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
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;
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
Transaction# 511072

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 Brown

Date: 9/11/2017

Staff Coordinator: Daniel L. Stegall
All materials & construction methods shall be in accordance with City of Raleigh design standards,

STANDARD UTILITY NOTES (as applicable):

1. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be

7. Install

4. Contractor shall maintain continuous water & sewer service to existing residences & businesses

&/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to

extensions & service taps) within state or railroad ROW prior to construction

& increases & decreases at the same rate. Where adequate

City of Raleigh Public Utilities Department prior to construction

joanie.hartley@raleighnc.gov for more information

required on all sanitary sewer services having building drains lower than 1.0' above the next

a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply

b) Maintain

c) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer

d) Where adequate

e) Maintain

f) Maintain

NOTE: ALL PROPERTIES TO CONNECT TO WATER & SEWER WITH MATERIALS & METHODS TO BE DETERMINED AT TIME OF DEVELOPMENT.
An excess of 36,389.84 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.