



Administrative Approval Action

Case File / Name: ASR-0088-2019
Centurion Drive Flex Building

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 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



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1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
2. 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.
3. A fee-in-lieu for 6-ft sidewalk along frontage shall be paid to the City of Raleigh (UDO 8.1.10).
4. 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.
5. 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

6. 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).
7. 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

8. A public infrastructure surety for (4) street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
9. 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



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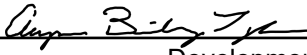
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project.

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

Site Plans

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

Centurion Drive Industrial Building

ASR-0088-2019

SUB-S-13-2004

3807 Centurion Drive

Raleigh, NC



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	Sight 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)

vhb.com



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940 Main Campus Drive
Suite 500
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919.829.0328
Corp. # C-3705

Architect

Tony Johnson Architect
104 North Lombard Street
Clayton, NC 27520
Contact: Tony Johnson
Telephone: (919) 550-7717
Email: tony@tonyjohnsonarchitect.com

DEVELOPMENT SERVICES

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 type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic
Subdivision transaction #: _____ Sketch transaction #: Scope-0018-2019 Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Administrative Alternate #: _____	
GENERAL INFORMATION	
Development name: Centurion Drive Industrial Building	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Property address(es): 3807 Centurion Drive, Raleigh, NC	
Site P.I.N.(s): 1722715456	
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of 12,000 SF light industrial building, parking and loading area. The proposed use will be in accordance with section 6.5.2 Light Industrial of the UDO. The building currently does not have tenants and more detailed information about the specific use is currently not available.	
Current Property Owner/Developer Contact Name: Michael Foley NOTE: please attach purchase agreement when submitting this form. Company: Centurion Drive, LLC Title: Manager, Centurion Drive, LLC Address: 5448 Apex Peakway, Suite 196, Apex, NC 27502 Phone #: (919)251-5501 Email: mike@humabuilt.com Applicant Name: Wesley Mize, PE Company: VHB Engineering NC, P.C. Address: 940 Main Campus Dr, Suite 500, Raleigh, NC 27606 Phone #: (919)438-2857 Email: wmize@vhb.com	

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3	Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 0
Gross site acreage: 2 acres (1.98 acres after r/w dedication)	New gross floor area: 12,000
# of parking spaces required: 6	Total sf gross (to remain and new): 12,000
# of parking spaces proposed: 18	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): Light Industrial	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.31 Square Feet: 13,586	Proposed Impervious Surface: Acres: 1.04 Square Feet: 45,165
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Flood stu.: _____ FEMA Map Panel #: 3720172200	
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: _____ # of bedroom units: 1br: _____ 2br: _____ 3br: _____ # of lots: _____	Total # of hotel units: _____ 4br or more: _____ 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 VHB Engineering NC, P.C. 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: <i>Michael Foley</i>	Date: 1/22/2020
Printed Name: Michael Foley, Manager, Centurion Drive, LLC	

ORDINANCE NO. (1989) 397 ZC 255
Effective: 7/5/89

Z-36B-89 Jones Sausage Road and Auburn Church Road, generally bounded by Jones Sausage Road, Auburn Church Road and Neuse River, approximately 156 acres rezoned to Industrial-1 Conditional Use District according to map on file in the Planning Department entitled "ETJ-3-89" dated 6/28/89.

Conditions:

- PUBLIC STREET ACCESS**
 - Shall be limited to two points on S.R. 2547
 - Shall be limited to two points on S.R. 2548
- STREET YARDS**
 - A 50' natural buffer shall be provided along S.R. 2547 where adjacent to Parrish 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.
- 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.
- 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.
- MAXIMUM SITE COVERAGE**
 - The maximum impervious area of any lot shall be 70%.
- OPEN SPACE GREENWAY**
 - The area along the East and South property lines (within the existing floodplain) will be conveyed to Wake County as a 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.
- USE RESTRICTIONS**
 - The site may not contain Hotels, Motels, Fast-food Restaurants, Grocery Stores of over 10,000 square feet or Drug Stores.

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	8.5 x 18	9 x 18	5	17
VAN ACCESSIBLE SPACES	8.5 x 18	11 x 18	1	1
TOTAL VEHICULAR SPACES			6	18*
SHORT-TERM BICYCLE PARKING	-	-	0	4
LONG-TERM BICYCLE PARKING**	-	-	4	4

* PROVIDED VEHICULAR PARKING EXCEEDS 150% OF THE REQUIRED PARKING RATIO. PER UDO SEC. 7.1.2.D.3 INTERIOR LANDSCAPE ISLANDS HAVE AN AVERAGE WIDTH OF 20 FEET, WITH NO DIMENSION LESS THAN 8 FEET IN SIZE, AND REQUIRED TREES WILL BE INSTALLED EVERY 50 FEET ON CENTER, WITH A MINIMUM OF 300 SQUARE FEET OF LANDSCAPED AREA PER TREE.
** LONG-TERM BICYCLE PARKING SPACES ARE PROVIDED IN THE BUILDING - REFER TO ARCHITECTURAL FLOOR PLAN. SPACES ARE COVERED, WEATHER RESISTANT AND WITHIN 300' OF BUILDING ENTRANCES.

Parking Requirements:

LIGHT INDUSTRIAL	
OFFICE SPACE	2,000 SF* x 1 SPACES / 600 = 3 SPACES
ADDITIONAL INDOOR AREA	10,000 SF* x 1 SPACES / 3,000 = 3 SPACES
TOTAL PARKING REQUIRED	= 6 SPACES

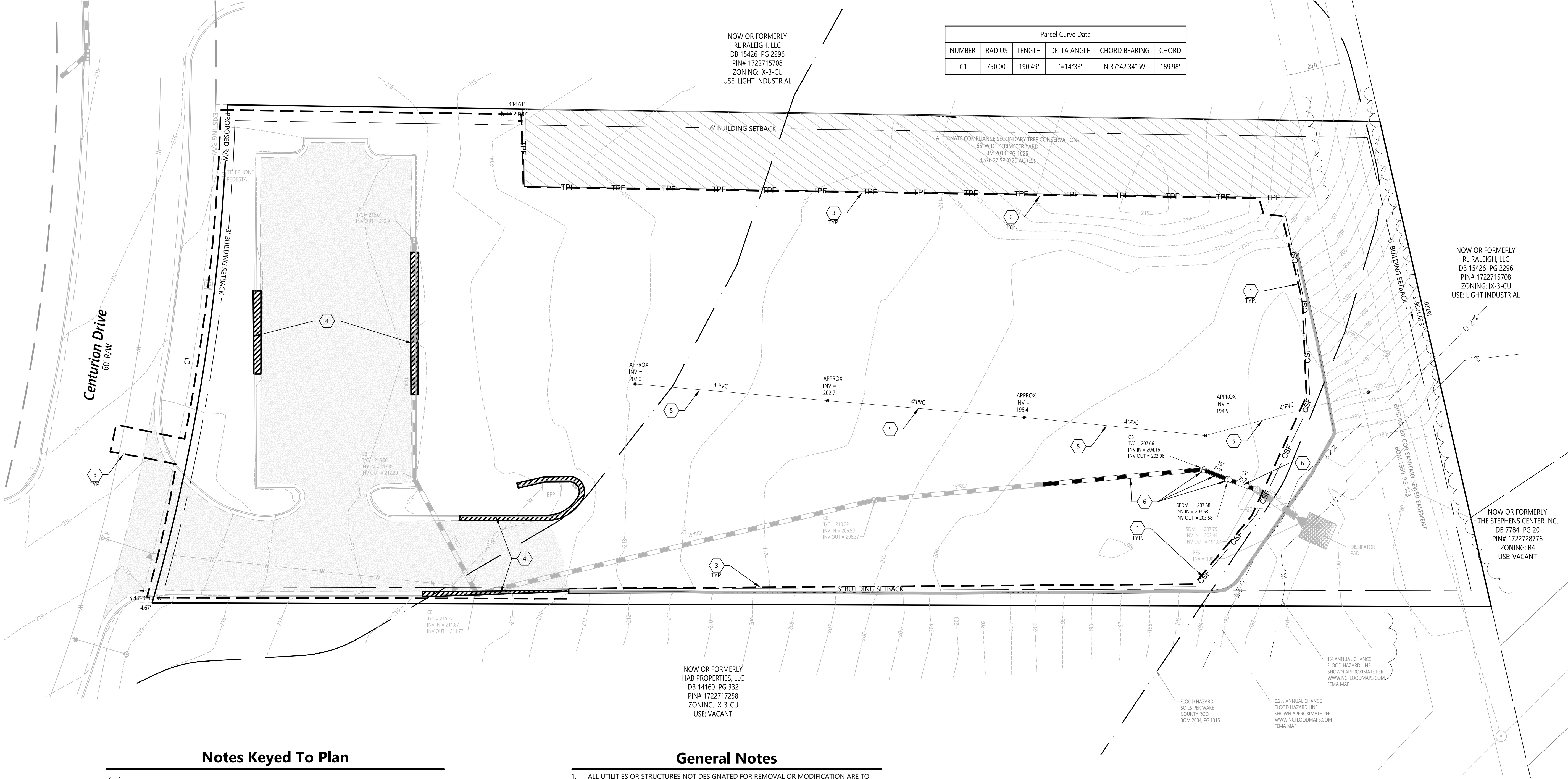
* SF NUMBERS LISTED ARE APPROXIMATE AND MAY VARY BASED ON TENANT DEMAND

Outdoor Amenity Area Chart

	Required	Provided
TRACT SIZE (AFTER R/W DEDICATION):	86,259 SF x 10% =	8,626 SF
AMENITY AREA 1		5,240 SF
AMENITY AREA 2		3,360 SF
AMENITY AREA 3		360 SF
TOTAL AMENITY AREA		8,626 SF



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Notes Keyed To Plan

- CSF
- TPF
- CONSTRUCTION LIMITS.
- ASPH, S/W, CONC PADS AND/OR C&G TO BE REMOVED. SAW CUT EX PYMT, C&G, S/W, ETC. TO PROVIDE STRAIGHT AND UNIFORM LINE FOR REMOVAL. EX PYMT, C&G, S/W, ETC. NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING DEMOLITION/CONSTR, SHALL BE REPAIRED OR REPLACED TO MATCH ORIGINAL CONDITION.
- EX. SANITARY SEWER SERVICE LATERAL TO BE REMOVED UP TO APPROXIMATELY 20' FROM EXISTING RETAINING WALL AND ADD NEW CLEANOUT, SEE GRADING AND UTILITY PLAN FOR COORDINATION WITH PROPOSED POND GRADING. COORDINATE WITH APPROPRIATE AUTHORITY.
- EX. DRAINAGE STRUCTURE/UTILITY TO BE REMOVED.

General Notes

- ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
- ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE AND DILIGENCE" SO AS TO PREVENT THE ARBITRARY DESTRUCTION OR INTERRUPTION OF CONCEALED UTILITIES WHICH 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 BEFORE REMOVAL FOR FINAL DISPOSITION.
- ALL WASTE MATERIAL GENERATED FROM DEMOLITION WORK SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH CITY OF RALEIGH REGULATIONS.
- SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.
- ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY ACTION BY THE CONTRACTOR SHALL BE CONSTRUED AS INFORMATION ONLY.
- ALL STRUCTURES/UTILITIES DESIGNATED FOR MODIFICATION SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE BEGINNING WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.



Centurion Drive
Industrial Building
ASR-0088-2019
3807 Centurion Drive
Raleigh, NC

No.	Revision	Date	Appvd.
0	Administrative Site Review	10/28/19	WNN
1	Response to City Comments	12/20/19	WNN
2	Response to City Comments	01/24/20	WNN

Designed by	Checked by
Issued for	Date

Administrative
Site Review
Not Approved for Construction

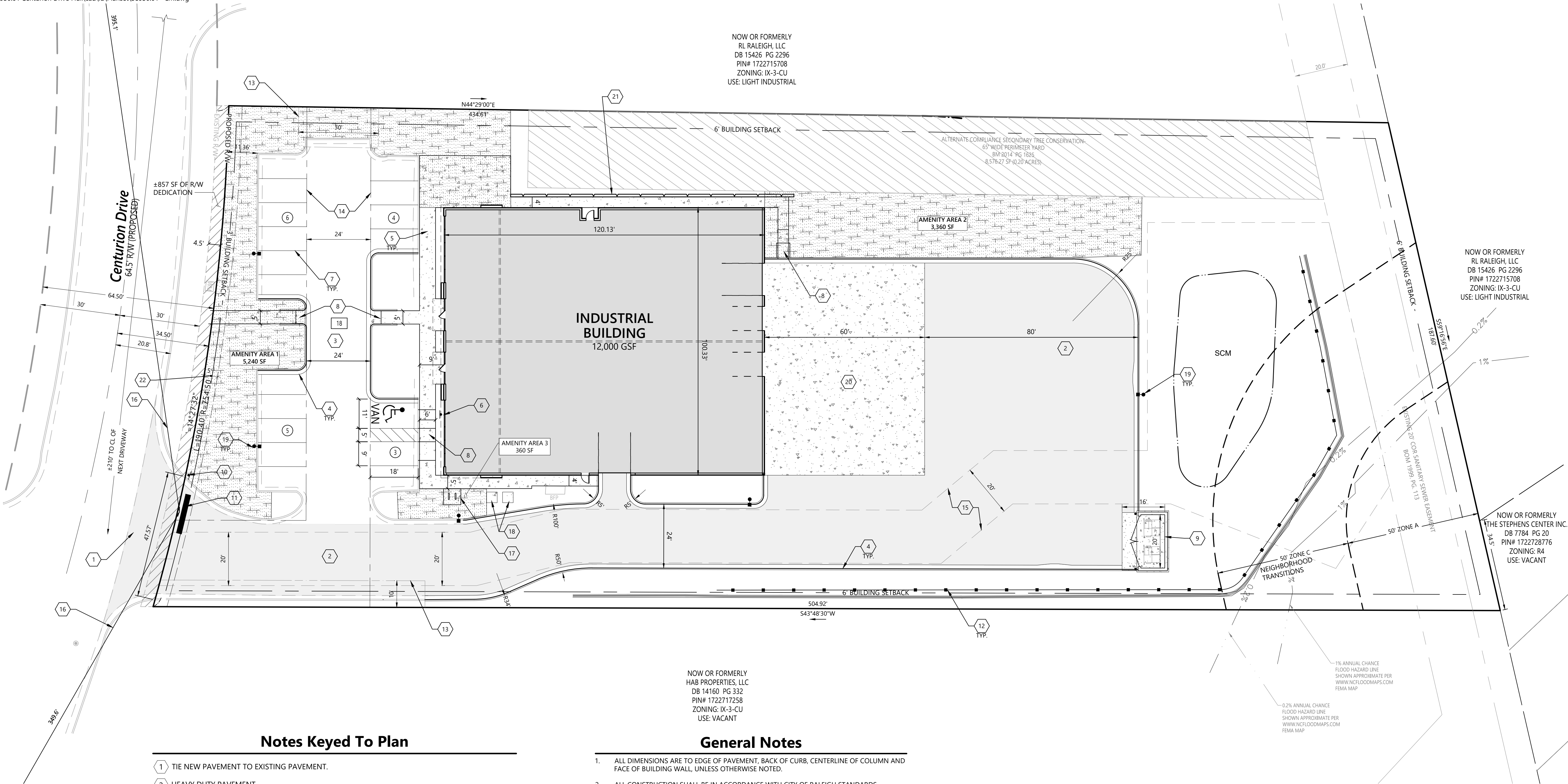
Existing Conditions
and Demolition Plan

Drawing Number

C1.01



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940 Main Campus Drive
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919.829.0328
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- ### Notes Keyed To Plan
- 1 TIE NEW PAVEMENT TO EXISTING PAVEMENT.
 - 2 HEAVY DUTY PAVEMENT.
 - 3 LIGHT DUTY PAVEMENT.
 - 4 2'-0" CURB AND GUTTER.
 - 5 CONCRETE SIDEWALK.
 - 6 R7-8 AND R7-8P HCP SIGNS IN ACCORDANCE WITH ADA REQUIREMENTS MOUNTED ON EXTERIOR BUILDING WALL.
 - 7 4' WIDE WHITE SLIP RESISTANT PAINT STRIPING.
 - 8 ACCESSIBLE CURB RAMP.
 - 9 DUMPSTER PAD AND ENCLOSURE (1 REFUSE DUMPSTER & 1 CARDBOARD RECYCLING DUMPSTER). SEE DETAIL, SHEET C7.01 FOR PAD DESIGN AND ENCLOSURE MATERIALS.
 - 10 STOP SIGN (STANDARD R1-1) 24"X24" MIN SIZE MOUNTED ON GALVANIZED POST IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 - 11 WHITE STOP BAR, 24" WIDE (MIN.) AND SHALL EXTEND ACROSS ENTIRE WIDTH OF EXIT LANE.
 - 12 4' HIGH FALL PROTECTION FENCING ALONG EXISTING RETAINING WALL.
 - 13 TEMPORARY CONSTRUCTION EASEMENT FOR POSSIBLE FUTURE ACCESS CONNECTION.
 - 14 ACCESS EASEMENT FOR POSSIBLE FUTURE CONNECTION.
 - 15 PRIVATE DRAINAGE EASEMENT FOR STORMWATER SCM ACCESS & MAINTENANCE.
 - 16 SIGHT DISTANCE TRIANGLE PER RSDM ARTICLE 12.6. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS. SEE SIGHT DISTANCE SHEET C2.02 FOR FULL SIGHT TRIANGLE.
 - 17 4 SHORT-TERM BICYCLE PARKING SPACES. NOTE LONG-TERM BICYCLE PARKING SPACES ARE PROVIDED IN THE BUILDING - REFER TO THE ARCHITECTURAL FLOOR PLAN.
 - 18 (2) 4'X4' CONCRETE PADS FOR HVAC UNITS.
 - 19 LIGHT POLE. SEE "SITE LIGHTING PLAN" SHEET BY DUKE ENERGY PROGRESS.
 - 20 CONCRETE LOADING AREA
 - 21 RETAINING WALL WITH SAFETY RAILING. DESIGNED BY OTHERS.
 - 22 5' WIDE UTILITY PLACEMENT, EASEMENT.

- ### General Notes
1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
 3. NEW BACK OF CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
 4. CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE SITE COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT AND ANY STATE OR LOCAL CODE BASED ON IT.

Parking Summary Chart

Description	Size		Spaces	
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STANDARD SPACES	8.5 x 18	9 x 18	5	17
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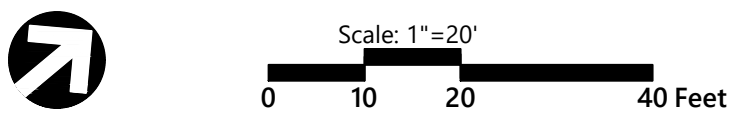
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AMENITY AREA 2		3,360 SF
AMENITY AREA 3		360 SF
TOTAL AMENITY AREA	8,626 SF	8,960 SF

Site Legend

Symbol	Description
	BUILDING
	CONCRETE SIDEWALK/PAD
	HEAVY DUTY PAVEMENT
	CURB & GUTTER
	RETAINING WALL
	FALL PROTECTION FENCE
	LIGHT POLE
	OUTDOOR AMENITY AREA



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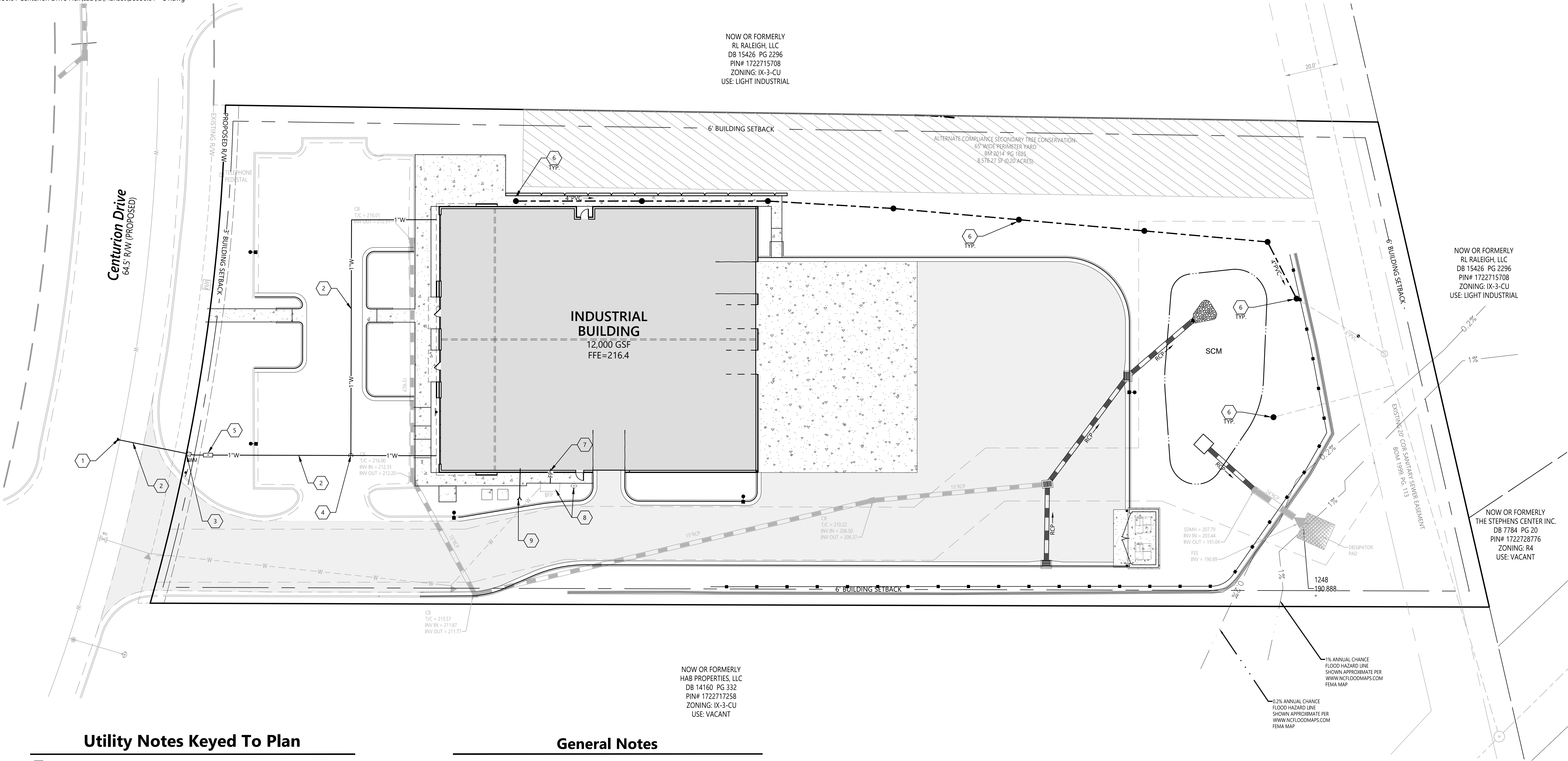
Site Layout Plan

Drawing Number

C2.01



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Utility Notes Keyed To Plan

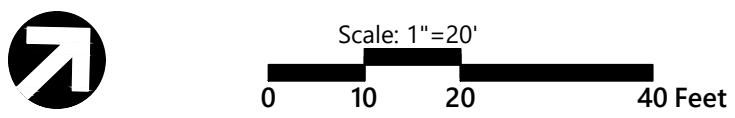
- 1 CONNECT TO EXISTING WATER MAIN WITH CORPORTATION COCK PER CITY OF RALEIGH STANDARD DETAIL.
- 2 1" TYPE "K" COPPER WATER SERVICE.
- 3 3/4" WATER METER ASSEMBLY PROVIDED BY THE CITY OF RALEIGH. PROVIDE WATER METER BOXES PER CITY STANDARDS.
- 4 1" TEE.
- 5 RPZ BACKFLOW PREVENTER.
- 6 4" PVC SEWER SERVICE & SS CLEANOUT.
- 7 DIP FIRE SERVICE. TO BE STUBBED THROUGH SLAB FOR POSSIBLE FUTURE SPRINKLER SYSTEM.
- 8 ADJUST BACKFLOW PREVENTER AND FIRE HYDRANT TO FINISHED GRADE.
- 9 DIP FIRE DEPARTMENT CONNECTION. TO BE STUBBED THROUGH SLAB FOR POSSIBLE FUTURE SPRINKLER SYSTEM.

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 THE ENGINEER IF CONFLICTS ARE ENCOUNTERED.
4. CONTRACTOR SHALL COORDINATE UTILITY RELOCATION OR ABANDONMENT WITH LOCAL UTILITY COMPANIES AS REQUIRED.
5. UTILITIES WILL NOT ENCR OACH UPON PROTECTED AREAS OR RUN PARALLEL THROUGH ANY REQUIRED BUFFER.
6. WATER & SEWER SHALL BE AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS. WHERE LOCAL CONDITIONS PREVENT A SEPARATION OF 10 FEET, THE WATER MAIN MAY BE LAID CLOSER, PROVIDED THAT THE ELEVATION OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER WITH A HORIZONTAL SEPARATION OF AT LEAST 3 FEET.
7. CALL 1-800-632-4949 FOR VERIFICATION/LOCATION OF UNDERGROUND UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
8. ALL CIVIL SITE UTILITIES SHALL STOP 5' FROM BUILDINGS.
9. IF THE UTILITIES ARE TO BE RELOCATED ON THE SITE, THEY MUST BE PLACED UNDERGROUND.

Site Legend

Symbol	Description
	BUILDING
	CONCRETE SIDEWALK/PAD
	HEAVY DUTY PAVEMENT
	CURB & GUTTER
	RETAINING WALL
	FALL PROTECTION FENCE
	LIGHT POLE



**Centurion Drive
Industrial Building
ASR-0088-2019**
3807 Centurion Drive
Raleigh, NC

No.	Revision	Date	Appd.
0	Administrative Site Review	10/28/19	WNM
1	Response to City Comments	12/20/19	WNM
2	Response to City Comments	01/24/20	WNM

Designed by	Checked by
Issued for	Date

**Administrative
Site Review**
Not Approved for Construction

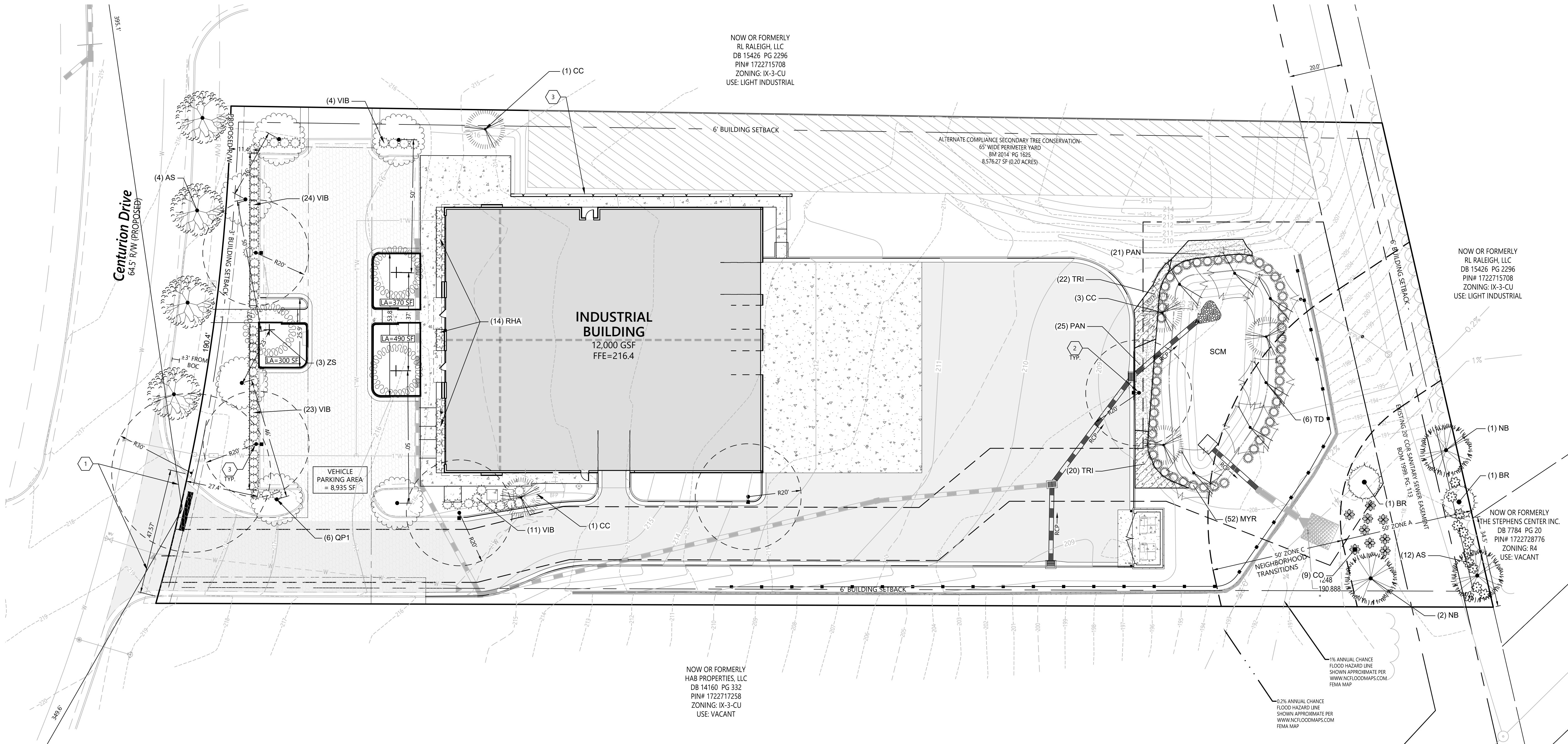
Utility Plan

Drawing Number

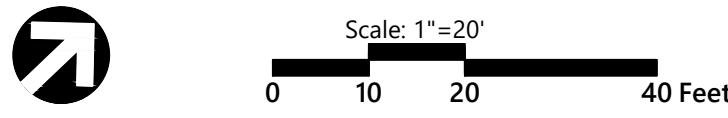
C4.01

Project Number

38930.01



Site Legend	
Symbol	Description
	BUILDING
	CONCRETE SIDEWALK/PAD
	HEAVY DUTY PAVEMENT
	CURB & GUTTER
	RETAINING WALL
	FALL PROTECTION FENCE
	LIGHT POLE
	VEHICLE PARKING AREA



Centurion Drive Industrial Building

ASR-0088-2019

3807 Centurion Drive
Raleigh, NC

No.	Revision	Date	Appvd.
0	Administrative Site Review	10/28/19	WNM
1	Response to City Comments	12/20/19	WNM
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Designed by	Checked by
Issued for	Date

Administrative Site Review

Not Approved for Construction

Landscape Plan

Drawing Number

C5.01

PLANT SCHEDULE SITE

SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT AT PLANTING	MATURE HEIGHT/CROWN SPREAD
	CC	5	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	2" CAL., 8'-10' HT.	20'-25' HEIGHT, 20' SPREAD
	QP1	6	Quercus phellos	Willow Oak	3" CAL., 12'-14' HT.	50' HEIGHT, 40' SPREAD
	TD	6	Taxodium distichum	Bald Cypress	2" CAL., 8'-10' HT.	50'-70' HEIGHT, 25'-40' SPREAD
	ZS	3	Zelkova serrata	Sawleaf Zelkova	2" CAL., 10' HT.	40' HEIGHT, 35' SPREAD
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT AT PLANTING	MATURE HEIGHT/CROWN SPREAD
	AS	4	Acer saccharum	Sugar Maple	3" CAL., 12'-14' HT.	60' HEIGHT, 40' SPREAD
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATIONS
	MYR	52	Myrica cerifera	Wax Myrtle	7 GALLONS	30"x24", 48" o.c.
	RHA	14	Rhaphiolepis indica 'Indian Hawthorne'	Indian Hawthorne	3 GALLONS	12"x12", 36" o.c.
	VIB	62	Viburnum tinus	Laurestinus Viburnum	7 GALLONS	30"x24", 48" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATIONS
	PAN	46	Panicum virgatum	Switch Grass	10 GALLONS	12"x12", 36" o.c.
	TRI	42	Tripsacum dactyloides	Fakahatchee Grass	1 GALLON	12"x12", 36" o.c.

PLANT SCHEDULE NEIGHBORHOOD TRANSITION ZONE A

SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT AT PLANTING	MATURE HEIGHT/CROWN SPREAD
	NB	3	Nyssa biflora	Swamp Tupelo	2" CAL., 10' HT.	60' HEIGHT, 45' SPREAD
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT AT PLANTING	MATURE HEIGHT/CROWN SPREAD
	BR	2	Betula nigra	River Birch	2" CAL., 10' HT.	45' HEIGHT, 40' SPREAD
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATIONS
	AS	12	Alnus serulata	Tag Alder	3 GALLONS	18"x18", 48" o.c.
	CO	9	Cephalanthus occidentalis	Buttonbush	3 GALLONS	18"x18", 48" o.c.

Street Protective Yard Calculations (Type C3)

WIDTH REQUIRED (AVG. MIN) = 10'
WIDTH PROVIDED AVG. = $(11.4 + 27.4) / 2 = 19.4'$
WIDTH PROVIDED MIN = 11.4'
SHRUBS REQUIRED = $127' \times (30 \text{ SHRUBS}/100') = 38.1$ (39 REQUIRED)
SHRUBS PROVIDED = 40

Neighborhood Transition Zone A Calculations (Type 3)

34.5' LINEAR FEET ABUTS R-4 ZONING.
SHADE TREES REQUIRED = $34.5/100 \times 6 = 2.1$ (3 REQUIRED)
SHADE TREES PROVIDED = 3.
UNDERSTORY TREES REQUIRED = $34.5/100 \times 5 = 1.7$ (2 REQUIRED)
UNDERSTORY TREES PROVIDED = 2.
SHRUBS REQUIRED = $34.5/100 \times 60 = 20.7$ (21 REQUIRED)
SHRUBS PROVIDED = 21.

Street Tree Calculation

FRONTAGE:
190.4' - 47.57' (EXISTING DRIVEWAY WIDTH AT R/W) = 142.92'
REQUIRED STREET TREES:
1 TREE PER 40' OF FRONTAGE = $142.92/4 = 3.6$ (4 REQUIRED)
PROVIDED STREET TREES: = 4

Interior Landscape Island Calculations (UDO Sec. 7.1.2.D.3)

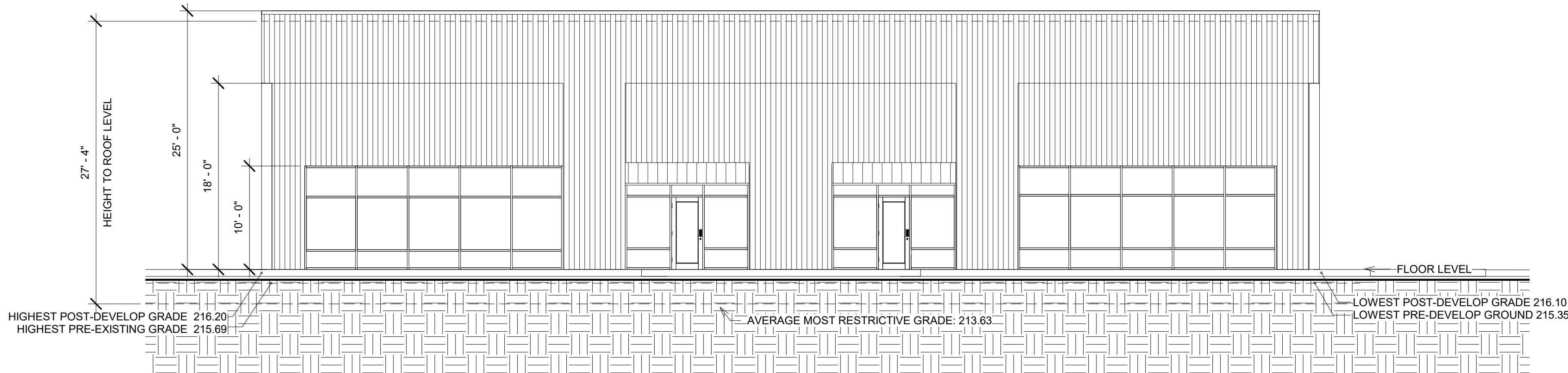
WIDTH REQUIRED (AVG.) = 20'
WIDTH PROVIDED AVG. = $(25.9' + 53.8') / 2 = 39.85'$
MIN WIDTH DIMENSION REQUIRED = 6'
MIN WIDTH DIMENSION PROVIDED = 25.9'
REQUIRED/PROVIDED TREE SPACING = 50'
REQUIRED/PROVIDED MIN LANDSCAPE AREA (LA) PER INTERIOR ISLAND TREE = 300 SF

Notes Keyed To Plan

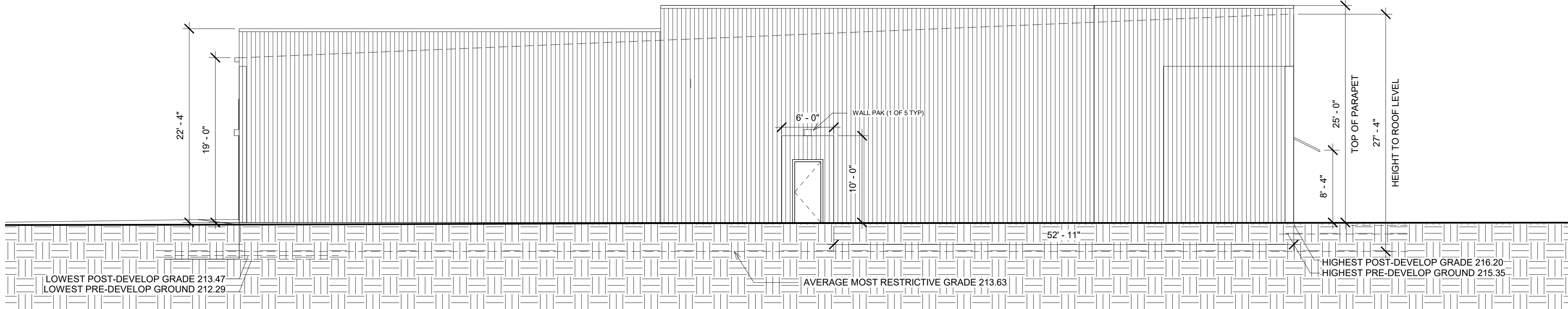
- SIGHT DISTANCE TRIANGLE PER RSDM ARTICLE 12.6. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS. SEE SIGHT DISTANCE SHEET C2.02 FOR FULL SIGHT TRIANGLE.
- LIGHT POLE. SEE "SITE LIGHTING PLAN" SHEET BY DUKE ENERGY PROGRESS.
- RETAINING WALL WITH SAFETY RAILING. DESIGNED BY OTHERS.

Vehicle Parking Area Tree Calculation

VEHICLE PARKING AREA: = 8,935 SF
VEHICLE PARKING AREA TREES REQUIRED = $8,935 \text{ SF} \times 1 \text{ TREE}/2,000 \text{ SF} = 4.5$ (5 REQUIRED)
VEHICLE PARKING AREA TREES PROVIDED = 9



1 WEST ELEVATION
1/8" = 1'-0"



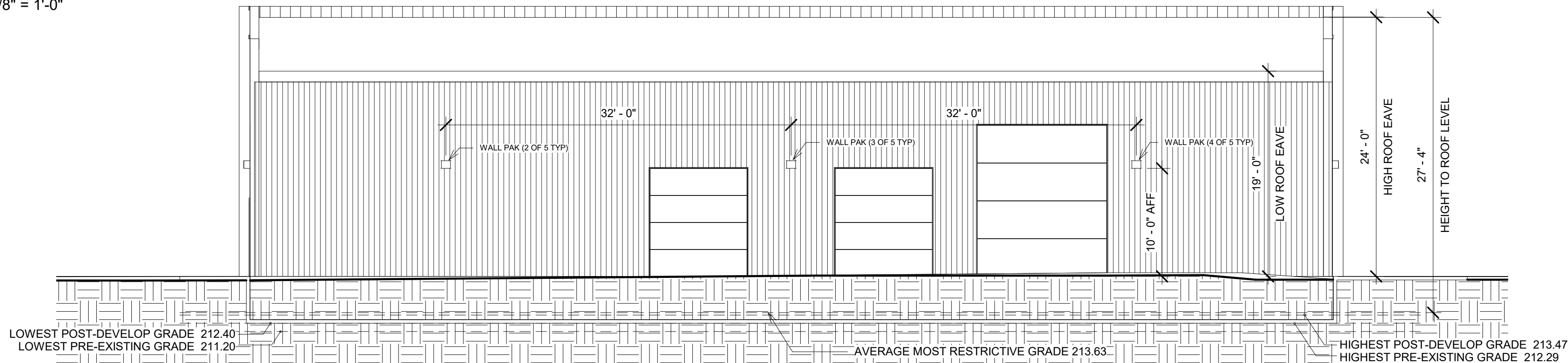
2 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION	PRE-EXISTING GRADES			PROPOSED POST-DEVELOPMENT GRADES		
	LOW	HIGH	AVERAGE	LOW	HIGH	AVERAGE
N	212.29	215.35	213.82	213.47	216.2	214.835
E	211.2	212.29	211.745	212.4	213.47	212.935
S	211.2	215.69	213.445	212.4	216.1	214.25
W	215.35	215.69	215.52	216.1	216.2	216.15

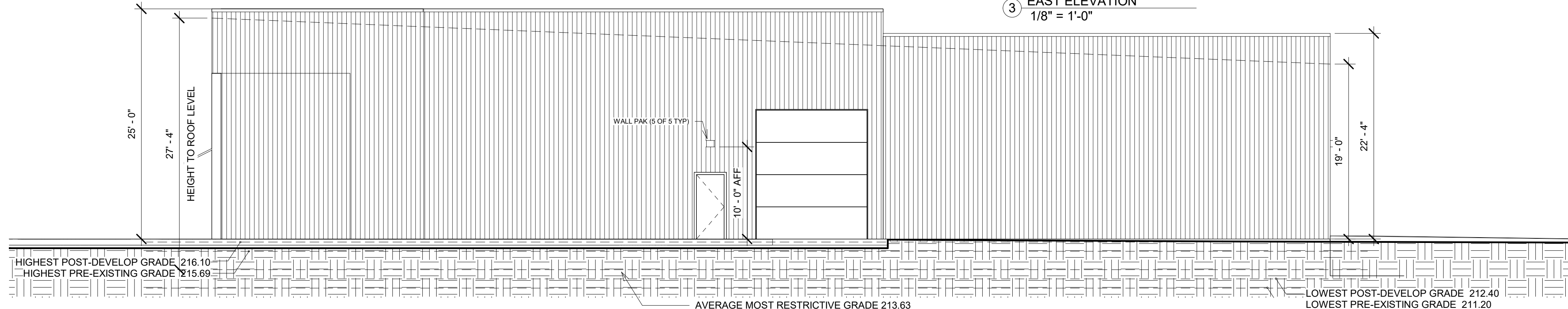
MOST
RESTRICTIVE
GRADE

213.63

214.54



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

WALL PACK TYP.

Full Cutoff Wall Pack

Atlas Wall Pak Pro

WPL102LED 102 Watt LED Wall Pak

Product Information

Job Name: _____

Fixture Type: 102 Watt LED Die Cast Wall Pak

Catalog Number: WPL102LED

Approved by: _____

Alpha Series LED

SPECIFICATIONS:

PRODUCT SERIES	WPL - Large Wall Pack Pro	WPL102LED	WPL102LED	WPL102LED
Lumens	12,720	12,720	12,720	13,900
Watts	101.41	101.41	101.41	101.32
Lumens/Watt	125.63	125.63	125.63	136.16
CFR	90	90	90	90
CEC	3000	4000	4000	5000
CEC Proj. ID	1000-000	1000-000	1000-000	1000-000

Construction: Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. Manufactured w/ 100% pure aluminum & 9% steel. Apertures for field or factory installed photocontrol.

Installation: Labor saving quickmount box with apertures for continuous wiring.

Zero Glare: Using the latest high brightness, high LED count technology, more usable light is produced while eliminating glare. The fixture design directs more light down and forward without wasting lumens and offensive light.

Thermal Management: Atlas Wall Packs are designed as a complete system to optimize LED life and light output. The Patent Pending Thermal Shielding heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperature results in longer LED life (240,000 hrs) and component life and also allows for higher light output.

Usage: Luminaire is certified to UL/CEC Standards for Wet Locations. Designed to meet or exceed all applicable standards for wet locations. Luminaire is certified to UL/CEC Standards for Wet Locations. Designed to meet or exceed all applicable standards for wet locations. Luminaire is certified to UL/CEC Standards for Wet Locations. Designed to meet or exceed all applicable standards for wet locations.

Options: Photo Control - For factory installed 120V bottom photo control add suffix PC to part number. 480VAC - For 480V add suffix 480V to part number. Emergency Battery Back Up - Add suffix EB for Emergency Battery Back Up. Provides emergency illumination (1,500 lumens) for a minimum of 90 minutes.

Rebates and incentives are available in many areas. Contact an Atlas Representative for more information.

ATLAS LIGHTING PRODUCTS, INC.
PO Box 2346 | Burlington, NC 27218
800-446-8465 | FAX: 1-855-647-2764 | www.atlasled.com

*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Atlas Day Automation requirements within the ABMA.

Atlas Wall Pak Pro

WPL102LED 102 Watt LED Wall Pak

ORDERING FORMAT

WPL - Large Wall Pack Pro

102LED

COLOR TEMP: 3000K, 4000K, 5000K, 6000K, 6500K, 7000K, 8000K, 9000K, 10000K

VOLTAGE: 120V, 277V, 480V

OPTIONS: EB - Emergency Back-up

LABOR SAVING: QUICK & SECURE MOUNTING

Patented by US Patent 8,075,274

Secure Mounting Plate with back box to wall

Slide fixture housing onto mounting box

Connect wires & return them to mounting box

Replace bottom plate on quick mount box

PHOTOMETRIC

Patented by US Patent 8,075,274

27 Mtg Height

ENERGY SAVINGS

LED	ANNUAL COST	SAVINGS	TOTAL	ANNUAL COST	SAVINGS	ANNUAL SAVINGS
WATTAGE	102	\$45	200	212	\$120	\$65
102	\$45	200	281	\$150	\$105	\$105
102	\$45	400	458	\$248	\$181	\$181

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REVISIONS	

CENTURION DRIVE INDUSTRIAL BUILDING

ASR-0088-2019

3807 CENTURION DRIVE

RALEIGH, NORTH CAROLINA

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CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

TONY JOHNSON
ARCHITECT

DATE 01.24.2020

SHEET

A-1

PRELIMINARY-NOT FOR CONSTRUCTION