LOCATION: The site is located on the west side of Westgate Park Drive north of the intersection of Westgate Road and Westgate Park Drive, with a street address of 8811 Westgate Park Drive.

REQUEST: Construction of an approximately 10,000 square foot warehouse building and associated improvements to the parking areas and site. The site is approximately 5 acres zoned IX-3-PK, SHOD-2, and Airport Overlay District. The site is inside the city limits.

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 11, 2021 by BARTLETT ENG.

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:

General

1. Demonstrate compliance with UDO Section 7.4 (Site Lighting) and UDO Section 7.1.7.G (Parking Lot Lighting).

Stormwater

2. 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

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

4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.
The following items must be approved prior to recording the plat:

Engineering

1. 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 recodardation. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .5 acres of tree conservation area.

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

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

General

1. Demonstrate compliance with UDO Section 5.2.1.C.2 (Supplemental Regulations - Rooftops).

Engineering

2. A fee-in-lieu for 1’ of sidewalk along Westgate Park Drive property frontage shall be paid to the City of Raleigh (UDO 8.1.10).

3. A public infrastructure surety for 10 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry
6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 street trees along Westgate Park Dr.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: June 10, 2024
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: 02/11/2021

Alycia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
EASTERN TURF EQUIPMENT, INC.

PROPOSED WAREHOUSE
8811 Westgate Park Drive
City of Raleigh
Wake County, North Carolina
January 2021

OWNER/DEVELOPER:
8811 WESTGATE PARK DRIVE, LLC
PO BOX 31241
RALEIGH, NC 27622-1241
PHONE:

PREPARED BY:
BARTLETT ENGINEERING & SURVEYING, PC
1906 NASH STREET NORTH
WILSON, NORTH CAROLINA 27893-1726
TELE: (252) 399-0704

SHEET INDEX
SP1 COVER SHEET
SP2 OVERALL SITE
SP3 EXISTING CONDITIONS/DEMOLITION PLAN
SP4 SITE & UTILITIES PLAN
SP5 GRADING PLAN
SP6 STORMWATER PLAN
SP7 IMPERVIOUS SURVEY
SP8 SITE ELEVATIONS

Digitally signed by
Robert S
Bartlett

Date: 2021.01.13
13:49:35 -05'00'

Mid-Atlantic Construction Section
- Street layout and drainage are subject to change. All work that involves the relocation or closing of any street lane, or street, the contractor must apply for a permit in accordance with City Code.
- A permit required with a traffic control plan submitted by a qualified engineer. All construction must follow the approved plan and safety of all parties are
- The owner will be responsible for the specific compliance of the approved plan. Any amount of parties are
- The City of Raleigh reserves the right to inspect any construction projects for work on or about the City's rights-of-way. The City shall notify the contractor of any changes to the approved plan.
- All permits required with a traffic control plan submitted by a qualified engineer. All construction must follow the approved plan and safety of all parties.

Kasey Evans
ASR-0053-2020