Administrative Approval Action
Case File / Name: SUB-0066-2019
WALNUT TRACE APARTMENTS

LOCATION:
This 14.17 acre subdivision is located on the west side of Rock Quarry Road, south of the intersection of Rock Quarry Road and Interstate 40. The parent tract's address is 1800 Rock Quarry Road. This site is inside the city limits.

REQUEST:
This is a two lot subdivision zoned RX-3-CU and within a SHOD-1 overlay district, with each lot being established by proposed right of way and infrastructure associated with a proposed apartment complex (ASR-SR-112-2018).

DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC: N/A

FINDINGS:
City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 26, 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 surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

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

Urban Forestry

4. 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).

5. A tree impact permit must be obtained for the removal of 7 existing trees in the right of way along Rock Quarry Road.

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

<table>
<thead>
<tr>
<th>Cross Access Agreements Required</th>
<th>Sidewalk Easement Required</th>
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<tbody>
<tr>
<td>Stormwater Maintenance Covenant Required</td>
<td>City Code Covenant Required</td>
</tr>
<tr>
<td>Utility Placement Easement Required</td>
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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 City.

Engineering

2. 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.

3. 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.

4. 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.

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

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

Stormwater

7. 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).

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

9. 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).

10. 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

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

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:

Stormwater

1. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree along Merrick Street.

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

1. Final inspection of all tree conservation areas and right of way street trees 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).

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: February 4, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: February 4, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 02/05/2020

Development Services Dir/Designee

Staff Coordinator: Michael Walters
PLANTING NOTES:
1. Street trees must comply with American Standard for Nursery Stock ANSI.Z60.
2. Plant locations are subject to a final layout in accordance with the Landscape Architect.
3. The final tree species and plant configurations, as approved by the Landscape Architect.
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5. All plant materials are to comply with American Standard for Nursery Stock ANSI.Z60.
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City of Raleigh Planting Requirements:

1. Per Section 810.01.1 Cc Public Works, all new construction or additions that exceed current coverage requirements shall require a planting plan to be submitted and approved as a condition of the permit.
2. The proposed plan must be submitted in accordance with the requirements of the City Code.
3. The proposed plan must be submitted in accordance with the requirements of the City Code.

PLANT SCHEDULE - Both Sheets

<table>
<thead>
<tr>
<th>PLANT</th>
<th>SPECIES</th>
<th>ROOT SIZE</th>
<th>BUNCHING</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>Liriodendron tulipifera / Tulip Poplar</td>
<td>1.5&quot; Cal. /6' HT.</td>
<td></td>
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</tr>
<tr>
<td>2.0</td>
<td>Panicum virgatum 'Northwind' / Switchgrass</td>
<td>24&quot; HT. CONT.</td>
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<tr>
<td>3.0</td>
<td>Penicillium alopecuroides 'Foxtrot' / Fountain Grass</td>
<td>18&quot; HT. CONT.</td>
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<td></td>
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<tr>
<td>4.0</td>
<td>Myrica cerifera / Southern Wax Myrtle</td>
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<tr>
<td>5.0</td>
<td>Thuja occidentalis 'Degroot's Spire' / Eastern Arborvitae</td>
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<tr>
<td>6.0</td>
<td>Loropetalum chinensis 'Ruby' / Fringeflower</td>
<td>1.5&quot; Cal. /6' HT. B &amp; B</td>
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<tr>
<td>7.0</td>
<td>Rhaphiolepis umbellata 'Minor' / Indian Hawthorn</td>
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<tr>
<td>8.0</td>
<td>Liriodendron tulipifera / Tulip Poplar</td>
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<td>9.0</td>
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<td>13.0</td>
<td>Loropetalum chinensis 'Ruby' / Fringeflower</td>
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<td>14.0</td>
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Walnut Trace Tree Conservation Area:

Total Site Acres: 14.17 Acres or 617,426.45 SF
x 1.0% = 6,174.52 SF or 0.1417 acres of required Tree Conservation Area.

Total TCA Provided: 65,854.24 SF or 1.5118 acres.

This sheet only
Primary Tree Conservation Area

Tree Conservation Area: 1.417 Acres or 61,724.52 SF or 1.417 acres of required Tree Conservation Area.

Total TCA Provided: 65,854.24 SF or 1.5116 acres.