

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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: Transaction #: _____		Planning Coordinator: _____	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<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 #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Project Walter			
Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Property address(es): 4401 Auburn Church Rd, Garner, NC 27529			
Site P.I.N.(s): 1721-86-6331			
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of new office building and supporting site infrastructure including surface parking, perimeter security fence, underground utilities, and landscaping.			
Current Property Owner/Developer Contact Name: Mike Hardy			
NOTE: please attach purchase agreement when submitting this form.			
Company: Duke Energy		Title:	
Address: 140 S. Wilmington Street (PEB-16), Raleigh, NC 27601			
Phone #: 919 546 3700		Email: mike.hardy@duke-energy.com	
Applicant Name: ADAM RUELAS			
Company: GENSLER		Address: 613 Hillsborough Street, Raleigh, NC 27603	
Phone #: 919 239 7836		Email: adam_ruelas@gensler.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): IH-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 119.83 ac	New gross floor area: Main: 111,057 sf VCC: 1,060 sf
# of parking spaces required: 281	Total sf gross (to remain and new): 111,057 1,060
# of parking spaces proposed: 245	Proposed # of buildings: 2
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): Office	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0</u> Square Feet: <u>0</u>	Proposed Impervious Surface: Acres: <u>9.38</u> Square Feet: <u>408,750</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: <u>3720172100J</u>	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

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

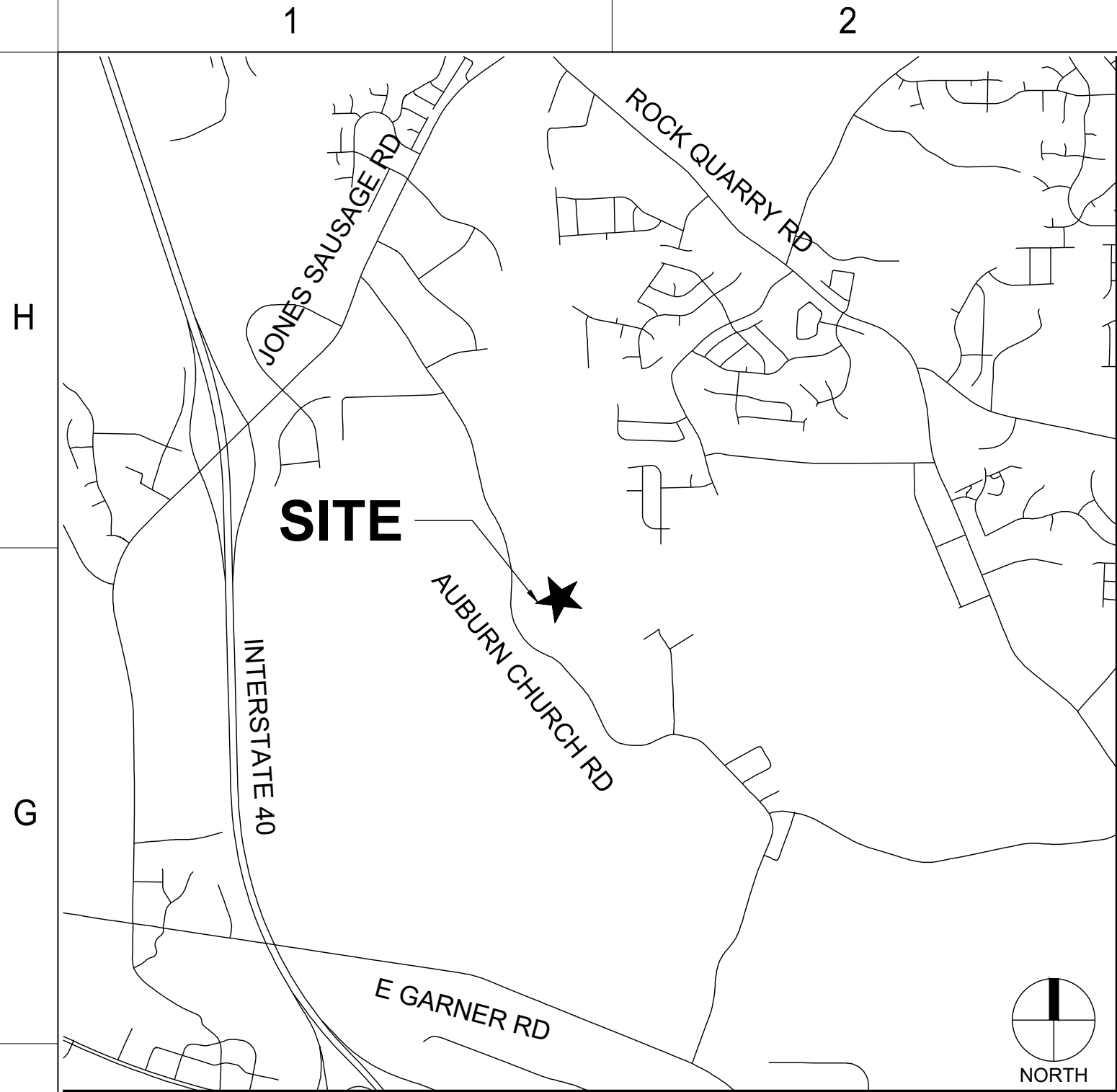
SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Adam Ruelas to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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>Michael P. Hardy</u>	Date: <u>4/17/2020</u>
Printed Name: Michael Hardy	



VICINITY MAP
SCALE: 1" = 2,000'

VEHICULAR PARKING SUMMARY
GROSS BUILDING AREA (MAIN BUILDING) = 111,057 SQ. FT. GROSS BUILDING AREA (VCC) = 1,060 SQ. FT.
REQUIRED VEHICULAR PARKING:
MAIN BUILDING: CODE-REQUIRED PARKING (1 PER 400 SF FOR OFFICE USE) = 278 SPACES *WE ARE REQUESTING A REDUCTION IN THE CODE-REQUIRED PARKING DUE TO ACTUAL BUILDING OCCUPANCY AND USE.
PROPOSED REDUCTION IN REQUIRED PARKING BASED ON BUILDING OCCUPANCY: TOTAL EMPLOYEES = 171 SPACES VISITOR PARKING = 6 SPACES ADA PARKING = 7 SPACES 25% BUFFER FOR FUTURE GROWTH = 46 SPACES TOTAL OWNER-REQUIRED PARKING = 230 SPACES
PROPOSED REDUCTION IN REQUIRED PARKING BASED ON BUILDING USE: NET BUILDING AREA = 73,889 SF (EXCLUDES AUXILIARY SPACES WITH NO OCCUPANCY SUCH AS STAIRWELLS, STORAGE CLOSETS, AND MECHANICAL ROOMS) TOTAL REQUIRED PARKING (1 PER 400 SF FOR OFFICE USE) = 185 SPACES
VCC: CODE-REQUIRED PARKING (1 PER 400 SF FOR OFFICE USE) = 3 SPACES
PROVIDED VEHICULAR PARKING:
MAIN BUILDING: STANDARD = 227 SPACES (215) STANDARD (6) VISITOR (6) ELECTRIC VEHICLE ACCESSIBLE = 8 SPACES (5) STANDARD ACCESSIBLE (2) VAN ACCESSIBLE (1) VAN ACCESSIBLE/ELECTRIC VEHICLE TOTAL PROVIDED = 235 SPACES
VCC: STANDARD = 9 SPACES VAN ACCESSIBLE = 1 SPACE TOTAL PROVIDED = 10 SPACES
ADDITIONAL PARKING PROVIDED: MOTORCYCLE PARKING = 8 SPACES

BICYCLE PARKING SUMMARY
GROSS BUILDING AREA (MAIN BUILDING) = 111,057 SQ. FT. GROSS BUILDING AREA (VCC) = 1,060 SQ. FT.
REQUIRED BICYCLE PARKING:
MAIN BUILDING: SHORT-TERM PARKING (1 PER 10,000 SF FOR OFFICE USE, MIN. 4) = 11 SPACES LONG-TERM PARKING (1 PER 5,000 SF FOR OFFICE USE, MIN. 4) = 23 SPACES
VCC: SHORT-TERM PARKING (1 PER 10,000 SF FOR OFFICE USE, MIN. 4) = 4 SPACES LONG-TERM PARKING (1 PER 5,000 SF FOR OFFICE USE, MIN. 4) = 4 SPACES
PROVIDED BICYCLE PARKING:
TOTAL PROVIDED AT MAIN BUILDING = 26 SPACES (8) SHORT-TERM (16) LONG-TERM
TOTAL PROVIDED AT VCC = 4 SPACES (4) SHORT-TERM (2) LONG-TERM
TOTAL PROVIDED ON-SITE = 30 SPACES* (12) SHORT-TERM (18) LONG-TERM
*UDO 7.1.8.A - NO SINGLE LOT IS REQUIRED TO PROVIDE MORE THAN 30 BICYCLE SPACES

RIGHT-OF-WAY OBSTRUCTION NOTES
1. STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
3. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
4. ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT 'STANDARD SPECIFICATION FOR ROADWAY STRUCTURES', NCDOT 'ROADWAY STANDARD DRAWING MANUAL', AND THE NCDOT SUPPLEMENT TO THE MUTCD.
5. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

Z-03-89 NARRATIVE OF ZONING CONDITIONS
1. APPLICATION WILL NOT BE MADE TO THE BOARD OF ADJUSTMENT PURSUANT TO SECTION 10-2046(B)(1) FOR A STORAGE YARD FOR UNLICENSED, UNINSPECTED, WRECKED, DISMANTLED OR PARTIALLY DISMANTLED AUTOMOTIVE VEHICLES.
2. THE REIMBURSEMENT VALUE OF ANY ADDITIONAL RIGHT-OF-WAY ALONG AUBURN CHURCH ROAD SHALL REMAIN AT VALUES IN EXISTENCE PRIOR TO REZONING (RESIDENTIAL-4).
3. BILLBOARDS SHALL NOT BE ERECTED ON ANY PORTION OF THE PROPERTY.
4. NO MORE THAN 10% OF THE GROSS LAND AREA OF THE SUBJECT PROPERTY (22.5 ACRES) SHALL BE DEVOTED TO ANY COMBINATION OF RETAIL USES, HOTEL, OR MOTEL USES.
5. ANY DEVELOPMENT OF THE PROPERTY WILL COMPLY WITH THE PROVISIONS OF CERTIFIED RECOMMENDATION 7107 OF THE CITY OF RALEIGH PLANNING COMMISSION.
6. IN THE EVENT OF THE CONDEMNATION OF AN AREA FOR GREENWAY ALONG BIG BRANCH CREEK THE AREA CONDEMNED SHALL REMAIN AT VALUES IN EXISTENCE PRIOR TO REZONING (RESIDENTIAL-4).

SITE DATA	
PROJECT NAME:	PROJECT WALTER
SITE ADDRESS:	4401 AUBURN CHURCH RD, GARNER, NC 27529
COUNTY:	WAKE COUNTY
PARCEL PIN #:	172196931
PARCEL AREA:	119.83 AC
GROSS SITE ACREAGE:	119.83 AC
RIGHT-OF-WAY TO BE DEDICATED:	0.88 AC
NET SITE ACREAGE:	118.95 AC
CURRENT ZONING:	IH-CU
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	OFFICE
FLOOD PLAIN DATA:	FEMA MAP# 3720172100J
RIVER BASIN:	NEUSE
CONSTRUCTION TYPE:	NEW CONSTRUCTION
MAX BUILDING HEIGHT:	50'-0"
PROPOSED BUILDING HEIGHT:	MAIN BLDG: 35'-0" VCC: 18'-3"
PROPOSED BUILDING SQUARE FOOTAGE:	MAIN BLDG: 111,057 SF VCC: 1,060 SF
TREE CONSERVATION AREA:	11.9 ACRES
TOTAL LIMITS OF DISTURBANCE:	32.4 ACRES
EXISTING IMPERVIOUS AREA:	0.0 AC
PROPOSED IMPERVIOUS AREA:	9.4 AC

UTILITIES IMPROVEMENTS QTY	
PRIVATE	
4" SANITARY SEWER SERVICE	1621 LF
6" SANITARY SEWER SERVICE	730 LF
8" SANITARY SEWER MAIN	1036 LF
4" DOMESTIC WATER SERVICE	894 LF
2" DOMESTIC WATER SERVICE	172 LF
8" FIRE LINE	2646 LF
6" FIRE LINE	225 LF
4" FIRE LINE FROM FREE-STANDING FDC	150 LF
PUBLIC	
18" SANITARY SEWER MAIN	1037 LF
24" SANITARY SEWER MAIN	1437 LF
16" WATER MAIN	3530 LF

INDEX OF DRAWINGS	
SHEET #	SHEET NAME
C-0001	COVER SHEET
C-0003	TOPOGRAPHIC SURVEY
C-0004	EXISTING CONDITIONS
C-0005	EASEMENTS AND RIGHT-OF-WAYS
C-0006	GENERAL NOTES
C-0007	EROSION CONTROL DETAILS
CD-0110	SITE CLEARING PLAN
CS-0110	OVERALL SITE PLAN
CS-0111	ENLARGED SITE PLAN - WEST
CS-0112	ENLARGED SITE PLAN - EAST
CG-0110	OVERALL GRADING AND DRAINAGE PLAN
OG-0111	ENLARGED GRADING AND DRAINAGE PLAN - WEST
OG-0112	ENLARGED GRADING AND DRAINAGE PLAN - EAST
CG-0113	STORM DRAINAGE TABLES
CU-0110	OVERALL UTILITY PLANS
CU-0111	ENLARGED UTILITY PLAN - WEST
CU-0112	ENLARGED UTILITY PLAN - EAST
CU-0113	PUBLIC SANITARY SEWER PLAN AND PROFILE
CU-0114	PUBLIC SANITARY SEWER PLAN AND PROFILE
C-5001	EROSION CONTROL DETAILS
C-5002	EROSION CONTROL DETAILS
C-5003	SITE DETAILS
C-5004	SITE DETAILS
C-5005	SITE DETAILS
C-5006	SITE DETAILS
C-5007	SITE SIGNAGE DETAILS
C-5008	SITE FURNISHINGS
C-5009	STORM DRAINAGE DETAILS
C-5010	STORM DRAINAGE DETAILS
C-5011	STORM DRAINAGE DETAILS
C-5012	UTILITY DETAILS
C-5013	UTILITY DETAILS
C-5014	UTILITY DETAILS
L-0001	LANDSCAPE NOTES AND SCHEDULES
L-0002	TREE CONSERVATION PLAN
L-0110	OVERALL LANDSCAPE PLAN
L-5001	LANDSCAPE DETAILS
L-5002	LANDSCAPE DETAILS
CO-00	GENERAL NOTES AND SCHEDULES
CO-01	TYPICAL SECTIONS
C1-00	PLAN & PROFILE - AUBURN CHURCH RD
C1-01	PLAN & PROFILE - WATER LINE "A"
C1-02	PLAN & PROFILE - WATER LINE "A"
C1-03	PLAN & PROFILE - WATER LINE "A"
C2-00	GRADING AND EROSION CONTROL PLAN
C3-00	PAVEMENT MARKINGS & SIGNAGE CONTROL PLAN
C4-00	CROSS SECTION - AUBURN CHURCH RD
C5-00	SITE DETAILS
C5-01	PAVEMENT MARKING DETAILS
C5-02	EROSION CONTROL DETAILS
C5-03	WATER DETAILS
LT-0100A	SITE LIGHTING PLAN
A-2001A	BUILDING ELEVATIONS
A-2002A	BUILDING ELEVATIONS
A-2003A	BUILDING ELEVATIONS - VCC

PROJECT WALTER

4401 AUBURN CHURCH RD
GARNER, NC 27529

CITY OF RALEIGH ADMINISTRATIVE SITE REVIEW SUBMITTAL

SUBMITTED ON APRIL 21, 2020

APPLICATION															
DEVELOPMENT SERVICES															
Administrative Site Review Application Development Services Customer Service Center • One Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2495															
Raleigh															
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: Transaction #: _____ Planning Coordinator: _____															
<table><tr><th>Building Type</th><th>Site Transaction History</th></tr><tr><td><input type="checkbox"/> Detached</td><td>Subdivision transaction #: _____</td></tr><tr><td><input type="checkbox"/> Attached</td><td>Sketch transaction #: _____</td></tr><tr><td><input type="checkbox"/> Apartment</td><td>Certificate of Appropriateness #: _____</td></tr><tr><td><input type="checkbox"/> Townhouse</td><td>Board of Adjustment #: _____</td></tr><tr><td></td><td>Zoning Case #: _____</td></tr><tr><td></td><td>Administrative Alternate #: _____</td></tr></table>	Building Type	Site Transaction History	<input type="checkbox"/> Detached	Subdivision transaction #: _____	<input type="checkbox"/> Attached	Sketch transaction #: _____	<input type="checkbox"/> Apartment	Certificate of Appropriateness #: _____	<input type="checkbox"/> Townhouse	Board of Adjustment #: _____		Zoning Case #: _____		Administrative Alternate #: _____	
Building Type	Site Transaction History														
<input type="checkbox"/> Detached	Subdivision transaction #: _____														
<input type="checkbox"/> Attached	Sketch transaction #: _____														
<input type="checkbox"/> Apartment	Certificate of Appropriateness #: _____														
<input type="checkbox"/> Townhouse	Board of Adjustment #: _____														
	Zoning Case #: _____														
	Administrative Alternate #: _____														
GENERAL INFORMATION															
Development name: Project Walter															
Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
Property address(es): 4401 Auburn Church Rd, Garner, NC 27529															
Site P.I.N. (s): 1721-86-6331															
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of new office building and supporting site infrastructure including surface parking, perimeter security fence, underground utilities, and landscaping.															
Current Property Owner/Developer Contact Name: Mike Hardy															
NOTE: please attach purchase agreement when submitting this form.															
Company: Duke Energy	Title: _____														
Address: 140 S. Wilmington Street (PEB-16), Raleigh, NC 27601															
Phone #: 919 546 3700	Email: mike.hardy@duke-energy.com														
Applicant Name: ADAM RUELAS															
Company: GENSLER	Address: 613 Hillsborough Street, Raleigh, NC 27603														
Phone #: 919 239 7836	Email: adam.ruelas@gensler.com														

Page 1 of 2

REVISION 05.01.19
raleighnc.gov

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): IH-CU	Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 0
Gross site acreage: 119.83 ac	New gross floor area: Main: 111,057 sf VCC: 1,060 sf
# of parking spaces required: 281	Total sf gross (to remain and new): 111,057 1,060
# of parking spaces proposed: 245	Proposed # of buildings: 2
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): Office	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 9.38 Square Feet: 408,750
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: 3720172100J	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No

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

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate Adam Ruelas to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me 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: Michael P Hardy	Date: 4/17/2020
Printed Name: Michael Hardy	

Page 2 of 2

REVISION 05.01.19
raleighnc.gov

OWNER CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE GEOMATICS - CIVIL ENGINEERING - ENVIRONMENTAL ARCHITECTURE SITE LIGHTING

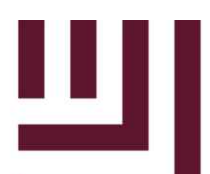


DUKE ENERGY
410 SOUTH WILLIAMING STREET
RALEIGH, NC 27601



STEWART INC. - CIVIL
CONTACT: JEFF D. OJEN, PE,
CIVIL ENGINEER
704.909.3506 (T)
JDOJEN@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: TEDD DUNCAN, PLA
LANDSCAPE ARCHITECT
980.875.1991 (T)
919.361.5000 (T)
TDUNCAN@STEWARTINC.COM



McADAMS

McADAMS
2905 MERIDIAN PARKWAY
DURHAM, NC 27713
CONTACT: BRANDON FINCH, PE
919.361.5000 (T)
FINCH@MCADAMSCO.COM



GENSLER
101 SOUTH TRYON STREET
SUITE 2100
CHARLOTTE, NC 28202
CONTACT: MICHAEL SPENCER, AIA, CDT, LEED AP
704.377.2725 (T)
MICHAEL.SPENCER@GENSLER.COM

LIGHT DEFINES FORM
610 PEMBROKE ROAD
BOX 4465
GREENSBORO, NC 27404
CONTACT: SCOTT RICHARDSON
336.230.1990 (T)
SRICHARDSON@LDF.US

DRAWING NO.
CFD-xxxx-C-0001-xxxxxx



WALTER

Safety Expectations:



Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

Gensler

214 North Tryon Street
Suite 2320
Charlotte, NC 28202
United States
Tel: 704.377.2725
Fax: 704.377.2807



101 N. TRYON ST., SUITE 1400
CHARLOTTE, NC 28202
T 704.334.7925
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # C18056

SEAL

REVISION	DATE	MARK	DESCRIPTION
1	01/17/20	A	80% SCHEMATIC DESIGN
2	01/17/20	A	100% SCHEMATIC DESIGN
3	01/17/20	A	90% DESIGN DEVELOPMENT
4	01/17/20	A	100% DESIGN DEVELOPMENT

PROJECT NO: C18056.00

DRAWING NUMBER

CFD-xxxx-C-0001-xxxxxx

ELECTRONIC FILE NAME: C0001.DWG

DRAWN BY: -

CHK'D BY: -

E-MAIL: -

THIS DESIGN DRAWING IS THE EXCLUSIVE PROPERTY OF STEWART INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF STEWART INC. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS DESIGN DRAWING IS PROHIBITED.

SHEET TITLE:

COVER SHEET

SHEET NO.

C-0001

E1 SIZE DWG: PLOT SIZE (30x42)



DRAWING NO.
CFD-xxxx-CD-0110-xxxxxx



WALTER

Safety Expectations:



- Reduce Risk
- Remove Exposures to Hazards
- Enforce Safe Behavior

Gensler

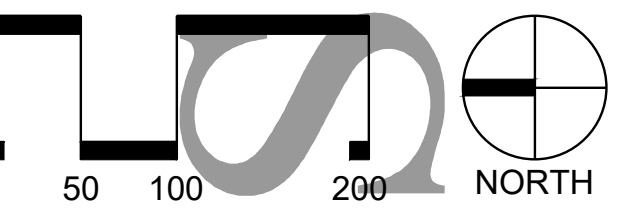
14 North Tryon Street
Suite 2320
Charlotte, NC 28202
United States



STEWART

1 N. TRYON ST., SUITE 1400
CHARLOTTE, NC 28202
704.334.7925

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C18056



SCALE: 1"=100'

EAL

BOOK	DATE	REVISION
Δ	01/17/20	99% Schematic Design
Δ	03/30/20	100% Schematic Design
Δ	04/01/20	100% Design Development
Δ	04/02/20	100% Design Development

PROJECT NO: C18056.00

DRAWING NUMBER

CFD-xxxx-CD-0110-xxxxxxx

ELECTRONIC FILE NAME: CD0110.DWG

DRAWN BY: —

LIK'D BY: _____

HRD BT.

-MAIL: —

THIS DESIGN DRAWING IS THE EXCLUSIVE PROPERTY OF
DUKE ENERGY CORPORATION AND IS CONSIDERED CONFIDENTIAL.
IT SHALL NOT BE LOANED, COPIED, OR OTHERWISE REPRODUCED WITHOUT

SHALL NOT BE ADAPTED, COPIED, OR DISTRIBUTED WITHOUT PRIOR APPROVAL. THIS INFORMATION SHOULD ONLY BE USED FOR THE SPECIFIC PROJECT INTENDED.

SHEET TITLE: _____

SITE CLEARING

SITE/CLEARING

PLAN

ISSN NO. 0973-7065

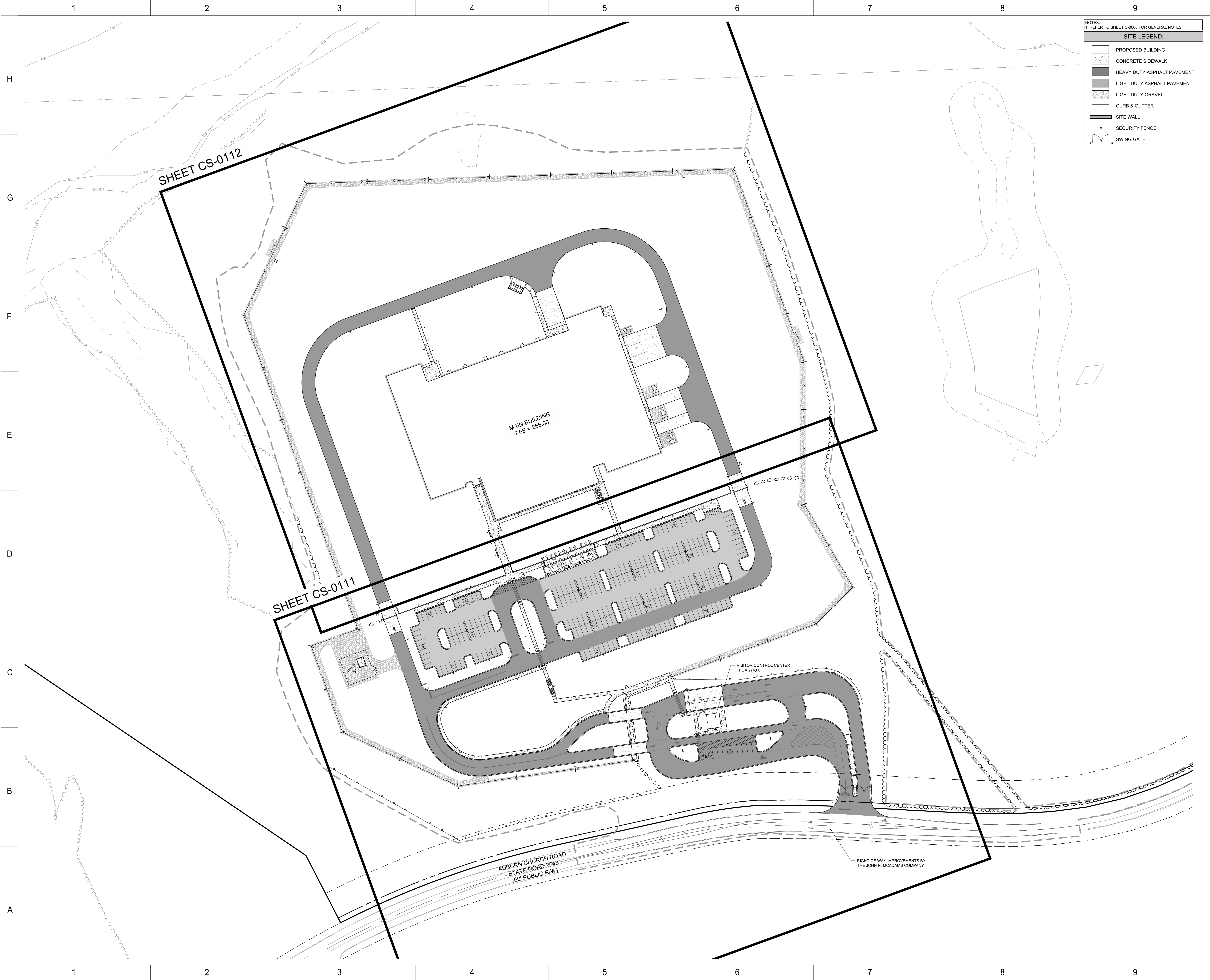
05-0110

CD-0110

CD 0110

SIZE DWG: PLOT SIZE (30x42)

SIZE DWG: PLOT SIZE (30x42)



DRAWING NO.
CFD-xxxx-CS-0110-xxxxxx

WALTER

Safety Expectations:
 Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

Gensler
214 North Tryon Street
Suite 2320
Charlotte, NC 28202
United States
Tel 704.377.2725
Fax 704.377.2807

STEWART
101 N. TRYON ST., SUITE 1400
CHARLOTTE, NC 28202
T 704.334.7929
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # C18056

SCALE: 1"=60'
NORTH

SEAL

MARK	DATE	REVISION
A	01/17/20	90% SCHEMATIC DESIGN
B	03/13/20	100% SCHEMATIC DESIGN
C	03/13/20	90% DESIGN DEVELOPMENT
D	04/02/20	100% DESIGN DEVELOPMENT

PROJECT NO: C18056.00

DRAWING NUMBER
CFD-xxxx-CS-0110-xxxxxx

ELECTRONIC FILE NAME CS0110.DWG

DRAWN BY: —

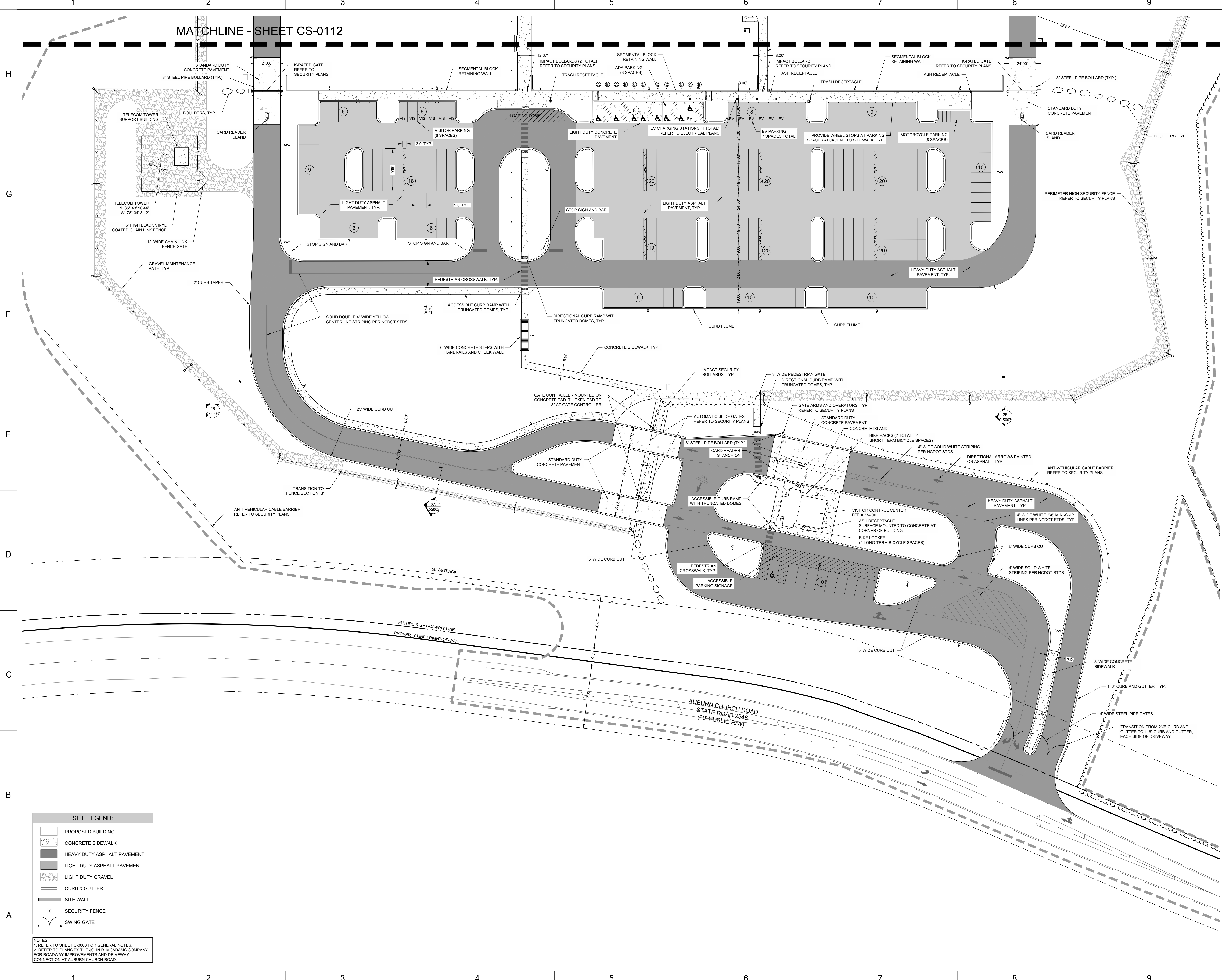
CHK'D BY: —

E-MAIL: —

SHEET TITLE
**OVERALL
SITE PLAN**

SHEET NO.
CS-0110

E1 SIZE DWG: PLOT SIZE (30x42)



SITE LEGEND:

PROPOSED BUILDING

CONCRETE SIDEWALK

HEAVY DUTY ASPHALT PAVEMENT

LIGHT DUTY ASPHALT PAVEMENT

LIGHT DUTY GRAVEL

CURB & GUTTER

SITE WALL

SECURITY FENCE

SWING GATE

NOTES:

1. REFER TO SHEET C-0006 FOR GENERAL NOTES.

2. REFER TO PLANS BY THE JOHN R. MCADAMS COMPANY FOR ROADWAY IMPROVEMENTS AND DRIVEWAY CONNECTION AT AUBURN CHURCH ROAD.

DRAWING NO.
CFD-xxxx-CS-0111-xxxxxx



Safety Expectations:

ILLNESS
ZERO
INJURY

Reduce Risk

Remove Exposures to Hazards

Reinforce Safe Behavior

Gensler

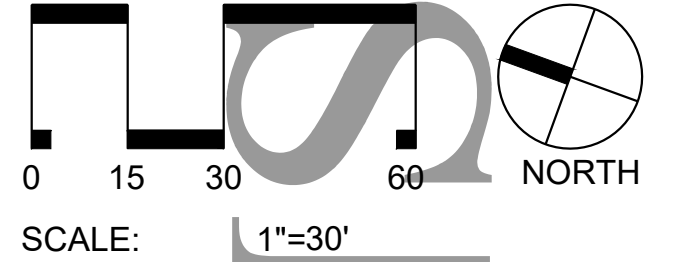
214 North Tryon Street
Suite 2320
Charlotte, NC 28202
United States

Tel 704.377.2725
Fax 704.377.2807

STEWART

101 N. TRYON ST., SUITE 1400
CHARLOTTE, NC 28202
T 704.334.7929

PROJECT # C18056.00



SCALE: 1"=30'

REVISION	DATE	BY	MARK
90% SCHEMATIC DESIGN	01/17/20		
100% SCHEMATIC DESIGN	01/17/20		
90% DESIGN DEVELOPMENT	01/17/20		
100% DESIGN DEVELOPMENT	01/17/20		

PROJECT NO: C18056.00

DRAWING NUMBER
CFD-xxxx-CS-0111-xxxxxx

ELECTRONIC FILE NAME: CS0111.DWG

DRAWN BY: -

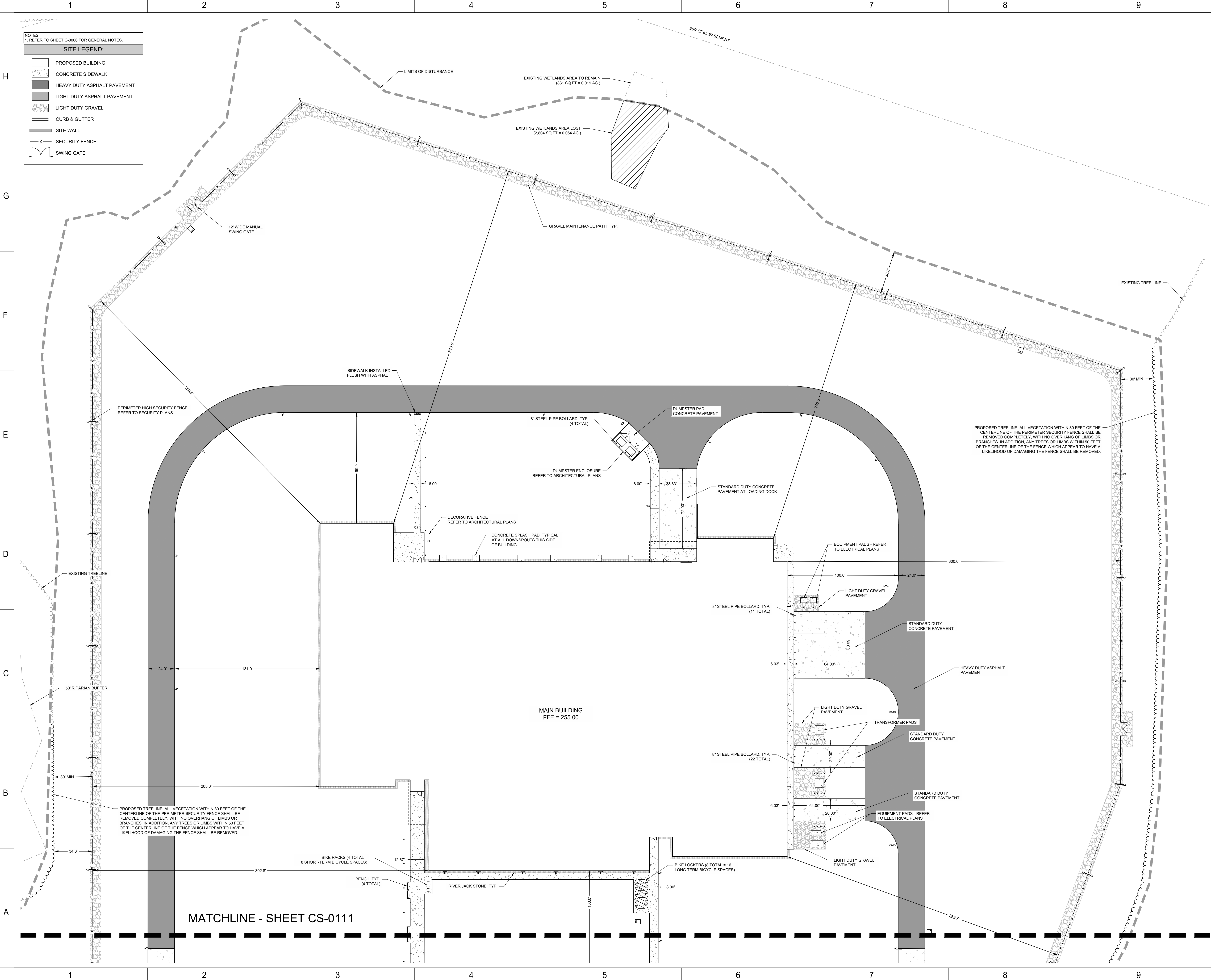
CHK'D BY: -

E-MAIL: -

SHEET TITLE:
ENLARGED SITE
PLAN - WEST

SHEET NO.
CS-0111

E1 SIZE DWG: PLOT SIZE (30x42)



NOTES:
1. REFER TO SHEET C-0006 FOR GENERAL NOTES.

SITE LEGEND:

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- LIGHT DUTY GRAVEL
- CURB & GUTTER
- SITE WALL
- SECURITY FENCE
- SWING GATE

DRAWING NO.
CFD-xxxx-CS-0112-xxxxxx



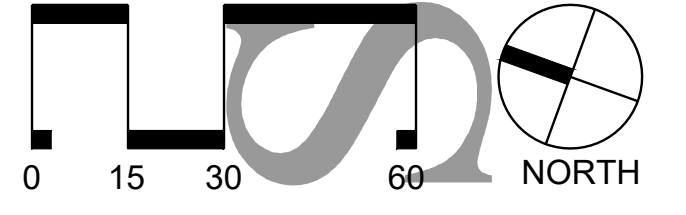
WALTER

Safety Expectations:

ILLNESS Reduce Risk
ZERO Remove Exposures to Hazards
INJURY Reinforce Safe Behavior

Gensler
214 North Tryon Street
Suite 2320
Charlotte, NC 28202
United States
Tel: 704.377.2725
Fax: 704.377.2807

STEWART
101 N. TRYON ST., SUITE 1400
CHARLOTTE, NC 28202
TEL: 704.334.7929
PROJECT # C18056
FIRM LICENSE # C-1801
www.stewartinc.com



SCALE: 1"=30'

SEAL

MARK	DATE	REVISION
1	01/17/20	80% SCHEMATIC DESIGN
2	01/21/20	100% SCHEMATIC DESIGN
3	03/10/20	90% DESIGN DEVELOPMENT
4	04/02/20	100% DESIGN DEVELOPMENT

PROJECT NO: C18056.00
DRAWING NUMBER
CFD-xxxx-CS-0112-xxxxxx
ELECTRONIC FILE NAME: CS0112.DWG
DRAWN BY: -
CHK'D BY: -
E-MAIL: -

SHEET TITLE:
ENLARGED SITE
PLAN - EAST

SHEET NO.
CS-0112

H

G

F

E

D

C

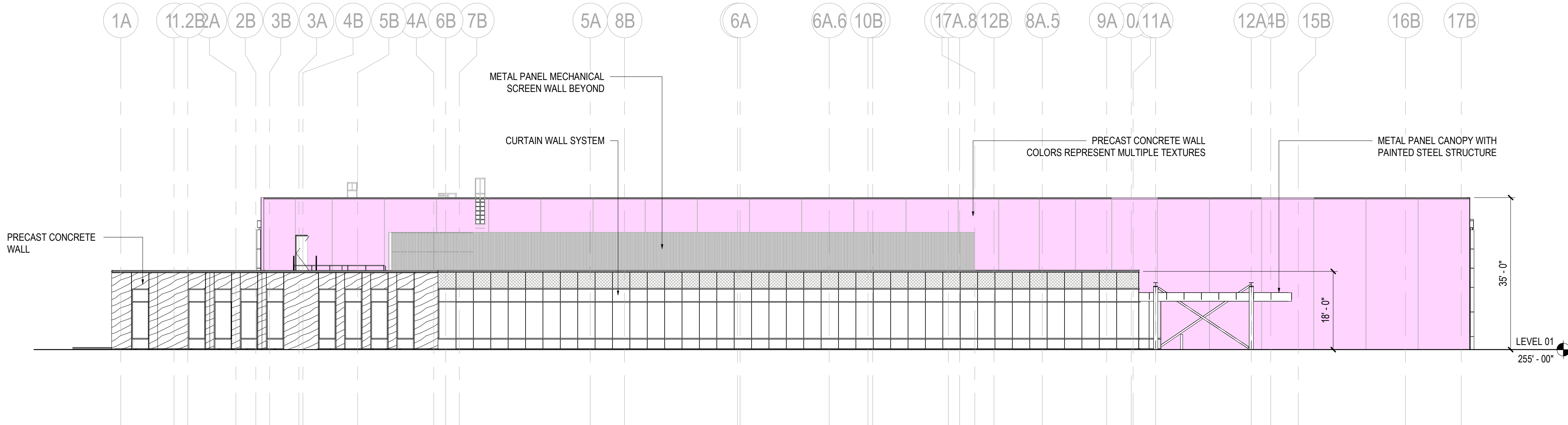
B

A

1

ASR EXTERIOR ELEVATION - N WEST

SCALE: 1/16" = 1'-0"



SHEET NOTES

GENERAL NOTES

RALEIGH UDO REQUIREMENTS - IH-CU
HEAVY INDUSTRIAL, CONDITIONAL USE
GENERAL BUILDING, NON-RESIDENTIAL
FUNCTION: OPERATIONS AND ENGINEERING BUILDING

TRANSPARENCY
NO REQUIREMENTS FOR ZONED USE

BLANK WALL
NO REQUIREMENTS FOR ZONED USE

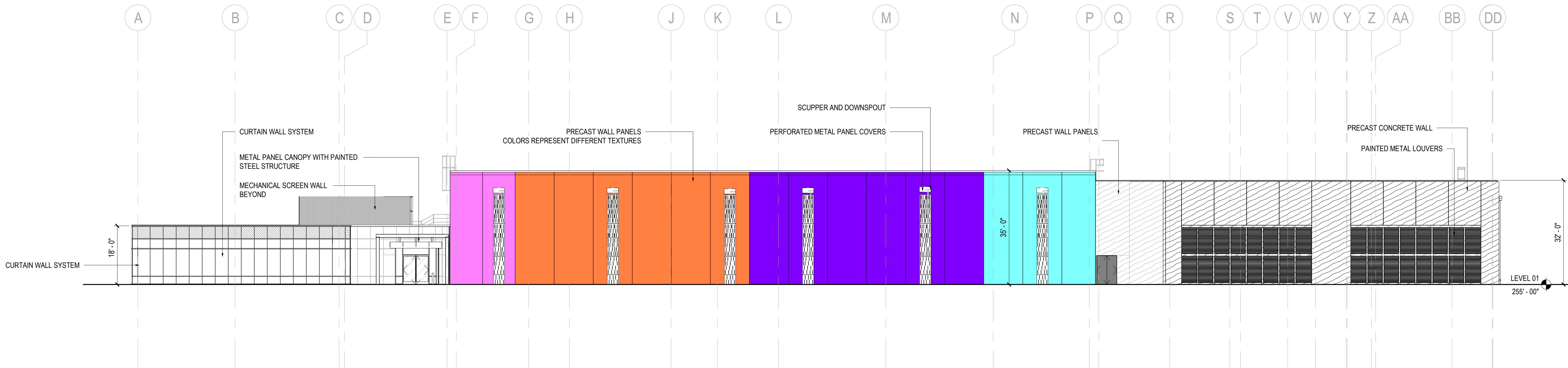
STORY
3 STORY MAX (SINGLE STORY BUILDING)
1 STORY ACTUAL

HEIGHT
MAX HEIGHT: 50'
MIN HEIGHT: N/A
35' ACTUAL (MAIN BUILDING)
18'-10" ACTUAL (VISITOR CONTROL CENTER)

2

ASR EXTERIOR ELEVATION - S WEST

SCALE: 1/16" = 1'-0"

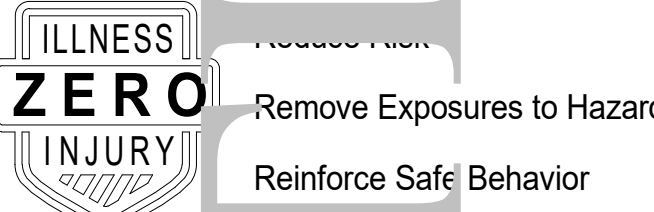


DRAWING NO.
CFD-4401-A-3011-180040



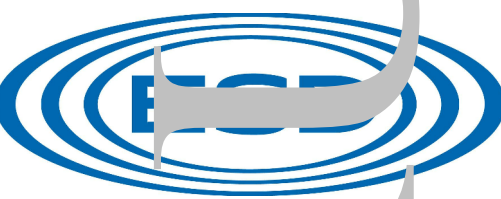
MAILING ADDRESS:

Safety Expectations:



Gensler

214 North Tryon Street
Suite 2320
Charlotte, NC 28202
United States
T 704.377.2725
F 704.377.2807



Environmental Systems Design, Inc.
DPR License No. 184-000992 IL

PROJECT WALTER

SEAL

REVISION	DATE	BY	MARK
85% DD SET	03/19/20	A	
100% DD SET	04/03/20	A	

PROJECT NO: 59.6700.002

DRAWING NUMBER

CFD-4401-A-3011-180040

ELECTRONIC FILE NAME: A3011.dwg

DRAWN BY: Author

CHKD BY: Checker

E-MAIL:

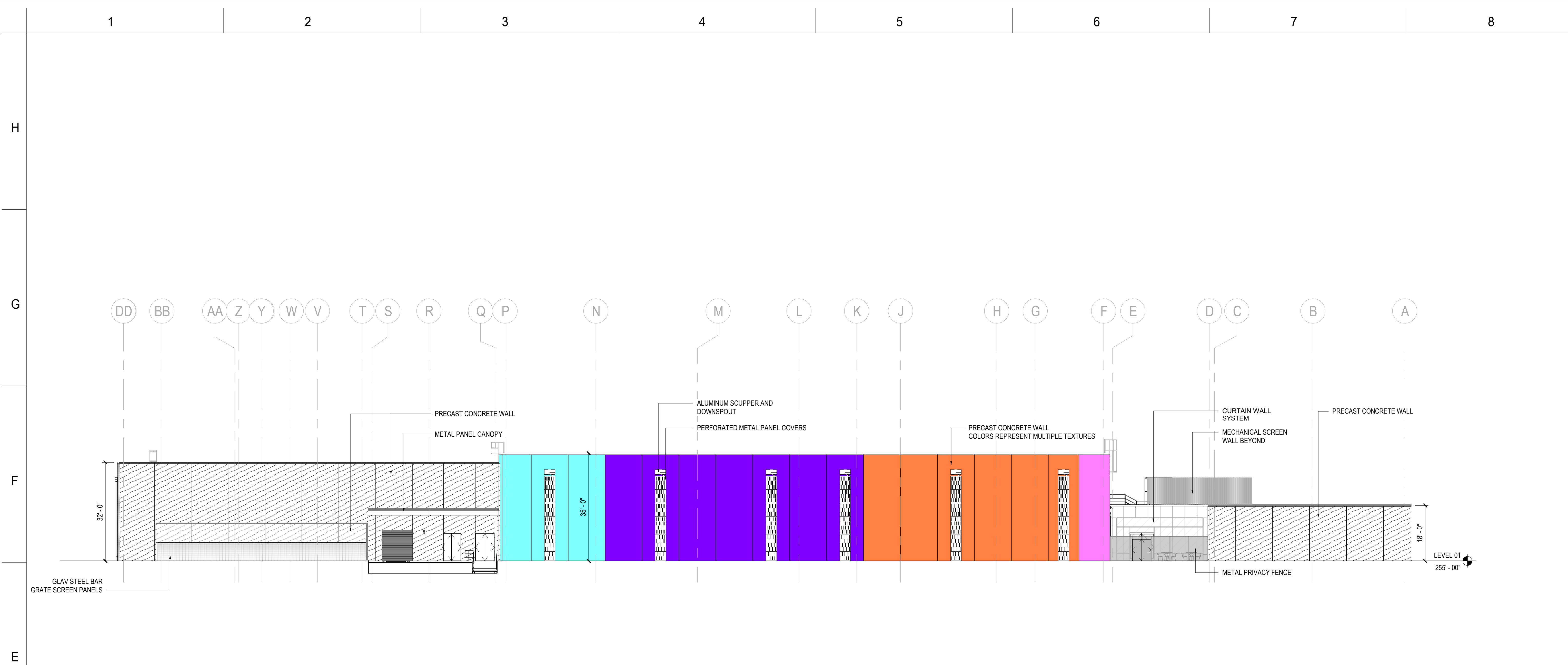
THIS DESIGN DRAWING IS THE EXCLUSIVE PROPERTY OF
ENVIRONMENTAL SYSTEMS DESIGN, INC. AND IS NOT TO BE
REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE
WRITTEN PERMISSION OF ENVIRONMENTAL SYSTEMS DESIGN, INC.
SPECIFIC PROJECT INTENT

SHEET

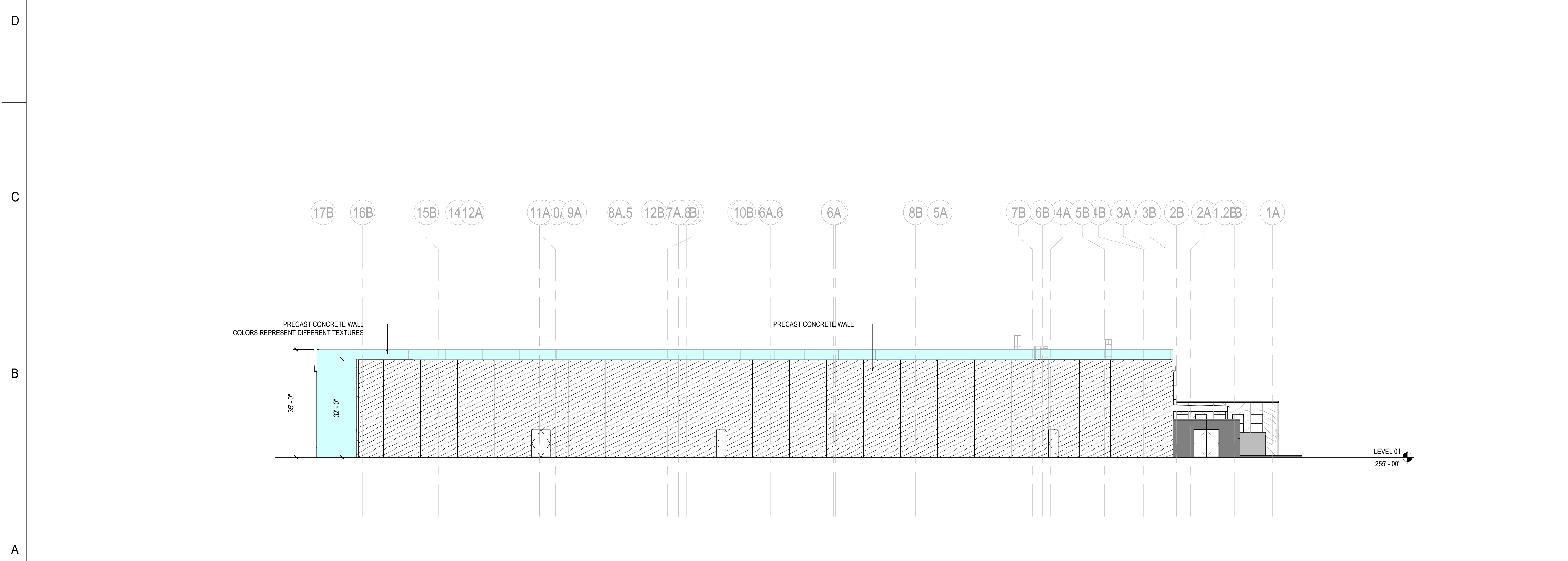
BUILDING ELEVATIONS -
MAIN BUILDING - ASR

SHEET

A-2001A



1 ASR EXTERIOR ELEVATION - N EAST



2 ASR EXTERIOR ELEVATION - S EAST

SHEET NOTES

DRAWING NO.
CFD-4401-A-3011-180040



MAILING ADDRESS

Safety Expectations:

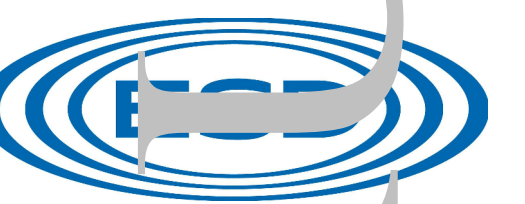


Remove Exposures to Hazards

Reinforce Safe Behavior

Gensler

214 North Tryon Street
Suite 2320
Charlotte, NC 28202
United States



Environmental Systems Design, Inc.
DPR License No. 184-000892 IL

PROJECT WALTER

SEAL

GENERAL NOTES

RALEIGH UDO REQUIREMENTS - IH-CU
HEAVY INDUSTRIAL, CONDITIONAL USE
GENERAL BUILDING, NON-RESIDENTIAL
FUNCTION: OPERATIONS AND ENGINEERING BUILDING

TRANSPARENCY
NO REQUIREMENTS FOR ZONED USE

BLANK WALL
NO REQUIREMENTS FOR ZONED USE

STORY
3 STORY MAX (SINGLE STORY BUILDING)
1 STORY ACTUAL

HEIGHT
MAX HEIGHT: 50'
MIN HEIGHT: N/A
35' ACTUAL (MAIN BUILDING)
18'-10" ACTUAL (VISITOR CONTROL CENTER)

[illegible]

PROJECT NO: 59.6700.002

DRAWING NUMBER

CFD-4401-A-3011-180040

ELECTRONIC FILE NAME: A3011.dwg

DRAWN BY: Author

CHK'D BY: Checker

E-MAIL:

THIS DESIGN DRAWING IS THE EXCLUSIVE PROPERTY OF
ENERGY CORPORATION AND IS CONSIDERED CONFIDENTIAL. IT
NOT BE MODIFIED, COPIED, OR DISTRIBUTED WITHOUT
APPROVAL. THIS INFORMATION SHOULD ONLY BE USED FOR
SPECIFIC PROJECT INTENDED.

SHEET

BUILDING ELEVATIONS - MAIN BUILDING - ASR

SHEET

A-2002A

