



Administrative Approval Action

Case File / Name: ASR-0089-2019
Lot 15 - Westgate Business Park

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** The 6.15 acre site is located on the east side of Westgate Park Drive, north of the intersection of Westgate Park Drive and Westgate Road at 8870 Westgate Park Drive.
- REQUEST:** Development of a 6.15 acre site zoned IX-3-PK and both SHOD-2 and Airport Overlay District. The proposal is for a 12,000 SF building for an office/warehouse distribution use consisting of 4,000 SF of office, and 8,000 SF of warehouse and associated parking and infrastructure.
- One Design Adjustment and one Hardship Variance have been approved by the Board of Adjustment, noted below.
BOA-69-2019 - granting relief from the 0' minimum ground floor elevation (3.2.5 e
A-177-2019 - Relief from the cross access requirements (8.3.5 d) to any adjacent properties.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0080-2020: DSLC - Site Permitting Review/Major [Signature Set]
SUB-S-20-2017: DSLC - Preliminary Subdivision/Preliminary Subdivision
- 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 February 17, 2020 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:

Stormwater

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

Urban Forestry

2. 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.



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

Engineering

1. A sight distance easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation.
2. A fee-in-lieu for 1-ft sidewalk along the length of frontage shall be paid to the City of Raleigh (UDO 8.1.10).
3. 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

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

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 new street tree along Westgate Park Drive.
6. A tree conservation plat shall be recorded with metes and bounds showing the revised tree conservation areas (UDO 9.1).

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: March 18, 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.

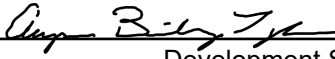


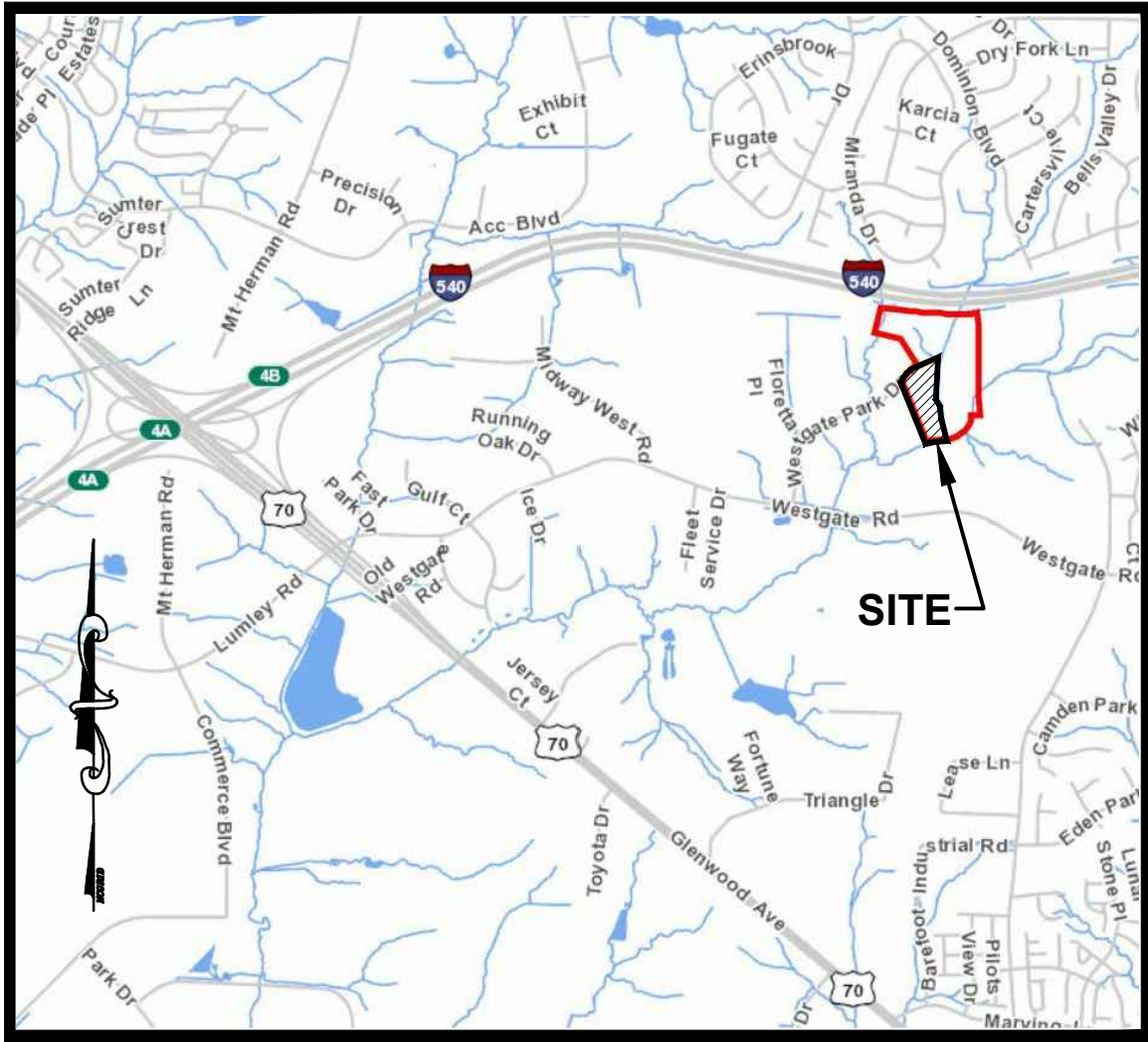
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I hereby certify this administrative decision.

Signed:  Date: 03/18/2020
Development Services Dir/Designee
Staff Coordinator: Michael Walters



VICINITY MAP
(NOT TO SCALE)

SITE DATA

OWNER: SYCAMORE CREEK LLC
305 TRANSYLVANIA AVE.
RALEIGH, NC 27609-6951

ADDRESS: 8870 WESTGATE PARK DR.
RALEIGH, NC 27617-4774

PIN: 0778.04-54-7786

ZONING: IX-3-PK, SHOD-2, AOD

AREA: 267,724 S.F. (6.1461 AC.)

CURRENT LAND USE: VACANT

REFERENCE: DB 9549, PG 363
BM 2019, PG 1645
WAKE COUNTY REGISTRY

USE CATAGORY WAREHOUSE & DISTRIBUTION

VEHICLE PARKING SUMMARY

PROPOSED OFFICE (4,000 S.F.) 1 SP PER 600 S.F. = 7 SPACES

PROPOSED ADDITIONAL INDOOR AREA (8,000 S.F.) 1 SP PER 3,000 S.F. = 3 SPACES

TOTAL REQUIRED = 10 SPACES

TOTAL PARKING PROVIDED 14 SPACES
(INCLUDES) 1 ADA SPACE (VAN)

LONG TERM BICYCLE : REQUIRED 4 - PROVIDED 4

AMENITY AREA

REQUIRED AREA 26,772 S.F. (10%)

PROVIDED AREA 31,780 S.F. (11.9%)

TREE CONSERVATION

TCA PREVIOUSLY APPROVED FOR S-20-17
RECORDED IN BM 2019, PG 1646
SEE LA-2 FOR REVISED TCA

DESIGN ALTERNATE APPLICATION

FILED WITH THE B.O.A. FOR U.D.O. ARTICLE 8.3 BLOCKS, LOTS & ACCESS

VARIANCE HAS BEEN REQUESTED
FROM ARTICLE 3.2.5.E.1 GROUND FLOOR ELEVATION

0' MINIMUM GROUND FLOOR - VARIANCE - APPROVED 2/10/20

BOA-0069-2019 WHEREAS Sycamore Creek, LLC, property owner, requests a variance for complete relief from the 0' minimum ground floor elevation requirements set forth in Section 3.2.5.E.1. of the Unified Development Ordinance to construct a 12,000 sf general building on a 6.15-acre property zoned IX-3-PK, Special Highway Overlay District 2 (SHOD-2) and Airport Overlay District (AOD) and located at 8870 Westgate Park Dr.

DESIGN ALTERNATE - CROSS ACCESS - APPROVED 2/10/20

A-177-19 WHEREAS Sycamore Creek, LLC, property owner, requests a design alternate for complete relief from the cross-access requirements set forth in Section 8.3.5.D. of the Unified Development Ordinance, to eliminate cross-access to any of the adjacent properties in order to construct a 12,000 sf general building for office and warehouse uses on a 6.14-acre property zoned IX-3-PK, SHOD-2, AOD located at 8870 Westgate Park Dr.



OWNER/DEVELOPER:

SYCAMORE CREEK LLC
305 Transylvania Ave., Raleigh, NC 27609
Raleigh, N.C. 27612
919-782-7283
raglandcon@aol.com

CIVIL ENGINEER:

JAECO
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, NC 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, NC 27601
Phone: (919) 539-0012
E-mail: kimberly@coalydesign.com

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPER IS IN COMPLIANCE WITH
THE REQUIREMENTS SET FORTH IN
THE SOLID WASTE DESIGN MANUAL.
PRIVATE SERVICE TO BE PROVIDED.

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
AND / OR NCDOT STANDARDS AND
SPECIFICATIONS.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2485



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:														
<table><tr><td><input type="checkbox"/> Detached</td><td><input checked="" type="checkbox"/> General</td></tr><tr><td><input type="checkbox"/> Attached</td><td><input type="checkbox"/> Mixed use</td></tr><tr><td><input type="checkbox"/> Apartment</td><td><input type="checkbox"/> Open lot</td></tr><tr><td><input type="checkbox"/> Townhouse</td><td><input type="checkbox"/> Civic</td></tr></table>	<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	<table><tr><td>Subdivision transaction #: 511072</td></tr><tr><td>Sketch transaction #:</td></tr><tr><td>Certificate of Appropriateness #:</td></tr><tr><td>Board of Adjustment #:</td></tr><tr><td>Zoning Case #:</td></tr><tr><td>Administrative Alternate #:</td></tr></table>	Subdivision transaction #: 511072	Sketch transaction #:	Certificate of Appropriateness #:	Board of Adjustment #:	Zoning Case #:	Administrative Alternate #:
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General														
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use														
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot														
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic														
Subdivision transaction #: 511072															
Sketch transaction #:															
Certificate of Appropriateness #:															
Board of Adjustment #:															
Zoning Case #:															
Administrative Alternate #:															

GENERAL INFORMATION

Development name: Lot 15 - Westgate Business Park

Inside City limits? ☒ Yes ☐ No

Property address(es): 8870 Westgate Park Drive

Site P.I.N.(s): 0778.04-54-7786

Please describe the scope of work. Include any additions, expansions, and change of use.

Building Use Will Be 4,000 S.F. Office And 8,000 S.F. Warehouse

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: Sycamore Creek LLC	Title: W. Trent Ragland, III
Address: 305 Transylvania Ave., Raleigh NC 27609	
Phone #: (919) 782-7283	Email: raglandcon@aol.com
Applicant Name: Johnny Edwards	
Company: John A. Edwards & Company	Address: 333 Wade Avenue, Raleigh, NC 27605
Phone #: (919) 828-4428	Email: johnny@jaeco.com

DEVELOPMENT TYPE + SITE DATE TABLE

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-PK	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 6.1461 AC.	New gross floor area: 12,000 S.F.
# of parking spaces required: 10	Total sf gross (to remain and new): 12,000 S.F.
# of parking spaces proposed: 14	Proposed # of buildings: 1
Overlay District (if applicable): SHOD-2 AOD	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Warehouse & Distribution, Office	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.7 Square Feet: 74,000
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: CM Soils	
Flood stu:	
FEMA Map Panel #: 3720077800J	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br:	4br or more:
# of lots:	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 Johnny Edwards to serve as my agent regarding this application, to receive and response 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 submital policy, which states applications will expire after 180 days of inactivity.

Signature: W. Trent Ragland Date: 10/2/19
Printed Name: W. Trent Ragland, Manager

INDEX

- | | |
|------|--------------------------------|
| CE-1 | RECORDED MAP |
| CE-2 | EXISTING CONDITIONS |
| CE-3 | SITE PLAN |
| CE-4 | UTILITY & FIRE DEPARTMENT PLAN |
| CE-5 | STORMWATER / GRADING PLAN |
| CE-6 | SITE DETAILS |
| CE-7 | UTILITY DETAILS |
| LA-1 | LANDSCAPE / PLANTING PLAN |
| LA-2 | TREE CONSERVATION PLAN |
| A1 | BUILDING FLOOR PLAN |
| A2 | BUILDING ELEVATIONS |

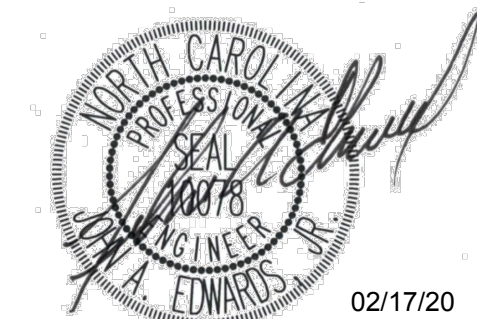


JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

Seals



Project

**LOT 15
WESTGATE
BUSINESS PARK**

Client

SYCAMORE CREEK LLC

Approvals

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
AND / OR NCDOT STANDARDS AND
SPECIFICATIONS.

Drawing

Title

SITE PLAN

Revisions

Number	Description	Date
1	REVIEW COMMENTS	12/27/19

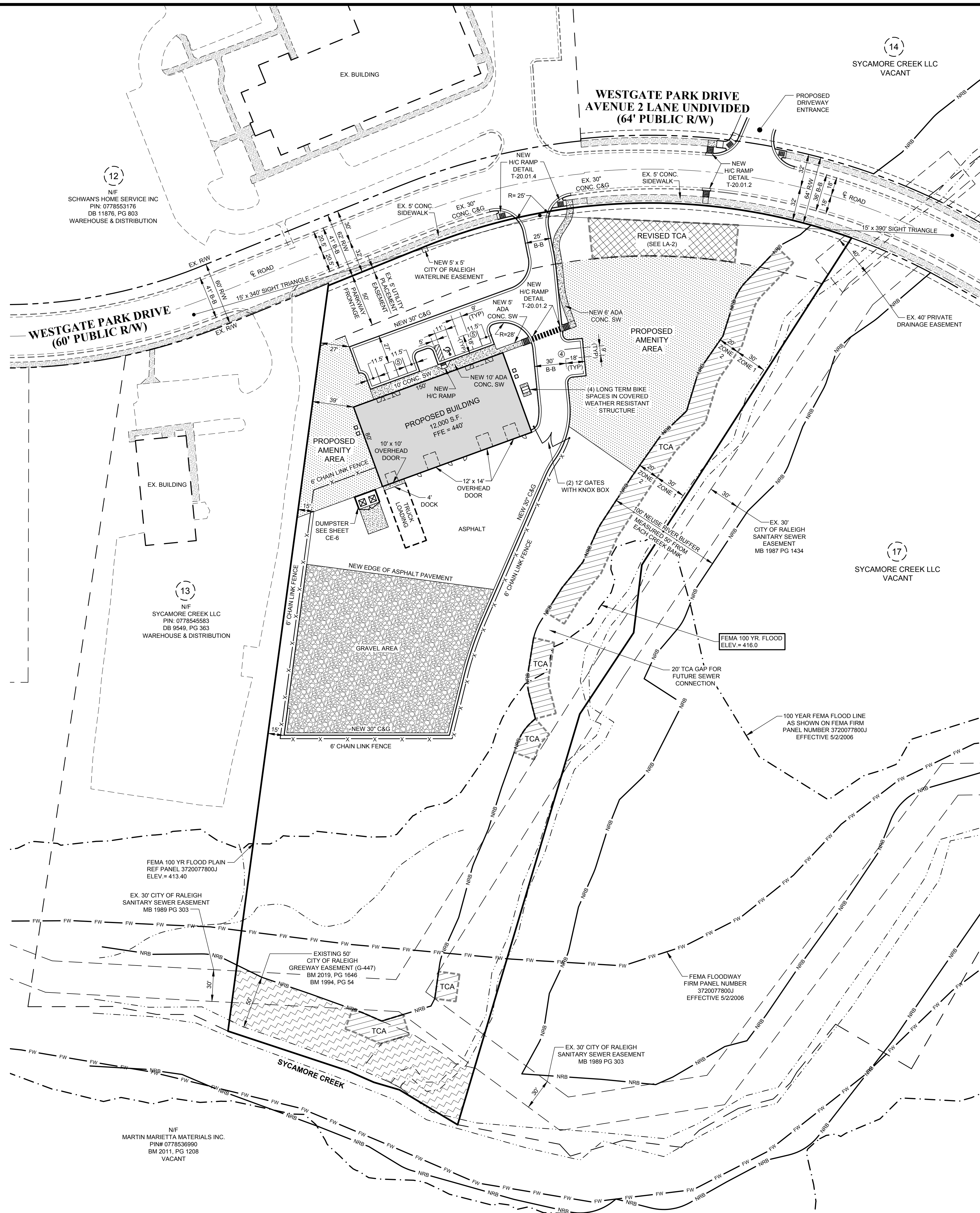
Drawing Scale 1" = 50'

Drawn By BF

Checked By JAE, JR.

Date Issued 11/05/19

CE-3



NOTE

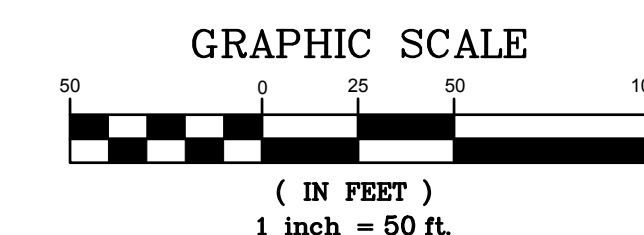
NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

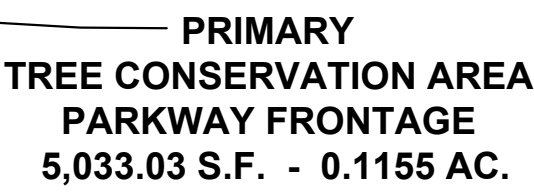
SIGHT TRIANGLE NOTE

WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WA, 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.

LEGEND

AC	ACREAGE	HW	HEADWALL
BM	BOOK OF MAPS	INV	INVERT
BO	BLOWOFF	IPS	IRON PIPE SET
BW	BOTTOM OF WALL	JB	JUNCTION BOX
C&G	CURB AND GUTTER	MH	MANHOLE
CB	CATCH BASIN	MIN	MINIMUM
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
CO	SEWER CLEANOUT	PG	PAGE
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE PIPE
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DCVA	DOUBLE CHECK VALVE	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
D.I.	DUCTILE IRON	RPZ	REDUCED PRESSURE ZONE
DI	DROP INLET	RW	RIGHT-OF-WAY
EIP	EXISTING IRON PIPE	S.F.	SQUARE FEET
ELEV.	ELEVATION	SS	SANITARY SEWER
EOP	EDGE OF PAVEMENT	SW	SIDEWALK
ESMT.	EASEMENT	TC	TOP OF CURB
EX.	EXISTING	TCA	TREE CONSERVATION AREA
FDC	FIRE DEPARTMENT CONNECTION	TCP	TERRA COTTA PIPE
FES	FLARED END SECTION	TSP	TRAFFIC SIGNAL
FFE	FINISHED FLOOR ELEVATION	TW	TOP OF WALL
FL	FIRE HYDRANT	TYP	TYPICAL
FL	FIRE LINE	WL	WATER LINE
HB	HANDICAP BOTTOM	WM	WATER METER
HC	HANDICAP	WS	WATER SERVICE
HT	HANDICAP TOP	WV	WATER VALVE
YI	YARD INLET	WV	WATER VALVE
YI	YARD INLET	YI	YARD INLET
CONCRETE		EX. POWER POLE	
EX. WATER VALVE		NEW WATER VALVE	
EX. FIRE HYDRANT		NEW WATER REDUCER	
EX. WATER METER		NEW FIRE HYDRANT	
EX. SEWER MANHOLE		NEW WATER METER	
EX. SEWER CLEANOUT		NEW SEWER MANHOLE	
EX. STORM CATCH BASIN		NEW SEWER CLEANOUT	
EX. STORM DROP INLET		NEW STORM CATCH BASIN	
EX. FLARED END SECTION		NEW STORM DROP INLET	
EX. LIGHT POLE		NEW FLARED END SECTION	
PROPERTY LINE			
RIGHT-OF-WAY LINE			
LOT LINE			
EASEMENT LINE			
EXISTING WATER LINE			
EXISTING SANITARY SEWER			
EXISTING STORM DRAINAGE			
NEW WATER LINE			
NEW SANITARY SEWER			
NEW STORM DRAINAGE			
EXISTING CONTOUR LINE			
NEW CONTOUR LINE			
FEMA 100 YR. FLOOD PLAIN			
FLOODWAY			
NEUSE RIVER BUFFER			
CENTERLINE OF CREEK			
EXISTING OVERHEAD POWER			
PROPOSED SPOT ELEVATION			
PRIMARY TREE CONSERVATION AREA			
NEUSE BUFFER ZONE 2			
BM 2019, PG 1645			
PRIMARY TREE CONSERVATION AREA			
PARKWAY FRONTAGE			
BM 2019, PG 1645			
EX. 50' CITY OF RALEIGH			
GREENWAY EASEMENT			
G-447			
BM 2019, PG 1648 & BM 1994, PG 54			
PROPOSED AMENITY AREA			





PRIMARY
TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
8,225 S.F. - 0.1888 AC.

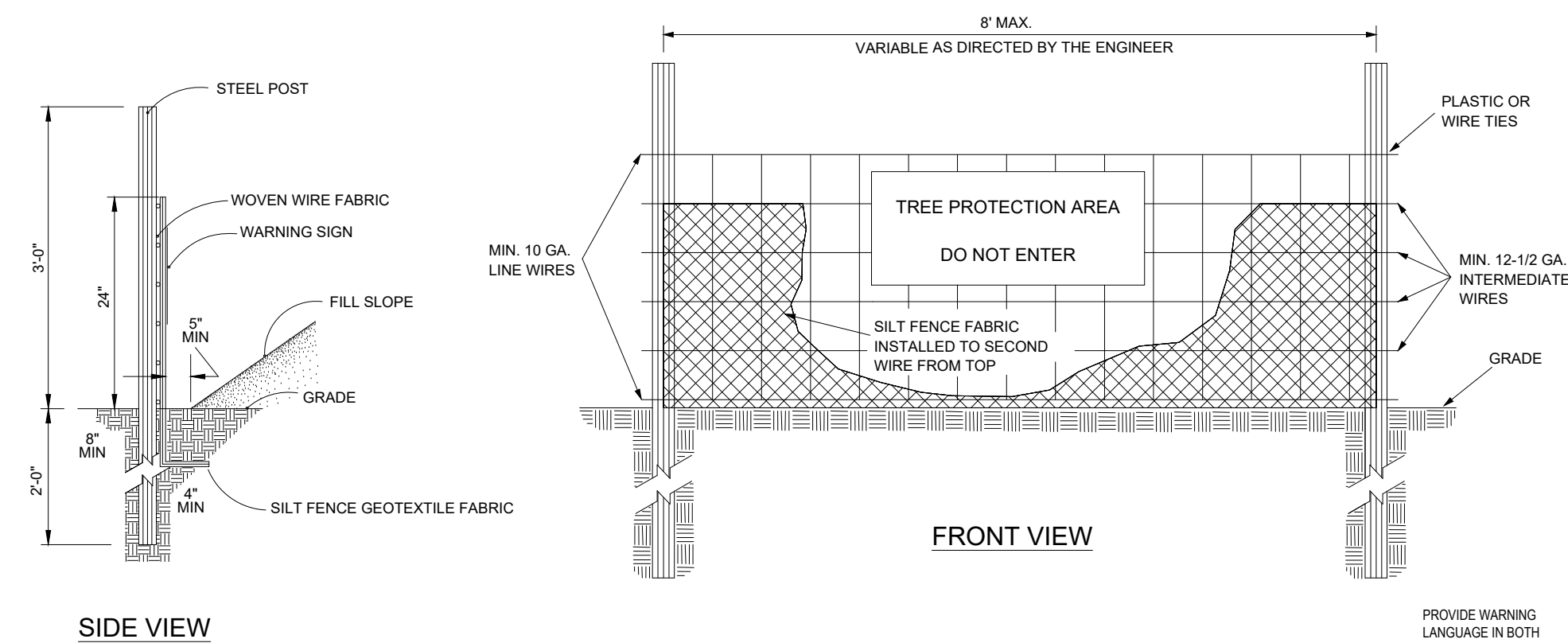
**PRIMARY TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
2,126 S.F. - 0.0488 AC.**

**REPLACEMENT
TREE CONSERVATION AREA -
INDIVIDUAL TREES
852 S.F. - 0.0196 AC.**

**PRIMARY
TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
1,619.10 S.F. - 0.0372 AC.**

BLOCK 12
COMPOSITION: STAND OF 10+ PINE, GUM
AND HARDWOOD TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY
GUM, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 13"
TYPICAL DBH: 5"
TYPICAL SPACING: 6'-19'
BASAL AREA CALCULATION / ACRE: 56.85
GENERAL HEALTH: GOOD

BLOCK 13
COMPOSITION: STAND OF 11+ PINE, BIRCH
AND GUM TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY
PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 14"
TYPICAL DBH: 8"
TYPICAL SPACING: 5'-15'
BASAL AREA CALCULATION / ACRE: 49.07
GENERAL HEALTH: GOOD



MAINTENANCE: CLEAN OUT AT 50% CAPACITY
LIFE OF FENCING: 6-9 MONTHS
DO NOT DISTURB TREE CONSERVATION AREAS
SILT FENCE SHOULD NOT BE USED ALONE BELOW
GRADED SLOPES GREATER THAN 10' IN HEIGHT.

- NOTES:**
- 1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL: TREE PROTECTION FENCING).
 - 2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FOREST STAFF.
 - 3. PROVIDE A WRAP PROTECTION FENCING DESIGN TO BE INSTALLED AFTER CONSTRUCTION WHEN APPLICABLE.
 - 4. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS, PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER.
 - 5. PROTECT ALL EXISTING TREES WITHIN AN AREA LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
 - 6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 - 7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF FALCON BEBASED ON ACTUAL FIELD CONDITIONS.
 - 8. SIGNS SHALL BE MADE OF DURABLE, WEATHER-PROOF MATERIAL, WITH LETTERS A MINIMUM OF 3" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.
 - 9. FLOW SHALL NOT RUN PARALLEL WITH THE FENCE, END OF SALT FENCE NEEDS TO BE TURNED UPHILL.
 - 10. THE FLOW SHALL BE MADE TO MEET STANDARD 8.1 SPECIFICATIONS (HOWEVER, FLOW SHALL NOT RUN PARALLEL WHERE IT APPLIES; PLANNING CONSIDERATIONS & DESIGN CRITERIA.) (SCHEMATIC: FLOW SHALL NOT RUN PARALLEL WITH THE FENCE.)

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND
CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

1 STANDARD TEMPORARY SILT / TREE PROTECTION FENCE
LA-2 TPP-08

Tree Conservation Plan Data Sheet			
UDO Article 9.1 Plan Data Sheet			
(Include applicable information on the plan sheet)			
Project Name: Westgate Park Drive - Lot 15			
Gross Site Acres:	6.1451	ac	
Right-of-way to be dedicated with this project:			
Net Site Acres:	6.1451	ac	
	Number of Acres		Percent of Total
UDO 9.1.4.A. Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SHOD 1		ac	
1. Primary Tree Conservation Area - SHOD 2		ac	
2. Primary Tree Conservation Area - Parkway Frontage	1.155	ac	1.9
3. Primary Tree Conservation Area - CM			
4. Primary Tree Conservation Area - MPDD			
5. Primary Tree Conservation Area - Champion Tree "XX" dbh species			
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	2.867	ac	4.7
7. Primary Tree Conservation Area - 45% Slopes			
8. Primary Tree Conservation Area - Thoroughfare		ac	
Subtotal of Primary Tree Conservation Areas:	4.022	ac	6.5
UDO 9.1.4.B.2 Secondary Tree Area - Greenway			
		ac	
UDO 9.1.4.B.1.a, b. & c. Primary Tree Conservation Areas			
(Include perimeter buffers and their alternate compliance areas)			
		ac	
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas			
(Include individual trees and their alternate compliance areas)			
	0.196	ac	3
Subtotal of Secondary Tree Conservation Areas:			
TOTAL ALL TREE TREE CONSERVATION AREA PROVIDED:			
	4.218	ac	6.8
UDO 9.1.3. Watershed Protection Overlay Districts			
UWPOD - Wooded Area (preserved)		ac	
UWPOD - Wooded Area (planted)		ac	
FWPOD - Wooded Area (preserved)		ac	
FWPOD - Wooded Area (planted)		ac	
SWPOD - Wooded Area (preserved)		ac	
SWPOD - Wooded Area (planted)		ac	

- 

Tree Replacement CRZ
Tree Conservation Area
852 sf or 0.0196 acres
- 

Sight distance triangle removes
846.80 sf of Tree Conservation Area
See LA-1 for replanting requirements
- 

Primary Tree Conservation Area
Neuse River Buffer - Zone 2
12,486.98 sf or 0.2867 acres
- 

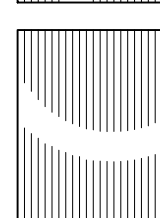



Primary Tree Conservation Area
Parkway Frontage
5,033.03 sf or 0.1155 acres

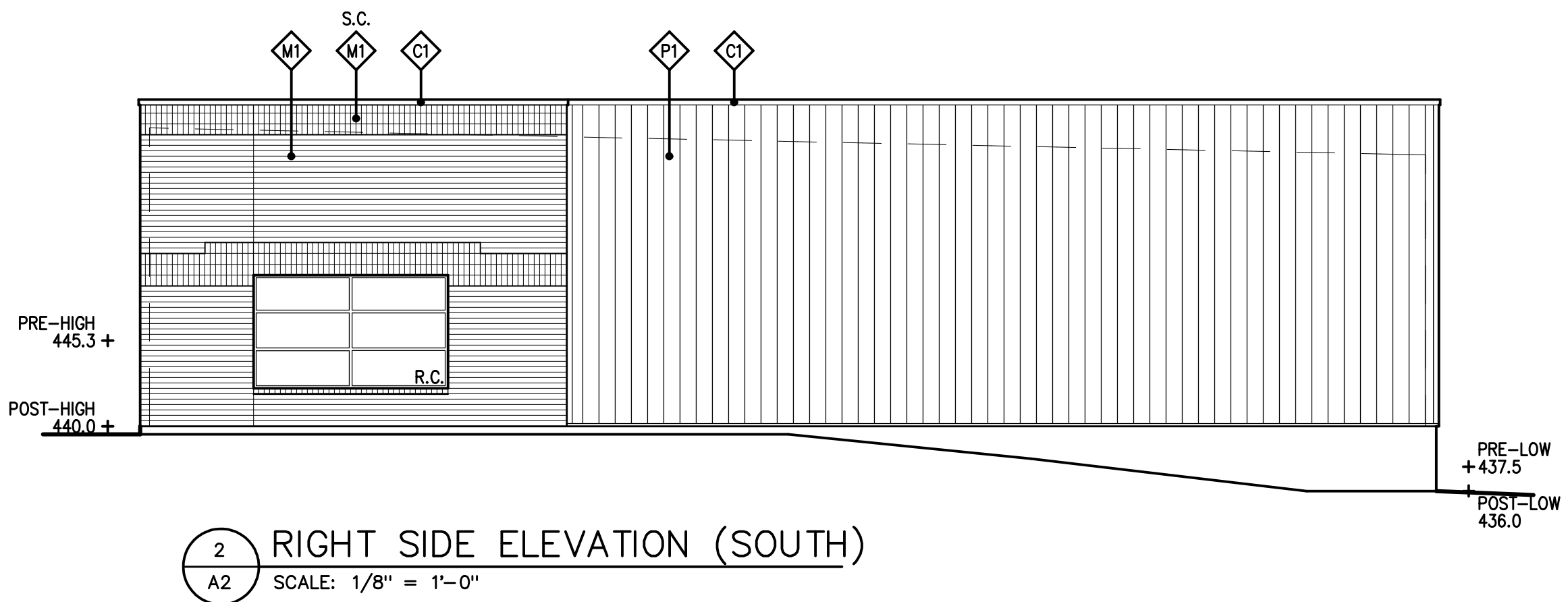
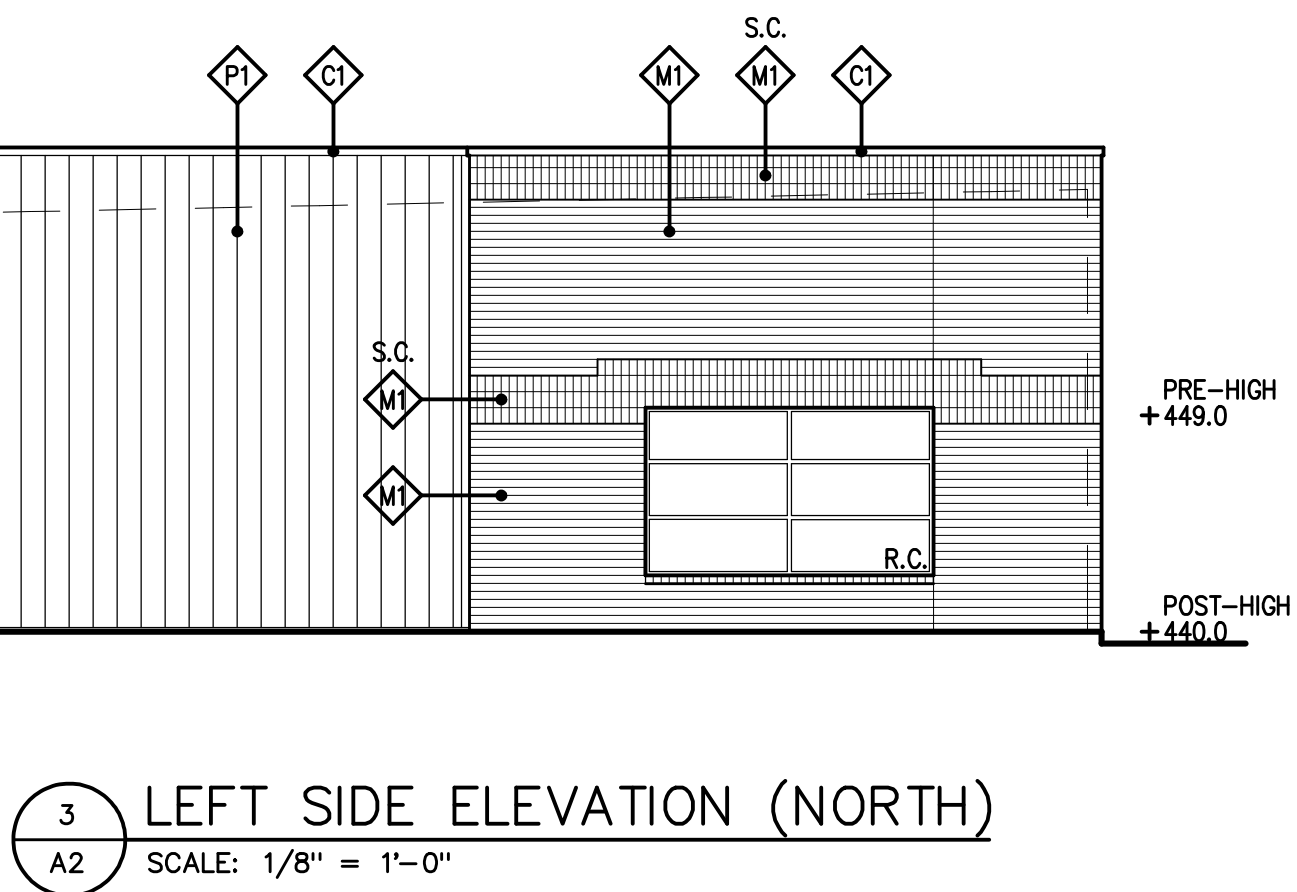
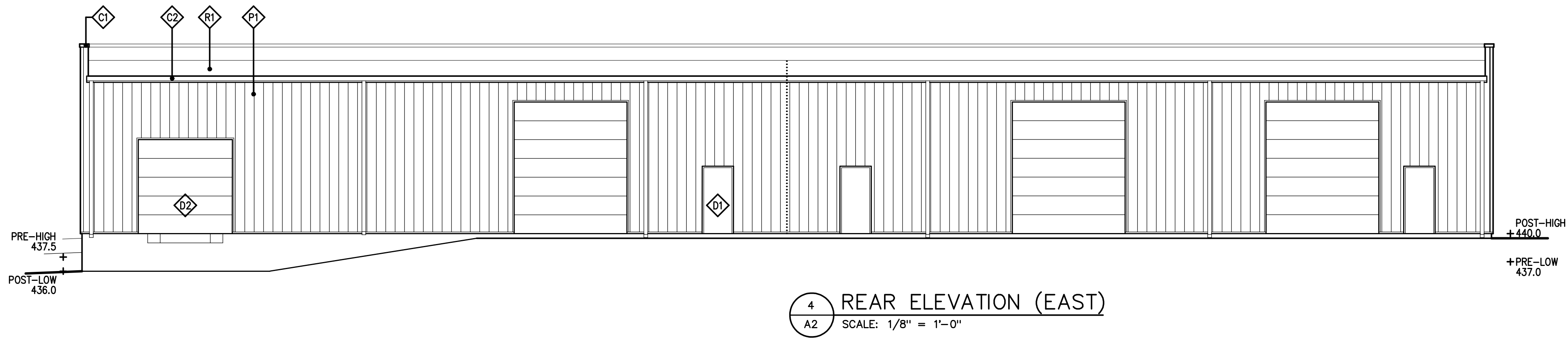
Total Net Site Acres: 6.1461 Acres / 267,723.82 SF total
 $\times 10\% = 26,772.38$ SF of required Tree Conservation Area
 TOTAL Tree Conservation Area provided: 18,373.6 sf or 0.4218 acres

PLANT LIST KEY
P - PINE
BIR OR BCH - BIRCH
G - GUM
M - MAPLE
DW - DOGWOOD
O - OAK
HW - HARDWOOD

TREE CONSERVATION PLAN - LOT 15



<div style="display: flex; justify-content: space-between; align-items: center;"> <div>  </div> <div> <p>COALY DESIGN LANDSCAPE ARCHITECTURE</p> <p>537 E. Martin Street Raleigh, NC 27601 919.539.0012</p> </div> </div>																																							
<p style="text-align: center;"> WESTGATE PARK DRIVE LOT 15 8890 WESTGATE PARK DRIVE RALEIGH, NC </p>																																							
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<p style="text-align: center;"> Client W. TRENT RAGLAND, III 3725 NATIONAL DR., SUITE 150 RALEIGH, NC 27612 </p>																																							
<div style="display: flex; justify-content: space-between;"> <div> <p>Professional Seals</p> <div style="display: flex; justify-content: space-around;">   </div> </div> <div>  </div> </div>																																							
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<p style="text-align: center; font-size: 2em; font-weight: bold;">LA-2</p>																																							



MATERIAL & COLOR SCHEDULE	
M1	FIELD BRICK - (RED)
P1	METAL WALL PANELS - (LIGHT STONE)
C1	METAL COPING - (DARK BRONZE)
C2	METAL GUTTER & DOWNSPOUTS - (LIGHT STONE)
R1	STANDING SEAM METAL ROOF - (GALVALUME - UNIFORM & NON-REFLECTIVE)
D1	3070 DOORS - (WHITE)
D2	OVERHEAD DOORS - (WHITE)
S.C.	TRIPLE BRICK SOLDIER COURSE
R.C.	ROWLOCK BRICK SILL COURSE
C.J.	CONTROL JOINT

TRANSPARENCY CALCULATIONS (WEST)	
TOTAL WALL AREA = 1,800 S.F.	
TOTAL GLAZING REQUIRED (20%) = 360 S.F.	
TOTAL GLAZING PROVIDED = 535 S.F.	
1.5.9.B.1 GENERAL REQUIREMENTS (WEST)	
TOTAL GLAZING REQUIRED = 360 S.F.	
GLAZING REQUIRED BETWEEN 3' TO 8' = 180 S.F.	
ACTUAL GLAZING PROVIDED BETWEEN 3' TO 8' = 363 S.F.	

