



Administrative Approval Action

Case File / Name: ASR-0022-2022
DSLCL - CITATION DRIVE WAREHOUSE

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is comprised of two parcels located on the east side of Auburn Church Road at 2004 and 2008 Citation Drive. It is outside the city limits.

REQUEST: Development of a 11.26 acre tract zoned IX-3-CU, with 0.23 acres of right-of-way dedication, leaving a net area of 10.996 acres for a proposed Warehouse & Distribution building totaling a gross area of 114,864 sf.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** Z-36B-89: Jones Sausage Road & Auburn Church Road - Effective 7/5/89
N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated September 16, 2022 by Advanced Civil Design.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities

2. incorporate all remaining ASR utility "recommendations" into SPR design. these are minor unresolved review comments due to late change of layout but collectively do not warrant delay of ASR approval

Stormwater

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A plat of recombination is recorded prior to permit submittal & review.
2. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

Engineering

3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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4. A public street right-of-way deed of easement for Auburn Church (10.5') and Citation Drive (4.5'), in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
6. A Water Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department (\$8,128 for 2008 citation)
7. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

8. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
9. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.6 acres of Tree Conservation Area - Greenway.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A recombination map shall be recorded, recombining the existing lots into a single tract.
2. Comply with all conditions of Z-36B-89



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3. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

Engineering

4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
6. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

10. A public infrastructure surety for 2 street trees along Auburn Church Road and 18 street trees along Citation Drive shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Auburn Church Road and 18 street trees along Citation Drive.
12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:



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General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: November 17, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 11/17/2022
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

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:	C-2
EXISTING USE:	
PROPOSED USE:	VACANT WAREHOUSE & DISTRIBUTION
EXISTING 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 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



VICINITY MAP



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 MOWDS.
 - SUBDIVISION WALLS AND PARKING ARE NOT ALLOWED IN THIS AREA. HOWEVER, IT MAY CONTAIN STREETS, DRIVES AND ALLEYS. 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 AVAILABLE TO S.R. 2547 AND S.R. 2548. IT SHALL BE DEDICATED AT THE TIME OF SUBDIVISION APPROVAL.
 - ADDITIONAL RIGHT-OF-WAY HAS BEEN PROVIDED 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) SHALL 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 TRANSITION BUFFER YARD.
 - APPLICABLE GREENWAY EASEMENT HAS BEEN PROVIDED 25' LEFT AND/OR RIGHT OF THE GREENWAY.
- 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 2700 RIDGE 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 KILPATRICK DRIVE, SUITE 100 CARY, NORTH CAROLINA 27511 PHONE: 919-481-6290 CONTACT: JAKE BUZZELL JBUZZELL@ADVANCEDCIVILDESIGN.COM	ARCHITECT MERRIMAN SCHMITT ARCHITECTS 400 LEXINGTON AVE., SUITE 300 CHARLOTTE, NC 28203 PHONE: 704-371-1177 CONTACT: G. CRAIG FLEMING CFLEMING@MERRIMANSCHMITT.COM	LANDSCAPE ARCHITECT JDAVIS 310 SOUTH WILKINSON STREET RALEIGH, NORTH CAROLINA 27601 PHONE: 919-435-1500 CONTACT: SARAH BOUGH SARAH@JDAVISARCHITECTS.COM
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Administrative Site Review Application
Planning and Development Customer Service Center - One Exchange Place, Suite 400, Raleigh, NC 27601 (919) 996-2000

This form is required when submitting site plans as referenced in the Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checked document when submitting.

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

Please review UDO Section 10.2.6, as amended by text change case TC-16-19 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	Tier Three Site Plan
Building Type	<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic
Site Transaction History	<input type="checkbox"/> Subdivision case # _____ <input type="checkbox"/> Scoping/Watch plan case # _____ <input type="checkbox"/> Certificate of Appropriateness # _____ <input type="checkbox"/> Board of Adjustment # _____ <input type="checkbox"/> Zoning Case # _____ <input type="checkbox"/> Administrative Alternate # _____	

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 #: 704-826-1416 Email: john.core@beacondevelopment.com
Applicant Name: Jake Buzzell
Company: Advanced Civil Design Address: 51 Kilpatrick Drive, Suite 100
Phone #: 919-481-6290 Email: jbuzzell@advancedcivildesign.com

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

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the largest 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	New gross floor area: 114,864 SF
On-site site coverage: 11.2%	Total of gross (to remain and new): 114,864 SF
# of parking spaces required: N/A	Proposed # of buildings: 1
# of parking spaces proposed: 138 Spaces	Proposed # of stories for each: 1
Overstay District (if applicable): N/A	Existing use UDO (6.1.4): Warehouse
Proposed use UDO (6.1.4): Warehouse	

STORMWATER INFORMATION

Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 1.1	Acres: 5.870
Square Feet: 1	Square Feet: 250,159

Is this a flood hazard area? ☒ Yes ☐ No
If yes, please provide:
FEMA Map Panel #: 3720171500J
Flood zone: A1
Flood hazard buffer: ☒ Yes ☐ No Wetlands: ☒ Yes ☐ No
Nearest River Buffer: _____

RESIDENTIAL DEVELOPMENTS

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

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in the application will not violate any of the provisions of the Unified Development Ordinance, and in accordance with the provisions and regulations of the City of Raleigh Urban 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 communications, maintain plans and applicable correspondence, and will represent the property owner(s) in any public meeting regarding this application.

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

Signature: *Joseph L. Moore* Date: 3/14/2022
Print 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

Digitally signed by *Beacon Partners* DN: cn=Beacon Partners, o=Beacon Partners, email=beacon@beaconpartners.com, c=US

Project Number: 21-00012-504

Checked By: JWB

Drawing No: C.0.0

ASR-0022-2022

PLAN PREPARED BY: JWB 3/14/2022

51 Kilpatrick Drive
Cary, North Carolina 27511
PH: 919-481-6290
FAX: 919-481-6290

ADVANCED CIVIL DESIGN

PLAN PREPARED FOR: BEACON PARTNERS

Charlotte, North Carolina 28202
PH: 704-826-1416
FAX: 704-826-1416

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

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

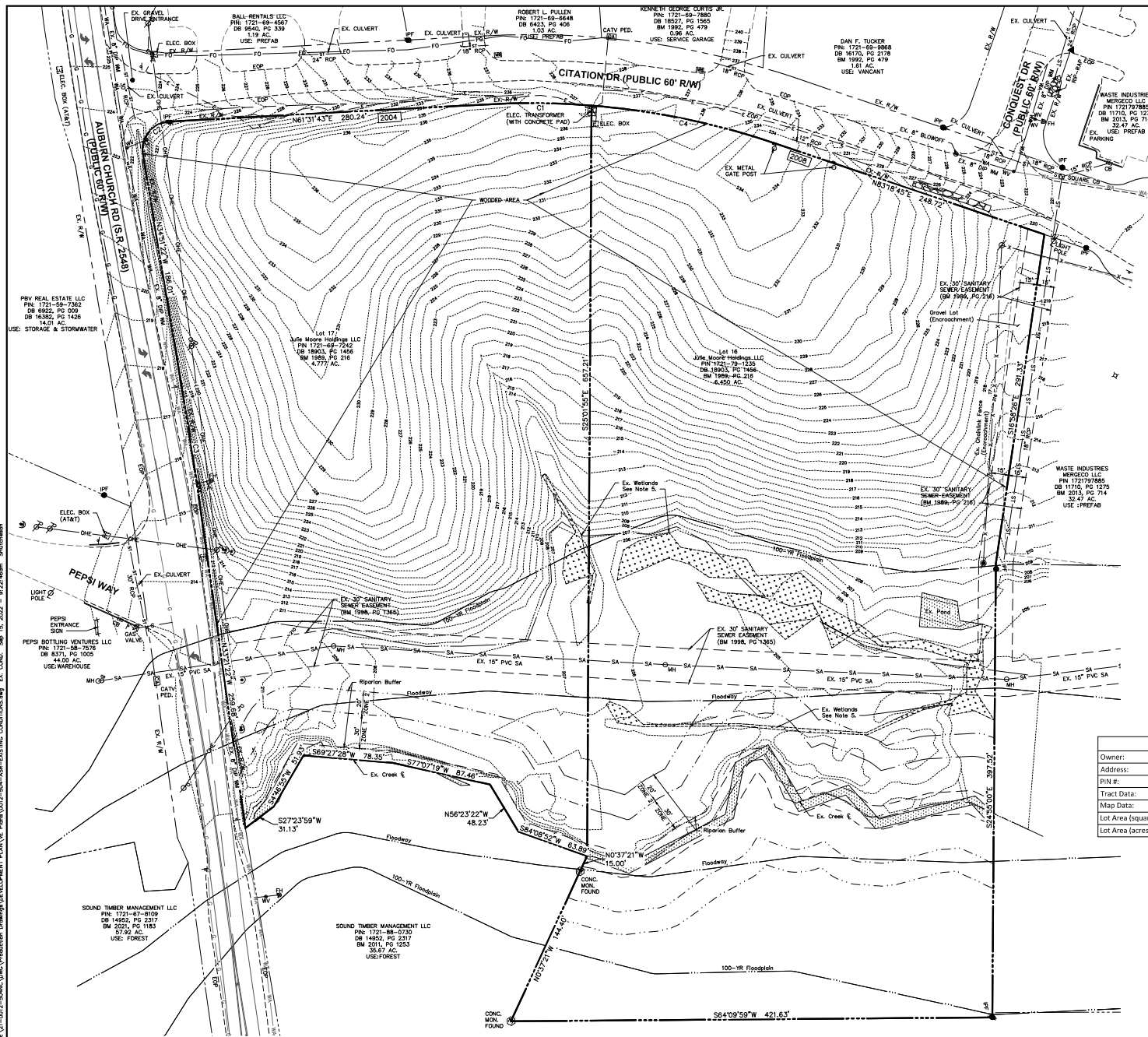
Date: 09/16/2022
Scale: 1" = 500'

Drawn By: JLB

Checked By: JWB

Project Number: 21-00012-504

Drawing Number: C.0.0



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

ADVANCED
CIVIL DESIGN

51 Kilmoyne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

ENGINEERS SURVEYORS

PLAN PREPARED FOR:

11

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

OF PARTNERS

FOR
REACON PARTNERS

EXISTING CONDITIONS PLAN

Issue Dates:

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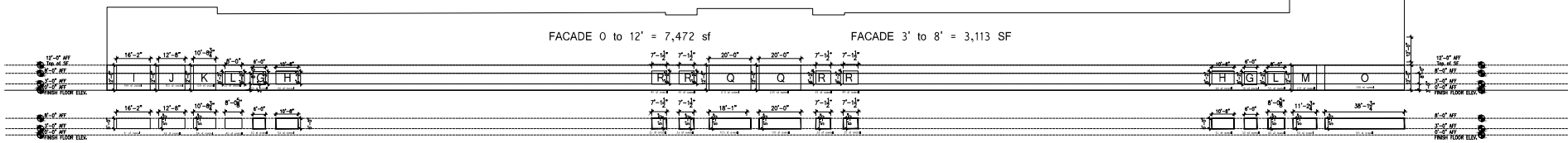
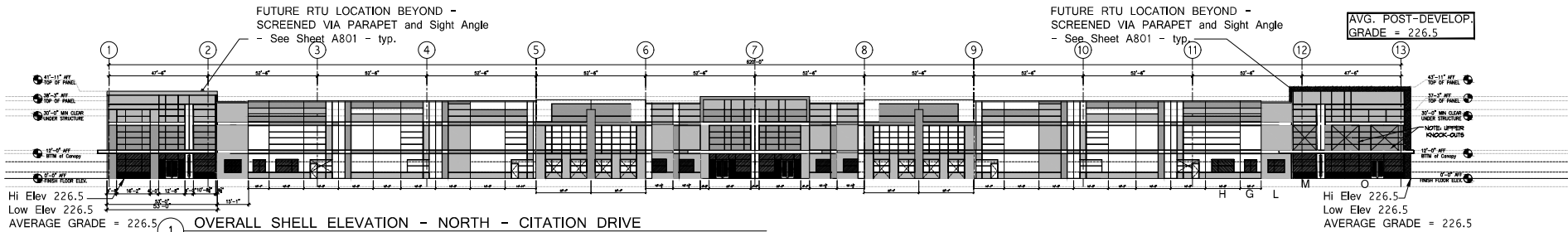
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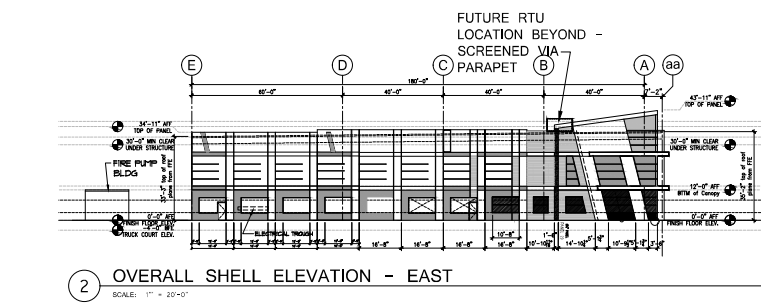
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Existing Site Data Table			
Owner:	Julie Moore Holdings LLC	Julie Moore Holdings LLC	
Address:	2004 Citation Dr	2008 Citation Drive	
PIN #:	1721-69-7242	1721-79-1235	
Tract Data:	D.B. 18903, Pg. 1456	D.B. 18903, Pg. 1456	
Map Data:	B.M. 1989, Pg. 216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



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	68	45	35	195	56
120	54	240	100	492	191
50	40	240	100	75	53
38	30	45	35	66	54
66	54	45	35	38	30
629	327	660	340	823	424

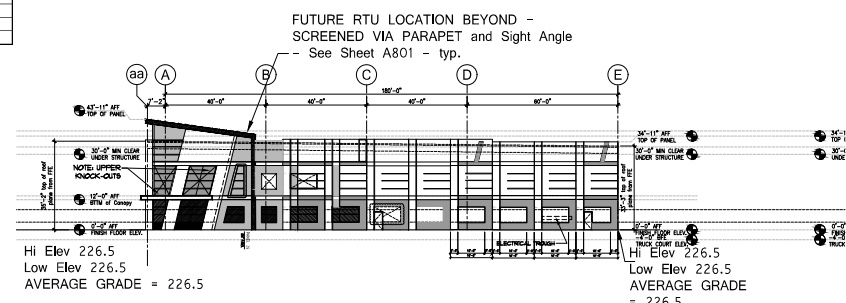
Transparency Table						
Floor Level		SF of Wall	(20% Requirement)	Transparency Required @ 20% in SF	Transparency Provided in SF	
Ground Floor 0' to 12'	Citation Dr Elevation	7,472	0.2	1,494	2,112	0.5
Ground Floor 0' to 12'	Auburn Church Rd	2,224	0.2	445	407	0.5
					222	0.5
					195	0.5
					251	0.5



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.

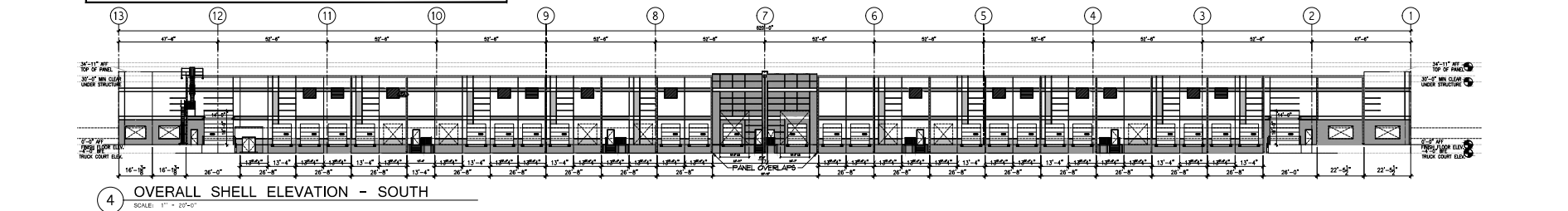
GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.

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	Full Size of SF	3' to 8' Zone in SF
60	24	130	54
47	37	38	30
66	53	66	53
66	53	66	53
407	251		

OVERALL FACADE 0' to 12' zone = 2,224 sf
OVERALL FACADE 3' to 8' zone = 924 sf

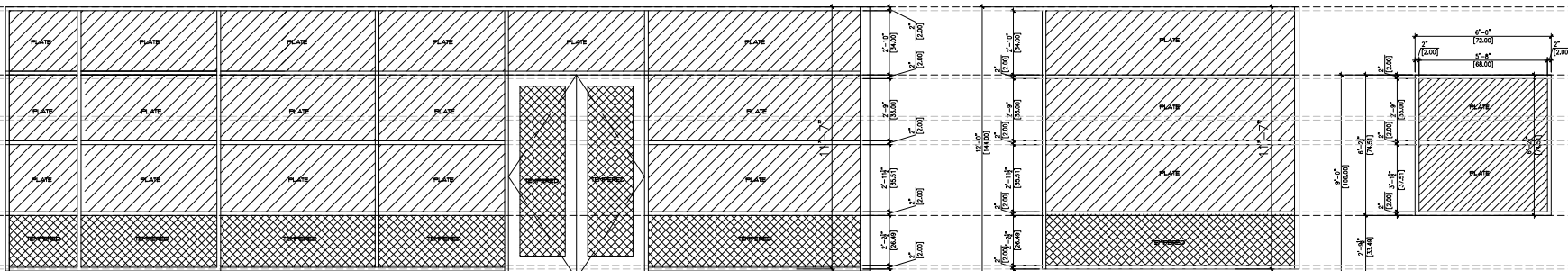


STOREFRONT TYPES

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: 1/8" = 1'-0"

458
SQFT

O

135
SQFT

M

41.25
SQFT

G

STOREFRONT TYPES

GENERAL NOTE: STOREFRONTS

1. ALL GLASS WITHIN 24" OF SF DOORS NEEDS TO BE TEMPERED - TYP.
2. ALL GLASS WITHIN 24" OF FEE OF ADJACENT FLOOR NEED TO BE TEMPERED - TYP.
3. G.C. TO SUPPLY SHOP DUGS, 4 PHYSICAL SAMPLES FOR ARCH'S REVIEW 4 APPROVAL PRIOR TO FABRICATION INSTALLATION. ADDITIONALLY, ALL CLEAR OPENINGS TO BE FIELD VERIFIED BY G.C. 4 SUB PRIOR TO INSTALLATION 4 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.

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