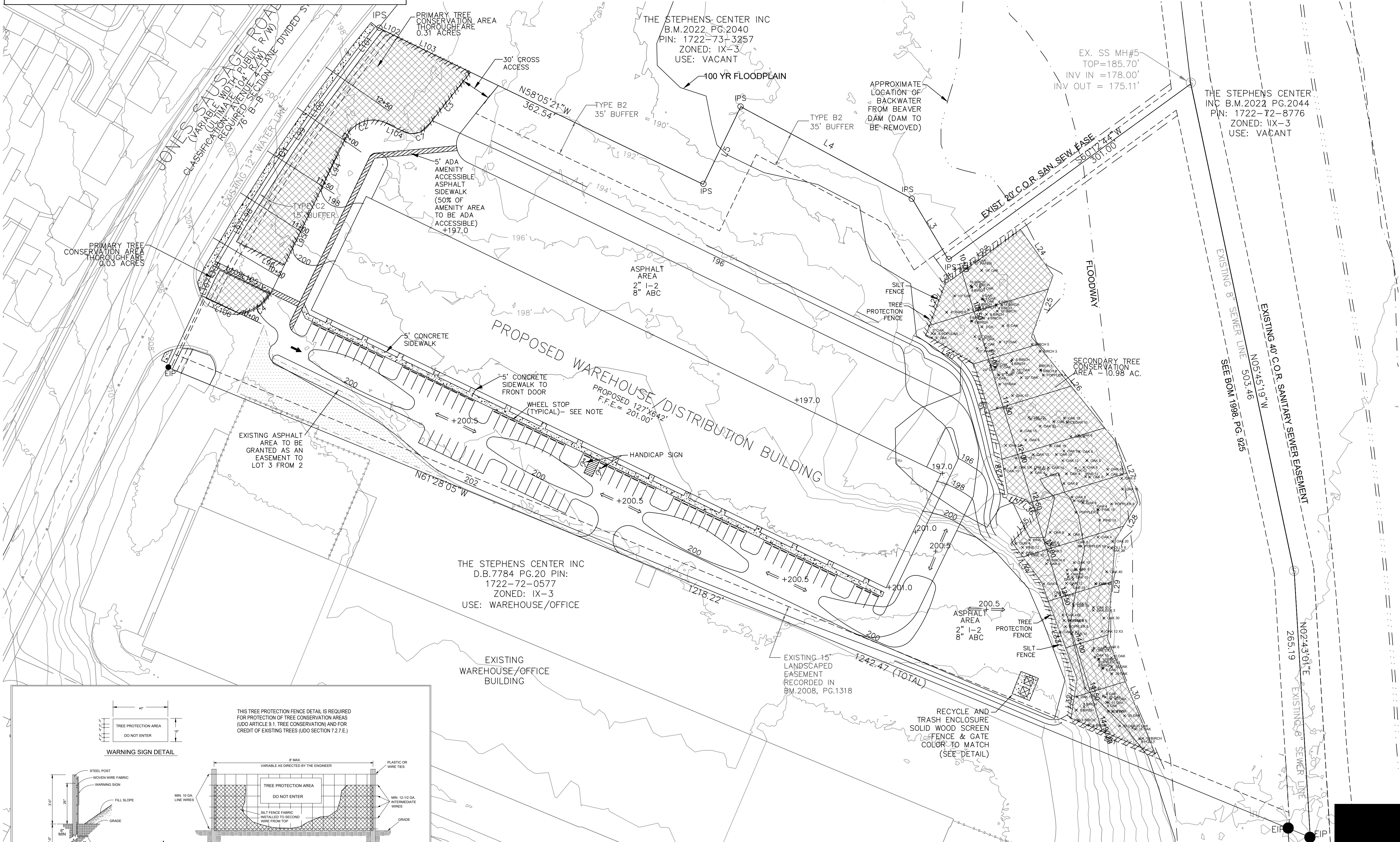


STEWART-PROCTOR
 ENGINEERING and SURVEYING
 (LICENSE CERTIFICATE P-0148)
 319 CHAPANOKE ROAD
 RALEIGH, NC 27603
 TEL. 919 779-1855 FAX 919 779-1661
 DATE 07-08-2020 SURVEYED BY
 SCALE DRAWN BY
 REVISIONS

TREE SURVEY AND CONSERVATION AREA
 THE STEPHENS CENTER
 WAREHOUSE/DISTRIBUTION BUILDING
 ST. MARY'S TOWNSHIP NORTH CAROLINA
 WAKE COUNTY OWNER
 ZONED: IX-3 P.I.N. 1722-73-3257

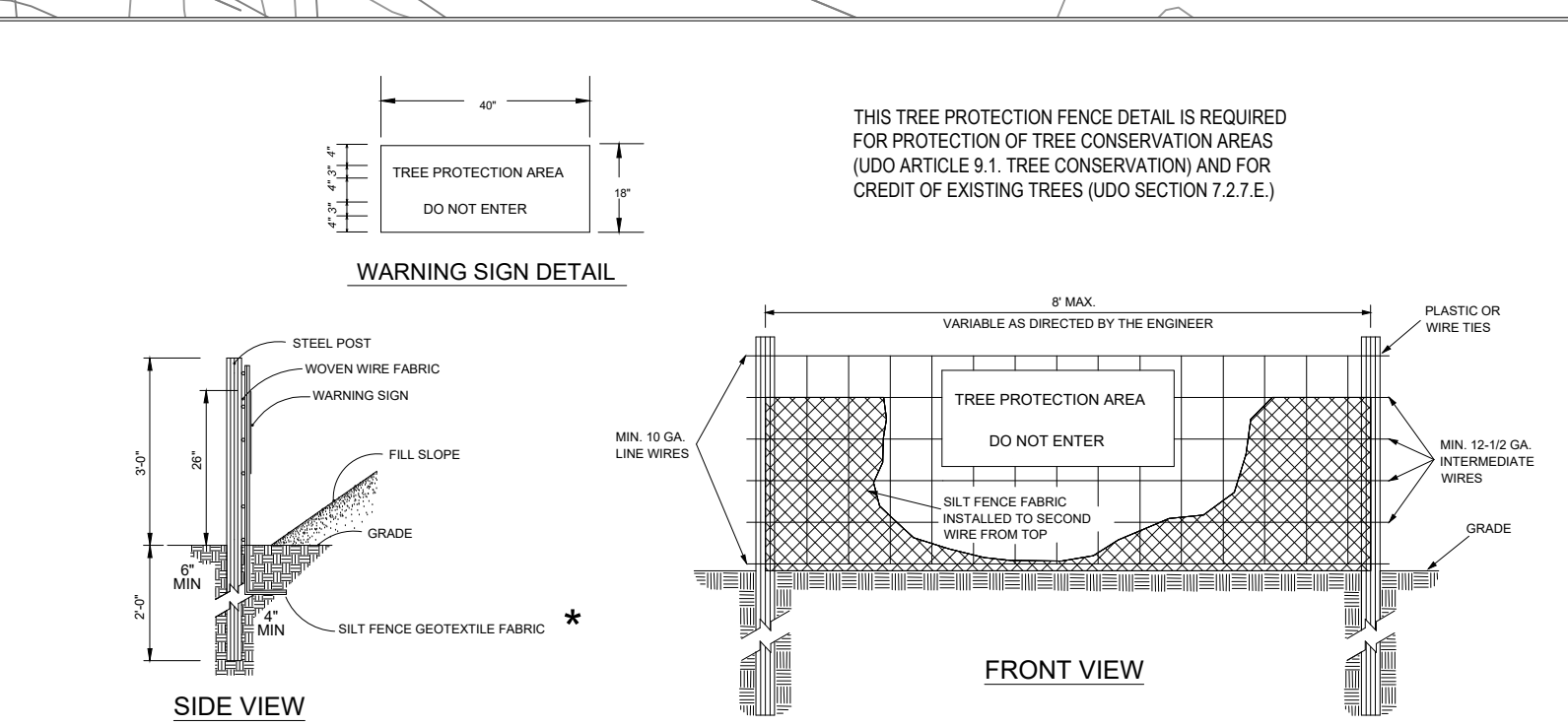
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WAKE COUNTY P.I.N.: 1722-73-3257
 SITE ADDRESS: 3001 JONES SAUSAGE RD.

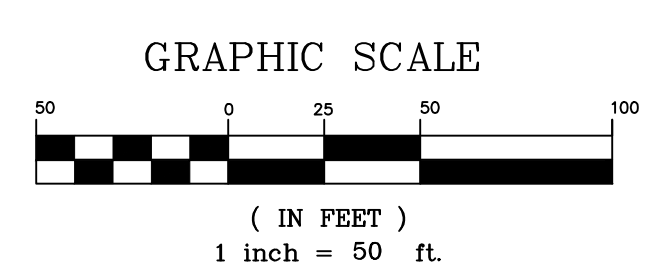


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C7	27.41	20.00	78.51	N76°30'20"E	25.31



LEGEND
 SILT/TREE FENCE - - - - -



FOR REVIEW ONLY - NOT FOR CONSTRUCTION
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 (LICENSE CERTIFICATE P-0148)
 319 CHAPANOKE ROAD
 RALEIGH, NC 27603
 TEL. 919 779-1855 FAX 919 779-1661

DATE 07-08-2020 SURVEYED BY
 SCALE DRAWN BY
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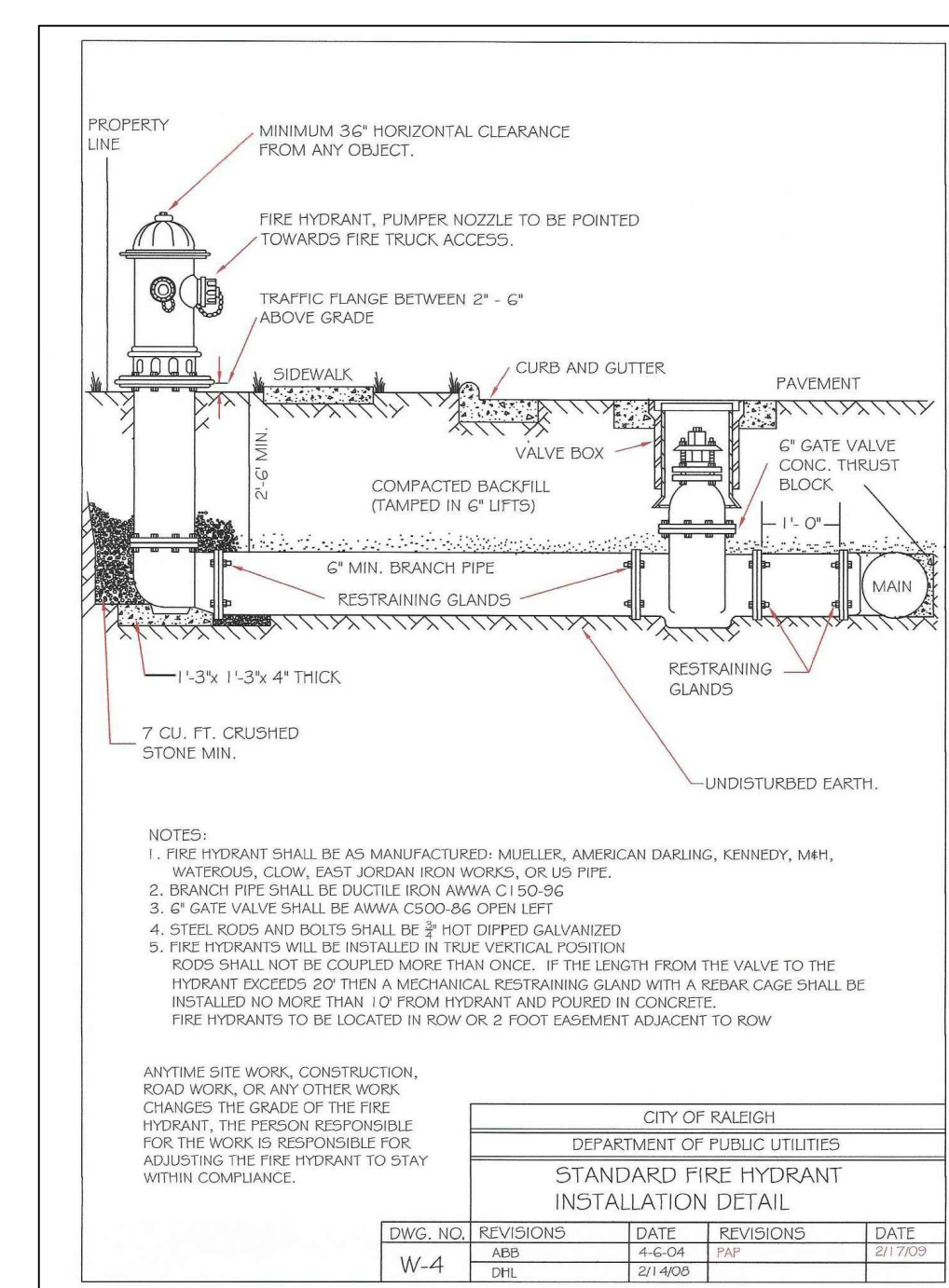
TREE SURVEY/GRADING PLAN
THE STEPHENS CENTER
WAREHOUSE/DISTRIBUTION BUILDING

3609 Willow Bluff Drive
 RALEIGH, NC 27604
 JOE LYLE, RLA TEL. 919/210-9516

JOB	ST. MARY'S TOWNSHIP	NORTH CAROLINA
DWG. NO.	WAKE COUNTY	OWNER
	ZONED: IX-3	P.I.N. 1722-73-3257

CITY OF FALSMOUTH
 STAFFING/TECHNICAL
 CONSULTATION AREA
 TC-01

- MAINTENANCE:** CLEAN OUT AT 50% CAPACITY
 LIFE OF FENCING: 6-9 MONTHS
 DO NOT DISTURB TREE CONSERVATION AREAS
- NOTES:**
- WARNING SIGNS TO BE MADE OF DURABLE, WEATHER-PROOF MATERIAL.
 - LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 - PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND BY ON CENTER THROUGHOUT.
 - FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
 - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 - MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
 - ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF FALSMOUTH BASED ON ACTUAL FIELD CONDITIONS.
 - FLOW SHALL NOT RUN PARALLEL WITH THE FENCE.
 - END OF SILT FENCE NEEDS TO BE TURNED UPHILL.
 - SEE C.C. STATE ODM PRACTICE STANDARDS & SPECIFICATIONS SEDIMENT FENCE SET FOR CONDITIONS WHERE PRACTICE APPLIES.
 - PLANNING CONSIDERATIONS & DESIGN CRITERIA, HOWEVER FLOW SHALL NOT RUN PARALLEL WITH THE TOE OF THE FENCE.



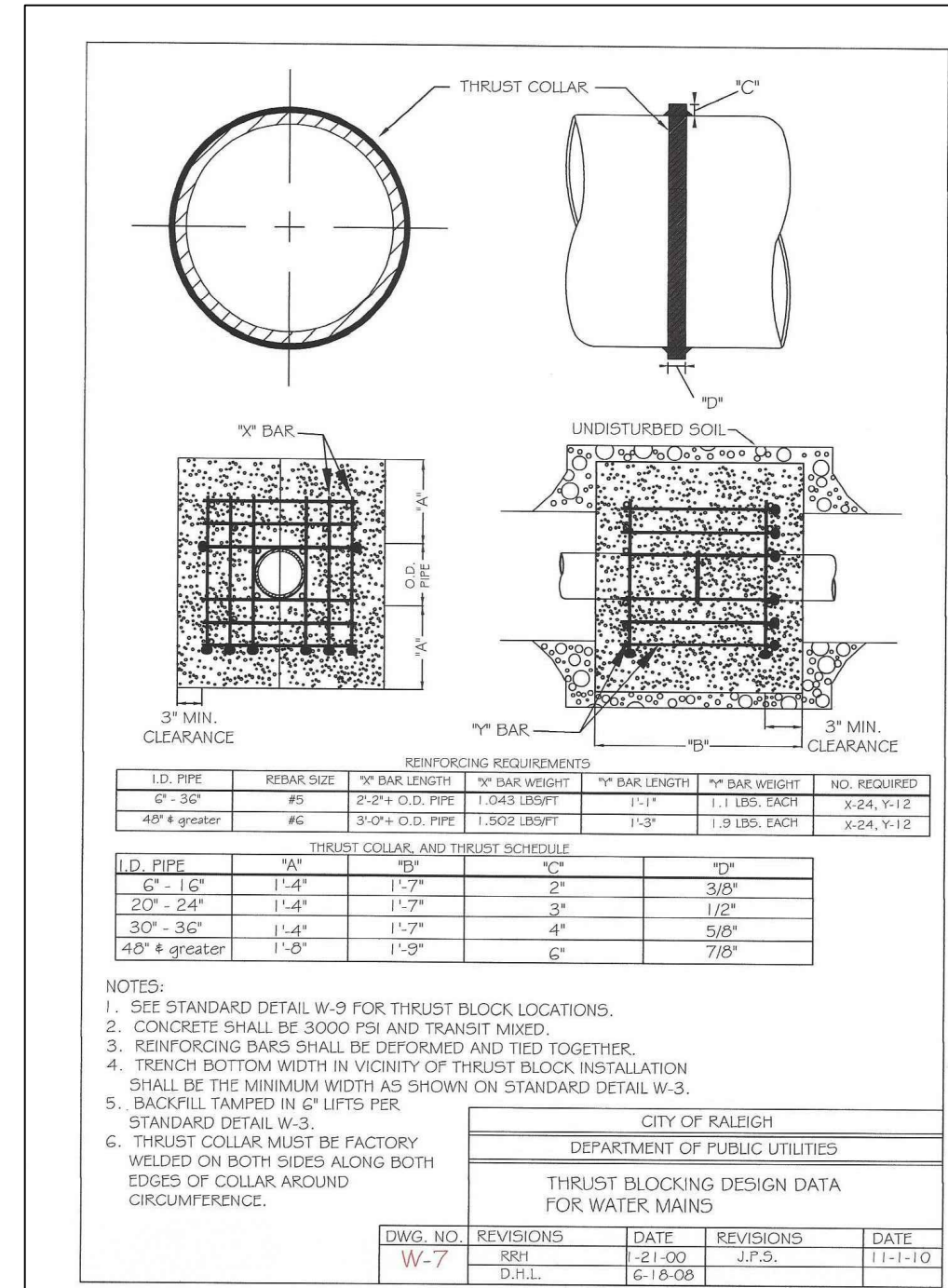
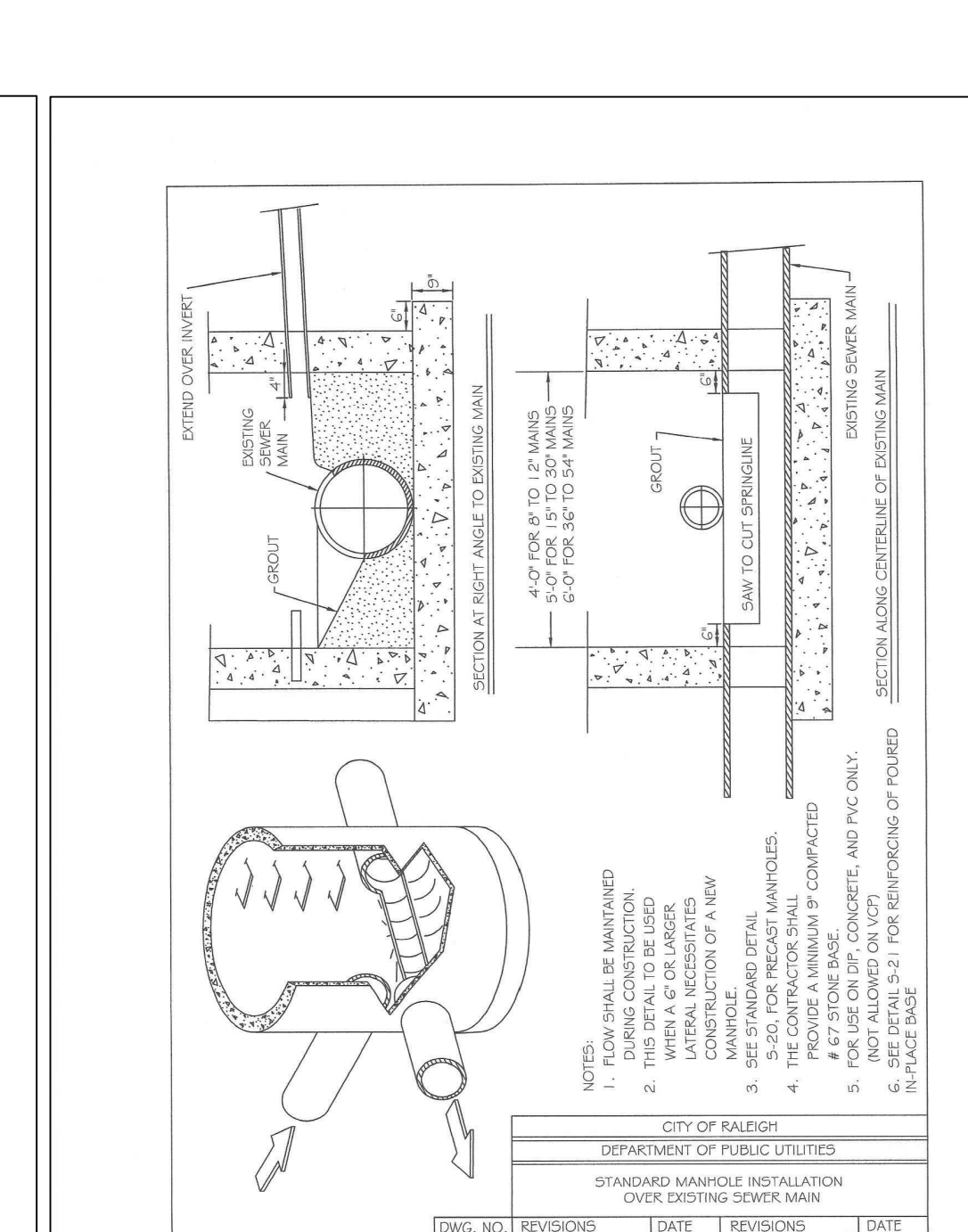
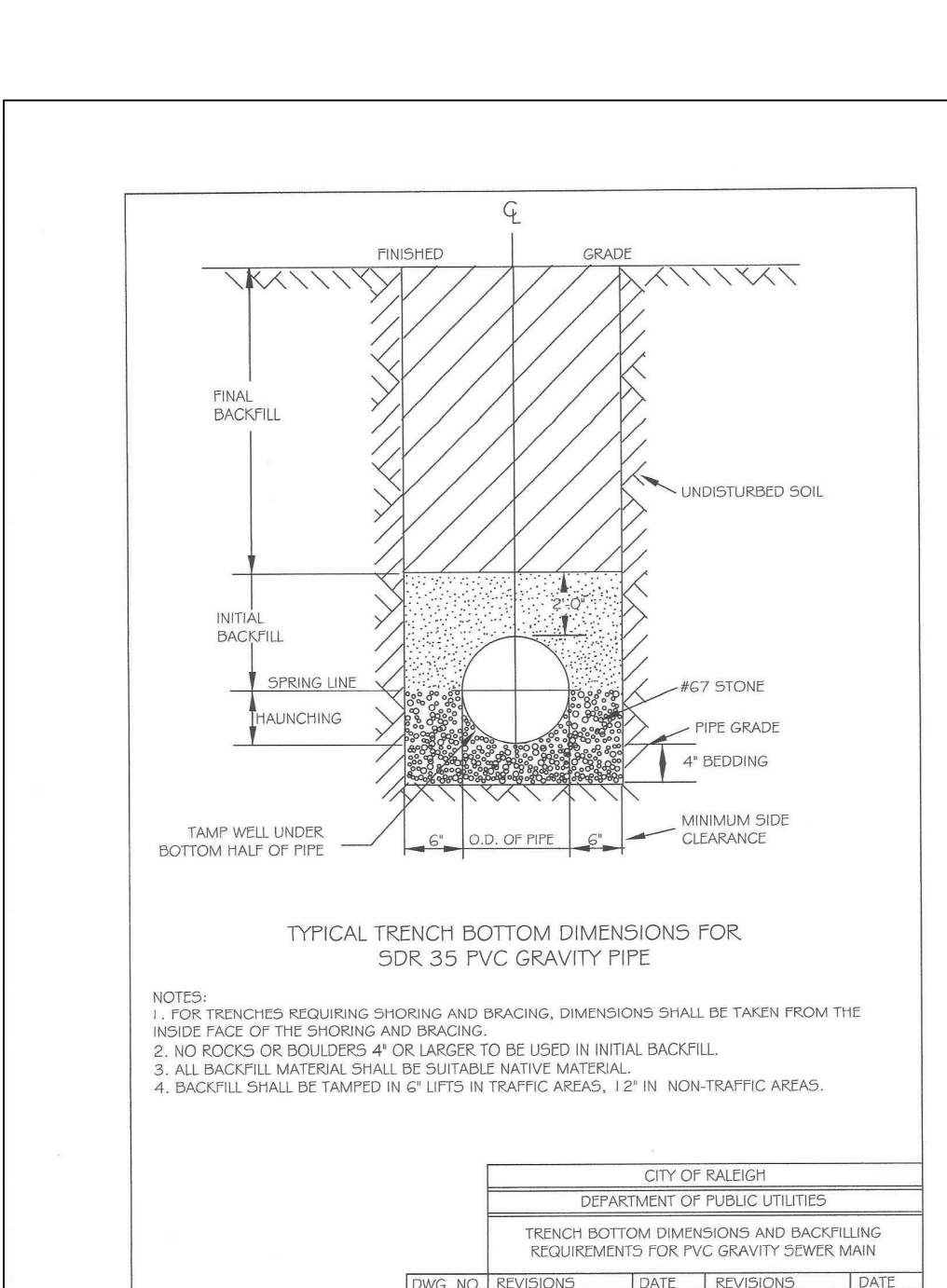
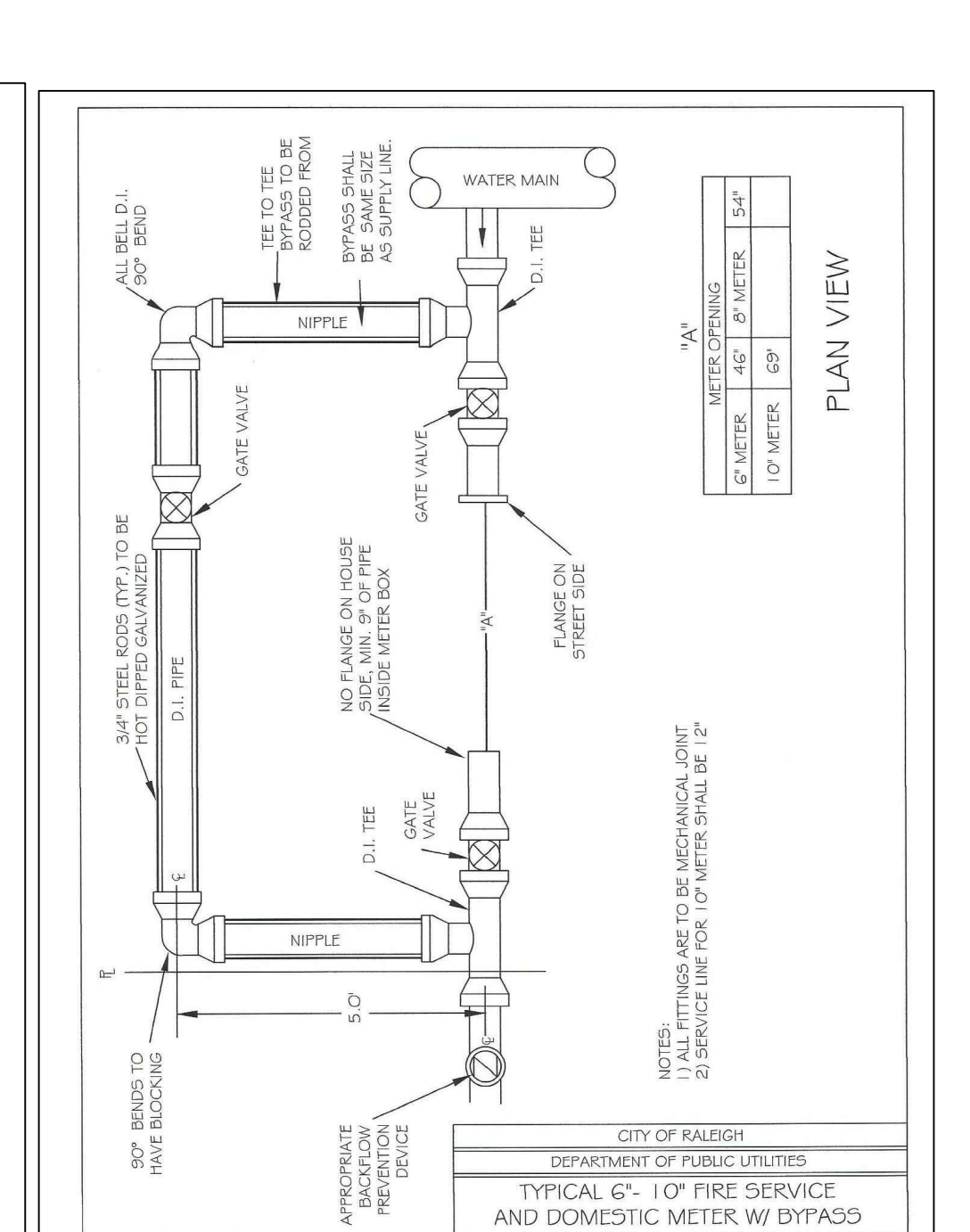
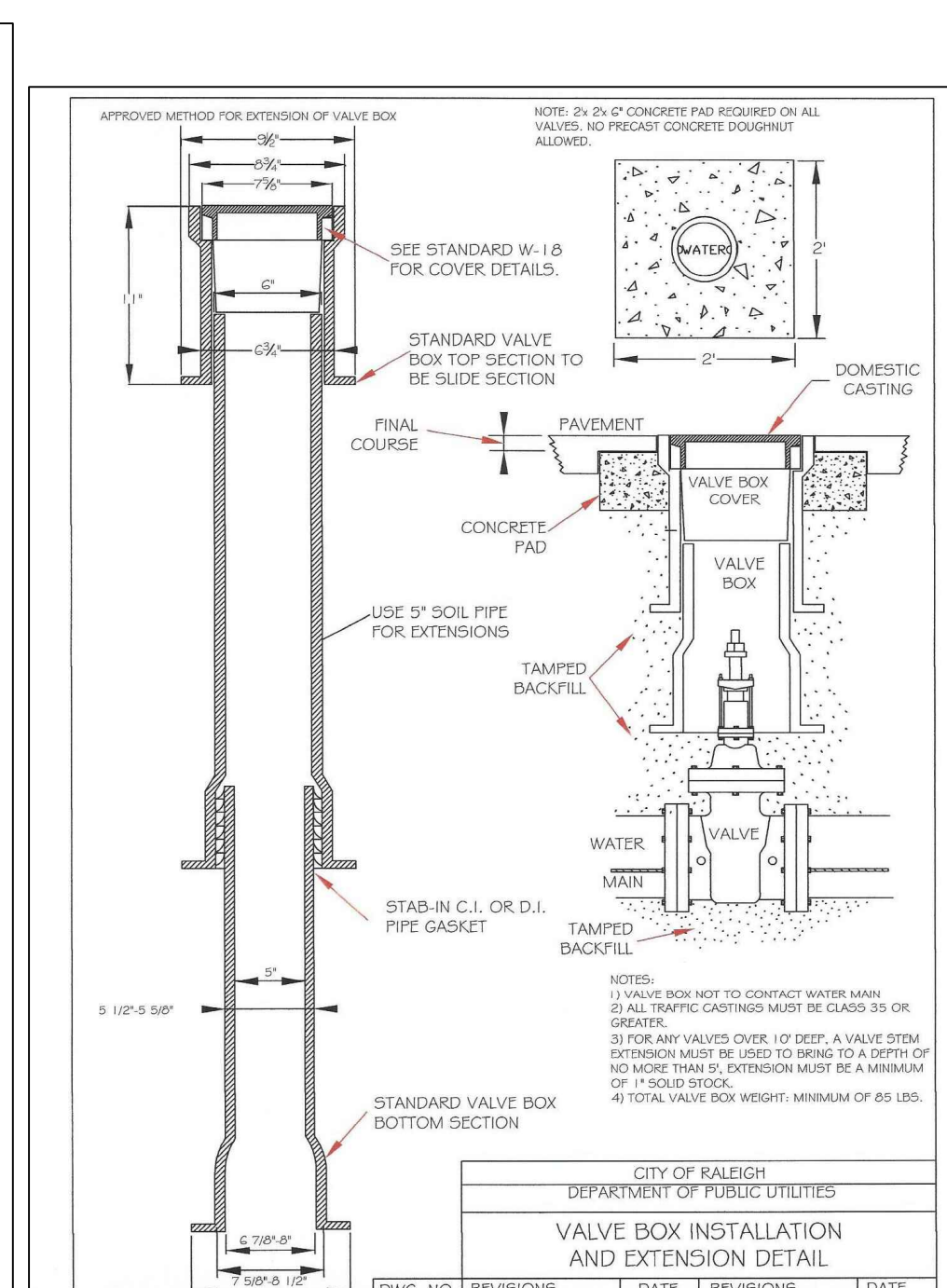
REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS
BASED ON TEST PRESSURE OF 200 P.S.I.

ALL AREAS GIVEN IN SQUARE FEET.

SIZE AND DISTANCE OF BAR	SPACING (IN)	MINIMUM CLEARANCE
1 1/4"	11.108	1
2 1/2"	2.07	1
4 1/2"	4.326	2
9 0"	7.996	3
PLUG	5.655	2

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
THRUST BLOCKING DESIGN QUANTITY TABLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-10	D.W.C.	8-7-99	A.B.B.	4-15-04
	DEL.	12-31-00	J.P.S.	12-16-07



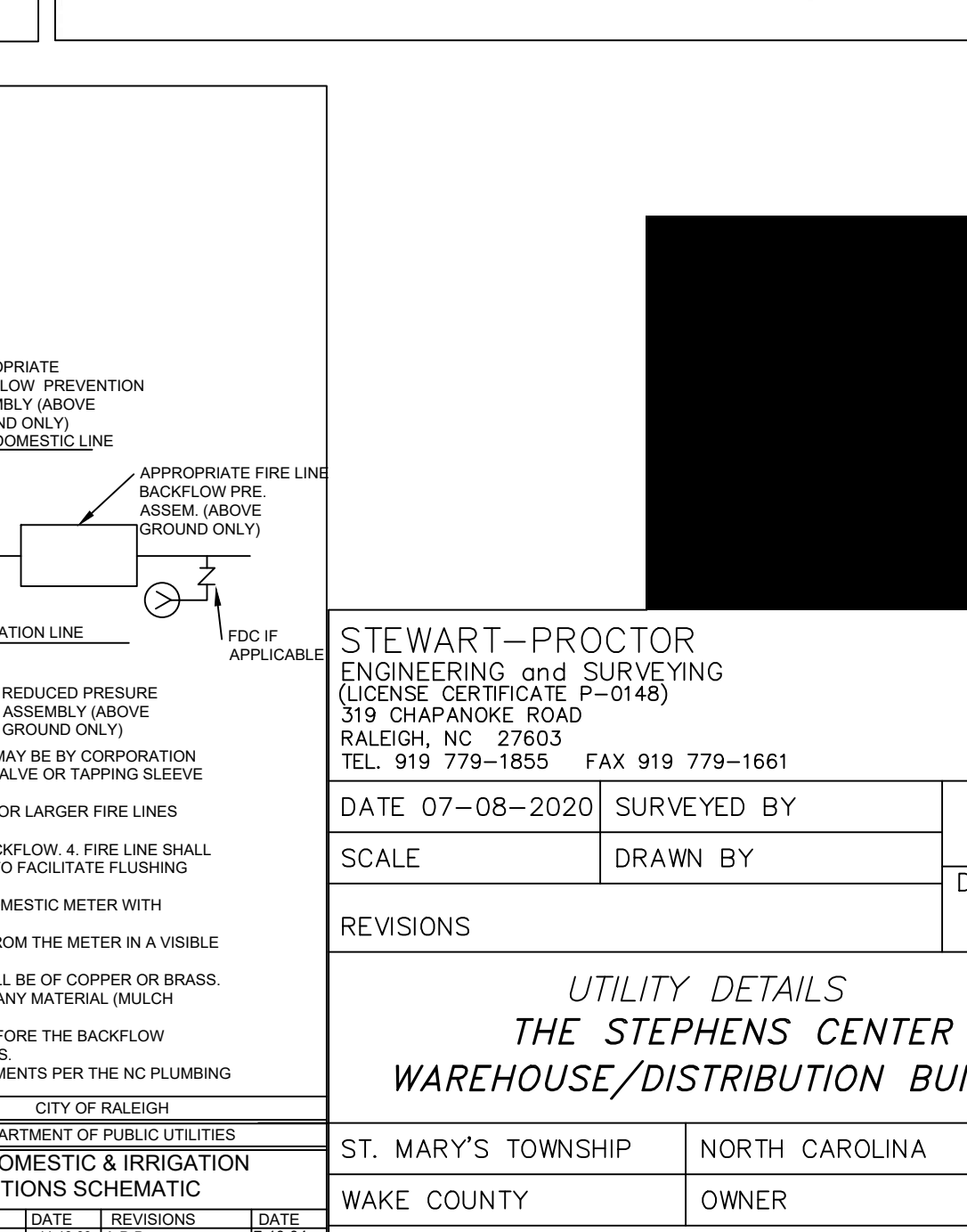
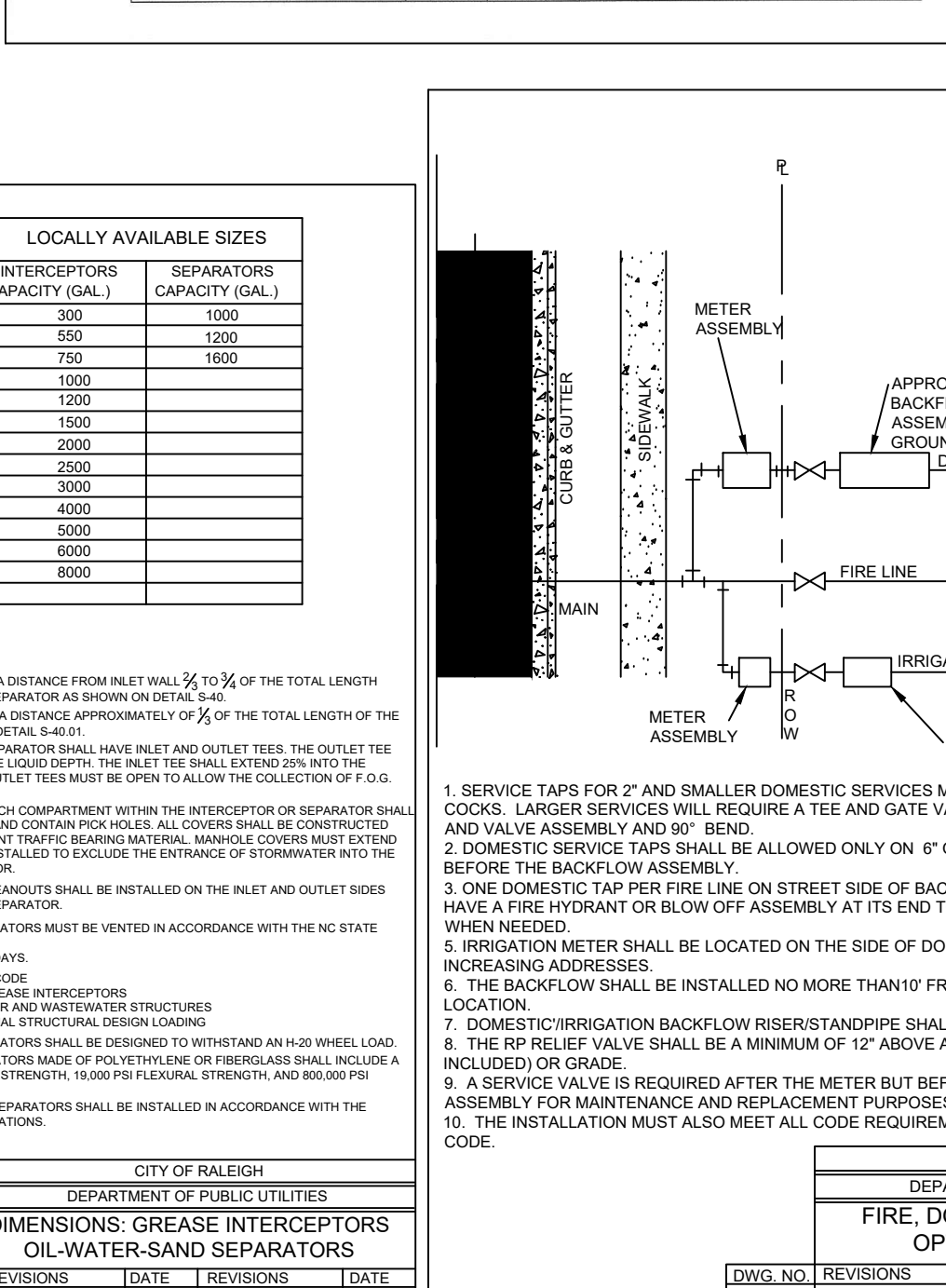
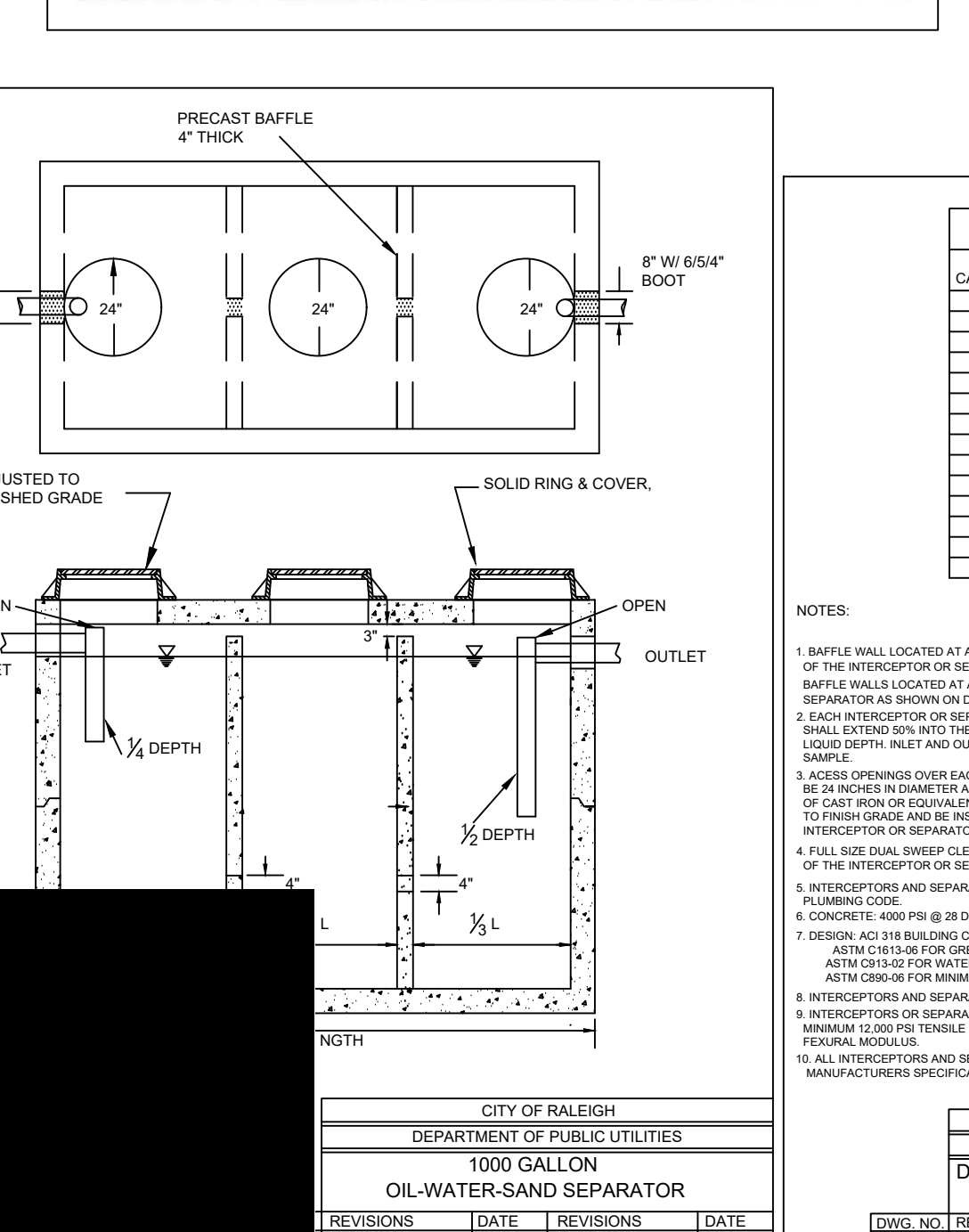
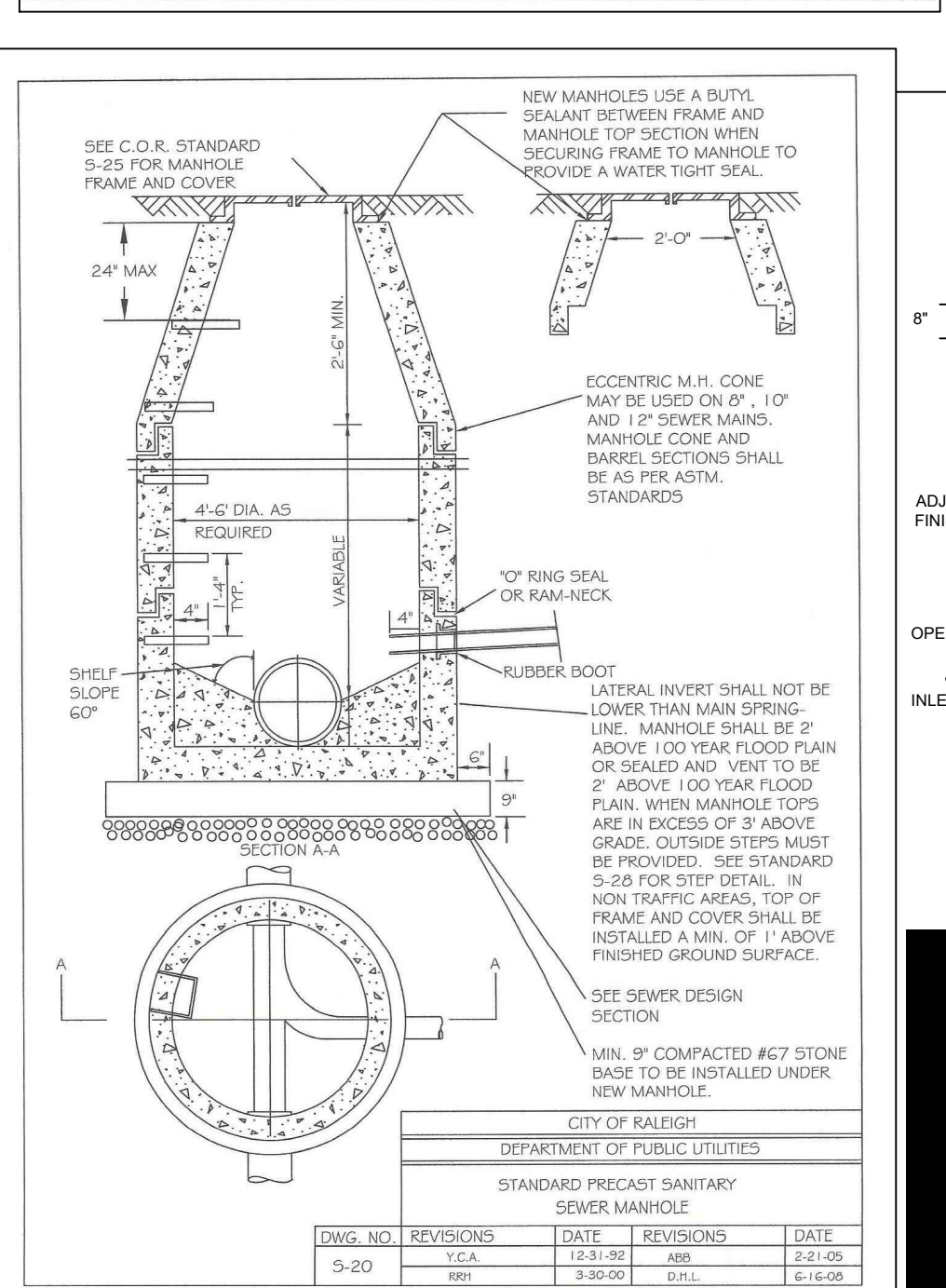
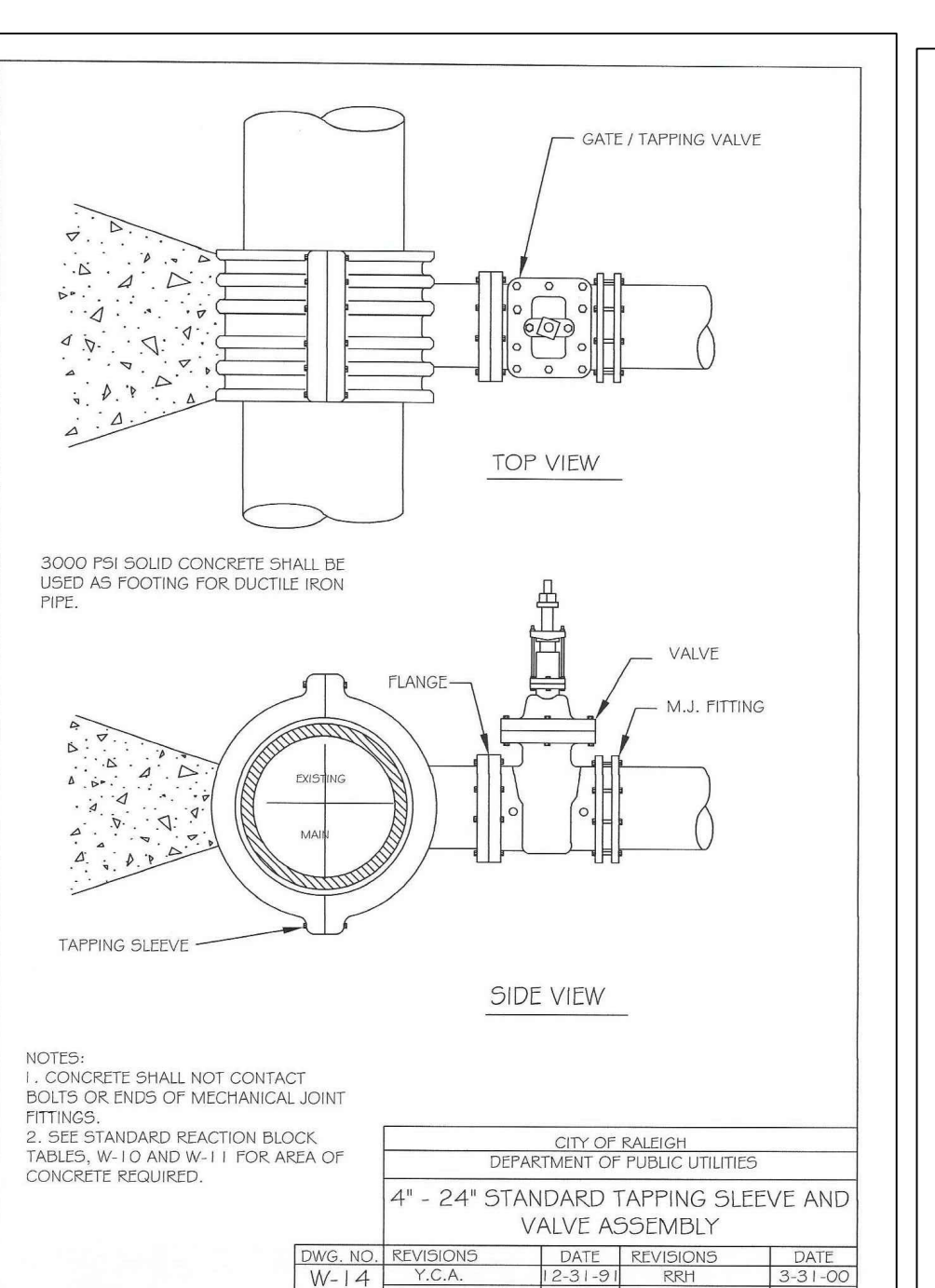
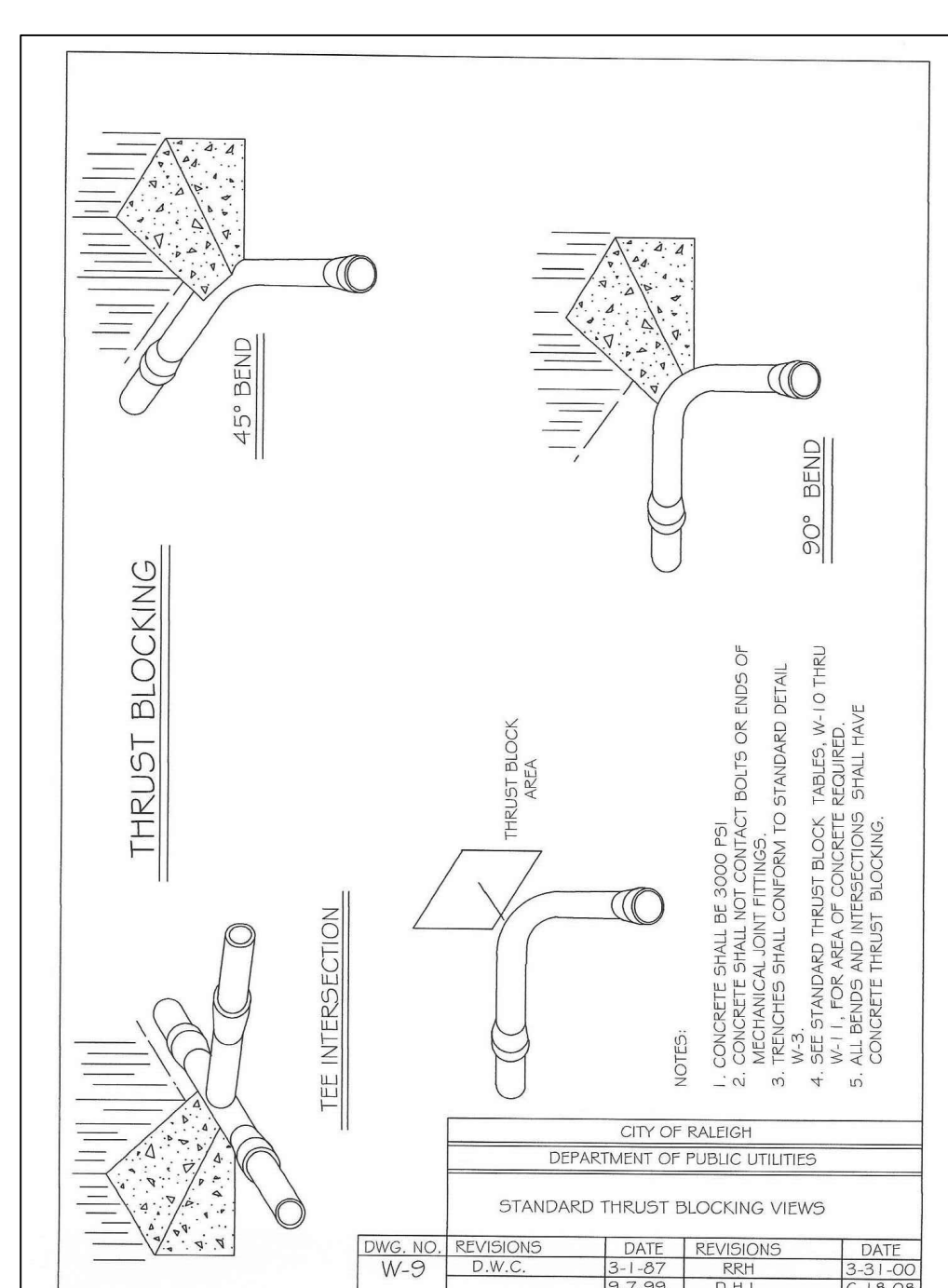
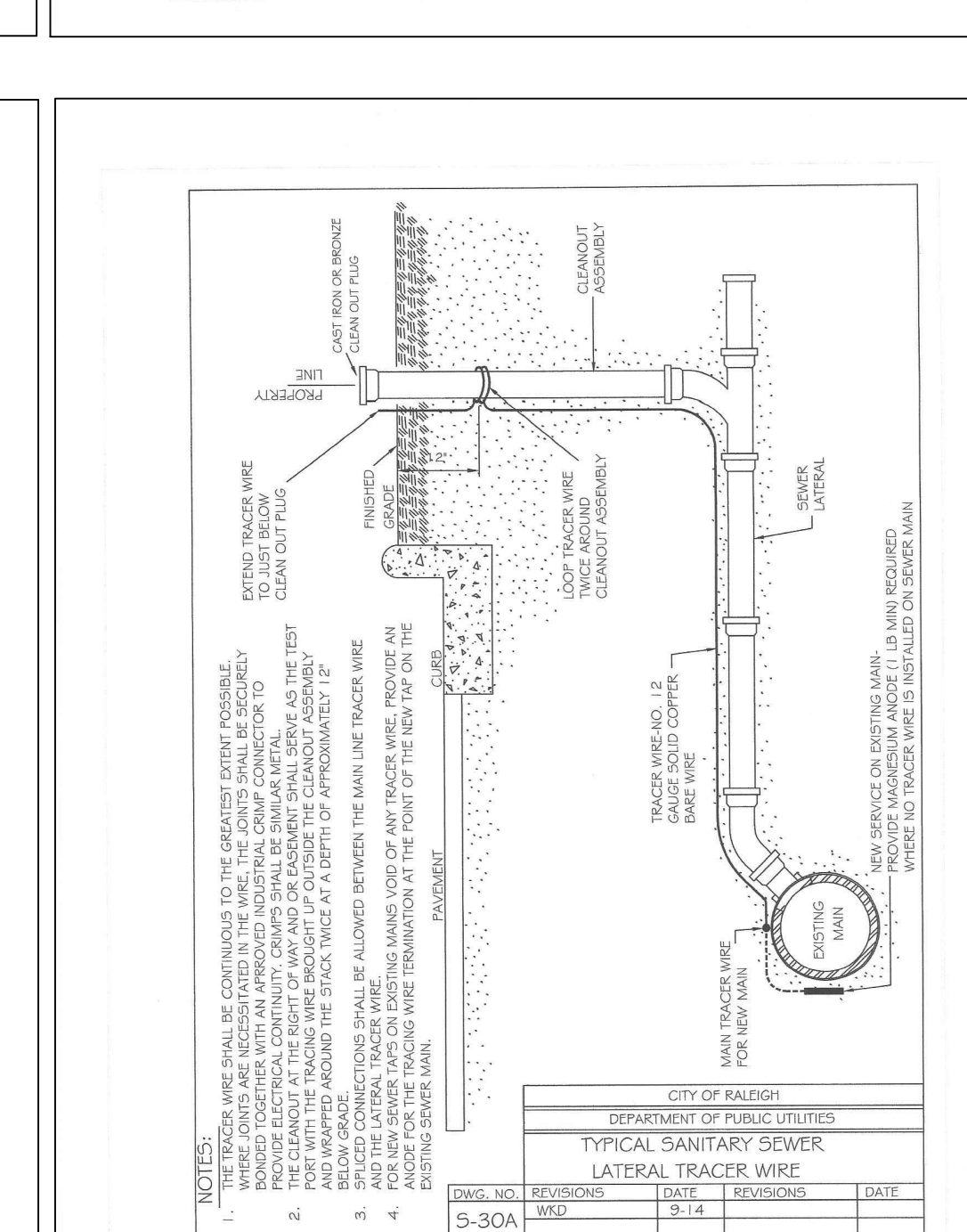
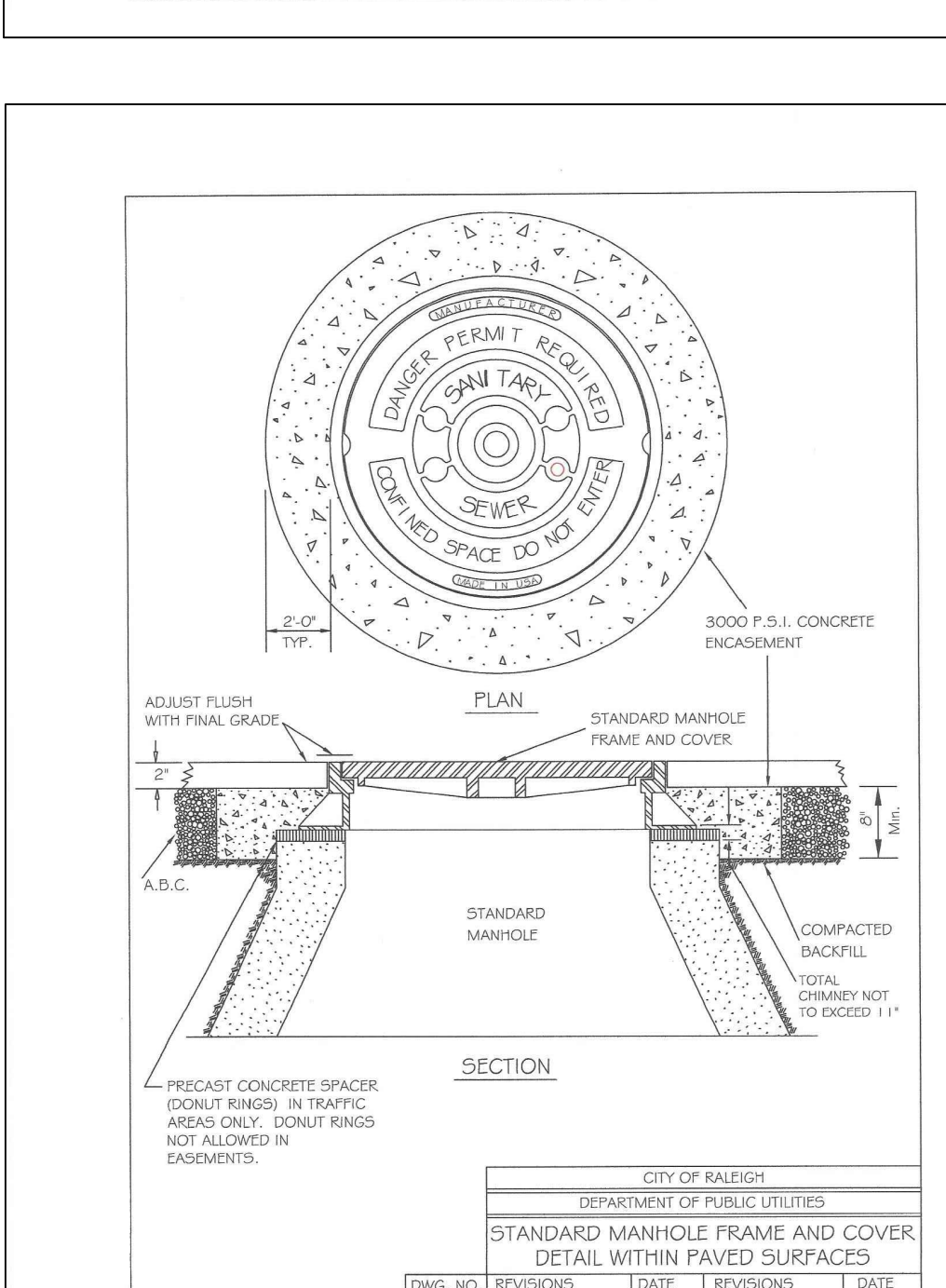
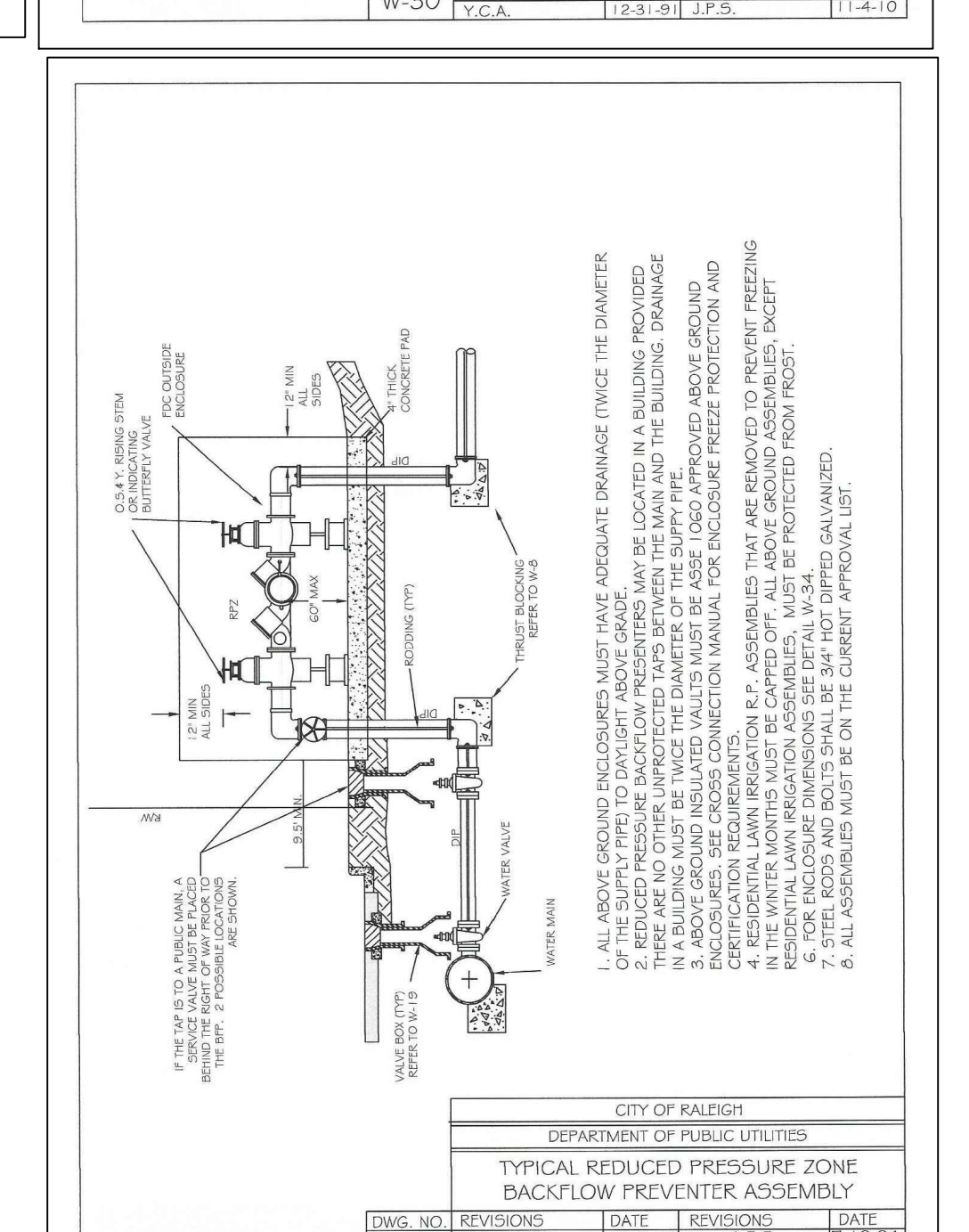
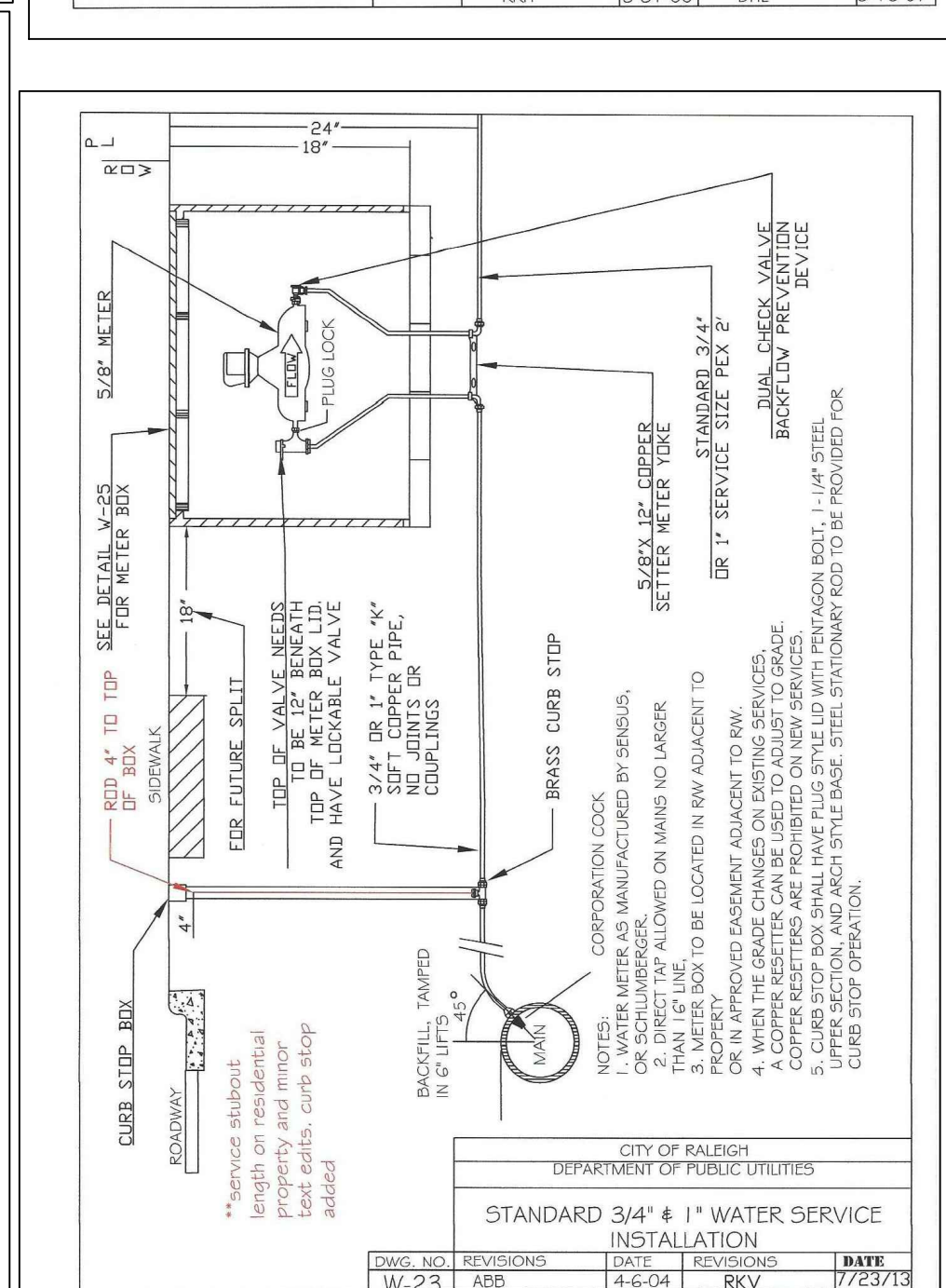
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	DEL.	12-31-00	J.P.S.	12-16-07



STEWART-PROCTOR ENGINEERING AND SURVEYING
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319 CHAPMAN ROAD
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

DATE 07-08-2020 SURVEYED BY _____ JOB _____

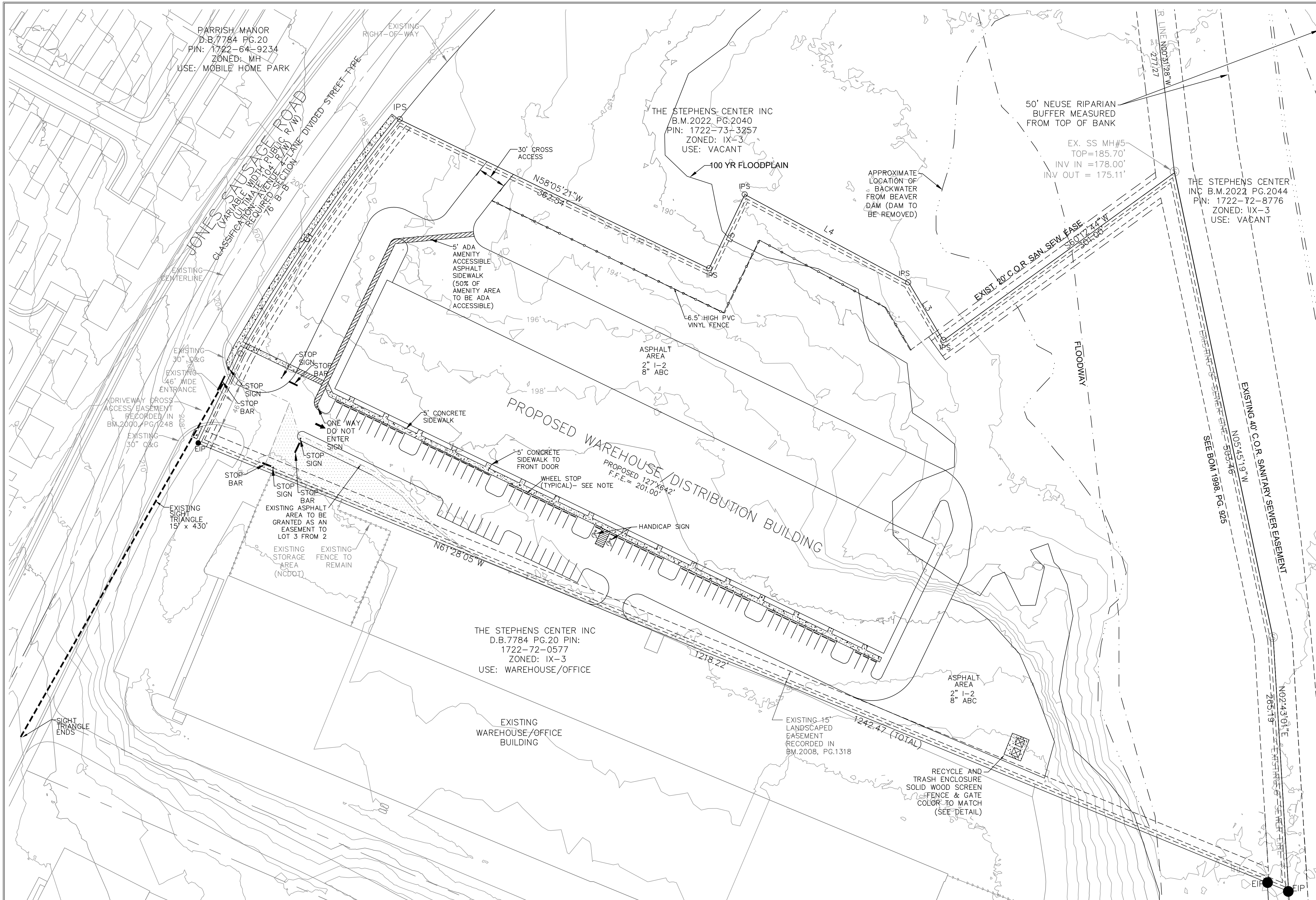
SCALE _____ DRAWN BY _____ DWG. NO. _____

REVISIONS _____

UTILITY DETAILS
THE STEPHENS CENTER
WAREHOUSE/DISTRIBUTION BUILDING

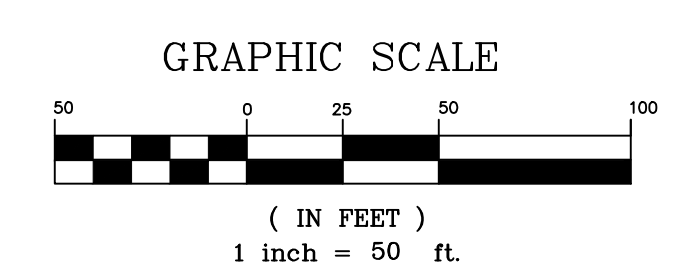
ST. MARY'S TOWNSHIP NORTH CAROLINA
WAKE COUNTY OWNER

ZONED: IX-3 P.I.N. 1722-73-3257



- GENERAL SITE NOTES:**
- ALL DRIVEWAY AND RIGHT-OF-WAY CONSTRUCTION TO BE PER CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL NECESSARY APPROVALS, STATE AND LOCAL, SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
 - ALL NECESSARY ENCROACHMENT AGREEMENTS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
 - CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL.
 - CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
 - CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
 - NOTE - A SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY SIGNAGE.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG ALL PROPOSED STREETS, ADJACENT STREETS AND THOROUGHFARES THE DEVELOPER SHALL CONTACT CAROLINA POWER AND LIGHT COMPANY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS."
 - NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLORS), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW GROUP OF THE DEPARTMENT OF DEVELOPMENT SERVICES.
 - THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL HVAC SYSTEMS WILL BE SCREENED FROM OFF-SITE VIEWS.
 - ALL DUMPSTER AND CARDBOARD RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.
 - WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS THE REQUIRED BUFFER TYPE, (I.E. TYPE A,B,C, AND 100 FOOT THROUGH-FARE CORRIDOR BUFFER) THE RALEIGH SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON THE ACTUAL FIELD CONDITIONS.
 - ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
 - THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
 - THE PROJECT MAY REQUIRE A PRE-CONSTRUCTION CONFERENCE BEFORE THE GRADING PERMIT IS ISSUED.
 - CUT AND FILL SLOPES WILL BE STABILIZED WITHIN 15 DAYS OF ANY PHASE OF GRADING.
 - FIRE LANE TO BE CAPABLE OF SUPPORTING A LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (NC FIRE CODE 503.2.3).
 - SIGNAGE IS REQUIRED AT THE ACCESSIBLE PARKING SPACE. SIGNAGE TO COMPLY WITH 2012 NCBC SECTION 1110.1 AND ANSI/ICC A117.1-2009 SECTION 502.7.
 - THE SITE TO HAVE A PRIVATE SOLID WASTE CONTRACTOR.

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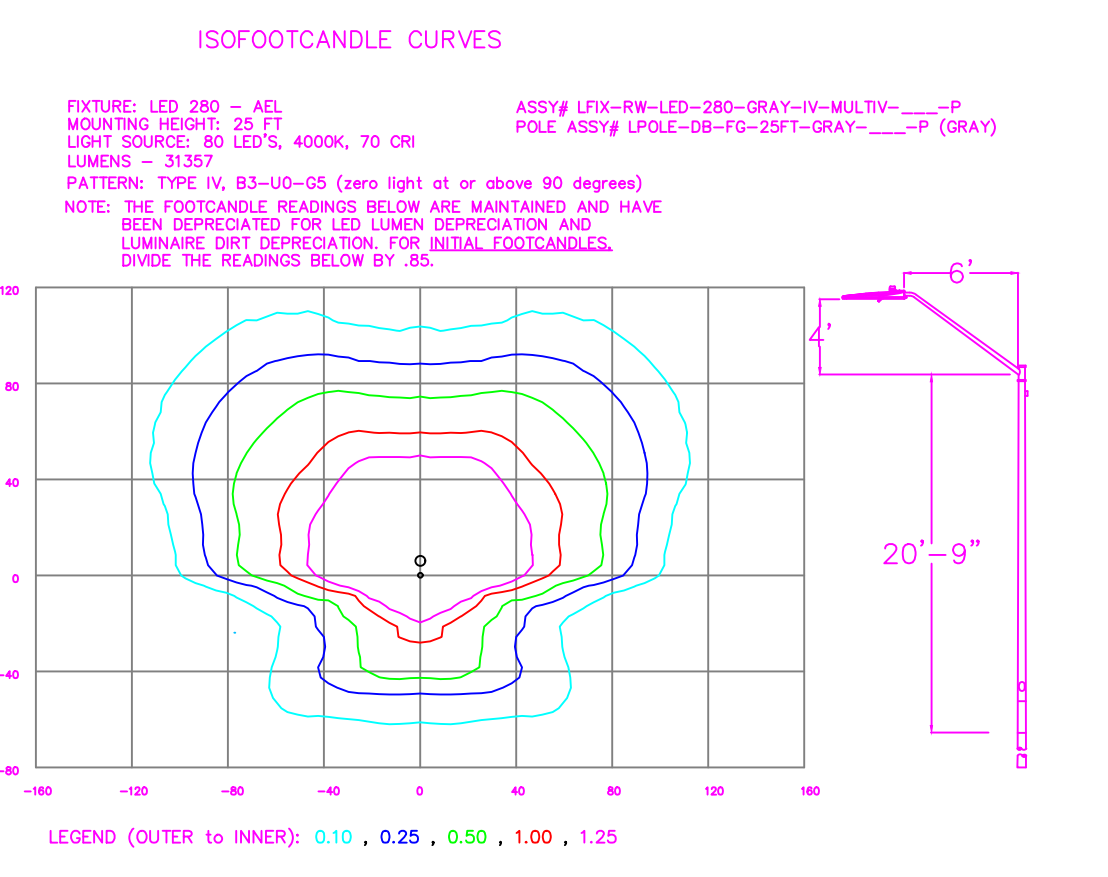
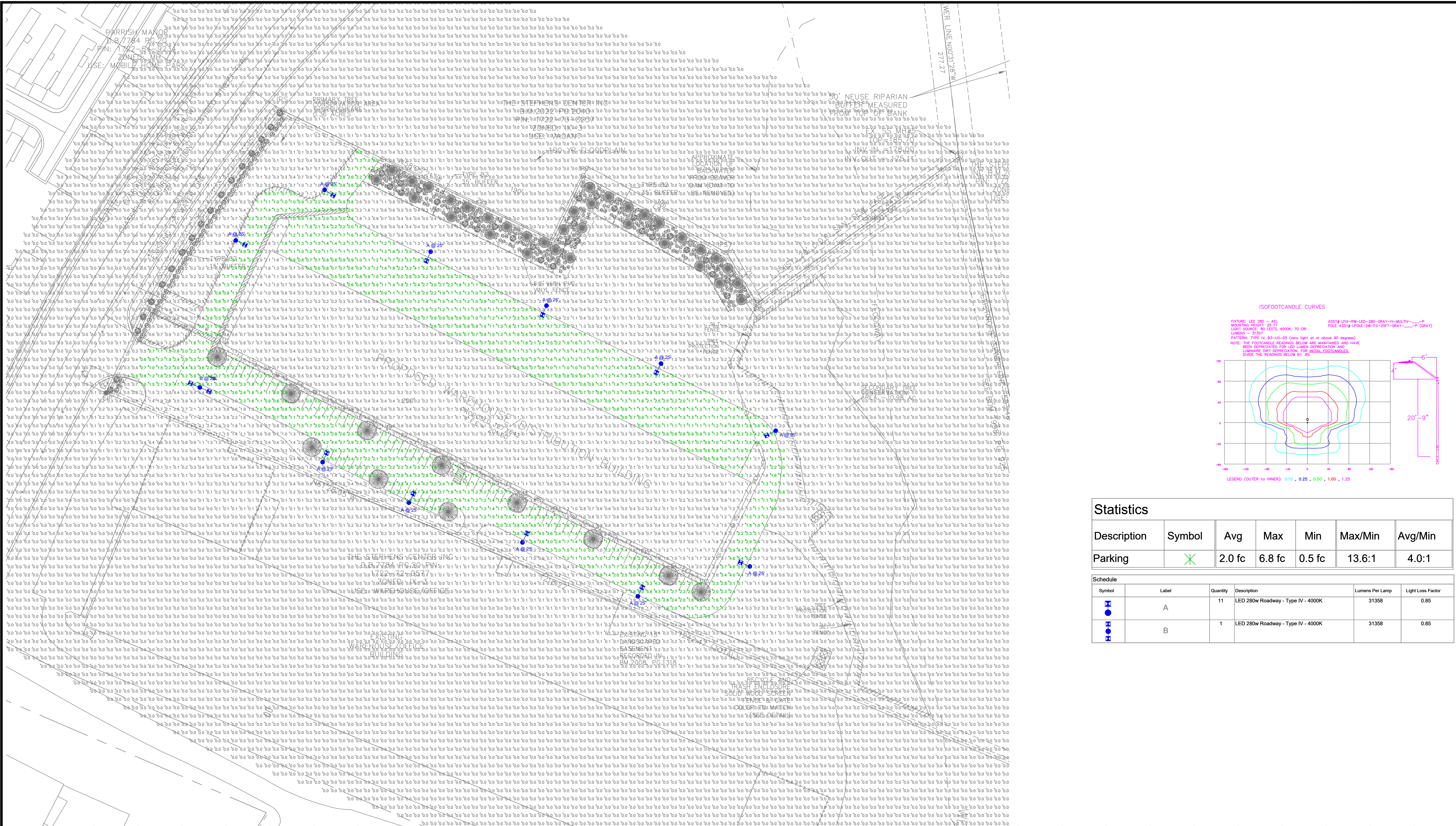


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TEL. 919 779-1855 FAX 919 779-1661

DATE 07-08-2020 SURVEYED BY _____ JOB _____
SCALE 1"=50' DRAWN BY _____ DWG. NO. _____
REVISIONS _____

TRANSPORTATION PLAN
THE STEPHENS CENTER
WAREHOUSE/DISTRIBUTION BUILDING

ST. MARY'S TOWNSHIP NORTH CAROLINA
WAKE COUNTY OWNER
ZONED: IX-3 P.I.N. 1722-73-3257



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	2.0 fc	6.8 fc	0.5 fc	13.6:1	4.0:1

Schedule					
Symbol	Label	Quantity	Description	Lumens Per Lamp	Light Loss Factor
⬢	A	11	LED 280w Roadway - Type IV - 4000K	31358	0.85
⬢	B	1	LED 280w Roadway - Type IV - 4000K	31358	0.85

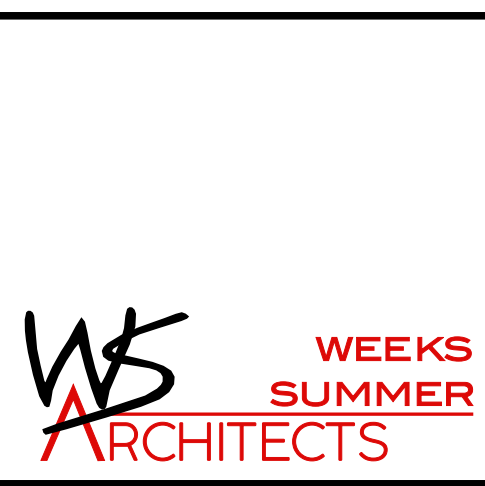
NO.	DATE	REVISION	BY
Rev B	12/15/22	Updated Site Plan	NJ

LIGHTING DESIGN TOLERANCE
 The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

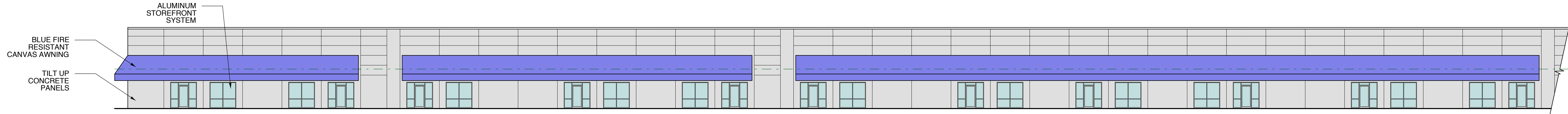


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3001 JONES SAUSAGE ROAD	
Raleigh, NC	
SITE LIGHTING ARRANGEMENT	
Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS	
Reviewed by N. Johnson	Scale 1" = 50'
Date 12/15/2022	Size Drawing size "D"
Description LED Roadway	
Drawing No. 20-0295B	Sht. 1 OF 1



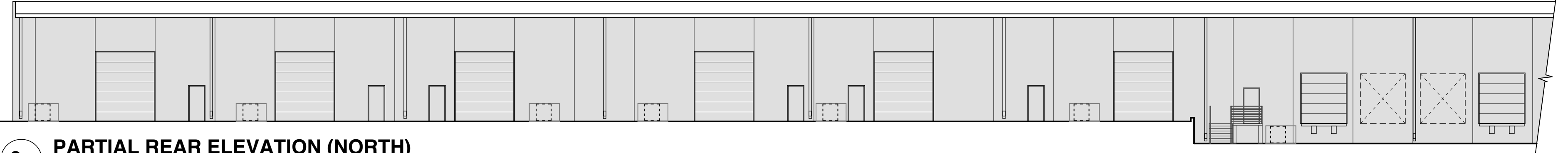
W. S. ARCHITECTS, PA
 3305-109 Durham Drive
 Raleigh, North Carolina 27603
 919.779.9797
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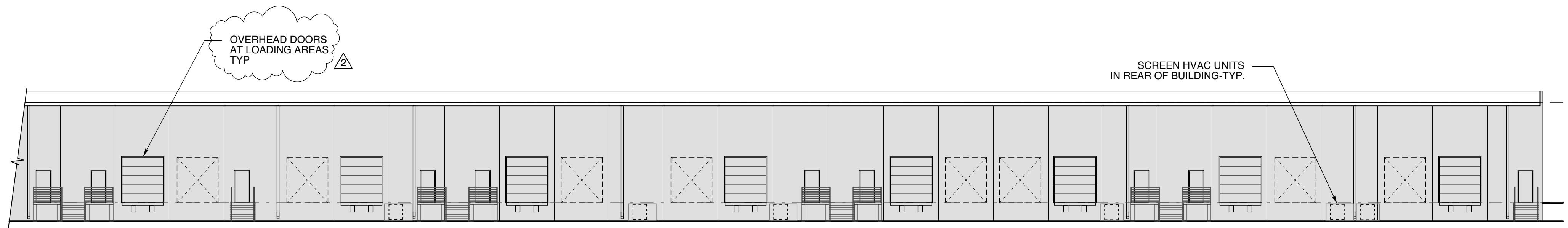
1a PARTIAL FRONT ELEVATION (SOUTH)
 SCALE: 1/16" = 1'-0"



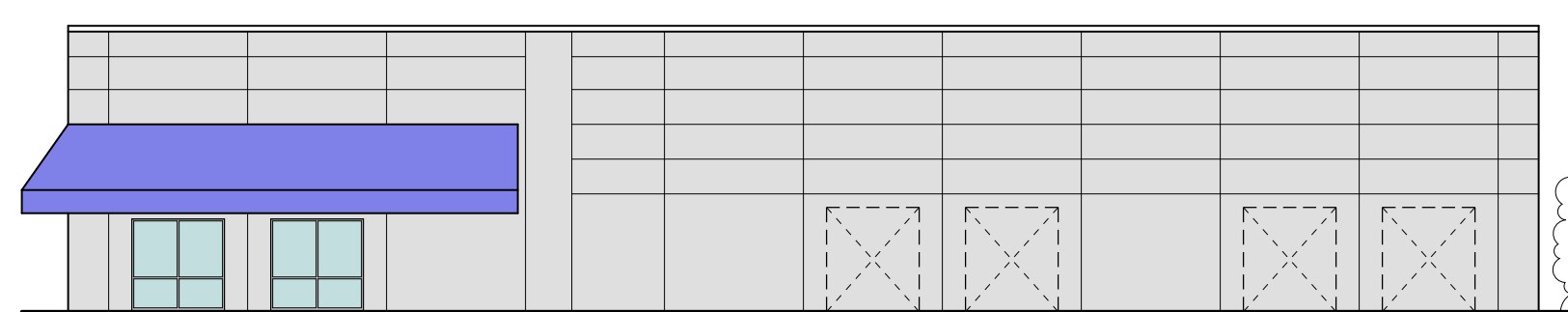
1b PARTIAL FRONT ELEVATION (SOUTH)
 SCALE: 1/16" = 1'-0"



2a PARTIAL REAR ELEVATION (NORTH)
 SCALE: 1/16" = 1'-0"

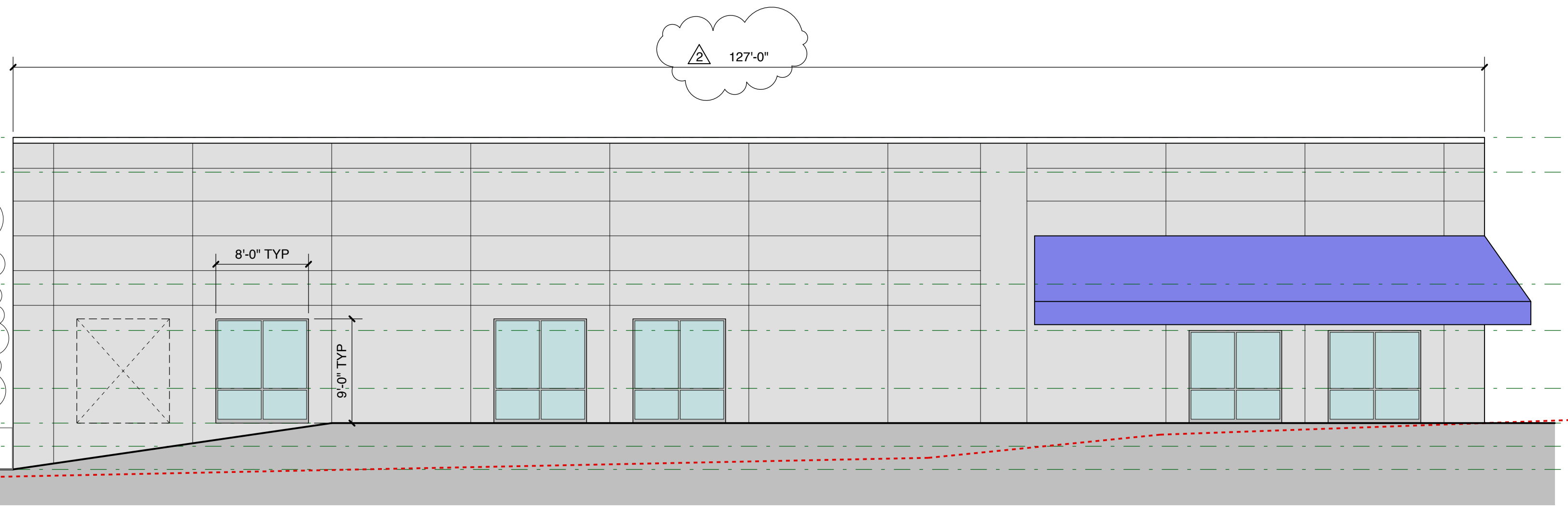


2b PARTIAL REAR ELEVATION (NORTH)
 SCALE: 1/16" = 1'-0"

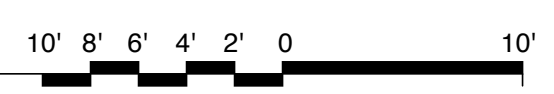


3 SIDE ELEVATION (EAST)
 SCALE: 1/16" = 1'-0"

SITE DATA TABLE	
WEST ELEVATION	
TOTAL FACADE AREA (UP TO 12')	1,534 Sq ft
TOTAL GLAZING AREA	344 Sq ft
TRANSPARENCY (WEST)	22.4 %
REQUIRED TRANSPARENCY	20.0 % (306 sf)
REQUIRED AREA BETWEEN 3'-8"	50.0 % (153 sf)
PROVIDED AREA BETWEEN 3'-8"	58.1 % (200 sf)
GLAZING TO HAVE TRANSPARENCY HIGHER THAN 80% & EXTERNAL REFLECTANCE OF LESS THAN 15%	



4 SIDE ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"



PRELIMINARY FOR SITE REVIEW not for construction

PROJECT TITLE
JONES SAUSAGE STEPHENS BLDG.
 3001 JONES SAUSAGE ROAD
 RALEIGH, NORTH CAROLINA

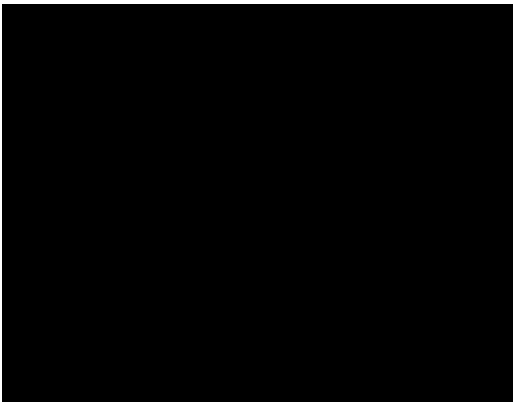
PROJECT NO.
 2103d
 DRAWING TITLE
FLOOR PLAN

SHEET 1 OF 1

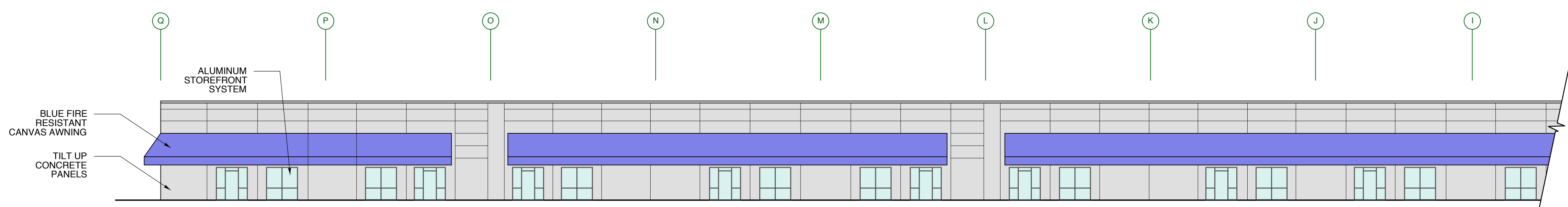
A1.1

PLOT DATE 7/17/23
 REVISION 7/17/23

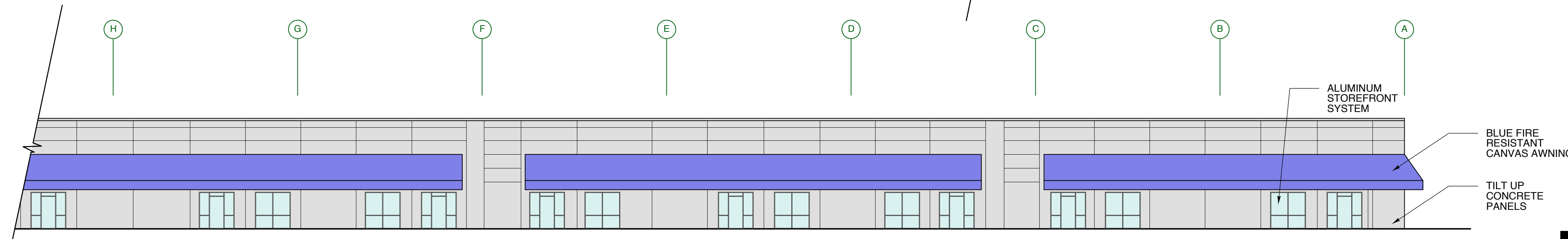
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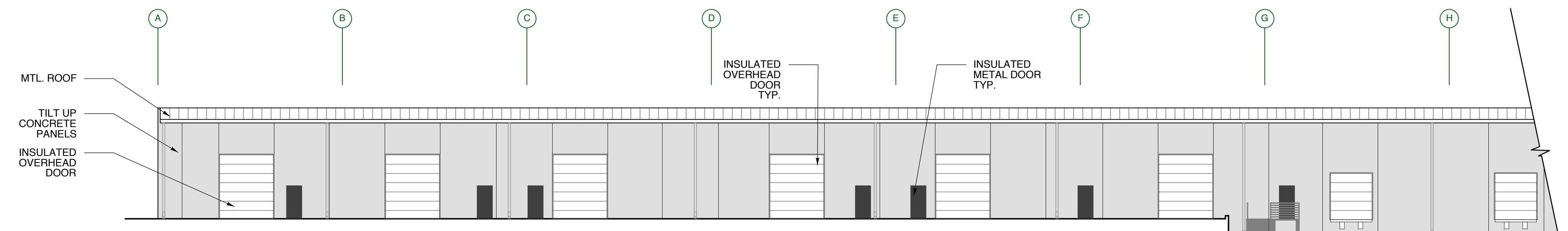
PRELIMI
FOR SITE



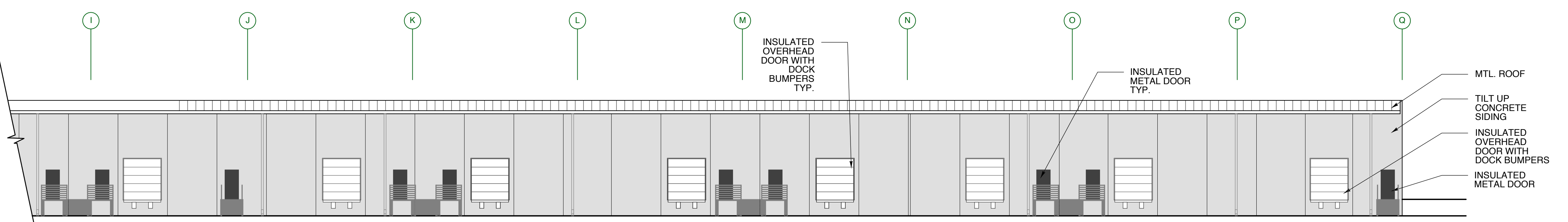
1a PARTIAL FRONT ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"



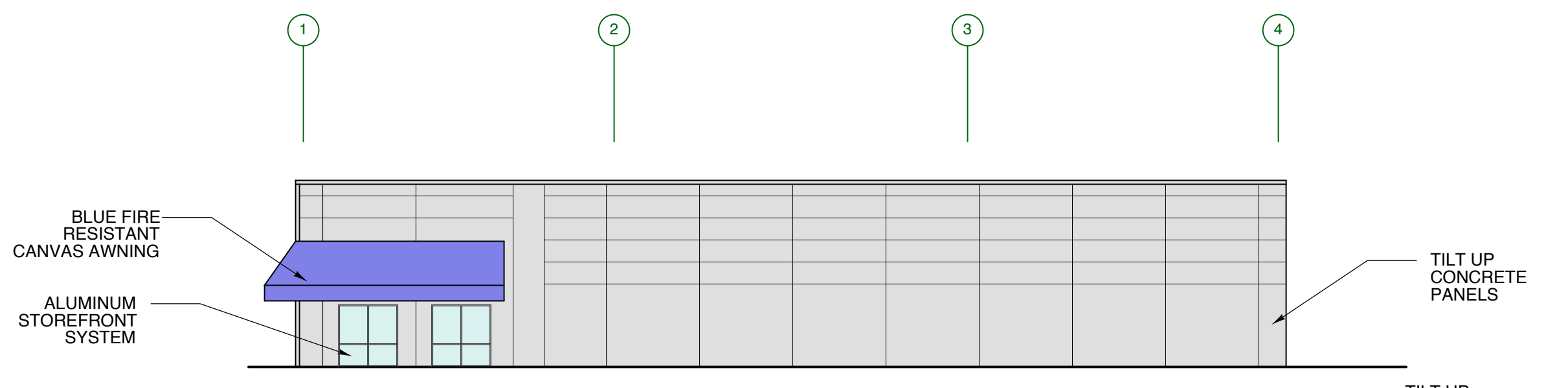
1b PARTIAL FRONT ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"



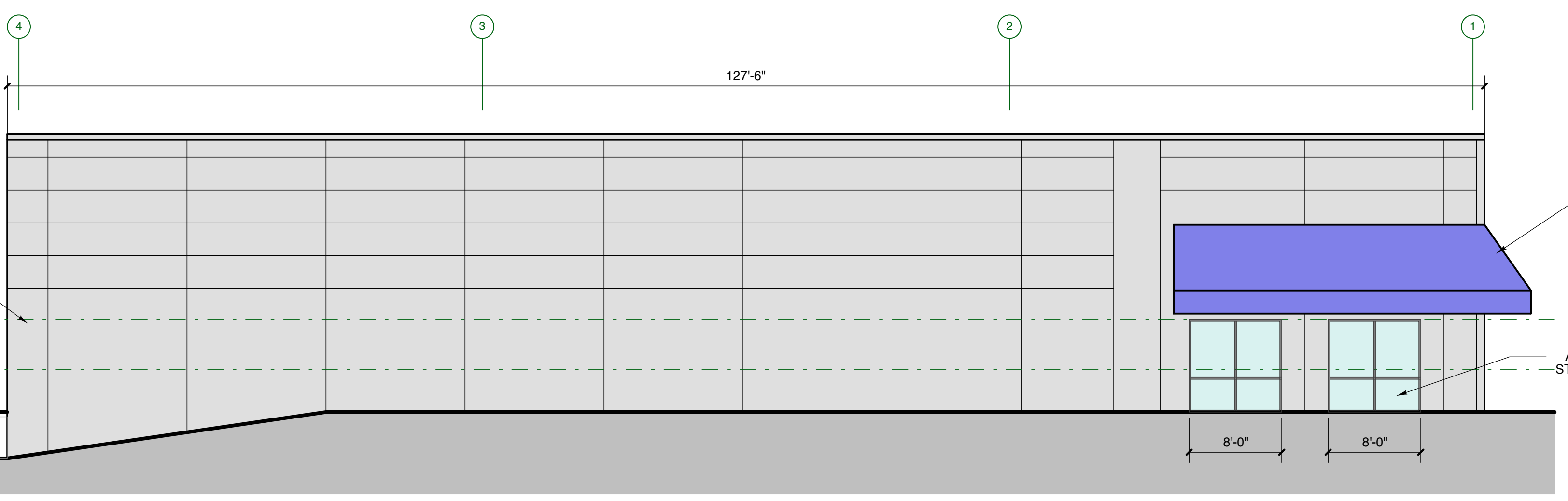
2a PARTIAL REAR ELEVATION
SCALE: 1/16" = 1'-0"



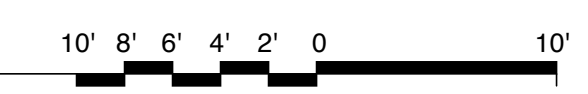
2b PARTIAL REAR ELEVATION
SCALE: 1/16" = 1'-0"



3 SIDE ELEVATION (EAST)
SCALE: 1/16" = 1'-0"



4 SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



**FOR PERMIT
PROCESS ONLY**

PROJECT TITLE
THE STEPHENS CENTER

3001 JONES SAUSAGE RD.
RALEIGH, NORTH CAROLINA

PROJECT NO.
2103d

DRAWING TITLE
ELEVATIONS

SHEET 0 OF 0

A2

PLOT DATE 1/18/22
REVISION ---

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