LOCATION: This site is located on the east side of Jones Sausage Road, north of Centurion Drive at 3807 Centurion Drive.

REQUEST: Development of a vacant 2.00 acre tract zoned IX-3-CU with a right-of-way dedication of 0.02 acre/857 sf into a proposed new 12,000 square foot Light-Industrial building use.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: 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 January 24, 2020 by VHB.

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:

Stormwater

1. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☐ 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:

Engineering
A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

A fee-in-lieu for 6-ft sidewalk along frontage shall be paid to the City of Raleigh (UDO 8.1.10).

A 5’ utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

A cross access agreement among the lots identified as PINs 1722715456 and 1722717258 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Stormwater

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).

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).

Urban Forestry

A public infrastructure surety for (4) street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) street trees along Centurion Dr.

**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:** February 26, 2023

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: ___________________________ Date: 02/27/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
Centurion Drive Industrial Building

ASR-0088-2019
SUB-S-13-2004
3807 Centurion Drive
Raleigh, NC

Site Plans

Issued for: Administrative Site Review
Date Issued: October 28, 2019
Latest Issue: January 24, 2020

Sheet Index

No. Drawing Title Latest Issue
C0.01 Legend and General Notes 1/24/2020
C1.01 Existing Conditions and Demolition Plan 1/24/2020
C2.01 Site Layout Plan 1/24/2020
C2.02 Light Triangle Plan 1/24/2020
C3.01 Grading and Drainage Plan 1/24/2020
C4.01 Utility Plan 1/24/2020
C5.01 Landscape Plan 1/24/2020
C7.01 Site Details 1/24/2020
A-1 Elevations 1/24/2020
A-2 Floor Plan 1/24/2020
A-3 UDO Calculations 1/24/2020
19-0292B Site Lighting Plan 1/24/2020

Site Data

SITE AREA:
GROSS (BEFORE R/W DEDICATION): 87,116 SF (2.00 ACRES)
NET (AFTER R/W DEDICATION): 86,259 SF (1.98 ACRES)
R/W DEDICATION: 857 SF (0.02 ACRES)
PIN: 1722715456
ZONING: IX-3-CU
OVERLAY DISTRICT: N/A
FRONTAGE TYPE: N/A
CURRENT USE: VACANT
PROPOSED USE: LIGHT INDUSTRIAL

TRANSPARENCY (IX):
GROUND STORY: 20% MIN. (60% PROVIDED)
BLANK WALL: 50’ MAX. (49’-10” PROVIDED)

BUILDING/STRUCTURE SETBACKS (IX):
FROM PRIMARY STREET: 3’ MIN.
FROM SIDE STREET: 3’ MIN.
FROM SIDE LOT LINE: 0’ OR 6’ MIN.
FROM REAR LOT LINE: 0’ OR 6’ MIN.
FROM ALLEY: 5’ MIN.

PARKING SETBACKS (IX):
FROM PRIMARY STREET: 10’ MIN.
FROM SIDE STREET: 10’ MIN.
FROM SIDE LOT LINE: 0’ OR 3’ MIN.
FROM REAR LOT LINE: 0’ OR 3’ MIN.
FROM ALLEY: 5’ MIN.

BUILDING AREA, EXISTING: 0 SF
BUILDING AREA, PROPOSED: 12,000 SF
BUILDING HEIGHT, PROPOSED: 27’-4"
MAXIMUM FLOOR AREA RATIO (FAR) REQUIRED (ZONING CONDITION): 0.5
PROVIDED FAR: 0.14

OUTDOOR AMENITY AREA PROVIDED: 8,960 SF (10%)
SECONDARY TREE CONSERVATION, EXISTING: 8,576 SF (0.20 ACRES) - (10%)
EXISTING IMPERVIOUS AREA: 13,586 SF (0.31 ACRES)
PROPOSED IMPERVIOUS AREA: 45,165 SF (1.04 ACRES)

Parking Summary Chart

<table>
<thead>
<tr>
<th>Description</th>
<th>Site Specific Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Bike Space Coverage</td>
<td>15%</td>
</tr>
<tr>
<td>Parking Requirements</td>
<td>15%</td>
</tr>
</tbody>
</table>

Parking Requirements:

- In order to conserve the existing trees and vegetation, the parking spaces shall be located in such a manner that does not result in more than a 15% reduction of the existing vegetation on the site.
- Required parking spaces shall be the number of spaces required by the code for the proposed development. In addition, there shall be one space for every 600 square feet of building area, not to exceed 150% of the required spaces.
- Parking spaces shall be accessible to the public and shall be located within 300 feet of the building.
- Parking spaces shall be designed to accommodate the following types of vehicles:
  - Standard spaces: 8.5 x 18
  - Van accessible spaces: 8.5 x 18
- The number of spaces required shall be the greater of 150% of the number required for the building area and the number required for the number of tenants.
- The number of spaces shall be calculated based on the number of people served by the building.
- Parking spaces shall be located in such a manner that does not result in more than a 15% reduction of the existing vegetation on the site.
- The number of spaces required shall be the greater of 150% of the number required for the building area and the number required for the number of tenants.
- Parking spaces shall be designed to accommodate the following types of vehicles:
  - Standard spaces: 8.5 x 18
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Architect
Tony Johnson Architect
156 North Lombard Street
Clayton, NC 27520
Contact: Tony Johnson
Telephone: (919) 550-7717
Email: tony@tonyjohnsonarchitect.com
Notes Keyed To Plan

1. COMBINATION SET INDICATES PROTECTION/FENCING.
2. NO PROTECTION NEEDED.
3. CONSTRUCTION LIMITS.
4. DRY SINK/CORE SAMPLES OR IVY TO BE REMOVED. SAW CUT FOR PIPE, DRAIN, TUBE, ETC.
5. FRONTAGE BEGINS AT CENTER LINE FOR ROADWAY. AS PER, DRAIN, TUBE, ETC. NOT INDICATED FOR ROADWAY. WHICH IS DESIGNATED CURVATURE/DIRECTION, SHALL BE REMOVED OR REPLACED TO MATCH CURVATURE/DIRECTION. 
6. DRAWING CURVE LIMITS START TO BE REMOVED UP TO APPROXIMATELY 20' FROM REPAIRED OR REPLACED TO MATCH ORIGINAL CONDITION.
7. TO PROVIDE STRAIGHT AND UNIFORM LINE FOR REMOVAL. EX PVMT, C&G, S/W, ETC. NOT AUTHORITY.

General Notes

1. ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DEMOLITION.
2. ALL DEMOLITION WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO PROVIDE PROTECTION AND SECURITY TO NEIGHBORING PROPERTIES OR STRUCTURES.
3. ALL WASTE MATERIAL GENERATED FROM DEMOLITION WORK SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH CITY OF RALEIGH REGULATIONS.
4. ALL INDICATED UTILITIES OR STRUCTURES TO BE REMOVED OR MODIFIED ARE INTENDED TO REMAIN IN USE AND THE ROUTING OF WHICH COULD NOT BE PREDETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED OR ARE UNIDENTIFIED, SHALL BE REPORTED TO THE OWNER AND ARCHITECT IN ACCORDANCE WITH CITY OF RALEIGH REGULATIONS. 
5. ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY ACTION BY THE CONTRACTOR SHALL BE CONSIDERED AS INFORMATION ONLY.
6. ALL STRUCTURES/UTILITIES DESIGNATED FOR MODIFICATION SHALL BE PROTECTED BY THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.
Utility Notes Keyed To Plan

1. CONNECT TO EXISTING WATER MAIN WITH CORROSION COUPLING FOR CITY OF RALEIGH STANDARD DETAIL.
2. PROVIDE WATER METER BOXES PER CITY STANDARDS.
3. POSSIBLE FUTURE SPRINKLER SYSTEM.
4. DIP FIRE DEPARTMENT CONNECTION. TO BE STUBBED THROUGH SLAB FOR DIP FIRE SERVICE. TO BE STUBBED THROUGH SLAB FOR POSSIBLE FUTURE RPZ BACKFLOW PREVENTER.
5. 3/4" WATER METER ASSEMBLY PROVIDED BY THE CITY OF RALEIGH.
6. SPRINKLER SYSTEM.
7. CONNECT TO EXISTING WATER MAIN WITH CORROPTION COUPLING PER CITY STANDARDS.
8. ADJUST BACKFLOW PREVENTER AND FIRE HYDRANT TO FINISHED GRADE.
9. WATER & SEWER SHALL BE AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED STRUCTURE.
10. ALL WATER & SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 42" OF COVER.

General Notes

1. ALL WATER & SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 42" OF COVER.
2. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES.
3. VERIFY ALL ILLUSTRATED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE UTILITY RELOCATION OR ABANDONMENT WITH LOCAL UTILITY COMPANIES AS REQUIRED.
5. UTILITIES WILL NOT ENCROACH UPON PROTECTED AREAS OR RUN PARALLEL THROUGH EXISTING R/W.
6. WATER & SEWER SHALL BE AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED STRUCTURE.
7. CALL 1-800-632-4949 FOR VERIFICATION/LOCATION OF UNDERGROUND UTILITIES.
8. ALL CIVIL SITE UTILITIES SHALL STOP 5' FROM BUILDINGS.
9. ALL EXISTING UTILITIES SHALL BE STUBBED OUT PER CITY STANDARDS.
10. IF THE UTILITIES ARE TO BE RELOCATED ON THE SITE, THEY MUST BE PLACED IN THE ENGINEER IF CONFLICTS ARE ENCOUNTERED.
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Utility Plan

C4.01