



# Administrative Approval Action

Craftsman BP, LLC: SR-81-18  
Transaction # 567382 AA#3935

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

- LOCATION:** This site is located on the north side of New Hope Church Road, east of Craftsman Drive (located at 4220 Craftsman Dr.)
- REQUEST:** Development of an overall 4.49 acre tract zoned IX-3 (Industrial Mixed-Use, 3 stories) with two light industrial structures totaling 23,560 square feet. This plan includes .03 acres/1,250 sf of right-of-way dedication. Building #1 or the South Building will be 8,390 sf. and Building #2, or the North Building will be 15,170 sf.
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** A Design Adjustment (DA-107-18) has been approved regarding block perimeter standards.
- 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 2/1/2019 by Oak Engineering.

## **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:*

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

**CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Concurrent Site Review plans:***

### **General:**

1. On Sheets A1.1n & A1.1s, the transparency calculations shown under the “area of glass provided” & “area of glass between 3’ and 8’ provided” shall be revised and correctly shown on the Concurrent Plans for both Buildings #1 & #2.

### **Engineering**

2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.



# Administrative Approval Action

Craftsman BP, LLC: SR-81-18  
Transaction # 567382 AA#3935

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

## Stormwater

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. 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

5. 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).
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. Pay a fee of \$2,415.63 to the City in lieu of recording 1091 sq ft of tree conservation area comprised of critical root zones of two trees larger than 10" DBH. Coordinate this payment with the Planning Forester reviewer of the plan.

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input checked="" type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

**The following items must be approved prior to recording the plat:**

## Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A 5' general utility 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 recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of



# Administrative Approval Action

Craftsman BP, LLC: SR-81-18  
Transaction # 567382 AA#3935

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

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.

3. An offer of cross access agreement between this lot and the adjacent lot to the south shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within 1 day of recordation. If a recorded copy of the documents is not provided, further recordings and building permit issuance may be withheld.

## Stormwater

4. 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).
5. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
6. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
7. 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).
8. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
9. 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).

## Urban Forestry

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.015 acres of tree conservation area.

**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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:***



# Administrative Approval Action

Craftsman BP, LLC: SR-81-18  
Transaction # 567382 AA#3935

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

## Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
2. A 5' general utility 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 recordation. 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
3. A fee-in-lieu for 1' of sidewalk across the property frontage shall be paid to the City of Raleigh (UDO 8.1.10).
4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. Plans will need to show removal of the proposed curb & gutter shown around the end cap of the offer of cross access on the site plan.
6. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
7. An offer of cross access agreement between this lot and the adjacent lot to the south shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within 1 day of recordation. If a recorded copy of the documents is not provided, further recordings and building permit issuance may be withheld.

## Stormwater

8. 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).
9. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
10. 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).
11. 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).



# Administrative Approval Action

Craftsman BP, LLC: SR-81-18  
Transaction # 567382 AA#3935

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

## Urban Forestry

12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
13. 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 \_\_\_Craftsman Dr\_\_\_.
14. The fiber optic cable is to be relocated from within the public right of way to within the new utility easement on private property so that the ten new street trees can be planted.

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

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.



# Administrative Approval Action

Craftsman BP, LLC: SR-81-18  
Transaction # 567382 AA#3935

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**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: 2-27-2022**

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: 2/27/19

Staff Coordinator: Jermont Purifoy

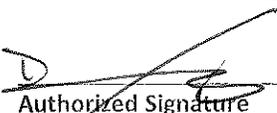
# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name	Craftsman BP, LLC	
	Development Case Number	SR-81-2018	
	Transaction Number	567382	
	Design Adjustment Number	DA - 107 - 2018	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			



**DANIEL G. KNICK, PE**  
 ENGINEER-IN-CHIEF REVIEW MANAGER
 

 2/27/19  
 Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

Staff supports the request for a relief as it relates to block perimeter. Any stubbed street would intersect with the existing Seaboard Coastline Railroad right-of-way as well as stub into the rear of an existing building if a crossing were permitted. Also, a street is shown on the comprehensive plan to extend Carpenter Dr to the north and there is a planned crossing of the railroad with a proposed intersecting street to be constructed in the future.

# Design Adjustment Application



**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> Craftsman BP, LLC		
	<b>Case Number</b> SR-81-18		
	<b>Transaction Number</b> 567382		
<b>OWNER</b>	<b>Name</b> Craftsman BP, LLC		
	<b>Address</b> 3717 National Dr, Suite 104		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27612	<b>Phone</b> 704-552-8713
<b>CONTACT</b>	<b>Name</b> Greg Welsh, Eleanor Thomas		<b>Firm</b> OAK Engineering, PLLC
	<b>Address</b> 828 East Blvd		<b>City</b> Charlotte
	<b>State</b> NC	<b>Zip Code</b> 28203	<b>Phone</b> 704-989-4046
<b>REQUEST</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	- See page 2 for findings	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	- See page 3 for findings	
	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	- See page 4 for findings	
	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
This is a request to waive the Block Perimeter requirement for this development due to the site backing up to an existing railroad right-of-way.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

## CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

Deliver the addressed envelopes and letters to:  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>	-
----------------------------	-----------------------	-------------	---

# Article 8.3, Blocks, Lots, Access

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
The intent of the Block Perimeter is to provide a well-connected street network. As there are no nearby streets to connect to, this design adjustment does not interfere with the intent.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
The requested design adjustment does not interfere with any City plans.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
The lack of block perimeter does not increase congestion or negatively affect safety. Attempting to create a block perimeter while not interfering in the railroad right-of-way would create a very short block that would only circumnavigate this lot, as the nearby lots are already developed and have no side or rear streets.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
This development is not creating any new lots. The lot being developed has frontage on Craftsman Drive.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.

The rear (east side) of this lot runs parallel to Seaboard Coastline Railroad right-of-way. There are no potential road connections on the opposite side of the rail line, and no proposed rail crossings.

# Individual Acknowledgement



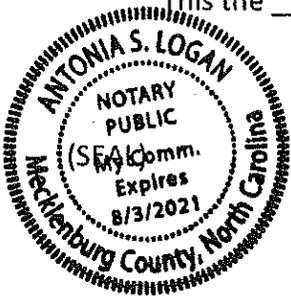
DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg

INDIVIDUAL

I, Antonia S. Logan, a Notary Public do hereby certify that  
Jason B Tuttle personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

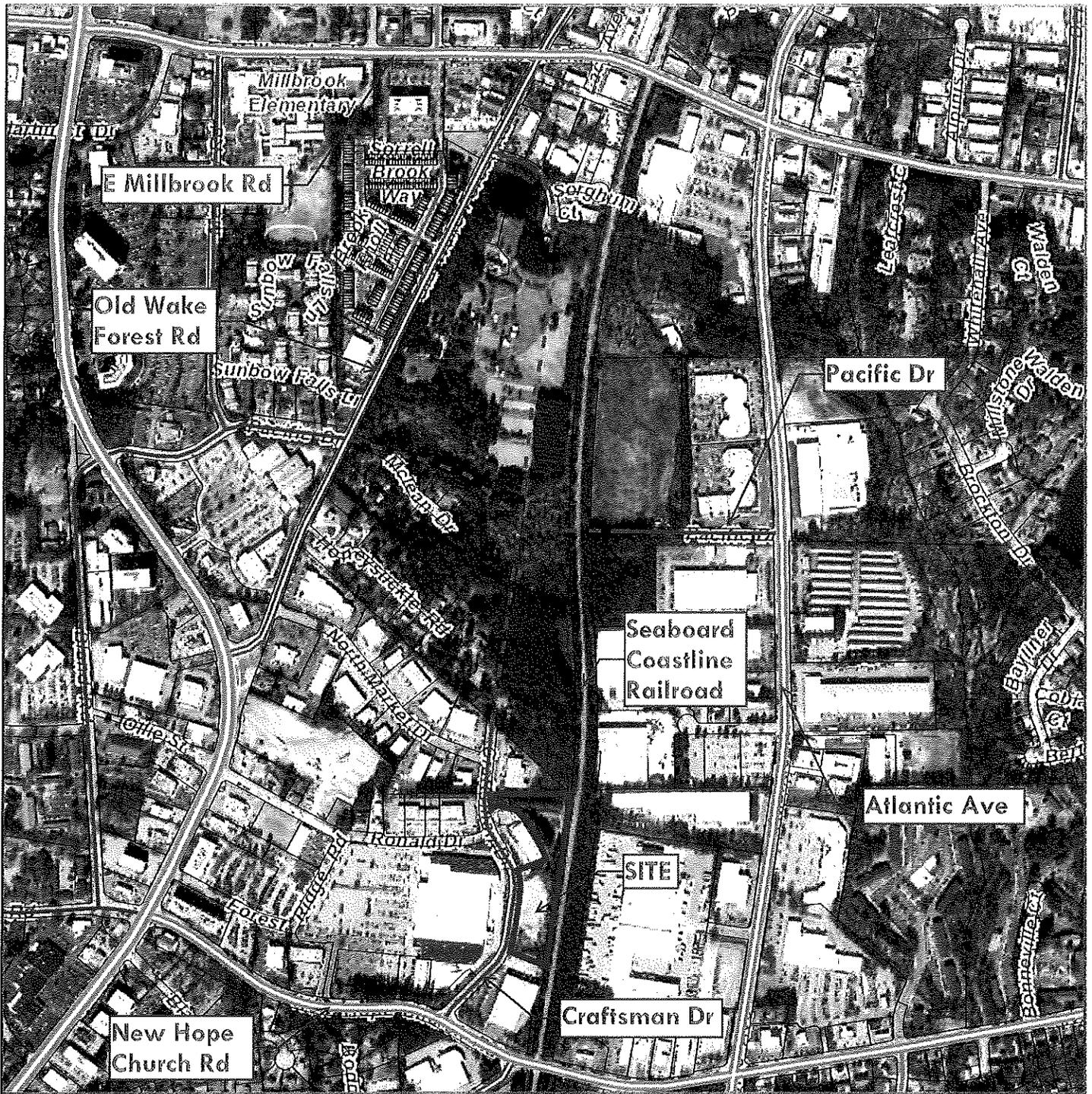
This the 26<sup>th</sup> day of September, 20  .



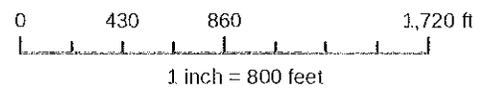
Notary Public Antonia S. Logan

My Commission Expires: 08/03/2021





4220 Craftsman Dr



Block Perimeter Design Adjustment for:

**Craftsman BP, LLC**  
 Case # SR-81-18  
 Trans #567382

*Disclaimer*  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

**Administrative Site Review Application  
(for UDO Districts only)**



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 18320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Transaction Number
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader
<input type="checkbox"/> Townhouse		

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 545630

**GENERAL INFORMATION**

Development Name **CRAFTSMAN BP, LLC**

Zoning District **IX-3** Overlay District (if applicable) **N/A** Inside City Limits?  Yes  No

Proposed Use **LIGHT INDUSTRIAL**

Property Address(es) **4220 CRAFTSMAN DR** Major Street Locator: **NEW HOPE CHURCH RD**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **1716608003** P.I.N. **---** P.I.N. **---** P.I.N. **---**

What is your project type?  Apartment  Elderly Facilities  Hospitals  Hotels/Motels  Office  
 Mixed Residential  Non-Residential Condo  School  Shopping Center  Banks  Industrial Building  
 Duplex  Telecommunication Tower  Religious Institutions  Residential Condo  Retail  Cottage Court  
 Other: If other, please describe: \_\_\_\_\_

**WORK SCOPE**

Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  
**CONSTRUCTION OF TWO LIGHT INDUSTRIAL BUILDINGS (CONTAINING OFFICE SPACE AND ADDITIONAL AREA TOTALLING APPROX. 23,560 SF) AND ASSOCIATED CAR PARKING (APPROX. 34 SPACES).**

**DESIGN ADJUSTMENT OR ADMIN ALTERNATE**

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE  
**DESIGN ADJUSTMENT FOR BLOCK PERIMETER**

**CLIENT/DEVELOPER/OWNER**

Company **CRAFTSMAN BP, LLC** Name (s) **JASON TUTTLE, MANAGER**  
 Address **3717 NATIONAL DR, SUITE 104, RALEIGH, NC 27612**  
 Phone **704-552-8713** Email **JASON@NOVACAP.NET** Fax \_\_\_\_\_

**CONSULTANT (Contact Person for Plans)**

Company **OAK ENGINEERING, PLLC** Name (s) **GREG WELSH, ELEANOR THOMAS**  
 Address **828 EAST BLVD, CHARLOTTE, NC 28203**  
 Phone **704.989.4046** Email **GREG@OAK.ENGINEERING** Fax \_\_\_\_\_

PAGE 1 OF 3 [WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) REVISION 05.13.16

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning Information		Building Information	
Zoning District(s)	IX-3	Proposed building use(s)	LIGHT INDUSTRIAL
If more than one district, provide the acreage of each:	N/A	Existing Building(s) sq. ft. gross	N/A
Overlay District	N/A	Proposed Building(s) sq. ft. gross	23,560
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 4.49	Total sq. ft. gross (existing & proposed)	23,560
Off street parking: Required	25 Provided 34	Proposed height of building(s)	APPROX. 20'
COA (Certificate of Appropriateness) case #	N/A	# of stories	1
BOA (Board of Adjustment) case # A-	N/A	Ceiling height of 1 <sup>st</sup> floor	9' (OFFICE) TO 16' (ADDITIONAL AREA)
CUD (Conditional Use District) case # Z-	N/A		
Stormwater Information			
Existing Impervious Surface	2,587 acres/square feet	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	70,403 acres/square feet	If Yes, please provide:	Flood Study
Neuse River Buffer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils	FEMA Map Panel #
(ON SITE BUT NOT NEAR DEVELOPMENT)	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**FOR RESIDENTIAL DEVELOPMENTS**

1. Total # of Apartment, Condominium or Residential Units	N/A	5. Bedroom Units: 1br	2br	3br	4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units	N/A	6. Infill Development 2.2.7	N/A		
3. Total Number of Hotel Units	N/A	7. Open Space (only) or Amenity	N/A		
4. Overall Total # of Dwelling Units (1-6 Above)	N/A	8. Is your project a cottage court?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**SIGNATURE BLOCK (Applicable to all developments)**

In filling 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.

I hereby designate Greg Welsh to serve as my agent regarding this application, to receive and respond 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.

Signed [Signature] Date 11/27/18

Printed Name Jason B Tuttle

Signed \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

PAGE 2 OF 3 [WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) REVISION 05.13.16

# CRAFTSMAN BP, LLC

## ADMINISTRATIVE SITE REVIEW PLANS

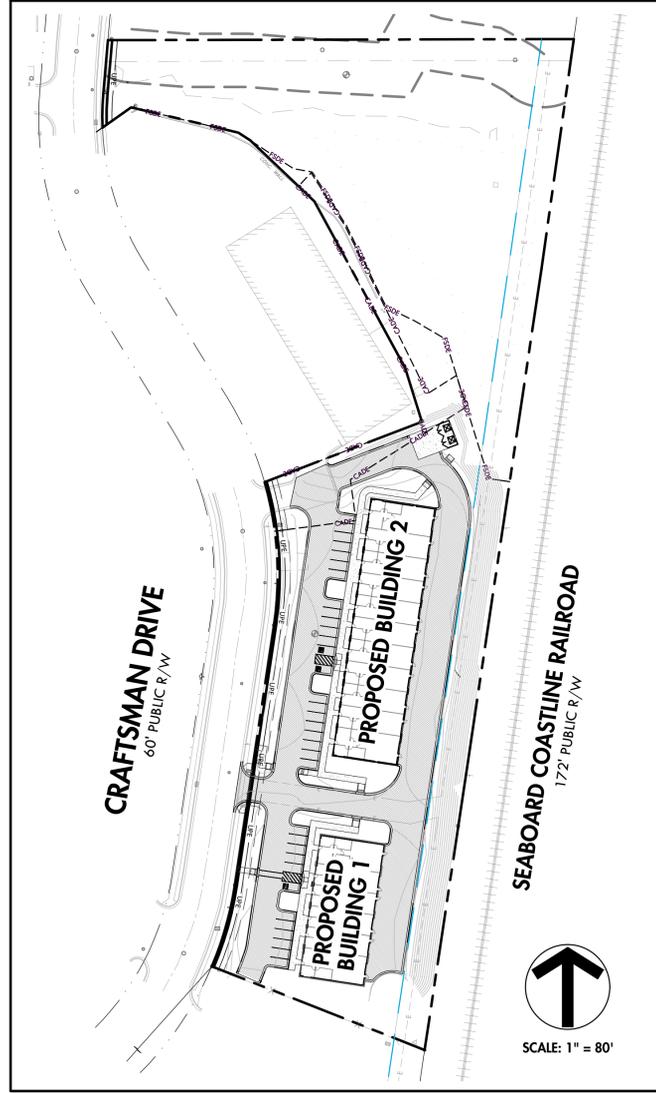
4220 CRAFTSMAN DRIVE  
 CITY OF RALEIGH, NORTH CAROLINA  
**CRAFTSMAN BP, LLC**  
 TRANSACTION #567382  
 CASE # SR-81-18

**GENERAL NOTES**

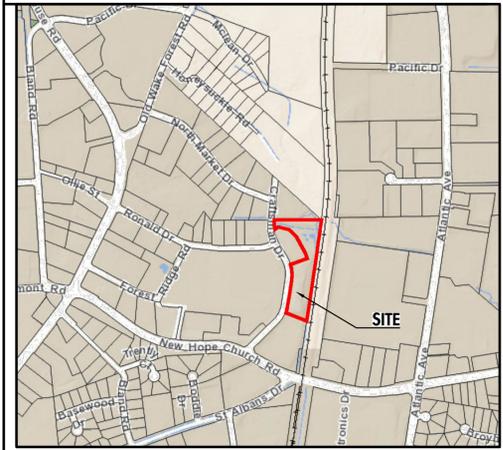
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENT OF SEC. 7.2.5.D.4. AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMP(S) AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS AND SHALL BE COMPLY WITH 2012 NCSBC AND ICC AT 17.1-2009.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

**TREE CONSERVATION NOTES**

- TREE CONSERVATION PLAN IS REQUIRED PER UDO SEC. 9.1.2.
- THE MAJORITY OF THE EXISTING TREES ONSITE ARE INELIGIBLE FOR TREE CONSERVATION DUE TO BEING WITHIN EXISTING EASEMENTS. ONLY A SMALL NUMBER OF EXISTING TREES ARE LOCATED WITHIN POTENTIAL SECONDARY TREE CONSERVATION AREAS, HOWEVER THESE ARE LOCATED ON AN EXISTING FILL PILE, MAKING GRADES UNREASONABLE FOR DEVELOPMENT WITHOUT EXTENSIVE RETAINING WALLS, AND GROWING VERY CLOSE TOGETHER. A SMALL TREE CONSERVATION AREA IS PROPOSED IN THE SOUTHEAST CORNER OF THE SITE. PAYMENT-IN-LIEU IS PROPOSED FOR INDIVIDUAL TREES LOCATED IN THE SOUTHWEST CORNER OF THE SITE.
- SEE TREE COVER REPORT AND SHEET C6.1 FOR TREE CONSERVATION PLAN AND CALCULATIONS.



**VICINITY MAP** SCALE: 1" = 800'



**PROJECT SUMMARY**

**PROJECT NAME:** CRAFTSMAN BP, LLC  
**WAKE Co PIN:** 1716608003  
**ADDRESS:** 4220 CRAFTSMAN DRIVE, RALEIGH, NC 27587  
**ZONING:** IX-3 (INDUSTRIAL MIXED USE)  
**EXISTING USE:** VACANT  
**PROPOSED USE:** LIGHT INDUSTRIAL  
**JURISDICTION:** CITY OF RALEIGH

**FEMA INFORMATION:** MAP NO. 37201716001  
 MAP DATES: 5/2/2006  
 FLOOD ZONE: OUT  
**LOT SIZE:** 4.49 ACRES (195,427-SF)  
**ROW TO BE DEDICATED:** 0.03 ACRES (1,250-SF)  
**NEW LOT SIZE:** 4.46 ACRES (194,177-SF)

**REQUIRED AMENITY AREA:** 0.449 ACRES (19,543-SF) (10% OF SITE AREA = 0.446 AC)  
**PROPOSED AMENITY AREA:** 0.449 ACRES (19,566-SF)  
**REQUIRED TCA:** 0.446 AC (110% OF SITE AREA = 0.446 AC)  
**POTENTIAL TCA:** 0.04 AC (INDIVIDUAL SECONDARY TREE CONSERVATION AREA)  
**PROPOSED TCA:** 0.015 ACRES TO BE CONSERVED  
 PAYMENT-IN-LIEU FOR REMAINING 0.025 ACRES

**BUILDING GFA (NORTH (2):** 15,170-SF TOTAL (7,205-SF OFFICE + 7,965-SF ADDITIONAL)  
**BUILDING GFA (SOUTH (1):** 8,390-SF TOTAL (4,115-SF OFFICE + 4,275-SF ADDITIONAL)  
**BUILDING HEIGHT:** 20'-8" (23'-0" TO PARAPET)

**REQUIRED PARKING:** 1 SPACE PER 600-SF OFFICE AREA = 19 SPACES  
 1 SPACE PER 3,000-SF OF ADDITIONAL AREA = 4 SPACES  
 23 TOTAL SPACES REQUIRED

**PROPOSED PARKING:** 31 REGULAR SPACES  
 3 ACCESSIBLE SPACES (INCLUDING 2 VAN SPACES)  
 34 TOTAL SPACES PROVIDED

**DRAWING INDEX**

SHEET	SHEET TITLE	ORIGINAL DATE	LATEST ISSUE	LATEST REV
C1.0	COVER SHEET	8/23/18	02/01/19	4
C1.1	PROJECT NOTES	8/23/18	02/01/19	1
C2.0	EXISTING CONDITIONS (BY OTHERS)			
C3.0	SITE & UTILITY PLAN	8/23/18	02/01/19	3
C4.0	GRADING & DRAINAGE PLAN	8/23/18	02/01/19	4
C4.1	STORM DRAINAGE PROFILES	8/23/18	02/01/19	1
C4.2	STORMWATER MANAGEMENT PLAN	8/23/18	02/01/19	2
C6.0	LANDSCAPING PLAN	8/23/18	02/01/19	2
C6.1	TREE CONSERVATION PLAN	11/29/18	02/01/19	3
C7.0	PROJECT DETAILS	8/23/18	02/01/19	1
C7.1	UTILITY DETAILS	8/23/18	02/01/19	
A1.1N	FLOOR PLAN/ELEVATION (BY OTHERS)	9/25/18	01/30/19	4
A1.2N	FLOOR PLAN/ELEVATION (BY OTHERS)	9/25/18	01/30/19	4
A1.1S	FLOOR PLAN/ELEVATION (BY OTHERS)	8/23/18	01/30/19	4
A1.2S	FLOOR PLAN/ELEVATION (BY OTHERS)	9/25/18	01/30/19	4
	SITE LIGHTING PLAN (BY OTHERS)	9/26/18		

**PROJECT CONTACTS**

OWNER/DEVELOPER	ENGINEER	ARCHITECT
JASON TUTTLE CRAFTSMAN BP, LLC 3717 NATIONAL DR, STE 104 RALEIGH, NC 27612 704.552.8713 jason@novacap.net	GREG WELSH, PE OAK ENGINEERING, PLLC 828 EAST BOULEVARD CHARLOTTE, NC 28203 803.312.5074 greg@oak.engineering	RON COX ROX COX ARCHITECTURE, PA 2003 PROGRESS CT RALEIGH, NC 27608 919.829.0026 ronc@roncoxarchitecture.com
PROPERTY OWNER	CONTRACTOR	SURVEYOR (TOPO)
CRAFTSMAN BP, LLC 3717 NATIONAL DR RALEIGH, NC 27612	TBD	MATTHEW CRAWFORD, PLS TIMMONS GROUP 5410 TRINITY RD, STE 102 RALEIGH, NC 27607 919.866.4951

**MUNICIPALITY CONTACTS**

PLANNING	ZONING	STORMWATER
DANIEL STEGALL CITY OF RALEIGH 1 EXCHANGE PLAZA, 3rd FL RALEIGH, NC 27601 919-996-2712 daniel.stegall@raleighnc.gov	KATHRYN WILSON CITY OF RALEIGH 1 EXCHANGE PLAZA, STE 400 RALEIGH, NC 27601 919-996-2480 kathryn.wilson@raleighnc.gov	GARY MORTON CITY OF RALEIGH 1 EXCHANGE PLAZA, STE 400 RALEIGH, NC 27601 919-996-3517 gary.morton@raleighnc.gov
URBAN FORESTRY	TRANSPORTATION	UTILITIES
MARY ANN METCALF CITY OF RALEIGH 1 EXCHANGE PLAZA, STE 400 RALEIGH, NC 27601 919-996-2562 maryann.metcalfe@raleighnc.gov	KATHRYN BEARD CITY OF RALEIGH 1 EXCHANGE PLAZA, STE 400 RALEIGH, NC 27601 919-996-2407 kathryn.beard@raleighnc.gov	BRIAN CASEY CITY OF RALEIGH 1 EXCHANGE PLAZA, STE 400 RALEIGH, NC 27601 919-996-2207 brian.casey@raleighnc.gov



PE SEAL:



**CRAFTSMAN BP, LLC**  
 4220 CRAFTSMAN DRIVE  
 RALEIGH, NORTH CAROLINA  
 TRANSACTION #567382 --- CASE # SR-81-18

REVISIONS:  
 1. 9/26/18 - CITY OF RALEIGH ASB COMMENTS  
 2. 01/08/19 - CITY OF RALEIGH ASB COMMENTS  
 3. 01/08/19 - CITY OF RALEIGH ASB COMMENTS  
 4. 02/01/19 - CITY OF RALEIGH ASB COMMENTS

ENGINEER: GTW  
 DRAWN BY: ERT  
 CHECKED BY: LJB  
 PROJECT #: 018.0031  
 SHEET  
**C1.0**  
 SHEET 1 OF 11

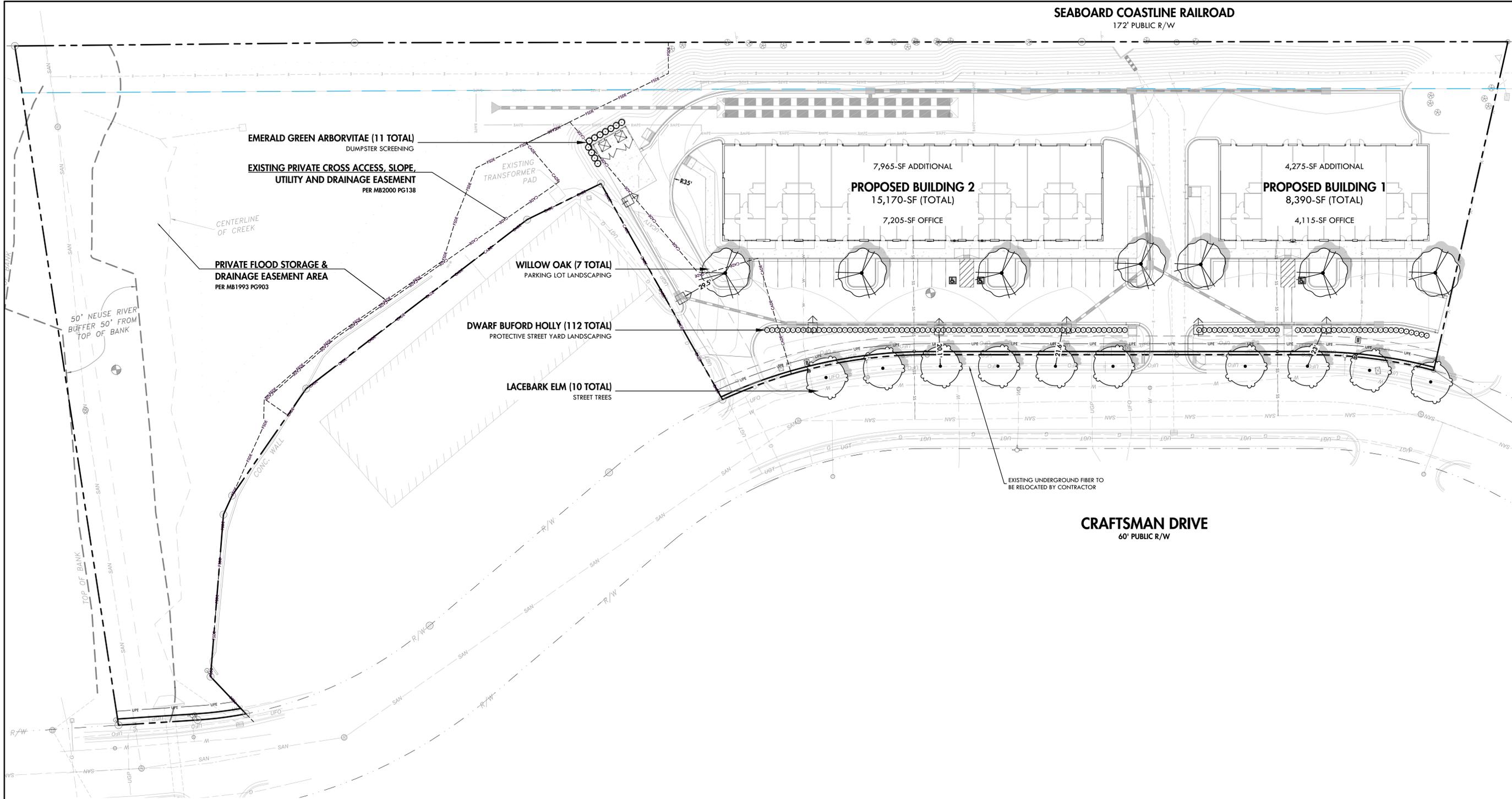


PE SEAL:

**CRAFTSMAN BP, LLC**

4220 CRAFTSMAN DRIVE  
RALEIGH, NORTH CAROLINA  
TRANSACTION #567382 --- CASE # SR-81-18

**LANDSCAPING PLAN**



**PLANTING SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	LOCATION	TYPE	ROOT / CONTAINER	PLANTING HEIGHT / SIZE	SPACING
7	QUERCUS PHELLOS	WILLOW OAK	PARKING	SHADE	B & B	MIN. 10' TALL & 3" CALIPER	AS SHOWN
10	ULMUS PARVIFOLIA	LACEBARK ELM	STREET	SHADE	B & B	MIN. 10' TALL & 3" CALIPER	40' O.C.
11	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	DUMPSTER SCREENING	EVERGREEN	B & B	MIN. 3' TALL	4' O.C.
112	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	TYPE C3 STREET PROTECTIVE YARD	SHRUB	GAL	MIN. 18" TALL & WIDE	3.33' O.C.

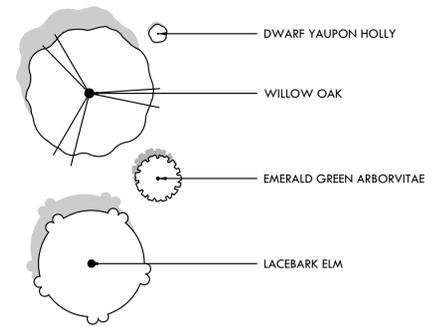
**LANDSCAPING CALCULATIONS**

**STREET PROTECTIVE YARD REQUIREMENTS:**  
TYPE C3 STREET PROTECTIVE YARD  
MINIMUM 10' WIDE  
30 SHRUBS PER 100-LF  
**LANDSCAPING PROVIDED = 115 SHRUBS**

**STREET TREE REQUIREMENTS:**  
CRAFTSMAN DRIVE  
410-LF OF ROAD FRONTAGE  
TREES REQUIRED = (410-LF / 40 FT / TREE) = 10 SHADE TREES  
**LANDSCAPING PROVIDED = 10 SHADE TREES**

**PARKING LOT REQUIREMENTS:**  
1 INTERIOR ISLAND PER 10 PARKING SPACES  
ALL PARKING MUST TERMINATE IN INTERIOR ISLAND  
**LANDSCAPING PROVIDED = 7 INTERIOR ISLANDS**

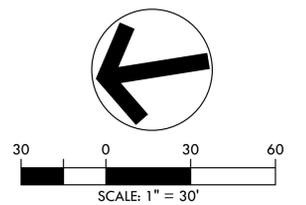
**LANDSCAPING KEY**



**LEGEND**



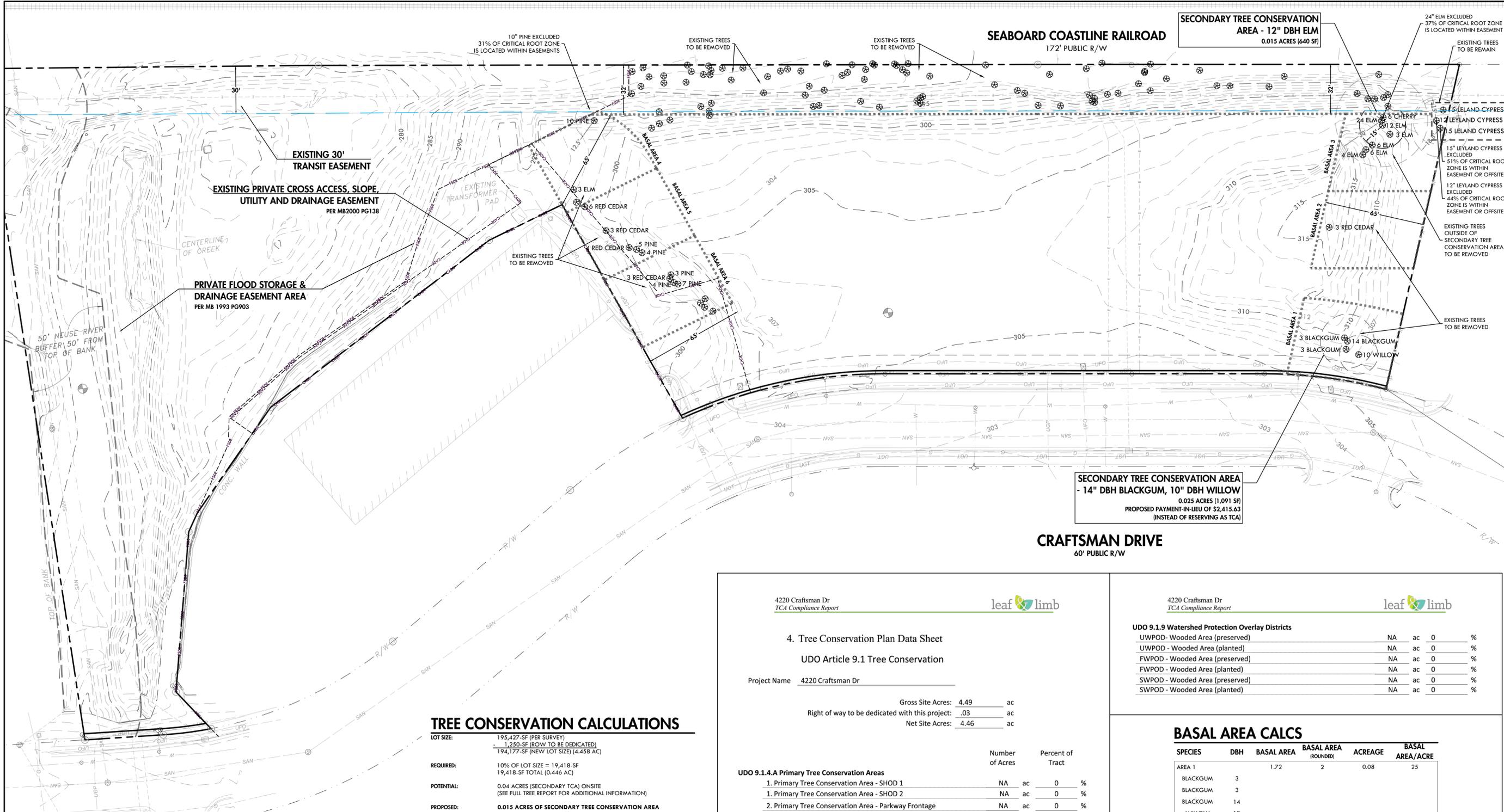
**DRAWING INFORMATION**



REVISIONS:  
1. 9/26/18 - CITY OF RALEIGH ASR COMMENTS  
2. 11/29/18 - CITY OF RALEIGH ASR COMMENTS

ENGINEER: GTW  
DRAWN BY: ERT  
CHECKED BY: LJB  
PROJECT #: 018.0031

SHEET  
**C6.0**  
SHEET 8 OF 11



**SECONDARY TREE CONSERVATION AREA - 12" DBH ELM**  
0.015 ACRES (640 SF)

**SECONDARY TREE CONSERVATION AREA - 14" DBH BLACKGUM, 10" DBH WILLOW**  
0.025 ACRES (1,091 SF)  
PROPOSED PAYMENT-IN-LIEU OF \$2,415.63 (INSTEAD OF RESERVING AS TCA)

24" ELM EXCLUDED  
37% OF CRITICAL ROOT ZONE IS LOCATED WITHIN EASEMENT

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE REMAIN

15" LEYLAND CYPRESS EXCLUDED  
51% OF CRITICAL ROOT ZONE IS WITHIN EASEMENT OR OFFSITE

12" LEYLAND CYPRESS EXCLUDED  
44% OF CRITICAL ROOT ZONE IS WITHIN EASEMENT OR OFFSITE

EXISTING TREES OUTSIDE OF SECONDARY TREE CONSERVATION AREA TO BE REMOVED

EXISTING TREES TO BE REMOVED



**CRAFTSMAN BP, LLC**  
4220 CRAFTSMAN DRIVE  
RALEIGH, NORTH CAROLINA  
TRANSACTION #567382 --- CASE # SR-81-18  
**TREE CONSERVATION PLAN**

ENGINEER: GTW  
DRAWN BY: ERT  
CHECKED BY: LJB  
PROJECT #: 018.0031  
SHEET  
**C6.1**  
SHEET 9 OF 11

REVISIONS:  
3. 01/08/19 - CITY OF RALEIGH ASR COMMENTS

**TREE CONSERVATION CALCULATIONS**

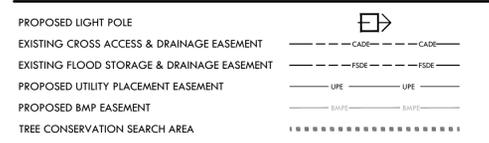
**LOT SIZE:**  
195,427-SF (PER SURVEY)  
1,250-SF (ROW TO BE DEDICATED)  
194,177-SF (NEW LOT SIZE) (4.458 AC)

**REQUIRED:**  
10% OF LOT SIZE = 19,418-SF  
19,418-SF TOTAL (0.446 AC)

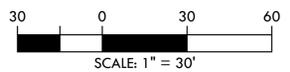
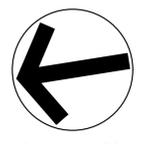
**POTENTIAL:**  
0.04 ACRES (SECONDARY TCA) ONSITE  
(SEE FULL TREE REPORT FOR ADDITIONAL INFORMATION)

**PROPOSED:**  
**0.015 ACRES OF SECONDARY TREE CONSERVATION AREA AND PAYMENT-IN-LIEU OF \$2,415.63 FOR REMAINING 0.025 ACRES OF SECONDARY TREE CONSERVATION AREA**

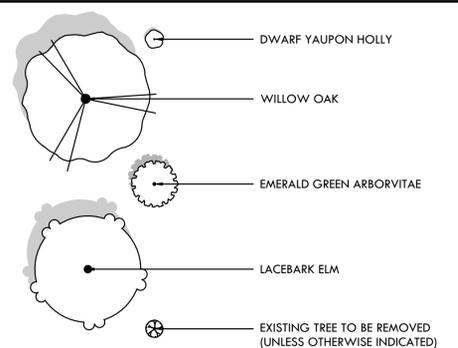
**LEGEND**



**DRAWING INFORMATION**



**LANDSCAPING KEY**



4220 Craftsman Dr  
TCA Compliance Report

**leaf & limb**

**4. Tree Conservation Plan Data Sheet**

**UDO Article 9.1 Tree Conservation**

Project Name: 4220 Craftsman Dr

Gross Site Acres: 4.49 ac  
Right of way to be dedicated with this project: .03 ac  
Net Site Acres: 4.46 ac

**UDO 9.1.4.A Primary Tree Conservation Areas**

Number of Acres	Percent of Tract
1. Primary Tree Conservation Area - SHOD 1	NA ac 0 %
1. Primary Tree Conservation Area - SHOD 2	NA ac 0 %
2. Primary Tree Conservation Area - Parkway Frontage	NA ac 0 %
3. Primary Tree Conservation Area - CM	NA ac 0 %
4. Primary Tree Conservation Area - MPOD	NA ac 0 %
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	NA ac 0 %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	NA ac 0 %
7. Primary Tree Conservation Area - 45% Slopes	NA ac 0 %
8. Primary Tree Conservation Area - Thoroughfare	NA ac 0 %
<b>Subtotal of Primary Conservation Areas:</b>	<b>0 ac 0 %</b>

**UDO 9.1.4.D.2 Tree Conservation Area - Greenway**

NA ac 0 %
-----------

**UDO 9.1.4.B.1.a & b. Secondary Tree Conservation Areas**  
(include perimeter buffers and their alternate compliance areas)

NA ac 0 %
-----------

**UDO 9.1.4.B.1.c & d. Individual Tree Secondary Tree Conservation Areas**  
(Include individual trees and their alternate compliance areas)

.04 ac .90 %
--------------

**Subtotal of Secondary Conservation Areas:**

.04 ac .90 %
--------------

**TOTAL ALL TREE CONSERVATION AREA PROVIDED**

.04 ac .90 %
--------------

4220 Craftsman Dr  
TCA Compliance Report

**leaf & limb**

**UDO 9.1.9 Watershed Protection Overlay Districts**

	NA	ac	0	%
UWPOD - Wooded Area (preserved)	NA	ac	0	%
UWPOD - Wooded Area (planted)	NA	ac	0	%
FWPOD - Wooded Area (preserved)	NA	ac	0	%
FWPOD - Wooded Area (planted)	NA	ac	0	%
SWPOD - Wooded Area (preserved)	NA	ac	0	%
SWPOD - Wooded Area (planted)	NA	ac	0	%

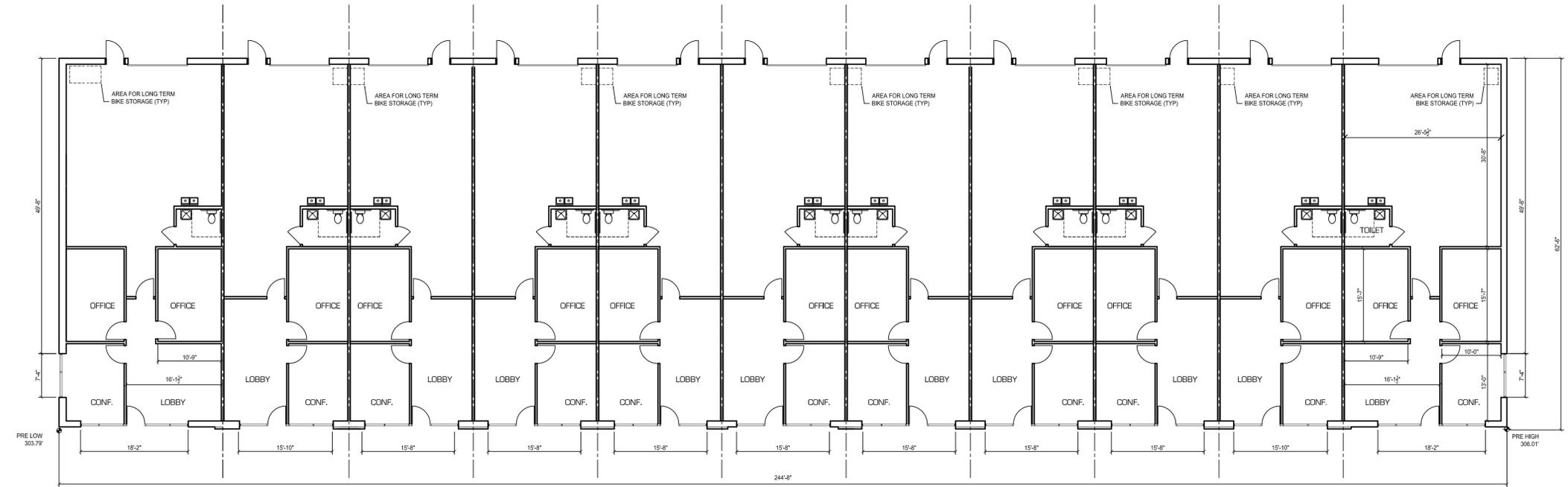
**BASAL AREA CALCS**

SPECIES	DBH	BASAL AREA	BASAL AREA (ROUNDED)	ACREAGE	BASAL AREA/ACRE
AREA 1		1.72	2	0.08	25
BLACKGUM	3				
BLACKGUM	3				
BLACKGUM	14				
WILLOW	10				
AREA 2		0.05	1	0.08	12.5
RED CEDAR	3				
AREA 3		1.53	1	0.08	12.5
ELM	4				
ELM	6				
ELM	6				
ELM	12				
ELM	3				
CHERRY	6				
AREA 4		0.05	1	0.08	12.5
ELM	3				
AREA 5		0.33	1	0.08	12.5
RED CEDAR	4				
PINE	5				
PINE	4				
AREA 6		0.46	1	0.08	12.5
PINE	3				
RED CEDAR	3				
PINE	4				
PINE	7				

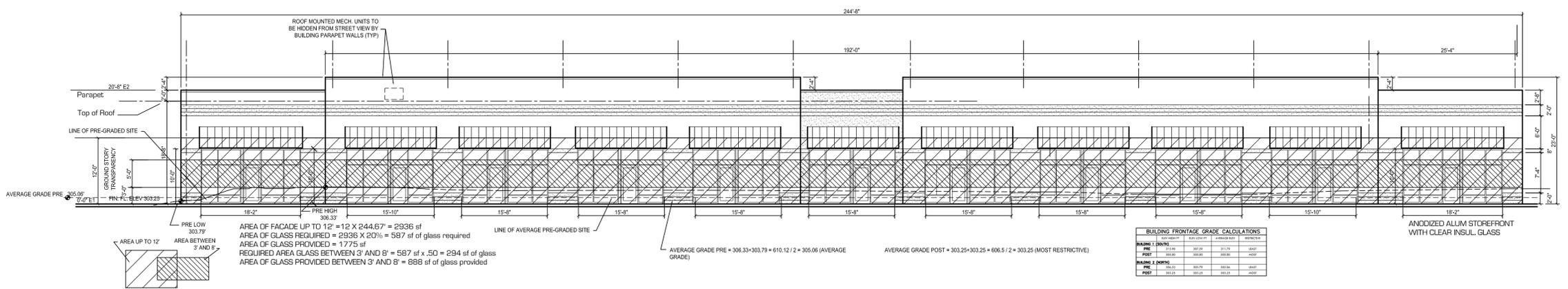
NOTE: NO AREAS HAVE BASAL AREA OF 30 SQUARE FEET PER ACREAGE.



Proposed Building  
 for  
**Nova Capital**  
 4220 Craftsman Drive  
 Raleigh, North Carolina



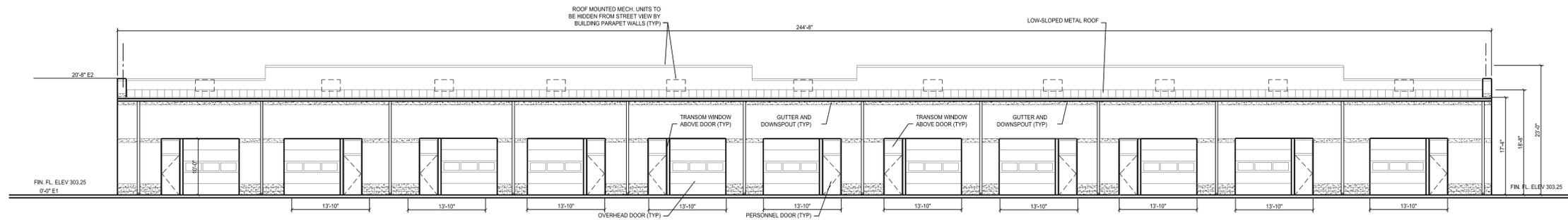
**1** PROPOSED FLOOR PLAN  
 3/32" = 1'-0" ONE STORY BUILDING



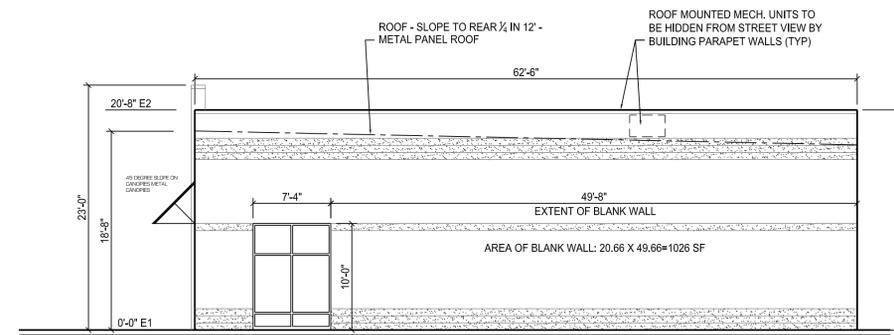
**2** PROPOSED FRONT (WEST) ELEVATION- PRIMARY STREET FACING FACADE  
 3/32" = 1'-0"

GENERAL REVISIONS PER 2ND REV.
10.15.18 CITY COMMENTS
RECALCULATE GLASS AREA ETC
12.13.18 CITY COMMENTS
REV. CITY COMMENTS 4TH REV 1-24-19
PROJECT NO: NCCD.18
DRAWN BY:
CHECKED BY:
SHEET TITLE:
FLOOR PLAN/ STREET ELEVATION NORTH BUILDING - PROPOSED BLDG. 2

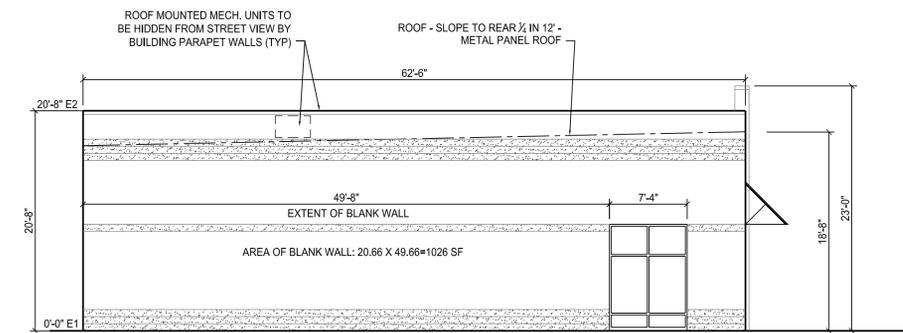
**A1.1n**



**1 PROPOSED REAR (EAST) ELEVATION**  
3/32" = 1'-0"



**2 PROPOSED SOUTH ELEVATION**  
1/8" = 1'-0"



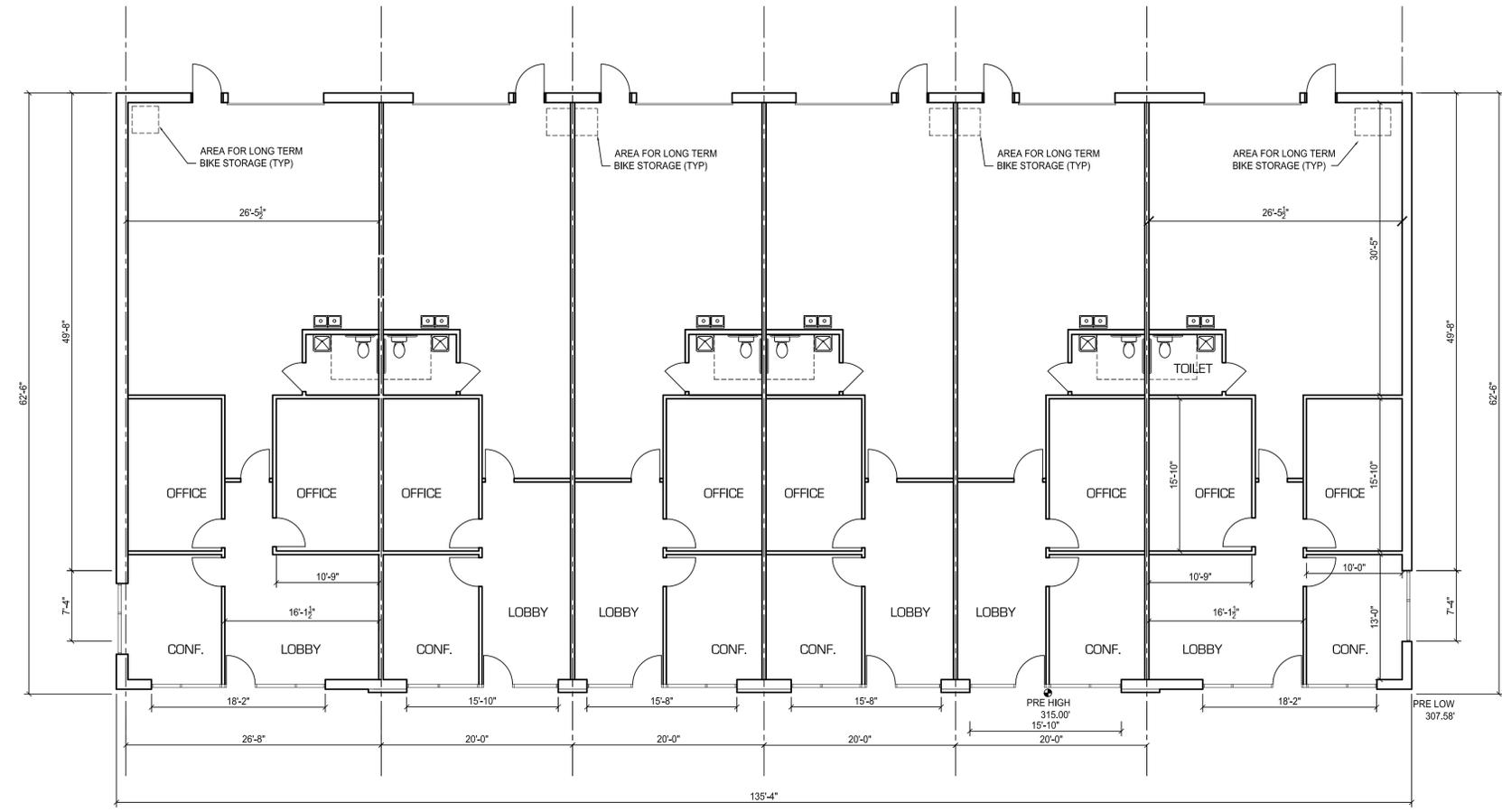
**3 PROPOSED NORTH ELEVATION**  
1/8" = 1'-0"

Proposed Building  
for  
**Nova Capital**  
4220 Craftsman Drive  
Raleigh, North Carolina

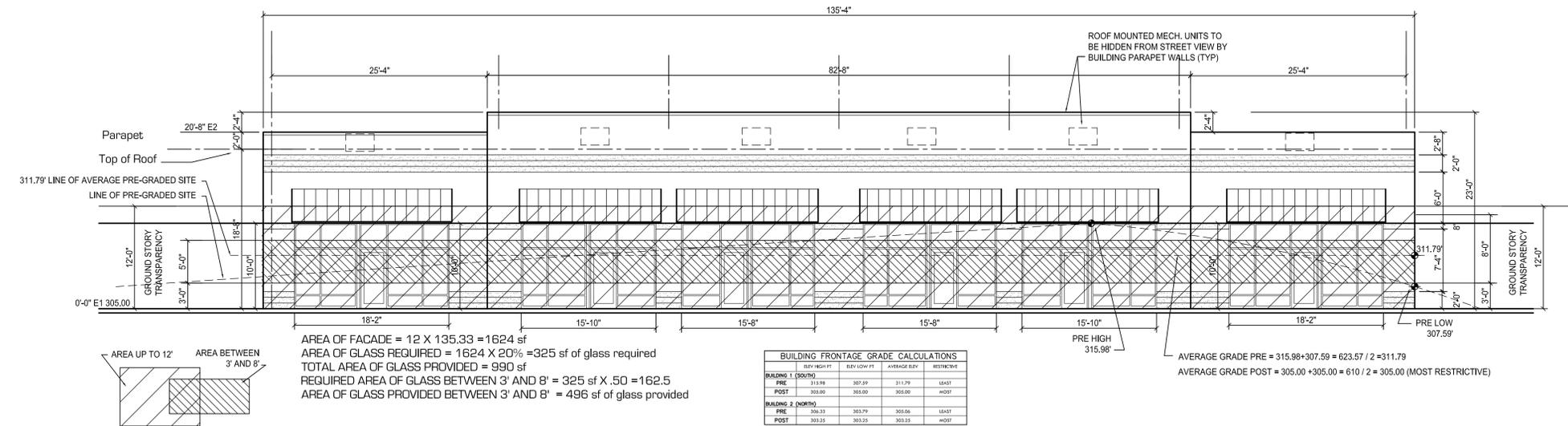
△	GENERAL REVISIONS 2ND REV
	10.25.18 CITY COMMENTS
△	RECALCULATE GLASS AREA ETC
	12.13.18 CITY COMMENTS
REV. △	CITY COMMENTS 4TH REV 1-24-19

PROJECT NO: NCCD.18  
DRAWN BY:  
CHECKED BY:  
SHEET TITLE:  
BUILDING ELEVATIONS - NORTH BLDG  
PROPOSED BUILDING 2

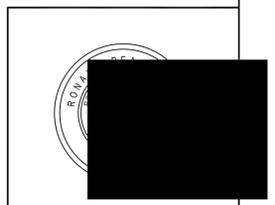
**A1.2n**



**1 PROPOSED FLOOR PLAN**  
 1/8" = 1'-0" ONE STORY BUILDING



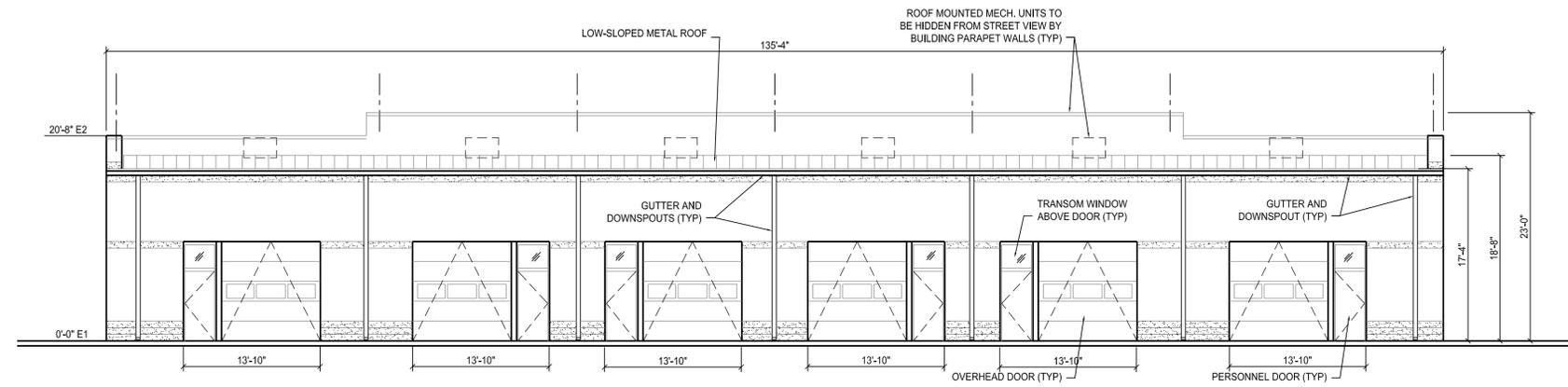
**2 PROPOSED FRONT (WEST) ELEVATION- PRIMARY STREET FACING FACADE**  
 1/8" = 1'-0"



Proposed Building  
 for  
**Nova Capital**  
 4220 Craftsman Drive  
 Raleigh, North Carolina

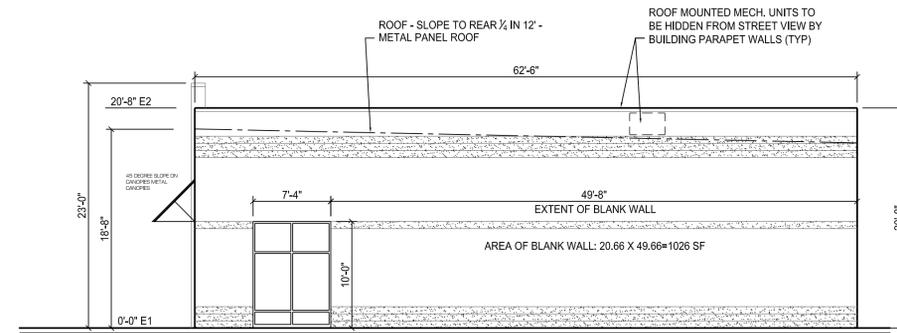
8.23.18 CITY COMMENTS  
 GENERAL REVISIONS 2ND REV  
 10.25.18 CITY COMMENTS  
 CITY COMMENTS 4TH REV 1-24-19  
 REV: .  
 PROJECT NO: NCCD.18  
 DRAWN BY:  
 CHECKED BY:  
 SHEET TITLE:  
 FLOOR PLAN/ STREET ELEVATION  
 SOUTH BUILDING- PROPOSED BLDG. 1

**A1.1s**

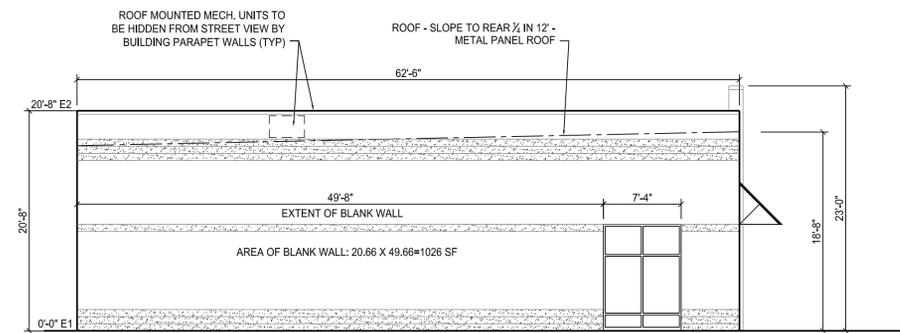


**1** PROPOSED REAR (EAST) ELEVATION  
1/8" = 1'-0"

CAMEL  
CLAY



**2** PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



**3** PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



Proposed Building  
for  
**Nova Capital**  
4220 Craftsman Drive  
Raleigh, North Carolina

△	GENERAL REVISIONS 2ND REV
	10.25.18 CITY COMMENTS
△	RECALCULATE GLASS AREA ETC
	12.13.18 CITY COMMENTS
REV. △	CITY COMMENTS 4TH REV 1-24-19
	PROJECT NO: NCCD.18
	DRAWN BY:
	CHECKED BY:
	SHEET TITLE:
	BUILDING ELEVATIONS - SOUTH BLDG PROPOSED BUILDING 1

**A1.2s**