Zoning: **OX-5-CU**  
CAC: **East Raleigh**  
Drainage Basin: **Crabtree Basin**  
Acreage: **4.00**  
Number of Lots: **2**  

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Longview Partners, LLC**
LOCATION: This site is located on the south side of Falstaff Road, in the southeast corner of the intersection of Falstaff Road and Poe Drive. The parent tract may be found at 101 Poe Drive.

REQUEST: Subdivision of a 2.39 acre tract zone OX-5-CU into two lots, lot one being 1.74 acres, and lot two .508 acres, divided by a proposed 22’ public street right of way (Family Street)

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 submitted by John A. Edwards & Company (Plan dated 10/5/17).

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

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

STORMWATER

2. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

3. That in accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

URBAN FORESTRY

5. Obtain required tree impact permits from the City of Raleigh.

6. That prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

7. That a tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.
PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 permit authorization will be withheld if the recorded document is not provided to the City.

2. Comply with all conditions of Z-50-08, including all transit easements as required by Z-50-08;

ENGINEERING
3. That concurrent plans, including infrastructure improvements are approved by the City of Raleigh.

4. That 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. Falstaff Road and Poe Drive shall dedicate ½-64’ right-of-way. Bluestocking Street shall dedicate a 22’ right-of-way for a multi-family street.

5. That a 5’ general utility placement easement and variable width sidewalk easement is to be shown on the map approved for recordation along Falstaff Road and Poe Drive. Easements for Bluestocking Street to be shown on the map approved for dedication are a 6’ planting easement, 6’ concrete sidewalk, 2’ maintenance strip and 5’ general utility placement easement. The location of easements and associated deeds of easement shall be approved by the City. The map is to show dedication of a sight distance easement as shown on the map along Falstaff Road and Poe Drive. A 15’ x 20’ slope easement is to be dedicated on the south side and a 15’ x 10’ slope easement is to be dedicated on the north side of the 22’ right-of-way at the lot terminus of Bluestocking Street. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

6. That In accordance with the UDO, Section 8.1.3, a surety for incomplete development related public improvements is provided to the City of Raleigh Development Services in the amount of 125% of construction costs.

PUBLIC UTILITIES
7. That 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.

STORMWATER
8. That 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.

9. That 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.

10. That 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.

11. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

**TRANSPORTATION**

12. That a 15' x 20' transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

13. That a fee in lieu is paid for five street trees associated with Poe Drive;

**URBAN FORESTRY**

14. That a tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

15. That a tree impact permit be approved;

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

**GENERAL**

16. That a Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Right Of Way and/or Easement Dedications, and Tree Save Areas.

17. That an encroachment agreement for any stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the private stormwater system located within the right of way as indicated on the preliminary plan, shall be submitted to the City’s Encroachment Coordinator in the Development Services Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code.
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Sections 12-1001 and 12-1021(a), shall be filed with the Development Services Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

Prior to issuance of building occupancy permit:

18. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

19. That All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

20. Required public right-of-way infrastructure improvements are reviewed and accepted by the City of Raleigh Development Services and as-built drawings provided to City of Raleigh Development Services, Development Engineering program.

21. That Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

22. That as-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

23. That Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.

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: 11-1-2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) [Signature] Date: 11/1/2017

Staff Coordinator: Michael Walters
Gross Site Acres: 2.39 Acres or 104,108 SF
ROW Dedication - 6,133 SF = 97,975 SF
x 10% = 9,797.5 SF of required Tree Conservation Area
TOTAL Tree Conservation Area provided: 11,466.30 sf or 0.2632 acres
PLANT SCHEDULE

<table>
<thead>
<tr>
<th>DATE</th>
<th>SCIENTIFIC NAME</th>
<th>CALIPER</th>
<th>HT. (FT.)</th>
<th>ORDER/QUANTITY</th>
</tr>
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<tbody>
<tr>
<td>4/19/2017</td>
<td>Rhaphiolepis umbellata 'Minor' / Indian Hawthorn</td>
<td>3&quot; Cal.</td>
<td>10'</td>
<td>1</td>
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<tr>
<td>4/19/2017</td>
<td>Loropetalum chinensis v.r. 'Daruma' / Fringe Flower</td>
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<td>10'</td>
<td>1</td>
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<tr>
<td>4/19/2017</td>
<td>Nyssa sylvatica / Black Gum</td>
<td>3&quot; Cal.</td>
<td>10'</td>
<td>1</td>
</tr>
<tr>
<td>4/19/2017</td>
<td>Zelkova serrata 'Village Green' / Japanese Zelkova</td>
<td>3&quot; Cal.</td>
<td>10'</td>
<td>1</td>
</tr>
</tbody>
</table>

City of Raleigh Planting Requirements:

1. STREETS:
   - FALSTAFF ROAD: Provided: (4) 3" Caliper Zelkova, per 40 lf. Trees placed in 6’ tree lawn.
   - POE DRIVE: Provided: (3) 3" Caliper Black Gum, per 40 lf. Trees placed in 6’ tree lawn.

2. ADHERE TO STANDARDS IN THE CITY TREE PLANTING MANUAL.

3. STREET TREES MUST BE 3" CALIPER AT 3 X 3 X 3.
   - BLACK GUM: 3" Cal. /10' HT.40' O.C. B & B
   - FRINGE FLOWER: 3" Cal. /10' HT.40' O.C. B & B

4. PLANTING SEASON OCTOBER - APRIL.

5. A TREE IMPACT PERMIT IS REQUIRED.

6. ELECTRICAL OUTLETS AND OTHER UTILITIES
   - PROPOSED POINTS OF IMPACT ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
   - PROVIDE TURN TO DEVELOP TRUNK TAPER. PROVIDE TURN FROM PLANTING.
   - CITY OF RALEIGH PLANTS BE SET AT LEAST 5' FROM ELECTRICAL OR OTHER UTILITIES.
   - CITY OF RALEIGH IS NOT RESPONSIBLE FOR WORK TO BE DONE IN THE PUBLIC RIGHT OF WAY.

7. LANDSCAPE CONTRACTOR TO MAINTAIN PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION.

8. AREAS DEDICATED FROM PLANT RELOCATION OR OTHER ACTIVITIES OF LANDSCAPE CONTRACTOR TO BE RESEEDED AND ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

9. WE HAVE APPLIED FOR A TREE IMPACT PERMIT.

PLANTING NOTES:

1. All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.

2. Plant materials to be approved in a timely fashion prior to installation.

3. Substitutions of plant materials specified can only occur with prior approval by the Landscape Architect.

4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.

5. Landscaping Contractor to maintain plant materials for a one year period following substantial completion.

6. Lawn areas to be seeded and strawed.

7. Landscape Contractor to maintain plant materials for a one year period to be reseeded and established at no additional cost to the owner.

8. Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.

9. We have applied for a Tree Impact Permit.

10. We have applied for a Tree Impact Permit.

Onsite improvements shown for reference only. Refer to Administrative Site Review Plan 5R-5-1-17 (Transaction #515670) for detailed information.