



Administrative Approval Action

Case File / Name: SUB-0050-2023
DSLCL - BETHEL PARK II - PHASE 2

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

LOCATION: This 6.63 acre parcel, specifically identified as 1421 South New Hope Road, is located north of Rock Quarry Road, south of Old Poole Road, east of I-87, and west of Barwell Road. The property is zoned R-10-CU and shown as Lot 73 - Future Development on the Bethel Park II - Phase 1 & 2 Subdivision, Right of Way, Easements, and Tree Conservation Area Plat (BM2022, PG2038).

REQUEST: This plan proposes subdividing this vacant parcel into 19 lots for a townhouse development, also known as Bethel Park II - Phase 2 (Lots 82-99). The development will consist of 18 residential lots and one common area HOA lot. Each townhouse lot is a minimum 1,659.8 SF and a maximum 2,158 SF and the residual HOA lot is 5.87 acres in size. There is an 200-foot existing power line easement which runs parallel to South New Hope Road between the existing Phase 1 and the right-of-way. The project proposes 0.18 acre tree conservation area along the front portion of the property, also parallel to S New Hope Rd. Development is located between these site characteristics.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: 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 plan dated March 12, 2024 by Jones & Crossen Engineering, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

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

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

General

1. Prior to approval of plans, permits shall be issued for proposed retaining walls. Retaining walls less than 5 feet in height will be issued zoning permits and retaining walls greater than 5 feet in height will be issued building permits.
2. Prior to the approval of plans, applicant shall include the signed and dated "will serve" letter from provider in the plan set.
3. Continued review of the grading on New Hope Road right of way and final placement of the 12.5' combined bike and pedestrian path need to be further discussed at SPR. Staff will coordinate the latest developments of the signal at Eva Mae and S New Hope.

Engineering



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- 4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
- 5. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

- 6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

- 9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 10. 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).

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.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Cross Access Agreements Required

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

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

General

- 1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

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2. A fee-in-lieu for public infrastructure improvements not fully constructed to the property lines is paid to the City of Raleigh (UDO 8.1.10).
3. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation. The easement is typically at minimum the 10' X 70'.
4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
6. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

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

Stormwater

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
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).
10. 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).

Urban Forestry



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11. A tree conservation plat shall be recorded with metes and bounds showing the allowed removed tree conservation area and the replacement tree conservation area (UDO 9.1.6). This development proposes to remove 0.019 acres of existing Primary Tree Conservation Area - Thoroughfare and replace the removed tree conservation area with 0.022 acres of new Primary Tree Conservation Area - Thoroughfare.
12. A public infrastructure surety for 15 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion of infrastructure.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

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

Stormwater

1. 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).
2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. 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).
4. 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).

Urban Forestry

5. Tree impact permits must be obtained for the approved streetscape tree installations in the right-of-way. This development proposes 15 street trees along S. New Hope Road.

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

General

1. Final inspection of tree conservation areas and right-of-way street trees by Urban Forestry Staff.
2. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.



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Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: May 1, 2027

Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: May 1, 2029

Record entire subdivision.

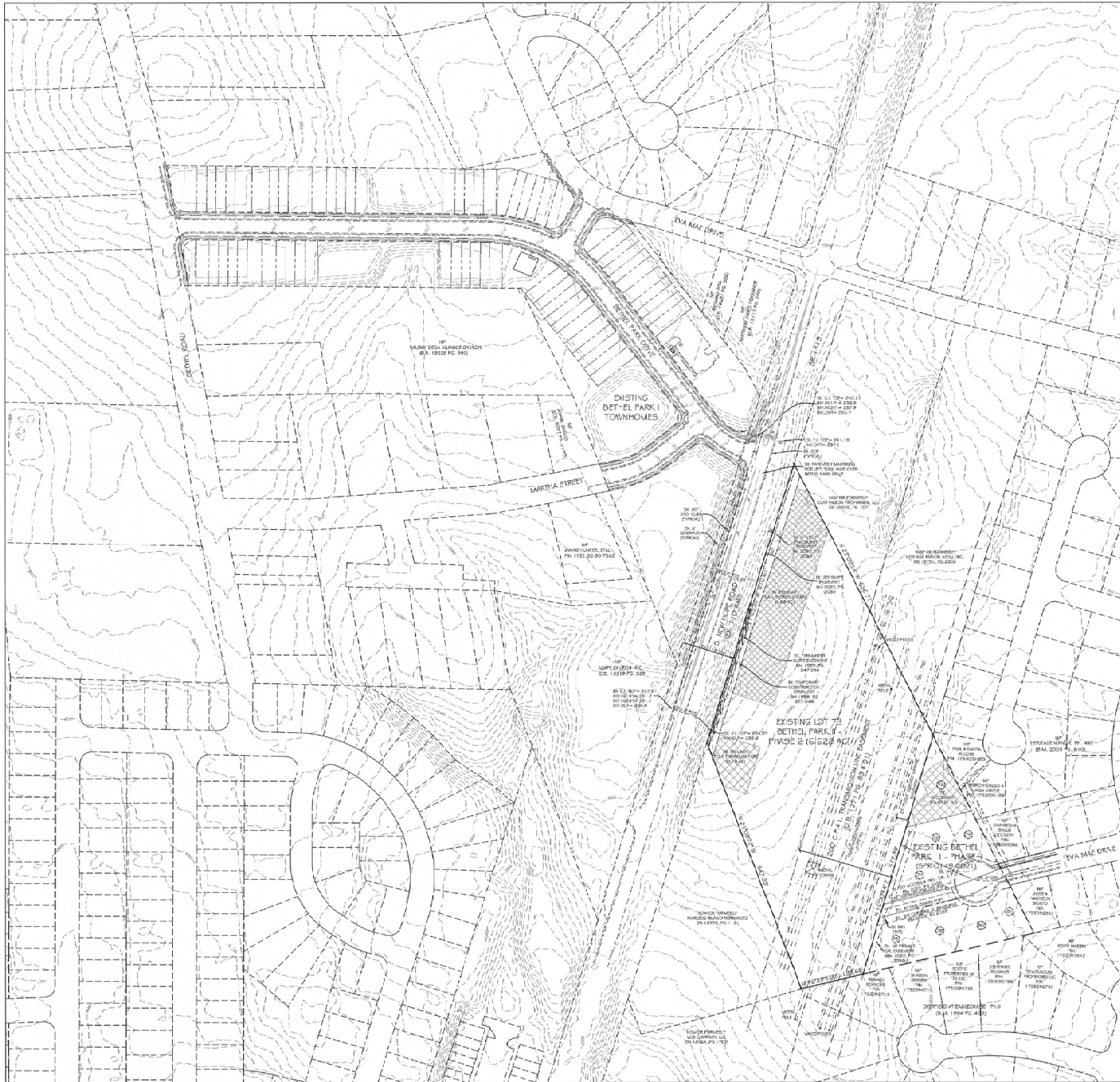
I hereby certify this administrative decision.

Signed: _____

Jessica Gladwin
Development Services Dir/Designee

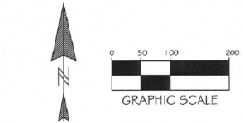
Date: 05/01/2024

Staff Coordinator: Jessica Gladwin



GENERAL NOTES:

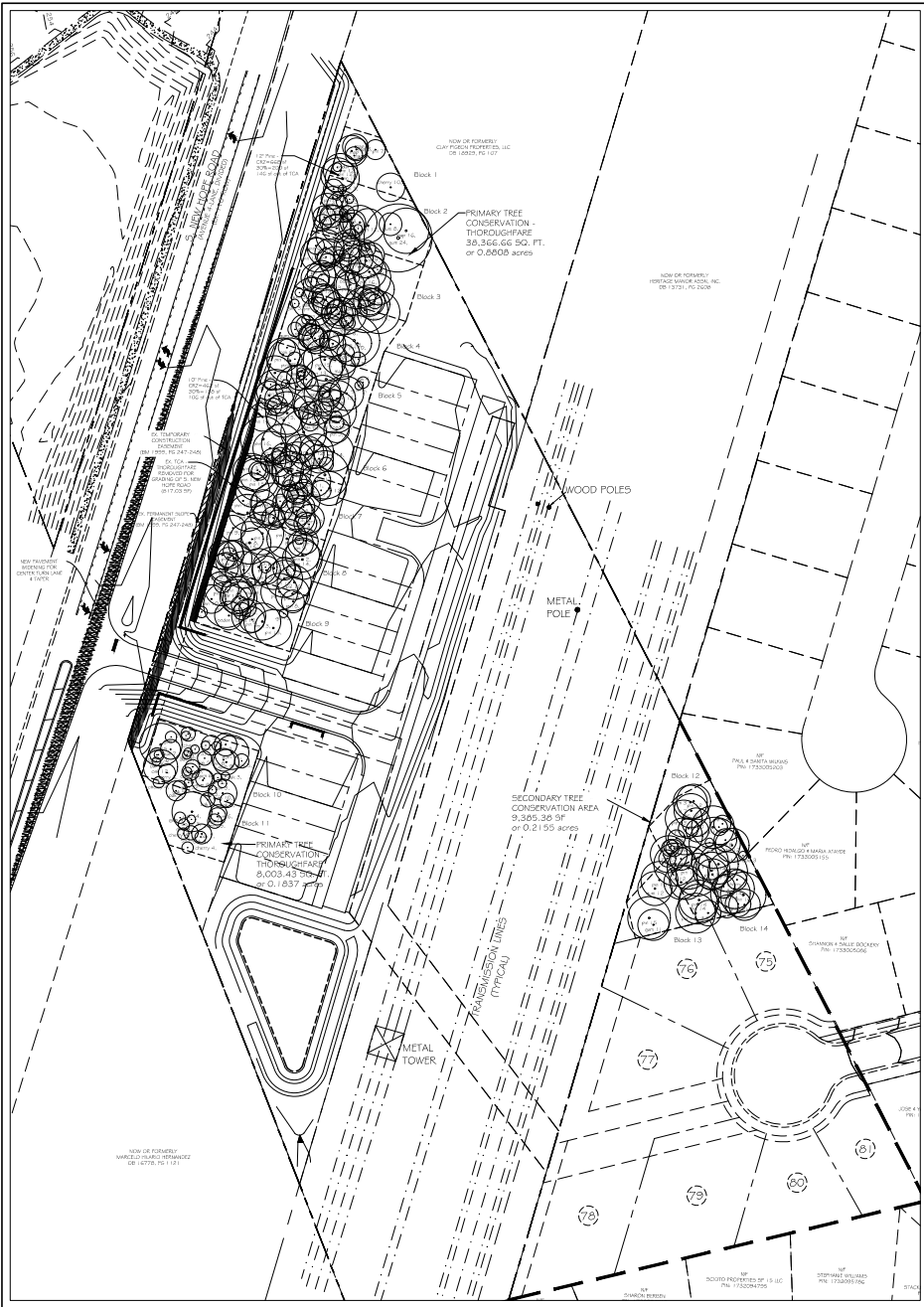
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY KUNGBURG LAND SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR BETHEL PARK II IS UTM TOPIC.
4. THERE IS NO FEMA FLOODPLAIN AREA ON THIS PROPERTY PER MAP #3720172300K, #3720173200K AND #3720173300K (DATED JULY 15, 2022).
5. EXISTING BETHEL PARK - PHASE I IS RECORDED IN EM 2020, PAGES 1035 & 1036.
6. EXISTING BETHEL PARK II - PHASE I IS RECORDED IN EM 2022, PAGE 2036.
7. THE GAP WITHIN THE "CA" THROUGHFARE ALONG S. NEW HOPE ROAD IS TO PROVIDE DRIVEWAY ACCESS TO PHASE 2.



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

CASE NO. 5JB-005-2023

SCALE	1" = 100'	DATE	AUGUST 25, 2023
PROJECT	01/15/24	REVISION	1st CYCLE REVIEW
SHEET	2	TOTAL SHEETS	1734-2



- BLOCK 1**
COMPOSITION: MIXED STAND OF 10+ TREES: PINE, MAPLE, GUM AND CHERRY
CHARACTERISTICS OF TREE STAND: MOSTLY PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 12"
TYPICAL DBH: 3'-6"
TYPICAL SPACING: 10-25'
BASAL AREA CALCULATION / ACRE: 90.43
GENERAL HEALTH: GOOD
- BLOCK 2**
COMPOSITION: MIXED STAND OF 24+ TREES: PINE, CEDAR, MAPLE, POPLAR AND GUM
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, CEDAR, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 24"
TYPICAL DBH: 9'-1 3/4"
TYPICAL SPACING: 8'-20'
BASAL AREA CALCULATION / ACRE: 124.16
GENERAL HEALTH: GOOD
- BLOCK 3**
COMPOSITION: MIXED STAND OF 33+ TREES: PINE, GUM, CEDAR, POPLAR AND OAK
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 14"
TYPICAL DBH: 9'-1 3/4"
TYPICAL SPACING: 5'-15'
BASAL AREA CALCULATION / ACRE: 157.11
GENERAL HEALTH: GOOD
- BLOCK 4**
COMPOSITION: MIXED STAND OF 33+ TREES: PINE, CEDAR, GUM AND OAK
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 14"
TYPICAL DBH: 5'-1 0/4"
TYPICAL SPACING: 7'-15'
BASAL AREA CALCULATION / ACRE: 171.09
GENERAL HEALTH: GOOD
- BLOCK 5**
COMPOSITION: MIXED STAND OF 24+ TREES: PINE, CEDAR, MAPLE AND OAK
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 15"
TYPICAL DBH: 3'-1 1/2"
TYPICAL SPACING: 5'-15'
BASAL AREA CALCULATION / ACRE: 117.63
GENERAL HEALTH: GOOD
- BLOCK 6**
COMPOSITION: MIXED STAND OF 24+ TREES: PINE, CEDAR, OAK AND GUM
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 17"
TYPICAL DBH: 9'-1 1/2"
TYPICAL SPACING: 8'-20'
BASAL AREA CALCULATION / ACRE: 141.27
GENERAL HEALTH: GOOD
- BLOCK 7**
COMPOSITION: MIXED STAND OF 28+ TREES: PINE AND CEDAR
CHARACTERISTICS OF TREE STAND: MOSTLY CEDAR AND PINE, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 15"
TYPICAL DBH: 6'-1 1/4"
TYPICAL SPACING: 5'-10'
BASAL AREA CALCULATION / ACRE: 133.47
GENERAL HEALTH: GOOD
- BLOCK 8**
COMPOSITION: MIXED STAND OF 18+ TREES: PINE, CEDAR AND GUM
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, CEDAR AND PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 15"
TYPICAL DBH: 9'-1 3/4"
TYPICAL SPACING: 8'-20'
BASAL AREA CALCULATION / ACRE: 105.57
GENERAL HEALTH: GOOD
- BLOCK 9**
COMPOSITION: MIXED STAND OF 16+ TREES: PINE, OAK AND GUM
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 16"
TYPICAL DBH: 9'-1 1/2"
TYPICAL SPACING: 10-30'
BASAL AREA CALCULATION / ACRE: 102.26
GENERAL HEALTH: GOOD
- BLOCK 10**
COMPOSITION: MIXED STAND OF 28+ TREES: PINE, GUM, OAK AND CHERRY
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 12"
TYPICAL DBH: 3'-6"
TYPICAL SPACING: 10-25'
BASAL AREA CALCULATION / ACRE: 49.62
GENERAL HEALTH: GOOD
- BLOCK 11**
COMPOSITION: MIXED STAND OF 13+ TREES: PINE, OAK, CEDAR, CHERRY AND GUM
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 14"
TYPICAL DBH: 4'-5"
TYPICAL SPACING: 10'-25'
BASAL AREA CALCULATION / ACRE: 32.85
GENERAL HEALTH: GOOD
- BLOCK 12**
COMPOSITION: MIXED STAND OF 23+ TREES: PINE, CEDAR AND GUM
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 16"
TYPICAL DBH: 6'-9"
TYPICAL SPACING: 8'-25'
BASAL AREA CALCULATION / ACRE: 169.09
GENERAL HEALTH: GOOD
- BLOCK 13**
COMPOSITION: MIXED STAND OF 4+ TREES: PINE AND GUM
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING
SMALLEST CALIPER TREE: 1 1/4"
LARGEST DBH: 13"
TYPICAL DBH: 1'-1 1/2"
TYPICAL SPACING: 15'-35'
BASAL AREA CALCULATION / ACRE: 66.20
GENERAL HEALTH: GOOD
- BLOCK 14**
COMPOSITION: MIXED STAND OF 20+ TREES: PINE, DOGWOOD, MALE AND GUM
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 15"
TYPICAL DBH: 12'-1 1/4"
TYPICAL SPACING: 10'-25'
BASAL AREA CALCULATION / ACRE: 186.99
GENERAL HEALTH: GOOD

Tree Conservation Plan Data Sheet
UDO Article 1 Tree Conservation
(Includes applicable information on the plan sheet)

Project Name: Bethel Park II Phase 2

Gross Site Acres:	8.52	sq
Highway to be easement with this project:	.21	sq
Net Site Acres:	8.31	sq

UDO Section	Number of Acres	Percent of Gross
UDO 8.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - Block 1	90.43	100%
2. Primary Tree Conservation Area - Block 2	124.16	146%
3. Primary Tree Conservation Area - Block 3	157.11	185%
4. Primary Tree Conservation Area - Block 4	171.09	201%
5. Primary Tree Conservation Area - Block 5	117.63	138%
6. Primary Tree Conservation Area - Block 6	141.27	166%
7. Primary Tree Conservation Area - Block 7	133.47	157%
8. Primary Tree Conservation Area - Block 8	105.57	125%
9. Primary Tree Conservation Area - Block 9	102.26	121%
10. Primary Tree Conservation Area - Block 10	49.62	58%
Subtotal of Primary Tree Conservation Areas:	1,086	12.8%
UDO 8.1.4.B. Secondary Tree Conservation Areas		
1. Secondary Tree Conservation Area - Block 11	9,385.38	110%
2. Secondary Tree Conservation Area - Block 11	9,385.38	110%
Subtotal of Secondary Tree Conservation Areas:	18,770.76	220%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	1,273.76	15.1%

UDO Section	Number of Acres	Percent of Gross
UDO 8.1.8. Watershed Protection Overlay Districts		
1. Watershed Area (Savannah)	0	0%
2. Watershed Area (Savannah)	0	0%
3. Watershed Area (Savannah)	0	0%
4. Watershed Area (Savannah)	0	0%
5. Watershed Area (Savannah)	0	0%
6. Watershed Area (Savannah)	0	0%
7. Watershed Area (Savannah)	0	0%
8. Watershed Area (Savannah)	0	0%
9. Watershed Area (Savannah)	0	0%
10. Watershed Area (Savannah)	0	0%
11. Watershed Area (Savannah)	0	0%
12. Watershed Area (Savannah)	0	0%
13. Watershed Area (Savannah)	0	0%
14. Watershed Area (Savannah)	0	0%
15. Watershed Area (Savannah)	0	0%
16. Watershed Area (Savannah)	0	0%
17. Watershed Area (Savannah)	0	0%
18. Watershed Area (Savannah)	0	0%
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93. Watershed Area (Savannah)	0	0%
94. Watershed Area (Savannah)	0	0%
95. Watershed Area (Savannah)	0	0%
96. Watershed Area (Savannah)	0	0%
97. Watershed Area (Savannah)	0	0%
98. Watershed Area (Savannah)	0	0%
99. Watershed Area (Savannah)	0	0%
100. Watershed Area (Savannah)	0	0%

Primary Tree Conservation Area
Throughfare
46,370.09 SF or 1.0645 acres

Secondary Tree Conservation Area
9,385.38 SF or .2155 acres

Gross Site Acres: 8.52 Acres or 371,131.2 SF
ROW dedication = 9,147.60 SF or .21 Acres
Net Site = 361,983.6 x 10% = 36,198.36 SF or .831 acres
required Tree Conservation area.
Total Tree Conservation Area Provided: 55,755.47 SF or 1.2799 acres

PLANS NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY THE CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all local requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State, and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State, or Federal Law. All construction must be in accordance with all Local, State, and Federal rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

City of Raleigh Development Approval

City of Raleigh Review Officer

TREE CONSERVATION PLAN

50 25 0 50 100 150

#SUB-0050-2023

Coaly DESIGN
LANDSCAPE ARCHITECTURE
137 E. Main Street
Raleigh, NC 27601
919.780.2022

BETHEL PARK II PHASE 2
S. NEW HOPE ROAD
RALEIGH, NC

Tree Conservation Plan

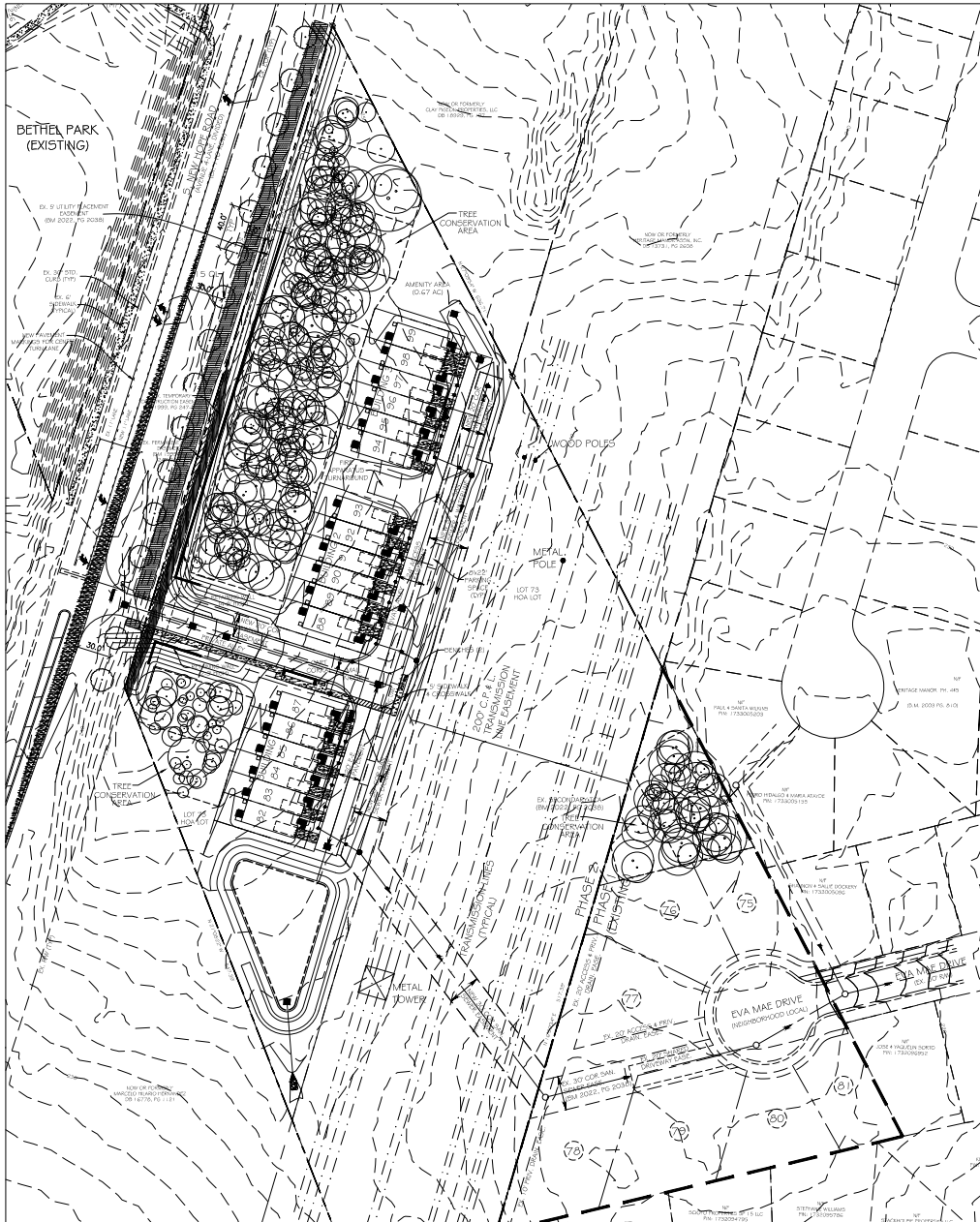
Consultants

Date Issued:	8.25.21
Scale:	1"=50'
Drawn by:	KJS
Checked by:	KJS

Revisions

No.	Description	Date	By
1	City Comments	11.24.21	KJS

LA-1



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
2100 EAST 7TH STREET, SUITE 200
RALEIGH, NC 27601
August 15, 2023

Project Name:
Bethel Park II
3007 Carolina Parkway, Suite 200
Raleigh, NC 27601

Project Location:
Bethel Park II
3007 Carolina Parkway, Suite 200
Raleigh, NC 27601

Project Description:
Landscape Plan for Bethel Park II
3007 Carolina Parkway, Suite 200
Raleigh, NC 27601

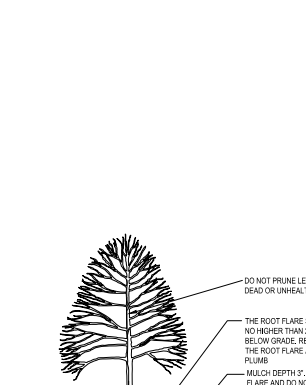
Project Owner:
Bethel Park II
3007 Carolina Parkway, Suite 200
Raleigh, NC 27601

Project Engineer:
[Signature]
[Title]

- The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Raleigh and the State of North Carolina for the proposed construction.
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Notes:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.



PLANT SCHEDULE

QTY	KEY	BOTANICAL / COMMON NAME	SIZE AT INSTALL	ROOT	SPACING
15	QL	Common Spine Yucca / Desert Oak	12 Ht, 23" Cal	Ø 4 R	40' O.C.

1 TREE PLANTING DETAIL
STANDARD DETAIL TPP-03

NTS

** BUILDING FOOTPRINTS ARE FOR REFERENCE ONLY

City of Raleigh Planting Requirements:

1) STREET TREES: OVERALL / TOTAL - Required: One large shade tree / 40' O.C.
5) NEW HOPE ROAD: Provided: Trees not on plan and approved by DOT. Trees must be planted 30' from the travel lane of S. New Hope Road.

Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the City Tree Manual.

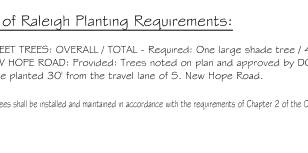
PLANS NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY THE CITY OF RALEIGH

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review and authorization for construction is not to be considered a replacement for compliance with all applicable City, State, and Federal laws. The property owner, design consultants, and contractor are responsible for compliance with all applicable City, State, and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State, or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

City of Raleigh Development Approval

City of Raleigh Review Officer



LANDSCAPE PLAN

#SUB-0050-2023

Coaly
DESIGN
LANDSCAPE ARCHITECTURE
107 E. Martin Street
Raleigh, NC 27601
919.975.0412

BETHEL PARK II
S. NEW HOPE ROAD
RALEIGH, NC

Landscape Plan

Consultants

Professional Seals

8.25.23
1"=50'
K/S
K/S

Date Issued:
Scale:
Drawn by:
Checked by:

Revisions

No.	Description	Date	By	Scale
1	City Comments	8.24.23	K/S	

LA-3