

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. as amended by text change case [TC-14-19](#) 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 <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input checked="" type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>SCOPE-0171-2021</u>	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-36B-1989</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Citation Drive Warehouse			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 2004 Citation Drive & 2008 Citation Drive			
Site P.I.N.(s): 1721697242 & 1721791235			
Please describe the scope of work. Include any additions, expansions, and change of use. New warehouse with auto parking, a loading dock, water connections, sewer connections, storm sewer and a sandfilter SCM.			
Current Property Owner/Developer Contact Name: JULIE MOORE HOLDINGS LLC - Contact John Core NOTE: please attach purchase agreement when submitting this form.			
Company: Beacon Partners		Title: Senior Project Manager	
Address: 500 East Morehead Street, Charlotte, NC			
Phone #: 704-926-1416		Email: john.core@beacondevelopment.com	
Applicant Name: Jake Buzzell			
Company: Advanced Civil Design		Address: 51 Kilmayne Drive, Suite 102	
Phone #: 919-481-6290		Email: jbuzzell@advancedcivildesign.com	

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

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-CU Industrial Mixed Use	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 11.2	New gross floor area: 180,000 SF
# of parking spaces required: 74 Spaces	Total sf gross (to remain and new): 180,000 SF
# of parking spaces proposed: 137 Spaces	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Warehouse	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0</u> Square Feet: <u>0</u>	Proposed Impervious Surface: Acres: <u>5.323</u> Square Feet: <u>231,864</u>
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: <u>3720172100J - Effective Date: May 2, 2006</u>	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: N/A	Total # of hotel units: N/A
# of bedroom units: 1br 2br 3br 4br or more	
# of lots: N/A	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

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.

I, John A. Core (on behalf of Joseph L. Moore) will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: <u>Joseph L Moore</u>	Date: <u>3-24/2022</u>
Printed Name: <u>Joseph L Moore</u>	

SITE DATA TABLE

PROPERTY INFORMATION:
 PIN: 1721697242 & 1721791235
 ADDRESS: 2004 & 2008 CITATION DRIVE
 TOTAL SITE AREA: 11.226/489,024 ACRES/SF
 PR. RIGHT-OF-WAY DEDICATION: 0.230/10,021 ACRES/SF
 PR. NET SITE AREA: 10.996/479,003 ACRES/SF

ZONING INFORMATION:
 EXISTING ZONING: IX-3-CU (INDUSTRIAL MIXED USE)
 CUD CASE NUMBER: Z-36B-1989

DEVELOPMENT INFORMATION:
 FRONTAGE TYPE: N/A
 BUFFER TYPE: TYPE C-2

EXISTING USE: VACANT
 PROPOSED USE: WAREHOUSE & DISTRIBUTION

EXISTING BUILDING AREA: N/A
PROPOSED BUILDING AREA:
 WAREHOUSE: 95,398 SF
 OFFICE: 19,465 SF
 TOTAL AREA: 114,864 SF
 F.A.R. (0.50 MAX): 0.23

BUILDING DIMENSIONAL STANDARDS:
 BUILDING HEIGHT: 3 STORIES AND 50' MAX
 GROUND FLOOR HEIGHT MINIMUM: 11'
 PR. BUILDING HEIGHT: 1 STORY
 GROUND STORY TRANSPARENCY: 20% MINIMUM
 ACCESSORY STRUCTURE: 25' MAX
 PR. ACCESSORY STRUCTURE: N/A
 PRIMARY STREET: AUBURN CHURCH ROAD
 BUILDING SETBACKS:
 PRIMARY STREET- 3'
 SIDE STREET- 3'
 SIDE LOT LINE- 0' OR 6'
 REAR LOT LINE- 0' OR 6'
 FROM ALLEY- 5'

PARKING DIMENSIONAL STANDARDS:
 PARKING SETBACKS:
 PRIMARY STREET- 10'
 SIDE STREET- 10'
 SIDE LOT LINE- 0' OR 3'
 REAR LOT LINE- 0' OR 3'
 FROM ALLEY- 5'

IMPERVIOUS AREA CALCULATIONS:
 EX. IMPERVIOUS AREA: 0.0/0 ACRES/SF
 PR. IMPERVIOUS AREA: 5,460/237,779 ACRES/SF
 SITE COVERAGE (70% MAX): 5,460/10,996 = 49.6%
 NEW IMPERVIOUS AREA (INSIDE R/W): 0.51/22,380 ACRES/SF
 TOTAL NEW IMPERVIOUS AREA: 5,970/260,159 ACRES/SF
 FLOOD HAZARD AREA: YES, FEMA MAP PANEL #3720171500J
 REQUIRED AMENITY AREA: 10.996 AC * 10% = 1,100 (47,900 SF)
 PROVIDED AMENITY AREA: 1,101 AC (47,956 SF)

PARKING CALCULATIONS (INDUSTRIAL):
 REQUIRED PARKING: NO MIN OR MAX PER TC-11-21
TOTAL REQUIRED PARKING: N/A
TOTAL PROPOSED PARKING: 140 SPACES

ACCESSIBLE PARKING:
 REQUIRED ACCESSIBLE PARKING: 101 TO 150 = 5 TOTAL (1 VAN)
 TOTAL PROVIDED ACCESSIBLE PARKING: 5 SPACES
 PROVIDED STANDARD ACCESSIBLE SPACES: 1 SPACES
 PROVIDED VAN PARKING SPACES: 4 SPACES

BICYCLE CALCULATIONS:
SHORT TERM BICYCLE PARKING: N/A
LONG TERM BICYCLE PARKING: N/A

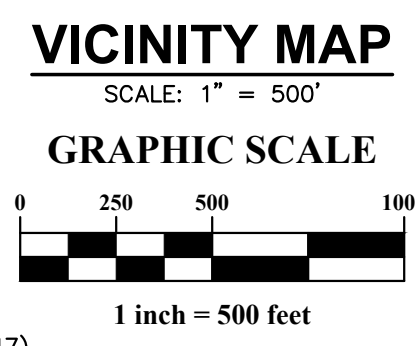
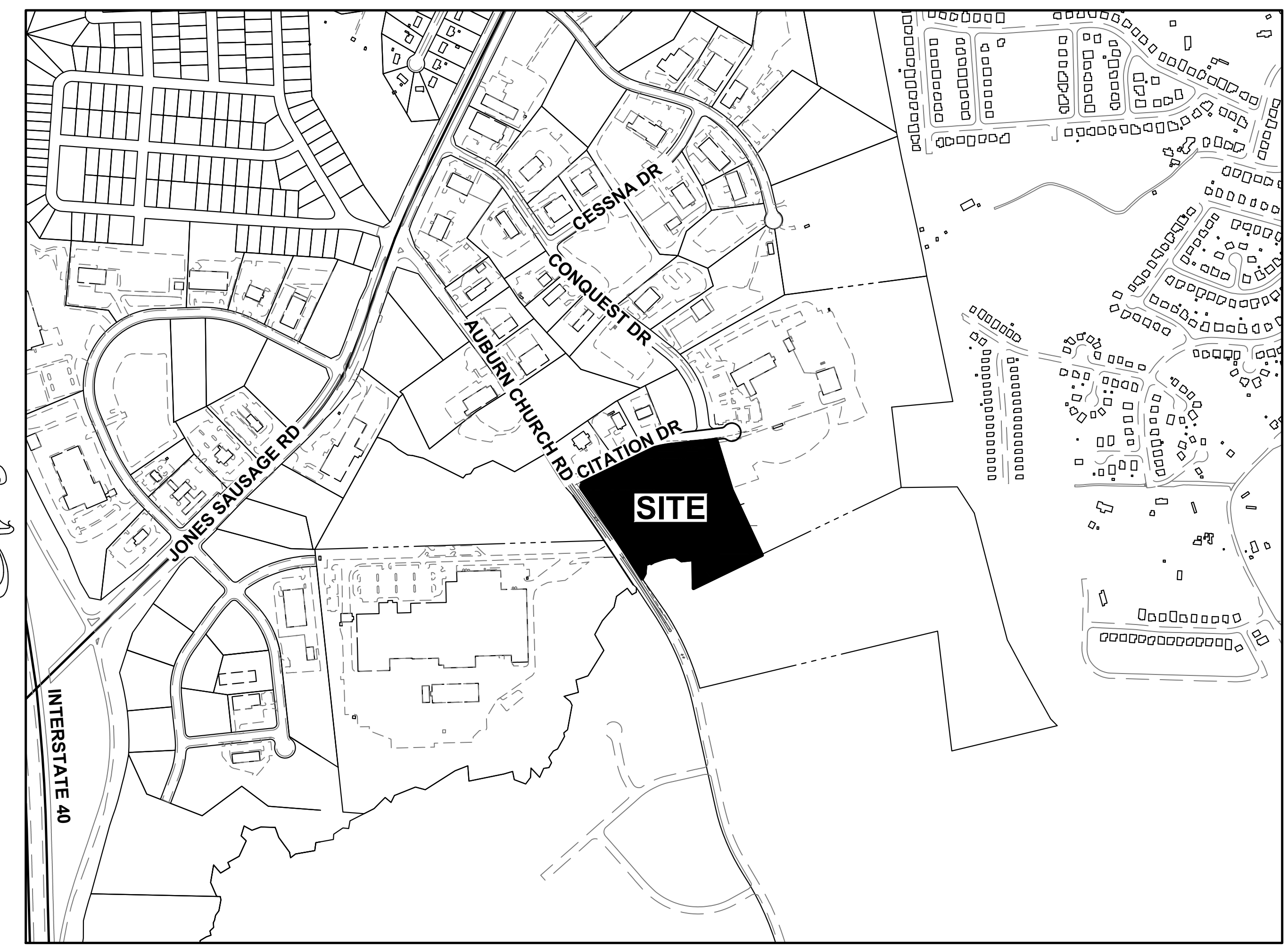
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- CONTACT NC 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES TO VERIFY LOCATIONS, DEPTHS, AND ELEVATIONS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. ANY DIFFERENCES SHALL BE REPORTED TO THE OWNER, ENGINEER, AND ARCHITECT.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
- LOCATIONS AND SIZES SHOWN FOR STORMWATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
- LOCATIONS AND SIZES SHOWN FOR WATER AND SEWER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
- PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
- THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
- HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CURRENT RALEIGH ENGINEERING STANDARD DRAWING STANDARD DRAWINGS.
- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

ADMINISTRATIVE SITE REVIEW
CITATION DRIVE WAREHOUSE
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
 2022



ZONING CONDITIONS (Z-36B-1989):

- PUBLIC STREET ACCESS**
 - SHALL BE LIMITED TO TWO POINTS ON S.R. 2547
 - SHALL BE LIMITED TO TWO POINTS ON S.R. 2548
 ONE POINT OF ACCESS IS PROPOSED ALONG S.R. 2548 (SITE NOT ADJACENT TO S.R. 2547)
- STREET YARDS**
 - A 50' NATURAL BUFFER SHALL BE PROVIDED ALONG S.R. 2547 WHERE ADJACENT TO PARISH MEADOWS SUBDIVISION. BUILDINGS AND PARKING ARE NOT ALLOWED IN THIS AREA, HOWEVER, IT MAY CONTAIN STREETS, DRIVES AND WALKWAYS. IT SHALL BE LANDSCAPED AT THE RATE OF SIX TREES PER FIFTY LINEAR FEET OF SUCH FRONTAGE.
 DOES NOT APPLY TO SUBJECT PROPERTY
- RIGHT-OF-WAY**
 - AN ADDITIONAL FIVE FEET OF RIGHT-OF-WAY (FOR A TOTAL OF 35 FEET FROM THE CENTERLINE) SHALL BE RESERVED FOR S.R. 2547 AND S.R. 2548. IT SHALL BE DEDICATED AT THE TIME OF SUBDIVISION APPROVAL.
 ADDITIONAL RIGHT-OF-WAY HAS BEEN PROPOSED ALONG S.R. 2548. (SITE NOT ADJACENT TO S.R. 2547)
- FLOOR AREA RATIO (F.A.R.)**
 - THE MAXIMUM F.A.R. SHALL NOT EXCEED 0.40. AT SUCH TIME AS PUBLIC WATER AND SEWER SERVICES ARE AVAILABLE TO THE SITE, THIS MAY BE INCREASED TO 0.50.
 WATER AND SEWER AVAILABLE TO SITE. F.A.R. DOES NOT EXCEED 0.50. CALCULATIONS PROVIDED IN SITE DATA TABLE.
- MAXIMUM SITE COVERAGE**
 - THE MAXIMUM IMPERVIOUS AREA OF ANY LOT SHALL BE 70%.
 MAXIMUM SITE IMPERVIOUS AREA DOES NOT EXCEED 70%. CALCULATIONS PROVIDED IN SITE DATA TABLE.
- OPEN SPACE GREENWAY**
 - THE AREA ALONG THE EAST AND SOUTH PROPERTY LINES (WITHIN THE EXISTING FLOODPLAIN) WILL BE CONVEYED TO WAKE COUNTY AS GREENWAY EASEMENT. IN NO CASE SHALL IT BE LESS THAN 150' IN WIDTH. THIS AREA MAY ALSO CONTAIN APPROPRIATE PUBLIC UTILITIES AND BE A PART OF THE REQUIRED TRANSITIONAL BUFFER YARD.
 APPLICABLE GREENWAY EASEMENT HAS BEEN PROVIDED 75' LEFT AND/OR RIGHT OF THE CREEK.
- USE RESTRICTIONS**
 - THE SITE MAY NOT CONTAIN HOTELS, MOTELS, FAST-FOOD RESTAURANTS, GROCERY STORES OF OVER 10,000 SQUARE FEET OR DRUG STORES.
 SITE MEETS CONDITION. INDUSTRIAL WAREHOUSE BUILDING PROPOSED.

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OWNER JULIE MOORE HOLDINGS LLC 2709 RIDDICK DR RALEIGH, NORTH CAROLINA 27609	DEVELOPER BEACON PARTNERS 500 EAST MOREHEAD ST., SUITE 200 CHARLOTTE, NORTH CAROLINA 28202 PHONE: 919-863-1000 CONTACT: JOHN CORE JOHN.CORE@BEACONDEVELOPMENT.COM	CIVIL ENGINEER ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 102 CARY, NORTH CAROLINA 27511 PHONE: 919-481-6290 CONTACT: JAKE BUZZELL JBUZZELL@ADVANCEDCIVILDESIGN.COM	ARCHITECT MERRIMAN SCHMITT ARCHITECTS 605 LEXINGTON AVE., SUITE 300 CHARLOTTE, NC 28203 PHONE: 704-377-1177 CONTACT: G. CRAIG FLEMING CFLEMING@MSACHARLOTTE.COM	LANDSCAPE ARCHITECT JDAVIS 510 SOUTH WILMINGTON STREET RALEIGH, NORTH CAROLINA 27601 PHONE: 919-835-1500 CONTACT: SAWAKO BUSH SAWAKO@JDAVISARCHITECTS.COM
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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, as amended by text change case TC-14-19 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.)

Building Type <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	Site Transaction History <input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:
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GENERAL INFORMATION

Development name: Citation Drive Warehouse
 Inside City limits? Yes No
 Property address(es): 2004 Citation Drive & 2008 Citation Drive
 Site P.L.N.(s): 1721697242 & 1721791235
 Please describe the scope of work. Include any additions, expansions, and change of use.
 New warehouse with auto parking, a loading dock, water connections, sewer connections, storm sewer and a sandfilter SCM.
 Current Property Owner/Developer Contact Name: JULIE MOORE HOLDINGS LLC - Contact John Core
NOTE: please attach purchase agreement when submitting this form.
 Company: Beacon Partners Title: Senior Project Manager
 Address: 500 East Morehead Street, Charlotte, NC
 Phone #: 704-926-1416 Email: john.core@beacondevelopment.com
 Applicant Name: Jake Buzzell
 Company: Advanced Civil Design Address: 51 Kilmayne Drive, Suite 102
 Phone #: 919-481-6290 Email: jbuzzell@advancedcivildesign.com

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

SITE DATA Zoning district (if more than one, please provide the acreage of each): IX-3-CU Industrial Mixed Use Gross site acreage: 11.2 # of parking spaces required: N/A # of parking spaces proposed: 138 Spaces Overlay District (if applicable): N/A Existing use (UDO 6.1.4): Vacant Proposed use (UDO 6.1.4): Warehouse	BUILDING DATA Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 0 New gross floor area: 114,864 SF Total sf gross (to remain and new): 114,864 SF Proposed # of buildings: 1 Proposed # of stories for each: 1
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STORMWATER INFORMATION

Existing Impervious Surface: _____ Square Feet: _____
 Proposed Impervious Surface: _____ Square Feet: 260,159
 Is this a flood hazard area? Yes No
 If yes, please provide: _____
 Alluvial soils: _____
 Flood study: _____
 FEMA Map Panel #: 372017150J - Effective Date: May 2, 2006
 Neuse River Buffer: Yes No Wetlands: Yes No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: N/A Total # of hotel units: N/A
 # of bedroom units: 1br 2br 3br 4br or more
 # of lots: N/A Is your project a cottage court? Yes No

SIGNATURE BLOCK

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.
 I, John A. Core (on behalf of Joseph L. Moore) will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.
 I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.
 Signature: Joseph L. Moore Date: 3-24/2022
 Printed Name: Joseph L. Moore

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THIS PROJECT HAS ELECTED TO USE THE CURRENT UDO MANUAL APPLICABLE AT THE TIME OF INITIAL SUBMISSION. UDO ADOPTED DATE: FEBRUARY 18, 2013; 18TH SUPPLEMENT JANUARY 18, 2022. SPECIFICALLY, FLOODPLAIN REGULATIONS IN EFFECT PRIOR TO APRIL 1, 2022 WILL BE USED.

PER RALEIGH UDO SECTION 9.2.2.E.2DM EXEMPTION FROM PEAK RUNOFF LIMITATIONS APPROVED ON: 06/14/2022

ASR-0022-2022

PLAN PREPARED BY: FIRM # C-2798
 51 Kilmayne Drive Suite 102 Cary, North Carolina 27511
 ph 919.481.6290 fax 919.336.6171
ADVANCED CIVIL DESIGN ENGINEERS & SURVEYORS

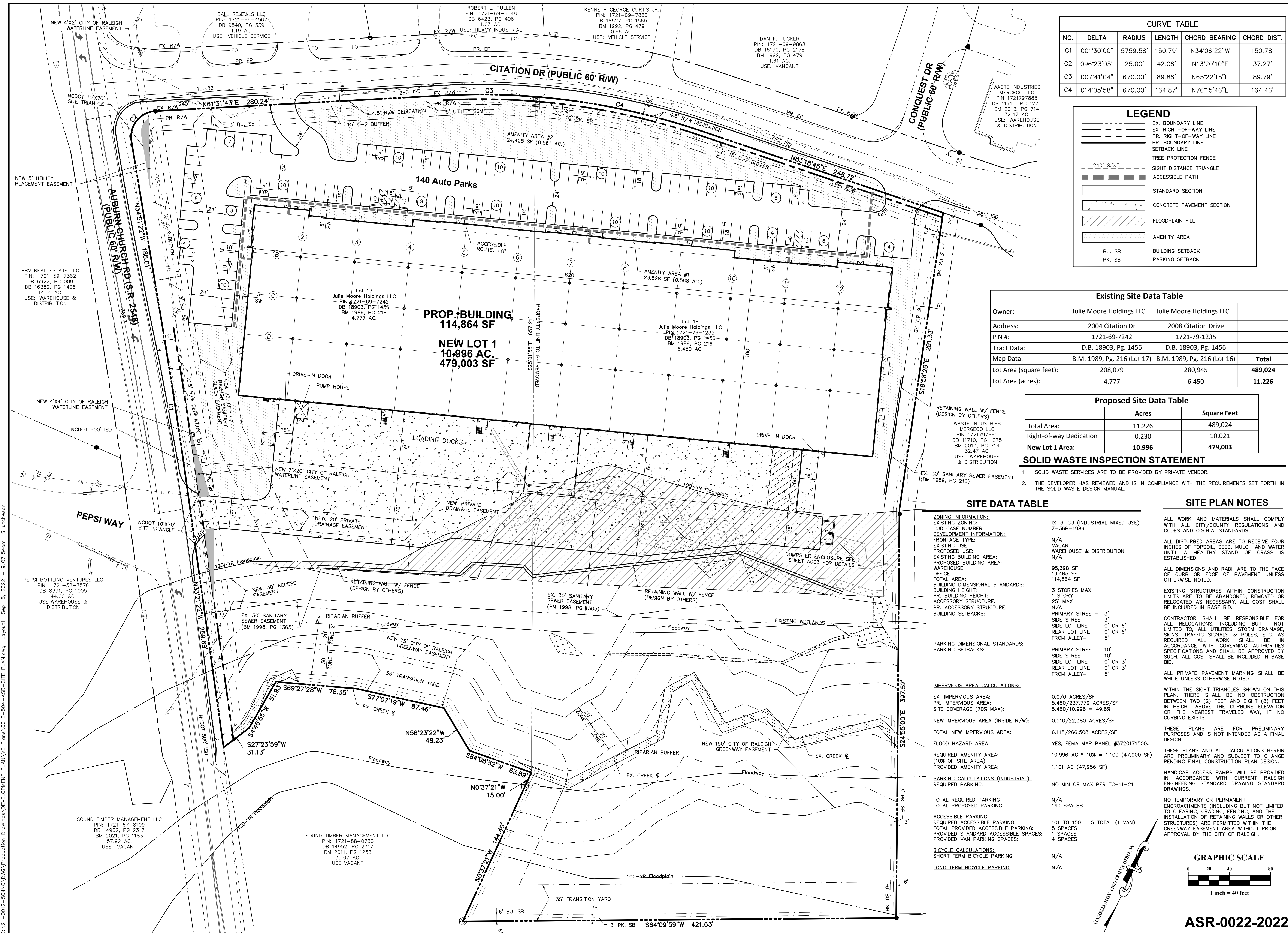
PLAN PREPARED FOR:
BEACON PARTNERS
 500 East Morehead St. Suite 200 Charlotte, North Carolina 28209
 ph 704.992.7727 fax 704.536.8335

ADMINISTRATIVE SITE REVIEW
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
CITATION DRIVE WAREHOUSE
 FOR
BEACON PARTNERS
TITLE SHEET

Issue Dates:	03/28/2022: ASR SUBMITTAL #1	05/20/2022: ASR SUBMITTAL #2	06/27/2022: ASR SUBMITTAL #3	07/29/2022: ASR SUBMITTAL #4	09/16/2022: ASR SUBMITTAL #5
Date:	09/16/2022				
Scale:	1" = 500'				
Drawn By:	JLB	Checked By:	JWJ		
Project Number:	21-00012-504				
Drawing Number:	C.0.0				

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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	001°30'00"	5759.58'	150.79'	N34°06'22"W	150.78'
C2	096°23'05"	25.00'	42.06'	N13°20'10"E	37.27'
C3	007°41'04"	670.00'	89.86'	N65°22'15"E	89.79'
C4	014°05'58"	670.00'	164.87'	N76°15'46"E	164.46'

LEGEND	
	EX. BOUNDARY LINE
	EX. RIGHT-OF-WAY LINE
	PR. RIGHT-OF-WAY LINE
	PR. BOUNDARY LINE
	SETBACK LINE
	TREE PROTECTION FENCE
	SIGHT DISTANCE TRIANGLE
	ACCESSIBLE PATH
	STANDARD SECTION
	CONCRETE PAVEMENT SECTION
	FLOODPLAIN FILL
	AMENITY AREA
	BUILDING SETBACK
	PARKING SETBACK

Existing Site Data Table			
Owner:	Julie Moore Holdings LLC	Julie Moore Holdings LLC	
Address:	2004 Citation Dr	2008 Citation Drive	
PIN #:	1721-69-7242	1721-79-1235	
Tract Data:	D.B. 18903, Pg. 1456	D.B. 18903, Pg. 1456	
Map Data:	B.M. 1989, Pg. 216 (Lot 17)	B.M. 1989, Pg. 216 (Lot 16)	Total
Lot Area (square feet):	208,079	280,945	489,024
Lot Area (acres):	4.777	6.450	11.226

Proposed Site Data Table		
	Acres	Square Feet
Total Area:	11.226	489,024
Right-of-way Dedication	0.230	10,021
New Lot 1 Area:	10.996	479,003

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SITE DATA TABLE	
ZONING INFORMATION:	IX-3-CU (INDUSTRIAL MIXED USE) Z-36B-1989
EXISTING ZONING:	
EXISTING USE:	N/A
PROPOSED USE:	WAREHOUSE & DISTRIBUTION
EXISTING BUILDING AREA:	95,398 SF
DROPPED BUILDING AREA:	19,465 SF
WAREHOUSE:	114,864 SF
OFFICE:	
TOTAL AREA:	3 STORES MAX
BUILDING DIMENSIONAL STANDARDS:	1 STORY
BUILDING HEIGHT:	25' MAX
PR. BUILDING HEIGHT:	
ACCESSORY STRUCTURE:	
PR. ACCESSORY STRUCTURE:	
BUILDING SETBACKS:	
PARKING DIMENSIONAL STANDARDS:	
PARKING SETBACKS:	
IMPERVIOUS AREA CALCULATIONS:	
EX. IMPERVIOUS AREA:	0.0/0 ACRES/SF
PR. IMPERVIOUS AREA:	5.460/237,779 ACRES/SF
SITE COVERAGE (70% MAX):	5.460/10,996 = 49.6%
NEW IMPERVIOUS AREA (INSIDE R/W):	0.510/22,380 ACRES/SF
TOTAL NEW IMPERVIOUS AREA:	6.118/266,508 ACRES/SF
FLOOD HAZARD AREA:	YES, FEMA MAP PANEL #3720171500J
REQUIRED AMENITY AREA:	10.996 AC * 10% = 1.100 (47,900 SF)
PROVIDED AMENITY AREA:	1.101 AC (47,956 SF)
PARKING CALCULATIONS (INDUSTRIAL):	
REQUIRED PARKING:	NO MIN OR MAX PER TC-11-21
TOTAL REQUIRED PARKING:	N/A
TOTAL PROPOSED PARKING:	140 SPACES
ACCESSIBLE PARKING:	
REQUIRED ACCESSIBLE PARKING:	101 TO 150 = 5 TOTAL (1 VAN)
TOTAL PROVIDED ACCESSIBLE PARKING:	5 SPACES
PROVIDED STANDARD ACCESSIBLE SPACES:	1 SPACES
PROVIDED VAN PARKING SPACES:	4 SPACES
BICYCLE CALCULATIONS:	
SHORT TERM BICYCLE PARKING:	N/A
LONG TERM BICYCLE PARKING:	N/A

SITE PLAN NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ALL PRIVATE PAVEMENT MARKING SHALL BE WHITE UNLESS OTHERWISE NOTED.

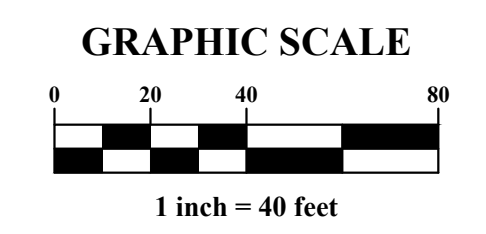
WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

THESE PLANS ARE FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.

THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.

HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CURRENT RALEIGH ENGINEERING STANDARD DRAWING STANDARD DRAWINGS.

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.



PLAN PREPARED BY:
FIRM # C-2796

PLAN PREPARED FOR:

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ENGINEERS SURVEYORS

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BEACON PARTNERS
ENGINEERS SURVEYORS

ADMINISTRATIVE SITE REVIEW

CITATION DRIVE WAREHOUSE

FOR
BEACON PARTNERS

SITE PLAN

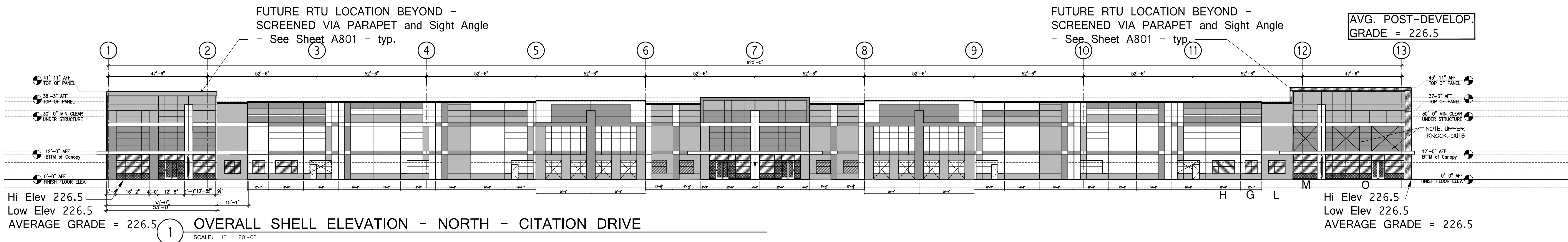
Issue Dates:
03/28/2022: ASR SUBMITTAL #1
05/20/2022: ASR SUBMITTAL #2
06/27/2022: ASR SUBMITTAL #3
07/29/2022: ASR SUBMITTAL #4
09/16/2022: ASR SUBMITTAL #5

Date: 09/16/2022
Scale: 1" = 40'

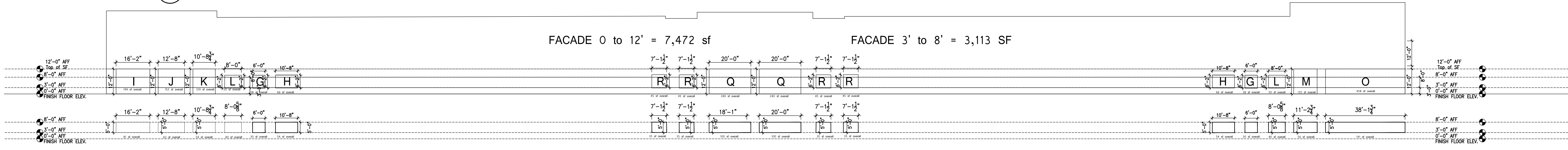
Drawn By: JLB
Checked By: JDW

Project Number:
21-00012-504

Drawing Number:
C.2.0

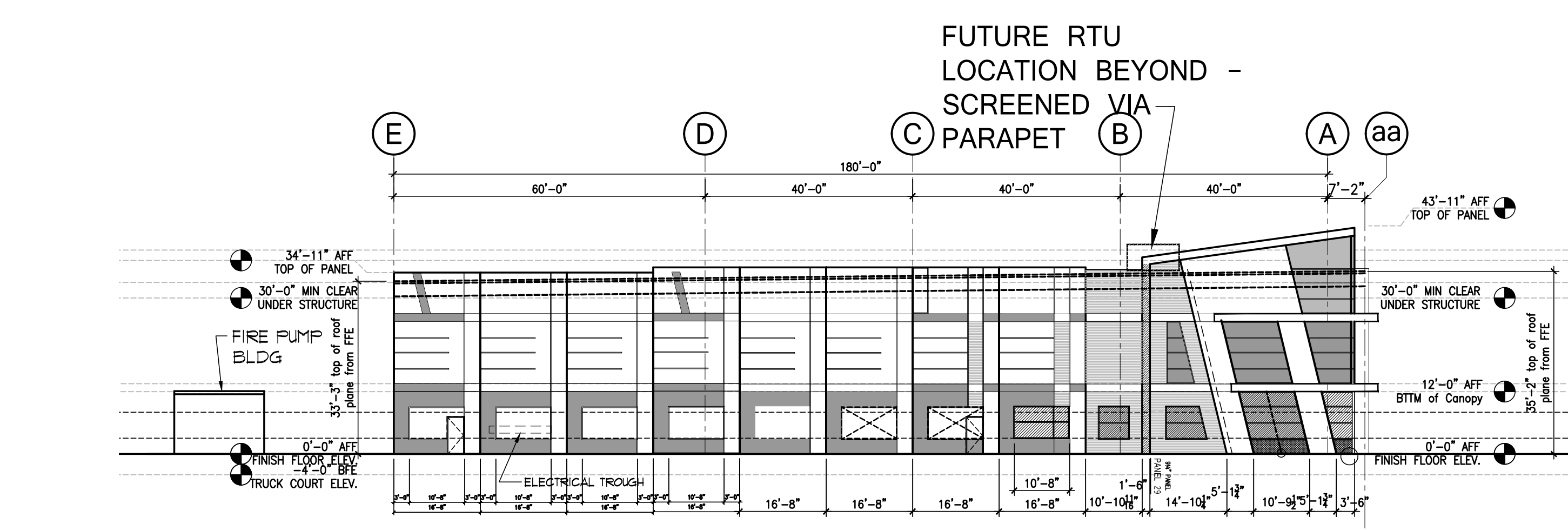


1 OVERALL SHELL ELEVATION - NORTH - CITATION DRIVE
SCALE: 1" = 20'-0"



Citation Drive North Elevation					
Left Element		Middle Element		Right Element	
Full Size of SF	3' to 8' Zone in SF	Full Size of SF	3' to 8' Zone in SF	Full Size of SF	3' to 8' Zone in SF
194	81	45	35	50	40
152	63	45	35	135	56
129	54	240	100	458	191
50	40	240	100	76	53
38	30	45	35	66	54
66	54	45	35	38	30
629	322	660	340	823	424

Transparency Table							
Floor Level		SF of Wall	(20% Requirement)	Transparency Required @ 20% in SF	Transparency Provided in SF	3'-0" to 8'-0" Transparency Required in SF	3'-0" to 8'-0" Transparency Provided in SF
Ground Floor 0' to 12'	Citation Dr Elevation	7,472	0.2	1,494	2,112	747	1086
Ground Floor 0' to 12'	Auburn Church Rd	2,224	0.2	445	407	222	251

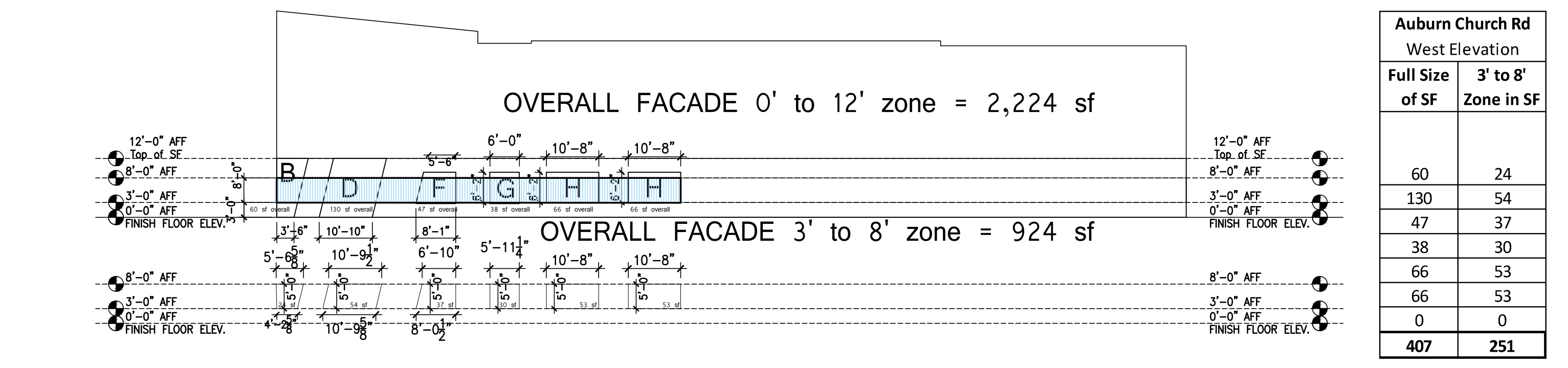
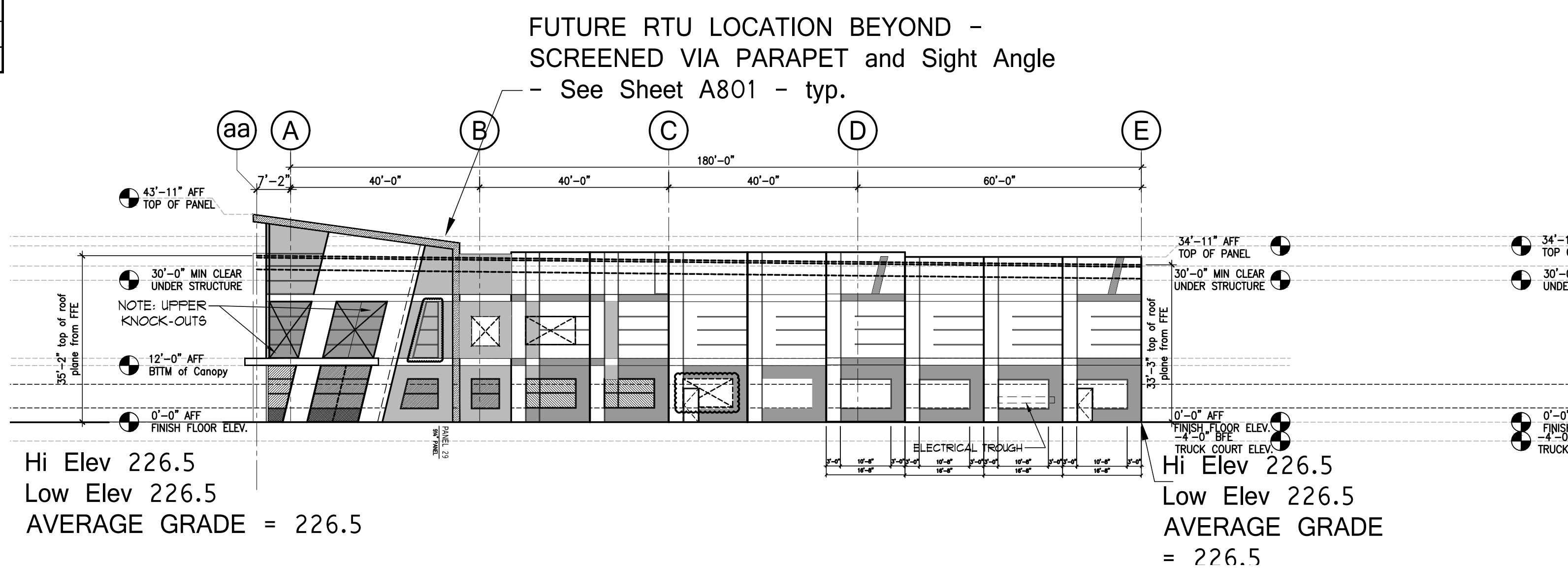


2 OVERALL SHELL ELEVATION - EAST
SCALE: 1" = 20'-0"

HIGHLIGHTED AREAS SHOW PROPOSED APPROXIMATE LOCATION OF FUTURE OFFICE BUILD OUT. APPROXIMATE RATIO OF OFFICE TO INDUSTRIAL USED BASED ON HISTORICAL MARKET DATA. EXACT LOCATION AND AREA TO BE DETERMINED BASED ON TENANT NEEDS.

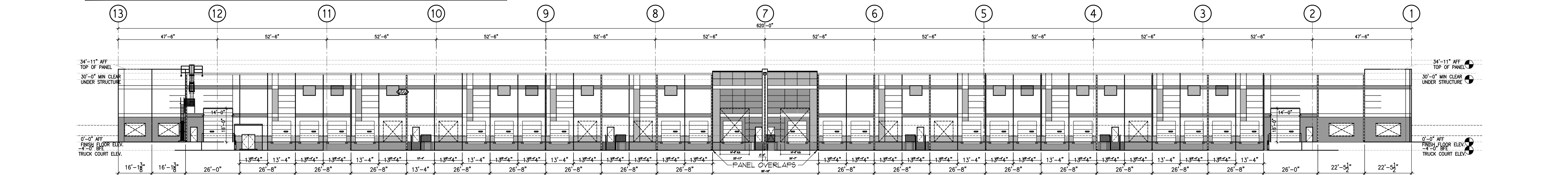
GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.

PLEASE SEE SHEETS A945, A946, A947 FOR ENLARGED, DIMENSIONED, INDIVIDUAL WINDOW ELECTIONS CORRESPONDING TO THE WINDOW TYPE LETTERS SHOWN.



Auburn Church Rd West Elevation		
Full Size of SF	3' to 8' Zone in SF	
60	24	
130	54	
47	37	
38	30	
66	53	
0	0	
407	251	

3 OVERALL SHELL ELEVATION - WEST - PARALLEL TO AUBURN CHURCH RD
SCALE: 1" = 20'-0"



4 OVERALL SHELL ELEVATION - SOUTH
SCALE: 1" = 20'-0"

DRAWING STATUS :
● PRELIMINARY
NOT FOR CONSTRUCTION
○ ISSUED FOR BIDDING
○ ISSUED FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
003	05.19.2022	ASR	DESIGN DEVELOPMENT
002	05.12.2022	ASR	ASR COMMENTS
001	05.07.2022	ASR	ASR COMMENTS

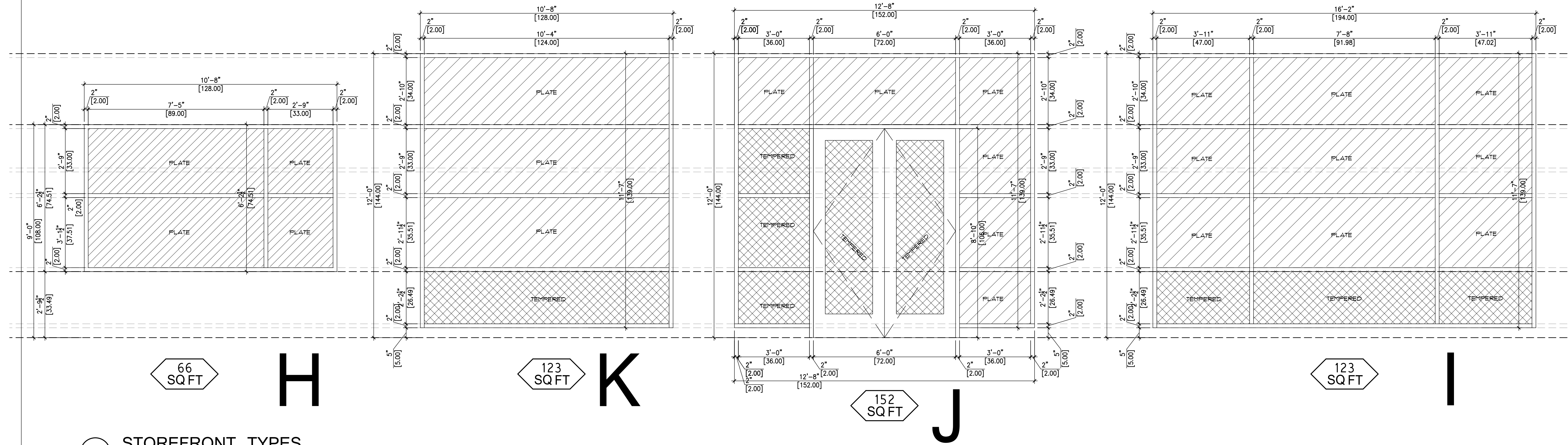
PROJECT NO.: C21202
SHEET TITLE: SHELL ELEVATIONS

STOREFRONT TYPES

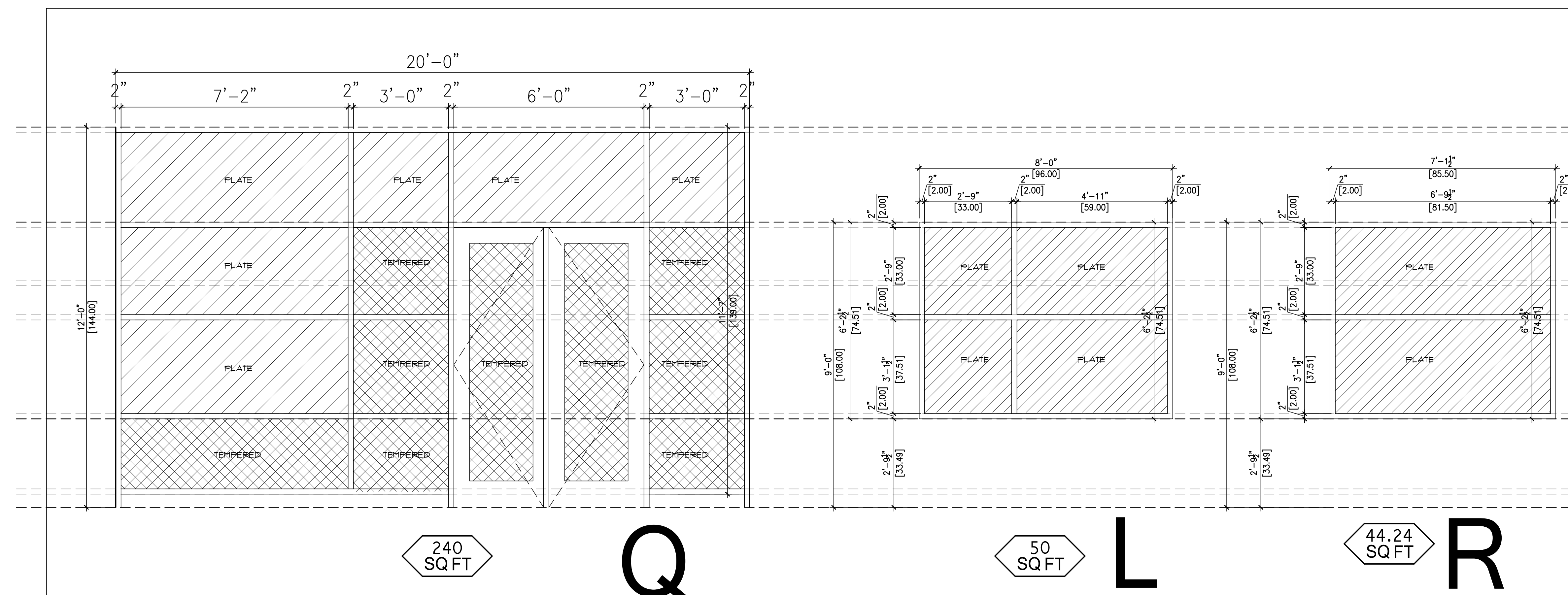
GENERAL NOTE: STOREFRONTS

1. ALL GLASS WITHIN 24" OF SF DOORS NEEDS TO BE TEMPERED - TYP.
2. ALL GLASS WITHIN 24" OF FFE OF ADJACENT FLOOR NEED TO BE TEMPERED - TYP.
3. G.C. TO SUPPLY SHOP DWGS. & PHYSICAL SAMPLES FOR ARCH'S REVIEW & APPROVAL PRIOR TO FABRICATION & INSTALLATION. ADDITIONALLY, ALL CLEAR OPENINGS TO BE FIELD VERIFIED BY G.C. & SUB PRIOR TO INSTALLATION & FABRICATION AS WELL - TYP.
4. ALL OUT TO OUT DIMENSIONS ARE FOR THE ROUGH OPENING - TYP. GLAZING SUB WILL HAVE TO ACCOUNT FOR THEIR REQUIRED SHIM SPACING, BACKER ROD AND CAULK - TYP.

GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.



1 STOREFRONT TYPES
SCALE: 1/2" = 1'-0"



2 STOREFRONT TYPES
SCALE: 1/2" = 1'-0"

DRAWING STATUS :
● PRELIMINARY
NOT FOR CONSTRUCTION

- ISSUED FOR BIDDING
- ISSUED FOR CONSTRUCTION

OWNER / CLIENT SIGNATURE :

DATE :

NO.	DATE	DESCRIPTION
006	09.14.2022	ASR COMMENTS
007	09.27.2022	ASR COMMENTS
008	09.27.2022	ASR COMMENTS
009	05.19.2022	DESIGN DEVELOPMENT

Point Tracking Number

PROJECT NO.:
C21202

SHEET TITLE:
WINDOW TYPES

SHEET :