LOCATION: This site is located on the south side of Rock Quarry Road, between the intersections of Rock Quarry and New Birch Drive, and Rock Quarry and Olde Birch Drive, at 2801-3401 New Birch Drive.

REQUEST: Development of a 2.95-acre tract comprised of three lots to be recombined, all zoned NX-3-PL CU (Z-54-98, and Z-6-90), into a 18,750-square foot Civic (Office) Building with associated parking on site.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. Approval of an alternative design allowing for the reduction of the Build To percentage and corner lot Build To from the primary street and the two side streets (1.5.6 C 1), and less than 50% of the window openings between three and eight feet. (1.5.9 B 1, and 3.2.5 F1). (AAD-8-18)

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 Jones & Cnossen Engineering, PLLC.

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. Next Step: 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. Next Step: 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.

   Next Step: 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.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of Z-54-98, and Z-6-90.

2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Recombinations, and Right of Way and/or Easement Dedications.

3. Provide fire flow analysis.

ENGINEERING

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

5. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

7. A sidewalk deed of easement for any public sidewalk on Private Property 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

8. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

9. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

STORMWATER

10. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.
11. **Next Step:** The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

12. **Next Step:** 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.

13. **Next Step:** 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.

14. **Next Step:** 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.

**URBAN FORESTRY**

15. A tree impact permit must be obtained for the approved streetscape tree installation in the rights-of-way.

*Prior to issuance of building occupancy permit:*

16. 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.

17. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

18. **Next Step:** 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.

19. **Next Step:** All street lights and street signs required as part of the development approval are installed.

20. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

21. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.

22. **Next Step:** Final inspection of all required right-of-way tree plantings by Urban Forestry Staff.
EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 8-15-2021
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: (Planning Dir./Designee)  
Date: 8/15/2018

Staff Coordinator: Michael Walters
The proposed mechanical units and dumpster are screened from public view.

3) SCREENING OF MECHANICAL UNITS

Provided:
- 5, 3" Caliper Trees
  3" Cal. /10' HT.
- 18" HT. 4' O.C. CONT.

Required:
- 1, 3" Caliper Tree / 40 lf; planted in 6' tree lawn

NEW BIRCH DRIVE:
- 36" HT. CONT.
- 5' O.C.

ROOT GROWTH.

ROCK QUARRY ROAD: C2 Yard - 450 Lf total
- 3 Cal. /10' HT. B & B
- 3" Cal. /10' HT. as indicated

Provided: 17 TREES Provided (Elm, Oak, Black Gum, Zelkova)

2) STREET YARD

Provided: 17, 3" Caliper Trees
- Zelkova serrata 'Village Green' / Japanese Zelkova
- Thuja occidentalis 'Emerald Green' / Arborvitae
- Ilex crenata 'Hoogendorn' / Holly
- Rhaphiolepsis indica 'Snow White' / Indian Hawthorne
- Abelia x grandiflora 'Edward Goucher' / Glossy Abelia

Required:
- 4 trees and 15 shrubs / 100 lf. 15' average width

PERIMETER SHRUBS PROVIDED ALONG ENTRANCE DRIVE AND ONE TREE PROVIDED PER ISLAND / TERMINAL ISLAND.

City of Raleigh Planting Requirements:

1. CONTRACTOR IS RESPONSIBLE FOR COMPLETELY REMOVE TOP HALF OF BURLAP, WATER SAUCER SHALL BE NO MORE THAN 3" HIGH QUALITY SOIL MIX AS SPECIFIED ABOVE GRADE.
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT 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
7. DRAIN EASEMENT (TYP)
8. TREE LAWNS - Minimum 6' wide tree lawn; Trees centered in area; No utilities or electrical conduits are permitted within the tree lawn (utilities may run below and through the sidewalk with expansion infrastructure); 600 cubic feet of organic soil in the immediate area where the tree is to be planted.
9. No staking of trees is permitted.
10. Mulch is required for a minimum of a 5 year period. After installation, lines shall be thoroughly inspected. Mulch lines shall be separated and surrounded by unpaved areas, on either side of tree, or by other means of separation. Tree lines shall be placed at least 6" above and water each tree at the base for at least 3 minutes. Commercially available water lines are acceptable but low cost leads shall be used no longer than 6" from plant.
11. All trees to be planted at half 2" from edge of curb or install wheel stops at all parking spaces abutting plant beds.
12. All trees to be planted at least 10" from parking spaces, unless otherwise specified in the planting plan.
13. Tree planting shall be no less than 12" from any structures or property lines.
14. Tree planting shall be no less than 10" from any underground utilities or conduits.
15. Tree planting shall be no less than 12" from any underground utilities or conduits.
16. Tree planting shall be no less than 10" from any underground utilities or conduits.
17. Tree planting shall be no less than 12" from any underground utilities or conduits.
18. Tree planting shall be no less than 10" from any underground utilities or conduits.
19. Tree planting shall be no less than 12" from any underground utilities or conduits.
20. Tree planting shall be no less than 10" from any underground utilities or conduits.

LANDSCAPE PLAN

PLANTING NOTES:

1. All plant materials comply with American Standards for Nursery Stock ANSI A2.6.
2. Plant locations shown are approximate and subject to change or approval by the City of Raleigh Planning Department and the City of Raleigh Engineering Department.
3. Plant locations shown are approximate and subject to change or approval by the City of Raleigh Planning Department and the City of Raleigh Engineering Department.
4. Planting season is October - April.
5. Install plants and muck beds with a 4" of pinestraw.
6. All plant material shown is required by the City of Raleigh City Code.
7. All plant material grown in a manner required by the City of Raleigh City Code.
8. All plant material grown in a manner required by the City of Raleigh City Code.
9. All plant material grown in a manner required by the City of Raleigh City Code.
10. All plant material grown in a manner required by the City of Raleigh City Code.
11. All plant material grown in a manner required by the City of Raleigh City Code.
12. All plant material grown in a manner required by the City of Raleigh City Code.
13. All plant material grown in a manner required by the City of Raleigh City Code.
14. All plant material grown in a manner required by the City of Raleigh City Code.
15. All plant material grown in a manner required by the City of Raleigh City Code.
16. All plant material grown in a manner required by the City of Raleigh City Code.
17. All plant material grown in a manner required by the City of Raleigh City Code.
18. All plant material grown in a manner required by the City of Raleigh City Code.
19. All plant material grown in a manner required by the City of Raleigh City Code.
20. All plant material grown in a manner required by the City of Raleigh City Code.

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>Plant Schedules</th>
<th>Common Name</th>
<th>Size</th>
<th>Root Spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SHRUB PLANTING

TREE PLANTING

PLANTING PICTS

LANDSCAPE PLAN

LA-1
1. ELEVATION-NEW BIRCH DRIVE

2. ELEVATION-NEW BIRCH DRIVE

3. ELEVATION-NEW BIRCH DRIVE

4. ELEVATION-NEW BIRCH DRIVE

5. ELEVATION-ROCK QUARRY ROAD

6. ELEVATION-OLDE BIRCH DRIVE

7. ELEVATION-OLDE BIRCH DRIVE

8. ELEVATION-NEW BIRCH DRIVE

9. ELEVATION-NEW BIRCH DRIVE

10. ELEVATION-ROCK QUARRY ROAD

GENERAL NOTES:

1. ALL DRAWINGS TO BE REVIEWED IN ACCORDANCE WITH THE FDA.

2. ALL GLAZING TO BE 1" INSULATED LOW "E" GLASS UNITS.

3. GC TO PROVIDE COLOR SAMPLES OF ALL MATERIALS TO ARCHITECT FOR SELECTION.

4. ALL HVAC EQUIPMENT WILL BE ROOF MOUNTED WITH SCREENS.

EXTERIOR FINISH SCHEDULE

<table>
<thead>
<tr>
<th>CODE</th>
<th>MATERIAL</th>
<th>DESCRIPTION</th>
<th>FINISH</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRK-1</td>
<td>BRICK VENEER</td>
<td>MODULAR BRICK WITH STANDARD MORTAR</td>
<td>FACTORY PAINT</td>
</tr>
<tr>
<td>BRK-2</td>
<td>BRICK VENEER</td>
<td>ACCENT</td>
<td>STANDARD MATERIAL FACTORY PAINT</td>
</tr>
<tr>
<td>STF</td>
<td>STOREFRONT ALUMINUM</td>
<td>STOREFRONT W/ INSULATED ENERGY EFFICIENT GLAZING</td>
<td>CLEAR MILL FINISH</td>
</tr>
<tr>
<td>MTL</td>
<td>METAL PANEL</td>
<td>ARCHITECTURAL METAL PANEL</td>
<td>FACTORY PAINT</td>
</tr>
<tr>
<td>MP</td>
<td>METAL PANEL</td>
<td>MODULAR BRICK WITH STANDARD MORTAR</td>
<td>FACTORY PAINT</td>
</tr>
</tbody>
</table>

BUILDING ELEVATION=4,022 SF (33% REQUIRED TRANSPARENCY)=1,321 SF Provided 739 SF total. The reduced amount of window openings is for safety concerns as requested by the Raleigh Police Department.

BUILDING ELEVATION=4,022 SF (33% REQUIRED TRANSPARENCY)=1,321 SF. PROVIDED 739 SF TO TGA.

THE REDUCED AMOUNT OF WINDOW OPENINGS IS FOR SAFETY CONCERNS AS REQUESTED BY THE RALEIGH POLICE DEPARTMENT.