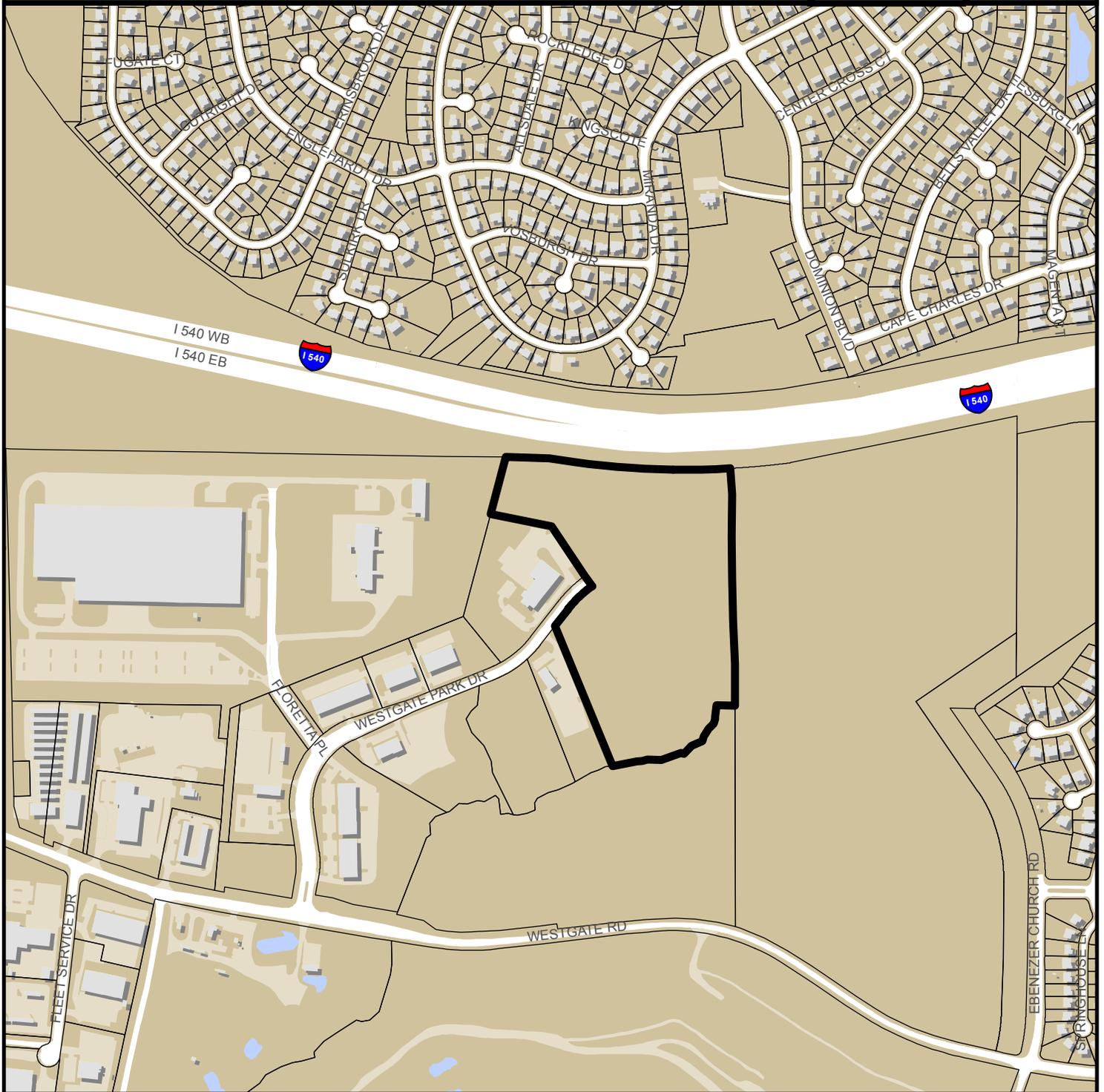


WESTGATE BUSINESS PARK PHASE 4 SUBDIVISION S-20-2017



Zoning: **IX-3-PK w/
SHOD-2 & AOD**

CAC: **Northwest**

Drainage Basin: **Sycamore**

Acreage: **24.91**

Number of Lots: **4**

Planner: **Daniel Stegall**

Phone: **(919) 996-2712**

Applicant: **Sycamore Creek LLC**

Phone: **(919) 782-7283**





Administrative Approval Action

Westgate Business Park Phase 4: S-20-17, AA 3673
Transaction# 511072

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

GENERAL LOCATION: This site is located on the south side of Interstate 540, north and south of Westgate Park Drive. The address is 8890 Westgate Business Park Drive and the PIN number is 0778557080.

REQUEST: Subdividing a 24.91 acre tract zoned Industrial Mixed Use-3 stories with Parkway Frontage (IX-3-PK) into 4 lots. The property is located within a Special Highway Overlay District-2.

**DESIGN
ADJUSTMENT(S):** 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 subdivision plan dated August 2017 submitted by Johnny A. Edwards of John A. Edwards & Company

Transaction Number 511072

CONDITIONS OF APPROVAL and Next Steps:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Prior to issuance of a grading permit for the site:

1. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas;
2. Tree protection fence must be located in the field and inspected by Urban Forestry Staff;
3. That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Engineering Services Department, and a written watercourse buffer permit is thereby issued by the Development Services Department before commencement of work;
4. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to the issuance of any site permits or concurrent review process, whichever is applicable:

5. That a 100-year floodplain analysis be submitted and approved by the Engineering Services Department;
6. That Infrastructure Construction plans or Concurrent Review plans are approved by the City of Raleigh;



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Prior to authorization to record lots:

7. That any required right of way and the 5' general utility placement easement for Westgate Park Drive is dedicated to the City of Raleigh and is shown on the map approved for recordation with associated deeds of easement;
8. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements on Westgate Park Drive, including streetscape trees, is paid to the Development Services, Development Engineering;
9. That a tree impact permit is obtained from the City of Raleigh;
10. That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
11. That the following note be shown on all maps for recording: A minimum finished floor elevation will be required for all lots along the floodplain boundary;
12. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."

Prior to issuance of a certificate of occupancy for either lot:

13. That a final inspection of required tree conservation areas by Urban Forestry staff be approved;
14. That a final inspection of required street trees by Urban Forestry staff shall be approved;
15. That required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access;
16. That required underground public utility infrastructure improvements (water, sewer, reuse, storm drainage) shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program;
17. That all street lights and street signs required as part of the development approval are installed.



Administrative Approval Action

Westgate Business Park Phase 4: S-20-17, AA 3673
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The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this site plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Expiration Date: 9/11/2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers Date: 9/11/2017
(BT)

Staff Coordinator: Daniel L. Stegall



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
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Project
**WESTGATE
BUSINESS PARK
PHASE 4**

Client
W. TRENT RAGLAND, III
3725 NATIONAL DR., SUITE 150
RALEIGH, NC 27612

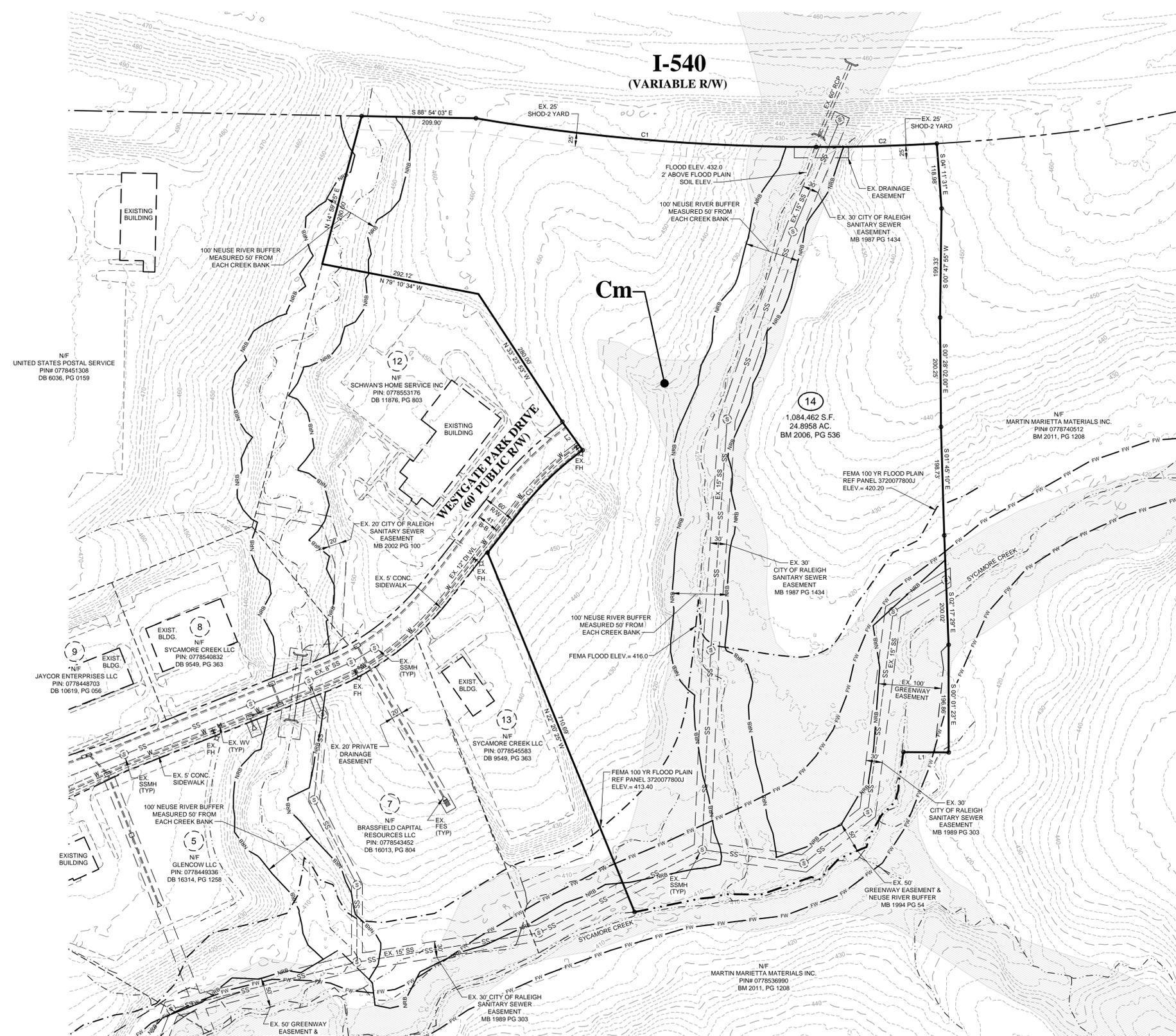
Approvals

Drawing Title
**EXISTING
CONDITIONS**

Revisions		
Number	Description	Date

Drawing Scale 1"=100'
Drawn By D. MANN / BF
Checked By JAE, JR.
Date Issued 4/17/17

CE-1
of



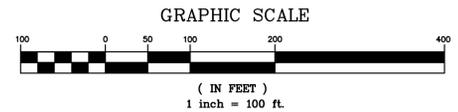
LINE #	LENGTH	DIRECTION
L1	83.08'	N89° 32' 11" W
L2	62.00'	N35° 54' 53" W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	628.29'	3800.00'	009° 28' 23"	627.57'	S85° 12' 20" E
C2	221.78'	3800.00'	003° 20' 38"	221.75'	N88° 23' 10" E
C3	159.66'	568.00'	016° 06' 18"	159.13'	N46° 01' 58" E

- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - R/W RIGHT-OF-WAY
 - AC ACREAGE
 - S.F. SQUARE FEET
 - EIP EXISTING IRON PIPE
 - IPS IRON PIPE SET
 - NF NOW OR FORMERLY
 - ELEV. ELEVATION
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 - CB CATCH BASIN
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 - D.I. DUCTILE IRON
 - CMP CORRUGATED METAL PIPE
 - JB JUNCTION BOX
 - HW HEADWALL
 - SS SANITARY SEWER
 - FES FLARED END SECTION
 - FFE FINISHED FLOOR ELEVATION
 - PVC POLYVINYL CHLORIDE PIPE
 - FDC FIRE DEPARTMENT CONNECTION
 - RCP REINFORCED CONCRETE PIPE
 - RPZ REDUCED PRESSURE ZONE
 - DCVA DOUBLE CHECK VALVE ASSEMBLY
 - RPDA REDUCED PRESSURE DETECTOR ASSEMBLY
 - MH MANHOLE
 - WL WATER LINE
 - WM WATER METER
 - WV WATER VALVE
 - WS WATER SERVICE
 - FH FIRE HYDRANT
 - BO BLOWOFF
 - HC HANDICAP
 - TC TOP OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - HB HANDICAP BOTTOM
 - HT HANDICAP TOP
 - MIN. MINIMUM
 - TYP. TYPICAL
 - INV. INVERT
 - SW SIDEWALK
 - SP SPACES
 - C.O. CLEANOUT
 - YI YARD INLET
 - ESMT. EASEMENT
 - CONC. CONCRETE
 - CAG CURB AND GUTTER
 - TSP TRAFFIC SIGNAL POLE

- CONCRETE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. SANITARY SEWER MANHOLE
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- EX. STORM CATCH BASIN
- EX. STORM DROP INLET
- EX. STORM FLARED END SECTION
- EX. LIGHT POLE
- NEW WATER VALVE
- NEW WATER REDUCER
- NEW FIRE HYDRANT
- NEW WATER METER
- NEW SANITARY SEWER MANHOLE
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- NEW STORM CATCH BASIN
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- PROPERTY LINE
- RIGHT-OF-WAY LINE
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- EXISTING CONTOUR LINE
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- FEMA 100 YR. FLOOD PLAIN
- FLOODWAY
- NEUSE RIVER BUFFER
- CENTERLINE OF CREEK
- DIVERSION DITCH



X:\Drawings\RAGLAND\Westgate Park Drive Extension\Phase 4 - Subdivision\01 - Subdivision\01 - Subdivision Preliminary Plans\443-02 AAA-Master Base.dwg, 8/21/2017 8:38:17 AM



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**WESTGATE
BUSINESS PARK
PHASE 4**

W. TRENT RAGLAND, III
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Client

Approvals

Drawing Title

Revisions

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CE-2 of

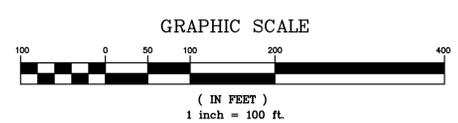
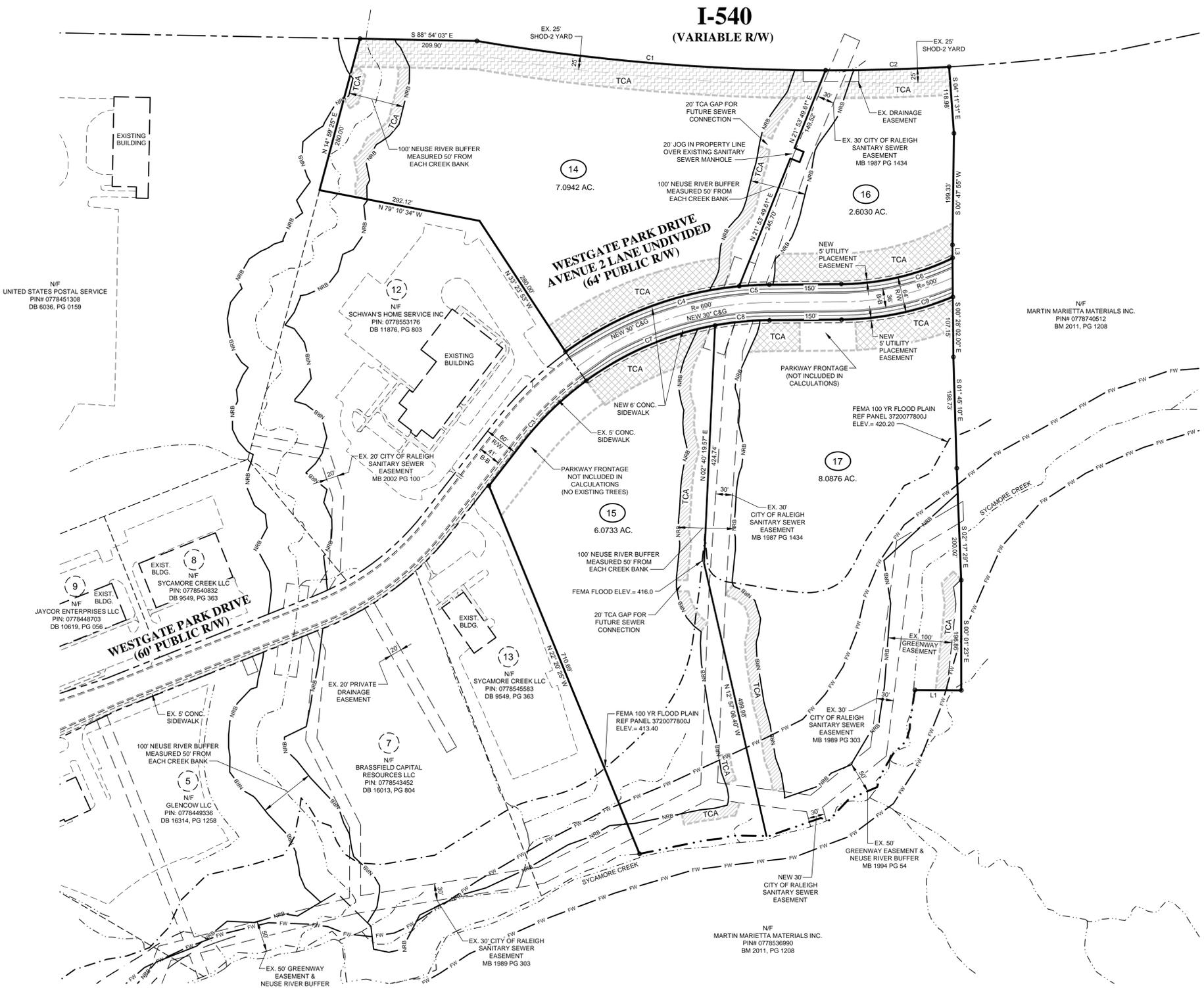
- TRANSPORTATION NOTES:
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
 - HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH TRANSPORTATION DETAILS 20.01-20.04.
 - SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 - ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH STREET DESIGN MANUAL AND STREET DESIGN STANDARD DETAILS.
 - ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
 - TURNOUT RADII TO BE MINIMUM OF 28' AT ALL PUBLIC STREET INTERSECTIONS.
 - DRIVEWAYS SHALL NOT BE LOCATED WITHIN THE 20' MINIMUM CLEARANCE DISTANCE AS MEASURED FROM THE INTERSECTION RADIUS AT THE POINT OF TANGENCY TO THE POINT OF TANGENCY OF THE DRIVEWAY. DRIVEWAYS MAY NOT BE LOCATED WITHIN 5.5' OF ADJACENT PROPERTY LINES.

BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	628.29'	3800.00'	009°28'23"	S85°12'20"E
C2	221.78'	3800.00'	003°20'38"	N88°23'10"E
C3	159.66'	568.00'	016°06'18"	N46°01'58"E
C4	337.09'	632.00'	030°33'36"	S69°22'24"W
C5	53.82'	632.00'	004°52'46"	S87°05'35"W
C6	206.65'	468.00'	025°17'58"	S76°52'59"W
C7	253.20'	568.00'	025°32'27"	N66°51'20"E
C8	98.21'	568.00'	009°54'24"	N84°34'46"E
C9	205.04'	532.00'	022°04'57"	N78°29'30"E

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	83.08'	N89°32'11"W
L3	23.24'	S00°28'02"E

LEGEND

- | | | | |
|-------|------------------------------------|-------|---------------------|
| BM | BOOK OF MAPS | MH | MANHOLE |
| DB | DEED BOOK | WL | WATER LINE |
| PG | PAGE | WM | WATER METER |
| R/W | RIGHT-OF-WAY | WV | WATER VALVE |
| AC | ACREAGE | WS | WATER SERVICE |
| S/F | SQUARE FEET | FL | FIRE HYDRANT |
| EIP | EXISTING IRON PIPE | FL | FIRE LINE |
| IPS | IRON PIPE SET | BL | BLOWOFF |
| NF | NOW OR FORMERLY | HC | HANDICAP |
| ELEV. | ELEVATION | TC | TOP OF CURB |
| EX. | EXISTING | TW | TOP OF WALL |
| EQP | EDGE OF PAVEMENT | BT | BOTTOM OF WALL |
| CB | CATCH BASIN | HB | HANDICAP BOTTOM |
| DI | DROP INLET | HT | HANDICAP TOP |
| D.I. | DUCTILE IRON | MIN | MINIMUM |
| CMP | CORRUGATED METAL PIPE | TYP | TYPICAL |
| JB | JUNCTION BOX | INV | INVERT |
| HW | HEADWALL | SW | SIDEWALK |
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| RPZ | REDUCED PRESSURE ZONE | TSP | TRAFFIC SIGNAL POLE |
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-
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|------------------------------|------------------------------|
| CONCRETE | EX. POWER POLE |
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| EX. WATER METER | NEW FIRE HYDRANT |
| EX. SANITARY SEWER MANHOLE | NEW WATER METER |
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| EX. STORM CATCH BASIN | NEW SANITARY SEWER CLEANOUT |
| EX. STORM DROP INLET | NEW STORM CATCH BASIN |
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-
- | | |
|--------------------------|---------------------|
| PROPERTY LINE | RIGHT-OF-WAY LINE |
| LOT LINE | EASEMENT LINE |
| EXISTING WATER LINE | NEW WATER LINE |
| EXISTING SANITARY SEWER | NEW SANITARY SEWER |
| EXISTING STORM DRAINAGE | NEW STORM DRAINAGE |
| EXISTING CONTOUR LINE | NEW CONTOUR LINE |
| FEMA 100 YR. FLOOD PLAIN | FLOODWAY |
| NEUSE RIVER BUFFER | CENTERLINE OF CREEK |
| DIVERSION DITCH | |



X:\drawings\RAGLAND\Westgate Park Drive Extension\Phase 4 - Subdivision\01 - Subdivision\01 - Subdivision Preliminary Plan\443-02 AAA-Master Base.dwg, 8/21/2017 5:28:25 AM

STANDARD UTILITY NOTES (as applicable):

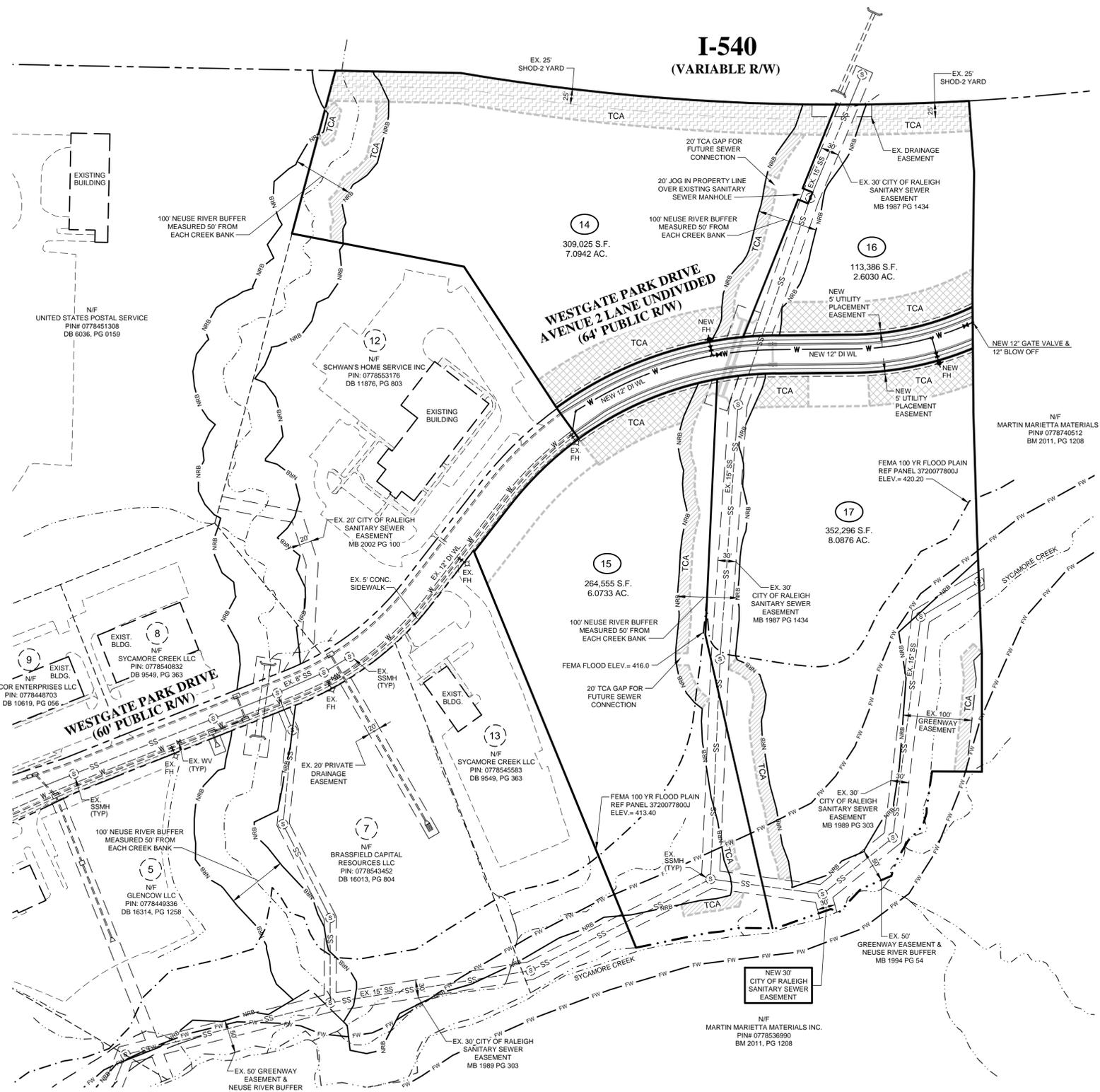
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 3/4" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure*
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information

LEGEND

BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PS	PAGE	WM	WATER METER
ROW	RIGHT-OF-WAY	WV	WATER VALVE
AC	ACREAGE	WV	WATER VALVE
S.F.	SQUARE FEET	FL	FIRE LINE
EIP	EXISTING IRON PIPE	BO	BLOWOFF
IP	IRON PIPE SET	FL	FIRE LINE
NF	NEW OR FORMERLY	HC	HANDICAP
ELEV.	ELEVATION	TC	TOP OF CURB
EX.	EXISTING	TW	TOP OF WALL
EQP	EDGE OF PAVEMENT	BT	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MIN	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
JB	JUNCTION BOX	INV	INVERT
HW	HEADWALL	SW	SIDEWALK
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
FFE	FINISHED FLOOR ELEVATION	YI	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE	ESMT.	EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE	CAG	CURB AND GUTTER
RPZ	REDUCED PRESSURE ZONE	TSP	TRAFFIC SIGNAL POLE
DCVA	DOUBLE CHECK VALVE ASSEMBLY		
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY		

	CONCRETE		EX. POWER POLE
	EX. WATER VALVE		NEW WATER VALVE
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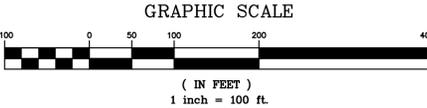
	PROPERTY LINE
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	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	FEMA 100 YR. FLOOD PLAIN
	FLOODWAY
	NEUSE RIVER BUFFER
	CENTERLINE OF CREEK
	DIVERSION DITCH



NOTE: ALL PROPERTIES TO CONNECT TO WATER & SEWER WITH SIZING TO BE DETERMINED AT TIME OF DEVELOPMENT.

GENERAL NOTES

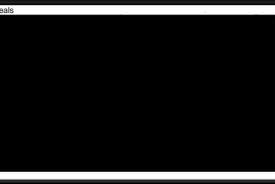
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.



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Consulting Engineers
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333 Wade Ave., Raleigh, N.C. 27605
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WESTGATE BUSINESS PARK PHASE 4

W. TRENT RAGLAND, III
3725 NATIONAL DR., SUITE 150
RALEIGH, NC 27612

Approvals

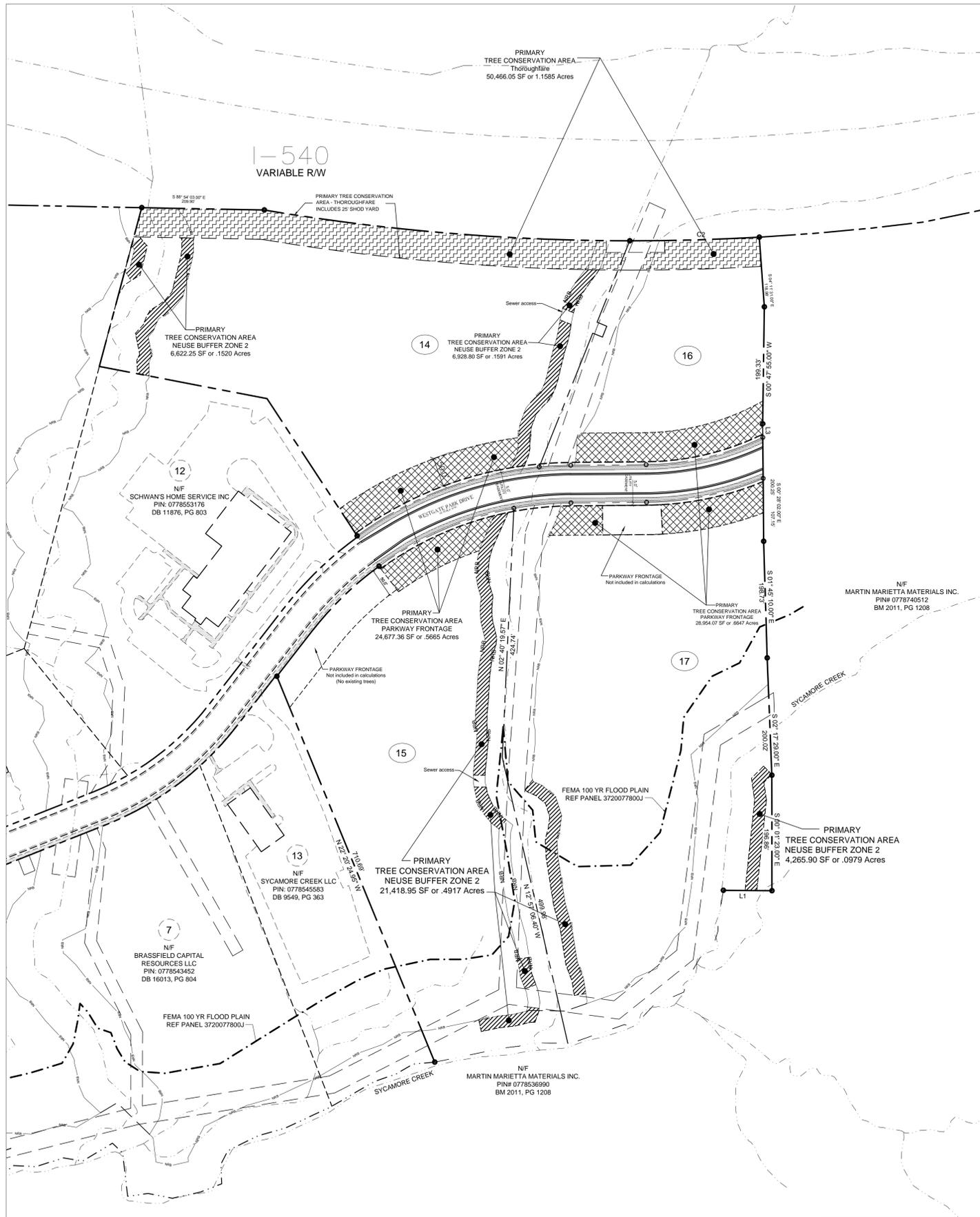
UTILITY PLAN

Revisions		
Number	Description	Date

Drawing Scale 1"=100'
Drawn By D. MANN / BF
Checked By JAE, JR.
Date Issued 4/17/17

CE-3

of



An excess of 38,389.84 sf of TC area has been provided. When lots are developed, a total of 4, 50' wide drives will be constructed. Approx. 10,000 sf of TC area will be impacted.

Tree critical root zones, descriptions, and tree report are on sheet LA-2. Basal calcs are provided in a separate document

Refer to Case # UI-12-2017 TCA Frontages and Subdivision Design

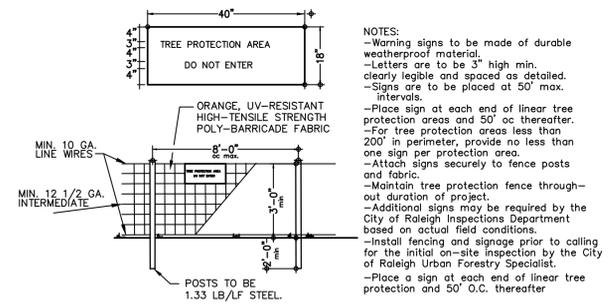
Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name:	Westgate Park Drive Ext / Subdivision
Gross Site Acres:	24.91 ac
Right-of-way to be dedicated with this project:	1.02 ac
Net Site Acres:	23.89 ac

	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	ac	%
2. Primary Tree Conservation Area - SHOD 2	ac	%
3. Primary Tree Conservation Area - Parkway Frontage	1.2312	5.1
4. Primary Tree Conservation Area - CM	ac	%
5. Primary Tree Conservation Area - MPOD	ac	%
6. Primary Tree Conservation Area - Champion Tree XX" dbh species	ac	%
7. Primary Tree Conservation Area - Neuse Buffer Zone 2	.9007	3.7
8. Primary Tree Conservation Area - 45% Slopes	ac	%
9. Primary Tree Conservation Area -Thoroughfare	1.1585	4.8
Subtotal of Primary Tree Conservation Areas:	3.29	13.77

UDO 9.1.4.D.2 Tree Conservation Area - Greenway	ac	%
UDO 9.1.4.B.1.a. & b. Secondary 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)	ac	%
Subtotal of Secondary Tree Conservation Areas:	ac	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	3.29	13.77

UDO 9.1.9. 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	%



LA-1 TREE PROTECTION FENCE

- Primary Tree Conservation Area Neuse River Buffer - Zone 2
39,235.90 sf or .9007 acres
- Primary Tree Conservation Area Parkway Frontage
53,631.43 sf or 1.2312 acres
- Primary Tree Conservation Area Thoroughfare
50,466.05 sf or 1.1585 acres

Total acres for ROW dedication - 1.02 acres
Total Net Site Acres: 24.91 - 1.02 = 23.89 acres /
1,040,648.4 SF total
x 10% = 104,064.84 SF of required Tree Conservation Area
TOTAL Tree Conservation Area provided:
143,333.38 sf or 3.29 acres



WESTGATE PARK DRIVE EXTENSION
8890 WESTGATE PARK DRIVE
RALEIGH, NC

TREE CONSERVATION PLAN

W. TRENT RAGLAND, III
3725 NATIONAL DR., SUITE 150
RALEIGH, NC 27612

Client

Professional Seals

Date Issued: 4.17.17

Scale: 1"=100'

Drawn by: RBS

Checked by: KJW

Revisions:

No.	Description	Date	By
1	City Comments	6.12.17	KJW
2	City Comments	7.12.17	KJW
3	City Comments	8.4.17	KJW
4	City Comments	8.16.17	KJW

LA-1