Development Plan For

BURGE FLEX WAREHOUSE
165 CANE CREEK ROAD

FLETCHER, NORTH CAROLINA

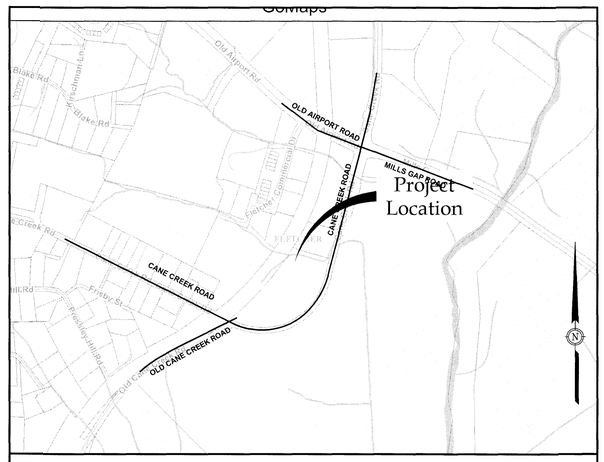
Owner/Developer: WELDA INVESTMENTS, LLC

Contact: CURTIS BURGE
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932 HENDERSONVILLE ROAD
ASHEVILLE, NORTH CAROLINA 28803

PIN: 9653-91-1437

COA WPFY#: N/A

MSD Project#: 2025-



Vicinity Map
NOT TO SCALE

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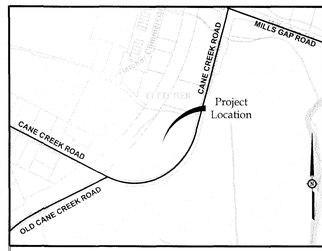
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NORTH CAROLINA
PROFESSIONAL
SEAL
12296
ENGINEER
GARY DEAN DAVIS
1/5/26

Drawing Date: January 5, 2026

Revision	Date	Description

NOTE: THIS ENTIRE PROPERTY IS LOCTED WITHIN THE TOWN LIMITS OF FLETCHER, NORTH CAROLINA AND IS LOCATED IN THE HEART OF FLETCHER OVERLAY (TOWN CENTER HOUSING EAST).



Vicinity Map
NOT TO SCALE

DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER:	WELDA INVESTMENTS
CONTACT:	CURTIS BURGE
PHONE:	828.215-1931
ADDRESS:	932 HENDERSONVILLE ROAD ASHEVILLE, NORTH CAROLINA 28803
PIN:	9653914137
PHYSICAL ADDRESS:	165 CANE CREEK ROAD FLETCHER, NORTH CAROLINA 28732
PROPERTY SIZE:	4.22 AC.
ZONING DISTRICT:	MI, HEART OF FLETCHER OVERLAY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°33'33" E	29.51'
L2	N 20°51'36" E	55.39'
L3	N 48°41'51" E	58.06'
L4	N 47°41'10" E	46.82'
L5	N 45°51'38" E	52.69'
L6	N 44°27'28" E	46.61'
L7	N 43°51'10" E	43.58'
L8	N 41°11'51" E	53.74'
L9	N 40°27'11" E	50.04'
L10	N 38°59'44" E	47.32'
L11	N 37°23'11" E	54.40'
L12	N 35°51'13" E	46.39'
L13	N 33°41'13" E	23.09'
L14	N 58°12'12" W	26.57'

NOTE SETBACK REQUIREMENTS:
FRONT – 20'
SIDE – 10'
REAR – 15'

NOTE; ALL PARKING SPACES ARE REQUIRED TO BE A MINIMUM OF 9' X 18'.

BUILDING USAGE DATA:
(4) RETAIL SPACES (1500 SQ.FT PER UNIT)
6000 SQ.FT. TOTAL

(2) OFFICE SPACES (1500 SQ.FT. PER UNIT)
3000 SQ.FT TOTAL

SCALE: 1" = 30'
30' 15' 0' 30' 60' 90'

DCS JOB NO.: 24133

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REVISIONS

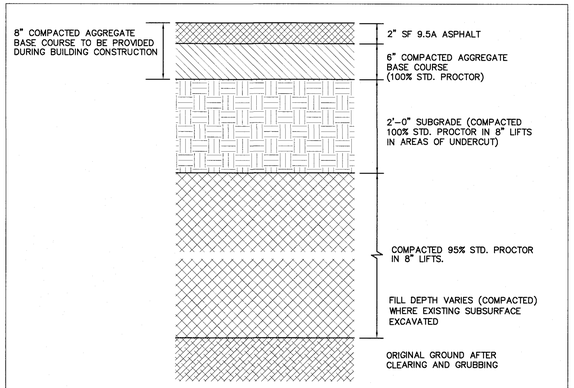
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Site Development for Burge Flex Office/Warehouse
165 CANE CREEK ROAD
Fletcher, North Carolina

SHEET TITLE: Existing Conditions

DATE: 1-5-2026
JOB NO. 24133
SHEET C1



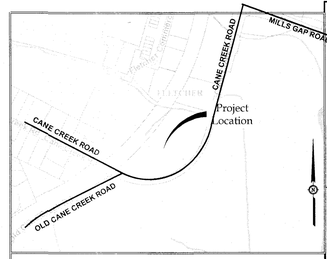
TYPICAL PAVEMENT CROSS-SECTION

NOT TO SCALE

ST-4

ROADWAY CENTERLINE DATA				
CURVE	RADIUS	CHORD BEARING AND DISTANCE		ARC LENGTH
C1	12.00'	N 11°-59'-35" E	16.97'	18.85'
C2	9.00'	N 78°-00'-25" W	12.73'	14.14'

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Vicinity Map

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DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER:	WELDA INVESTMENTS
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PIN:	9653.91.4137
PHYSICAL ADDRESS:	165 CANE CREEK ROAD FLETCHER, NORTH CAROLINA 28732
PROPERTY SIZE:	4.22 AC
ZONING DISTRICT:	MI, HEART OF FLETCHER OVERLAY

NOTE SETBACK REQUIREMENTS:
FRONT – 20'
SIDE – 10'
REAR – 15'

NOTE; ALL PARKING SPACES ARE REQUIRED TO BE A MINIMUM OF 9' X 18'.

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(4) RETAIL SPACES (1500 SQ.FT PER UNIT)
6000 SQ.FT. TOTAL

(2) OFFICE SPACES (1500 SQ.FT. PER UNIT)
3000 SQ.FT TOTAL

USE OF FACILITIES IS RETAIL/OFFICE
OFFICE ALLOWED: 2/100 SQ.FT. X 3000 SQ.FT.= 6 SPACES
RETAIL ALLOWED: 3/1000 SQ.FT. X 6000 SQ.FT.=18 SPACES
24 TOTAL ALLOWED. 25 PROVIDED.

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NORTH
NC GRID (NAD83/2011)

SCALE: 1" = 30'

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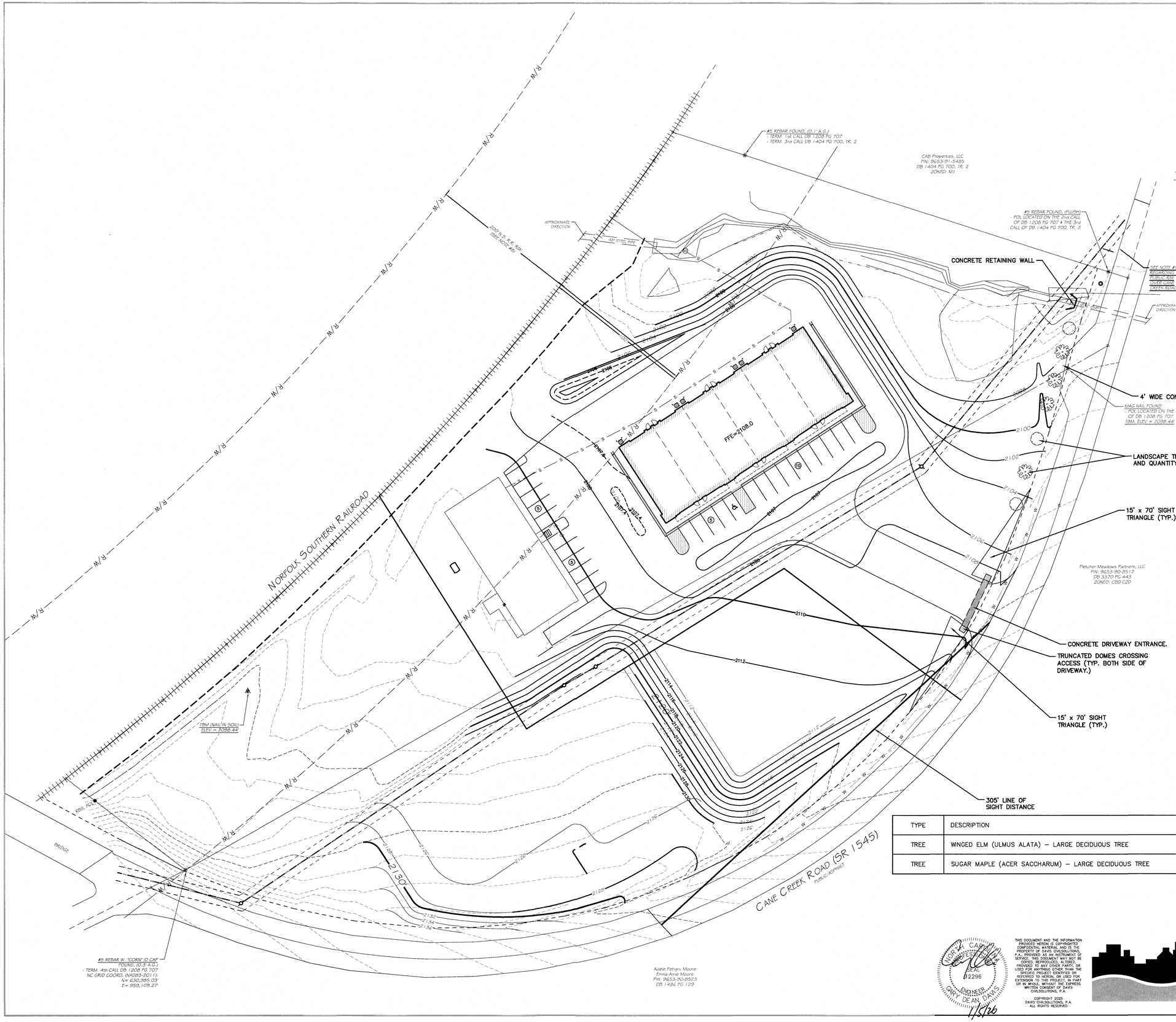
Fletcher, North Carolina

SHEET TITLE: Layout

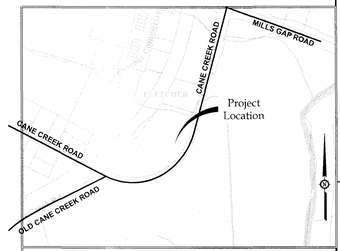
DATE: 1-5-2026

JOB NO.: 24133

SHEET: C2



TYPE	DESCRIPTION	QUANTITY	SYMBOL
TREE	WINGED ELM (ULMUS ALATA) – LARGE DECIDUOUS TREE	4	
TREE	SUGAR MAPLE (ACER SACCHARUM) – LARGE DECIDUOUS TREE	3	



Vicinity Map
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DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER:	WELDA INVESTMENTS
CONTACT:	CURTIS BURGE
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PIN:	9653394137
PHYSICAL ADDRESS:	165 CANE CREEK ROAD FLETCHER, NORTH CAROLINA 28732
PROPERTY SIZE:	4.22 AC.
ZONING DISTRICT:	MU HEART OF FLETCHER OVERLAY

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SHEET TITLE: Landscaping & Open Space

DATE: 1-5-2026

JOB NO. 24133

SHEET: C5

DCS JOB NO.: 24133

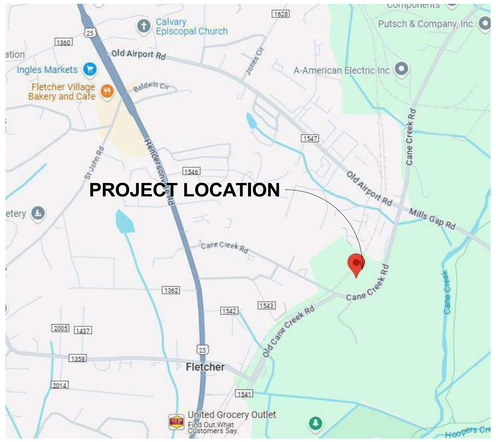
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 42296 GARY DEAN DAVIS
1/5/26

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165 CANE CREEK
FLEX OFFICE - WAREHOUSE





LOCATION MAP

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phone:

Sheet List

Sheet Number	Sheet Name
T1.0	Title Sheet
T1.1	Appendix B
T1.2	Life Safety Plan
A1.0	Floor Plan
A1.0a	Mezzanine Plan & Door Schedule
A1.1	Roof Plan
A1.2	Reflected Celing Plan
A2.0	Elevations
A3.0	Wall Sections
A4.0	Details
Behlen 1 - 13	Behlen Building Systems (metal building package)
S0.1	General Structural notes
S1.1	Foundation Plan
S1.2	Mezzanine Floor Framing Plan
S2.1	Foundation Details
S3.1	Framing Details
S3.2	Framing Details
P1	Plumbing Notes & Schedules
P2	Plumbing Sanitary Piping Plan
P3	Plumbing Supply Piping Plan
M1	Mechanical Notes & Schedules
M2	Mechanical Plan
E1	Electrical Notes & Schedules
E2	Lighting Plan
E3	Mezzanine Lighting Plan
E4	Power Plan
E5	Mezzanine Power Plan
E6	Riser Diagram & panel Schedules

REVISIONS

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ASHEVILLE, N.C.

JOHN SCOTT FISHER
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Flex Office - Warehouse Development

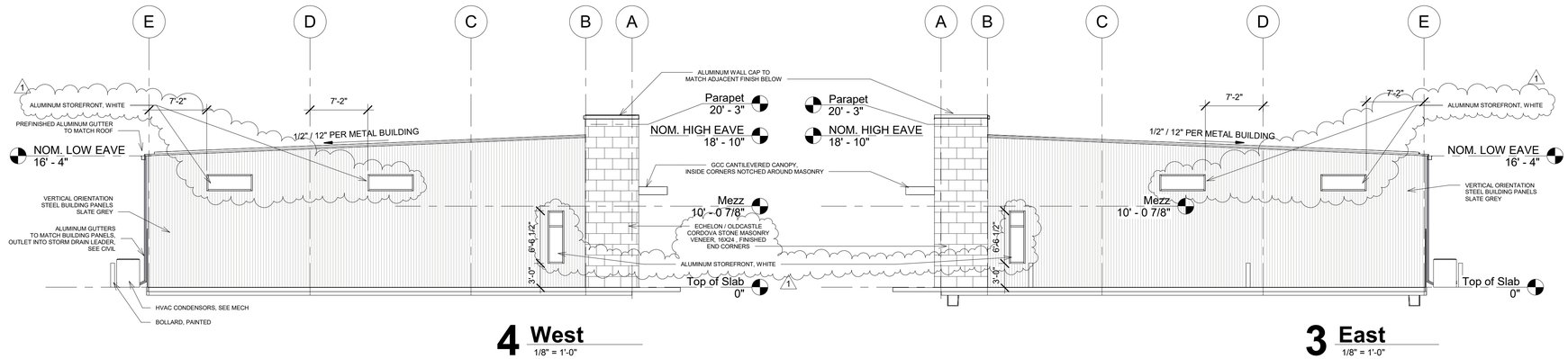
165 Cane Creek, Fletcher NC 28732

SHEET TITLE
Title Sheet

DATE 06 / 22 /2025

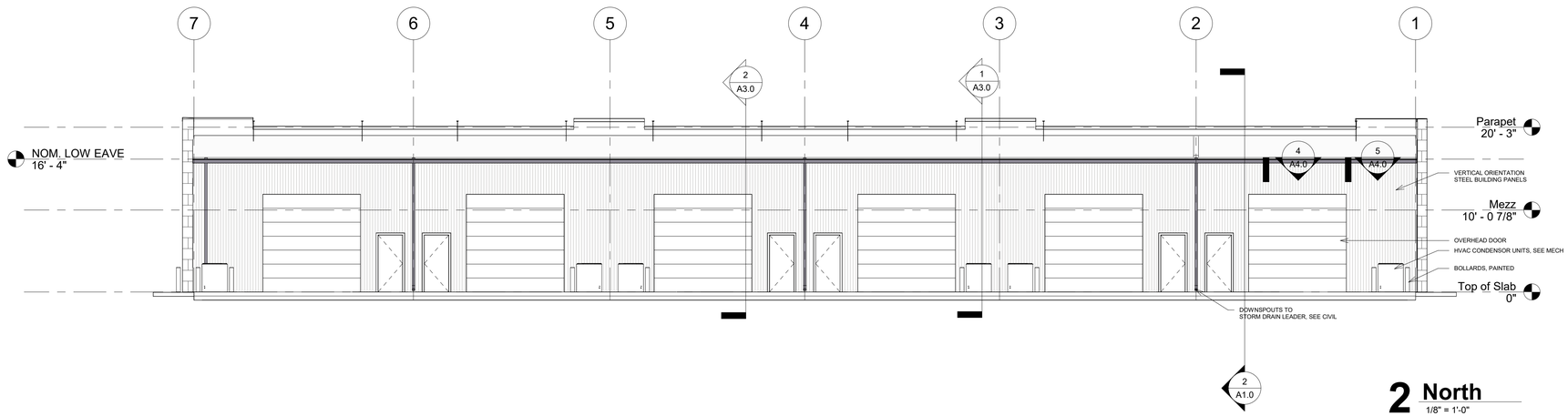
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SHEET T1.0

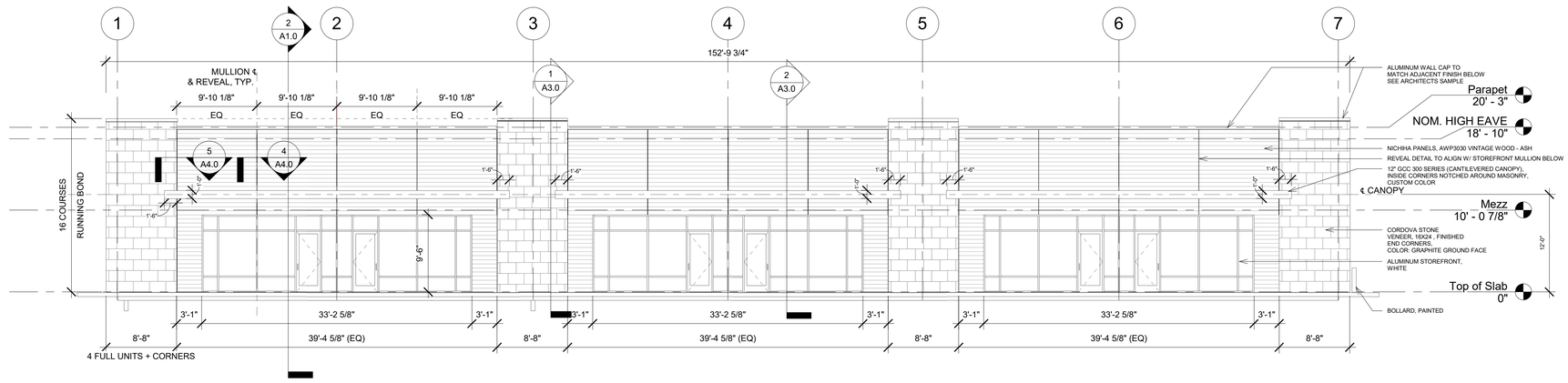


4 West
1/8" = 1'-0"

3 East
1/8" = 1'-0"



2 North
1/8" = 1'-0"



1 South
1/8" = 1'-0"

REVISIONS

1	Planning Zoning Review	01-05-26

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Flex Office - Warehouse Development

165 Cane Creek, Fletcher NC 28732

SHEET TITLE
Elevations

DATE 06 / 22 /2025

JOB NO. 24-0270

SHEET A2.0



WPX LED
Wall Packs



Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location A	B	Weight
WPX1	8.1" (20.6 cm)	19.1" (20.5 cm)	3.2" (8.1 cm)	4.6" (10.3 cm)	8.6" (17.8 cm)	6.1 lbs (2.8kg)
WPX2	8.1" (23.5 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.3" (11.5 cm)	8.7" (13.7 cm)	8.2 lbs (3.7kg)
WPX3	8.5" (24.1 cm)	15.8" (33.8 cm)	5.3" (13.7 cm)	4.7" (12.6 cm)	8.7" (13.7 cm)	11.0 lbs (5.0kg)

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage	Options		Finish	
WPX1 LED P1	1,550 Lumens, 15W*	30K	3000K	MVOLT	120V - 277V	(blank) None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V *	DMG Emergency battery backup, CEC compliant (4W, 0°C min)*	DWHXD	White
WPX2 LED	6,000 Lumens, 45W	50K	5000K			E10WC Emergency battery backup, CEC compliant (10W, -20°C min)*	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE Photocell*	**Note:** For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package. WPX1 LED P2 has 10kV surge protection standard. Add SPDMV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPDMV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for both HID wall pack replacement and new construction. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both maximizes LED life and ensures consistent lumen output. The luminaires are IP66 rated, and tested against moisture or environmental contaminants.

ELECTRICAL
Light-engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic driver has a system power factor >90% and THD <20%. All luminaires have a 4 kV surge protection (Type). WPX1 and WPX2 package comes with a standard surge protection rating of 6 kV & can be ordered with an optional 10 kV surge protection.
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports are provided (two on the back and one on the bottom). Back conduit entry is sealed off when using conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs operating above 25°C. The WPX is intended for installation on flat wall surfaces. Other applications may void warranty.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm current DLC qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on the page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C.
Specifications subject to change without notice.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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WPX LED
Rev 09/19/25

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX's full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination ½" (1/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out) - No. 12 AWG conductors, rated for 90°C.
Accommodates 12" 24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and driver are thermally isolated from air or below ceiling.
Max ceiling thickness 1-1/2".
OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0-5.9ft and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
Controls (Optional) —
• Luminaire can be equipped with interface for nLight wired, allowing it to communicate over an nLight network. Couple with nLight-enabled sensors, power packs, or WallPods using CAT-5 cabling to create an nLight Control Zone. Link Control Zone to a Gateway directly or via a Bridge for remote status monitoring and control using SensorView software.
• Luminaire can be equipped with interface for nLight Air, allowing it to communicate over the wireless nLight control platform. Can be paired to other luminaires and wall switches through CLAIRITY+, a mobile app, which allows individual fixture control.
UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.
ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box. 10% or 1% minimum dimming level available.
0-10V dimming feature requires (2) additional low-voltage wires to be pulled.
LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours
LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant
GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America. Product with the BAA option also qualifies as produced in the United States under the provisions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

LDN6 STATIC WHITE



6" Open and Wallwash LED Non-IC New Construction Downlight


Open Trim


Wallwash Trim

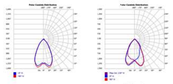
PERFORMANCE DATA

LDN6 3500K 4R L15 80CRI

Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.4
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes:
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

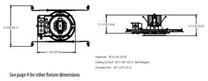
DISTRIBUTIONS


Open

Wallwash

DIMENSIONS

LDN6 500-3000 Lumens



See page 4 for other fixture dimensions

Catalog Number	
Notes	
Type	

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
▭	A		5	WPX2 LED 40K MVOLT	WPX2 LED wallpack 4000lm 4000K color temperature 120-277 Volt		1	5896	1	47.77	Max: 2516cd
◯	B		18	LDN6 35/25 LMAIR L15	6IN LDN WALLWASH, 3500K, 2500LM, CLEAR, SEMI-SPECULAR REFLECTOR		1	2308	1	27.1	Max: 2350cd

Plan View
Scale - 1" = 30ft

Statistics						
Description	Symbol	Avg	Min	Max/Min	Avg/Min	Max
Calc Zone #1	+	0.2 fc	0.0 fc	N/A	N/A	23.8 fc

165 Canetreek Rd.

Designer Peterson
Date 01/02/2026
Scale Not to Scale
Drawing No.
Summary

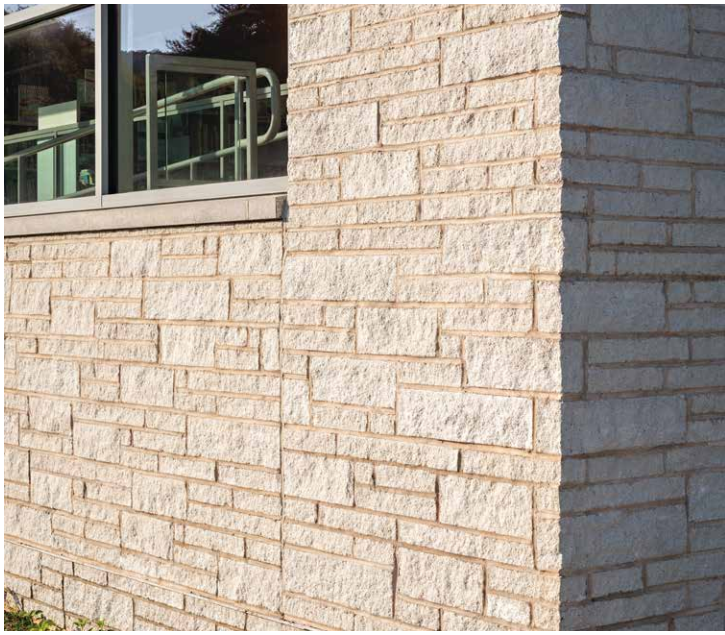
CORDOVA STONE™

THE SOPHISTICATION OF HAND-CUT NATURAL STONE

Cordova Stone™ is a high-density, pre-finished architectural stone cladding that achieves the prestigious look of natural limestone by incorporating all-natural aggregates, recycled content, and integral color throughout each unit. This timeless veneer offers the design flexibility of four texture options and is also available in full-depth options.

ECHELON® MASONRY





COLOR & TEXTURES



Alabaster



Buff



Granite



Midnight

ADDITIONAL COLORS AVAILABLE

Scan the QR code to see your full regional color offering.

FEATURES & BENEFITS

- Ideal for interior & exterior applications
- Emulates cut stone look
- Color throughout unit
- Repels water & resists mold
- Durable
- Expanded colors & finishes
- Look of limestone

TECHNICAL INFORMATION

ASTM C1634 - Specification for solid dry-cast, concrete facing units. All tests performed in accordance with ASTM C140.

SHAPES & SIZES



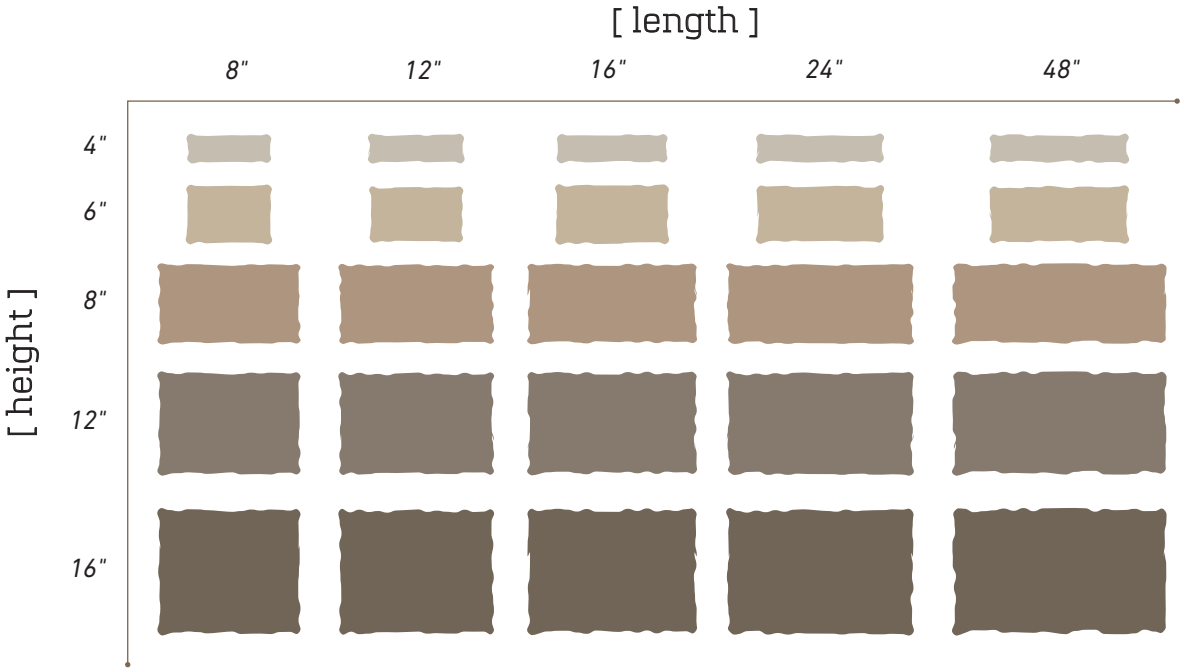
Please contact your local rep for a complete list of shapes and sizes.

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Features & Benefits

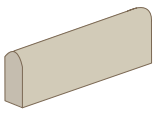
- Made with recycled content
- All natural aggregates
- Aggregate color consistent throughout the unit
- Denser than concrete block
- Tight tolerances on all units
- Greater flexibility in customizing sills, arches, coping units and larger size units
- Integral water repellant added during manufacturing
- Easily cut and shaped in the field
- May combine veneer with through wall applications
- Short lead times from our centralized manufacturing locations
- Ideal for both interior and exterior projects
- Can be installed at or below grade level

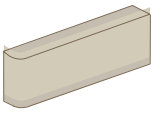
Shapes & Sizes

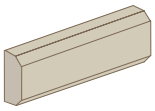


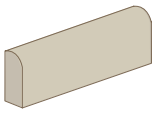
Cordova Stone units are available in hundreds of customized shapes and sizes, we have highlighted a few of the most popular shapes. Also available in 1-inch veneers.

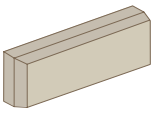
Accessories

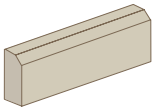

Full Bullnose

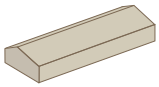

Bullnose End

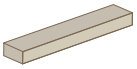

Double Chamfer


Half Bullnose


Chamfer Top & End

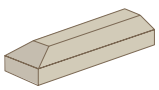

Chamfer Top

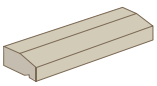

Coping Unit

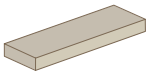

4" x 3"



Address Stone


Pier Cap


Sill Block


8" x 3"

Technical Information

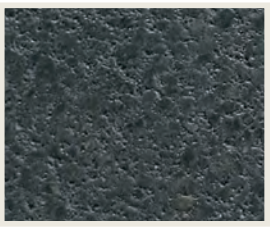
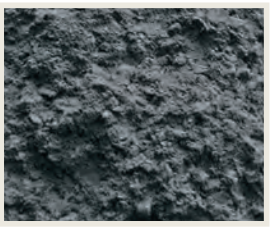
C1364-10b standards

Minimum Comprehensive Strength	*6500 psi*
Minimum Absorption by Weight	*6%*
Medium Density	*Not in Standard*

ASTM C90-11b Standard Specification for Loadbearing Concrete Masonry Units
ASTM C1364 - 10b Standard Specification for Architectural Cast Stone

Colors & Textures

Natural Collection

	Groundface	*Rockface*	*Textureface*	*Chiselface*
Alabaster				
Buff				
Graphite				
Limestone				
Midnight				

Earthblend Collection

Mountain Blend	*Desert Blend*	*Canyon Blend*	*Woodland Blend*
			