



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.)
Please check the appropriate review type and include the plan checklist document.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: <u>Sub-0066-2019</u>	Planner (print): <u>Mike Walters</u>
Pre-application Conference Date: _____	Planner (signature): <u>N/A</u>

PER EMAIL

DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision
 ☐ Compact Development
 ☐ Conservation Development
 ☐ Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s): **TR#522978**

Development name (subject to approval): Walnut Trace Apartments

Property Address(es): **1800 Rock Quarry Road Raleigh, NC**

Recorded Deed PIN(s): 1713-40-1277

What is your project type?	<input type="checkbox"/> Single family <input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____
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CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: Walnut Trace, LLC Owner/Developer Name and Title: Dustin Mills, President

Address: 2217 Stantonsburg Road Greenville, NC 27834

Phone #: 252-752-7101 Email: dustin@tdgnc.com

APPLICANT INFORMATION

Company: Walnut Trace, LLC Contact Name and Title: Dustin Mills

Address: 2217 Stantonsburg Road Greenville, NC 27834

Phone #: 252-752-7101 Email: dustin@tdgnc.com

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 14.17

Zoning districts (if more than one, provide acreage of each):

RX-3-CU

Overlay district: SHOD-1

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- 32-2017

Board of Adjustment (BOA) Case # A- 107-19 & 108-19

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.076

Square Feet: 3305

Proposed Impervious Surface:

Acres: 5.604

Square Feet: 244120

Neuse River Buffer ☒ Yes ☐ No

Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: 3720171200j

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots:

Detached

Attached

Total # of single-family lots:

Proposed density for each zoning district (UDO 1.5.2.F):

12.7 units per acre

Total # of open space and/or common area lots:

Total # of requested lots: 2

SIGNATURE BLOCK

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 of Raleigh.

I hereby designate Matt Lowder, PE to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:

Date: 11/22/19

Printed Name:

Dustin Mills

Signature:

Date:

Printed Name:

Please email your completed application to DS.intake@raleighnc.gov.

C0.0	COVER SHEET
D1.0	DEMOLITION PLAN
SP1.0	SUBDIVISION PLAN REVIEW
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
1 OF 1	LIGHTING PLAN
LA-1	PLANTING PLAN
LA-2	PLANTING PLAN
LA-3	TREE CONSERVATION PLAN
LA-4	TREE CONSERVATION PLAN
1 OF 1	BOUNDARY PLAN

THE PROPOSED PROJECT IS AN AFFORDABLE HOUSING PROJECT AND WILL ABIDE BY THE UNITED 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 1968, 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.

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%

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 PEDESTRIAN ROUTING PLAN ALONG WITH A RIGHT-OF-WAY SERVICE APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSALES@RALEIGHNC.GOV FOR APPROVAL.
- THE CITY OF RALEIGH REQUESTS AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY SIDEWALK 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 DEVICES, 8TH EDITION, AND THE NC DOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES," NCOT "ROADWAY STANDARD DRAWING MANUAL," AND THE NCOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE DISABLED AND/OR ELDERLY. PEDESTRIAN ROUTING AND ACCESSIBILITY AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 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 OBTAINED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

A-107-19 8/12/19
DECISION: APPROVED AS REQUESTED.
WHEREAS WALNUT TRACE, LLC., PROPERTY OWNER, REQUESTS A 14,100 FOOT DEVELOPMENT SET BACK FROM THE 2,500 FOOT MAXIMUM BLOCK PERMITTER REQUIREMENTS SET FORTH IN SECTION 3.2.4.2 OF THE 2016 ZONING ORDINANCE THAT RESULTS IN A BLOCK PERIMETER OF 16,800 FEET AND A DESIGN ADJUSTMENT FROM THE SIDEWALK AND STREET LOCATION REQUIREMENTS SET FORTH IN SECTION 3.2.4.3 OF THE 2016 ZONING ORDINANCE TO CONSTRUCT A SIDEWALK AND STREET TREE PLANTING AREA ON ONLY THE WEST AND NORTH SIDES OF THE ACCESS ROAD ALL IN CONJUNCTION WITH A LAND ABUTMENT COMPLEX ON A 1417-ACRE PROPERTY ZONED COMMERCIAL MIXED-USE-3 LOCATED AT 1800 QUARRY ROAD,

A-108-19 8/12/19
DECISION: APPROVED AS REQUESTED.
WHEREAS WALNUT TRACE, LLC., PROPERTY OWNER, REQUESTS AN 18K VARIANCE FROM THE 70X BUILD-TO-REQUIREMENT FOR APARTMENT BUILDINGS SET FORTH IN SECTION 3.2.4.2 OF THE 2016 ZONING ORDINANCE THAT RESULTS IN A MINIMUM OF 525 SQUARE FEET OF ADDITIONAL GROUND FLOOR PLANNABLE REQUIREMENT SET FORTH IN SECTION 3.2.4.F, AND A VARIANCE FROM THE PROTECTIVE WYD REQUIREMENTS SET FORTH IN SECTION 7.2.8.D, TO CONSTRUCT AN 18' FOOT RETAINING WALL WITH AN ALTERNATIVE USE-LOCATED ON A 1417-ACRE PROPERTY ZONED COMMERCIAL MIXED-USE-3 LOCATED AT 1800 QUARRY ROAD.

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

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

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=70X	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 CALCULATION
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) $2,730 / 400 = 7$ (1 SPACE PER UNIT FOR AFFORDABLE HOUSING PROJECTS PER UDO SEC. 7.1.4) $180 \text{ SPACE PER UNIT} \times 180 = 180$ $(1 \text{ SPACE PER 10 UNITS (VISITOR)}) = 18$ TOTAL SPACES REQUIRED = 205 TOTAL SPACES ALLOWED = 150K 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

SUBDIVISION PLAN REVIEW
ASR-SR-112-2018
Proposed
Walnut Trace Apartments
1800 Rock Quarry Road
Fifth, Wake County, North Carolina

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

CIVIL ENGINEER
Triangle Site Design, PLLC
Attn. Matt Lowder, PE
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mlowder@trianglesitedesign.com
NC LICENSE#P-0619



REVISION 08.01.2

Page 1 of 2

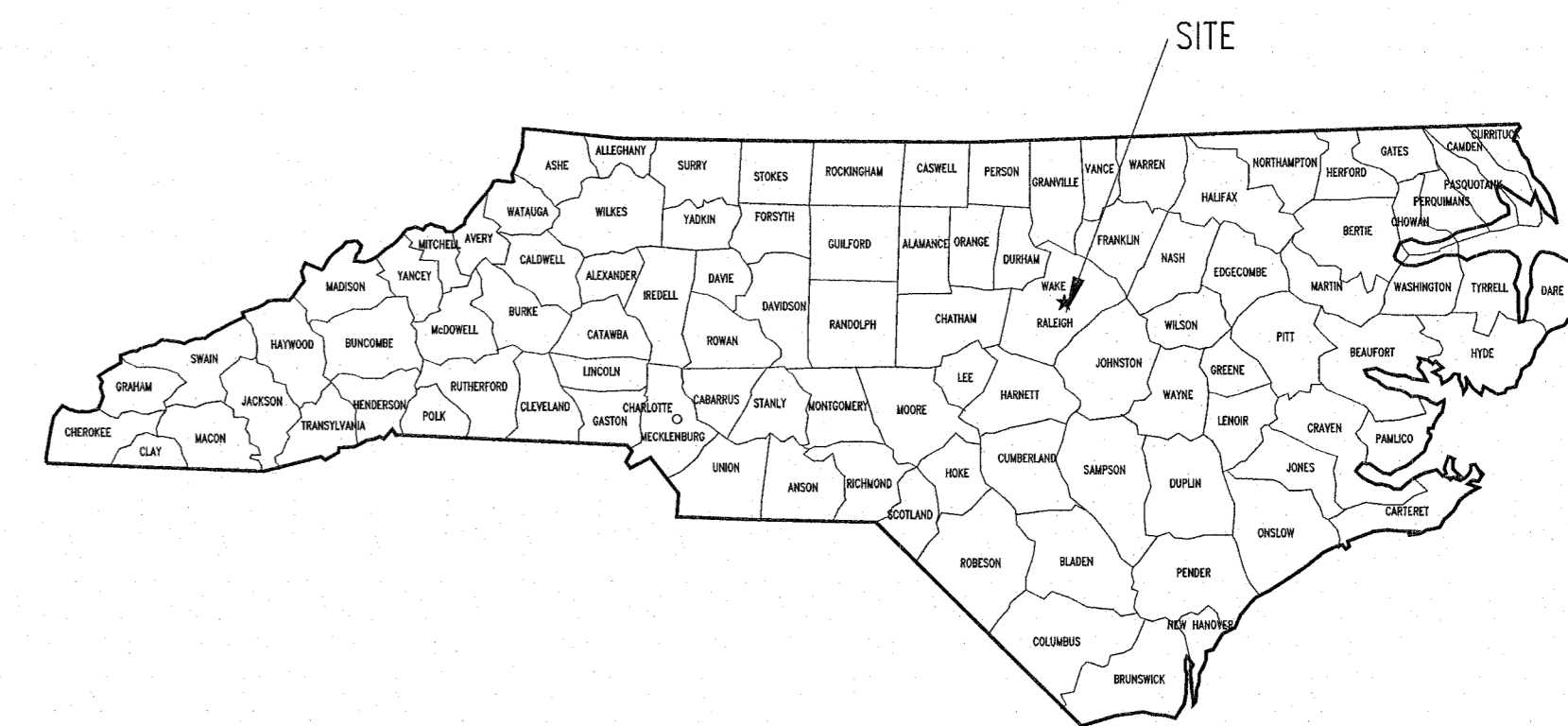
1. SOLID WASTE SERVICES WILL BE PROVIDED BY PRIVATE COMPANY
2. SEE SHEET C1.9 FOR SOLID WASTE DETAILS.

41 SEE WHEEL 0715 FOR SOLID WASTE DETAILS

A vicinity map showing the location of the site. The map includes a compass rose indicating North (N), South (S), East (E), and West (W). The site is located at the intersection of I-40 and Curtis Dr. The map also shows S. State St., Platform Ave., Cross Link Rd., Rock Court Rd., and Rock Point Rd. The site is shaded with diagonal lines.



Know what's below.
Call before you dig.





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
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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
ASR-SR-112-18

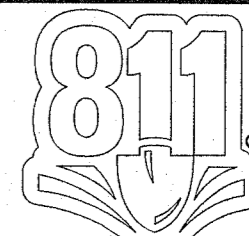
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[illegible]COVER
SHEET

Sheet No. CO.0

FLOOD ZONE NOTE:

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAPS (FIRM) #57201713001 & #57201712001, EFFECTIVE DATES MAY 2, 2006. FEMA FIRM MAPS SUBJECT TO CHANGE.



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REVISIONS	No.	Date	Description
	1		
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Checked: [Blank]
Approved: [Blank]

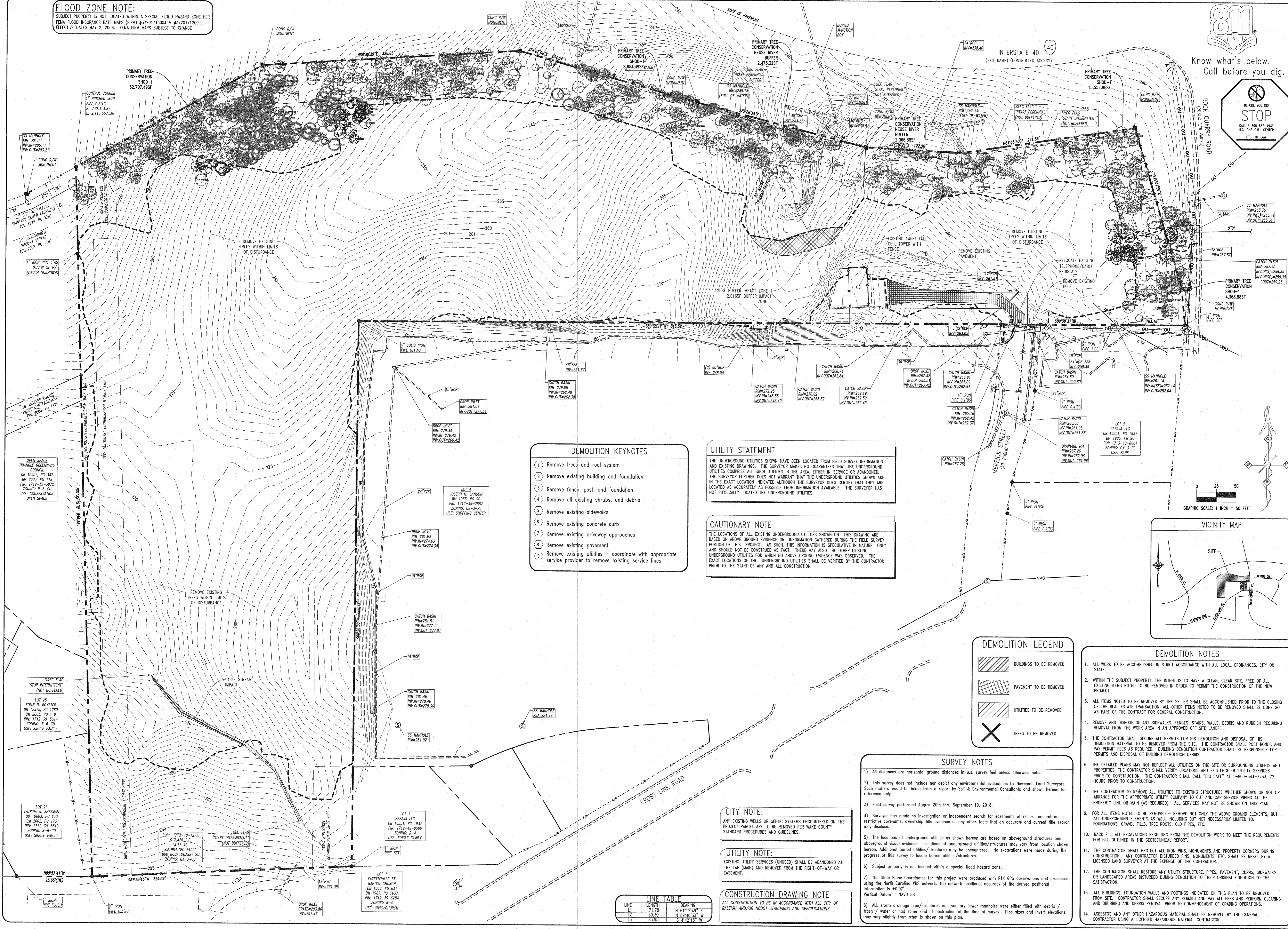
Project No. 035005
Date: November 25, 2019

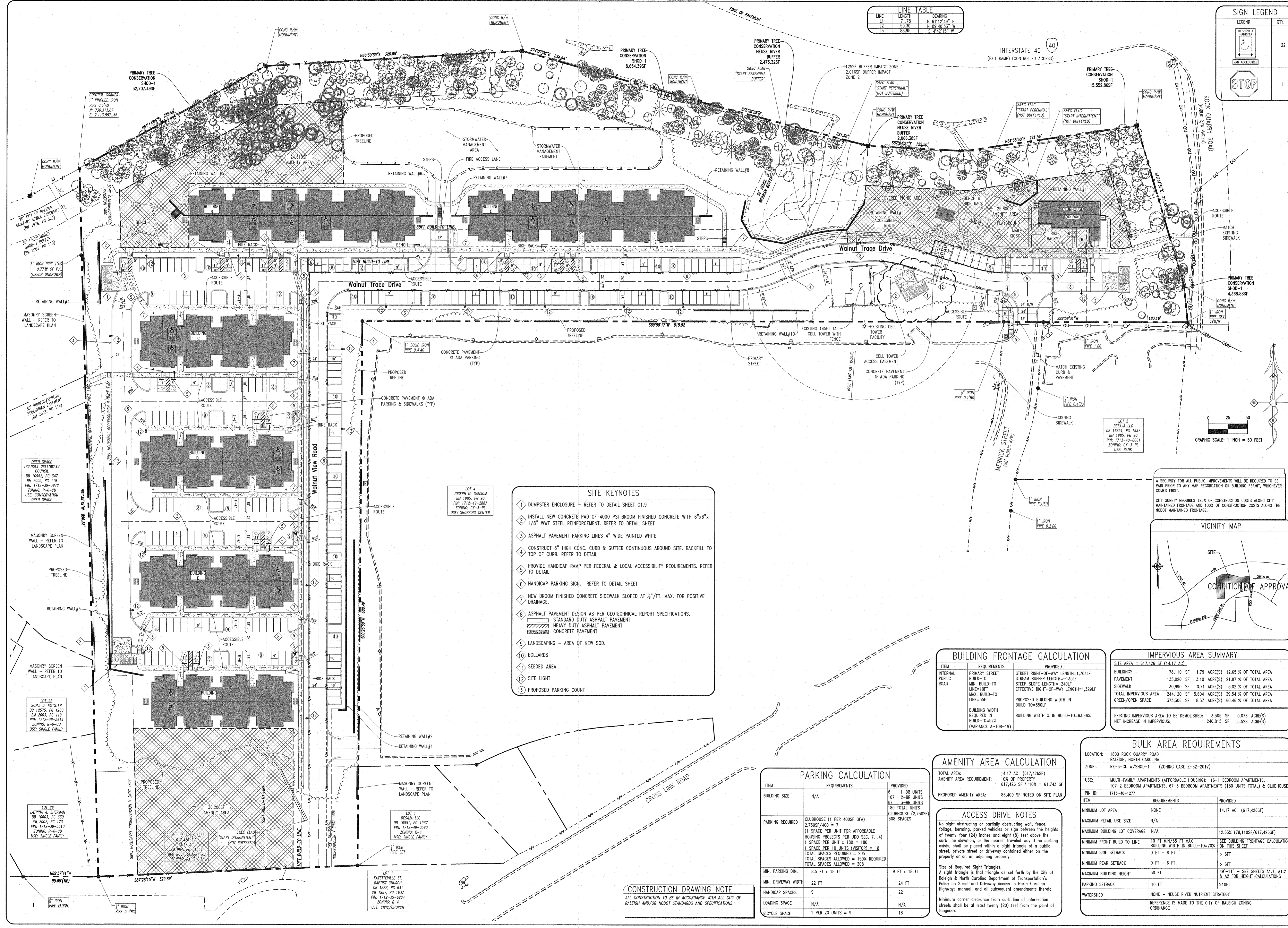
Title

DEMOLITION PLAN

Sheet No.

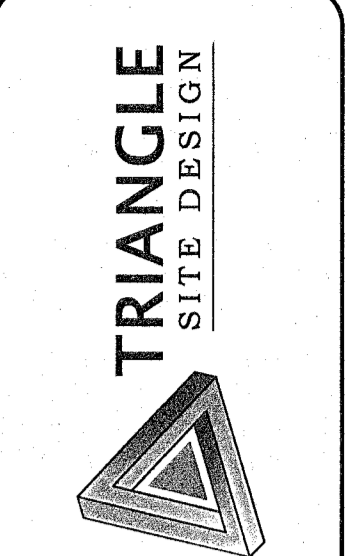
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LINE TABLE		
LINE	LENGTH	BEARING
L1	71.78	N 61°12'49" E
L2	90.32	N 89°40'51" W
L3	83.95	S 4°42'15" W

SIGN LEGEND	
LEGEND	QTY.
	22
	1



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REVISIONS	
No.	Date

Project No. 035005
Date: November 25, 2019
Title

SUBDIVISION
PLAN

Sheet No.
SP1.0

SITE KEYNOTES

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

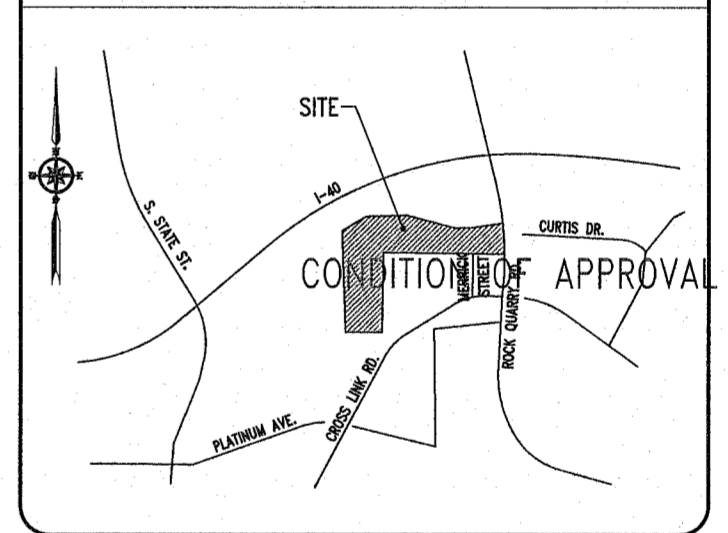
CONSTRUCTION DRAWING NOTE

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

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

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

VICINITY MAP



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=1,355LF 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%

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	30,980 SF	0.71 ACRE(S)	5.02 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	244,120 SF	5.60 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.

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 OFA) 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

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
MINIMUM LOT AREA	NONE
MAXIMUM RETAIL USE SIZE	N/A
MAXIMUM BUILDING LOT COVERAGE	N/A
MINIMUM FRONT BUILD TO LINE	10 FT MIN/55 FT MAX BUILDING WIDTH IN BUILD-TO=70%
MINIMUM SIDE SETBACK	0 FT - 6 FT
MINIMUM REAR SETBACK	0 FT - 6 FT
MINIMUM BUILDING HEIGHT	50 FT
PARKING SETBACK	10 FT
WATERSHED	NONE - NEUSE RIVER NUTRIENT STRATEGY
REFERENCE IS MADE TO THE CITY OF RALEIGH ZONING ORDINANCE	

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 EXISTS.

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.

SIGN LEGEND	
LEGEND	QTY.
 VAN ACCESSIBLE	22
	1



CONSULTANT:
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OWNER/DEVELOPER:
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TAFT DEVELOPMENT GROUP
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GREENVILLE, NC 27834
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Raleigh, NC Wake County
ASR-SR-112-18

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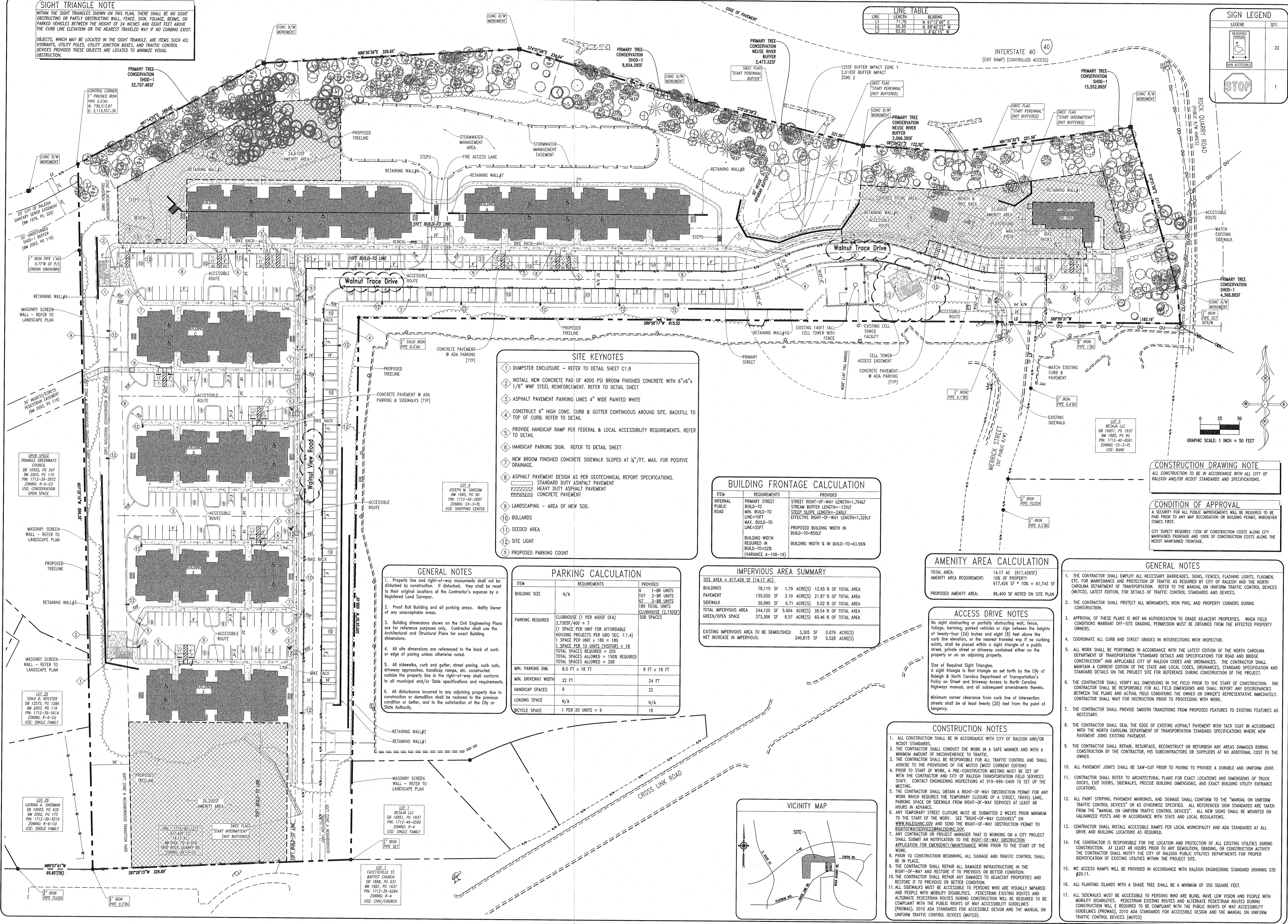
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SITE PLAN

SITE PLAN

Sheet No.

C1.0





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
ASR-SR-112-18

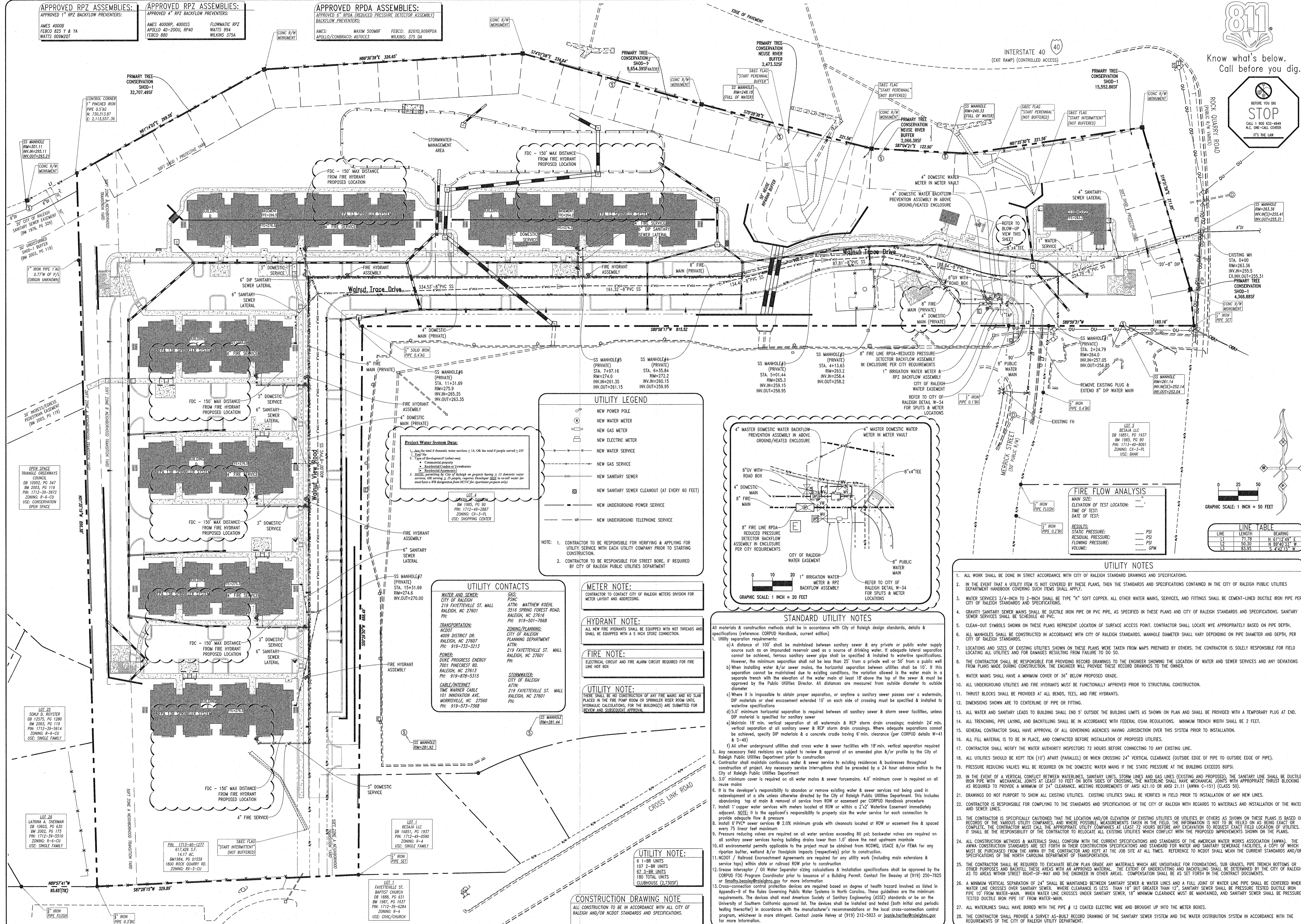
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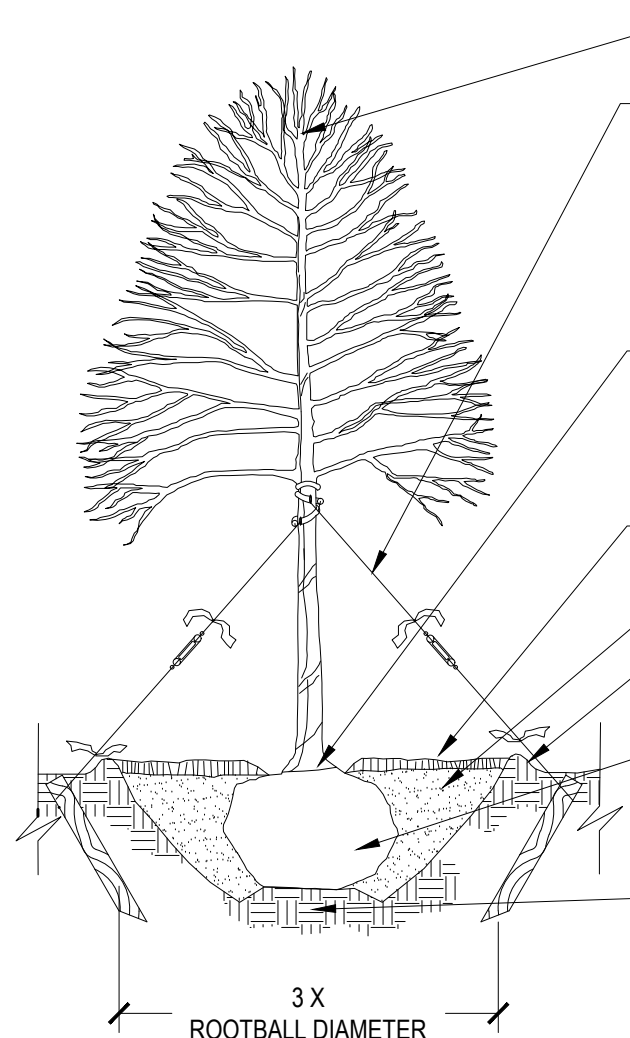
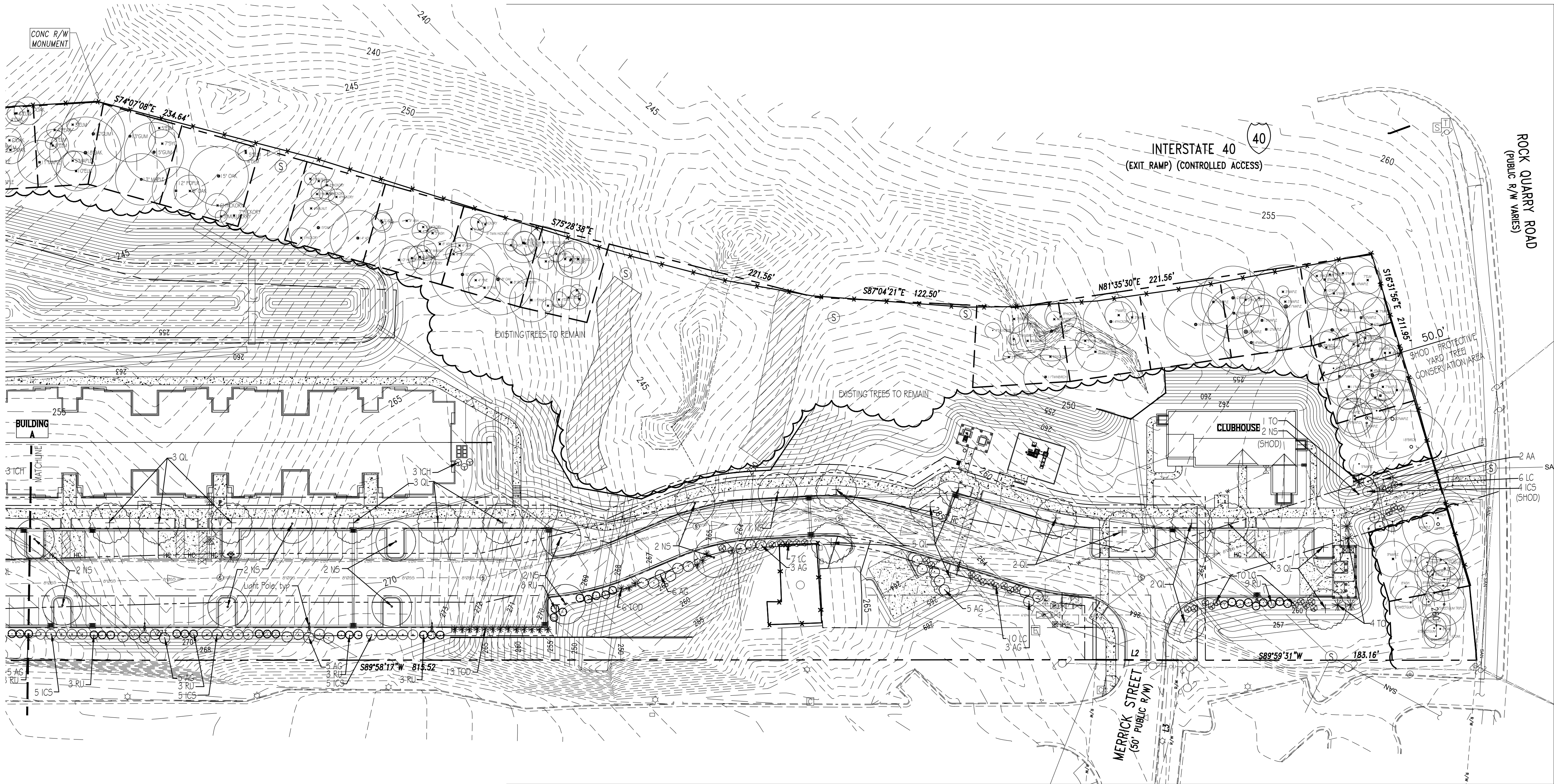
Project No. 035005
Date: November 25, 2019
Title _____

UTILITY PLAN

Sheet No.

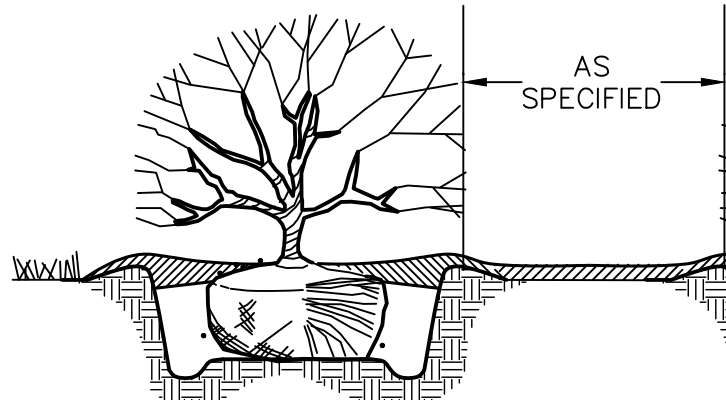
C1.2





- 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



- 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.

- PRUNE AND THIN DECIDUOUS SHRUBS APPROX. 1/3 OF INITIAL BRANCHES TO COMPENSATE FOR LOSS OF ROOTS WHILE DIGGING. FOLLOWING PRUNING PLANT SHALL MEET SPECIFIED SIZE. SET TOP OF ROOT BALL 1"-2" ABOVE FINISHED GRADE.
- 2-3" MULCH MIN. OR PER SPECIFICATION DO NOT PLACE AGAINST TRUNK.

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.

- REMOVE ALL METAL/PLASTIC CONT. PRIOR TO PLANTING. SLICE FIBER ROOTS IN THREE PLACES TO ALLOW ROOT GROWTH. LOOSEN BURLAP AT STEM/ALLOW IT TO REMAIN ON BALL

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 'Stededa' / Japanese Holly	24" HT.	CONT.
143	RU	Rhaphiolepis 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	Cryptomeria japonica 'Elegans Nana' / Japanese Cedar	18" HT.	CONT.
64	ICH	Ilex crenata 'Helleri' / Japanese Holly	18" HT.	CONT.
30	TMH	Taxus x media 'Hicksii' / Yew	3' HT.	CONT./ B # B
25	NS	Nyssa sylvatica / Black Tupelo	3" Cal. /10' HT. or 3.5' / 1.4' 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 'Dagroot's Spire' / Eastern Arborvitae	3' HT.	CONT./ B # B
49	MC	Mynca centera / 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 'Foxrot' / 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.

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 pine straw.
6. Parking lot islands to be mulched with 4" of pine straw.
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 - 652 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 EW street and the NS public street at 40' O.C.
A variance has been approved for not providing the trees along the East side of the NS public street.
Variance Case # - A-107-19 - 8/12/19
Decision: Approved as requested.

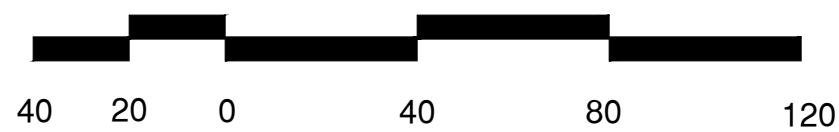
WHEREAS Walnut Trace, LLC, property owner, requests a 14,100 foot design adjustment from the 2,500 foot maximum block perimeter requirements set forth in Section 8.3.2.A. of the Unified Development Ordinance that results in a block perimeter of 16,600 feet and a design adjustment from the sidewalk and 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: 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: 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.

PLANTING PLAN



WALNUT TRACE ROCK QUARRY ROAD RALEIGH, NC

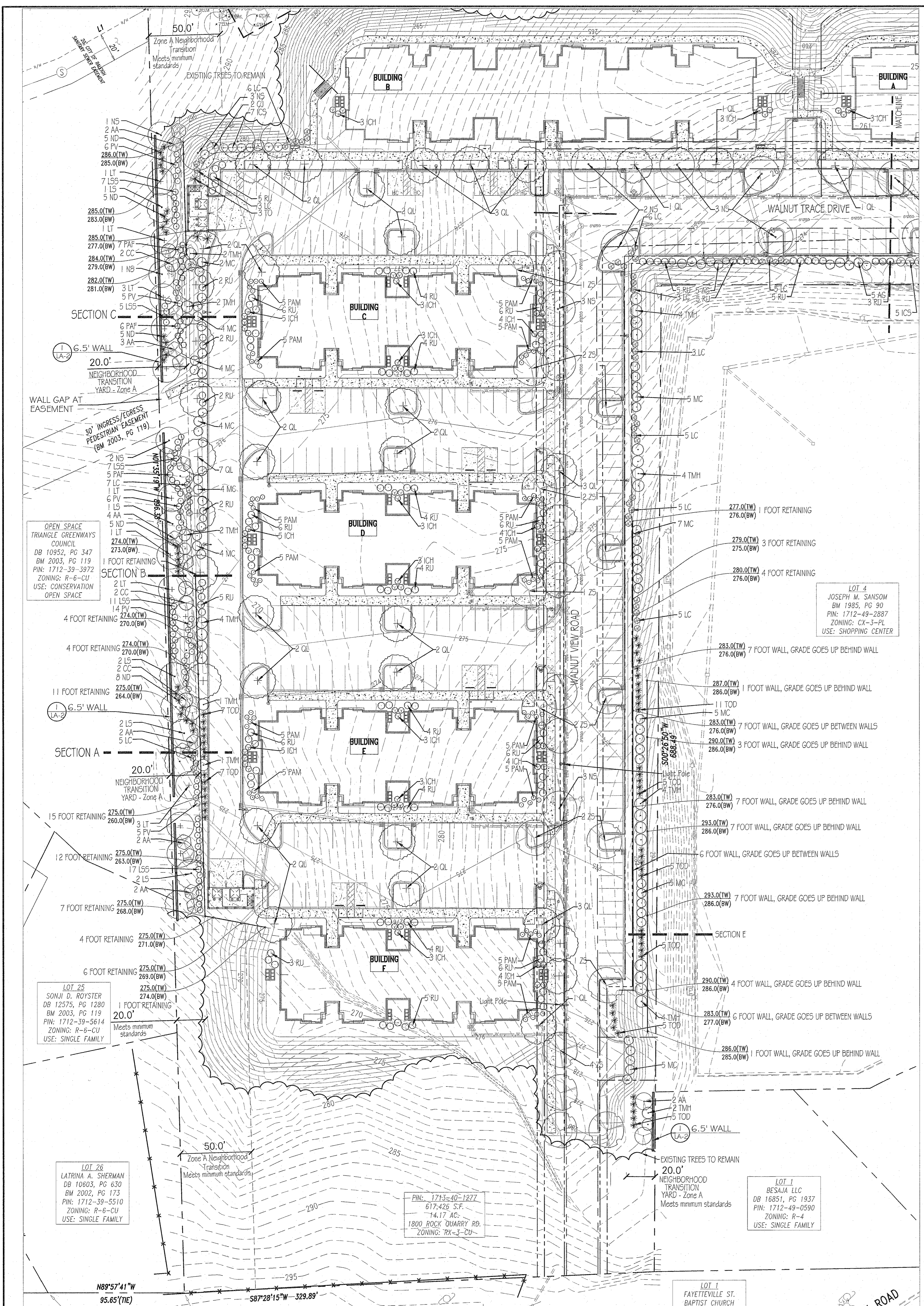
PLANTING PLAN

Consultants

Professional Seals

Revisions	Date Issued: 11.27.18			
	Scale 1"=40'			
	By RBS			
	Drawn by: KJW			
	Checked by: KJW			
No.	Description	Date	By	
1	City Comments	4.15.19	KJW	
2	City Comments	9.3.19	KJW	

LA-1



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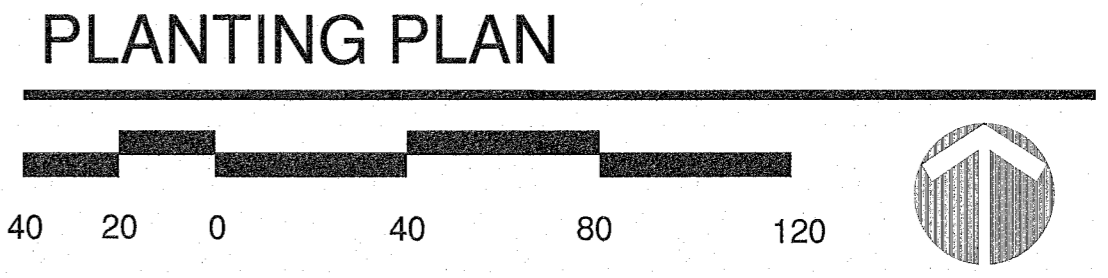
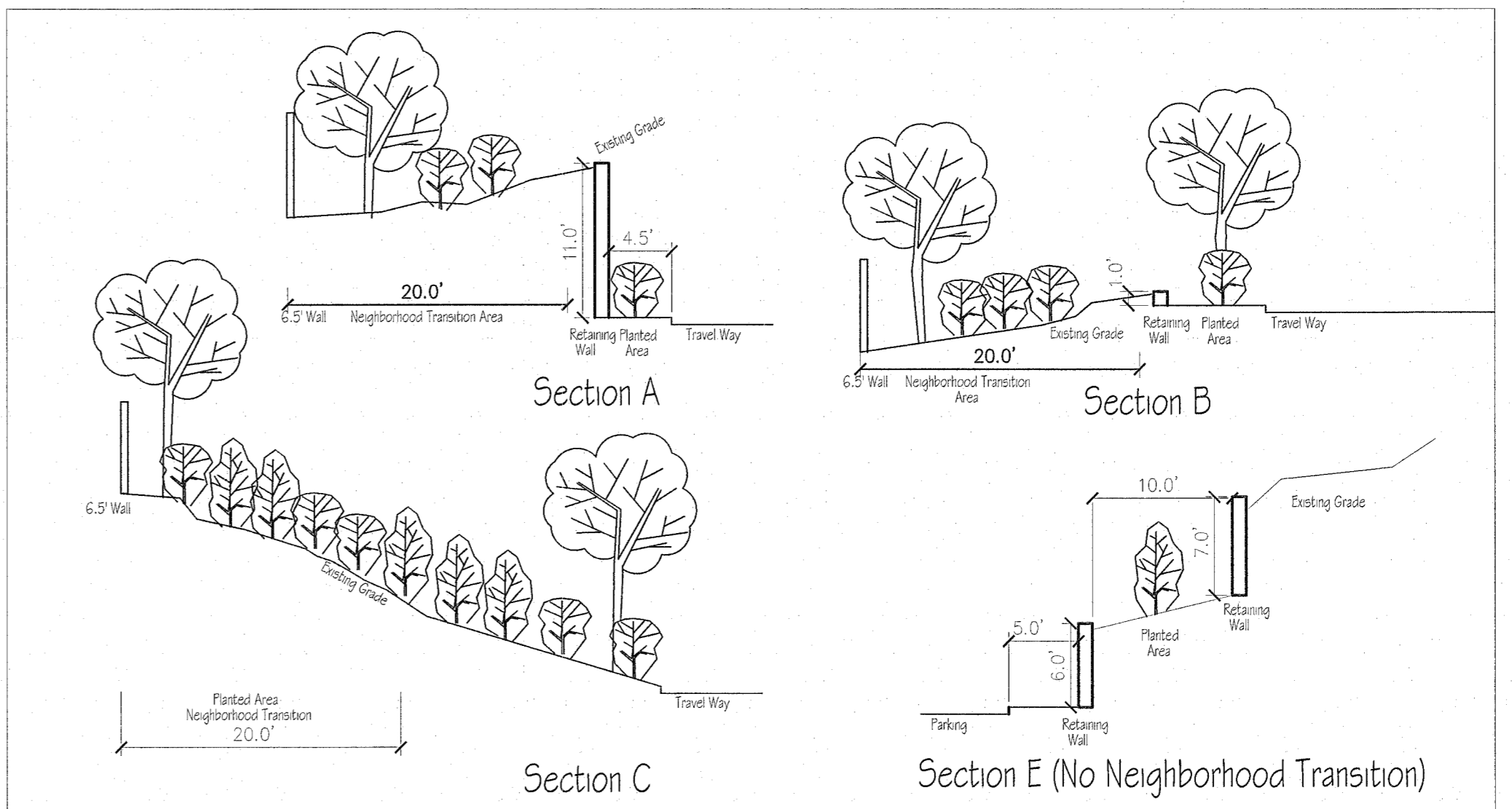
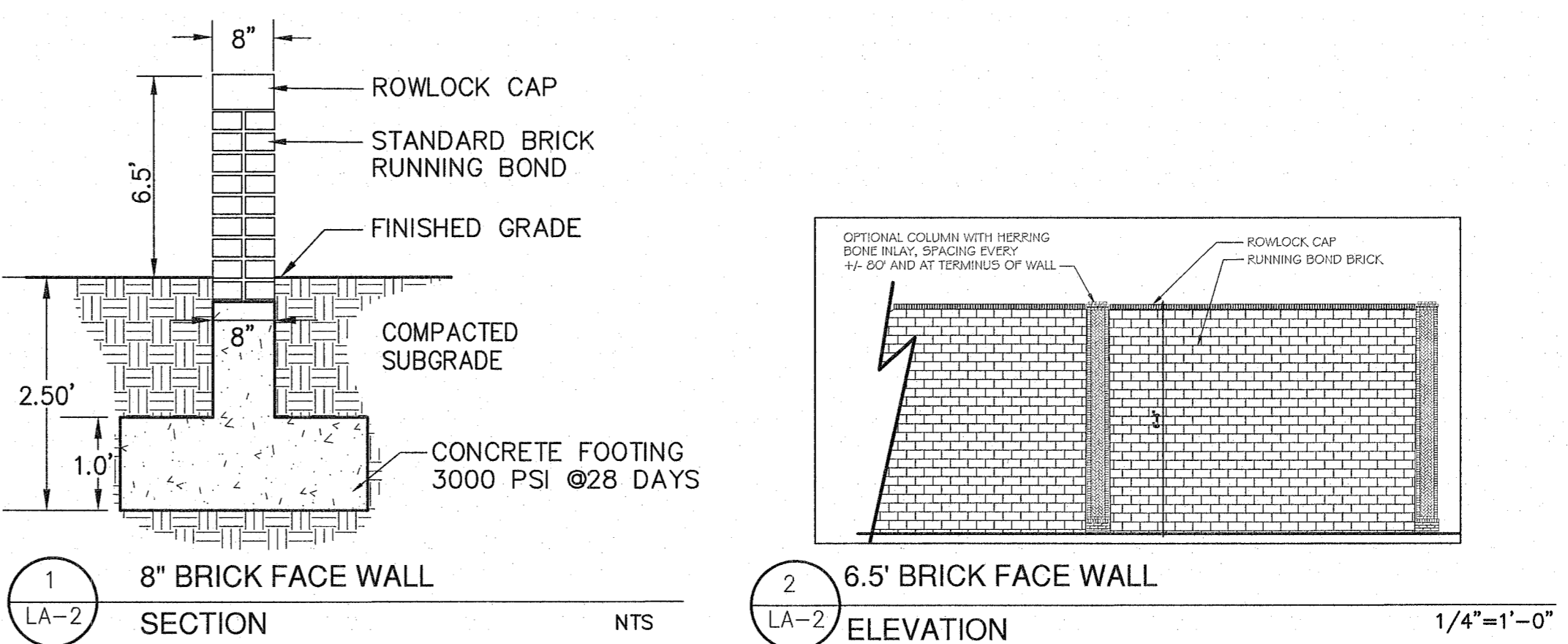
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31	NS	Nyssa sylvatica / Black Tupelo	3" Cal. / 10" HT. or 3.5" / 14" HT.	CONT / B + B
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69	TOD	Thuja occidentalis 'Dreghda's Spire' / Eastern Arborvitae	3" HT.	CONT / B + B
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COALY DESIGN
LANDSCAPE ARCHITECTURE

300/200 Parham Street Suite G
Raleigh, NC 27601
919.559.0012

WALNUT TRACE
ROCK QUARRY ROAD
RALEIGH, NC

PLANTING PLAN

Consultants

Professional Seals

Revisions

Date Issued: 11.27.18

Scale: 1"=40'

No. Description

By Date

1 City Comments 4.15.19

2 City Comments 9.3.19

Drawn by: RBS

Checked by: KJW

LA-2