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

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.
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 or 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. 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.

| ☒ | City Code Covenant | ☐ | Slope Easement |
| ☒ | Stormwater Maintenance Covenant | ☐ | Transit Easement |
| ☒ | Utility Placement Easement | ☒ | Cross Access Easement |
| ☐ | Sidewalk Easement | ☐ | Public Access Easement |
| ☐ | 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
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:*
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 document 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).
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.
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
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 30 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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Craftsman BP, LLC</th>
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<tbody>
<tr>
<td>Development Case Number</td>
<td>SR-81-2018</td>
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<tr>
<td>Transaction Number</td>
<td>567382</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 107 - 2018</td>
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Staff recommendation based upon the findings in the applicable code(s):
- [x] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [x] DOES NOT SUPPORT [ ] the design adjustment request.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
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<tr>
<td>Dev. Services Planner</td>
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<tr>
<td>Development Engineering</td>
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<tr>
<td>Engineering Services</td>
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<td>Public Utilities</td>
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<th>CONDITIONS:</th>
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Development Services Director or Designee Action: [x] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Daniel G. Knuth, PE  
Manager, Development Services  
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).*
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

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.

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<tr>
<td>Name</td>
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<tr>
<td>Address</td>
<td>3717 National Dr, Suite 104</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
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<td>State</td>
<td>NC</td>
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<td>27612</td>
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<tr>
<td>Phone</td>
<td>704-552-8713</td>
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<tr>
<td>Firm</td>
<td>OAK Engineering, PLLC</td>
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<tr>
<td>Address</td>
<td>828 East Blvd</td>
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<tr>
<td>City</td>
<td>Charlotte</td>
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<td>NC</td>
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<tr>
<td>Zip Code</td>
<td>28203</td>
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<tr>
<td>Phone</td>
<td>704-989-4046</td>
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I am seeking a Design Adjustment from the requirements set forth in the following:

- UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- UDO Art. 8.4 New Streets - See page 3 for findings
- UDO Art. 8.5 Existing Streets - See page 4 for findings
- Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

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.

[Signature]
Date 9/4/18

OWNER/OWNER'S REPRESENTATIVE SIGNATURE

CHECKLIST

- Included
- Included
- Included
- Included
- Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

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

For Office Use Only

RECEIVED DATE: DA -
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.
STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

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 foregoing instrument.

This the 26th day of September, 20__

Notary Public

My Commission Expires: 08/03/2021

ANTONIA S. LOGAN
Mecklenburg County, North Carolina
NOTARY PUBLIC
(Stationary Notary)
Comm. Expires 8/3/2021
Block Perimeter Design Adjustment for:

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

Disclaimer

Maps make 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.
CRAFTSMAN BP, LLC

ADMINISTRATIVE SITE REVIEW PLANS

CITY OF RALEIGH, NORTH CAROLINA

CRAFTSMAN BP, LLC

TRANSACTION #567382

CASE # SR-81-18

GENERAL NOTES

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

2. THE CONTRACTOR SHALL CONSTRUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.

3. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND CLEAR, AND REMOVE ALL TRASH AND GARBAGE AS APPLICABLE.

4. THE CONTRACTOR SHALL ADEQUATELY PROTECT THE SURROUNDING PROPERTY FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL NOT CONSTRUCT OR PLACE ANY TRENCHES OR OTHER Holes WHICH WOULD BE HAZARDOUS TO THE PUBLIC OR CAUSE DAMAGE TO EXISTING UTILITIES.

6. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWRegulations concerning the construction of the work.

7. THE CONTRACTOR SHALL BASE THEIR BID ON THE ACCURATE MEASUREMENTS TAKEN FROM THE SITE

8. THE CONTRACTOR SHALL PROVIDE ALL RECOGNIZED NATIONAL SAFETY AIDS AND DEVICES TO THEIR WORKERS.

9. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).

10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.

11. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM

12. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28’ MINIMUM.

13. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE MANAGER FOR ADVISORY.

14. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.

15. TREE CONSERVATION NOTES

16. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE GROUND LEVEL SHALL BE PERMITTED.

17. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28’ MINIMUM.

18. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.

19. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

20. GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENT OF SEC. 7.2.5.D.4. AND IS NOT ONLY REQUIRED PARKING:

21. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.

22. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

23. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

24. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
EXISTING CROSS ACCESS & DRAINAGE EASEMENT

PRIVATE FLOOD STORAGE & DRAINAGE EASEMENT AREA

EXISTING PRIVATE CROSS ACCESS, SLOPE, UTILITY AND DRAINAGE EASEMENT

EMERALD GREEN ARBORVITAE (11 TOTAL)

ARBOVITAE DUMPSTER SCREENING

EVERGREEN B & B

WILLOW OAK (7 TOTAL)

DWARF BUFFALO HOLLOW (7 TOTAL)

LACEBARK ELMS (10 TOTAL)

DRAWING INFORMATION

LANDSCAPING KEY

PLANTING INFORMATION

LANDSCAPING CALCULATIONS

LEGEND

PROPOSED LIGHT POLE

ARKATRONIC STREET TREES

STREET TREES

TREE SCREENING

PLANTING SCHEDULE

PRIVATE FLOOD STORAGE & DRAINAGE EASEMENT AREA

EMERALD GREEN ARBORVITAE

EXISTING CROSS ACCESS & DRAINAGE EASEMENT

DRAWING INFORMATION

CRAFTSMAN DRIVE

NO PUBLIC R/W

PO PROPOSED BUILDING

1.9/26/18 - CITY OF RALEIGH ASR COMMENTS

ALL PARKING MUST TERMINATE IN INTERIOR ISLAND

PARKING LOT REQUIREMENTS:

EMERALD GREEN ARBORVITAE

112 ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY TYPE C3 STREET PROTECTIVE YARD SHRUB GALLIN. 18" TALL & WIDE 3.33' O.C.

ARBORVITAE DUMPSTER SCREENING EVERGREEN B & B MIN. 3' TALL 4' O.C.

410-LF OF ROAD FRONTAGE

MIN. 10' TALL & 3" CALIPER 40' O.C.

ULMUS PARVIFOLIA LACEBARK ELMS

Willow Oak

USE FOR

EXISTING CROSS ACCESS & DRAINAGE EASEMENT

EXISTING FLOOD STORAGE & DRAINAGE EASEMENT

PROPOSED STREET TREES

PROPOSED LANDSCAPE

STREET TREES FOR ORDINANCE: 1 IN 10 PARKING SPACES

RAINBOW ELMS

WILLOW OAK

LACEBARK ELMS

ARBOVITAE DUMPSTER SCREENING

EVERGREEN B & B

WILLOW OAK (7 TOTAL)

DWARF BUFFALO HOLLOW (7 TOTAL)

LACEBARK ELMS (10 TOTAL)
EXISTING CROSS ACCESS & DRAINAGE EASEMENT
PROPOSED UTILITY PLACEMENT EASEMENT
PROPOSED BMP EASEMENT

CRAFTSMAN BP, LLC
RALEIGH, NORTH CAROLINA
4220 CRAFTSMAN DRIVE

TREE CONSERVATION CALCULATIONS

LANDSCAPING KEY

LEGEND

DRAWING INFORMATION

NOTES:
- Trees to be removed: shaded (standard method)
- Trees to be retained: solid line (standoff method)
- Tree conservation area: grey shaded
- Secondary tree conservation area: light grey shaded
- Proposed utility placement: dashed line
- Existing cross access/drainage: thin line
- Private flood storage/drainage: thin dashed line
- Easement or offsite: thin dashed line

4. Tree Conservation Plan Data Sheet
UDQ Article 9.1 Tree Conservation

Project Name: 4220 Craftsman Dr

Gross Site Acres: 4.09

Right of way to be dedicated with this project: 0.69

Net Site Acres: 3.39

UDO 0.3.3.9 A. Primary Tree Conservation Areas

1. Primary Tree Conservation Area - PER MB 2000
   NA
   0%

2. Primary Tree Conservation Area - PER MB 2000
   NA
   0%

3. Primary Tree Conservation Area - PER MB 2000
   NA
   0%

4. Primary Tree Conservation Area - PER MB 2000
   NA
   0%

5. Primary Tree Conservation Area - PER MB 2000
   NA
   0%

6. Primary Tree Conservation Area - PER MB 2000
   NA
   0%

7. Primary Tree Conservation Area - PER MB 2000
   NA
   0%

8. Primary Tree Conservation Area - PER MB 2000
   NA
   0%

9. Primary Tree Conservation Area - PER MB 2000
   NA
   0%

10. Primary Tree Conservation Area - PER MB 2000
    NA
    0%

Subtotal of Primary Conservation Areas: 0.00

UDO 0.3.4.2. B. Secondary Tree Conservation Areas - Canopies

UDO 0.3.4.3. C. & D. Secondary Tree Conservation Areas

UDO 0.3.4.4. E. Individual Tree Secondary Tree Conservation Areas

TOTAL ALL TREE CONSERVATION AREA PROVIDED: 0.00

BASAL AREA CALC:

SPC:

BASAL AREA:

TOTAL:

ACRES:

PAGE 4 OF 7