LOCATION:  
This site is located on the north side of Westgate Park Drive at 8871 Westgate Park Drive, inside the city limits.

REQUEST:  
Development of a 7.145 acre/311,244 sf tract zoned IX-3-PK with Airport Overlay District and SHOD-2 into two proposed Light Industrial use structures totaling 19,000 square feet. Proposed building #1 will be an office use with a gross floor area of 10,000 sf and proposed building #2 will be a 9,000 sf warehouse for storage with storage for fleet vehicles and pallets outside the buildings.

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 December 13, 2019 by JOHN A EDWARDS AND CO.

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. The PIN # shown on the coversheet, under the site data information, is revised to 0778.02-55-6572 on the SPR & all plat recordings. The PIN # shown on the coversheet & application is incorrect & has been revised by staff for the purpose of this approval.

2. On sheet A2.01, Elevations, on the transparency calculations table, the "area of proposed transparency overall" row sf area shall be revised.

3. Elevations Sheet A2.01, on the proposed building #1 illustration, a height measurement elevation distance, for the dashed-blue line marking, shown and delineated across the building facade structure, is provided, labeled by dimension.

4. Elevations Sheet A2.03-A2.04, revisions to the "proposed" spot grades (458.2'ft) shown on all 4 building plane elevation illustrations, for building #2, are corrected to correspond to the grades listed in Average Grade Calculations Table shown on sheet A2.03 & A2.04 (458.2'ft).

5. Elevation sheets A2.01-A2.04, the building height is labeled based on the most restrictive grade(s), as listed on the Average Grade Calculation Tables, is shown as a spot grade on the corresponding building elevations from which the building height should be dimensioned. Not the FFE as indicated on the elevation sheets.
6. Any proposed site lighting shall comply with UDO Sec.7.4 and a lighting plan shall be submitted with the SPR plans.

Stormwater

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

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

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

Urban Forestry

10. Submit a final tree conservation plan that includes metes and bounds descriptions of the revised tree conservation area to the west of the driveway and shows tree protection fencing as required (UDO 9.1.5).

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

☑️ **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:*

General

1. The correct PIN # for lot 14 is shown all future plat recordings

Public Utilities

2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☑️ **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 recording of required plats, but cannot be approved.

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

Engineering

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

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

Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

4. 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).

5. 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

6. A tree conservation plat shall be recorded with metes and bounds showing the revised tree conservation area to the west of the driveway (UDO 9.1).

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

General

1. All street lights and street signs required as part of the development approval are installed.

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: January 27, 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: ___________________________ Development Services Dir/Designee

Date: 01/28/2020

Staff Coordinator: Jermont Purifoy
LOT 14
WESTGATE BUSINESS PARK
ADMINISTRATIVE SITE REVIEW
ASR-0056-2019
SUB-S-0020-2017
RALEIGH, NORTH CAROLINA
JULY 31, 2019
REVISED NOVEMBER 01, 2019
REVISED DECEMBER 13, 2019

OWNER/DEVELOPER:
GREENVIEW PROPERTIES
5900 Triangle Drive
Raleigh, N.C. 27617
919-866-9294
darrinhockstra@greenviewpartners.com

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

LANDSCAPE ARCHITECT:
COALY DESIGN P.C.
300-200 Parham St. Suite G
Raleigh, N.C. 27601
Phone: (919) 539-0012
E-mail: kimberly@coalydesign.com

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A2.02  PROPOSED ELEVATIONS - BUILDING 1
A2.03  PROPOSED ELEVATIONS - BUILDING 2
A2.04  PROPOSED ELEVATIONS - BUILDING 2
A2.05  PROPOSED RENDERING - BUILDING 1 & 2

LOT 14 WESTGATE BUSINESS PARK
ADMINISTRATIVE SITE REVIEW
ASR-0056-2019
SUB-S-0020-2017
RALEIGH, NORTH CAROLINA
JULY 31, 2019
REVISED NOVEMBER 01, 2019
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A2.04  PROPOSED ELEVATIONS - BUILDING 2
A2.05  PROPOSED RENDERING - BUILDING 1 & 2
1. All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.

4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.

5. A TREE IMPACT PERMIT IS REQUIRED.

6. Landscape Contractor to maintain plant materials for a one year period following substantial completion.

7. A Tree Impact Permit will be obtained by the contractor.

Existing trees and canopies noted. Total coverage = 18%.

Existing trees in Tree Conservation Area = 19.6%.

Outdoor Storage - Sec. 7.5.3 A.2.(a) - Outdoor storage is screened from public ROW, parking, and proposed drive and road.

The HVAC units are located in the rear / side of the building and screened from public view.

2) STREET TREES:

3) STREET TREES:

a) 1) STREET TREES: 11.25 trees per 400 ft. Tree planted on 3' tree berm.

b) 2) STREET TREES: 33.75 trees per 400 ft. Tree planted on 3' tree berm.

3) STREET TREES: Reference approved maintenance plan 5-30-17 for tree locations. Trees are located per the approved maintenance plan, move the tree at the proposed area. A tree impact permit will be obtained by contractor when trees are installed. Trees planted at the future river berm area and away.

The Tree Planting Schedule is located on the rear of this plan. A planting schedule is required for the planting of trees and shrubs. The planting schedule shall include the date of planting, the name of the tree or shrub, and the location of the planting.

PLANTING NOTES:

1. Planting schedule is required for the planting of trees and shrubs. The planting schedule shall include the date of planting, the name of the tree or shrub, and the location of the planting.

2. Plant locations to be approved in field prior to installation.

3. All plant materials to be approved in field prior to installation. The plants shall be of high quality, be healthy and free from disease and pests. The plants shall be properly maintained and approved prior to installation.

4. Insert pipes and move boulders 6" at minimum.

5. Lawn areas to be established and maintained.

6. Trees shall be pruned and maintained following substantial completion.

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Average Grade Calculations - Proposed Building - I

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<th>Elevation</th>
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<th>Low</th>
<th>Average</th>
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</tr>
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<tr>
<td>South</td>
<td>449.0'</td>
<td>443.0'</td>
<td>446.5'</td>
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</tbody>
</table>

Average Grade is 444.0' = Building Height of 23'-0" AFF = 467.2'
**Average Grade Calculations - Proposed Building - 1**

<table>
<thead>
<tr>
<th>Elevation</th>
<th>High (Existing)</th>
<th>Low (Existing)</th>
<th>Average (Existing)</th>
<th>High (Proposed)</th>
<th>Low (Proposed)</th>
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<tbody>
<tr>
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<td>172.50'</td>
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<td>172.50'</td>
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<tr>
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<td>165.0'</td>
<td>172.50'</td>
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<td>172.50'</td>
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<tr>
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<td>172.50'</td>
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<td>165.0'</td>
<td>172.50'</td>
</tr>
</tbody>
</table>

Average Grade is 444.0' + Building Height of 23'-0' AFF = 467.2'

**IMPORTANT NOTICE TO USER**

By accepting or using these Drawings and/or the Information contained herein, the User agrees to the following Terms and Conditions:

1. Any use, reuse, copying, modification or alteration of the information contained herein shall be at the sole risk of the User.

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5. Any electronic information shared with the User or shared by the User or to any third party hired by the User may be subject to intentional or unintentional alteration.

**CoR project: ASR-0056-2019**

Per section 1.5.7.A.2 (TC-17-16) of the UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

Average grade is determined by calculating the average of the highest and lowest elevation along the measurement line. The more restrictive conditions occur in the proposed condition with an average grade of 444.0'.
No Transparency Required for Auxiliary Building-2 at the Rear of the Property. This Building will not be seen from the Public Way.

**Average Grade Calculations - Proposed Building - 2**

<table>
<thead>
<tr>
<th>Elevation</th>
<th>Existing High</th>
<th>Existing Low</th>
<th>Proposed High</th>
<th>Proposed Low</th>
<th>Average</th>
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</thead>
<tbody>
<tr>
<td>North</td>
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<td>455.1'</td>
<td>458.2'</td>
<td>455.1'</td>
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<tr>
<td>South</td>
<td>458.2'</td>
<td>455.1'</td>
<td>458.2'</td>
<td>455.1'</td>
<td>458.5'</td>
</tr>
<tr>
<td>East</td>
<td>458.2'</td>
<td>455.1'</td>
<td>458.2'</td>
<td>455.1'</td>
<td>458.5'</td>
</tr>
<tr>
<td>West</td>
<td>458.2'</td>
<td>455.1'</td>
<td>458.2'</td>
<td>455.1'</td>
<td>458.5'</td>
</tr>
</tbody>
</table>

Average Grade is 458.5' = Building Height of 18'-0" AFF = 476.5'

---

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4. User shall, to the fullest extent permitted by law, defend, indemnify, and hold McGahey Design, PA harmless from any and all claims for loss, damage or injury arising directly or indirectly therefrom.

5. Any Electronic Information shared with the User or shared by the User or to any third party hired by the User may be subject to intentional or unintentional alteration.

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Average Grade Calculations - Proposed Building - 2

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<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>458.1'</td>
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<tr>
<td>West</td>
<td>458.2'</td>
<td>458.2'</td>
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<tr>
<td>East</td>
<td>458.2'</td>
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<td>South</td>
<td>458.5'</td>
<td>458.5'</td>
</tr>
</tbody>
</table>

Average Grade is 458.5' + Building Height of 19'-3" AFF = 477.75'

For section 1.5.7.A.2 (TC-17-16) of the UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

Average grade is determined by subtracting the average of the highest and lowest elevation along a line containing the proposed grade from the top of the proposed grade.

The more restrictive condition occurs in the existing condition with an Average Grade of 458.5'.