



# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

**Site Plan Tier:** Tier Two Site Plan  Tier Three Site Plan

Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: _____
<input type="checkbox"/> Open lot		Design Alternate #: _____

## GENERAL INFORMATION

Development name: \_\_\_\_\_

Inside City limits? Yes  No

Property address(es): \_\_\_\_\_

Site P.I.N.(s): \_\_\_\_\_

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).  
  
We are proposing (10) additional tiny house duplexes in addition to the existing, extending the existing gravel access drive, (1) 1.5 story civic building, community amenities, and utility service connections.

### Current Property Owner(s):

Company: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

### Applicant Name (If different from owner. See “who can apply” in instructions):

Relationship to owner:  Lessee or contract purchaser  Owner’s authorized agent  Easement holder

Company: \_\_\_\_\_ Address: \_\_\_\_\_

Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b>	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

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

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____
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**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page 4.

**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date: July 22nd, 2024
--	-----------------------

Printed Name: Zachary Michael Milburn
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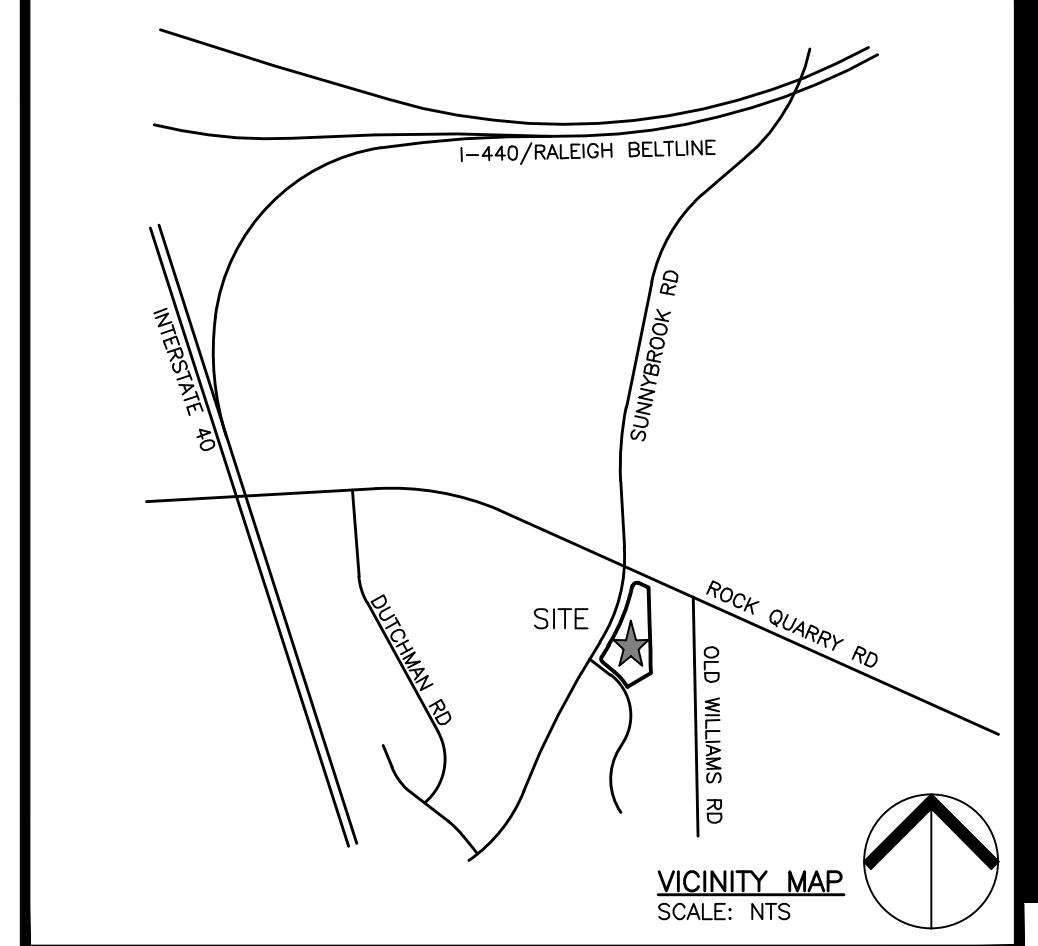
Signature:	Date:
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Printed Name:
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# NOMAD DEVELOPMENT

## 2511 & 2513 SUNNYBROOK ROAD Raleigh, North Carolina

### TIER TWO SITE PLANS



#### Administrative Site Review Application

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan  Tier Three Site Plan

Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #:
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #:
<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Civic	Certificate of Appropriateness #:
<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Cottage Court	Board of Adjustment #:
<input checked="" type="checkbox"/> Tiny house	<input checked="" type="checkbox"/> Frequent Transit Development Option	Zoning Case #:
<input type="checkbox"/> Open lot		Design Alternate #:

**GENERAL INFORMATION**

Development name: NOMAD DEVELOPMENT

Inside City limits? Yes  No

Property address(es): 3708 ROCK QUARRY ROAD, RALEIGH NC 27610

Site P.I.N.(s): 1722-26-8336

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).  
We are proposing (10) additional tiny house duplexes in addition to the existing, extending the existing gravel access drive, (1) 1.5 story civic building, community amenities, and utility service connections.

Current Property Owner(s): Zachary Milburn  
Company: NOMAD DEVELOPMENT, INC. Title: Executive Officer/Director  
Address: 4308 Graham Newton Road, Raleigh, NC 27606  
Phone #: 801-819-6541 Email: zach@nomadliving.io

Applicant Name (if different from owner. See "who can apply" in instructions): Sam Nye, PE  
Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder

Company: The Site Group Address: 1111 Oberlin Road

Phone #: 919-835-4787 Email: bdm@thesitegroup.net

**NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.**

Developer Contact: Zachary Milburn  
Company: Nomad Development, Inc. Title: Executive Officer/Director  
Address: 4308 Graham Newton Road, Raleigh, NC 27606  
Phone #: 801-819-6541 Email: zach@nomadliving.io

Applicant Name: Sam Nye, PE  
Company: The Site Group Address: 1111 Oberlin Road  
Phone #: 919-835-4787 Email: sm@thesitegroup.net

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): RX-3-CU	Existing gross floor area (not to be demolished): 1,126 sf
Gross site acreage: 2.36 AC	Existing gross floor area to be demolished: 0
# of parking spaces proposed: Max # of parking permitted (7.1.2.C): No max	New gross floor area: 8,760 sf Total # of gross (to remain and new): 9,886 sf
Overlay District (if applicable): SHOD-1	Proposed # of buildings: (11 (10 dwelling, 1 civic))
Existing use (UDO 6.1.4): Tiny House Duplex	Proposed # of stories for each Dwelling: 1, Civic: 1.5
Proposed use (UDO 6.1.4): Cottage Court	Proposed # of basement levels (UDO 1.5.7.A.6): 0

STORMWATER INFORMATION	
Impervious Area on Parcel(s): Existing (sf) 2,123 Proposed total (sf) 22,241	Impervious Area for Compliance (includes ROW): Existing (sf) 7,830 Proposed total (sf) 0

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 22 total (20 proposed)	Total # of hotel bedrooms: 0
# of bedroom units: 1br X 2br 3br 4br or more	
# of lots: 1	Is your project a cottage court? <input checked="" type="radio"/> Yes <input type="radio"/> No A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

**APPLICANT SIGNATURE BLOCK**

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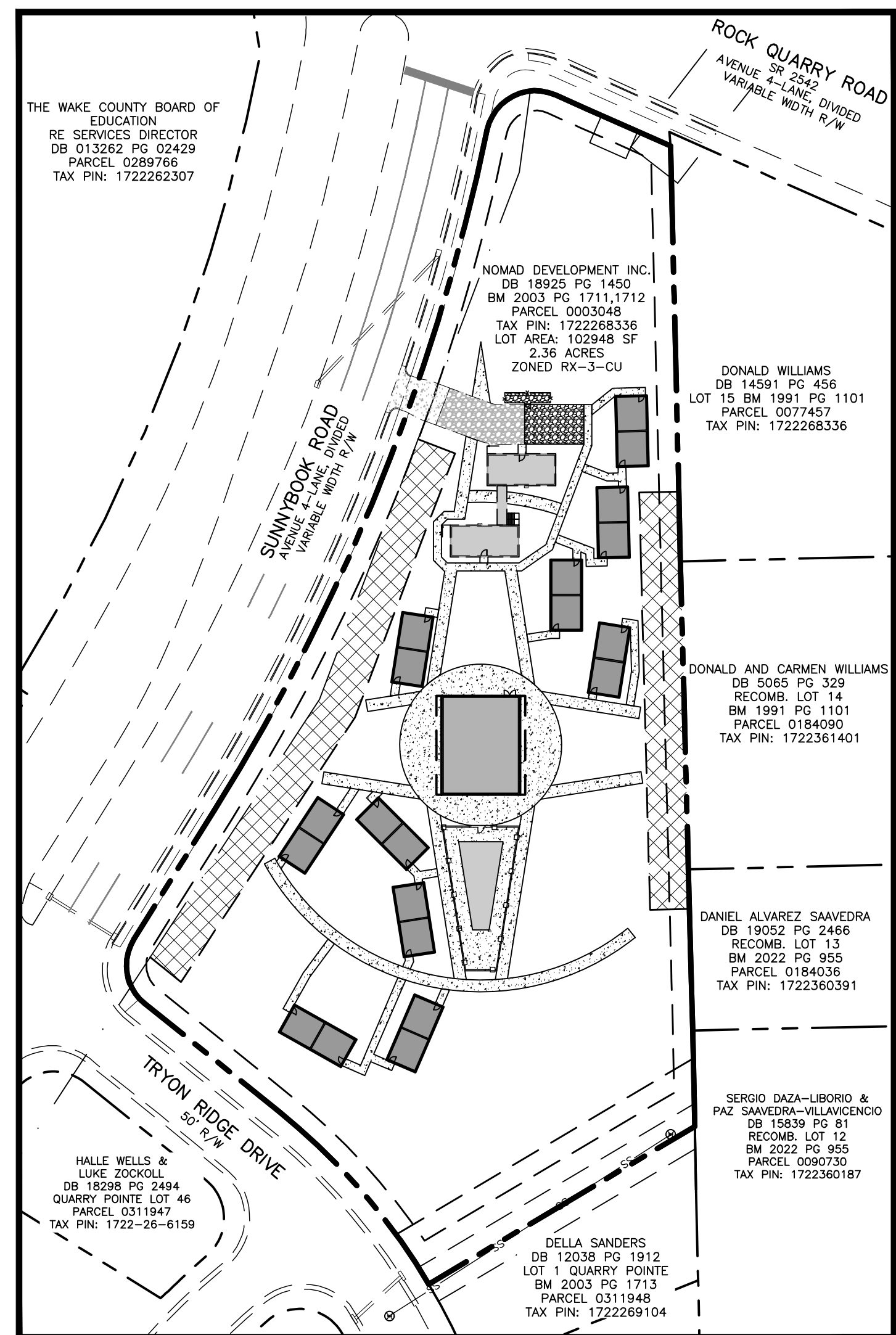
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The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b-1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: \_\_\_\_\_ Date: July 22nd, 2024  
Printed Name: Zachary Michael Milburn  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_



**SHEET INDEX:**

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS PLAN
SITE 200	SITE LAYOUT PLAN
SITE 201	FIRE ACCESS PLAN
SITE 300	GRADING PLAN
SITE 400	UTILITY PLAN
SITE 500	TREE CONSERVATION & LANDSCAPE PLAN
SITE 600	SITE DETAILS
ARCH 1.0	ARCHITECTURAL ELEVATIONS
ARCH 1.1	ARCHITECTURAL ELEVATIONS

**SOLID WASTE NOTE:**

THE INITIAL DEVELOPMENT OF THE EXISTING DUPLEXES ON THIS SITE WAS APPROVED FOR ROLL-OUT CARTS BY MARION STALEY ON MAY 25, 2024 FOR BLDG-008845-2023. FOR THIS PROJECT WE ARE PROPOSING A COMMON CART CORRAL FOR ADDITIONAL ROLL-OUT CARTS (RECYCLING & TRASH) FOR THE PROPOSED UNITS.

**FLOODPLAIN NOTE:**

1. THIS PROPERTY IS LOCATED OUTSIDE THE WAKE COUNTY 100 YEAR FUTURE CONDITIONS FLOODPLAIN (1% FUTURE CONDITIONS FLOODPLAIN).

FEMA REFERENCE DATA:  
FEMA FIRM PANEL No.: 3720172200K  
EFFECTIVE DATE: 07/19/2022  
FEMA STREAM NAME: WALNUT CREEK  
FEMA FLOOD ZONE: Shade Zone X(0.2% annual chance flood)

FOR SITES WITHOUT FLOODPLAIN: THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720172200K DATED 07/19/2022.

**TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPPED) NOTES:**

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 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 TCPPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM).
- 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).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

**PUBLIC IMPROVEMENT QUANTITIES**

PHASE NUMBER	N/A
NUMBER OF LOTS	1
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	22
LIVABLE BUILDINGS	12
PUBLIC WATER (LF)	0 LF
PUBLIC GRAVITY SEWER (LF)	0 LF
PUBLIC STREET (LF)	0 LF
PUBLIC CURB & GUTTER	0 LF
PUBLIC SIDEWALK (LF)	0 LF
WATER SERVICE STUBS	0
SEWER SERVICE STUBS	0

**CONTACT:**  
SAMUEL NYE, PE  
THE SITE GROUP, PLLC  
1111 OBERLIN ROAD  
RALEIGH, NC 27605  
PHONE: (919) 835-4787  
FAX: (919) 839-2255  
EMAIL: srn@thesitegroup.net

**DEVELOPER/OWNER:**  
NOMAD DEVELOPMENT, INC.  
ATTN: ZACH MILBURN  
4308 GRAHAM NEWTON ROAD  
RALEIGH, NC, 27606  
PHONE: (801)819-6541  
EMAIL: zach@nomadliving.io

**SITE DATA SUMMARY**

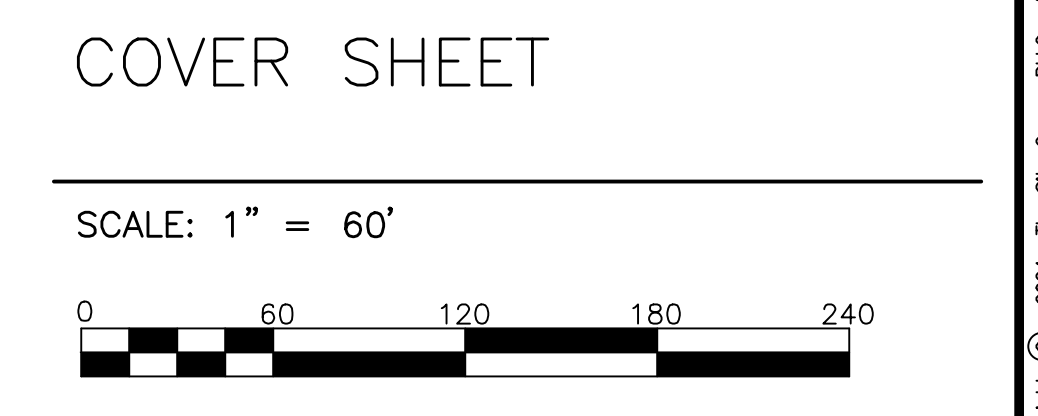
PROJECT NAME:	NOMAD DEVELOPMENT
SITE ADDRESS:	3708 ROCK QUARRY ROAD
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1722-26-8336
EXISTING ZONING:	RX-3-CU
PROPOSED ZONING:	RX-3-CU
OVERLAY DISTRICT:	SHOD-1
EXISTING SITE AREA:	2.36 AC.
CURRENT USE:	DUPLEX
PROPOSED USE:	COTTAGE COURT
MAX. BUILDING HEIGHT:	50'/3 STORIES
PROPOSED COMMUNITY BUILDING HEIGHT:	50'-0"/1.5 STORY
EXISTING NODE BLDG HEIGHT:	14'-6"
PROPOSED ECHO BLDG HEIGHT:	14'-6"
EXISTING BUILDING AREA:	TWO NODE BLDGS-563 SF. EACH (1,126)
PROPOSED BUILDING AREA:	COMMUNITY BLDG-3,000 SF. 10 ECHO BLDGS-576 SF. EACH (5,760)
TOTAL BUILDING AREA:	9,886 SF.
BUILDING SETBACKS:	
PRIMARY STREET:	10'
SIDE STREET:	10'
SIDE LOT LINE:	10'
REAR LOT LINE:	20'
MIN. BUILDING SEPARATION:	6'
PARKING SETBACKS:	
PRIMARY STREET (W/ C3 YARD):	50'
SIDE STREET:	10'
SIDE LOT LINE:	5'
REAR LOT LINE:	5'
EXISTING IMPERVIOUS AREA:	0.0 AC.
MAX. ALLOWED IMPERVIOUS AREA:	1.77 AC.*
*MAX. ALLOWED IMPERVIOUS PER ORIGINAL APPROVED SUBDIVISION PLANS (S-93-01)	
TOTAL IMPERVIOUS AREA PROPOSED:	22,241 SF. / 0.51 AC (21.6%)
PRESERVED OPEN SPACE REQUIRED:	0.59 AC. (25%)*
*MIN. REQUIRED OPEN SPACE PER ORIGINAL APPROVED SUBDIVISION PLANS (S-93-01)	
PRESERVED OPEN SPACE PROVIDED:	21,423
MANAGED OPEN SPACE PROVIDED:	4,953 SF.
TOTAL OPEN SPACE PROVIDED:	26,376 SF./0.60 AC. (25.6%)
EXISTING TREE CONSERVATION AREA:	0.23 AC. (10.0%) BM. 2020 PG. 117
PROPOSED TREE CONSERVATION AREA:	0.229 AC. (9.7%)
PARKING REQUIRED:	NO MAXIMUM
DISTURBED AREA:	47,741 SF.

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 local requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all 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. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

C.O.R. Dev. Approval: \_\_\_\_\_

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



**THE SITE GROUP**  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS  
THE SITE GROUP, PLLC  
1111 OBERLIN ROAD  
RALEIGH, NC 27605-1136 USA  
Office: 919.835.4787  
Fax: 919.839.2255  
E-Mail: SRN@thesitegroup.net

RESIDENTIAL TIER TWO SITE PLANS FOR:  
**NOMAD DEVELOPMENT**  
3708 ROCK QUARRY ROAD  
RALEIGH, NORTH CAROLINA

Drawn By: JHJ  
Checked By: SRN

DATE: 07 AUG 2024

TIER ONE SITE PLAN

COVER SHEET

Job Code: NLRQR

Dwg No. SITE 001

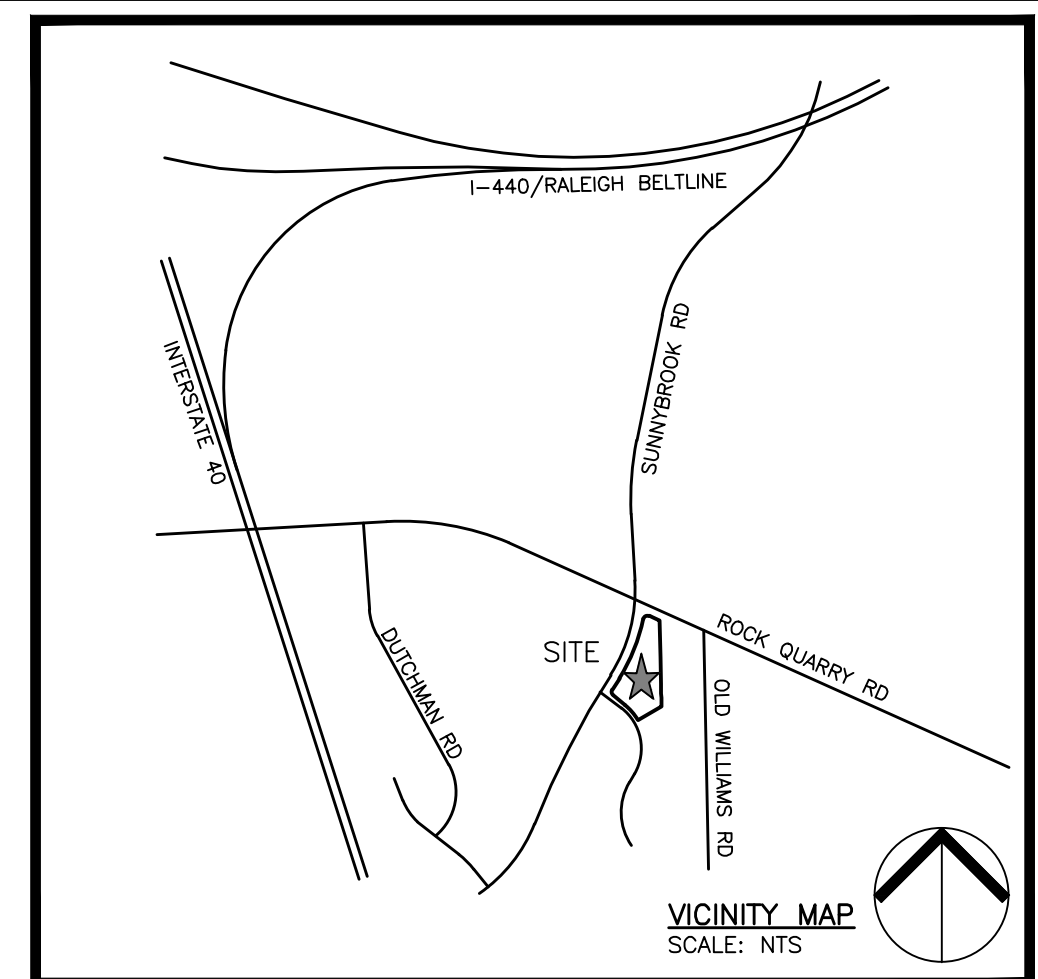
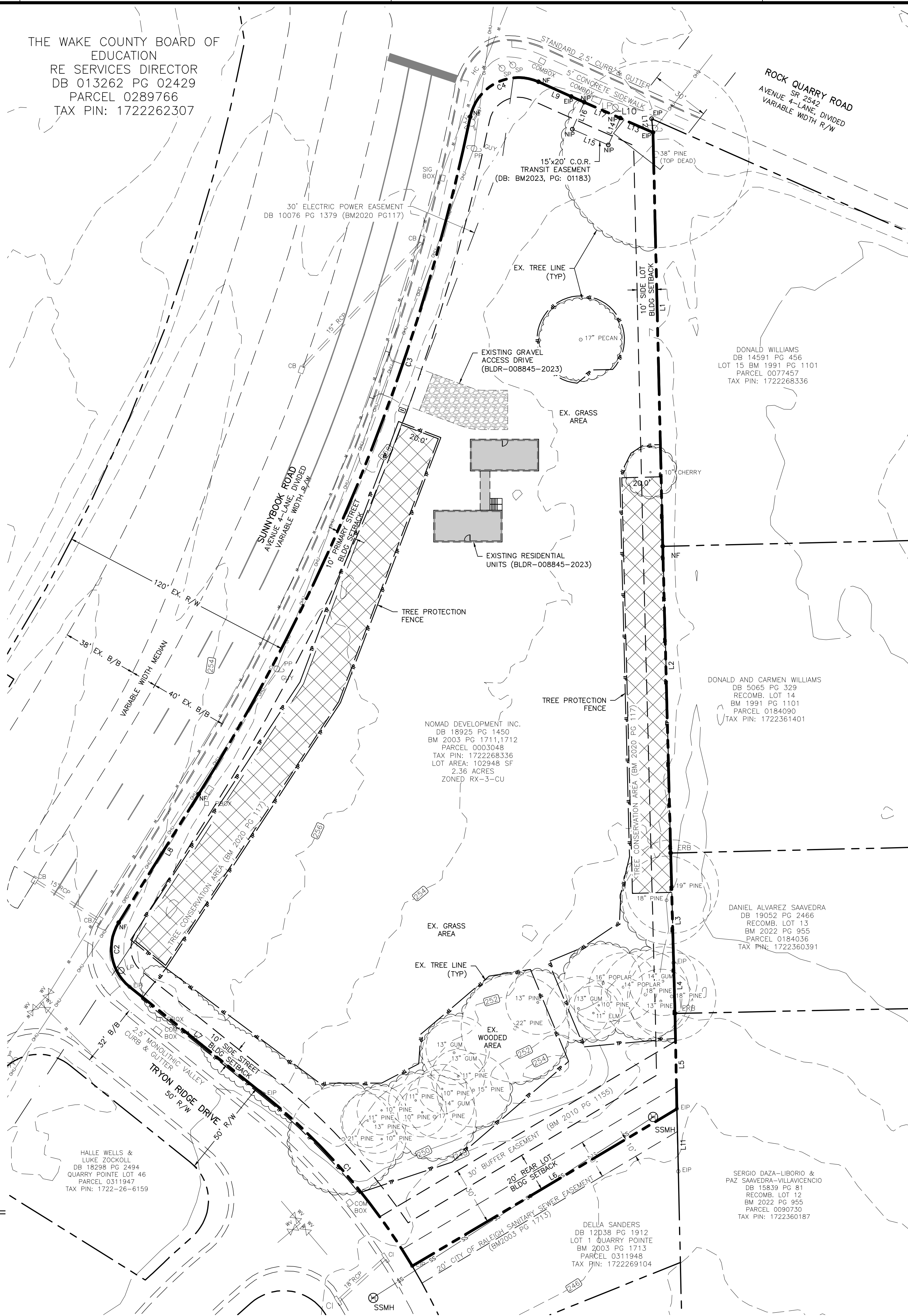
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	44.69	25.00	102.41	N62° 57' 28"E	38.97
C3	373.31	1060.00	20.18	N21° 50' 47"E	371.38
C2	36.27	25.00	83.12	N9° 37' 19"W	33.17
C1	116.17	325.00	20.48	N40° 55' 34"W	115.56

Parcel Line Table		
Line #	Length	Direction
L1	210.61	S1° 21' 14.53"E
L2	156.13	S1° 29' 15.35"E
L3	55.89	S1° 29' 12.01"E
L4	25.77	S1° 36' 03.66"E
L5	48.59	S1° 10' 45.28"E
L6	156.66	S59° 18' 46.28"W
L7	87.42	N51° 11' 56.19"W
L8	77.03	N31° 56' 08.00"E
L9	18.26	S65° 55' 01.59"E
L10	45.44	S66° 10' 55.85"E
L11	31.82	S1° 16' 43.17"E-TIE
L12	7.04	N5° 17' 51.0"W-TIE

Transit Ease.Area Table		
Line #	Length	Direction
L13	18.20	N66° 10' 56"W
L14	15.00	S23° 49' 04"W
L15	20.00	N66° 10' 56"W
L16	15.00	N23° 49' 04"E
L17	20.00	S66° 10' 56"E

THE WAKE COUNTY BOARD OF  
EDUCATION  
RE SERVICES DIRECTOR  
DB 013262 PG 02429  
PARCEL 0289766  
TAX PIN: 1722262307



**GENERAL NOTES**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY DONALD T. ISREAL, PLS, DATED JUNE 27, 2022. TOPOGRAPHY AND SPOTS SHOTS ARE TAKEN FROM WAKE COUNTY GIS. ADDITIONAL SITE INFORMATION TAKEN FROM CITY OF RALEIGH AND WAKE COUNTY GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

**LEGEND**

o ERB	EXISTING REBAR	o NIP	NEW IRON PIPE
o EIP	EXISTING IRON PIPE	o CM	CONCRETE MONUMENT
o W	WATER VALVE	o EP	EDGE OF PAVEMENT
o WM	OR METER (WM)	o LP	FENCE LINE
o U	UTILITY POLE	o LP	LIGHT POLE
o T	TRANSFORMER	o M	MANHOLE
o P	PHONE	o WH	WATER HYDRANT
o TB	TELEPHONE BOX	o CATV	CABLE TV BOX
---	PROPERTY LINE NOT SURVEYED		
---	OVERHEAD UTILITY (ELECTRIC AND COMMS)		
---	OVERHEAD ELECTRIC LINES		
---	UNDERGROUND SANITARY SEWER		
---	UNDERGROUND WATER LINES		

**ABBREVIATIONS:**

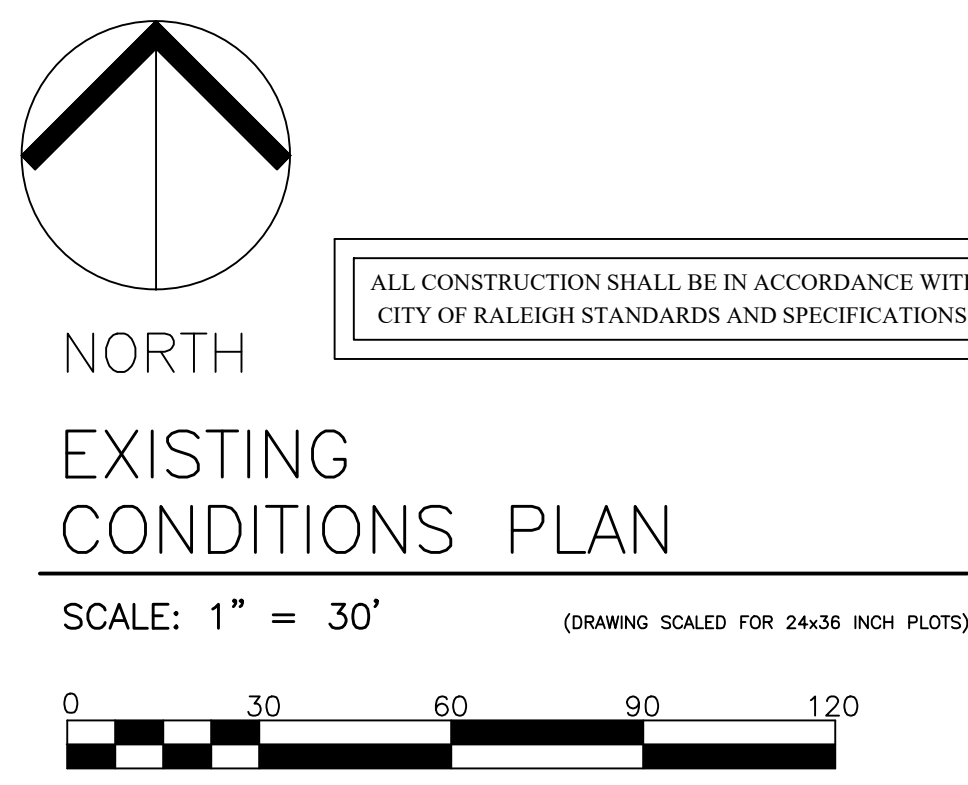
SIG BOX	UNDERGROUND TRAFFIC SIGNAL JUNCTION BOX
COM BOX	UNDERGROUND COMMUNICATIONS OR FIBER OPTIC BOX
CB	CATCH BASIN FOR STORM SEWER- GRATED
CI	CURB INLET FOR STORM SEWER- NOT GRATED
DI or YI	DROP or YARD INLET FOR STORM SEWER - GRATED
RCP	REINFORCED CONCRETE PIPE- STORM SEWER
SP	TRAFFIC SIGNAL POLE

**FLOODPLAIN NOTE:**

- THIS PROPERTY IS LOCATED OUTSIDE THE WAKE COUNTY 100 YEAR FUTURE CONDITIONS FLOODPLAIN (1% FUTURE CONDITIONS FLOODPLAIN).

FEMA REFERENCE DATA:  
FEMA FIRM PANEL No.: 3720172200K  
EFFECTIVE DATE: 07/19/2022  
FEMA STREAM NAME: WALNUT CREEK  
FEMA FLOOD ZONE: Shade Zone X(0.2% annual chance flood)

FOR SITES WITHOUT FLOODPLAIN: THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720172200K DATED 07/19/2022



**THE SITE GROUP**  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS  
THE SITE GROUP, PLLC.  
DONALD T. ISREAL, PLS.  
Raleigh, NC 27605-1136 USA  
Office: 919.835.4787  
Fax: 919.839.2255  
E-Mail: SRN@thesitegroup.net

RESIDENTIAL TIER TWO SITE PLANS FOR:  
**NOMAD DEVELOPMENT**  
3708 ROCK QUARRY ROAD  
RALEIGH, NORTH CAROLINA

Drawn By: **JHU**  
Checked By: **SRN**

DATE:  
07 AUG 2024

TIER ONE SITE PLANS

EXISTING CONDITIONS PLAN

Job Code: **NLRQR**

Dwg No. **100**

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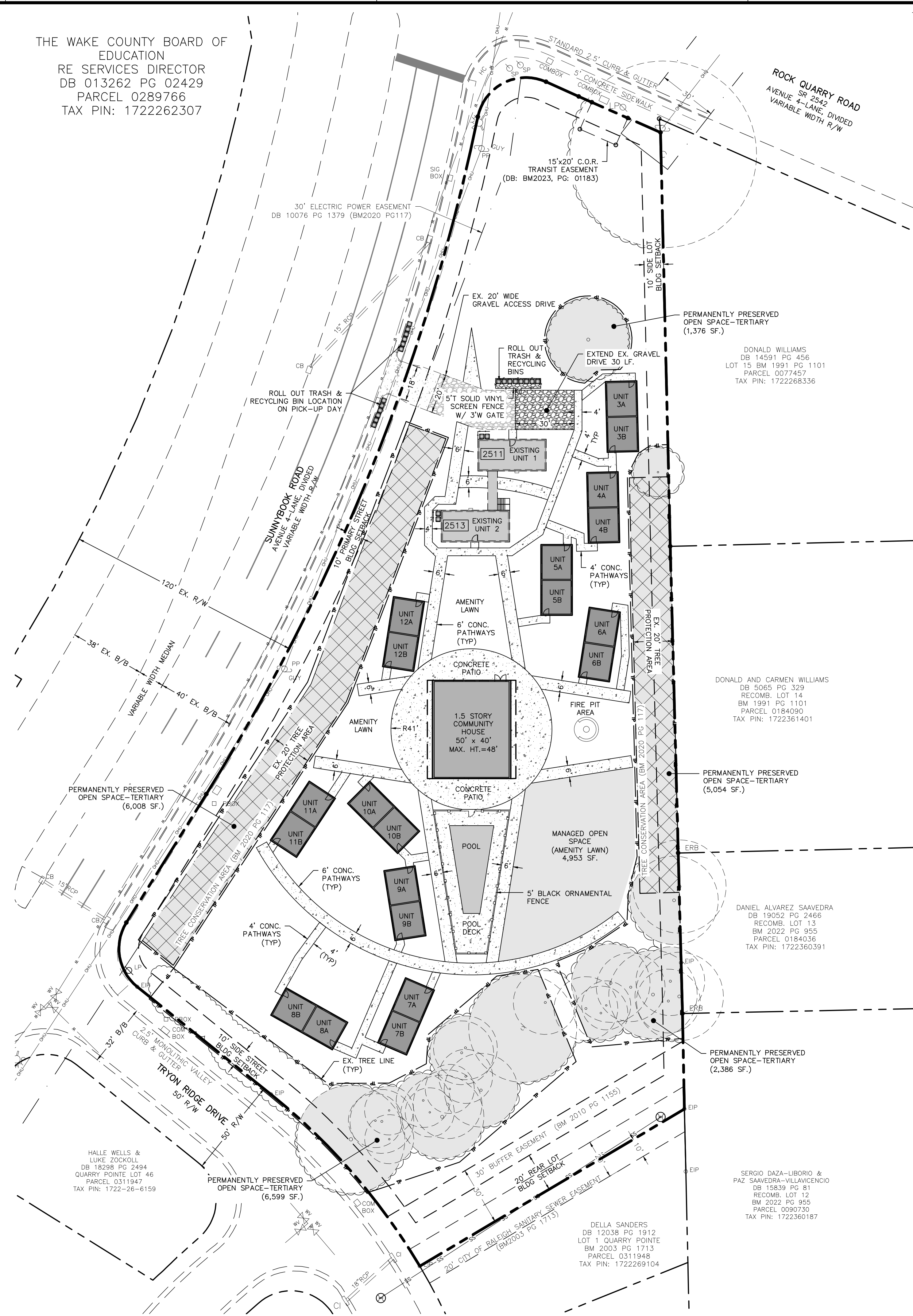
THE WAKE COUNTY BOARD OF  
EDUCATION  
RE SERVICES DIRECTOR  
DB 013262 PG 02429  
PARCEL 0289766  
TAX PIN: 1722262307

**SITE DATA SUMMARY**

PROJECT NAME:	NOMAD DEVELOPMENT
SITE ADDRESS:	3708 ROCK QUARRY ROAD
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1722-26-8336
EXISTING ZONING:	RX-3-CU
PROPOSED ZONING:	RX-3-CU
OVERLAY DISTRICT:	SHOD-1
EXISTING SITE AREA:	2.36 AC.
CURRENT USE:	DUPLEX
PROPOSED USE:	COTTAGE COURT
MAX. BUILDING HEIGHT:	50'/3 STORIES
PROPOSED COMMUNITY BUILDING HEIGHT:	50'-0"/1.5 STORY
EXISTING NODE BLDG HEIGHT:	14'-6"
PROPOSED ECHO BLDG HEIGHT:	14'-6"
EXISTING BUILDING AREA:	TWO NODE BLDGS-563 SF. EACH (1,126)
PROPOSED BUILDING AREA:	COMMUNITY BLDG-3,000 SF. 10 ECHO BLDGS-576 SF. EACH (5,760)
TOTAL BUILDING AREA:	9,886 SF.
<b>BUILDING SETBACKS</b>	
PRIMARY STREET:	10'
SIDE STREET:	10'
SIDE LOT LINE:	10'
REAR LOT LINE:	20'
MIN. BUILDING SEPARATION:	6'
<b>PARKING SETBACKS:</b>	
PRIMARY STREET (W/ C3 YARD):	50'
SIDE STREET:	10'
SIDE LOT LINE:	5'
REAR LOT LINE:	5'
EXISTING IMPERVIOUS AREA:	0.0 AC.
MAX. ALLOWED IMPERVIOUS AREA:	1.77 AC.*
*MAX. ALLOWED IMPERVIOUS PER ORIGINAL APPROVED SUBDIVISION PLANS (S-93-01)	
TOTAL IMPERVIOUS AREA PROPOSED:	22,241 SF. / 0.51 AC (21.6%)
PRESERVED OPEN SPACE REQUIRED:	0.59 AC. (25%)*
*MIN. REQUIRED OPEN SPACE PER ORIGINAL APPROVED SUBDIVISION PLANS (S-93-01)	
PRESERVED OPEN SPACE PROVIDED:	21,423
MANAGED OPEN SPACE PROVIDED:	4,953 SF.
TOTAL OPEN SPACE PROVIDED:	26,376 SF./0.60 AC. (25.6%)
EXISTING TREE CONSERVATION AREA:	0.23 AC. (10.0%) BM. 2020 PG. 117
PROPOSED TREE CONSERVATION AREA:	0.229 AC. (9.7%)
PARKING REQUIRED:	NO MAXIMUM
DISTURBED AREA:	47,741 SF.

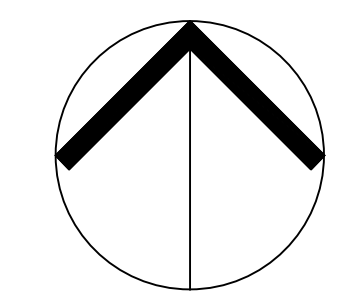
**GENERAL NOTES**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY DONALD T. ISREAL, PLS. DATED JUNE 27, 2022. TOPOGRAPHY AND SPOTS SHOTS ARE TAKEN FROM WAKE COUNTY GIS. ADDITIONAL SITE INFORMATION TAKEN FROM CITY OF RALEIGH AND WAKE COUNTY GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.



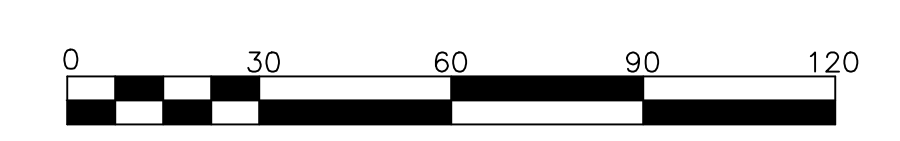
**FLOODPLAIN NOTE:**

1. THIS PROPERTY IS LOCATED OUTSIDE THE WAKE COUNTY 100 YEAR FUTURE CONDITIONS FLOODPLAIN (1% FUTURE CONDITIONS FLOODPLAIN).  
 FEMA REFERENCE DATA:  
 FEMA FIRM PANEL No.: 3720172200K  
 EFFECTIVE DATE: 07/19/2022  
 FEMA STREAM NAME: WALNUT CREEK  
 FEMA FLOOD ZONE: Shade Zone X(0.2% annual chance flood)  
 FOR SITES WITHOUT FLOODPLAIN: THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720172200K DATED 07/19/2022



NORTH  
SITE LAYOUT PLAN

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**THE SITE GROUP**  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS  
 THE SITE GROUP, PLLC.  
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 Raleigh, NC 27609-1136 USA  
 Office: 919.835.4787  
 Fax: 919.839.2255  
 E-Mail: SRN@thesitegroup.net

RESIDENTIAL TIER TWO SITE PLANS FOR:  
**NOMAD DEVELOPMENT**  
 3708 ROCK QUARRY ROAD  
 RALEIGH, NORTH CAROLINA

Drawn By: JHJ  
 Checked By: SRN

DATE:  
07 AUG 2024

TIER TWO SITE PLANS

SITE LAYOUT PLAN

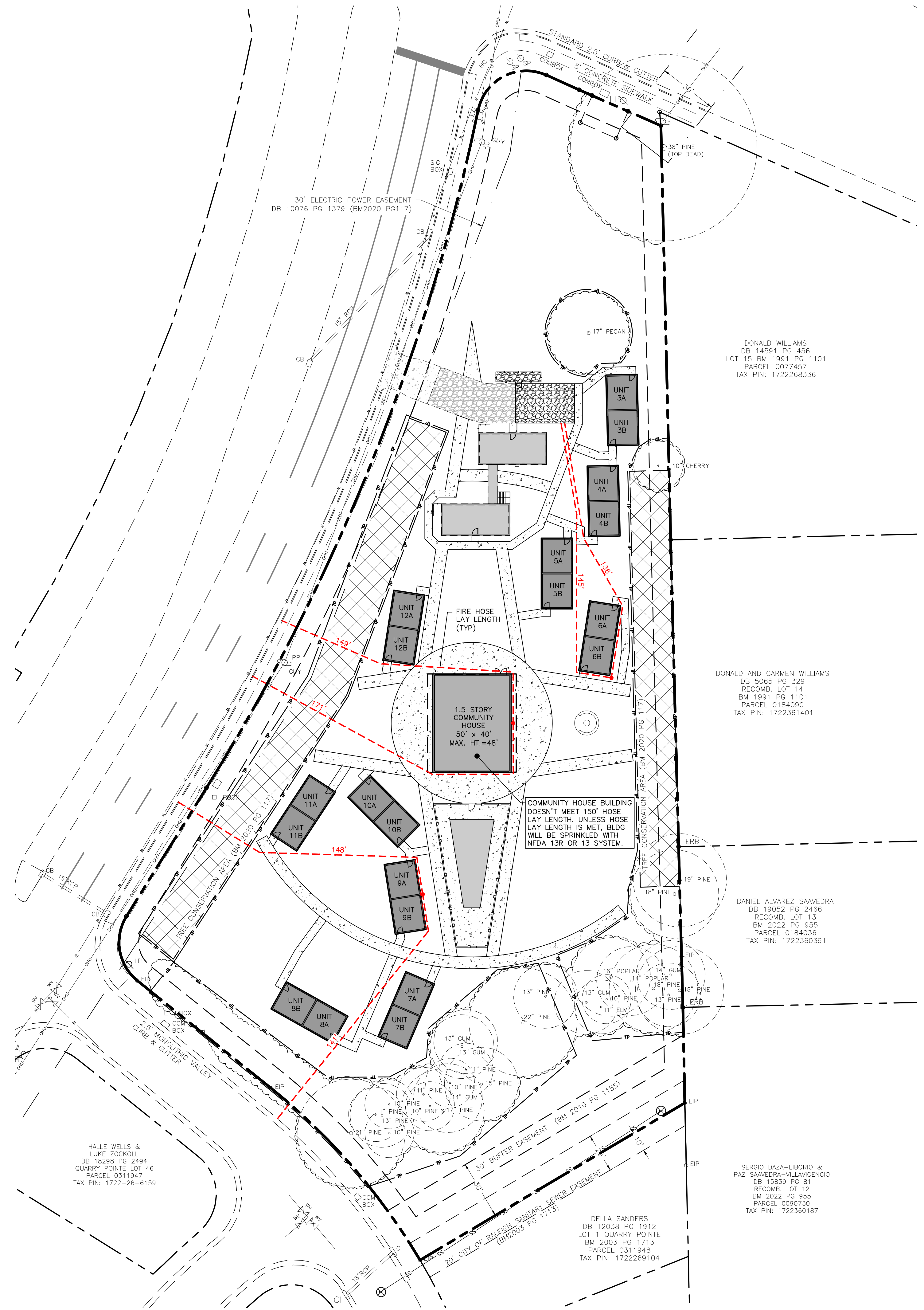
Job Code: NLRQR

Dwg No.  
**SITE 200**

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GENERAL NOTES

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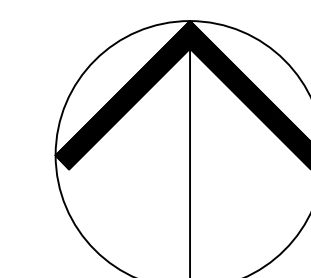


FLOODPLAIN NOTE:

1. THIS PROPERTY IS LOCATED OUTSIDE THE WAKE COUNTY 100 YEAR FUTURE CONDITIONS FLOODPLAIN (1% FUTURE CONDITIONS FLOODPLAIN).

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 FEMA FIRM PANEL No.: 3720172200K  
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 FEMA STREAM NAME: WALNUT CREEK  
 FEMA FLOOD ZONE: Shade Zone X(0.2% annual chance flood)

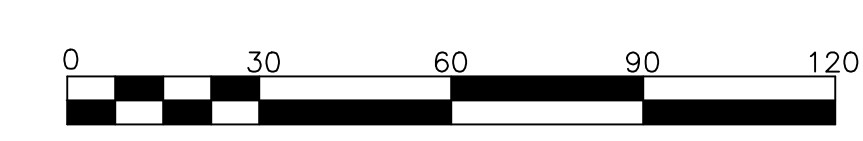
FOR SITES WITHOUT FLOODPLAIN: THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720172200K DATED 07/19/2022



NORTH  
 FIRE  
 ACCESS PLAN

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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 Fax: 919.839.2255  
 E Mail: SRN@thesitegroup.net

RESIDENTIAL TIER TWO SITE PLANS FOR:  
**NOMAD DEVELOPMENT**  
 3708 ROCK QUARRY ROAD  
 RALEIGH, NORTH CAROLINA

Drawn By: **JHU**  
 Checked By: **SRN**

DATE:  
 07 AUG 2024

TIER TWO  
 SITE PLANS

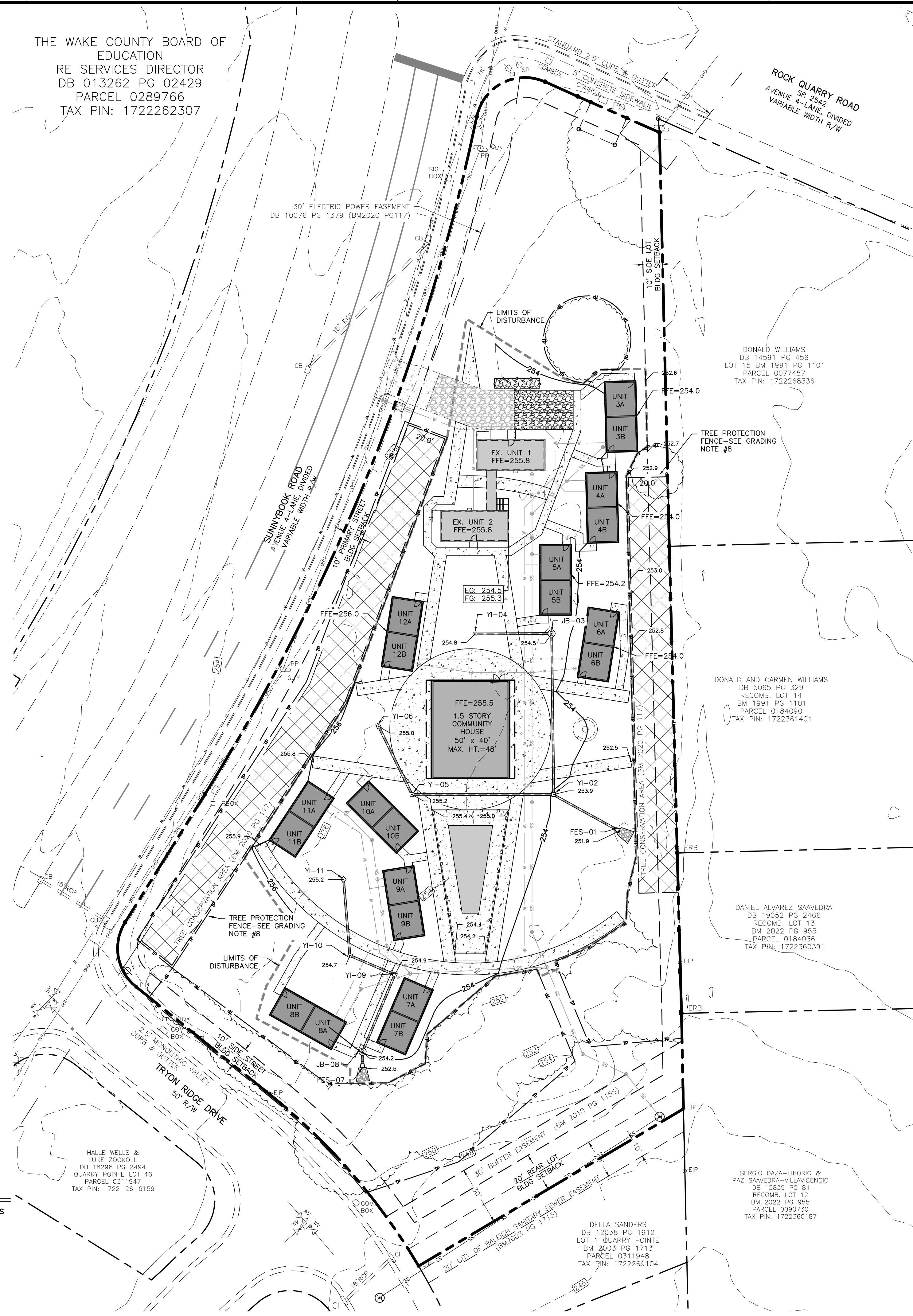
FIRE  
 ACCESS  
 PLAN

Job Code: **NLRQR**

Dwg No.  
**SITE 201**

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THE WAKE COUNTY BOARD OF  
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RE SERVICES DIRECTOR  
DB 013262 PG 02429  
PARCEL 0289766  
TAX PIN: 1722262307



**GRADING NOTES**

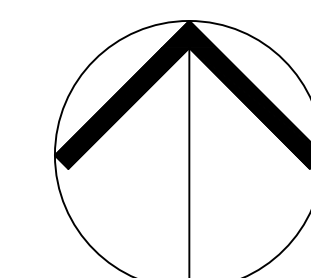
1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OR ANY DISCREPANCIES OR CONFLICTS.
3. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
5. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
6. THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
7. THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
8. TREE PROTECTION FENCE SHALL BE INSTALLED PER CITY OF RALEIGH STANDARD DETAIL TPP-01. SEE SHEET SITE 500.

**GENERAL NOTES**

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5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

**FLOODPLAIN NOTE:**

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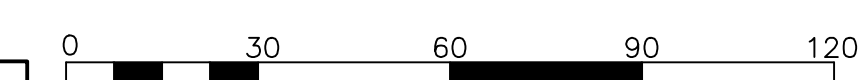


NORTH

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**GRADING PLAN**

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)



DISTURBED AREA=47,741 SF.

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RESIDENTIAL TIER TWO SITE PLANS FOR:  
**NOMAD DEVELOPMENT**  
 3708 ROCK QUARRY ROAD  
 RALEIGH, NORTH CAROLINA

Drawn By: **JHJ**  
 Checked By: **SRN**

DATE: **PROGRESS**

TIER TWO SITE PLANS

GRADING PLAN

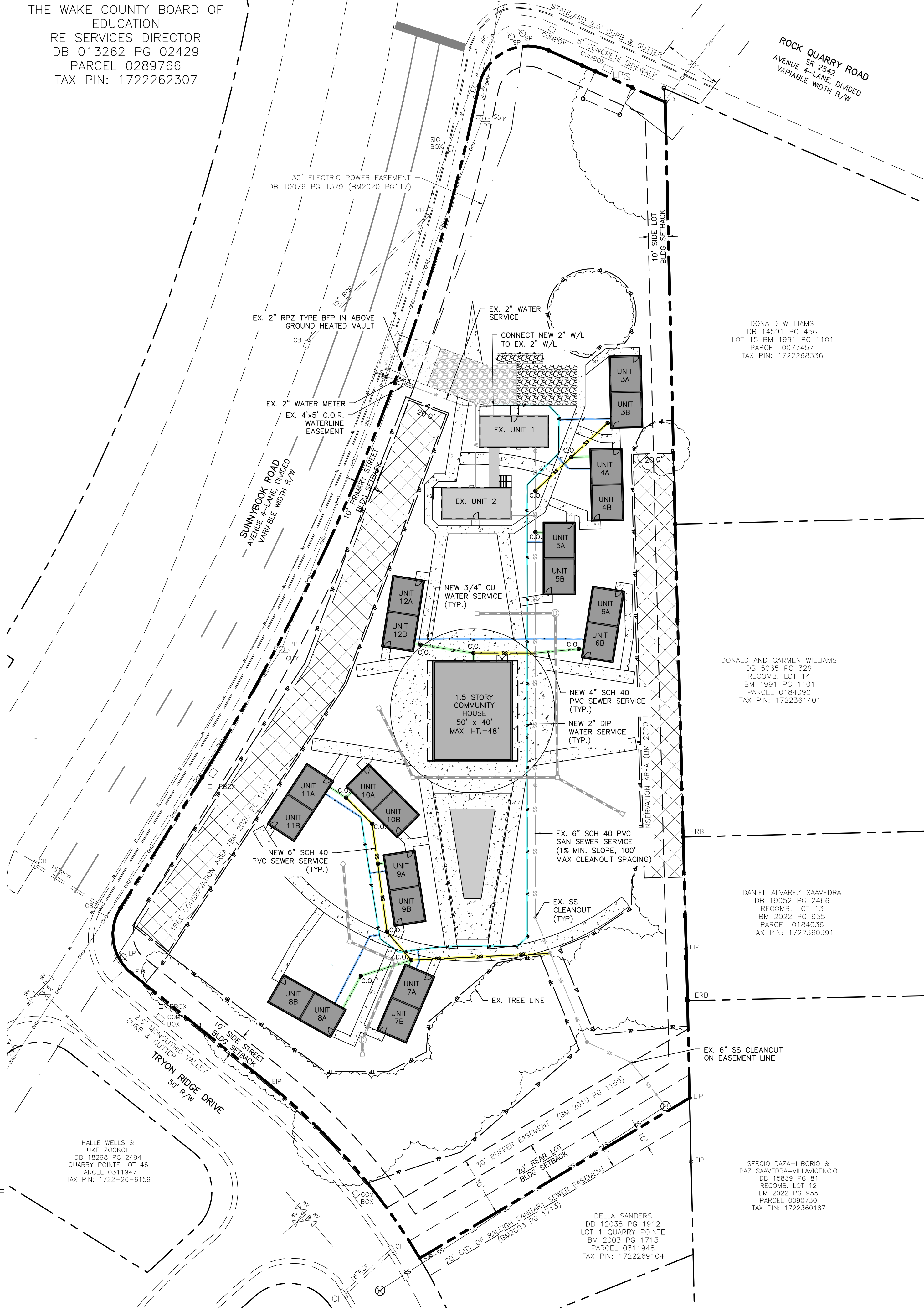
Job Code: **NLRQR**

Dwg No. **SITE 300**

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RE SERVICES DIRECTOR  
DB 013262 PG 02429  
PARCEL 0289766  
TAX PIN: 1722262307



**STANDARD UTILITY NOTES (AS APPLICABLE):**

- 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.
  - 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.
  - 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.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. 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).
  - 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 FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE 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 DIRECTED 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 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' 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 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
- 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) 996-2334 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 APPROVAL 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 JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

**UTILITY NOTES**

- ALL GRADING AND EXTERIOR CONSTRUCTION OF BUILDING UPON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).
- A NCDOT PERMIT IS REQUIRED PRIOR TO STARTING ANY WORKING IN THE NCDOT RIGHT OF WAY.

**GENERAL NOTES**

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- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

LINE & HATCH LEGEND	
	PROPERTY BOUNDARY
	ADJ LOT LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	NEW 6" SCH 40 PVC SEWER SERVICE
	NEW 4" SCH 40 PVC SEWER SERVICE
	NEW 2" DP WATER SERVICE
	NEW 3/4" CU WATER SERVICE

**FLOODPLAIN NOTE:**

- THIS PROPERTY IS LOCATED OUTSIDE THE WAKE COUNTY 100 YEAR FUTURE CONDITIONS FLOODPLAIN (1% FUTURE CONDITIONS FLOODPLAIN\*).

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**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

NORTH

**UTILITY PLAN**

SCALE: 1" = 30'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

0 30 60 90 120

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

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RESIDENTIAL TIER TWO SITE PLANS FOR:  
**NOMAD DEVELOPMENT**  
 3708 ROCK QUARRY ROAD  
 RALEIGH, NORTH CAROLINA

Drawn By: **JHJ**  
 Checked By: **SRN**

DATE:  
 07 AUG 2024

TIER TWO SITE PLANS  
 UTILITY PLAN

Job Code: **NLRQR**

Dwg No.  
**SITE 400**

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 PARCEL 0289766  
 TAX PIN: 1722262307

**OVERALL PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	USE	CALIPER/HEIGHT AT PLANTING	MATURE HEIGHT /CROWN SPREAD	ROOT	SPACING
SHRUBS								
IBN	10	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	SCREEN	24" HT. MIN.	5'/5'	CONT.	4.5' O.C.

**PLANTING NOTES:**  
 LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.  
**SYMBOLS:** B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN  
**MULCH:** MULCH ALL BED AREAS WITH FRESH PINE STRAW TO A DEPTH OF 3".

- NOTE:**
- ANY TREES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.
  - ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

**LANDSCAPE REQUIREMENTS:**

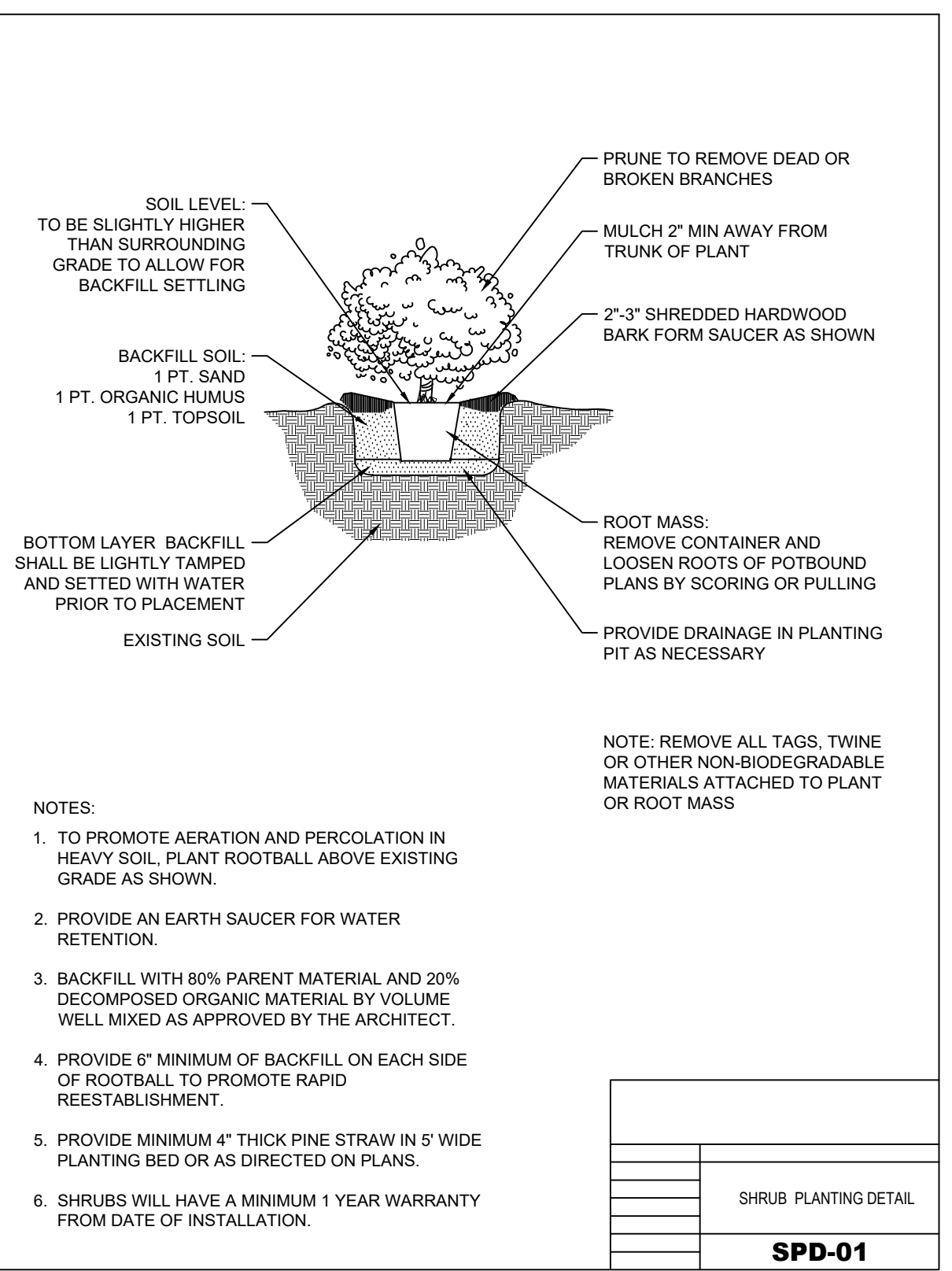
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL MECHANICAL EQUIPMENT, WASTE DISPOSAL FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB. NO TREE SHALL BE LOCATED WITHIN 5' OF A SIDEWALK AND WITHIN 20' OF A LIGHTING LOCATION. ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36 INCHES. ALL FOUNDATION PLANTINGS SHALL BE DESIGNED TO CITY OF RALEIGH UDO SECTION REQUIREMENTS.
- WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE CITY OF RALEIGH SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
- UPON ESTABLISHMENT OF FINISHED GRADES AND PRIOR TO BEGINNING INSTALLATION OF ANY TREES, A SOIL AMENDMENT SCHEDULE FOR ALL TREE PLANTINGS SHALL BE PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT AND BE PROVIDED TO THE CITY OF RALEIGH PLANNING DEPARTMENT.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CERTIFIED STATEMENT SHALL BE PROVIDED TO TOWN STAFF SITE INSPECTOR ATTESTING TO THE FACT THAT THE SOIL AMENDMENT SCHEDULE WAS FOLLOWED AS SPECIFIED IN THE APPROVED SITE AND/OR SUBDIVISION PLAN. THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR OTHER SPECIALIST AS DETERMINED ACCEPTABLE BY THE PLANNING DIRECTOR.
- THE PROPERTY OWNER OR DEVELOPER SHALL PROVIDE CONTINUOUS MAINTENANCE OF THE LANDSCAPE AREAS AFTER OCCUPANCY OF THE BUILDING. THE PROPERTY OWNER SHALL ENSURE THAT PERFORMANCE CRITERIA WITHIN THIS ORDINANCE AND/OR INCLUDED ON THE APPROVED SITE AND/OR SUBDIVISION PLAN ARE MET. FAILURE TO CORRECT DEFICIENCIES IN A TIMELY MANNER SHALL RESULT IN A CITATION FOR VIOLATION OF THIS ORDINANCE IN ACCORDANCE WITH CHAPTER 11.

**LANDSCAPE MAINTENANCE PLAN:**

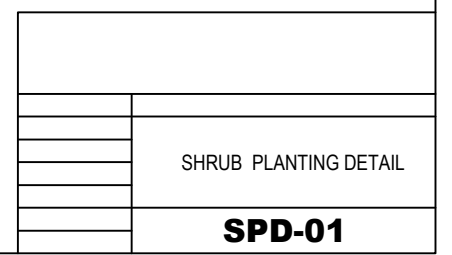
- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
- FERTILIZATION:** FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPTEMBER 1-OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING THE GROWING SEASON PER SOIL TEST.
  - PRUNING:** PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE ANSI A300 STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
  - BEST CONTROL:** PRE-EMERGENT WEED CONTROL FOR SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
  - MULCHING:** MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2-3" IN SHRUB BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS. AS NECESSARY TO MAINTAIN THE AVERAGE DEPTH OF THE PLANT BED.
  - MOWING:** PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
  - PLANT PROTECTION:** AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
  - WATERING:** IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. (PENDING CITY OF RALEIGH WATER/IRRIGATION SUPPLIES.)
  - PLANT REPLACEMENT:** ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER DATE OF PLANTING SHALL BE REPLACED DURING THE NEXT PLANTING SEASON. ALSO, ANY TREE IN A TREE PRESERVATION AREA WHICH IS REMOVED OR DIES SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.
- REMOVAL OF DISEASE INFESTED MATERIAL SHALL BE ALLOWED SO LONG AS REQUIRED SHRUBS ARE REPLACED AT THE REQUIRED RATES AND SIZES.  
 FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THIS UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10-ENFORCEMENT.

**TREE CONSERVATION AREA CALCULATIONS:**

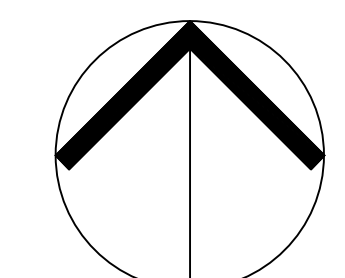
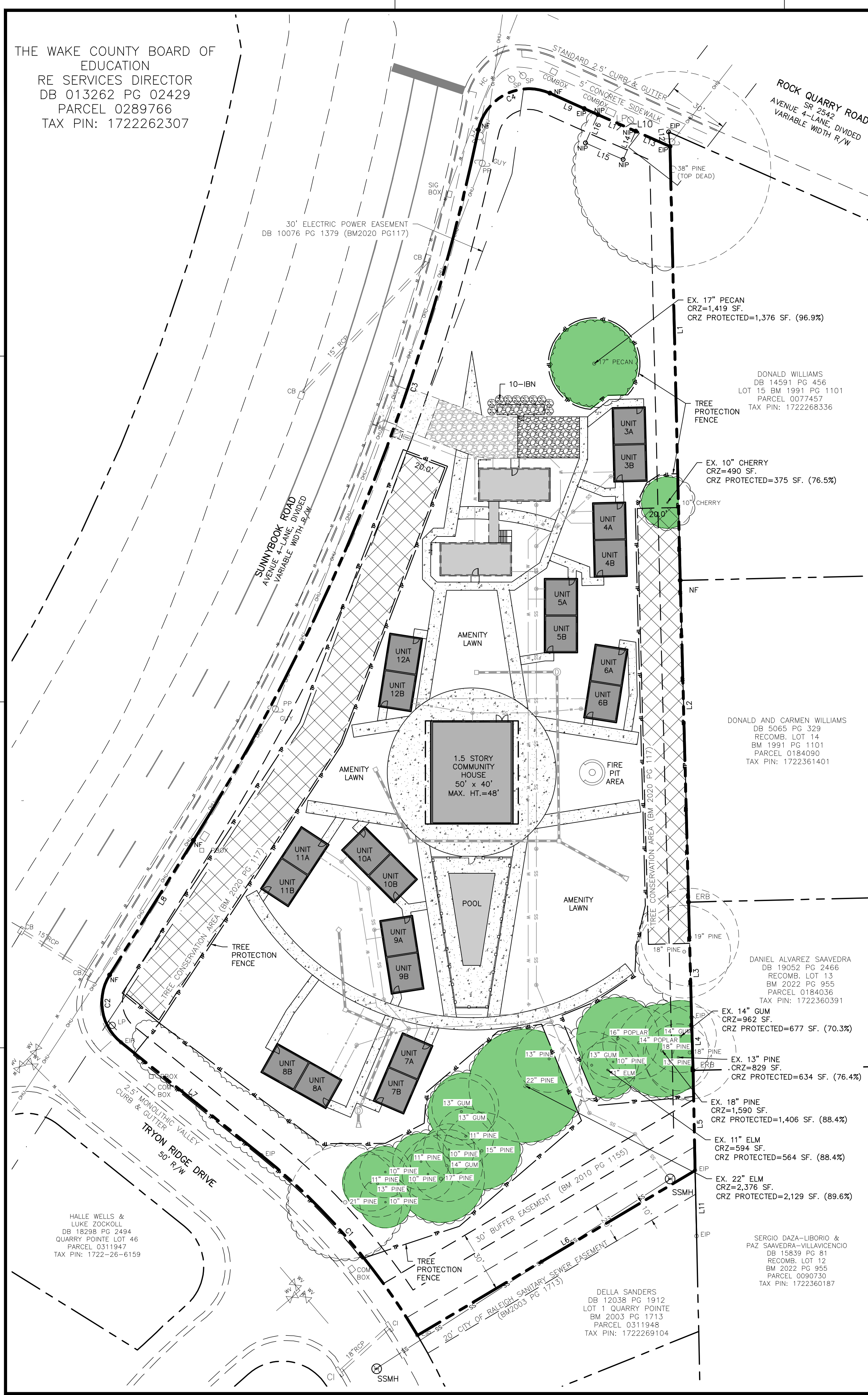
LOT SIZE:	2.36 AC.
EXISTING SECONDARY TCA (BM 2020/PG 117):	0.23 AC. (10%)
PROPOSED SECONDARY TCA:	0.229 AC. (9.7%)
PROPOSED TCA CONSISTS OF CRITICAL ROOT ZONES OF ALL EXISTING TREES 10" DBH OR LARGER THAT HAVE 70% MIN. OF CRZ PROTECTED.	



- NOTES:**
- TO PROMOTE AERATION AND PERCOLATION IN HEAVY SOIL, PLANT ROOTBALL ABOVE EXISTING GRADE AS SHOWN.
  - PROVIDE AN EARTH SAUCER FOR WATER RETENTION.
  - BACKFILL WITH 80% PARENT MATERIAL AND 20% DECOMPOSED ORGANIC MATERIAL BY VOLUME WELL MIXED AS APPROVED BY THE ARCHITECT.
  - PROVIDE 6" MINIMUM OF BACKFILL ON EACH SIDE OF ROOTBALL TO PROMOTE RAPID REESTABLISHMENT.
  - PROVIDE MINIMUM 4" THICK PINE STRAW IN 5' WIDE PLANTING BED OR AS DIRECTED ON PLANS.
  - SHRUBS WILL HAVE A MINIMUM 1 YEAR WARRANTY FROM DATE OF INSTALLATION.

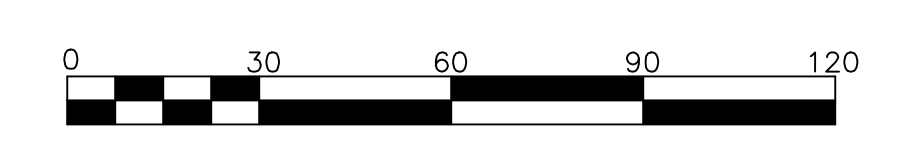


SHRUB PLANTING DETAIL  
**SPD-01**



**NORTH  
 TREE CONSERVATION  
 & LANDSCAPE PLAN**

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)



**THE SITE GROUP**  
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 E Mail: SRN@thesitegroup.net

RESIDENTIAL TIER TWO SITE PLANS FOR:  
**NOMAD DEVELOPMENT**  
 3708 ROCK QUARRY ROAD  
 RALEIGH, NORTH CAROLINA

Drawn By: **JHU**  
 Checked By: **SRN**

DATE:  
 07 AUG 2024

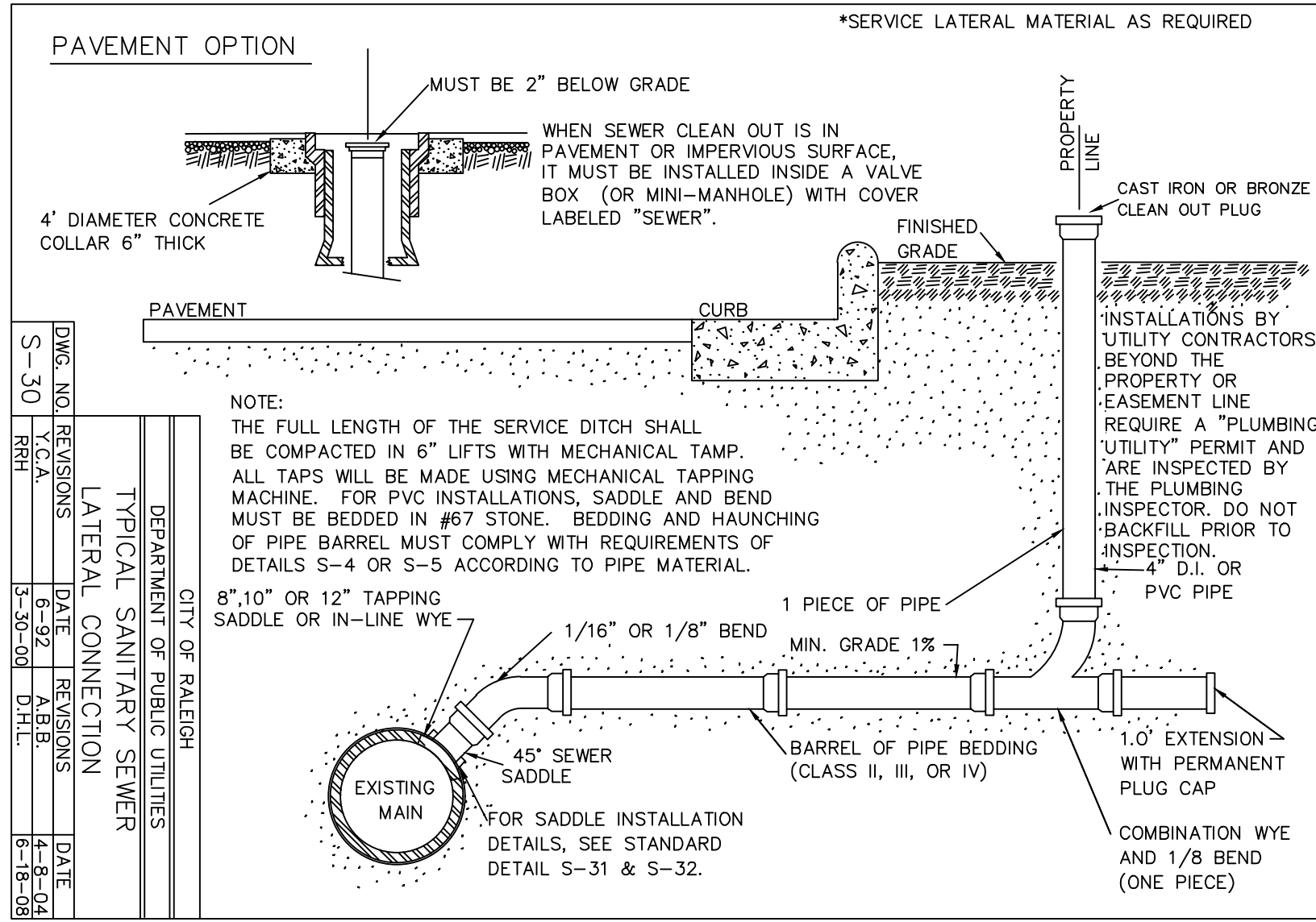
TIER TWO  
 SITE PLANS

TREE  
 CONSERVATION  
 & LANDSCAPE  
 PLAN

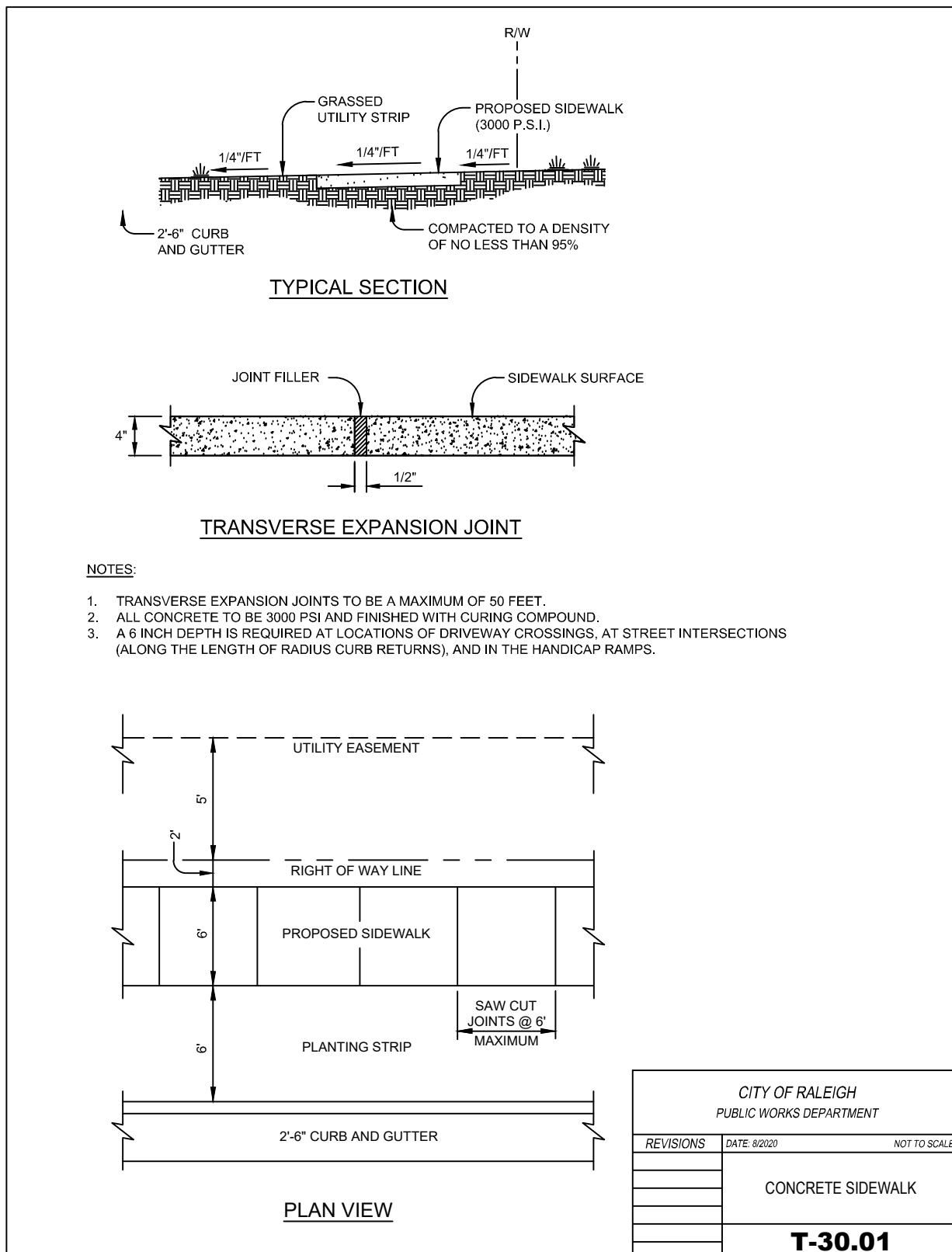
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Dwg No.  
**SITE  
 500**

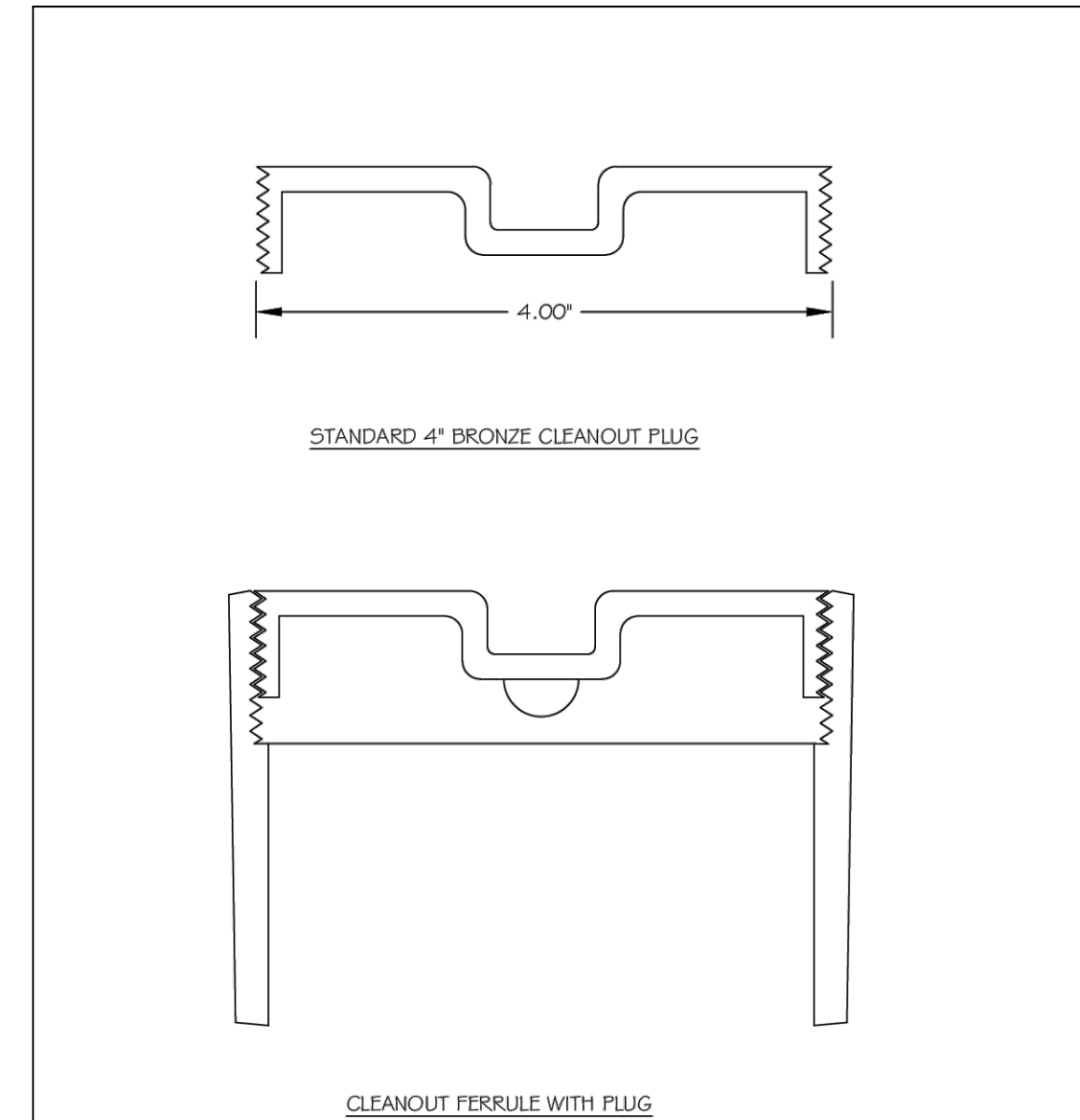
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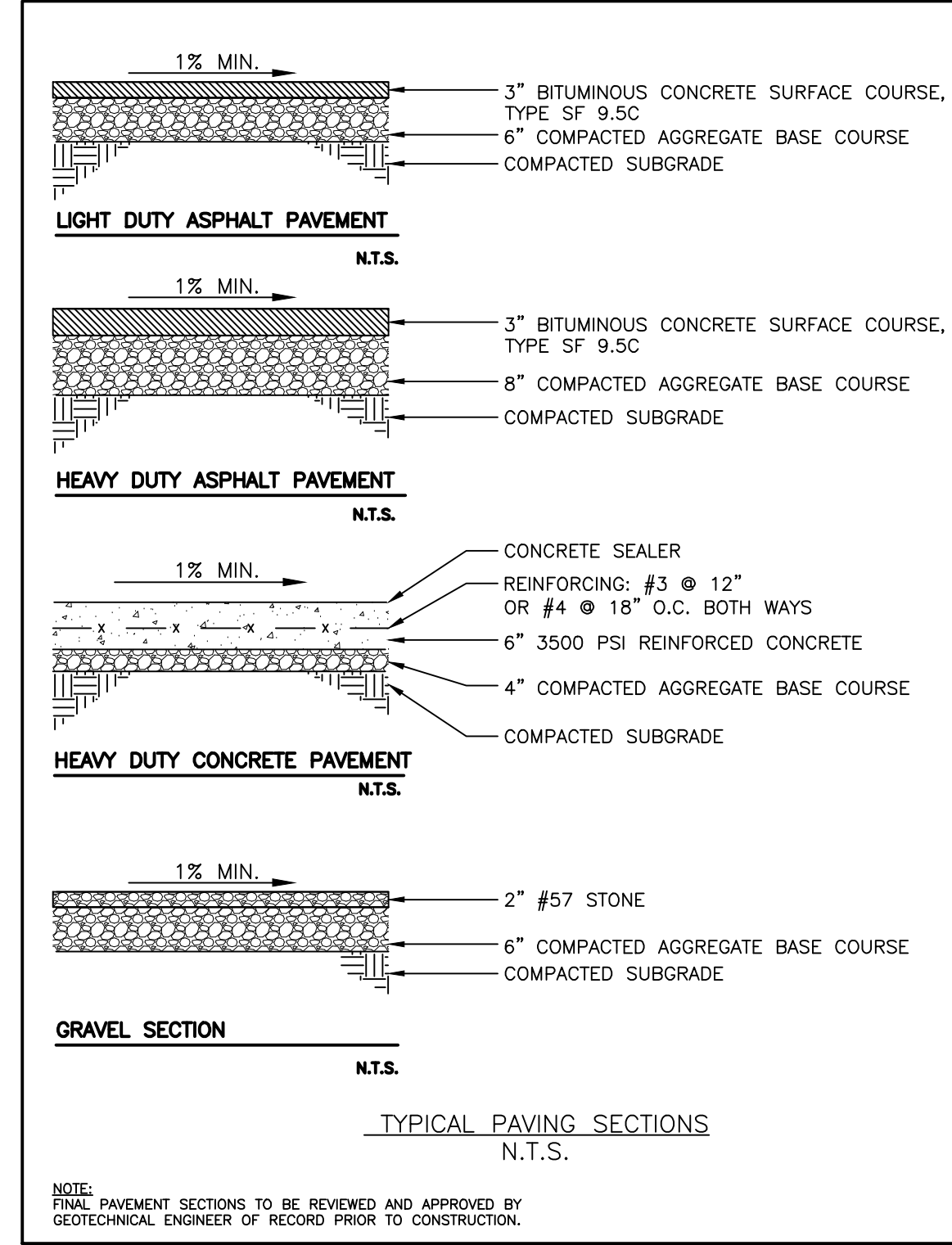
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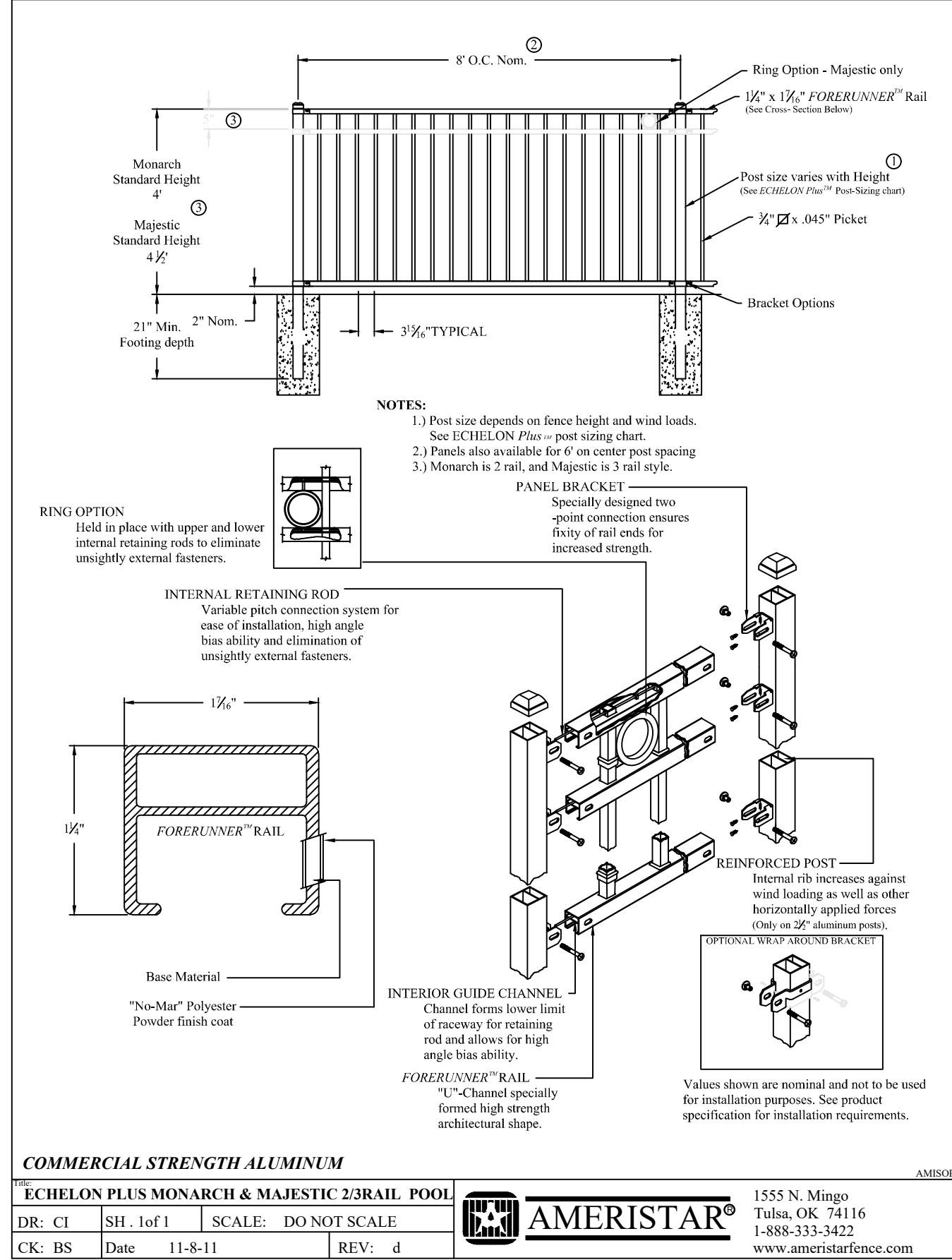
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REVISIONS	DATE	BY	NOT TO SCALE
CONCRETE SIDEWALK			
<b>T-30.01</b>			



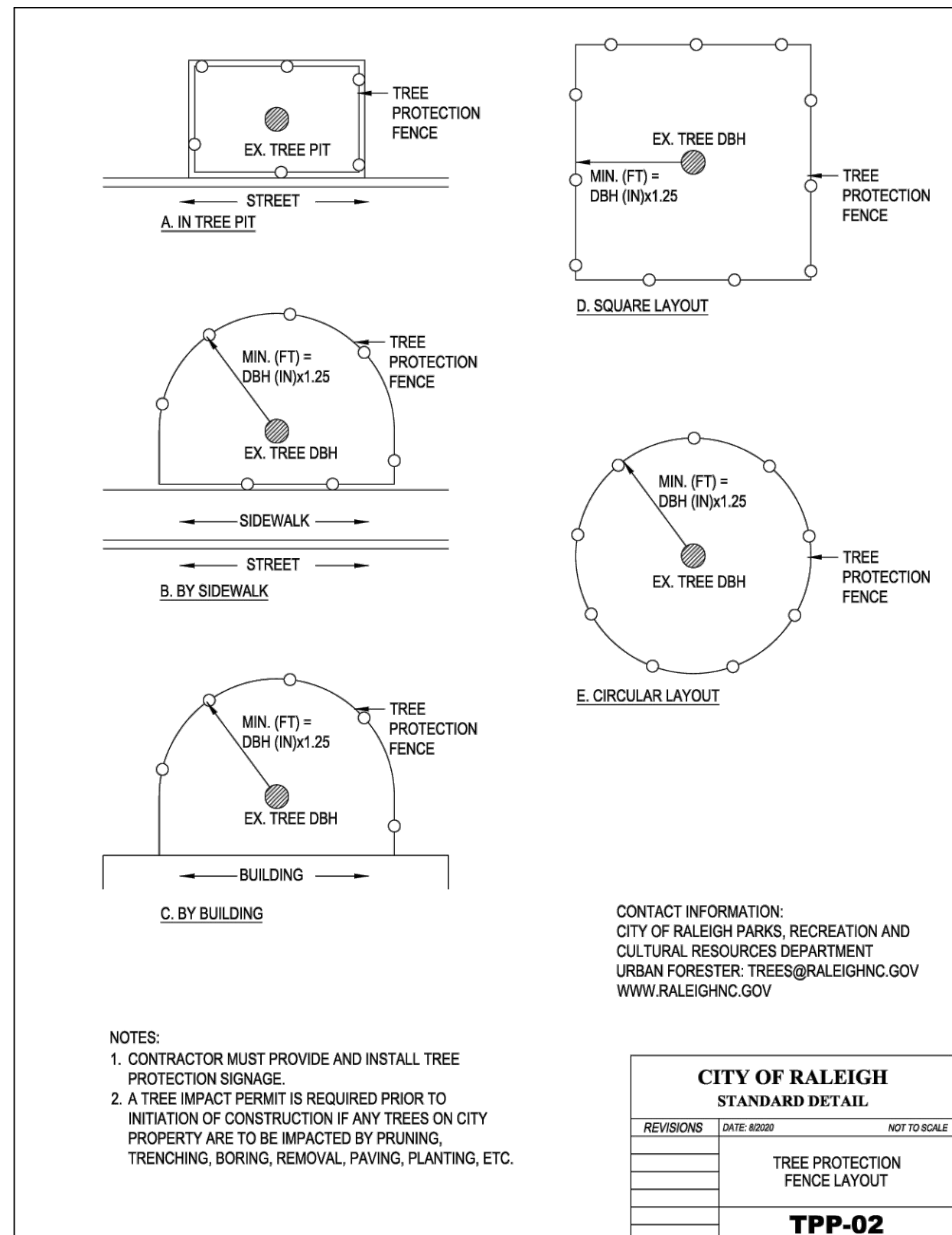
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
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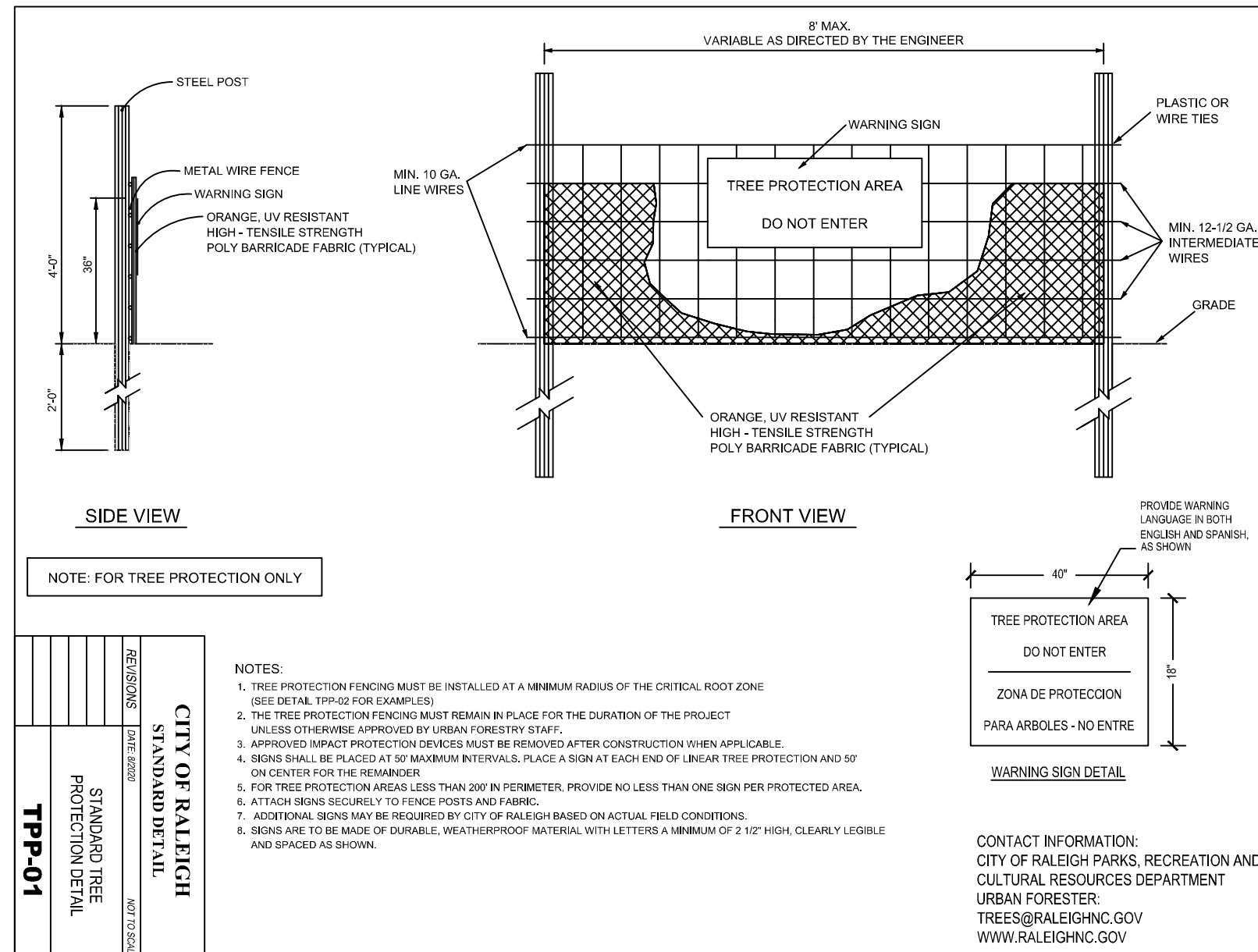
NOTE: FINAL PAVING SECTIONS TO BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



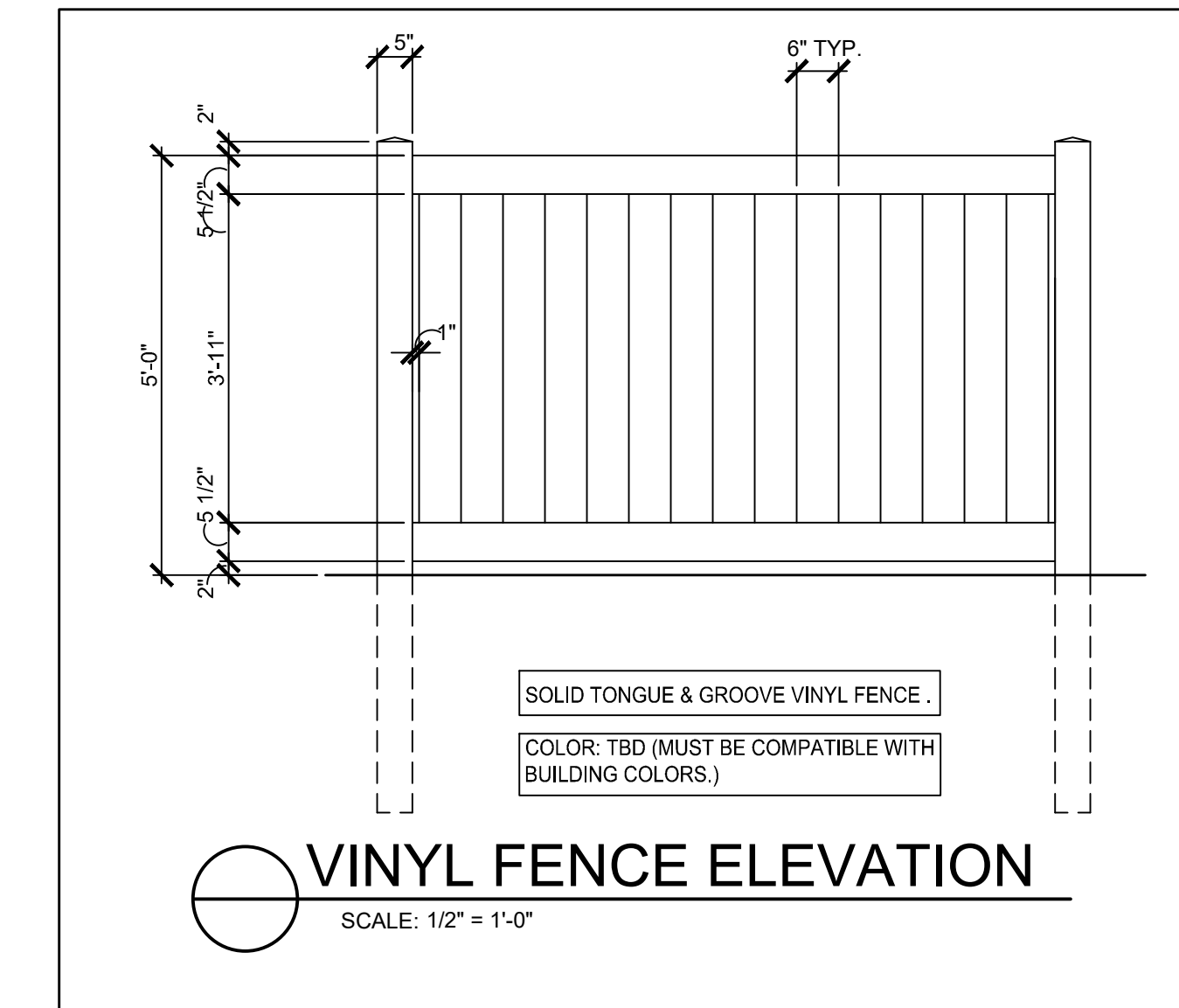
ECHOLON PLUS MONARCH & MAJESTIC 23RAIL POOL		AMERISTAR		1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com	
DR: CI	Sh. 10'1	SCALE: DO NOT SCALE	REV: d		



CITY OF RALEIGH STANDARD DETAIL			
REVISIONS	DATE	BY	NOT TO SCALE
TREE PROTECTION FENCE LAYOUT			
<b>TPP-02</b>			



TREE PROTECTION AREA DO NOT ENTER		WARNING SIGN DETAIL	
40"	40"	40"	40"



### ULINE CANS WITH WHEELS

Rolls to the curb with ease. "Garbage man ready."

- Recessed upper lift pocket and steel lower lift bar for fully automated and semi-automated collection systems.
- Lid opens 270° on molded hinges.
- Streamlined body with easy-rolling 10" plastic wheels. 8" wheels, 35 gal.

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH	RECOMMENDED BAGS		
H-4202	35 Gallon	24 x 19 x 38"	22	\$100	\$95	\$90	S-15537
H-7937	65 Gallon	27 x 27 x 44"	29	135	130	125	S-23677
H-7938	95 Gallon	34 x 29 x 45"	33	155	150	145	S-12615

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RESIDENTIAL TIER TWO SITE PLANS FOR:  
**NOMAD DEVELOPMENT**  
2511 & 2513 SUNNYBROOK ROAD  
RALEIGH, NORTH CAROLINA

Drawn By: **MRK**  
Checked By: **SRN**

DATE: 07 AUG 2024

TIER TWO SITE PLANS

SITE DETAILS

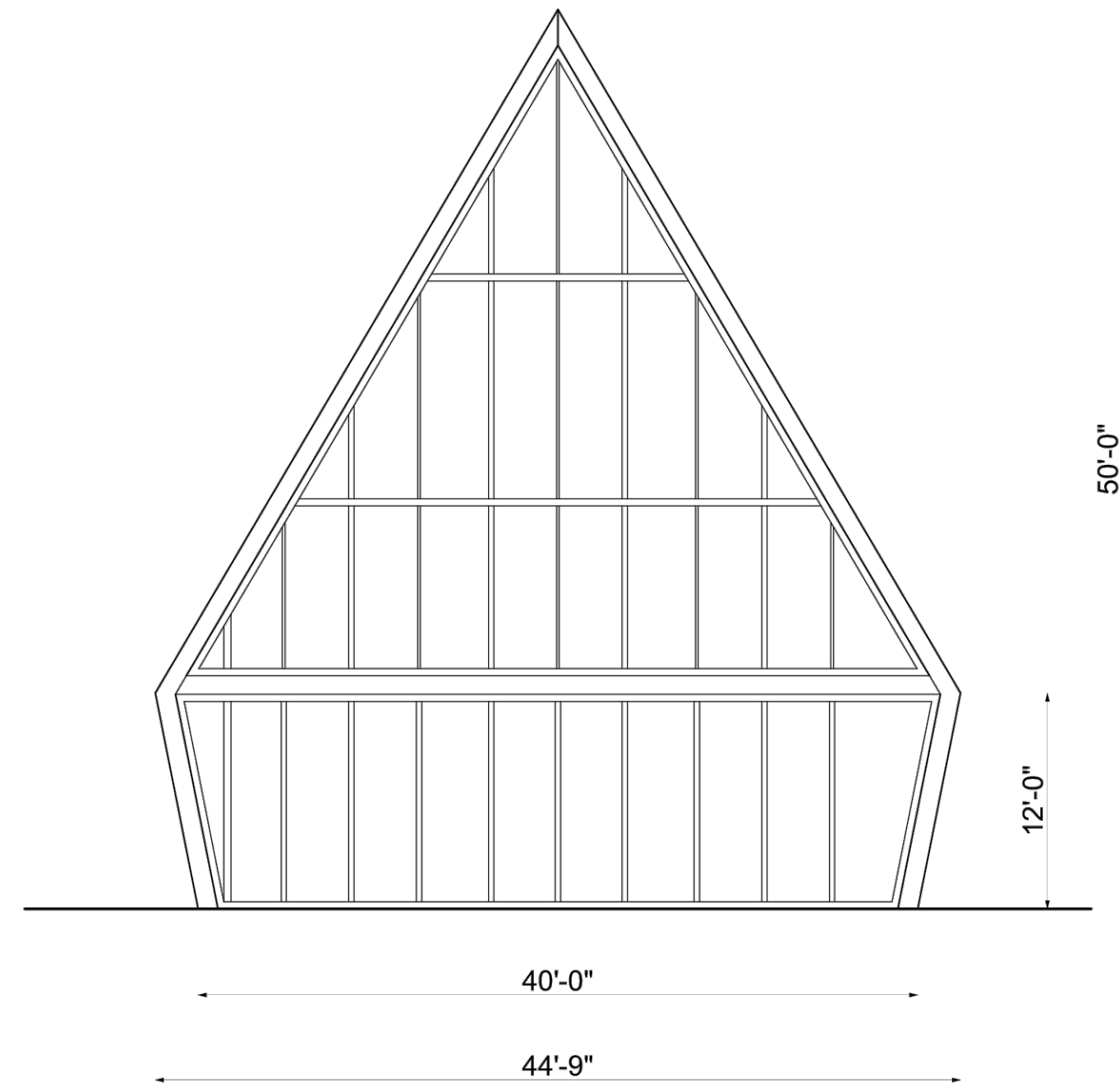
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Dwg No. **SITE 600**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**elevation 01**

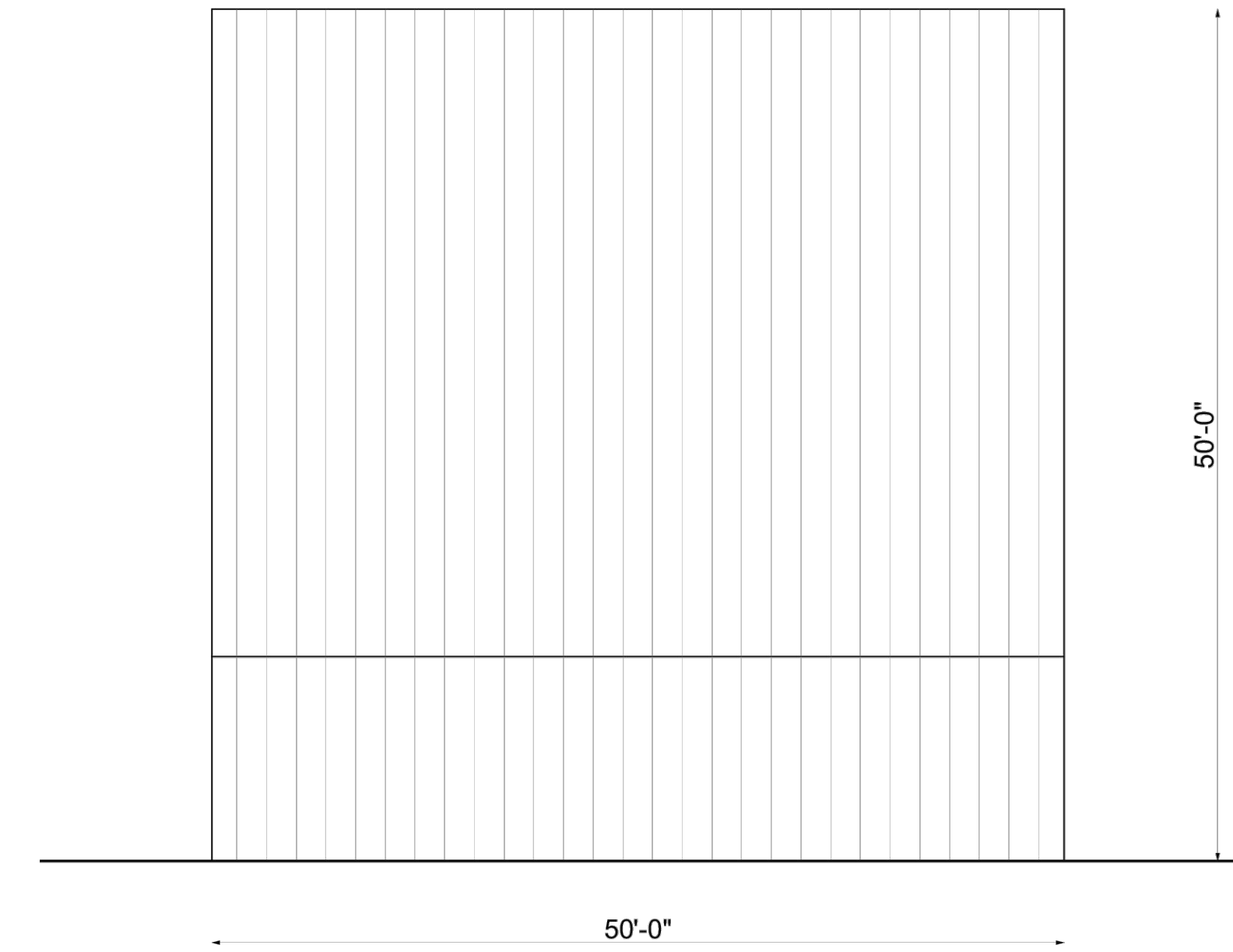
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**COMMUNITY HOUSE**

**elevation 02**

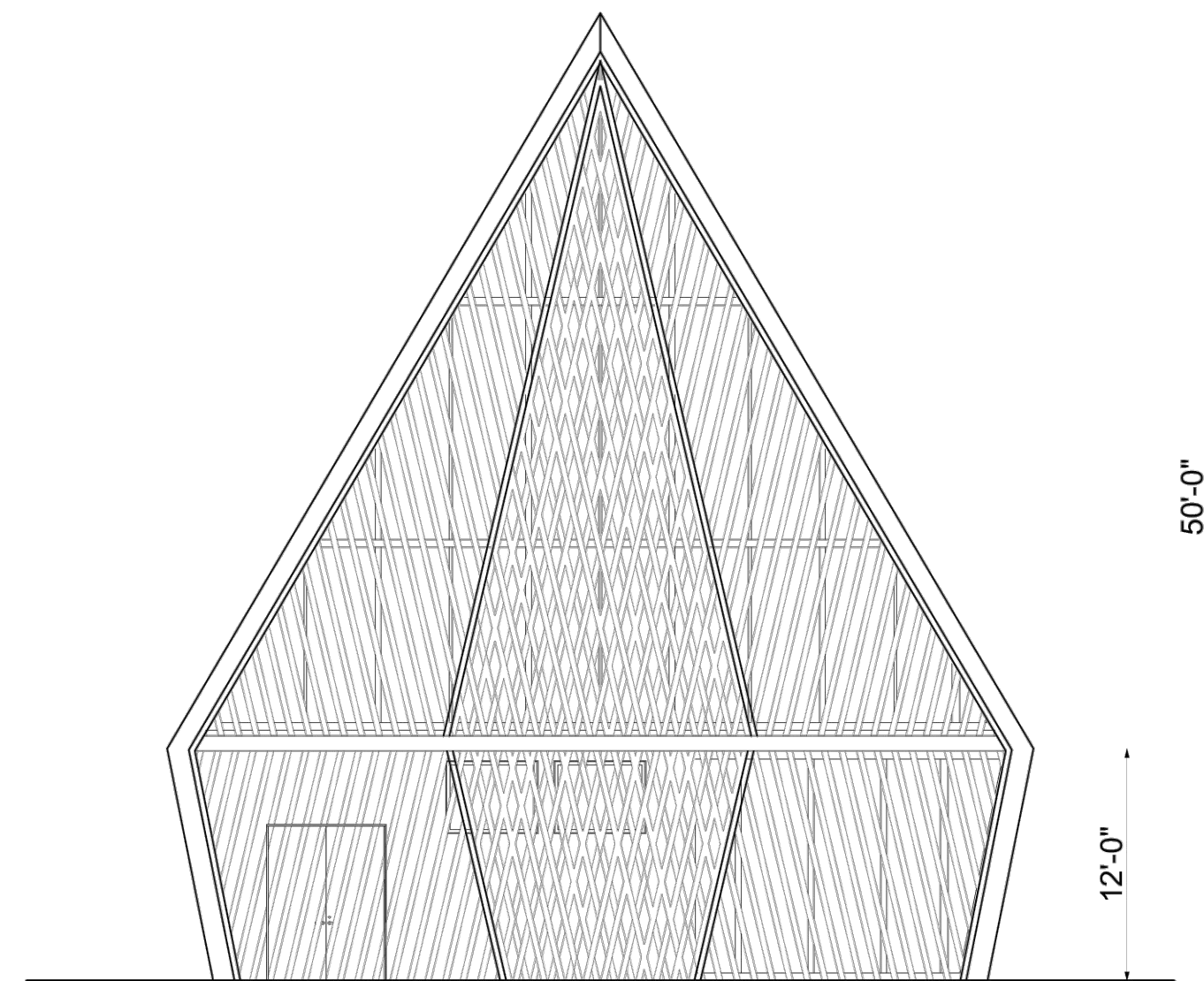
DIRECTION: E



**COMMUNITY HOUSE**

**elevation 03**

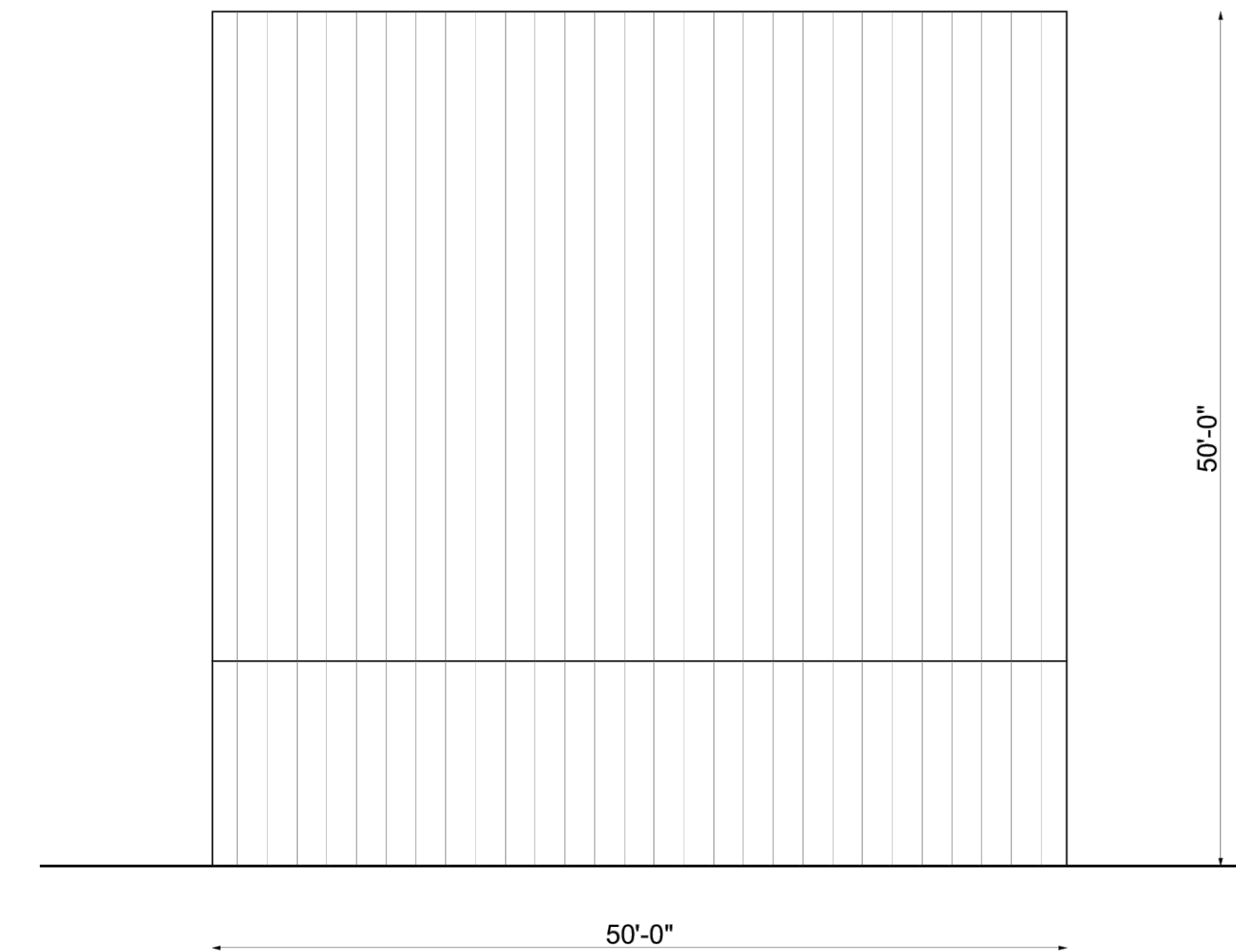
DIRECTION: N



**COMMUNITY HOUSE**

**elevation 04**

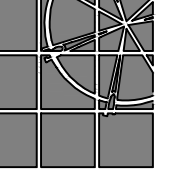
DIRECTION: W



**COMMUNITY HOUSE**

**THE SITE GROUP**  
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 E Mail: SRN@thesitegroup.net



RESIDENTIAL TIER TWO SITE PLANS FOR:  
**NOMAD DEVELOPMENT**  
 3708 ROCK QUARRY ROAD  
 RALEIGH, NORTH CAROLINA

Drawn By: **JHJ**  
 Checked By: **SRN**

DATE:  
 07 AUG 2024

TIER ONE  
 SITE PLANS

ARCHITECTURAL  
 ELEVATIONS

Job Code: **NLRQR**

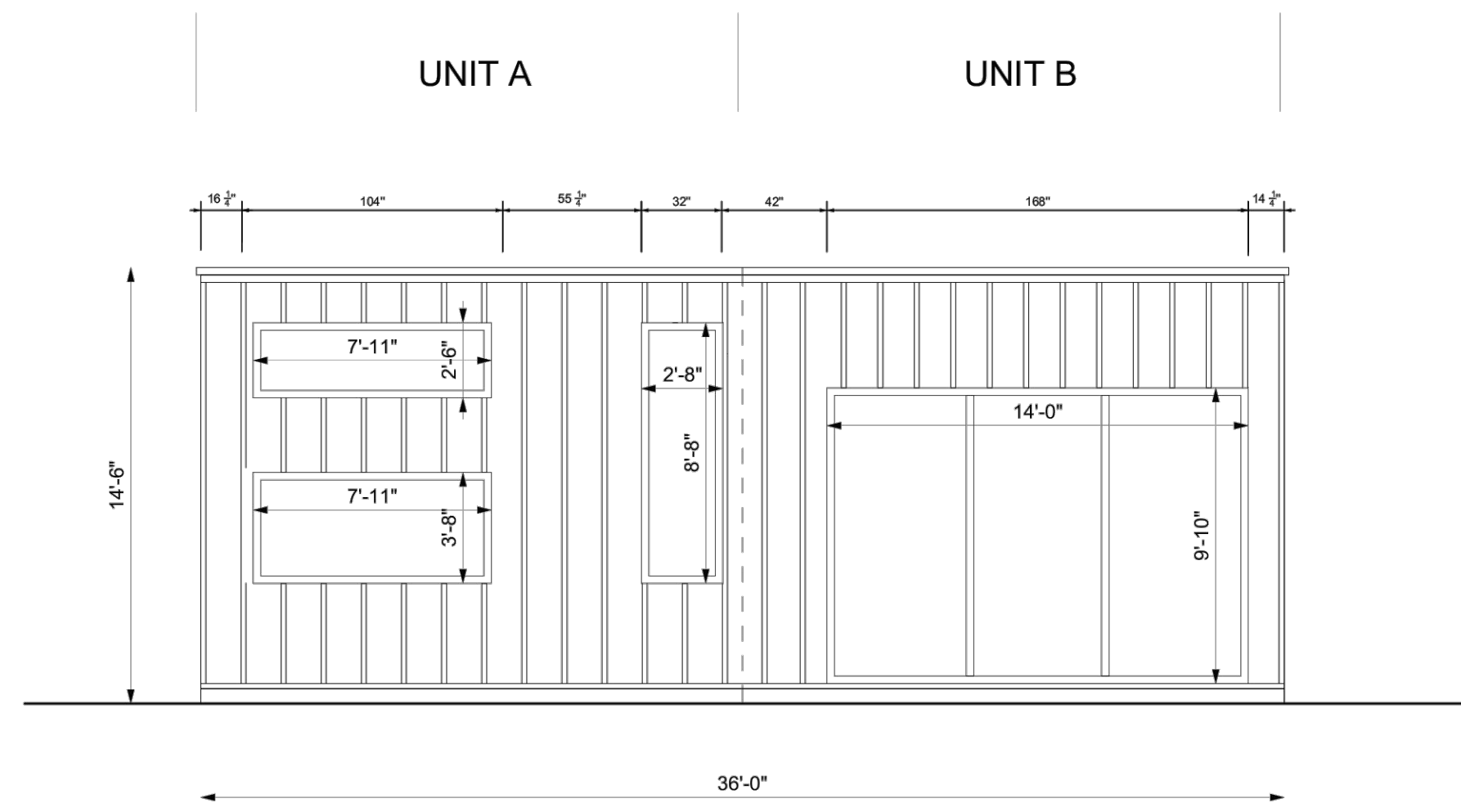
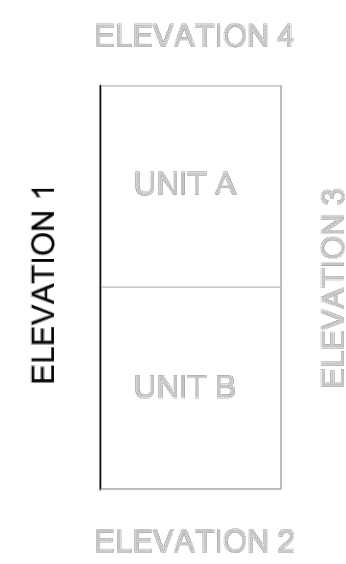
Dwg No.  
**ARCH 1.0**

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**elevation 01**

DIRECTIONS

- Unit 03: E
- Unit 04: SE
- Unit 05: E
- Unit 06: E
- Unit 07: SE
- Unit 08: NE
- Unit 09: NE
- Unit 10: N
- Unit 11: SE
- Unit 12: SE

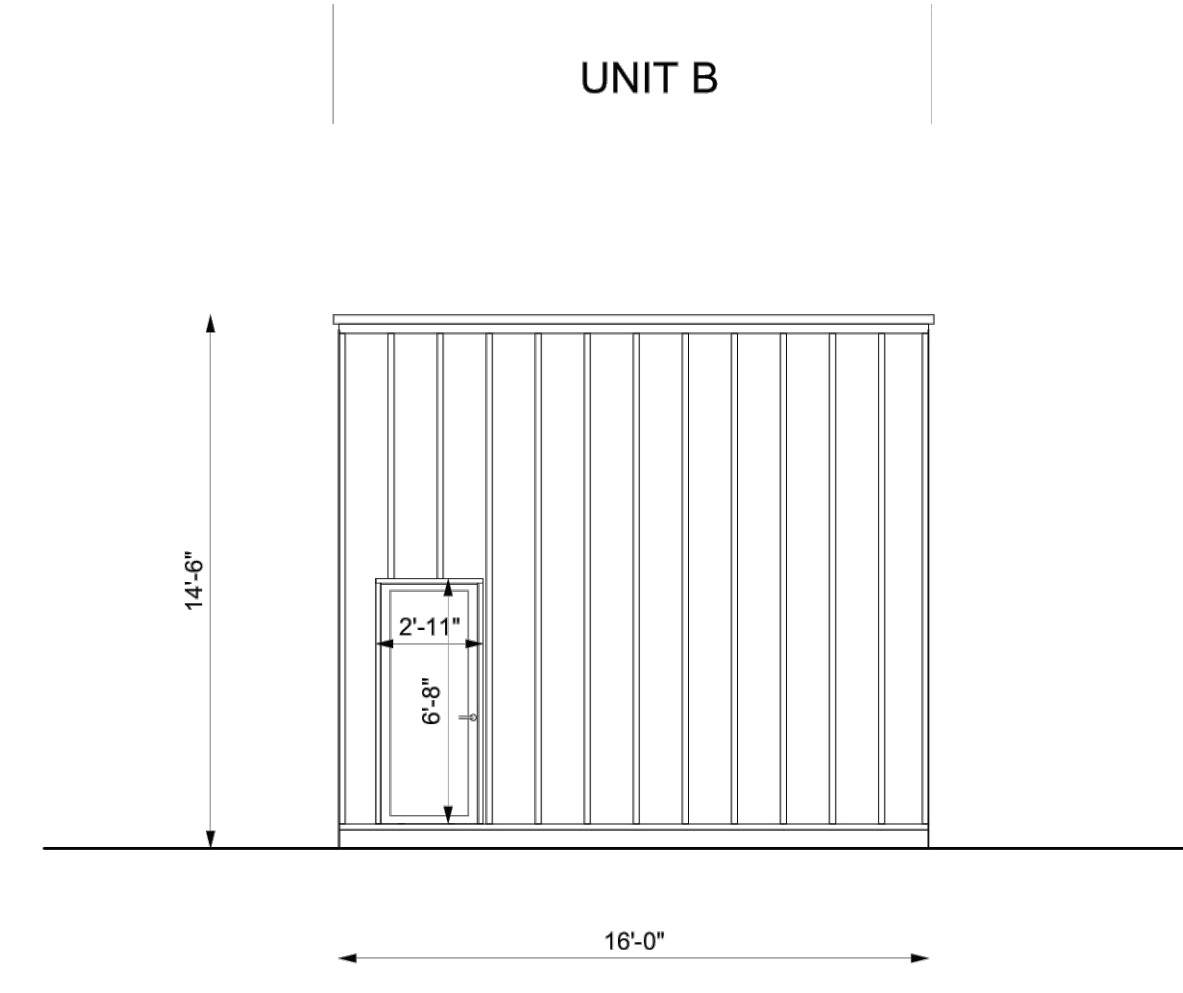
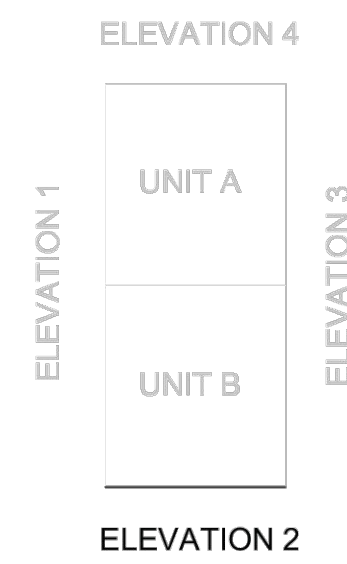


**NODE ECHO**

**elevation 02**

DIRECTIONS

- Unit 03-B: S
- Unit 04-B: SW
- Unit 05-B: S
- Unit 06-B: S
- Unit 07-B: SW
- Unit 08-B: NW
- Unit 09-B: SE
- Unit 10-B: E
- Unit 11-B: SW
- Unit 12-B: SW

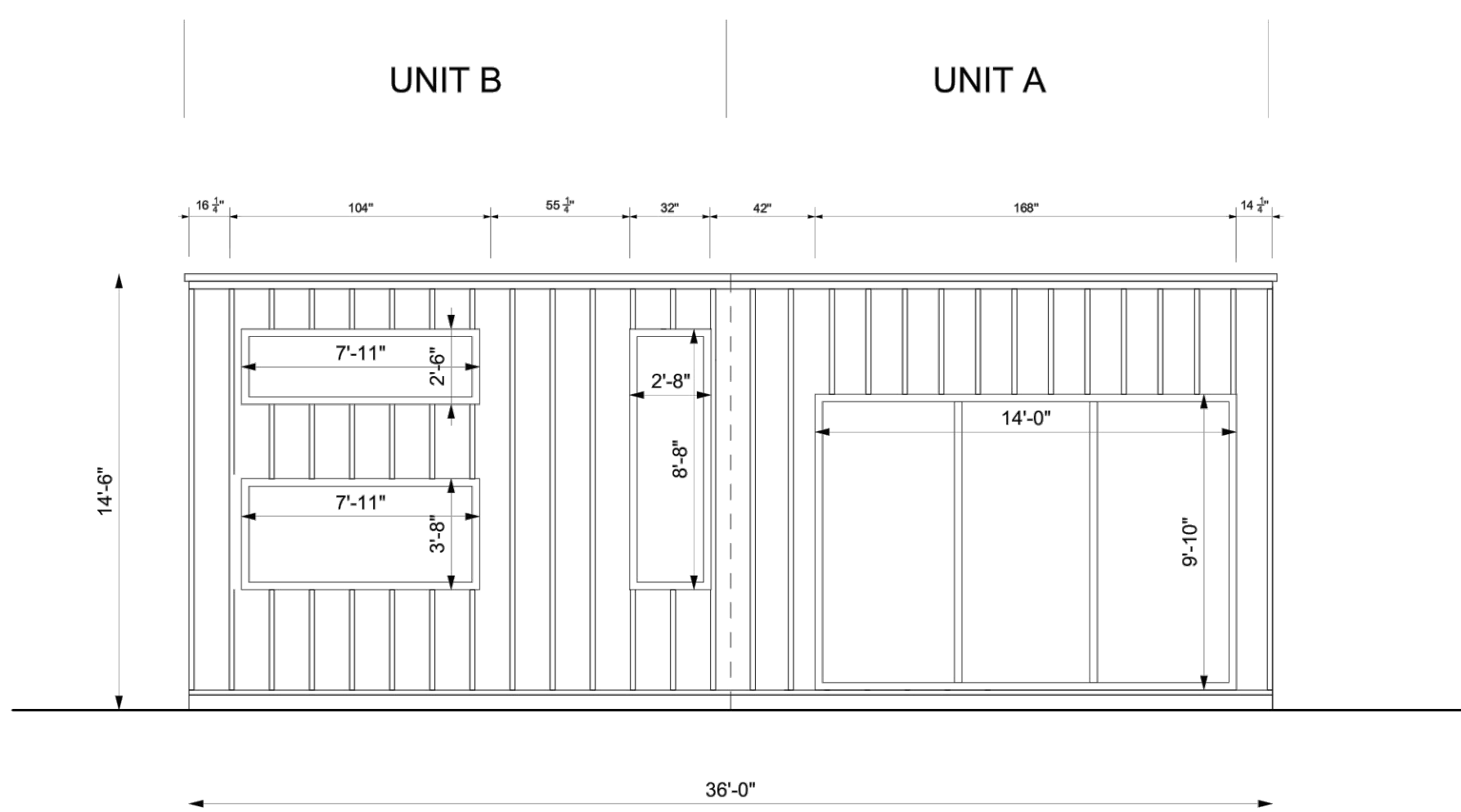
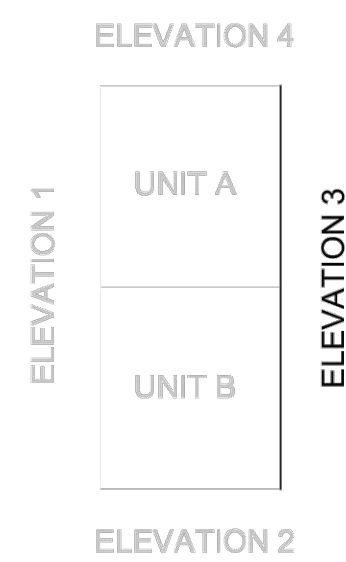


**NODE ECHO**

**elevation 03**

DIRECTIONS

- Unit 03: W
- Unit 04: NW
- Unit 05: W
- Unit 06: W
- Unit 07: NW
- Unit 08: SW
- Unit 09: SW
- Unit 10: S
- Unit 11: NW
- Unit 12: NW

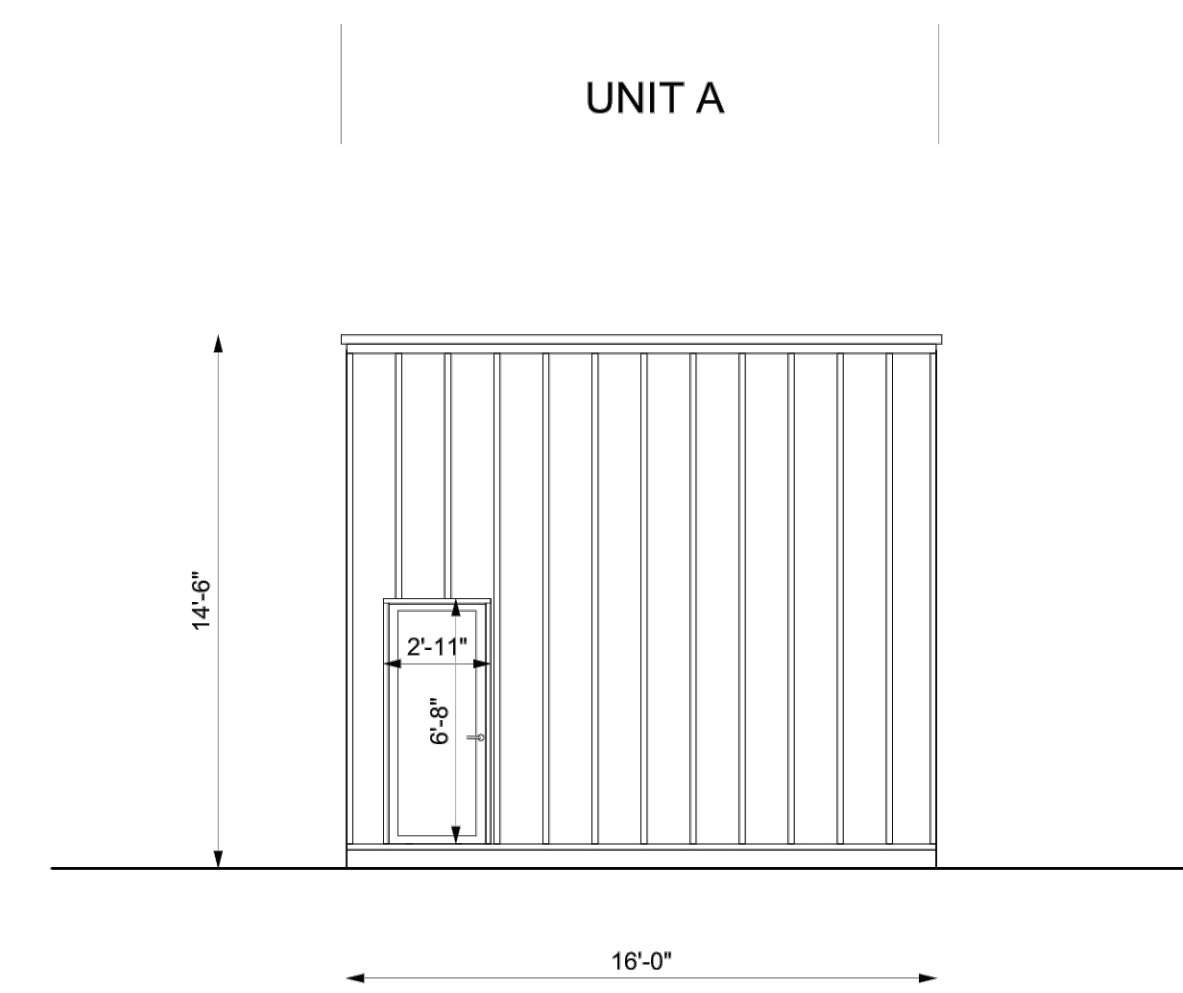
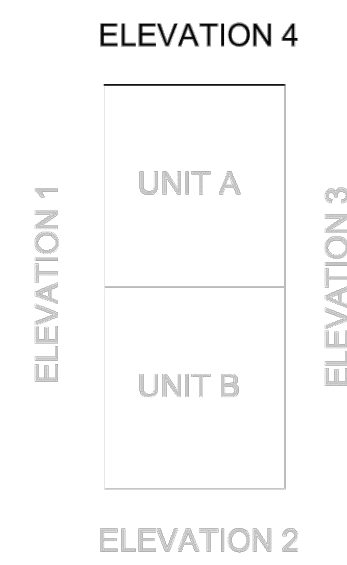


**NODE ECHO**

**elevation 04**

DIRECTIONS

- Unit 03-A: N
- Unit 04-A: NE
- Unit 05-A: N
- Unit 06-A: N
- Unit 07-A: NE
- Unit 08-A: SE
- Unit 09-A: NW
- Unit 10-A: W
- Unit 11-A: NE
- Unit 12-A: NE



**NODE ECHO**

FOR REVIEW ONLY

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 E Mail: SRN@thesitegroup.net

RESIDENTIAL TIER TWO SITE PLANS FOR:  
**NOMAD DEVELOPMENT**  
 3708 ROCK QUARRY ROAD  
 RALEIGH, NORTH CAROLINA

Drawn By: **JHU**  
 Checked By: **SRN**

DATE:  
 07 AUG 2024

TIER ONE  
 SITE PLANS

ARCHITECTURAL  
 ELEVATIONS

Job Code: **NLRQR**

Dwg No.  
**ARCH 1.1**

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