Administrative Approval Action

Case File / Name: ASR-SR-112-2018
WALNUT TRACE APARTMENTS

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

LOCATION: This 14.71 acre parcel is located on the west side of Rock Quarry Road between Cross Link Road and I-40, at 1800 Rock Quarry Road is zoned RX-3-CU, and is within a SHOD-1 overlay.

REQUEST: A multi-family development consisting of six main buildings and 180 total units, a clubhouse, parking, and amenities. The total proposed building area will be 78,110 square feet of space. This project includes an associated subdivision, case SUB-66-2019, to create the proposed public street through the site and the resulting two lots to be used for this development.

Two Design Adjustments have been approved for this project, noted below.

1. Due to topographic, environmental and existing conditions as well as the presence of a controlled access highway adjacent to the project, a Design Adjustment has been approved providing relief from the block perimeter requirement (8.3). A-107-19
2. Allowance of an 18% variance in the 70% Build To requirement (3.2.4 d), complete relief from the 2' minimum ground floor requirement (3.2.4 f), and an 8' height variance in a proposed retaining wall. (7.2.8 D) A-108-19

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SPR-0052-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 September 10, 2019 by MATT LOWDER.**

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:

Stormwater

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

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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

4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

Urban Forestry

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

6. 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).

7. A tree impact permit must be obtained for the removal of 7 existing trees in the right of way.

☑ **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.

☑	Utility Placement Easement Required
☑	Cross Access Agreements Required
☑	Stormwater Maintenance Covenant Required

☑	City Code Covenant Required
☑	Sidewalk Easement 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. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the Cit

Engineering

2. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

3. 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.

4. A fee-in-lieu for 1' of sidewalk along Poole Road is paid to the City of Raleigh (UDO 8.1.10).

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

5. A cross access agreement as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

6. A 5' utility placement 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.

Public Utilities

7. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

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

Stormwater

9. 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).

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. 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

12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.5118 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 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:

General

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

1. A plat shall be recorded in the Wake County Register of Deeds showing all lots, right of way, and easements and meeting all conditions of approval of subdivision case SUB-66-2019.

Stormwater

2. 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).

3. 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).

4. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

5. 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).

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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

General

1. Final inspection of all tree conservation areas by Urban Forestry Staff.

Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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:

Administrative Approval Action

Case File / Name: ASR-SR-112-2018
WALNUT TRACE APARTMENTS

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

3-Year Expiration Date: February 4, 2023
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: _____ Date: 02/05/2020
Development Services Dir/Designee
Staff Coordinator: Michael Walters

SITE REVIEW
SR-112-18
Transaction# 578151
Proposed
Walnut Trace Apartments
1800 Rock Quarry Road
Raleigh, Wake County, North Carolina

INDEX OF DRAWINGS

C0.0	COVER SHEET
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN
C1.3A	UTILITY DETAILS
C1.3B	UTILITY DETAILS
C1.4A	CONSTRUCTION DETAILS
C1.4B	CONSTRUCTION DETAILS
C1.8	STORMWATER MANAGEMENT DETAILS
C1.9	SOLID WASTE MANAGEMENT DETAILS
LA-1	PLANTING PLAN
LA-2	PLANTING PLAN
LA-3	TREE CONSERVATION PLAN
LA-4	TREE CONSERVATION PLAN
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY
C-A1.1	BUILDING PLAN WITH TOPO - COMMUNITY BUILDING
C-A1.2	BUILDING PLAN WITH TOPO - BLDG A
C-A1.3	BUILDING PLAN WITH TOPO - BLDG B
C-A1.4	BUILDING PLAN WITH TOPO - BLDGS C,D, E & F
C-A2.1	BUILDING SECTIONS WITH TOPO - BLDG A&B
C-A2.2	BUILDING SECTIONS WITH TOPO - BLDG C&D
C-A2.3	BUILDING SECTIONS WITH TOPO - BLDG E&F
A1.1	COMMUNITY BUILDING FLOOR PLAN
A1.2.1	BUILDING A & B FLOOR PLAN
A1.3.1	BUILDING C FLOOR PLAN
A1.4.1	BUILDING D & E FLOOR PLAN
A1.5.1	BUILDING F FLOOR PLAN
A3.1	BUILDING ELEVATIONS-COMMUNITY BUILDING
A3.2	BUILDING ELEVATIONS-BUILDINGS A & B
A3.3	BUILDING ELEVATIONS-BUILDING C
A3.4	BUILDING ELEVATIONS-BUILDING D & E
A3.5	BUILDING ELEVATIONS-BUILDING F

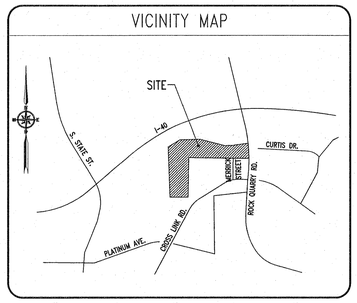
AFFORDABLE HOUSING NOTE

THE PROPOSED PROJECT IS AN AFFORDABLE HOUSING PROJECT AND WILL ABIDE BY THE UNIFIED DEVELOPMENT ORDINANCE (UDO) STANDARDS FOR AFFORDABLE HOUSING PROJECTS AS DEFINED BELOW:

AFFORDABLE HOUSING:

HOUSING THAT IS AFFORDABLE TO AND OCCUPIED BY FAMILIES WITH AN ANNUAL HOUSEHOLD INCOME OF NO GREATER THAN 60% OF AREA MEDIAN INCOME, ADJUSTED FOR HOUSEHOLD SIZE, ACCORDING TO THE THEN-CURRENT INCOME LIMITS ESTABLISHED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN ACCORDANCE WITH SECTION 3 OF THE U.S. HOUSING ACT OF 1937, AS AMENDED (42 U.S.C. 1437 ET SEQ.) OR ANY SUCCESSOR LEGISLATION. AN AFFORDABLE RENTAL HOUSING DEVELOPMENT HAS A MINIMUM OF 10% AFFORDABLE RENTAL HOUSING UNITS AND HAS A COMPLIANCE PERIOD OF AT LEAST 30 YEARS.

VICINITY MAP



BEFORE YOU DIG STOP CALL 1 800 632-4949 N.C. ONE-CALL CENTER IT'S THE LAW

811 Know what's below. Call before you dig.

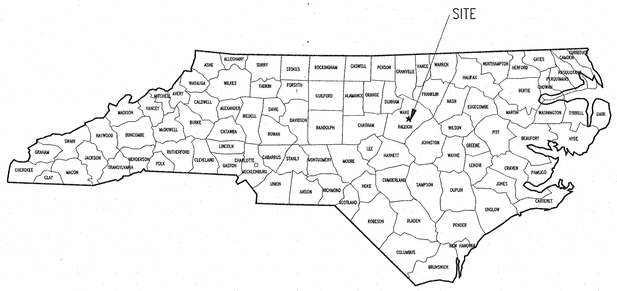
OWNER/DEVELOPER

Walnut Trace, LLC
Taft Development Group
2217 Stantonsburg Road
Greenville, NC 27834
(252) 752-7101
(252) 758-1002
dustin@tdgnc.com

CIVIL ENGINEER

Triangle Site Design, PLLC
Attn. Matt Lowder, PE
4004 Barrett Drive
Suite 101
Raleigh, NC 27609
(919)553-6570
mlowder@trianglesitedesign.com
NC LICENSE#P-0619

TRIANGLE SITE DESIGN



BUILDING FRONTAGE CALCULATION

ITEM	REQUIREMENTS	PROVIDED
INTERNAL PUBLIC ROAD	PRIMARY STREET BUILD-TO LINE=10FT MAX. BUILD-TO LINE=55FT BUILDING WIDTH REQUIRED IN BUILD-TO=52% (VARIANCE A-108-19)	STREET RIGHT-OF-WAY LENGTH=1,704LF STREAM BUFFER LENGTH=-135LF STEEP SLOPE LENGTH=-240LF EFFECTIVE RIGHT-OF-WAY LENGTH=1,329LF PROPOSED BUILDING WIDTH IN BUILD-TO=850LF BUILDING WIDTH % IN BUILD-TO=63.96%

CITY OF RALEIGH NOTES

RIGHT-OF-WAY OBSTRUCTION NOTES:

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PROWAG (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

VARIANCE/DESIGN ADJUSTMENT NOTES

A-107-19 8/12/19
DECISION: APPROVED AS REQUESTED.
WHEREAS WALNUT TRACE, LLC., PROPERTY OWNER, REQUESTS A 14,100 FOOT DESIGN ADJUSTMENT FROM THE 2,500 FOOT MAXIMUM BLOCK PERIMETER REQUIREMENTS SET FORTH IN SECTION 8.3B2.A. OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A BLOCK PERIMETER OF 16,600 FEET AND A DESIGN ADJUSTMENT FROM THE SIDEWALK AND STREET LOCATION REQUIREMENTS SET FORTH IN SECTION 8.4.4.D. TO ALLOW THE CONSTRUCTION OF A SIDEWALK AND STREET TREE PLANTING AREA ON ONLY THE WEST AND NORTH SIDES OF THE ACCESS ROAD ALL IN CONJUNCTION WITH A 180 UNIT APARTMENT COMPLEX ON A 14.17-ACRE PROPERTY ZONED COMMERCIAL MIXED-USE-3 LOCATED AT 1800 ROCK QUARRY ROAD.

A-108-19 8/12/19
DECISION: APPROVED AS REQUESTED.
WHEREAS WALNUT TRACE, LLC., PROPERTY OWNER, REQUESTS AN 13% VARIANCE FROM THE 70% BUILD-TO REQUIREMENT FOR APARTMENT BUILDINGS SET FORTH IN SECTION 3.2.4.D. OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A BUILD-TO OF 52%, COMPLETE RELIEF FROM 2 FOOT MINIMUM GROUND FLOOR EVALUATION REQUIREMENT SET FORTH IN SECTION 3.2.4.F. AND A VARIANCE FROM THE PROTECTIVE YARD REQUIREMENTS SET FORTH IN SECTION 7.2.8.D. TO CONSTRUCT AN 18 FOOT RETAINING WALL WITH AN ALTERNATIVE BUFFER AREA ON A 14.17-ACRE PROPERTY ZONED COMMERCIAL MIXED-USE-3 LOCATED AT 1800 ROCK QUARRY ROAD.

FLOOD ZONE NOTE:

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAPS (FIRM) #3720171300J & #3720171200J, EFFECTIVE DATES MAY 2, 2006. FEMA FIRM MAPS SUBJECT TO CHANGE

PUBLIC IMPROVEMENT QUANTITIES

Phase Number(s)	1
Number of Lot (s)	1
Lot Number (s) by Phase	N/A
Number of Units	180
Livable Building	N/A
Open Space?	N/A
Number of Open Space Lots	N/A
Public Water (LF)	90 LF
Public Sewer (LF)	0 LF
Public Street (LF) - FULL	1604 LF
Public Street (LF) - PARTIAL	___ LF
Public Sidewalk (LF)	1604 LF
Street Signs (LF)	1604 LF
Water Service Stubs	2 EA
Sewer Service Stubs	1 EA

IMPERVIOUS AREA SUMMARY

SITE AREA = 617,426 SF (14.17 AC)

BUILDINGS	78,110 SF	1.79 ACRE(S)	12.65 % OF TOTAL AREA	
PAVEMENT	135,020 SF	3.10 ACRE(S)	21.87 % OF TOTAL AREA	
SIDEWALK	30,990 SF	0.71 ACRE(S)	5.02 % OF TOTAL AREA	
TOTAL IMPERVIOUS AREA	244,120 SF	5.604 ACRE(S)	39.54 % OF TOTAL AREA	
GREEN/OPEN SPACE	373,306 SF	8.57 ACRE(S)	60.46 % OF TOTAL AREA	
EXISTING IMPERVIOUS AREA TO BE DEMOLISHED:		3,305 SF	0.076 ACRE(S)	
NET INCREASE IN IMPERVIOUS:		240,815 SF	5.528 ACRE(S)	

AMENITY AREA CALCULATION

TOTAL AREA:	14.17 AC (617,426SF)
AMENITY AREA REQUIREMENT:	10% OF PROPERTY 617,426 SF * 10% = 61,743 SF
PROPOSED AMENITY AREA:	86,400 SF NOTED ON SITE PLAN

ZONING CONDITIONS Z-32-2017

Ordinance: 827 ZC 765
Effective: 5/1/18

Z-32-17 –Rock Quarry Road, west side, south of Interstate 40, being Wake County PIN 1713401277, approximately 14.17 acres rezoned to Residential Mixed Use-3 Stories – Conditional Use with Special Highway Overlay District-1 (RX-3-CU w/SHOD-1).

Conditions dated: April 12, 2018
1. The maximum number of residential dwelling units on the subject property shall not exceed 200.
2. Poles for parking lot light fixtures located closer than 50 feet from the following properties shall not exceed 20 feet in height: (a) PIN 1712490590, Deed Book 16851, Page 1937 (Bessoja, LLC); (b) PIN 1712395510, Deed Book 10603, Page 630 (Sherman); and (c) PIN 1712395614, Deed Book 12575, Page 1280 (Royster). All lighting fixtures on site shall be full cutoff fixtures.
3. Prior to the issuance of a certificate of occupancy for the first building on the subject property, a six (6) foot wide pedestrian access path shall be constructed to connect the subject development to the retail property to the south (PIN 1712492887, Deed Book 13047, Page 2300 [Sansom]).

BULK AREA REQUIREMENTS

LOCATION: 1800 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

ZONE: RX-3-CU w/SHOD-1 (ZONING CASE Z-32-2017)

USE: MULTI-FAMILY APARTMENTS (AFFORDABLE HOUSING): (6-1 BEDROOM APARTMENTS, 107-2 BEDROOM APARTMENTS, 67-3 BEDROOM APARTMENTS (180 UNITS TOTAL) & CLUBHOUSE

PIN ID: 1713-40-1277

ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	NONE	14.17 AC (617,426SF)
MAXIMUM RETAIL USE SIZE	N/A	
MAXIMUM BUILDING LOT COVERAGE	N/A	12.65% (78,110SF/617,426SF)
MINIMUM FRONT BUILD TO LINE	10 FT MIN/55 FT MAX BUILDING WIDTH IN BUILD-TO=70%	SEE BUILDING FRONTAGE CALCULATION ON THIS SHEET
MINIMUM SIDE SETBACK	0 FT - 6 FT	> 6FT
MINIMUM REAR SETBACK	0 FT - 6 FT	> 6FT
MAXIMUM BUILDING HEIGHT	50 FT	49'-11" - SEE SHEETS A1.1, A1.2 & A2 FOR HEIGHT CALCULATIONS
PARKING SETBACK	10 FT	>10FT
WATERSHED	NONE - NEUSE RIVER NUTRIENT STRATEGY	
	REFERENCE IS MADE TO THE CITY OF RALEIGH ZONING ORDINANCE	

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	6 1-BR UNITS 107 2-BR UNITS 67 3-BR UNITS 180 TOTAL UNITS CLUBHOUSE (2,730SF)
PARKING REQUIRED	CLUBHOUSE (1 PER 400SF GFA) 2,730SF/400 = 7 (1 SPACE PER UNIT FOR AFFORDABLE HOUSING PROJECTS PER UDO SEC. 7.1.4) 1 SPACE PER UNIT x 180 = 180 1 SPACE PER 10 UNITS (VISITOR) = 18 TOTAL SPACES REQUIRED = 205 TOTAL SPACES ALLOWED = 150% REQUIRED TOTAL SPACES ALLOWED = 308	308 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	9 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	24 FT
HANDICAP SPACES	9	22
LOADING SPACE	N/A	N/A
BICYCLE SPACE	1 PER 20 UNITS = 9	18

CONSTRUCTION DRAWING NOTE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE NOTES

1. *SOLID WASTE SERVICES WILL BE PROVIDED BY PRIVATE COMPANY.*
2. *SEE SHEET C1.9 FOR SOLID WASTE DETAILS.*

Administrative Site Review Application (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 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
☐ Detached ☐ Attached ☒ Apartment ☐ Townhouse	☐ General ☐ Mixed Use ☐ Open Lot	Transaction Number Assigned Project Coordinator Assigned Team Leader

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

GENERAL INFORMATION

Development Name: Walnut Trace Apartments
Zoning District: RX-3-CU | Overlay District (if applicable): | Inside City Limits? ☒ Yes ☐ No
Proposed Use: Apartments
Property Address(es): Merrick Street Raleigh, NC | Major Street Locator: Rock Quarry Road
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
P.I.N. 1713-40-1277 | P.I.N. | P.I.N. | P.I.N.

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

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. Develop 180 apartment units with clubhouse
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
CLIENT/DEVELOPER/ OWNER	Company: Walnut Trace, LLC · Name (s): Dustin Mills Address: 2217 Stantonsburg Road Greenville, NC 27834 Phone: 252-752-7101 · Email: dustin@tdgnc.com · Fax:
CONSULTANT (Contact Person for Plans)	Company: Triangle Site Design, PLLC · Name (s): Matt Lowder, PE Address: 4004 Barrett Drive Suite 101 Raleigh, NC 27609 Phone: 919-553-6570 · Email: mlowder@trianglesitedesign.com · Fax:

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

Zoning Information	Building Information
Zoning District(s) RX-3-CU w/SHOD-1	Proposed building use(s) Apartments
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross 78,110
Total Site Acres Inside City Limits ☒ Yes ☐ No 14.17	Total sq. ft. gross (existing & proposed) 78,110
Off street parking: Required 205 Provided 308	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	# of stories 3
BOA (Board of Adjustment) case # A-	Ceiling height of 1st Floor
CUD (Conditional Use District) case # Z- 32-2017	
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ☐ No
Proposed Impervious Surface 5.65 acres/square feet	If Yes, please provide:
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 180	5. Bedroom Units: 1br 6 2br 107 3br 67 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity 371,281sf / 8.52 ac
4. Overall Total # Of Dwelling Units (1-6 Above) 180	8. Is your project a cottage court? ☐ Yes ☒ No

SIGNATURE BLOCK (Applicable to all developments)

In filing 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 Matt Lowder 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 _____ Date 11/15/18
Printed Name Dustin T. Mills
Signed _____ Date _____
Printed Name _____

TRIANGLE SITE DESIGN

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
mlowder@trianglesitedesign.com
LICENSE #P-0619

OWNER/DEVELOPER:
WALNUT TRACE, LLC
TAFT DEVELOPMENT GROUP
ATTN. DUSTIN MILLS
2217 STANTONSBURG ROAD
GREENVILLE, NC 27834
PHONE: (252) 752-7101
FAX: (252) 758-1002
dustin@tdgnc.com

Walnut Trace Apartments
1800 Rock Quarry Road
Raleigh, NC Wake County
SR-112-18, Transaction# 578151

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

REVISIONS No.	Date	Desc.
1	4/15/19	REVISED PER CITY OF RALEIGH REVIEW
2	9/10/19	REVISED PER CITY OF RALEIGH REVIEW
3	10/9/19	REVISED PER CITY OF RALEIGH REVIEW

Drawn
Checked
Approved

Project No. 035005
Date: October 9, 2019

Title
COVER SHEET

Sheet No.
C0.0

SIGHT TRIANGLE NOTE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHT OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXIST.

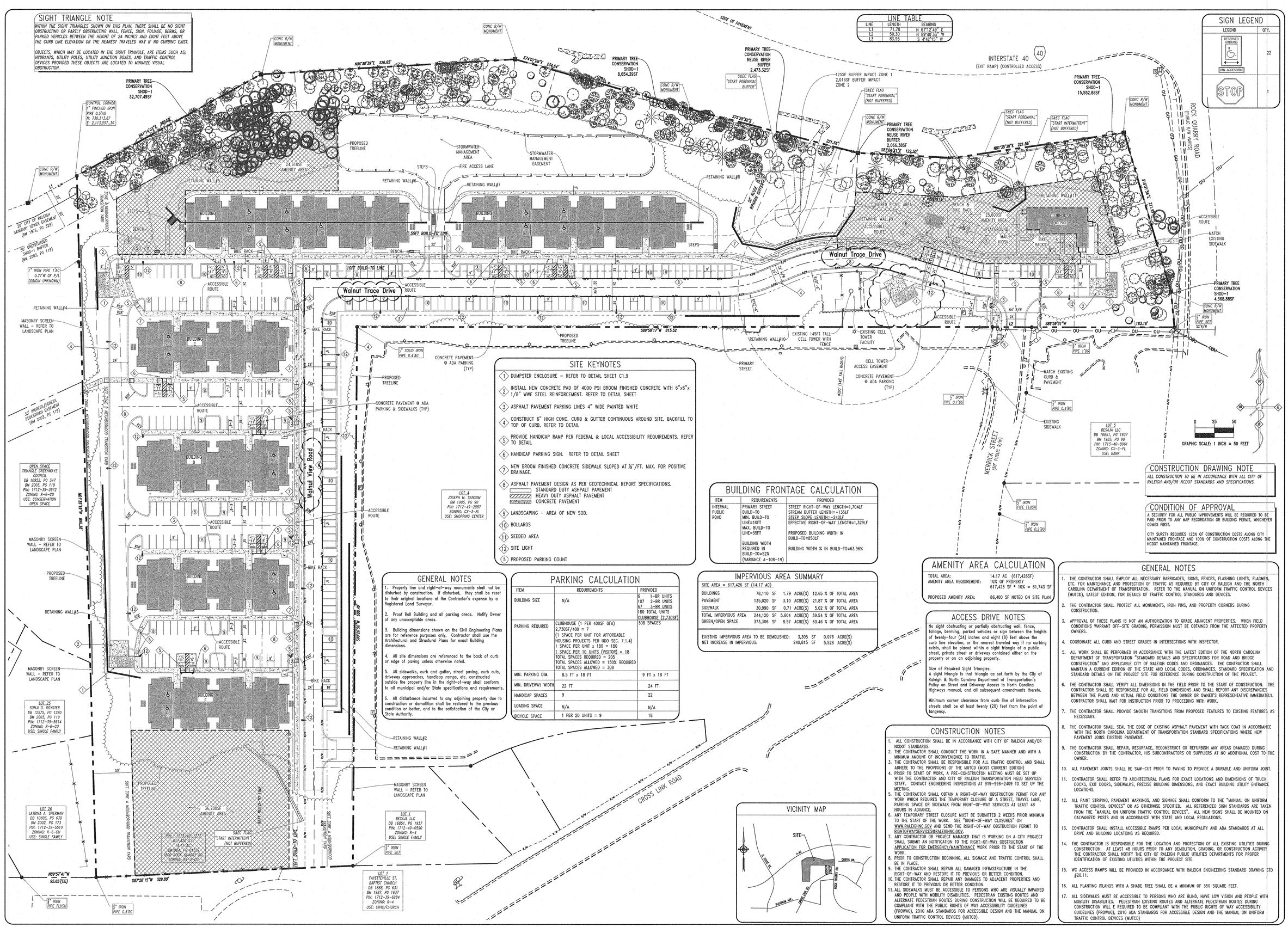
OBJECTS, WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS; HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.

LINE TABLE

LINE	LENGTH	BEARING
L1	71.76	N 61°12'49" E
L2	50.30	N 89°40'33" W
L3	85.95	S 4°42'15" W

SIGN LEGEND

LEGEND	QTY.
RESERVED PARKING / VAN ACCESSIBLE	22
STOP	1



SITE KEYNOTES

1. DUMPSTER ENCLOSURE – REFER TO DETAIL SHEET C1.9
2. INSTALL NEW CONCRETE PAD OF 4000 PSI BROOM FINISHED CONCRETE WITH 6"x6"x 1/8" WWF STEEL REINFORCEMENT. REFER TO DETAIL SHEET
3. ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE
4. CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL
5. PROVIDE HANDICAP RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL
6. HANDICAP PARKING SIGN. REFER TO DETAIL SHEET
7. NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AT ¼"/FT. MAX. FOR POSITIVE DRAINAGE.
8. ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS.
   - STANDARD DUTY ASHPALT PAVEMENT
   - HEAVY DUTY ASPHALT PAVEMENT
   - CONCRETE PAVEMENT
9. LANDSCAPING – AREA OF NEW SOD.
10. BOLLARDS
11. SEEDED AREA
12. SITE LIGHT

(5) PROPOSED PARKING COUNT

BUILDING FRONTAGE CALCULATION

ITEM	REQUIREMENTS	PROVIDED
INTERNAL PUBLIC ROAD	PRIMARY STREET BUILD-TO MIN. BUILD-TO LINE=10FT MAX. BUILD-TO LINE=55FT	STREET RIGHT-OF-WAY LENGTH=1,704LF STREAM BUFFER LENGTH=-135LF STEEP SLOPE LENGTH=-240LF EFFECTIVE RIGHT-OF-WAY LENGTH=1,329LF
	BUILDING WIDTH REQUIRED IN BUILD-TO=52% (VARIANCE A-108-19)	PROPOSED BUILDING WIDTH IN BUILD-TO=850LF BUILDING WIDTH % IN BUILD-TO=63.96%

GENERAL NOTES

1. Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
2. Proof Roll Building and all parking areas. Notify Owner of any unacceptable areas.
3. Building dimensions shown on the Civil Engineering Plans are for reference purposes only. Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
4. All site dimensions are referenced to the back of curb or edge of paving unless otherwise noted.
5. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
6. All disturbance incurred to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	6 1-BR UNITS 107 2-BR UNITS 67 3-BR UNITS 180 TOTAL UNITS CLUBHOUSE (2,730SF)
PARKING REQUIRED	CLUBHOUSE (1 PER 400SF GFA) 2,730SF/400 = 7 (1 SPACE PER UNIT FOR AFFORDABLE HOUSING PROJECTS PER UDO SEC. 7.1.4) 1 SPACE PER UNIT x 180 = 180 1 SPACE PER 10 UNITS (VISITOR) = 18 TOTAL SPACES REQUIRED = 205 TOTAL SPACES ALLOWED = 150% REQUIRED TOTAL SPACES ALLOWED = 308	308 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	9 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	24 FT
HANDICAP SPACES	9	22
LOADING SPACE	N/A	N/A
BICYCLE SPACE	1 PER 20 UNITS = 9	18

IMPERVIOUS AREA SUMMARY

SITE AREA = 617,426 SF (14.17 AC)

BUILDINGS	78,110 SF	1.79 ACRE(S)	12.65 % OF TOTAL AREA
PAVEMENT	135,020 SF	3.10 ACRE(S)	21.87 % OF TOTAL AREA
SIDEWALK	30,990 SF	0.71 ACRE(S)	5.02 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	244,120 SF	5.604 ACRE(S)	39.54 % OF TOTAL AREA
GREEN/OPEN SPACE	373,306 SF	8.57 ACRE(S)	60.46 % OF TOTAL AREA
EXISTING IMPERVIOUS AREA TO BE DEMOLISHED:		3,305 SF	0.076 ACRE(S)
NET INCREASE IN IMPERVIOUS:		240,815 SF	5.528 ACRE(S)

AMENITY AREA CALCULATION

TOTAL AREA:	14.17 AC (617,426SF)
AMENITY AREA REQUIREMENT:	10% OF PROPERTY 617,426 SF * 10% = 61,743 SF
PROPOSED AMENITY AREA:	86,400 SF NOTED ON SITE PLAN

ACCESS DRIVE NOTES

No sight obstructing or partially obstructing wall, fence, foliage, berming, parked vehicles or sign between the heights of twenty-four (24) inches and eight (8) feet above the curb line elevation, or the nearest traveled way if no curbing exists, shall be placed within a sight triangle of a public street, private street or driveway contained either on the property or on an adjoining property.

Size of Required Sight Triangles.
A sight triangle is that triangle as set forth by the City of Raleigh & North Carolina Department of Transportation's Policy on Street and Driveway Access to North Carolina Highways manual, and all subsequent amendments thereto.

Minimum corner clearance from curb line of intersection streets shall be at least twenty (20) feet from the point of tangency.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION)
4. 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.
5. 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.
6. 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.
7. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT AN NOTIFICATION TO THE RIGHT-OF-WAY OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
8. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
9. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
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 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).

VICINITY MAP

CONSTRUCTION DRAWING NOTE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

CONDITION OF APPROVAL

A SECURITY FOR ALL PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO ANY MAP RECORDATION OR BUILDING PERMIT, WHICHEVER COMES FIRST.

CITY SURETY REQUIRES 125% OF CONSTRUCTION COSTS ALONG CITY MAINTAINED FRONTAGE AND 100% OF CONSTRUCTION COSTS ALONG THE NCDOT MAINTAINED FRONTAGE.

GENERAL NOTES

1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY CITY OF RALEIGH AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE CITY OF RALEIGH CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
8. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
9. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
10. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
12. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
13. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
15. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.
16. ALL PLANTING ISLANDS WITH A SHADE TREE SHALL BE A MINIMUM OF 350 SQUARE FEET.
17. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL E 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)

TRIANGLE SITE DESIGN

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
mlowder@trianglesitedesign.com
LICENSE #P-0619

OWNER/DEVELOPER:
WALNUT TRACE, LLC
TAFT DEVELOPMENT GROUP
ATTN. DUSTIN MILLS
2217 STANTONSBURG ROAD
GREENVILLE, NC 27834
PHONE: (252) 752-7101
FAX: (252) 758-1002
dustin@tdgnc.com

Walnut Trace Apartments
1800 Rock Quarry Road
Raleigh, NC Wake County
SR-112-18, Transaction# 578151

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

REVISIONS No.	Date	Desc.
1	4/15/19	REVISED PER CITY OF RALEIGH REVIEW
2	9/10/19	REVISED PER CITY OF RALEIGH REVIEW
3	10/9/19	REVISED PER CITY OF RALEIGH REVIEW

Drawn
Checked
Approved

Project No. 035005
Date: October 9, 2019
Title

SITE PLAN

Sheet No.
C1.0

APPROVED RPZ ASSEMBLIES:
APPROVED 1" RPZ BACKFLOW PREVENTERS:
AMES 4000B
FEBCO 825 Y & YA
WATTS 009M2QT

APPROVED RPZ ASSEMBLIES:	
APPROVED 4" RPZ BACKFLOW PREVENTERS:	
AMES 4000RP, 4000SS	FLOWMATIC RPZ
APOLLO 4D-200U, RP40	WATTS 994
FEBCO 880	WILKINS 375A

APPROVED RPDA ASSEMBLIES:		
APPROVED 6" RPDA (REDUCED PRESSURE DETECTOR ASSEMBLY) BACKFLOW PREVENTERS:		
AMES:	MAXIM 500MBF	FEBCO: 826YD,909RPDA
APOLLO/CONBRACO: 4070CE3		WILKINS: 375 DA

Know what's below.
Call before you dig.

BEFORE YOU DIG
STOP
CALL 1 800 632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW

Project Water System Data:

1. Are the total # domestic water services ≥ 15, OR the total # people served ≥ 25? Yes / No
2. Type of development? (select one)
   - Commercial property
   - Residential Condos or Townhomes
   - Residential Apartments
3. *NOTE: permitting by City of Raleigh on projects having ≥ 15 domestic water services, OR serving ≥ 25 people, requires Developer NOT to re-sell water (or must have a WR designation from NCUC for Apartment projects only)*

LOT 4
JOSEPH M. SANSOM
BM 1985, PG 90
PIN: 1712-49-2887
ZONING: CX-3-PL
USE: SHOPPING CENTER

OPEN SPACE
TRIANGLE GREENWAYS COUNCIL
DB 10952, PG 347
BM 2003, PG 119
PIN: 1712-39-3972
ZONING: R-6-CU
USE: CONSERVATION OPEN SPACE

UTILITY LEGEND

Symbol	Description
PP	NEW POWER POLE
W	NEW WATER METER
	NEW GAS METER
	NEW ELECTRIC METER
—W—W—W—	NEW WATER SERVICE
	NEW GAS SERVICE
SAN	NEW SANITARY SEWER
	NEW SANITARY SEWER CLEANOUT (AT EVERY 60 FEET)
UGE	NEW UNDERGROUND POWER SERVICE
UT	NEW UNDERGROUND TELEPHONE SERVICE

NOTE: 1. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING & APPLYING FOR UTILITY SERVICE WITH EACH UTILITY COMPANY PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO BE RESPONSIBLE FOR STREET BORE, IF REQUIRED BY CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT

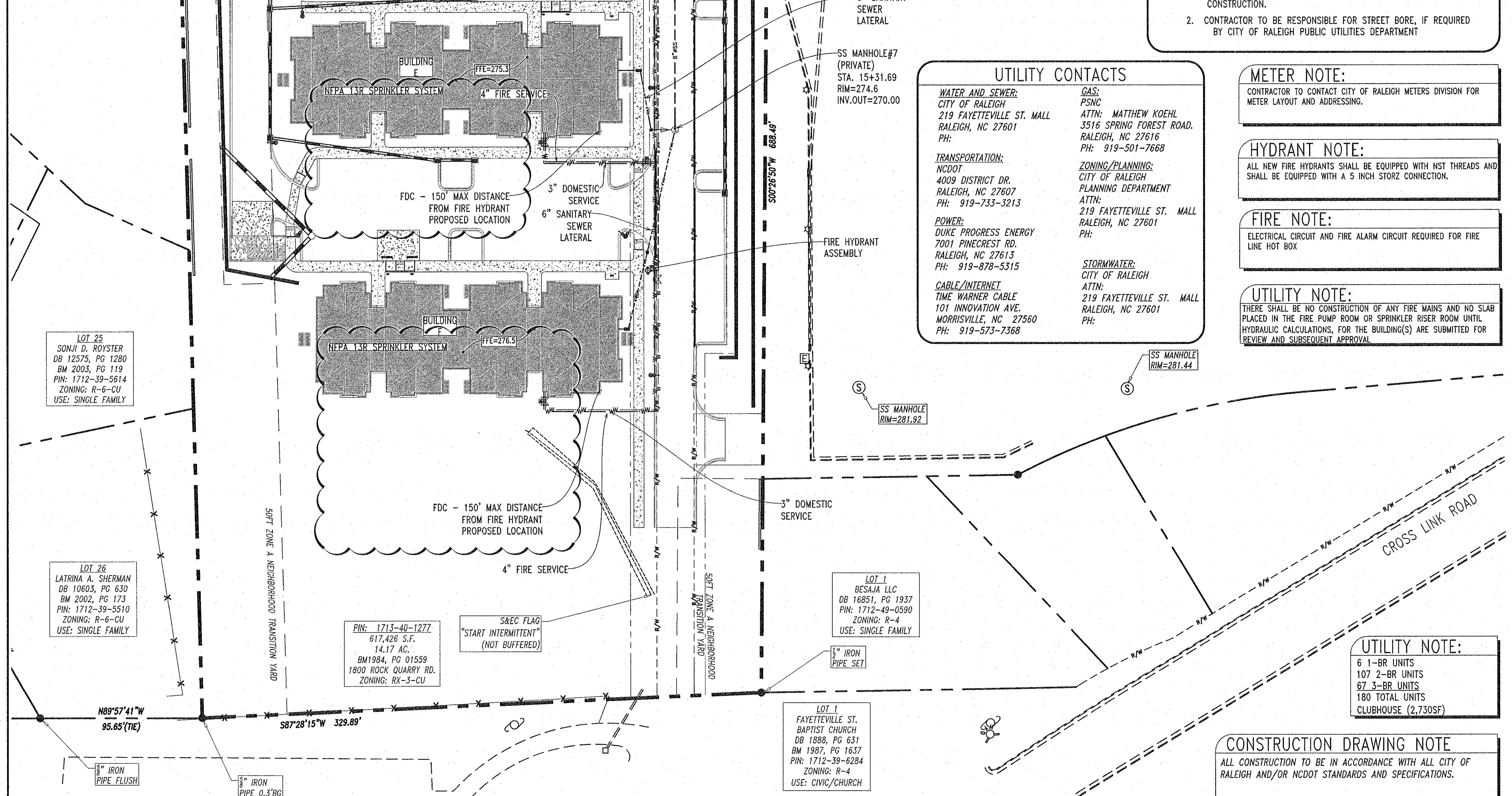
FIRE FLOW ANALYSIS

MAIN SIZE: __"
ELEVATION OF TEST LOCATION: ___'
TIME OF TEST:
DATE OF TEST:

RESULTS:
STATIC PRESSURE: ___ PSI
RESIDUAL PRESSURE: ___ PSI
FLOWING PRESSURE: ___ PSI
VOLUME: ____ GPM

LINE TABLE

LINE	LENGTH	BEARING
L1	71.78	N 61°12'49" E
L2	50.30	N 89°40'33" W
L3	83.95	S 4°42'15" W



UTILITY CONTACTS

WATER AND SEWER:
CITY OF RALEIGH
219 FAYETTEVILLE ST. MALL
RALEIGH, NC 27601
PH:

TRANSPORTATION:
NCDOT
4009 DISTRICT DR.
RALEIGH, NC 27607
PH: 919-733-3213

POWER:
DUKE PROGRESS ENERGY
7001 PINECREST RD.
RALEIGH, NC 27613
PH: 919-878-5315

CABLE/INTERNET
TIME WARNER CABLE
101 INNOVATION AVE.
MORRISVILLE, NC 27560
PH: 919-573-7368

GAS:
PSNC
ATTN: MATTHEW KOEHL
3516 SPRING FOREST ROAD.
RALEIGH, NC 27616
PH: 919-501-7668

ZONING/PLANNING:
CITY OF RALEIGH
PLANNING DEPARTMENT
ATTN:
219 FAYETTEVILLE ST. MALL
RALEIGH, NC 27601
PH:

STORMWATER:
CITY OF RALEIGH
ATTN:
219 FAYETTEVILLE ST. MALL
RALEIGH, NC 27601
PH:

METER NOTE:

CONTRACTOR TO CONTACT CITY OF RALEIGH METERS DIVISION FOR METER LAYOUT AND ADDRESSING.

HYDRANT NOTE:

ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND SHALL BE EQUIPPED WITH A 5 INCH STORZ CONNECTION.

FIRE NOTE:

ELECTRICAL CIRCUIT AND FIRE ALARM CIRCUIT REQUIRED FOR FIRE LINE HOT BOX

UTILITY NOTE:

THERE SHALL BE NO CONSTRUCTION OF ANY FIRE MAINS AND NO SLAB PLACED IN THE FIRE PUMP ROOM OR SPRINKLER RISER ROOM UNTIL HYDRAULIC CALCULATIONS, FOR THE BUILDING(S) ARE SUBMITTED FOR REVIEW AND SUBSEQUENT APPROVAL

UTILITY NOTE:

6 1-BR UNITS
107 2-BR UNITS
67 3-BR UNITS
180 TOTAL UNITS
CLUBHOUSE (2,730SF)

CONSTRUCTION DRAWING NOTE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

STANDARD UTILITY NOTES

All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)

1. Utility separation requirements:
   a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
   b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
   c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
   d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
   e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
   f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
6. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
7. Install 1" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
8. Install 6" PVC* sewer services @ 2.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 250-7825 or timothy.beasley@raleighnc.gov for more information
13. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Helvey at (919) 212-5923 or joanie.hartley@raleighnc.gov for more information.

UTILITY NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARD DRAWINGS AND SPECIFICATIONS.
2. IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK COVERING SUCH ITEMS SHALL APPLY.
3. WATER SERVICES 3/4-INCH TO 2-INCH SHALL BE TYPE "K" SOFT COPPER. ALL OTHER WATER MAINS, SERVICES, AND FITTINGS SHALL BE CEMENT-LINED DUCTILE IRON PIPE PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
4. GRAVITY SANITARY SEWER MAINS SHALL BE DUCTILE IRON PIPE OR PVC PIPE, AS SPECIFIED IN THESE PLANS AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. SANITARY SEWER SERVICES SHALL BE SCHEDULE 40 PVC.
5. CLEAN-OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
6. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH, PER CITY OF RALEIGH STANDARDS.
7. LOCATIONS AND SIZES OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM MAPS PREPARED BY OTHERS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RECORD DRAWINGS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION. THE ENGINEER WILL PROVIDE THESE RECORD DRAWINGS TO THE OWNER.
9. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
10. ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
12. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
13. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
14. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
15. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
16. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
17. CONTRACTOR SHALL NOTIFY THE WATER AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
18. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
19. PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATER MAINS IF THE STATIC PRESSURE AT THE BUILDING EXCEEDS 80PSI.
20. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
21. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
22. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
23. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES OR UTILITIES BY OTHERS AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
24. ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM WITH THE CURRENT SPECIFICATIONS AND STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA). THE AWWA CONSTRUCTION STANDARDS ARE SET FORTH IN THEIR CONSTRUCTION SPECIFICATIONS AND STANDARD FOR WATER AND SANITARY SEWERAGE FACILITIES, A COPY OF WHICH MUST BE PURCHASED FROM THE AWWA BY THE CONTRACTOR AND KEPT AT THE JOB SITE AT ALL TIMES. REFERENCE TO NCDOT SHALL MEAN THE CURRENT STANDARDS AND/OR SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
25. THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE BELOW PLAN GRADE ANY MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, PIPE TRENCH BOTTOMS OR OTHER PURPOSES AND BACKFILL THESE AREAS WITH AN APPROVED MATERIAL. THE EXTENT OF UNDERCUTTING AND BACKFILLING SHALL BE DETERMINED BY THE CITY OF RALEIGH AS TO AREAS WITHIN STREET RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. COMPENSATION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.
26. A MINIMUM VERTICAL SEPARATION OF 24" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & WATER LINES AND A FULL JOINT OF WATER LINE PIPE SHALL BE CENTERED WHERE WATER LINE CROSSES OVER SANITARY SEWER. WHERE CLEARANCE IS LESS THAN 18" BUT GREATER THAN 12", SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10' FROM WATER-MAIN. WHEN WATER LINE CROSSES UNDER SANITARY SEWER, 18" MINIMUM CLEARANCE MUST BE MAINTAINED, AND SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10' FROM WATER-MAIN.
27. ALL WATERLINES SHALL HAVE BURIED WITH THE PIPE # 12 COATED ELECTRIC WIRE AND BROUGHT UP INTO THE METER BOXES.
28. THE CONTRACTOR SHALL PROVIDE A SURVEY AS-BUILT RECORD DRAWING OF THE SANITARY SEWER SYSTEM AND THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RALEIGH UTILITY DEPARTMENT.

TRIANGLE SITE DESIGN

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
mlowder@trianglesitedesign.com
LICENSE #P-0619

OWNER/DEVELOPER:
WALNUT TRACE, LLC
TAFT DEVELOPMENT GROUP
ATTN. DUSTIN MILLS
2217 STANTONSBURG ROAD
GREENVILLE, NC 27834
PHONE: (252) 752-7101
FAX: (252) 758-1002
dustin@tdgnc.com

Walnut Trace Apartments
1800 Rock Quarry Road
Raleigh, NC Wake County
SR-112-18, Transaction# 578151

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

REVISIONS

No.	Date	Desc.
1	4/15/19	REVISED PER CITY OF RALEIGH REVIEW
2	9/10/19	REVISED PER CITY OF RALEIGH REVIEW
3	10/9/19	REVISED PER CITY OF RALEIGH REVIEW

Drawn
Checked
Approved

Project No. 035005
Date: October 9, 2019
Title
UTILITY PLAN

Sheet No.
C1.2

PLANTING NOTES:

1. All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.
2. Plant locations to be approved in field prior to installation.
3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
5. Install plants and mulch beds with 4" of pinestraw.
6. Parking lot islands to be mulched with 4" of pinestraw.
7. Lawn areas to be seeded and strawed.
8. Landscape Contractor to maintain plant materials for a one year period following substantial completion.
9. Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
10. VSA trees to be 3" caliper and 10' height.
11. Landscape plan minimum City of Raleigh requirements only.
12. All plant material can be locally sourced at Pender Nursery, Inc, Garner, NC.

City of Raleigh Planting Requirements:

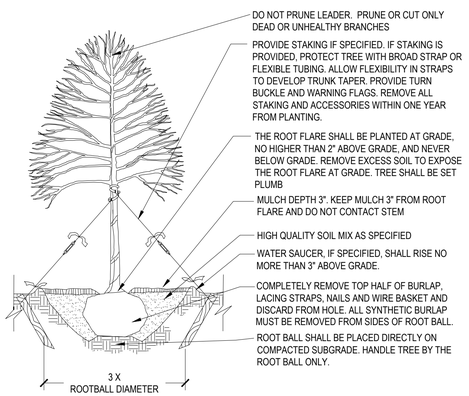
1) VEHICLE SURFACE AREA:
PROPOSED VSA= 134,692.35 SF;
Required: A minimum of 1 TREE / 2000 SF; 134,692.35/2000 = 67 trees
1 shade tree in each interior and terminal island.
Provided: 67 TREES Provided (Zelcova, Oak, Black Gum)
Required: Perimeter shrubs - 30 / 100 linear feet
Provided: East -West parking drive, south side - 852 lf or 255 shrubs
North-South parking drive along commercial property -600 lf or 180 shrubs
North-South parking drive along residential and open space is Neighborhood Transition Yard
Vehicle surface area screened from the public ROW.
All parking spaces are located within 50' of a shade tree.
2) STREET TREES:
Street trees have been provided for the E/W street and the N/S public street at 40' O.C.
A variance has been approved for not providing the trees along the East side of the N/S public street.
Variance Case # - A-107-19 - 8/12/19
Decision: Approved as requested.
WHEREAS Walnut Trace, LLC, property owner, requests a 14,100 foot design adjustment from the 2,500 foot maximum block perimeter requirements set forth in Section 8.3.2.A. of the Unified Development Ordinance that results in a block perimeter of 16,600 feet and a design adjustment from the sidewalk and street tree location requirements set forth in Section 8.4.4.D. to allow the construction of a sidewalk and street tree planting area on only the west and north sides of the access road all in conjunction with a 180 unit apartment complex on a 14.17-acre property zoned Commercial Mixed-Use-3 located at 1800 Rock Quarry Road.

SHOD yard / tree conservation area provided adjacent to Rock Quarry Road for street trees.
3) NEIGHBORHOOD TRANSITION YARD 20' ZONE A / 50' ZONE A

West Property Line: (this sheet)	Proposed use: Apartments Adjacent Use: Open Space and Single Family Residential Required: 6.5' - 9' wall, 5 shade trees, 4 understory trees, and 30 shrubs / 100 LF Provided: 6.5' wall. 5 shade trees, 4 understory trees, and 30 shrubs / 100LF. Retaining wall installed with heights indicated. Existing trees to remain as indicated where 50' transition provided. See sections A, B, and C, Sheet LA-2.
East Property Line: (Sheet LA-2)	Proposed Use: Apartments Adjacent Use: Single Family Required: 6.5' - 9' wall, 5 shade trees, 4 understory trees, and 30 shrubs / 100 LF Provided: 6.5' wall for 40 lf. Retaining wall heights and existing grade transitions noted. See section E, Sheet LA-2.

6.5' Retaining Wall height measured from adjacent property existing grade.

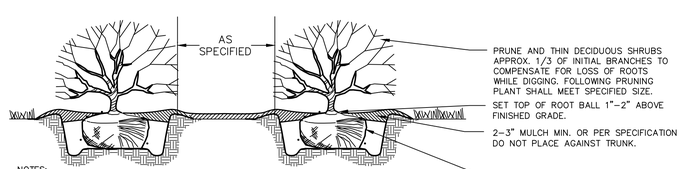
4) SCREENING OF MECHANICAL UNITS AND DUMPSTERS
The proposed HVAC units are screened from public view.
The proposed Dumpsters are screened according to City Code.



NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

1 / LA-1 TREE PLANTING
TPP-03
NTS



NOTES:
1. SOIL MIX–1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
2. WIDTH OF PLANT PIT
–SANDY SOIL, 24" WIDER THAN PLANT BALL
–CLAY SOIL, 12" WIDER THAN PLANT BALL
3. FOR PLANTING AREAS WHERE SOIL HAS BEEN COMPACTED BY EQUIPMENT, CONTACT LA PRIOR TO PLANTING.
4. FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX=2/3 ORGANIC AND 1/3 EXISTING SOIL.
5. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.

2 / LA-1 SHRUB PLANTING
NTS

PLANT SCHEDULE - Both Sheets

QT.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
17	AA	Amelanchier arborea / Serviceberry	1.5" Cal. /6' HT.	CONT./ B & B
22	ICS	Ilex crenata 'Steeds' / Japanese Holly	24" HT.	CONT.
143	RU	Rhapholepis umbellata 'Minor' / Indian Hawthorn	18" HT.	CONT.
51	QL	Quercus lyrata 'Highbeam' / Overcup Oak	3" Cal. /10' HT.	B & B
15	ZS	Zelkova serrata 'Green Vase' / Japanese Zelkova	3" Cal. /10' HT.	CONT./ B & B
2	CJ	Cryptomena japonica 'Elegans Nana' / Japanese Cedar	18" HT.	CONT.
64	ICH	Ilex crenata 'Hellen' / Japanese Holly	18" HT.	CONT.
30	TMH	Taxus x media 'Hicksii' / Yew	3' HT.	CONT./ B & B
25	NS	Nyssa sylvatic / Black Tupelo	3" Cal. /10' HT. or 3.5" / 14' HT.	CONT./ B & B
80	LC	Loropetalum chinensis 'Ruby' / Fringeflower	24" HT.	CONT.
70	PAM	Pennisetum alopecuroides 'Moudry' / Fountain Grass	18" HT.	CONT./ B & B
69	TOD	Thuja occidentalis 'Degroot's Spire' / Eastern Arborvitae	3' HT.	CONT./ B & B
49	MC	Myrica cenfera / Southern Wax Myrtle	24" HT.	CONT.
37	AG	Abelia x grandiflora 'Edward Goucher' / Glossy Abelia	24" HT.	CONT.
7	TO	Thuja occidentalis 'Emerald' / Eastern Arborvitae	4' HT.	CONT./ B & B
18	PAF	Pennisetum alopecuroides 'Foxtrot' / Fountain Grass	18" HT.	CONT./ B & B
6	CC	Cercis canadensis 'Forest Pansy' / Red bud	1.5" Cal. /6' HT.	CONT./ B & B
36	PV	Panicum virgatum 'Northwind' / Switchgrass	18" HT.	CONT./ B & B
8	LS	Liquidambar styraciflua / Sweet Gum	3" Cal. /10' HT.	B & B
12	LT	Lirodendron tulipifera / Tulip Poplar	3" Cal. /10' HT.	B & B
47	LSS	Ligustrum sinense 'Sunshine' / Privet	24" HT.	CONT.
28	ND	Nandina domestica 'Lemon-Lime' / Nandina	24" HT.	CONT.

PLANTING PLAN

40 20 0 40 80 120

COALY DESIGN
LANDSCAPE ARCHITECTURE
300/200 Durham Street Suite G
Raleigh, NC 27601
919.539.0012

WALNUT TRACE
ROCK QUARRY ROAD
RALEIGH, NC

PLANTING PLAN

Consultants

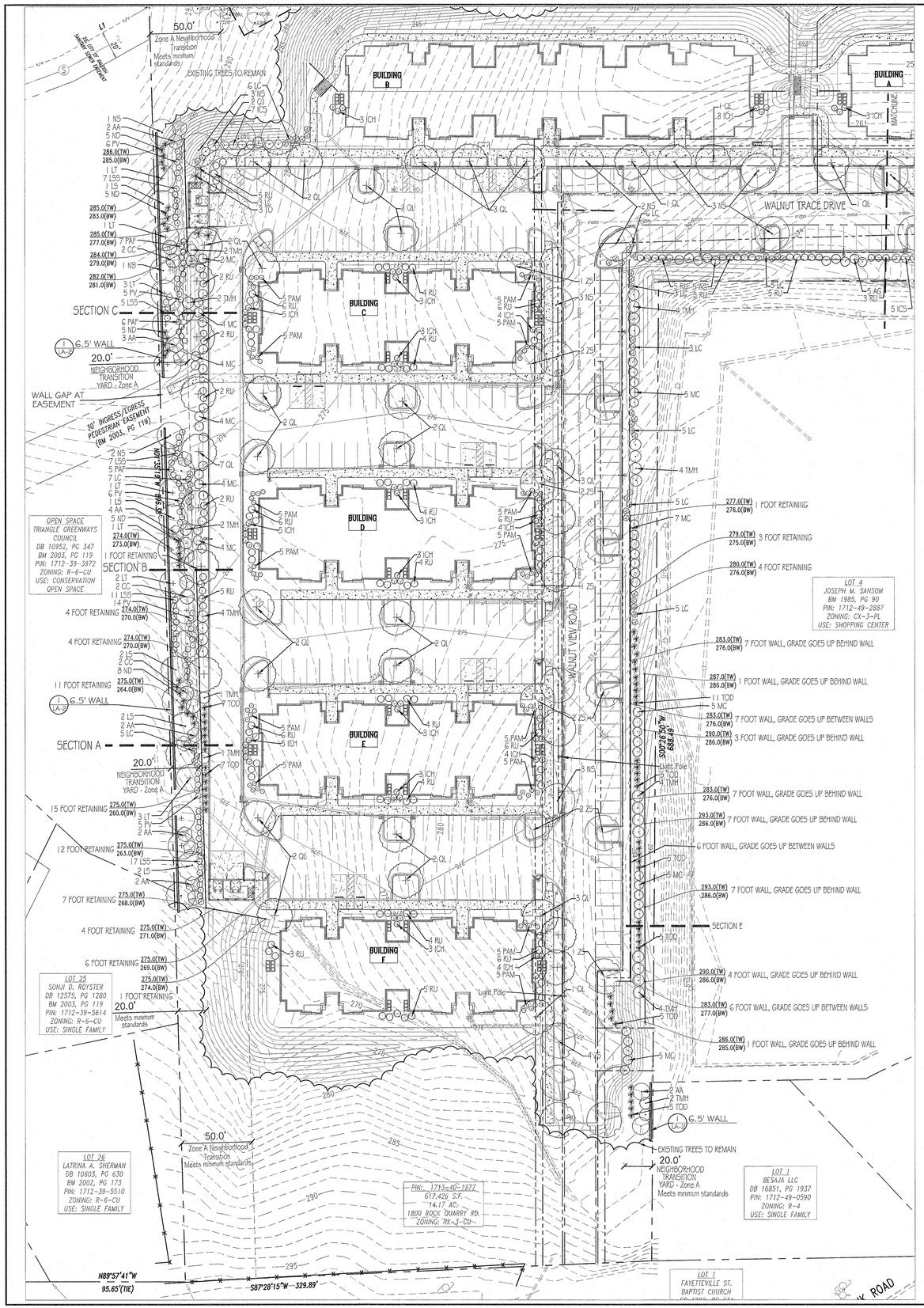
Professional Seals

Date Issued: 11.27.18
Scale 1"=40'
Drawn by: RBS
Checked by: KJW

Revisions

No.	Description	Date	By
1	City Comments	4.15.19	KJW
2	City Comments	9.3.19	KJW

LA-1



City of Raleigh Planting Requirements:

1) VEHICLE SURFACE AREA:
PROPOSED VSA= 134,692.35 SF;
Required: A minimum of 1 TREE / 2000 SF; 134,692.35/2000 = 67 trees
1 shade tree in each interior and terminal island.
Provided: 67 TREES Provided (Zelcova, Oak, Black Gum)
Required: Perimeter shrubs - 30 / 100 linear feet
Provided: East -West parking drive, south side - 852 lf or 255 shrubs
North-South parking drive along commercial property -600 lf or 180 shrubs
North-South parking drive along residential and open space is Neighborhood Transition Yard
Vehicle surface area screened from the public ROW.
All parking spaces are located within 50' of a shade tree.
2) STREET TREES:
Street trees have been provided for the E/W street and the N/S public street at 40' O.C.
A variance has been approved for not providing the trees along the East side of the N/S public street.
Variance Case # - A-107-19 - 8/12/19
Decision: Approved as requested.
WHEREAS Walnut Trace, LLC, property owner, requests a 14,100 foot design adjustment from the 2,500 foot maximum block perimeter requirements set forth in Section 8.3.2.A. of the Unified Development Ordinance that results in a block perimeter of 16,600 feet and a design adjustment from the sidewalk and street tree location requirements set forth in Section 8.4.4.D. to allow the construction of a sidewalk and street tree planting area on only the west and north sides of the access road all in conjunction with a 180 unit apartment complex on a 14.17-acre property zoned Commercial Mixed-Use-3 located at 1800 Rock Quarry Road.
3) NEIGHBORHOOD TRANSITION YARD 20' ZONE A / 50' ZONE A

West Property Line: (Sheet LA-1)
Proposed use: Apartments
Adjacent Use: Open Space and Single Family Residential
Required: 6.5' - 9' wall,
5 shade trees, 4 understory trees, and 30 shrubs / 100 LF
Provided: 6.5' wall. 5 shade trees, 4 understory trees, and 30 shrubs / 100LF.
Retaining wall installed with heights indicated. Existing trees to remain as indicated where 50' transition provided. See sections A, B, and C, this sheet.

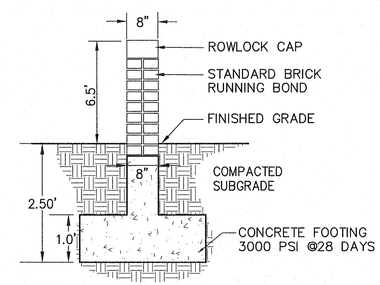
East Property Line: (this sheet)
Proposed Use: Apartments
Adjacent Use: Single Family
Required: 6.5' - 9' wall,
5 shade trees, 4 understory trees, and 30 shrubs / 100 LF
Provided: 6.5' wall for 40 lf.
Retaining wall heights and existing grade transitions noted.
See section E, this sheet.

6.5' Retaining Wall height measured from adjacent property existing grade.

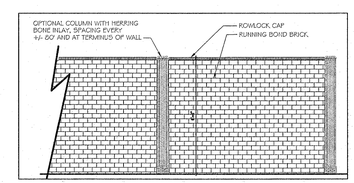
4) SCREENING OF MECHANICAL UNITS AND DUMPSTERS
The proposed HVAC units are screened from public view.
The proposed Dumpsters are screened according to City Code.

PLANT SCHEDULE - Both Sheets

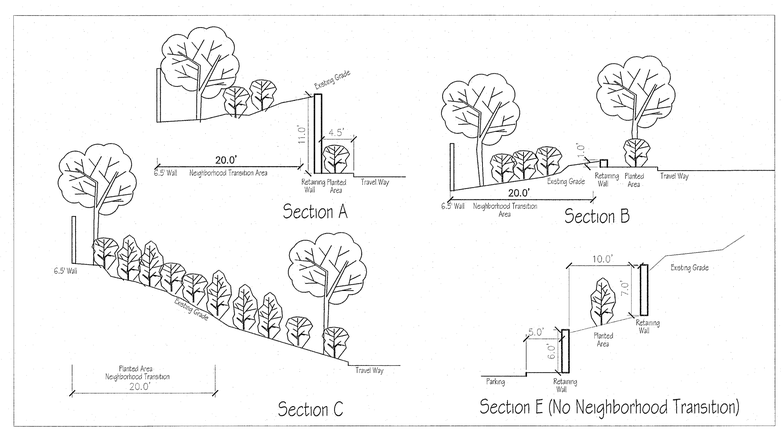
QT.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
17	AA	Amelanchier arborea / Serviceberry	1.5" Cal. /6' HT.	CONT./ B & B
22	ICS	Ilex crenata 'Steeds' / Japanese Holly	24" HT.	CONT.
143	RU	Rhaphiolepis umbellata 'Minor' / Indian Hawthorn	18" HT.	CONT.
56	QL	Quercus lyrata 'Highbeam' / Overcup Oak	3" Cal. /10' HT.	B & B
15	ZS	Zelkova serrata 'Green Vase' / Japanese Zelkova	3" Cal. /10' HT.	CONT./ B & B
2	CJ	Cryptomena japonica 'Elegans Nana' / Japanese Cedar	18" HT.	CONT.
64	ICH	Ilex crenata 'Hellen' / Japanese Holly	18" HT.	CONT.
30	TMH	Taxus x media 'Hicksii' / Yew	3' HT.	CONT./ B & B
31	NS	Nyssa sylvatic / Black Tupelo	3" Cal. /10' HT. or 3.5" / 14' HT.	CONT./ B & B
80	LC	Loropetalum chinensis 'Ruby' / Fringeflower	24" HT.	CONT.
70	PAM	Pennisetum alopecuroides 'Moudry' / Fountain Grass	18" HT.	CONT./ B & B
69	TOD	Thuja occidentalis 'Degroot's Spire' / Eastern Arborvitae	3' HT.	CONT./ B & B
49	MC	Myrica cerifera / Southern Wax Myrtle	24" HT.	CONT.
37	AG	Abelia x grandiflora 'Edward Goucher' / Glossy Abelia	24" HT.	CONT.
7	TO	Thuja occidentalis 'Emerald' / Eastern Arborvitae	4' HT.	CONT./ B & B
18	PAF	Pennisetum alopecuroides 'Foxtrot' / Fountain Grass	18" HT.	CONT./ B & B
6	CC	Cercis canadensis 'Forest Pansy' / Red bud	1.5" Cal. /6' HT.	CONT./ B & B
36	PV	Panicum virgatum 'Northwind' / Switchgrass	18" HT.	CONT./ B & B
8	LS	Liquidambar styraciflua / Sweet Gum	3" Cal. /10' HT.	B & B
12	LT	Liriodendron tulipifera / Tulip Poplar	3" Cal. /10' HT.	B & B
47	LSS	Ligustrum sinense 'Sunshine' / Privet	24" HT.	CONT.
28	ND	Nandina domestica 'Lemon-Lime' / Nandina	24" HT.	CONT.



1 / LA-2 8" BRICK FACE WALL SECTION NTS



2 / LA-2 6.5' BRICK FACE WALL ELEVATION 1/4"=1'-0"



PLANTING PLAN

40 20 0 40 80 120

COALY DESIGN
LANDSCAPE ARCHITECTURE
300/200 Parham Street Suite G
Raleigh, NC 27601
919.539.0012

WALNUT TRACE
ROCK QUARRY ROAD
RALEIGH, NC

PLANTING PLAN

Consultants

Professional Seals

Date Issued: 11.27.18
Scale 1"=40'
Drawn by: RBS
Checked by: KJW

Revisions

No.	Description	Date	By
1	City Comments	4.15.19	KJW
2	City Comments	9.3.19	KJW

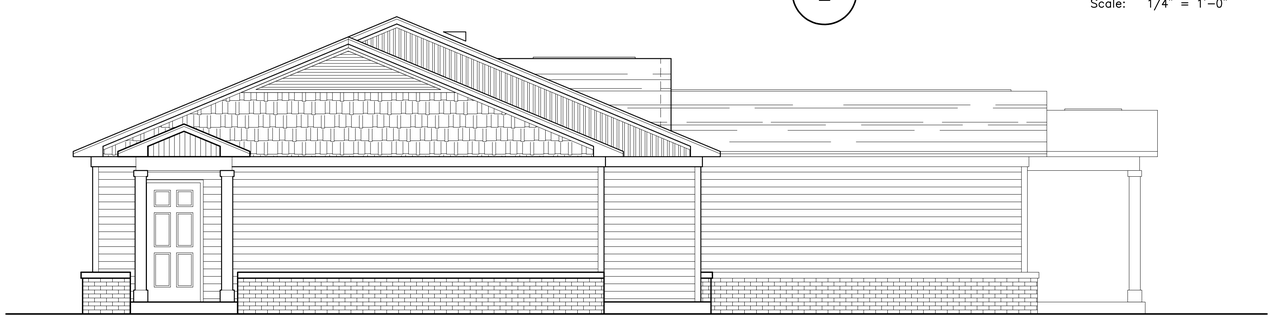
LA-2

1 Front Elevation

Scale: 1/4" = 1'-0"

2 Rear Elevation

Scale: 1/4" = 1'-0"



3 Left Elevation

Scale: 1/4" = 1'-0"

4 Right Elevation

Scale: 1/4" = 1'-0"

ELEVATION KEY

MARK M1 ROOF
OC WEATHERED WOOD COLOR (OR SIMILAR) 30 YEAR ARCHITECTURAL, DIMENSIONAL ANTI-FUNGAL ASPHALT SHINGLES, ON ONE LAYER OF 15# BUILDING FELT ON 7/16" OSB TYP.

MARK M2 VINYL SIDING
MIN. .044 HEAVY GAUGE CEDAR SHAKE PROFILE

MARK M3 VINYL SIDING
MIN. 044 HEAVY GAUGE BOARD AND BATTEN PROFILE

MARK M4 VINYL SIDING
HORIZONTAL SIDING - MIN. 044 HEAVY GAUGE, DOUBLE 5 EXPOSURE

MARK M5 BRICK VENEER
BRICK VENEER WITH MASONRY TIES @ 1'-4" O.C. BOTH DIRECTIONS

Walnut Trace, LLC

Walnut Trace

Raleigh,
North Carolina

18-518.00

NCHFA Application
First Submission - January 19, 2018
Second Submission - May 11, 2018

DATE: November 26, 2018
ISSUE FOR: City Review

Exterior Elevations
Community Bldg

A 3.1

SHEET OF
TOTAL SHEETS IN SET:
DRAWN BY: TIB
CHECKED BY: JMR,JTL

@ Copyright 2018 Ross/Deckard Architects, PA

Mailing Address: P.O. Box 98044, Raleigh, North Carolina 27624-8044
Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609
E-mail: mail@RossDeckardArchitects.com
Fax: 919.875.9200
Phone: 919.875.0001
Architecture Planning Interiors
Ross/Deckard Architects

1 Front Elevation - Building A and B

Scale: 3/32" = 1'-0"

2 Rear Elevation - Building A and B

Scale: 3/32" = 1'-0"

3 Left Elevation - Building A and B

Scale: 3/32" = 1'-0"

4 Right Elevation - Building A and B

Scale: 3/32" = 1'-0"

ELEVATION KEY

MARK M1 ROOF
OC WEATHERED WOOD COLOR (OR SIMILAR)
30 YEAR ARCHITECTURAL, DIMENSIONAL
ANTI-FUNGAL ASPHALT SHINGLES, ON ONE
LAYER OF 15# BUILDING FELT ON 7/16" OSB TYP.

MARK M2 VINYL SIDING
MIN. .044 HEAVY GAUGE
CEDAR SHAKE PROFILE

MARK M3 VINYL SIDING
MIN. 044 HEAVY GAUGE
BOARD AND BATTEN PROFILE

MARK M4 VINYL SIDING
HORIZONTAL SIDING - MIN. 044 HEAVY
GAUGE, DOUBLE 5 EXPOSURE

MARK M5 BRICK VENEER
BRICK VENEER WITH MASONRY TIES
@ 1'-4" O.C. BOTH DIRECTIONS

3/2 BR BUILDING
14 3BEDROOM UNITS
28 2BEDROOM UNITS
3 STORY

Walnut Trace, LLC

Walnut Trace

Raleigh,
North Carolina

18-518.00

NCHFA Application
First Submission - January 19, 2018
Second Submission - May 11, 2018

DATE: November 26, 2018
ISSUE FOR: City Review

Exterior Elevations
- Bldg A and B

A 3.2

SHEET OF
TOTAL SHEETS IN SET:
DRAWN BY: TIB
CHECKED BY: JMR,JTL

@ Copyright 2018 Ross/Deckard Architects, PA

Mailing Address: P.O. Box 98044, Raleigh, North Carolina 27624-8044
Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609
E-mail: mail@RossDeckardArchitects.com
Fax: 919.875.9200
Phone: 919.875.0001
Architecture Planning Interiors
Ross/Deckard Architects

1 Front Elevation - Building C

Scale: 1/8" = 1'-0"

2 Rear Elevation - Building C

Scale: 1/8" = 1'-0"

3 Left Elevation - Building C

Scale: 1/8" = 1'-0"

4 Right Elevation - Building C

Scale: 1/8" = 1'-0"

ELEVATION KEY

MARK M1 ROOF
OC WEATHERED WOOD COLOR (OR SIMILAR) 30 YEAR ARCHITECTURAL, DIMENSIONAL ANTI-FUNGAL ASPHALT SHINGLES, ON ONE LAYER OF 15# BUILDING FELT ON 7/16" OSB TYP.

MARK M2 VINYL SIDING
MIN. .044 HEAVY GAUGE CEDAR SHAKE PROFILE

MARK M3 VINYL SIDING
MIN. 044 HEAVY GAUGE BOARD AND BATTEN PROFILE

MARK M4 VINYL SIDING
HORIZONTAL SIDING - MIN. 044 HEAVY GAUGE, DOUBLE 5 EXPOSURE

MARK M5 BRICK VENEER
BRICK VENEER WITH MASONRY TIES @ 1'-4" O.C. BOTH DIRECTIONS

3/2 BR BUILDING
9 - 3BEDROOM UNITS
15 - 2BEDROOM UNITS
3 STORY

Walnut Trace, LLC

Walnut Trace

Raleigh,
North Carolina

18-518.00

NCHFA Application
First Submission - January 19, 2018
Second Submission - May 11, 2018

DATE: November 26, 2018
ISSUE FOR: City Review

Exterior Elevations
Bldg C

A 3.3

SHEET OF
TOTAL SHEETS IN SET:
DRAWN BY: TIB
CHECKED BY: JMR,JTL

@ Copyright 2018 Ross/Deckard Architects, PA

Mailing Address: P.O. Box 98044, Raleigh, North Carolina 27624-8044
Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609
E-mail: mail@RossDeckardArchitects.com
Fax: 919.875.9200
Phone: 919.875.0001
Architecture Planning Interiors
Ross/Deckard Architects

1 Front Elevation - Building D and E

Scale: 1/8" = 1'-0"

2 Rear Elevation - Building D and E

Scale: 1/8" = 1'-0"

3 Left Elevation - Building D and E

Scale: 1/8" = 1'-0"

4 Right Elevation - Building D and E

Scale: 1/8" = 1'-0"

ELEVATION KEY

MARK M1 ROOF
OC WEATHERED WOOD COLOR (OR SIMILAR) 30 YEAR ARCHITECTURAL, DIMENSIONAL ANTI-FUNGAL ASPHALT SHINGLES, ON ONE LAYER OF 15# BUILDING FELT ON 7/16" OSB TYP.

MARK M2 VINYL SIDING
MIN. .044 HEAVY GAUGE CEDAR SHAKE PROFILE

MARK M3 VINYL SIDING
MIN. 044 HEAVY GAUGE BOARD AND BATTEN PROFILE

MARK M4 VINYL SIDING
HORIZONTAL SIDING - MIN. 044 HEAVY GAUGE, DOUBLE 5 EXPOSURE

MARK M5 BRICK VENEER
BRICK VENEER WITH MASONRY TIES @ 1'-4" O.C. BOTH DIRECTIONS

3/2 BR BUILDING
12 - 2 BEDROOM UNIT
12 - 3 BEDROOM UNIT
3 STORY

Walnut Trace, LLC

Walnut Trace

Raleigh,
North Carolina

18-518.00

NCHFA Application
First Submission - January 19, 2018
Second Submission - May 11, 2018

DATE: November 26, 2018
ISSUE FOR: City Review

Exterior Elevations
Bldg D and E

A 3.4

SHEET OF
TOTAL SHEETS IN SET:
DRAWN BY: TIB
CHECKED BY: JMR,JTL

@ Copyright 2018 Ross/Deckard Architects, PA

Mailing Address: P.O. Box 98044, Raleigh, North Carolina 27624-8044
Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609
E-mail: mail@RossDeckardArchitects.com
Fax: 919.875.9200
Phone: 919.875.0001
Architecture Planning Interiors
Ross/Deckard Architects

1 Front Elevation - Building F

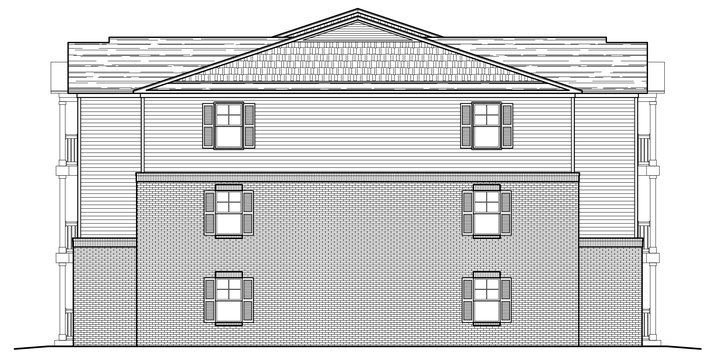
Scale: 1/8" = 1'-0"

2 Rear Elevation - Building F

Scale: 1/8" = 1'-0"

3 Left Elevation - Building F

Scale: 1/8" = 1'-0"



4 Right Elevation - Building F

Scale: 1/8" = 1'-0"

ELEVATION KEY

MARK M1 ROOF
OC WEATHERED WOOD COLOR (OR SIMILAR)
30 YEAR ARCHITECTURAL, DIMENSIONAL
ANTI-FUNGAL ASPHALT SHINGLES, ON ONE
LAYER OF 15# BUILDING FELT ON 7/16" OSB TYP.

MARK M2 VINYL SIDING
MIN. .044 HEAVY GAUGE
CEDAR SHAKE PROFILE

MARK M3 VINYL SIDING
MIN. 044 HEAVY GAUGE
BOARD AND BATTEN PROFILE

MARK M4 VINYL SIDING
HORIZONTAL SIDING - MIN. 044 HEAVY
GAUGE, DOUBLE 5 EXPOSURE

MARK M5 BRICK VENEER
BRICK VENEER WITH MASONRY TIES
@ 1'-4" O.C. BOTH DIRECTIONS

1/2/3 BR BUILDING
6 - 1 BEDROOM UNIT
12 - 2 BEDROOM UNIT
6 - 3 BEDROOM UNIT
3 STORY

Walnut Trace, LLC

Walnut Trace

Raleigh,
North Carolina

18-518.00

NCHFA Application
First Submission - January 19, 2018
Second Submission - May 11, 2018

DATE: November 26, 2018
ISSUE FOR: City Review

Exterior Elevations
Bldg F

A 3.5

SHEET OF
TOTAL SHEETS IN SET:
DRAWN BY: TIB
CHECKED BY: JMR,JTL

@ Copyright 2018 Ross/Deckard Architects, PA

Mailing Address: P.O. Box 98044, Raleigh, North Carolina 27624-8044
Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609
E-mail: mail@RossDeckardArchitects.com
Fax: 919.875.9200
Phone: 919.875.0001
Architecture Planning Interiors
Ross/Deckard Architects