



# Administrative Approval Action

Case File / Name: SUB-0066-2019  
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 14.17 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.



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☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

<input checked="" type="checkbox"/>	Sidewalk Easement Required
<input checked="" type="checkbox"/>	City Code Covenant 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 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



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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:***



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## 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:   
Development Services Dir/Designee  
Staff Coordinator: Michael Walters

Date: 02/05/2020



## INDEX OF DRAWINGS

CO.0	COVER SHEET
SP1.0	SUBDIVISION PLAN
D1.0	DEMOLITION PLAN (FOR REFERENCE ONLY)
C1.0	SITE PLAN (FOR REFERENCE ONLY)
C1.1	GRADING & DRAINAGE PLAN (FOR REFERENCE ONLY)
C1.2	UTILITY PLAN (FOR REFERENCE ONLY)
C1.8	STORMWATER MANAGEMENT DETAILS (FOR REFERENCE ONLY)
LA-1	PLANTING PLAN (FOR REFERENCE ONLY)
LA-2	PLANTING PLAN (FOR REFERENCE ONLY)
LA-3	TREE CONSERVATION PLAN (FOR REFERENCE ONLY)
LA-4	TREE CONSERVATION PLAN (FOR REFERENCE ONLY)
1 OF 1	BOUNDARY SURVEY (FOR REFERENCE ONLY)

### 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 80% 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 5 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.

# SUBDIVISION PLAN REVIEW

## SUB-0066-2016

### ASR-SR-112-2018

#### Proposed

# Walnut Trace Apartments

## 1800 Rock Quarry Road

## Raleigh, 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@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

BUILDING FRONTAGE CALCULATION		
ITEM	REQUIREMENTS	PROVIDED
INTERNAL PUBLIC ROAD	PRIMARY STREET BUILD-TO MIN. BUILD-TO LINE=10FT MAX. BUILD-TO LINE=55FT BUILDING WIDTH REQUIRED IN BUILD-TO=52X (VARIANCE A-108-19)	STREET RIGHT-OF-WAY LENGTH=1,704LF STREAM BUFFER LENGTH=135LF STREET 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. RIGHT-OF-WAY SERVICES@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 NC DOT 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 NC DOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NC DOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NC DOT 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 PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (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 8.3B.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 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 18% VARIANCE FROM THE 70K 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 52X, 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) #3720171300U & #3720171200U, EFFECTIVE DATES MAY 2, 2006. FEMA FIRM MAPS SUBJECT TO CHANGE.

### 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	5.60 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)	

### 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	10,000SF 5,000SF (OPEN SPACE LOT)	>10,000SF >5,000SF (OPEN SPACE LOT)
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 CALCULATIONS
PARKING SETBACK	10 FT	>10FT
WATERSHED	NONE - NEUSE RIVER NUTRIENT STRATEGY	
REFERENCE IS MADE TO THE CITY OF RALEIGH ZONING ORDINANCE		

### PUBLIC IMPROVEMENT QUANTITIES

Phase Number(s)	1
Number of Lot (s)	1
Lot Number (s) by Phase	N/A
Number of Units	180
Liveable 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 Shubs	2 EA
Sewer Service Shubs	1 EA

### 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:	79,264 SF NOTED ON SITE PLAN

### PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	8 1-BR UNITS 107 2-BR UNITS 67 3-BR UNITS 180 TOTAL UNITS CLUBHOUSE (2,730SF) 308 SPACES
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 * 180 = 180 1 SPACE PER 10 UNITS (VISITOR) = 18 TOTAL SPACES REQUIRED = 205 TOTAL SPACES ALLOWED = 150% REQUIRED TOTAL SPACES ALLOWED = 308	
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
BIicycle SPACE	1 PER 20 UNITS = 9	18

### ZONING CONDITIONS Z-32-2017

Ordinance: 827 ZC 763  
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 - Conditional Use with Special Highway Overlay District-1 (RX-3-CUw/SHOD-1).

- Conditions dated: April 12, 2018
- The maximum number of residential dwelling units on the subject property shall not exceed 200.
  - 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 (Beaige, LLC); (b) PIN 1712395510, Deed Book 10603, Page 16851, Page 1937 (Sherman); and (c) PIN 1712395614, Deed Book 12575, Page 1280 (Raysler).
  - All lighting fixtures on site shall be full cutoff fixtures.
  - 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 2360 (Sonoma)).

### CONSTRUCTION BEING NOTE

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

### SOLID WASTE NOTES

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

### DEVELOPMENT SERVICES

### Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-995-2495



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](mailto:DS.intake@raleighnc.gov).

Office Use Only: Case #:	Planner (print):
Pre-application Conference Date:	Planner (signature):

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> 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 type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other:

### 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

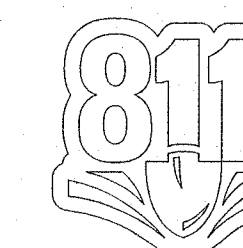
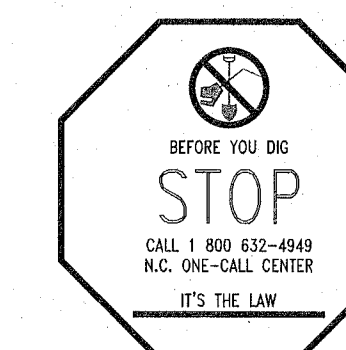
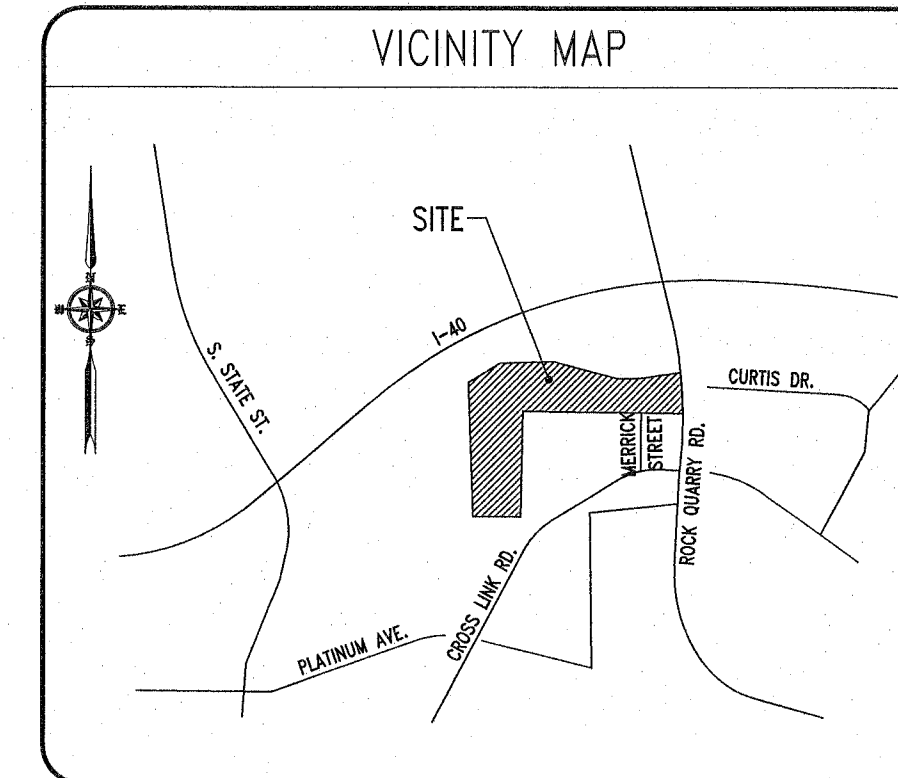
Phone #: 252-752-7101 Email: [dustin@tdgnc.com](mailto:dustin@tdgnc.com)

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

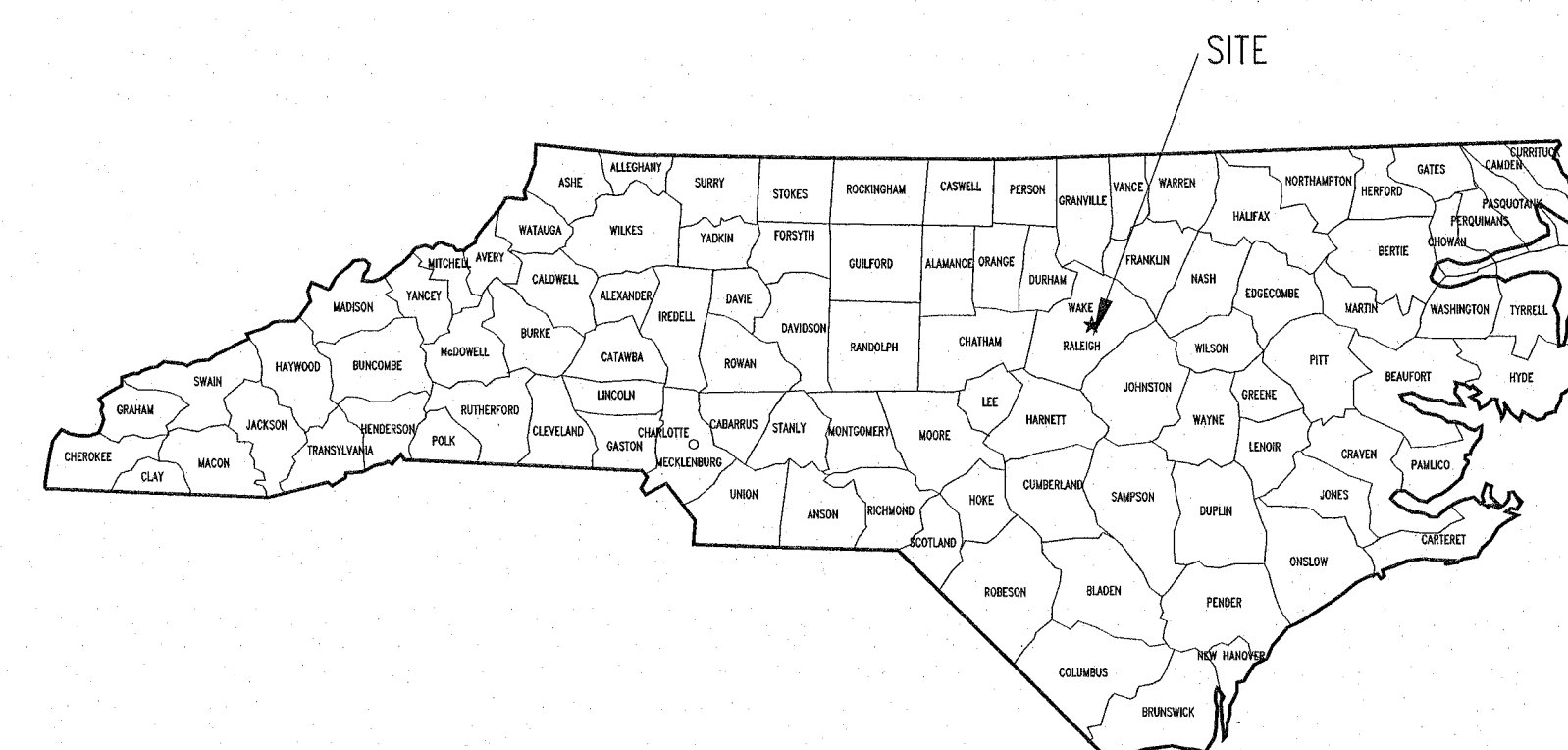
Address: 2217 Stantonsburg Road Greenville, NC 27834

Phone #: 252-752-7101 Email: [dustin@tdgnc.com](mailto:dustin@tdgnc.com)

Continue to the next page>



Know what's below.  
Call before you dig.



### 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: 244,120
Neuse River Buffer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is this a flood hazard area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If yes, please provide the following:					
Alluvial soils:					
Flood study:					
FEMA Map Panel #: 3720171200					

### 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 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. 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: *[Signature]* Date: 11/22/19  
Printed Name: Dustin Mills  
Signature: *[Signature]* Date:  
Printed Name:

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

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  
SUB-0066-2019 (ASR-SR-112-18)

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	Date	Desc.
1	12/26/19	REVISED PER CITY OF RALEIGH REVIEW
2	1/17/20	REVISED PER CITY OF RALEIGH REVIEW

Drawn:  
Checked:  
Approved:

Project No: 035005  
Date: January 27, 2020

Title:

COVER  
SHEET

Sheet No.

CO.0









## SIGHT TRIANGLE NOTE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BEMS, 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.

LINE	LENGTH	BEARING
L1	71.78	N 81°12'49" E
L2	50.30	N 89°40'33" W
L3	83.95	S 42°15' W

## SIGN LEGEND

LEGEND	QTY.
	22
	1

## TRIANGLE SITE DESIGN

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

OWNER/DEVELOPER:  
WALNUT TRACE, LLC  
TATF DEVELOPMENT GROUP  
ATTN: DUSTIN HILL  
2217 STANTONSBURG ROAD  
GREENVILLE, NC 27334  
PHONE: (252) 752-7101  
FAX: (252) 758-1002  
dustin@tdgnc.com

Walnut Trace Apartments  
1800 Rock Quarry Road  
Raleigh, NC Wake County  
SUB-0066-2019 (ASR-SR-112-18)

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 adoption by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

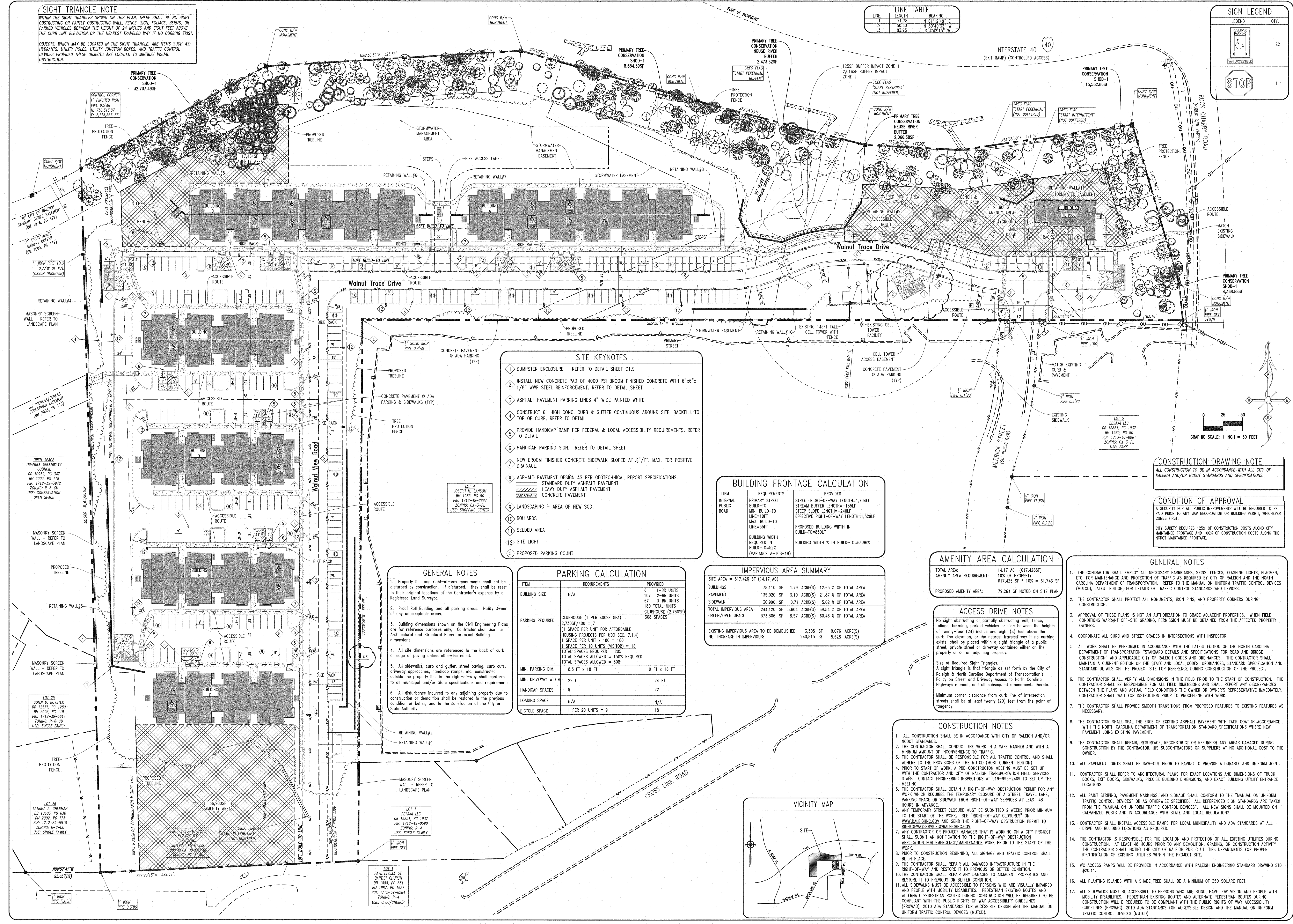
REVISIONS	No.	Date	Desc.
	1	12/28/19	REVISED PER CITY OF RALEIGH REVIEW
	2	1/27/20	REVISED PER CITY OF RALEIGH REVIEW

Drawn  
Checked  
Approved

Project No. 035005  
Date January 27, 2020  
Title

SITE PLAN  
(FOR REFERENCE ONLY)

Sheet No.  
C1.0



## 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 1/8"/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.
- BOLLARDS
- SEEDING AREA
- SITE LIGHT
- 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 BUILDING WIDTH REQUIRED IN BUILD-TO=52% (VARIANCE A-108-19)	STREET RIGHT-OF-WAY LENGTH=1,704LF STREAM BUFFER LENGTH=1,150LF 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

ITEM	REQUIREMENTS	PROVIDED
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	5.60 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:	79,264 SF NOTED ON SITE PLAN

## ACCESS DRIVE NOTES

No sight obstructing or partially obstructing wall, fence, foliage, burning, 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.

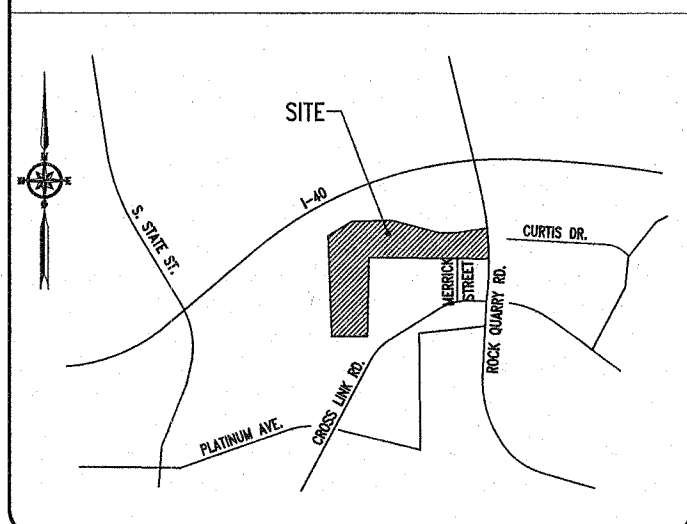
Size of Required Sight Triangles.  
A sight triangle is that triangle as set forth by the City of Raleigh & North Carolina Department of Transportation's Policy on Street and Driveway Access to North Carolina Highways manual, and all subsequent amendments thereto.

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

## CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- 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.
- 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. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYCLOSURES@RALEIGHNC.GOV.
- 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 RIGHTOFWAYCLOSURES@RALEIGHNC.GOV.
- THE CONTRACTOR SHALL SUBMIT A NOTIFICATION TO THE RIGHT-OF-WAY OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- 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



## GENERAL NOTES

- 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.
- Proof Roll Building and all parking areas. Notify Owner of any unacceptable areas.
- 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.
- All site dimensions are referenced to the back of curb or edge of paving unless otherwise noted.
- 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.
- 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 87 3-BR UNITS 180 TOTAL UNITS CLUBHOUSE (2,730SF) 508 SPACES
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	
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

## OPEN SPACE

TRIANGLE GREENWAYS  
COUNCIL  
DB 10852, PG 347  
BM 2003, PG 119  
PIN: 1712-49-0922  
ZONING: R-4-CU  
USE: CONSERVATION  
OPEN SPACE

## MASONRY SCREEN

WALL - REFER TO  
LANDSCAPE PLAN

## PROPOSED TREELINE

RETAINING WALL#3

## TREE PROTECTION FENCE

LOT 25  
SOMU D. ROYSTER  
DB 12573, PG 1280  
BM 2003, PG 119  
PIN: 1712-49-5414  
ZONING: R-4-CU  
USE: SINGLE FAMILY

## MASONRY SCREEN

WALL - REFER TO  
LANDSCAPE PLAN

## PROPOSED TREELINE

LOT 26  
LATRINA A. SHERMAN  
DB 10803, PG 630  
BM 2002, PG 123  
PIN: 1712-49-5510  
ZONING: R-4-CU  
USE: SINGLE FAMILY

## TREE PROTECTION FENCE

LOT 26  
LATRINA A. SHERMAN  
DB 10803, PG 630  
BM 2002, PG 123  
PIN: 1712-49-5510  
ZONING: R-4-CU  
USE: SINGLE FAMILY

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# APPROVED RPZ ASSEMBLIES:

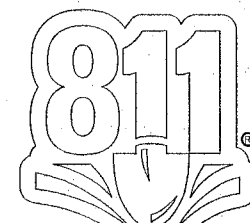
APPROVED 1" RPZ BACKFLOW PREVENTERS:  
AMES 4000B  
FERCO 885 Y & 1A  
WATTS 009M20T

# APPROVED RPZ ASSEMBLIES:

APPROVED 4" RPZ BACKFLOW PREVENTERS:  
AMES 4000BP, 4000SS  
APOLLO 40-200A, RP40  
FERCO 880  
FLOWMATIC RP2  
WATTS 994  
WILKINS 375A

# APPROVED RPDA ASSEMBLIES:

APPROVED 6" RPDA (REDUCED PRESSURE DETECTOR ASSEMBLY) BACKFLOW PREVENTERS:  
AMES:  
APOLLO/CONBRACO: 4070CE3  
MAXIM 550MBT  
FERCO: 882V0, 909RPDA  
WILKINS: 375 DA



Know what's below.  
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TRIANGLE  
SITE DESIGN

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

OWNER/DEVELOPER:  
WALNUT TRACE, LLC  
TAYLOR DEVELOPMENT GROUP  
ATTN: DUSTIN MILLS  
2217 STANTONSBURG ROAD  
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1	12/29/19	REVISED PER CITY OF RALEIGH REVIEW		
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Drawn  
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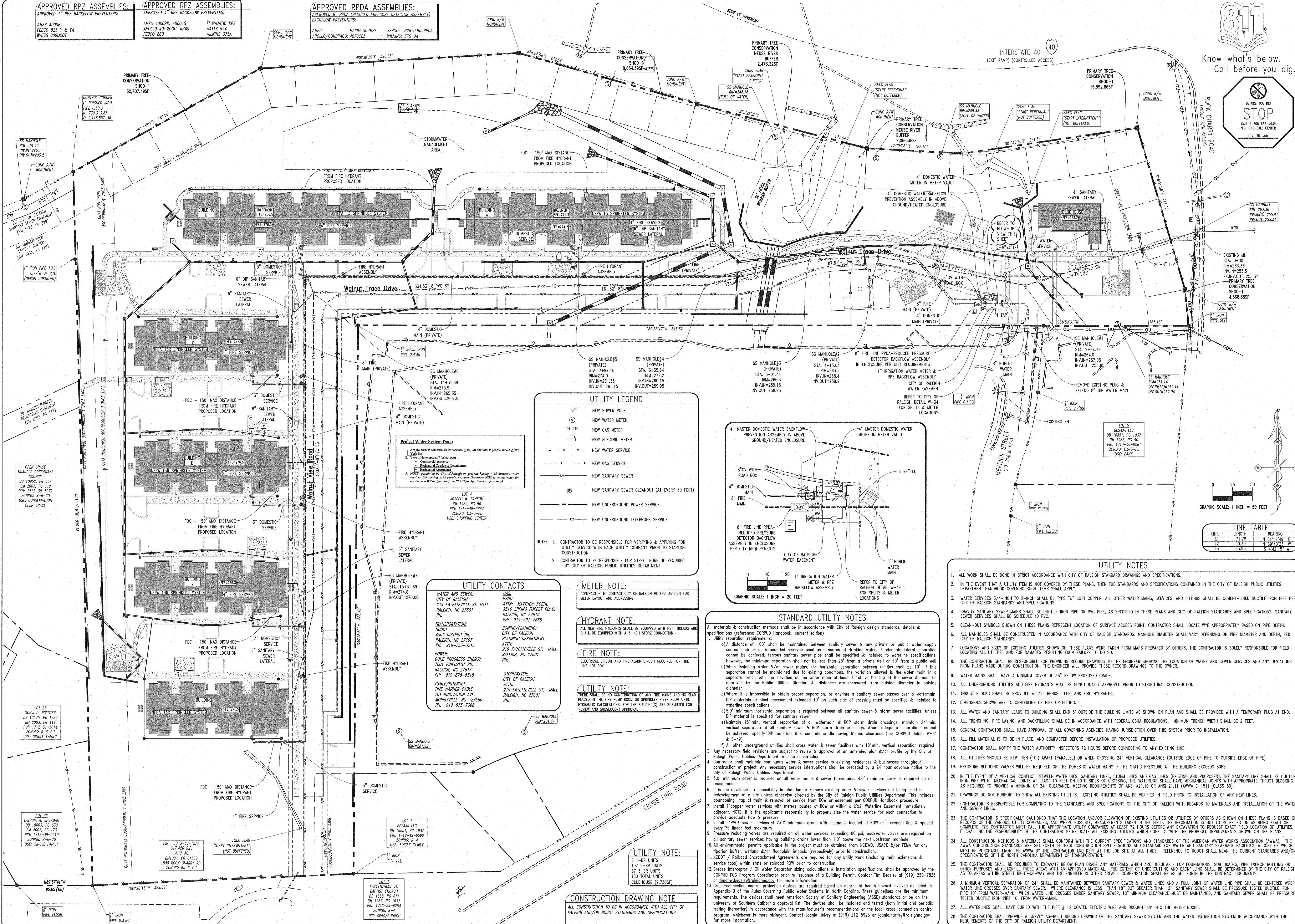
Project No. 035005  
Date: January 27, 2020

Title

UTILITY  
PLAN  
(FOR REFERENCE ONLY)

Sheet No.

C1.2



## UTILITY LEGEND

- NEW POWER POLE
- NEW WATER METER
- NEW GAS METER
- NEW ELECTRIC METER
- NEW WATER SERVICE
- NEW GAS SERVICE
- NEW SANITARY SEWER
- NEW SANITARY SEWER CLEANOUT (AT EVERY 60 FEET)
- NEW UNDERGROUND POWER SERVICE
- 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

## 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 STORM 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 BUILDINGS ARE SUBMITTED FOR REVIEW AND SUBSEQUENT APPROVAL

## UTILITY NOTE:

6 1/4" 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.

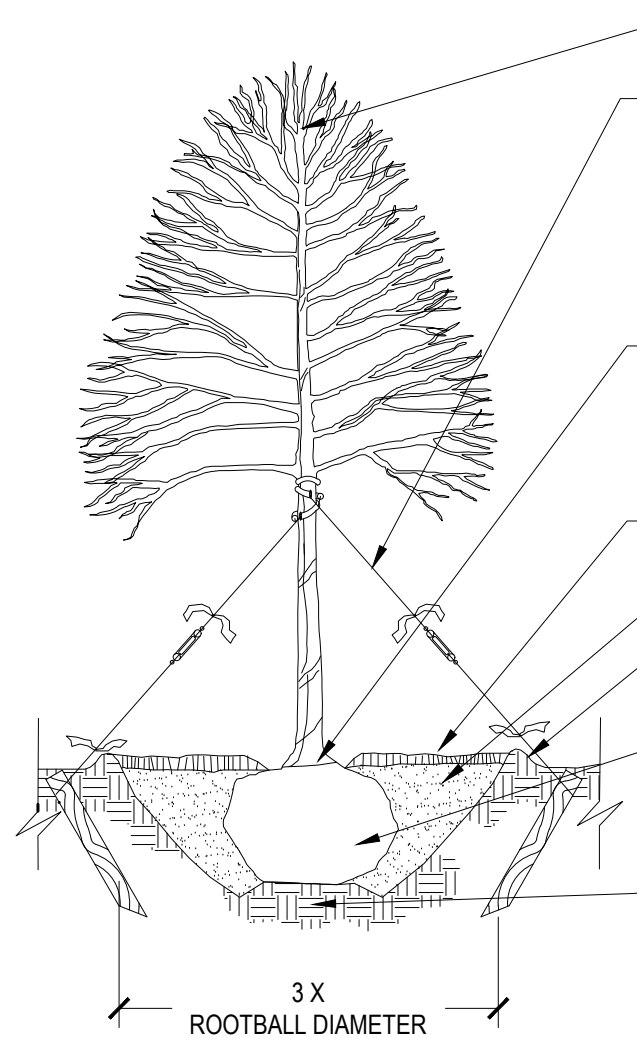
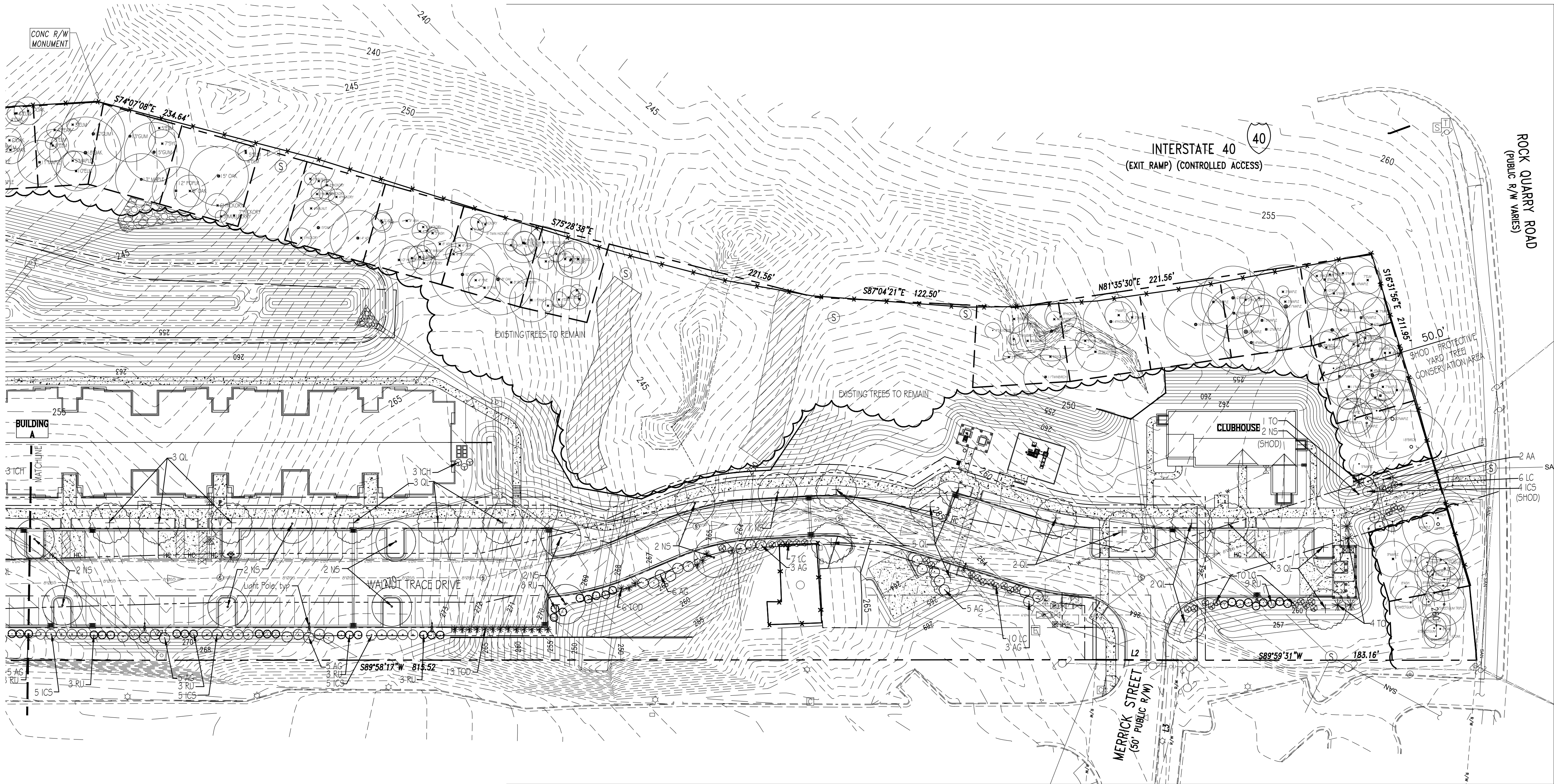
## STANDARD UTILITY NOTES

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
    - 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" vertical separation of all watermain & RCP storm drain crossings; maintain 24" 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
  - 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
  - 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
  - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all sewer mains
  - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise dictated 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
  - Install 1" copper water services ROW or within 2' of sidewalk. 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
  - Install 6" PVC sewer services @ 2.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet minimum
  - 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
  - All environmental permits applicable to the project must be obtained from NCDOW, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction
  - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
  - 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
  - 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 approved 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 Joanne Healy at (919) 212-5923 or joanne.healy@raleighnc.gov for more information

## UTILITY NOTES

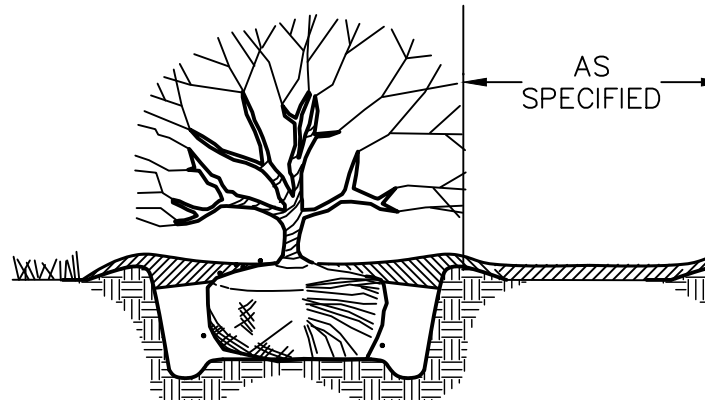
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARD DRAWINGS AND SPECIFICATIONS.
- IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK COVERING SUCH ITEMS SHALL APPLY.
- WATER SERVICES 3/4-INCH TO 2-INCH SHALL BE TYPE "X" SOFT COPPER. ALL OTHER WATER MAINS, SERVICES, AND FITTINGS SHALL BE CEMENT-LINED DUCTILE IRON PIPE PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- 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 SERVICES SHALL BE SCHEDULE 40 PVC.
- CLEAN-OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
- 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.
- 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.
- 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.
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
- ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
- THURST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- 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.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE WATER AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATER MAINS IF THE STATIC PRESSURE AT THE BUILDING EXCEEDS 80PSI.
- 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).
- DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- 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.
- 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.
- 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.
- 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 AND OUTSIDE THE RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. COMPENSATION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.
- 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.
- ALL WATERLINES SHALL HAVE BURIED WITH THE PIPE #12 COATED ELECTRIC WIRE AND BROUGHT UP INTO THE METER BOXES.
- THE CONTRACTOR SHALL PROVIDE A SURVEY AS-BUILT RECORD DRAWING OF THE SANITARY SYSTEM AND THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RALEIGH UTILITY DEPARTMENT.



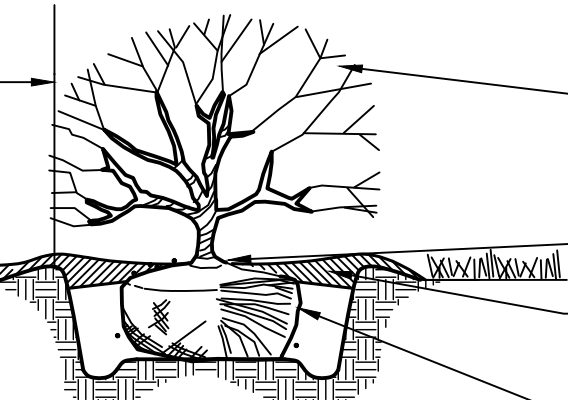


- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
  3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
  4. PLANTING SEASON OCTOBER - APRIL.
  5. 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.



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.

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.

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

- 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 N5 public street at 40' O.C.  
A variance has been approved for not providing the trees along the East side of the N5 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.

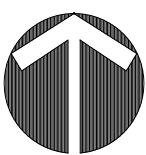
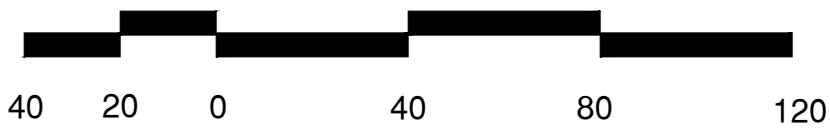
6.5' Retaining Wall height measured from adjacent property existing grade.

- 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.

PLANT SCHEDULE - Both Sheets

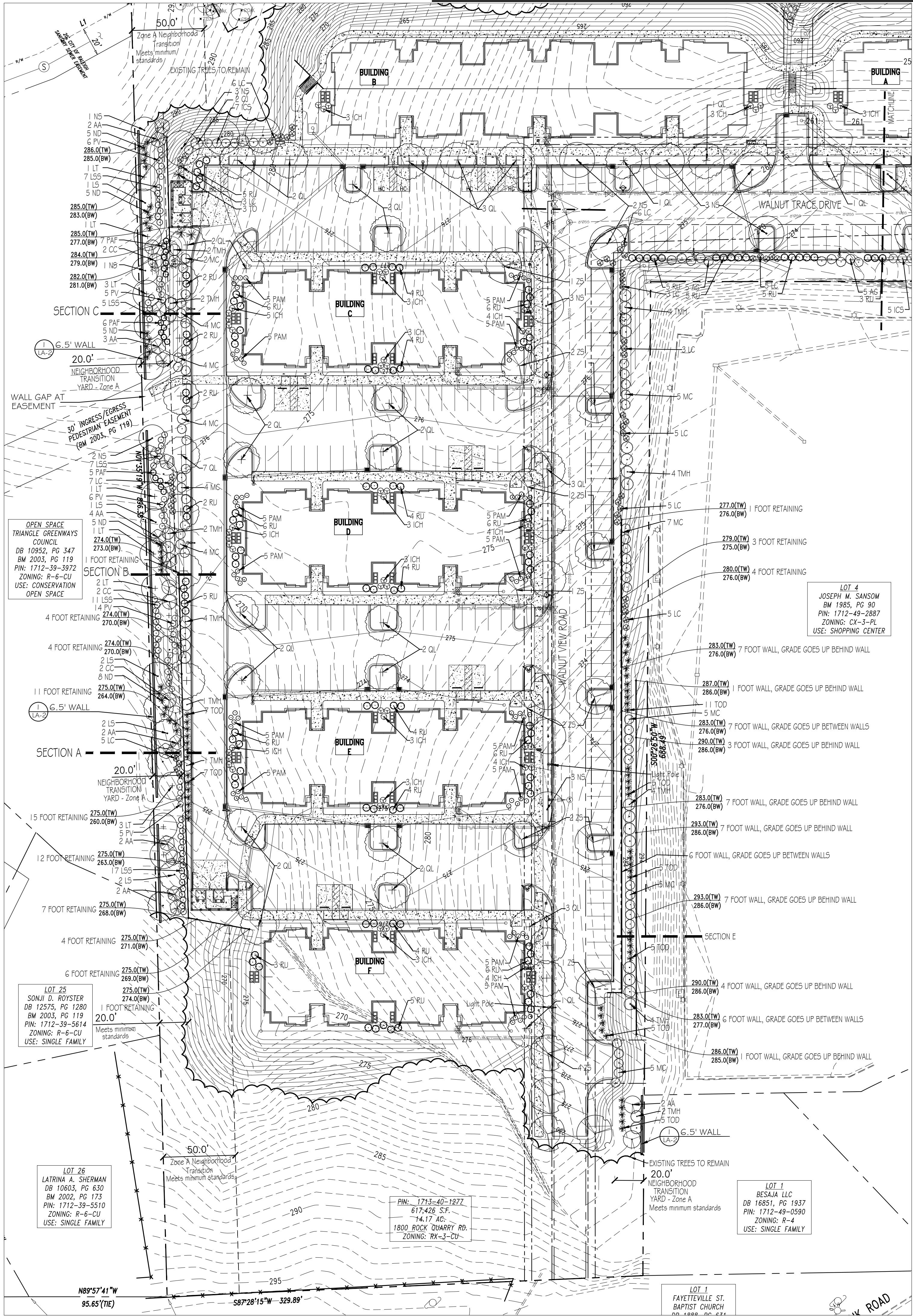
QT.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
17	AA	Amelanchier arborea / Serviceberry	1.5" Cal. /6' HT.	CONT./ B # B
22	ICS	Ilex crenata 'Stededa' / Japanese Holly	24" HT.	CONT.
143	RU	Rhaphiolepis umbellata 'Minor' / Indian Hawthorn	18" HT.	CONT.
51	QL	Quercus lyrata 'Highbeam' / Overcup Oak	3" Cal. /10' 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' / 14' HT.	CONT./ B # B
70	LC	Loropetalum chinensis 'Ruby' / Fringeflower	24" HT.	CONT.
80	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 PLAN



Revisions	Date Issued:		11.27.18		1"=40'	
	No.	Description	Date	By	Scale	Drawn by:
						RBS
						KJW



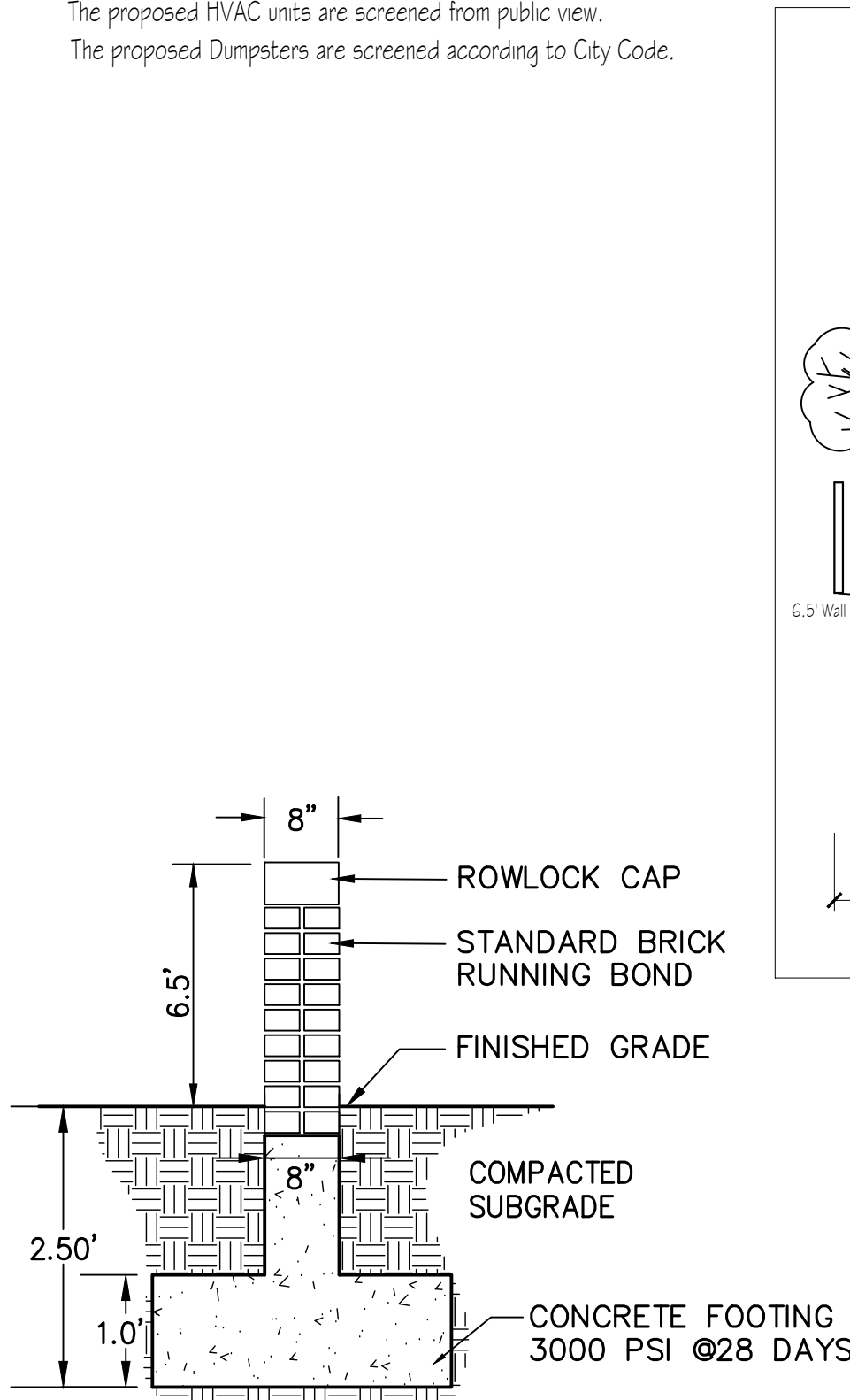


City of Raleigh Planting Requirements:

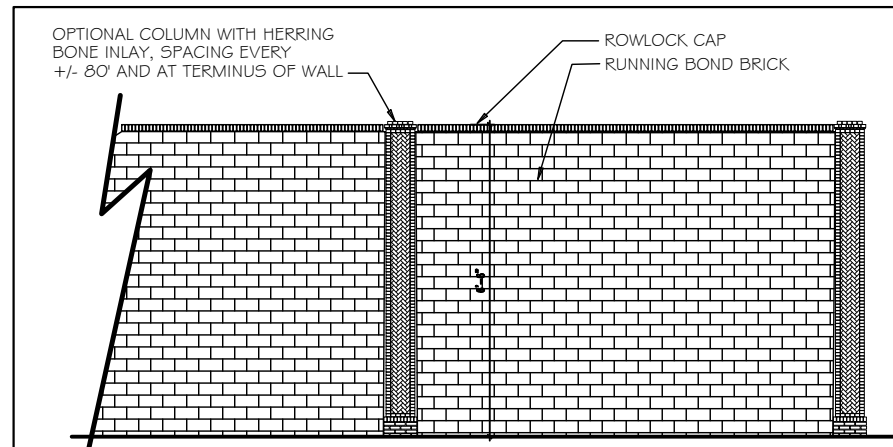
- 1) VEHICLE SURFACE AREA:  
PROPOSED VSA= 134,692.35 SF;  
Required: A minimum of 1 TREE / 2000 SF; 134,692.35/2000 = 67 trees  
1 shade tree in each interior and terminal island.  
Provided: 67 TREES Provided (Zelcova, Oak, Black Gum)  
Required: Penmeter shrubs - 30 / 100 linear feet  
Provided: East -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 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 penmeter requirements set forth in Section 8.3.2.A. of the Unified Development Ordinance that results in a block penmeter 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: Proposed use: Apartments  
Adjacent Use: Open Space and Single Family Residential  
Required: 6.5' - 9' wall,  
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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: 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.



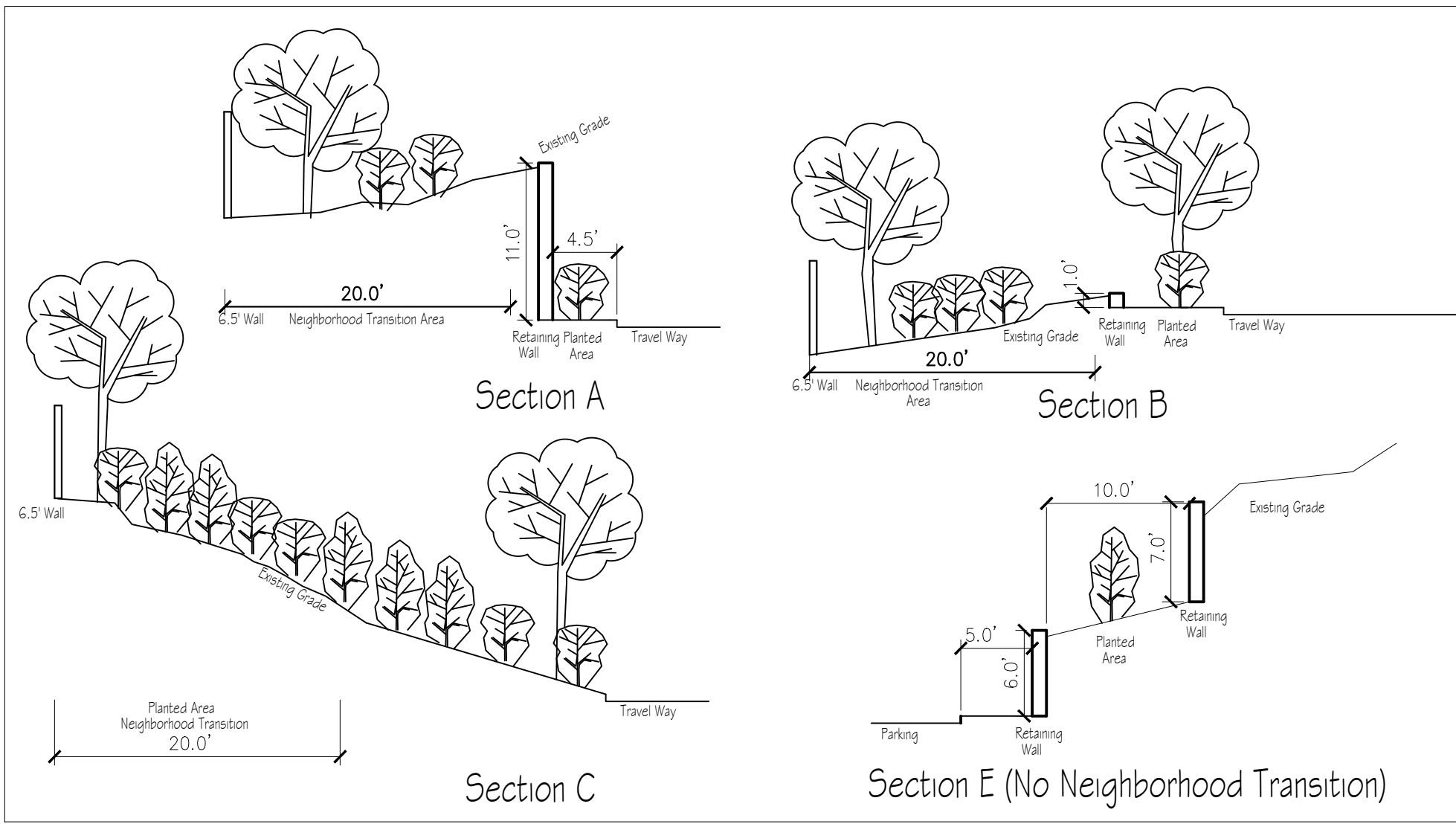
8" BRICK FACE WALL SECTION NTS



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

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 'Stedde' / Japanese Holly	24" HT.	CONT.
143	RU	Rhaphiolepis umbellata 'Minor' / Indian Hawthorn	18" HT.	CONT.
56	QL	Quercus lyrata 'Hightbeam' / 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 'Heileni' / Japanese Holly	18" HT.	CONT.
30	TMH	Taxus x media 'Hicksii' / Yew	3' HT.	CONT. / B & B
31	NS	Nyssa sylvatica / Black Tupelo	3" Cal. / 10' HT. or 3.5" / 14' HT.	CONT. / B & B
80	LC	Loropetalum chinensis 'Ruby' / Fringe-flower	24" HT.	CONT.
70	PAM	Pennisetum alopecuroides 'Mouduy' / Fountain Grass	18" HT.	CONT. / B & B
69	TOD	Thuja occidentalis 'Dagroot's Spiral' / Eastern Arborvitae	3' HT.	CONT. / B & B
49	MC	Myrica cenerifera / 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 'Foxtroit' / Fountain Grass	18" HT.	CONT. / B & B
6	CC	Cerois 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.



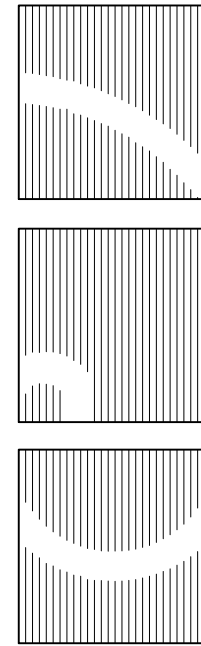
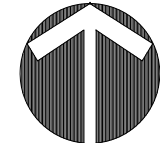
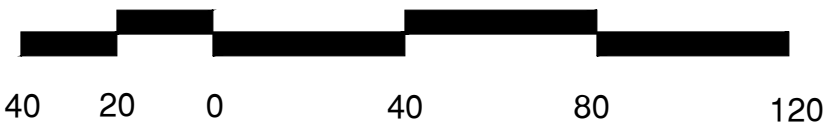
Section E (No Neighborhood Transition)

CONCURRENT REVIEW APPROVAL  
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State, and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State, or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES: \_\_\_\_\_  
PUBLIC UTILITIES: \_\_\_\_\_  
STORMWATER: \_\_\_\_\_  
PLANNING / ZONING: \_\_\_\_\_  
FIRE: \_\_\_\_\_  
URBAN FORESTRY: \_\_\_\_\_  
SITE ACCESSIBILITY: \_\_\_\_\_

PLANTING PLAN



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'
By		Drawn by:	RBS
No.		Checked by:	KJW
Description			

Revisions

LA-2





**BLOCK 1**  
COMPOSITION: MIXED STAND OF 10+ TREES: OAK AND ELM  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 10"  
TYPICAL DBH: 3"-4"  
TYPICAL SPACING: 5'-20'  
BASAL AREA CALCULATION / ACRE: 39.35  
GENERAL HEALTH: GOOD

**BLOCK 2**  
COMPOSITION: MIXED STAND OF 31+ TREES: OAK AND ELM  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 11"  
TYPICAL DBH: 3"-6"  
TYPICAL SPACING: 5'-15'  
BASAL AREA CALCULATION / ACRE: 87.14  
GENERAL HEALTH: GOOD

**BLOCK 3**  
COMPOSITION: MIXED STAND OF 31+ TREES: OAK, ELM, HICKORY, WALNUT AND PINE  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 15"  
TYPICAL DBH: 3"-6"  
TYPICAL SPACING: 5'-15'  
BASAL AREA CALCULATION / ACRE: 105.67  
GENERAL HEALTH: GOOD

**BLOCK 4**  
COMPOSITION: MIXED STAND OF 36+ TREES: OAK, ELM, HICKORY, WALNUT, GUM AND BEECH  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 10"  
TYPICAL DBH: 3"-5"  
TYPICAL SPACING: 5'-10'  
BASAL AREA CALCULATION / ACRE: 69.28  
GENERAL HEALTH: GOOD

**BLOCK 5**  
COMPOSITION: MIXED STAND OF 44+ TREES: OAK, ELM, MAPLE, POPLAR AND CHERRY  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 10"  
TYPICAL DBH: 3"-7"  
TYPICAL SPACING: 5'-10'  
BASAL AREA CALCULATION / ACRE: 100.23  
GENERAL HEALTH: GOOD

**BLOCK 6**  
COMPOSITION: MIXED STAND OF 13+ TREES: OAK, GUM, PINE, MAPLE AND POPLAR  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD AND PINE, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 14"  
TYPICAL DBH: 3"-5"  
TYPICAL SPACING: 10'-20'  
BASAL AREA CALCULATION / ACRE: 44.52  
GENERAL HEALTH: GOOD

**BLOCK 7**  
COMPOSITION: MIXED STAND OF 14+ TREES: OAK, ELM, MAPLE, POPLAR AND GUM  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 10"  
TYPICAL DBH: 3"-5"  
TYPICAL SPACING: 10'-25'  
BASAL AREA CALCULATION / ACRE: 48.37  
GENERAL HEALTH: GOOD

**BLOCK 8**  
COMPOSITION: MIXED STAND OF 16+ TREES: ELM, OAK, SYCAMORE, REDBUD AND GUM  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 17"  
TYPICAL DBH: 4"-7"  
TYPICAL SPACING: 10'-20'  
BASAL AREA CALCULATION / ACRE: 117.65  
GENERAL HEALTH: GOOD

**BLOCK 9**  
COMPOSITION: MIXED STAND OF 23+ TREES: ELM, GUM, REDBUD, CHERRY AND OAK  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 15"  
TYPICAL DBH: 3"-5"  
TYPICAL SPACING: 10'-20'  
BASAL AREA CALCULATION / ACRE: 76.78  
GENERAL HEALTH: GOOD

**BLOCK 10**  
COMPOSITION: MIXED STAND OF 13+ TREES: OAK, ELM, GUM AND CHERRY  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 11"  
TYPICAL DBH: 3"-5"  
TYPICAL SPACING: 5'-20'  
BASAL AREA CALCULATION / ACRE: 55.69  
GENERAL HEALTH: GOOD

**BLOCK 11**  
COMPOSITION: MIXED STAND OF 17+ TREES: OAK, MAPLE, AND ELM  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 8"  
TYPICAL DBH: 3"-6"  
TYPICAL SPACING: 5'-25'  
BASAL AREA CALCULATION / ACRE: 47.40  
GENERAL HEALTH: GOOD

**BLOCK 12**  
COMPOSITION: MIXED STAND OF 9+ TREES: ELM, OAK, MAPLE, PEAR AND GUM  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 18"  
TYPICAL DBH: 3"-5"  
TYPICAL SPACING: 10'-25'  
BASAL AREA CALCULATION / ACRE: 118.10  
GENERAL HEALTH: GOOD

**BLOCK 13**  
COMPOSITION: MIXED STAND OF 5+ TREES: MAPLE, SYCAMORE AND GUM  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 5"  
LARGEST DBH: 15"  
TYPICAL DBH: 7"-13"  
TYPICAL SPACING: 10'-25'  
BASAL AREA CALCULATION / ACRE: 60.82  
GENERAL HEALTH: GOOD

**BLOCK 14**  
COMPOSITION: MIXED STAND OF 8+ TREES: ELM, POPLAR, OAK, HICKORY AND MULBERRY  
CHARACTERISTICS OF TREE STAND: MOSTLY HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 15"  
TYPICAL DBH: 3"-8"  
TYPICAL SPACING: 10'-20'  
BASAL AREA CALCULATION / ACRE: 53.98  
GENERAL HEALTH: GOOD

CONCURRENT REVIEW APPROVAL  
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State, and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State, or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES: \_\_\_\_\_

PUBLIC UTILITIES: \_\_\_\_\_

STORMWATER: \_\_\_\_\_

PLANNING / ZONING: \_\_\_\_\_

FIRE: \_\_\_\_\_

URBAN FORESTRY: \_\_\_\_\_

SITE ACCESSIBILITY: \_\_\_\_\_

THIS SHEET ONLY

Primary Tree Conservation Area

SHOD - I

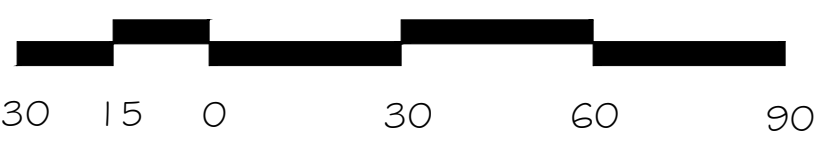
32,707.49 SF or 0.7509 Acres

Walnut Trace Tree Conservation Area:  
Total Site Acres: 14.17 Acres or 617,426.4 SF  
x 10% = 61,724.52 SF or 1.417 acres of required Tree Conservation Area.  
Total TCA Provided: 65,854.24 SF or 1.5118 acres.

Tree Conservation Plan Data Sheet			
UDO Article 9.1 Tree Conservation			
(Include applicable information on the plan sheet)			
Project Name:	Walnut Trace		
Gross Site Acres:	14.17	ac	
Right-of-way to be dedicated with this project:	0	ac	
Net Site Acres:	14.17	ac	
	Number of Acres	Percent of Total	
UDO 9.1.4.A. Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SHOD 1	1.3501	9.51	%
1. Primary Tree Conservation Area - SHOD 2			%
2. Primary Tree Conservation Area - Parkway Frontage			%
3. Primary Tree Conservation Area - CM			%
4. Primary Tree Conservation Area - MPDG			%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species			%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.1042	0.71	%
7. Primary Tree Conservation Area - 45% Slopes			%
8. Primary Tree Conservation Area -Thoroughfare	.0676	0.39	%
Subtotal of Primary Tree Conservation Areas:	1.5118	10.2	%
UDO 9.1.4.B.2. Tree Conservation Area - Greenway			
			%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas			
(Include perimeter buffers and their alternate compliance areas)			%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas			
(Include individual trees and their alternate compliance areas)			%
Subtotal of Secondary Tree Conservation Areas:			%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	1.5118	10.2	%
UDO 9.1.3. Watershed Protection Overlay Districts			
LWPOD - Wooded Area (preserved)			%
LWPOD - Wooded Area (planted)			%
FWPOD - Wooded Area (preserved)			%
FWPOD - Wooded Area (planted)			%
SWPOD - Wooded Area (preserved)			%
SWPOD - Wooded Area (planted)			%

TREE CONSERVATION PLAN

TCA BLOCKS 1 THROUGH 14



COALY DESIGN  
LANDSCAPE ARCHITECTURE  
390 / 2900 Parkway Street Suite G  
Raleigh, NC 27601  
919.530.0012

WALNUT TRACE  
1800 ROCK QUARRY ROAD  
RALEIGH, NC

Consultants

Professional Seals

Revisions

LA-3

Date Issued: 11.25.18

Scale 1"=30'

Drawn by: RAP

Checked by: KJW

No.	Description	Date	



