



Administrative Approval Action

Case File / Name: ASR-0061-2022
DSLCL - ROCK RIDGE COMMERCIAL

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is located on the west side of Rock Quarry Rd at the intersection of Battle Bridge Rd., and zoned both R-10-CU and NX-3-CU. The site is addressed as 6100, 6024, 6032, 6104 Rock Quarry Road.

REQUEST: The project is proposing a 8,000 sf commercial building on the NX-3-CU portion of the site. A neighborhood local street extends into the site which will connect to the future residential development on the R-10-CU portion of the development. Zoning conditions can be viewed under case Z-17-11.

**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 January 15, 2024 by The Site Group.

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:

General

1. A recombination map shall be recorded prior to approval of the Site Permit Review plans, showing the current land area configuration.
2. The traffic signal at the Rock Quarry intersection with the proposed internal street. will need to be installed prior to CO as per NCDOT correspondence.
3. The labeling of slope easements need to be updated to the labeling of solely slope easements. TCE's are for connections on private property for connections not part of right of way. Cross Access being an example. Slope Easements are for areas to connect right of way improvements. Additionally, the plans show combined easements like the 5' UPE and a building setback. These are separate.
4. The pedestrian and vehicular connections to the northern property lines - required by the rezoning - shall be extended to the common property line.
5. A signal plan shall be approved for the proposed traffic signal at the intersection of proposed street and Rock Quarry Rd.

Engineering



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6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
7. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

11. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Engineering
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Transit Deed of Easement Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement 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. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. A petition for annexation shall be submitted and approved prior to or in conjunction of any plat recordings.



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3. An offer of pedestrian interconnectivity shall be made to Ebenezer United Methodist Church property, known by Wake County PIN 1731 39 0797, Deed Book 8057, Page 2047, per condition #4/Z-17-11. A copy of the pedestrian easement shall be recorded prior to or in conjunction with any plat recordings and prior to any permit approval.
4. Proposed temporary construction easements for the connection of cross access are to be shown and agreed upon by the property owners prior to recorded plat approval.
5. Demonstrate compliance with UDO Section 2.5.7 regarding required open space.

Engineering

6. A pedestrian and bicycle deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
7. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
8. A fee-in-lieu for any portions of public improvements stopping just short of the property line is paid to the City of Raleigh (UDO 8.1.10).
9. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
10. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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11. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
12. A cross access agreement among the lots identified as PINs xxxxxxxxxx and xxxxxxxxxx shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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.

Public Utilities

13. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
14. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
16. 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).
17. 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).

Transportation

18. A transit deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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Urban Forestry

19. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.67 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:

General

1. Comply with all conditions of Z-17-11 Rock Quarry Rd Rezoning.
2. A demolition permit shall be obtained.
3. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into the tracts as shown.
4. General

Public Utilities

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

Stormwater

6. 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).
7. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 5 street trees along Rock Quarry Road and 14 street trees along Primary Street A.
9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
10. A public infrastructure surety for 19 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion, 5 street trees, and 125% of the improvement cost for the City of Raleigh infrastructure, 14 street trees.



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

General

1. All street lights and street signs required as part of the development approval are installed.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
3. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
4. Final inspection of tree conservation areas and right-of-way street trees by Urban Forestry Staff.
5. All street lights and street signs required as part of the development approval are installed.
6. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
7. Prior to issuance of any certificate of occupancy, the proposed traffic signal at Rock Quarry Road shall be in place and operational per NCDOT discussions.

Stormwater

8. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
9. 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: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: March 1, 2027

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.



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I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 03/01/2024
Development Services Dir/Designee
Staff Coordinator: Jeff Aaron Caines

QUARRY LANDING

6100 Rock Quarry Road
Raleigh, North Carolina

ADMINISTRATIVE SITE REVIEW
C.O.R. PROJECT # ASR-0061-2022

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | (919) 469-2000



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, as amended by text change case [TC-14-19](#) 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 request.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>		
Building Type	Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case # _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/Match plan case # _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness # _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment # _____
		Zoning Case # _____
		Administrative Alternate # _____

GENERAL INFORMATION

Development name: Rock Ridge Commercial

Inside City limits? Yes ☐ No ☒

Property address: 6100, 6024, 6032, 6104 Rock Quarry Rd

Site P.L.N. (s): 1731-39-5471, 1731-39-3410, 1731-39-0382, 1731-29-8281

Please describe the scope of work. Include any additions, expansions, and change of use.

To construct an 8,000 sf commercial building and associated parking, sidewalks, utilities, and stormwater. Also a new Neighborhood Local public street is proposed to access the commercial building.

Current Property Owner/Developer Contact Name: Dan Farmer

NOTE: please attach purchase agreement when submitting this form.

Company: Martin Design Build, Inc. Title: _____

Address: 5404 Hillsborough Street, Raleigh, NC 27605

Phone: (919) 378-9332 Email: dan@martindesignbuild.com

Applicant Name: Brandon Moore

Company: The Site Group Address: 1111 OBERLIN ROAD

Phone: (919) 435-4787 Email: bdm@thesitegroup.net

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

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the average of each): NX-3-CU, R-10-CU	Existing gross floor area (not to be duplicated): 0
Gross site acreage (± 51 AC): # of parking spaces required (40) # of parking spaces proposed (40)	Existing gross floor area to be demolished: 0
Overlay District (if applicable) N/A	Proposed # of buildings: 1
Existing use (UDO 8.1.4) Vacant/Residential	Proposed # of stories for each: 1
Proposed use (UDO 8.1.4) Retail Sales	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.15	Proposed Impervious Surface: Acres: 1.15
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Flood study: FEMA Map Panel #: 17010101000000000000	
Neuse River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: # of bed/suite units: 1br 2br 3br	Total # of total units: 4br or more
# of lots: Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

The undersigned indicates that the property owner(s) is/are aware of the 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.

I, Brandon O. Moore, will serve as the agent regarding this application, and will receive and respond to administrative comments, including plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

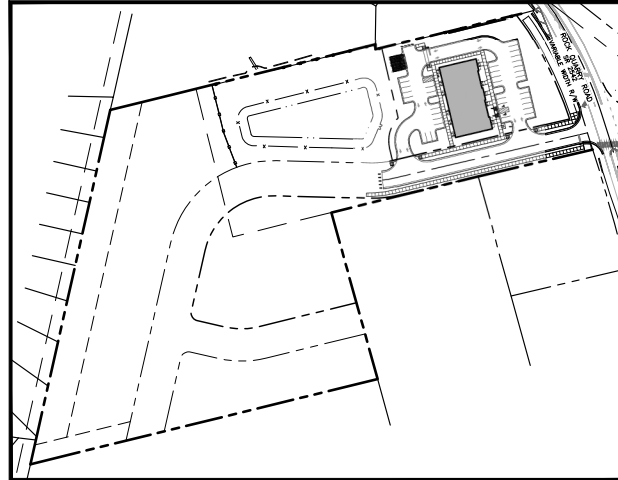
I/we have read, acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed development plan. I acknowledge that this application is subject to the filing, calculation and substantial plan, which states applications will expire after 180 days of maturity.

Signature: Brandon O. Moore Date: 13 JULY 2022
Printed Name: Brandon O. Moore, The Site Group

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ZONING COMPLIANCE DESCRIPTION

ZONING CONDITIONS 2-17-11 (RESPONSES IN BOLD TYPE)

- VEHICULAR ACCESS TO ROCK QUARRY ROAD FOR THE ENTIRE PROPERTY SUBJECT TO THIS REVIEWING CASE SHALL BE LIMITED TO NO MORE THAN ONE (1) FULL MOVEMENT DRIVEWAY ONTO ROCK QUARRY ROAD, SUBJECT TO APPROVAL BY THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. ONE FULL MOVEMENT DRIVEWAY ONTO ROCK QUARRY RD HAS BEEN PROPOSED.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR APPROVAL OF A SUBDIVISION PLAN, WHICHEVER SHALL FIRST OCCUR, THE PROPERTY OWNER SHALL OFFER TO DEDICATE TO THE CITY OF RALEIGH RIGHT-OF-WAY SIXTY FEET (60') IN WIDTH, SAID RIGHT-OF-WAY BEGINNING AT ROCK QUARRY ROAD AND EXTENDING AT LEAST THE LENGTH OF THE PROPERTY ZONED NB CUD FOR DEDICATE USE AS A PUBLIC STREET, SUBJECT TO SITE PLAN APPROVAL. A 50' RIGHT-OF-WAY FOR A NEIGHBORHOOD LOCAL STREET HAS BEEN PROPOSED.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR APPROVAL OF A SUBDIVISION PLAN, WHICHEVER SHALL FIRST OCCUR, ON THE PROPERTY ZONED NB CUD OR (B) APPROVAL OF A SITE PLAN OR SUBDIVISION PLAN, WHICHEVER SHALL FIRST OCCUR, ON THE PROPERTY ZONED R-10 CUD UPON THE FIRST TO OCCUR OF:
(A) RIGHT-OF-WAY FROM ROCK QUARRY ROAD THROUGH THE PROPERTY ZONED NB CUD (NB-CU) TO THE REAR OF THE PROPERTY ZONED R-10 CUD (R-10-CU) HAS BEEN PROPOSED.
(B) APPROVAL OF A SITE PLAN OR SUBDIVISION PLAN, WHICHEVER SHALL FIRST OCCUR, ON THE PROPERTY ZONED R-10 CUD FOR DEDICATE USE AS A PUBLIC STREET, SUBJECT TO CITY APPROVAL.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR APPROVAL OF A SUBDIVISION PLAN, WHICHEVER SHALL FIRST OCCUR, AN OFFER OF VEHICULAR AND PEDESTRIAN INTERCONNECTIVITY SHALL BE MADE TO THE PROPERTY TO THE NORTH, KNOWN BY WAKE COUNTY PIN 1731-39-3410 AND FURTHER DESCRIBED IN DEED BOOK PAGE 10063, PAGE 1487, WAKE COUNTY REGISTRY (GRUO), TO THE PROPERTY TO THE SOUTH KNOWN BY WAKE COUNTY PIN 1731-39-3273 AND FURTHER DESCRIBED IN DEED BOOK PAGE 2462, PAGE 431, WAKE COUNTY REGISTRY (JONES) AND TO AND AMONG THE PROPERTIES SUBJECT TO THIS REVIEWING CASE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR APPROVAL OF A SUBDIVISION PLAN, WHICHEVER SHALL FIRST OCCUR, AN OFFER OF PEDESTRIAN INTERCONNECTIVITY SHALL BE MADE TO DENEZER UNITED METHODIST CHURCH PROPERTY, KNOWN BY WAKE COUNTY PIN 1731-39-0197, DEED BOOK 1057, PAGE 0497.
- GROSS ACCESS TO THE NORTH AND SOUTH ADJACENT PARCELS HAS BEEN PROPOSED.
- ANY GROUND-MOUNTED SIGN SHALL BE OF LOW-PROFILE DESIGN.
- ANY GROUND-MOUNTED SIGN PROPOSED SHALL BE OF LOW-PROFILE DESIGN.
- ALL OUTDOOR LIGHTING FIXTURES SHALL BE OF FULL CUT-OFF (SHIELDED) DESIGN AND SHALL NOT EXCEED TWENTY-FIVE FEET (25') IN HEIGHT.
- ALL OUTDOOR LIGHTING FIXTURES PROPOSED SHALL COMPLY WITH THIS ZONING CONDITION.
- IF DESIGNED BY THE CITY OF RALEIGH, THE PROPERTY OWNER SHALL OFFER TO DEDICATE TO THE CITY OF RALEIGH RIGHT TO SUBDIVISION OR SITE PLAN APPROVAL, WHICHEVER SHALL FIRST OCCUR, A TRAVEL EXEMPT ALONG ROCK QUARRY ROAD MEASURING FIFTY FEET (50') BY FIFTY FEET (50'). THE LOCATION OF SUCH EXEMPT SHALL BE APPROVED BY THE TRAVEL DIVISION AT THE TIME OF SUCH SUBDIVISION OR SITE PLAN APPROVAL.

CONDITIONS APPLICABLE TO NB CUD (NB-CU) PROPERTY ONLY:

- TOTAL BUILDING AREA DEDICATED TO NON-RESIDENTIAL USES SHALL NOT EXCEED 8,000 SQUARE FEET OF GROSS FLOOR AREA, A CEMENT ALLOCATING THE NON-RESIDENTIAL SQUARE FOOTAGE AMONG THE PARCELS SUBJECT TO THE NB CUD ZONING SHALL BE RECORDED IN THE WAKE COUNTY REGISTER OF DEED WITHIN FORTY-FIVE (45) DAYS OF ZONING APPROVAL.
- THE COMMERCIAL BUILDING PROPOSED IN THE PROPERTY ZONED NB CUD (NB-CU) IS 8,000 SF, GFA.
- ALL USES WITHIN THE NEIGHBORHOOD BUSINESS ZONING DISTRICT SHALL BE PERMITTED EXCEPT THE FOLLOWING USES SHALL BE PROHIBITED: ADULT ESTABLISHMENT; CAR WASH; PAWN SHOP; BARN; NIGHTCLUB; TACKEN OR LOADING; GAS STATION; CONVENIENCE STORE; DRUG STORE; EATING ESTABLISHMENT WITH A DRIVE-THROUGH; HOTEL/MOTEL; MINI-WAREHOUSE STORAGE FACILITY AND VEHICLE SALES/RENTAL. THIS SECTION SHALL NOT BE INTERPRETED TO PROHIBIT THE ANGLARY SERVICE OF ALCOHOLIC BEVERAGES AS A PART OF A RESTAURANT OR EATING ESTABLISHMENT AS SET FORTH IN NORTH CAROLINA GENERAL STATUTE 18B-1000.
- NOTED: NONE OF THE FUTURE PROPERTY USES SHALL INCLUDE THOSE PROHIBITED USES LISTED ABOVE.
- NO BUILDING SHALL EXCEED TWO-STORIES OR THIRTY FEET (30') IN HEIGHT AS MEASURED BY RALEIGH CITY CODE.
- THE COMMERCIAL BUILDING PROPOSED DOES NOT EXCEED TWO-STORIES OR 30' IN HEIGHT.
- A MAXIMUM OF TWO WAYS OF ON-SITE PARKING WITH A SINGLE DRIVE AULE IS PERMITTED BETWEEN THE BUILDING AND ROCK QUARRY ROAD.
- TWO WAYS OF PARKING WITH A SINGLE DRIVE AULE IN FRONT OF THE COMMERCIAL BUILDING HAS BEEN PROPOSED.

CONDITIONS APPLICABLE TO THE R-10 CUD (R-10-CU) PROPERTY:

- IF THE PROPERTY IS DEVELOPED AT RESIDENTIAL DENSITIES GREATER THAN 4 UNITS PER ACRE AND PROPERTY TO THE SOUTH, KNOWN BY WAKE COUNTY PIN 1731-28-9737 AND FURTHER DESCRIBED IN DEED BOOK 11981, PAGE 106 (JONES PROPERTY) REMAINS ZONED R-4, A SIX FOOT (6') HIGH SOLID FENCE SHALL BE CONSTRUCTED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT ALONG THE COMMON BOUNDARY LINE WITH THE JONES PROPERTY.
- NO BUILDING SHALL EXCEED THREE (3) STORES OR THIRTY-FIVE FEET (35') IN HEIGHT AS MEASURED BY RALEIGH CITY CODE.
- NOTED.
- UPON DEVELOPMENT OF THE R-10 CUD PROPERTY AT RESIDENTIAL DENSITIES GREATER THAN 6 UNITS PER ACRE, A THIRTY FOOT (30') WIDE NATURAL PROTECTIVE VOR EXCEPT SUCH DISTURBANCE AS MAY BE REQUIRED FOR THE INSTALLATION OF A TRANSITIONAL PROTECTIVE VOR ALONG THE ENTIRE WEST SIDE OF THE SUBJECT PROPERTY ADJACENT TO ABBINGTON RIDGE SUBDIVISION.
- NOTED.
- MULTI-FAMILY DWELLINGS SHALL BE PROHIBITED.
- NOTED.

SHEET INDEX:

SITE 001	COVER SHEET
SITE 002	NOTES SHEET
SITE 100	EXISTING CONDITIONS & DEMO PLAN
SITE 200	SITE LAYOUT PLAN
SITE 201	FIRE ACCESS & EASEMENT PLAN
SITE 202	ROCK QUARRY ROAD IMPROVEMENT PLAN
SITE 300	GRADING PLAN
SITE 301	SCM PLAN
SITE 400	UTILITY PLAN
SITE 401	LIGHTING PLAN
SITE 500	LANDSCAPE PLAN
SITE 501	TREE CONSERVATION PLAN
SITE 600	DETAILS
SITE 601	DETAILS
SITE 602	DETAILS
SITE 603	DETAILS
SITE 604	DETAILS
A3.01	BUILDING ELEVATIONS

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 MASTERMAN LAND SURVEYORS, DATED JANUARY 20, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

PRIMARY STREET DESIGNATION NOTE:

- PER TO-5A-18 & UDO SECT. 1.5.A.C. THE PRIMARY STREET DESIGNATIONS SHALL BE ROCK QUARRY ROAD FOR PROPOSED TRACT 1.

SITE DATA SUMMARY

PROJECT NAME:	QUARRY LANDING
SITE ADDRESS:	6100, 6024, 6032, 6104 ROCK QUARRY RD RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1731-39-5471, 1731-39-3410, 1731-39-0382, 1731-29-8281
EXISTING ZONING:	NX-3-CU, R-10-CU
PROPOSED ZONING:	NX-3-CU, R-10-CU
EXISTING LOT SUMMARY:	
6100 (1731-39-5471):	40,357 SF / 0.93 AC
6024 (1731-39-3410):	203,910 SF / 4.68 AC
6032 (1731-39-0382):	30,094 SF / 0.69 AC
6104 (1731-29-8281):	46,984 SF / 1.21 AC
TOTAL LOT AREA:	370,325 SF / 8.51 AC
PROPOSED ON-SITE ROW AREA:	85,476 SF / 1.96 AC
NET SITE AREA:	285,149 SF / 6.55 AC
PROPOSED COMMERCIAL LOT 1 AREA:	102,364 SF / 2.35 AC
FUTURE RESIDENTIAL LOT 2:	101,967 SF / 2.34 AC
FUTURE RESIDENTIAL LOT 3:	49,740 SF / 1.14 AC
FUTURE RESIDENTIAL LOT 4:	31,093 SF / 0.71 AC
CURRENT USE:	VACANT/RESIDENTIAL
PROPOSED USE:	RETAIL (SEE ZONING CONDITION #9)
NUMBER OF RETAIL UNITS:	5
BUILDING HEIGHT:	18'
GROUND STORY MIN. FLOOR HEIGHT:	11'
BUILDING HEIGHT FROM SETBACK AVG:	26.5'
BUILDING TRANSPARENCY (33% REQ'D):	35% (3,144 SF) PROVIDED
BUILDING GFA:	8,000 SF
BUILDING SETBACKS:	
FROM PRIMARY STREET (MIN.):	5'
FROM SIDE STREET (MIN.):	5'
FROM SIDE LOT LINE (MIN.):	0' OR 6'
FROM REAR LOT LINE (MIN.):	0' OR 6'
FROM PRIMARY STREET (MIN.):	10'
FROM SIDE LOT LINE (MIN.):	10'
FROM REAR LOT LINE (MIN.):	0' OR 3'
EXISTING IMPERVIOUS AREA:	6,575 SF / 0.15 AC
MAXIMUM ALLOWED SITE IMPERVIOUS:	185,565 SF / 4.28 AC (50%)
PROPOSED TOTAL SITE IMPERVIOUS:	46,415 SF / 1.13 AC (17.3% OF NET SITE)
TREE CONSERVATION AREA REQUIRED:	28,515 SF / 0.65 AC (10% OF NET SITE)
SECONDARY TCA PROVIDED:	29,286 SF / 0.67 AC (10.2%)
OUTDOOR ADJENCY AREA REQUIRED:	10,236 SF / 0.23 AC (10% OF COMMERCIAL LOT)
OUTDOOR ADJENCY AREA PROVIDED:	15,949 SF / 0.36 AC (19.6%)
OPEN SPACE REQUIRED:	28,515 SF / 0.65 AC (10% OF NET SITE)
OPEN SPACE PROVIDED:	48,876 SF / 1.12 AC (17.1% OF NET SITE)
PARKING SUMMARY:	
RETAIL SALES PARKING REQUIRED:	1 SPACE/200 SF, GFA = 40 SPACES MAX.
RETAIL SALES PARKING PROVIDED:	39 SPACES
SHORT TERM BICYCLE PARKING REQUIRED:	1 SPACE/5,000 SF, GFA (MIN. OF 4)
SHORT TERM BICYCLE PARKING PROVIDED:	4 SPACES PROVIDED (2 RACKS)



NORTH
COVER SHEET

SCALE: 1" = 100'



NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 435-4787
FAX: (919) 435-4787
EMAIL: bdm@thesitegroup.net

ADMINISTRATIVE SITE REVIEW FOR:
QUARRY LANDING
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHU
Checked By: BDM

DATE: 22 JUL 2022
REVISED:
22 SEP 2022
20 DEC 2022
17 MAR 2023
05 MAY 2023
07 SEP 2023
15 DEC 2023

ADMINISTRATIVE SITE PLAN

COVER SHEET

Job Code: MBRQ

Dwg No. SITE 001



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOVETTE
SECRETARY

July 7, 2022

Justin Jones
The Site Group
1111 Oberlin Road
Raleigh, North Carolina 27605

Subject: Planting Permit for 6100 Rock Quarry Road

To whom it may concern:

Please be advised that the planting plans have been conditionally approved for 6100 Rock Quarry Road located on Rock Quarry Road in Wake County, North Carolina.

This letter is issuing the Planting Permit per North Carolina Department of Transportation policy.

The following standard provisions are made part of this agreement:

1. The permittee shall maintain a clear sight distance for vehicles utilizing driveway connections.
2. The Division of Highways will not be responsible for any damage to the plants, which may be done by third parties.
3. Maintenance of the plantings will be the responsibility of the permittee. Should the plants not be maintained in a sufficient manner the plants could be subject to removal.
4. Plants to be first class quality of their species.
5. A copy of this permit must be on the worksite at all times while the work is being performed.
6. All trees and plants shall be pruned and maintained in such a manner as to not encroach upon the travel way.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
2612 NORTH DUNE STREET
DURHAM, NC 27704

Telephone: (919) 317-4700
Fax: (919) 317-4700

Location:
2612 NORTH DUNE STREET
DURHAM, NC 27704



April 27, 2023

Justin Jones
The Site Group
1111 Oberlin Rd
Raleigh, NC 27605

Attn: Justin

This is a letter of support for trash and recycling services for your new facility being planned for Quarry Landing located at 6100 Rock Quarry Road.

We have reviewed the updated plans and have found that GFL Environmental can safely perform all needed services.

Current design plans call for a double corner with two 8 yard dumpsters. Amount of service for trash and recycling is yet to be determined.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service.

We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at jana.jones@gflenv.com.

Sincerely,

Jana Jones
Account Manager
GFL Environmental - Raleigh
8741 Conquest Drive
Garner NC 27529
(419) 913-427-899

3301 Benson Drive, Suite 601, Raleigh, NC 27609
Tel: 919-328-0000 | gflenv.com

7. The traveling public shall be warned of construction with complete and proper signing and traffic control devices in accordance with the current Manual on Uniform Traffic Devices (MUTCD). No work shall be performed in the Right of Way unless this requirement is satisfied. NCDOT reserves the right to require a written traffic control plan for encroachment operations.
8. NCDOT does not guarantee the Right of Way on this road, nor will it be responsible for any claim for damages brought by any property owner by reason of the installation.
9. Two-way traffic shall be maintained at all times.
10. No lane of traffic shall be closed or restricted between the hours of 6:00 AM - 9:00 AM and 4:00 PM - 7:00 PM Monday - Friday. Any violation of these hours will result in termination of the encroachment agreement.
11. NCDOT reserves the right to further limit, restrict, or suspend operations within the Right of Way if, in the opinion of NCDOT, safety or traffic conditions warrant such action.
12. The Traffic Services Supervisor shall be notified at (919) 477-2914 in Durham prior to beginning work on the Right of Way if there are existing NCDOT signs, traffic signals, or signal equipment in or near the proposed work zone. Costs to relocate, replace, or repair NCDOT signs, signals, or associated equipment shall be the responsibility of the Encroacher.
13. The applicant will be required to notify the Roadside Environmental Technician, Mark Conner at (919) 816-9290 prior to beginning and after completion of work.
14. It shall be the responsibility of the Encroacher to determine the location of other utilities within the encroachment area. The Encroacher shall be responsible for notifying other utility owners and providing protection and safeguards to prevent damage or interruption to existing facilities and to maintain accessibility to existing utilities.
15. At the end of each working day, equipment shall be parked a minimum of 30 feet from the edge of any travel lane and be barricaded in order not to have any equipment obstruction within the clear recovery zone.
16. The applicant is responsible for identifying project impacts to waters of the United States (wetlands, intermittent streams, perennial streams and ponds) located within the NCDOT right-of-way. The discharge of dredged or fill material into waters of the United States requires authorization from the United States Army Corps of Engineers (USACE) and certification from the North Carolina Division of Water Quality (NCDWQ). The applicant is required to obtain pertinent permits or certification from these regulatory agencies if construction of the project impacts waters of the United States within the NCDOT right-of-way. Additional information can be obtained by contacting the USACE or NCDWQ.
17. The applicant is responsible for complying with the Neuse and Tar-Pamlico Riparian Buffer Rule as regulated by the NCDWQ. The Rule regulates activity within a 50-foot buffer along perennial streams, intermittent streams and ponds. Additional information can be obtained by contacting the NCDWQ.

18. The applicant is responsible for avoiding impacts to federally protected species during project construction. Bald eagle, Miquel's nighthawk, smooth cone snail, dwarf wedge-tailed, harlequin, red-shouldered woodpecker and tar spiny-mussel are federally protected species that have been identified within NCDOT right-of-way in Durham, Person, Granville, Wake, Franklin, Vance, and Warren counties. Additional information can be obtained by contacting the North Carolina Natural Heritage Program or the United States Fish and Wildlife Services.
19. In the event that plants require relocation or removal for highway construction, reconstruction, maintenance or safety, such removal or relocation will be done immediately by the permittee (municipality/civic group/individual) upon notification by the Division of Highways, entirely at the expense of the permittee.

If you should need further assistance, please contact Corey Suddeth by phone at 919-816-9290 ext. 235 or by email at csuddeth@ncdot.gov.

Sincerely,

Brundon H. Jones, PE
Division Engineer

BHJ/cjs

Cc: Corey Suddeth, Roadside Environmental Engineer
File

THE SITE GROUP
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919-816-9290
Fax: 919-816-9291
E-Mail: info@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR:
QUARRY LANDING

6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn
By JHJ

Checked
By BDM

DATE:

20 DEC 2022

REVISED:

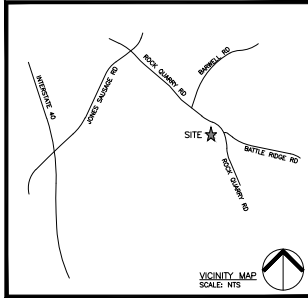
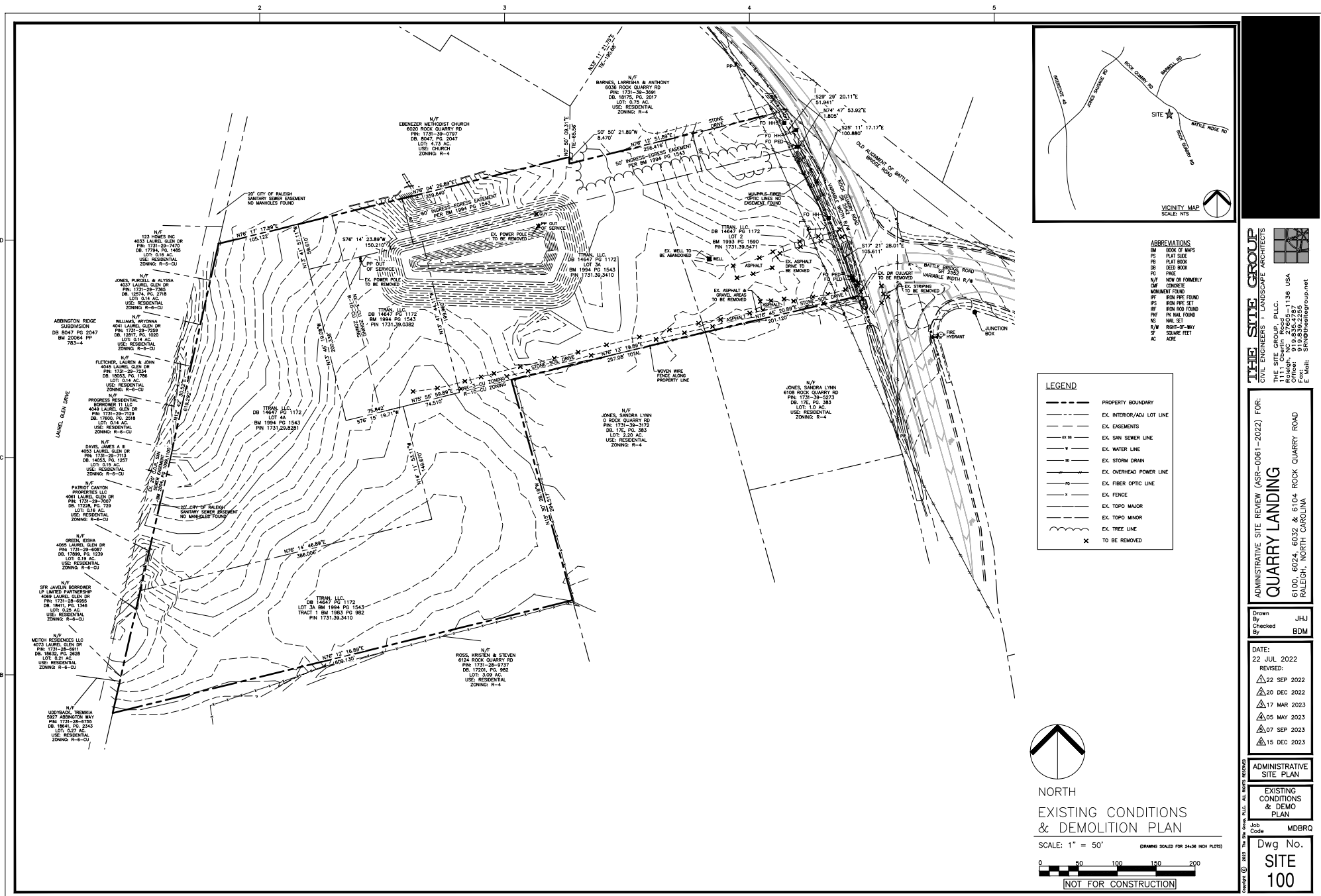
05 MAY 2023

ADMINISTRATIVE
SITE PLAN

NOTES
SHEET

Job
Code MDBRQ

Dwg No.
SITE
002

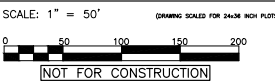


- ABBREVIATIONS**
- BM BOOK OF MAPS
 - PS PLAT SUDE
 - IR PLAT BOOK
 - DB DEED BOOK
 - PAGE
 - N/F NOW OR FORMERLY
 - DM CONDEE
 - MONUMENT FOUND
 - PI IRON PIPE FOUND
 - PS IRON PIPE SET
 - RF IRON ROD FOUND
 - PIE IRON PIPE FOUND
 - NS NAIL SET
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET
 - AC ACRE

- LEGEND**
- PROPERTY BOUNDARY
 - - - EX. INTERIOR/ADJ LOT LINE
 - - - EX. EASEMENTS
 - - - EX. SAN SEWER LINE
 - - - EX. WATER LINE
 - - - EX. STORM DRAIN
 - - - EX. OVERHEAD POWER LINE
 - - - EX. FIBER OPTIC LINE
 - - - EX. FENCE
 - - - EX. TOPO MAJOR
 - - - EX. TOPO MINOR
 - - - EX. TREE LINE
 - X TO BE REMOVED



NORTH
EXISTING CONDITIONS
& DEMOLITION PLAN



THE SITE GROUP
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Ocean Road, Suite 1136 USA
Office: 919.832.4787
E-Mail: SHN@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR:
QUARRY LENDING
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE: 22 JUL 2022
REVISED:
22 SEP 2022
20 DEC 2022
17 MAR 2023
05 MAY 2023
07 SEP 2023
15 DEC 2023

ADMINISTRATIVE SITE PLAN

EXISTING CONDITIONS & DEMO PLAN

Job Code: MDRQ

Dwg No. **SITE 100**

SITE DATA SUMMARY

PROJECT NAME:	QUARRY LANDING
SITE ADDRESS:	6100, 6024, 6032, 6104 ROCK QUARRY RD RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1731-39-0471, 1731-39-0410, 1731-39-0382, 1731-39-0381
EXISTING ZONING:	NX-3-CU, R-10-CU
PROPOSED ZONING:	NX-3-CU, R-10-CU
EXISTING LOT SUMMARY:	
6100 (1731-39-0471):	40,357 SF / 0.93 AC.
6024 (1731-39-0410):	203,810 SF / 4.68 AC.
6032 (1731-39-0382):	30,094 SF / 0.69 AC.
6104 (1731-39-0381):	96,284 SF / 2.21 AC.
TOTAL LOT AREA:	370,545 SF / 8.51 AC.
PROPOSED ON-SITE ROW AREA:	85,476 SF / 1.96 AC.
NET SITE AREA:	285,149 SF / 6.55 AC.
PROPOSED COMMERCIAL LOT 1 AREA:	102,364 SF / 2.35 AC.
FUTURE RESIDENTIAL LOT 2:	101,967 SF / 2.34 AC.
FUTURE RESIDENTIAL LOT 3:	49,740 SF / 1.14 AC.
FUTURE RESIDENTIAL LOT 4:	31,093 SF / 0.71 AC.
CURRENT USE:	VACANT/RESIDENTIAL
PROPOSED USE:	RETAIL (SEE ZONING CONDITION #9)
NUMBER OF RETAIL UNITS:	5
BUILDING HEIGHT:	11'
GROUND STORY MIN. FLOOR HEIGHT:	11'
BUILDING HEIGHT FROM SETBACK AVG:	26.5
BUILDING TRANSPARENCY (33% REQ'D):	33% (3,144 SF) PROVIDED
BUILDING GFA:	8,000 SF
BUILDING SETBACKS:	
FROM PRIMARY STREET (MIN.):	5'
FROM SIDE STREET (MIN.):	5'
FROM SIDE LOT LINE (MIN.):	0' OR 6'
FROM REAR LOT LINE (MIN.):	0' OR 6'
PARKING SETBACKS:	
FROM PRIMARY STREET (MIN.):	10'
FROM SIDE STREET (MIN.):	10'
FROM REAR LOT LINE (MIN.):	0' OR 3'
FROM REAR LOT LINE (MIN.):	0' OR 3'
EXISTING IMPERVIOUS AREA:	6,075 SF / 0.15 AC.
MAXIMUM ALLOWED SITE IMPERVIOUS:	186,565 SF / 4.30 AC (66%)
PROPOSED TOTAL SITE IMPERVIOUS:	49,415 SF / 1.13 AC (17.3% OF NET SITE)
SECONDARY TCA PROVIDED:	28,515 SF / 0.65 AC (10% OF NET SITE)
OUTDOOR AMENITY AREA REQUIRED:	10,236 SF / 0.23 AC (10% OF COMMERCIAL LOT)
OUTDOOR AMENITY AREA PROVIDED:	15,949 SF / 0.36 AC (15.8%)
OPEN SPACE REQUIRED:	28,515 SF / 0.65 AC (10% OF NET SITE)
OPEN SPACE PROVIDED:	48,876 SF / 1.12 AC (17.1% OF NET SITE)
PARKING SUMMARY:	
RETAIL SALES PARKING REQUIRED:	1 SPACE/200 SF GFA = 40 SPACES MAX.
RETAIL SALES PARKING PROVIDED:	30 SPACES
SHORT TERM BICYCLE PARKING REQUIRED:	1 SPACE/5,000 SF GFA (MIN. OF 4)
SHORT TERM BICYCLE PARKING PROVIDED:	4 SPACES PROVIDED (2 RACKS)

ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR: QUARRY LANDING

THE SITE GROUP, PLLC
1111 Glenview Road
Raleigh, NC 27605
Office: 919.450.4767
E-Mail: SING@thesitegroup.net

6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHM
Checked By: BOM

DATE: 22 JUL 2022
REVISED:
22 SEP 2022
20 DEC 2022
17 MAR 2023
05 MAY 2023
07 SEP 2023
15 DEC 2023

ADMINISTRATIVE SITE PLAN

STAKING & SITE LAYOUT PLAN

SCALE: 1" = 50'
(DRAWING SCALES FOR 24x36 INCH PLOTS)

0 50 100 150 200
NOT FOR CONSTRUCTION

Job Code: MBRQ

Dwg No. SITE 200

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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 MAERSTAN LAND SURVEYORS, DATED JANUARY 20, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

SIGNALIZATION NOTE

THE INTERSECTION OF BATTLE BRIDGE ROAD AND ROCK QUARRY ROAD HAS BEEN DETERMINED TO NEED SIGNALIZATION THROUGH MEANS OF THE TRAFFIC ASSESSMENT INCLUDED WITH THIS PROJECT.

THE SIGNAL WILL BE DESIGNED AND PERMITTED BY A THIRD PARTY TRANSPORTATION ENGINEERING CONSULTANT, AND INSTALLED PRIOR TO THE REQUEST FOR CERTIFICATE OF OCCUPANCY FOR THE 8000 SF COMMERCIAL BUILDING.

THE SIGNAL PLAN WILL BE DESIGNED BY THE CONSULTANT AND PERMITTED THROUGH NCDOT UNDER A SEPARATE COVER. THE OWNER INTENDS TO ENTER A DEVELOPMENT AGREEMENT WITH THE CITY OF RALEIGH TO SHARE COSTS FOR THE SIGNAL DUE TO THE EXISTING NEED FOR A SIGNAL AND THE PROPORTION OF TRAFFIC THAT THIS DEVELOPMENT WILL CONTRIBUTE TO DAILY TRAFFIC VOLUMES.

BIKE RACK MANEUVERABILITY DIAGRAM

SCALE: 1"=5'

2' C&G

7'8" PED. CLEARANCE

6' SIDEWALK

STAKING & SITE LAYOUT PLAN

NOT FOR CONSTRUCTION

THE SITE GROUP, PLLC
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

1111 Glenview Road
Raleigh, NC 27605
Office: 919.450.4767
E-Mail: SING@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR: QUARRY LANDING

THE SITE GROUP, PLLC
1111 Glenview Road
Raleigh, NC 27605
Office: 919.450.4767
E-Mail: SING@thesitegroup.net

6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHM
Checked By: BOM

DATE: 22 JUL 2022
REVISED:
22 SEP 2022
20 DEC 2022
17 MAR 2023
05 MAY 2023
07 SEP 2023
15 DEC 2023

ADMINISTRATIVE SITE PLAN

STAKING & SITE LAYOUT PLAN

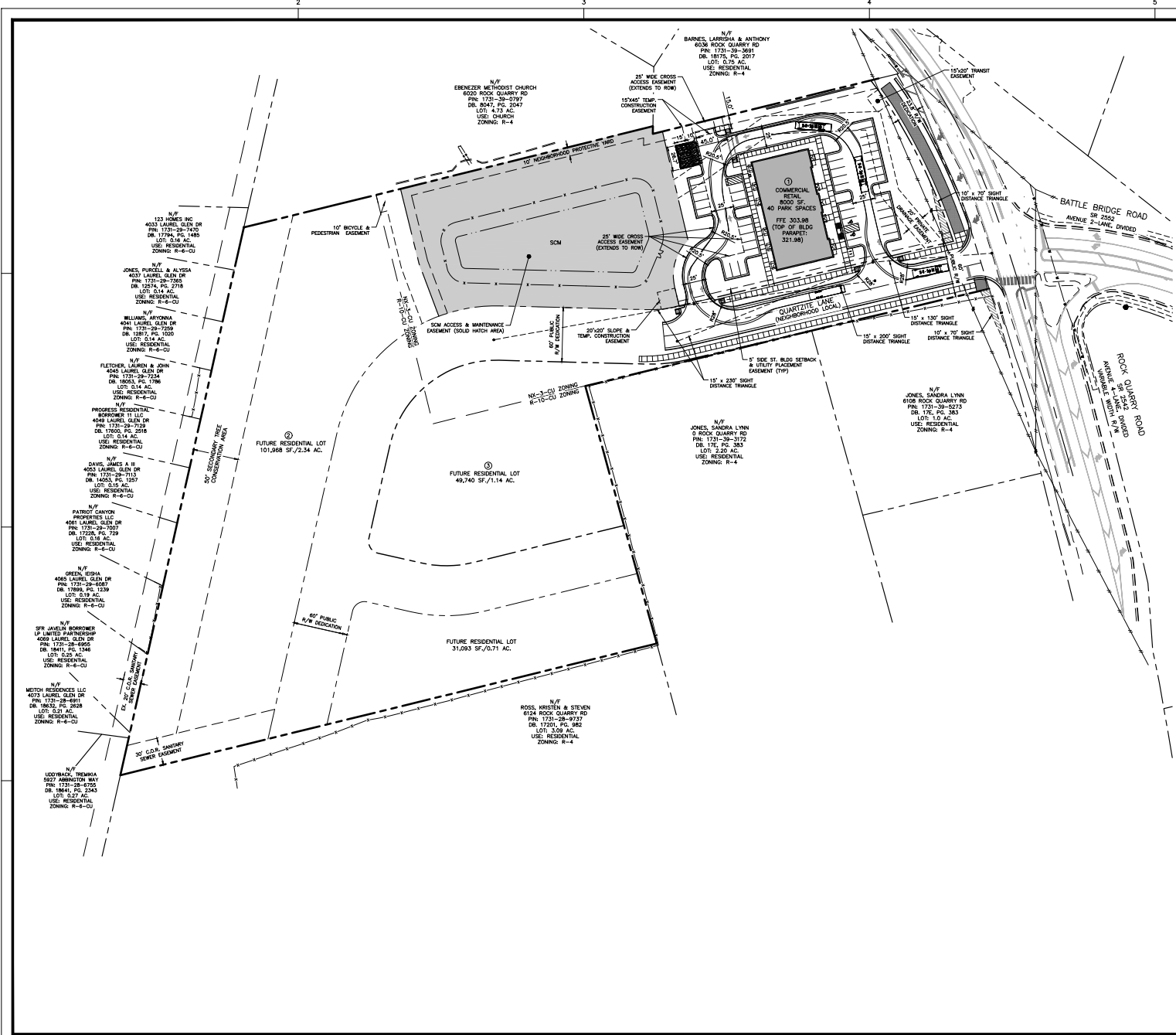
SCALE: 1" = 50'
(DRAWING SCALES FOR 24x36 INCH PLOTS)

0 50 100 150 200
NOT FOR CONSTRUCTION

Job Code: MBRQ

Dwg No. SITE 200

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INTERSECTION SIGHT DISTANCE NOTES:

1. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERRIS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELER WAY IF NO CURBING EXISTS.
2. 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.
3. INTERSECTION SIGHT EASEMENTS BASED ON RCSD 6.13.2.3. SPEED LIMIT IS 25 MPH. ROADS WITHIN THIS DEVELOPMENT ARE SHORTER THAN THE MIN. 50 MEASUREMENT FOR 25 MPH ROAD, WHERE ROAD LENGTH IS SHORTER THAN THE MIN. 50, THE EASEMENT IS PROJECTED TO THE END OF THE ROAD.

DRIVEWAY NOTE:

1. UDO SECTION 8.3.5.C.2.4.6: NON-ALLEY DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF 2 STREET RIGHTS-OF-WAY.

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY MORTIMER LAND SURVEYORS, DATED JANUARY 20, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.



**FIRE ACCESS
& EASEMENT PLAN**

SCALE: 1" = 50'
(DRAWING SCALES FOR 24X36 INCH PLOTS)

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
1111 Ocean Road
Raleigh, NC 27605
Office: 919.855.4787
Cell: 919.855.4787
Email: SHN@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR:
QUARRY LANDING
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

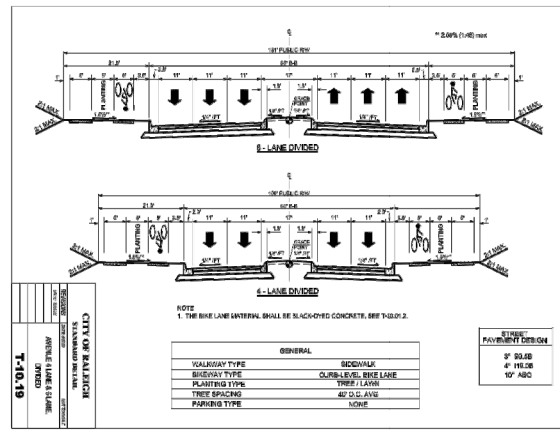
Drawn By: JHJ
Checked By: BDM
DATE: 20 DEC 2022
REVISED:
17 MAR 2023
05 MAY 2023
07 SEP 2023
15 DEC 2023

ADMINISTRATIVE
SITE PLAN
FIRE ACCESS
& EASEMENT
PLAN
Job Code: MDRQ

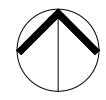
Dwg No.
**SITE
201**

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N/F
BARNES, LARRISSA & ANTHONY
6036 ROCK QUARRY RD
RNO: 1731-35-3091
DB: 18175, PG. 2017
LDT: 5.75 AC
USE: RESIDENTIAL
ZONING: R-4



- GENERAL NOTES
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY MASTERMAN LAND SURVEYORS, DATED JANUARY 20, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
 5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.



NORTH
ROCK QUARRY
ROAD IMPROVEMENT PLAN

SCALE: 1" = 50'
(DRAWING SCALED FOR 24X36 INCH PLOTS)

THE SITE GROUP
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Glenview Road
Raleigh, NC 27605-1136 USA
Office: 919.850.4787
Fax: 919.850.4787
E-Mail: SRN@thesitegroup.net

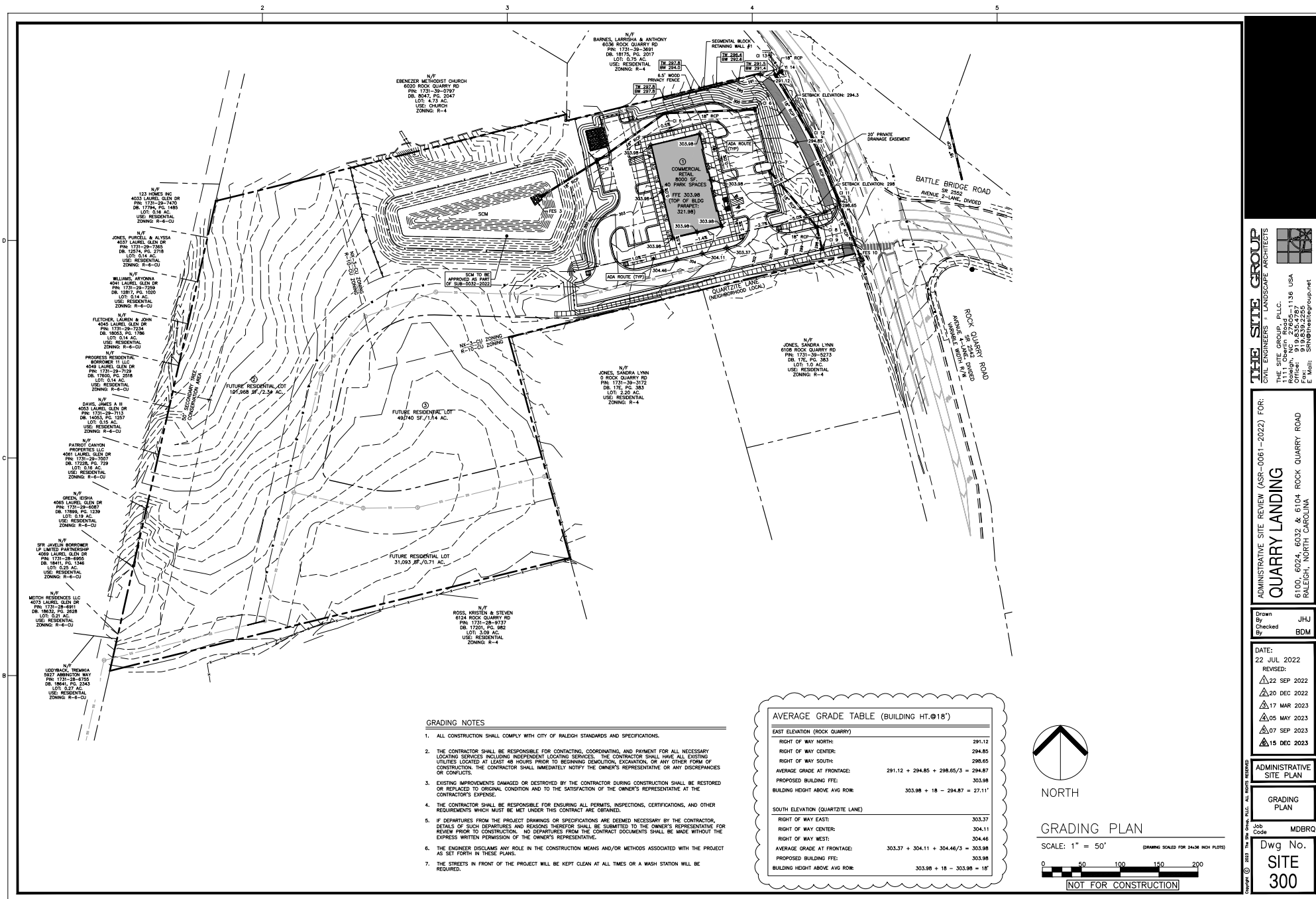
ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR:
QUARRY LANDING
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE: 05 MAY 2023
REVISED:
07 SEP 2023
15 DEC 2023

ADMINISTRATIVE SITE PLAN
ROAD IMPROVEMENT PLAN
Job Code: MDBRQ

Dwg No.
SITE 202



- 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 EXCAVATION, ELEVATION, 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.

AVERAGE GRADE TABLE (BUILDING HT.@18')	
EAST ELEVATION (ROCK QUARRY)	
RIGHT OF WAY NORTH:	291.12
RIGHT OF WAY CENTER:	294.85
RIGHT OF WAY SOUTH:	298.65
AVERAGE GRADE AT FRONTAGE:	$291.12 + 294.85 + 298.65 / 3 = 294.87$
PROPOSED BUILDING FFE:	303.98
BUILDING HEIGHT ABOVE AVG ROW:	$303.98 + 18 - 294.87 = 27.11'$
SOUTH ELEVATION (QUARTZITE LANE)	
RIGHT OF WAY EAST:	303.37
RIGHT OF WAY CENTER:	304.11
RIGHT OF WAY WEST:	304.46
AVERAGE GRADE AT FRONTAGE:	$303.37 + 304.11 + 304.46 / 3 = 303.98$
PROPOSED BUILDING FFE:	303.98
BUILDING HEIGHT ABOVE AVG ROW:	$303.98 + 18 - 303.98 = 18'$



GRADING PLAN

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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1111 Ocean Road
Raleigh, NC 27605
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Email: info@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR:
QUARRY LANDING
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: JHJ
Reviewed By: JHJ

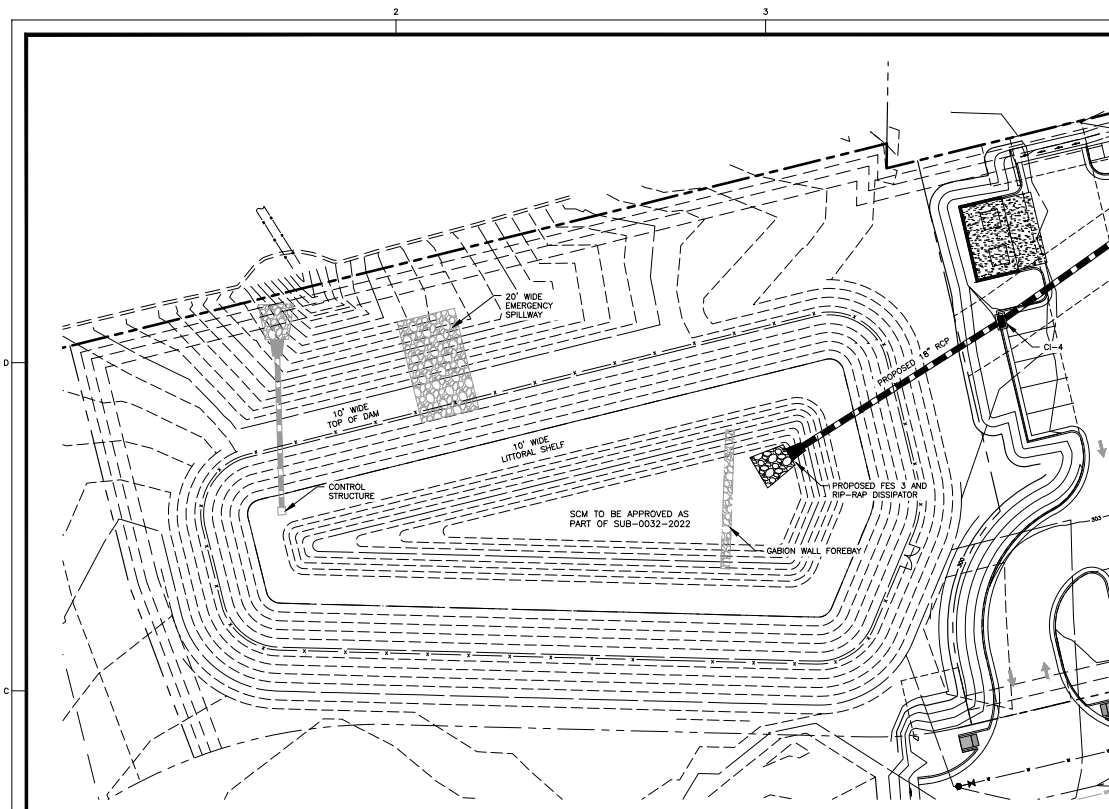
DATE: 22 JUL 2022
REVISED:
22 SEP 2022
20 DEC 2022
17 MAR 2023
05 MAY 2023
07 SEP 2023
15 DEC 2023

ADMINISTRATIVE SITE PLAN

GRADING PLAN

Job Code: MDRQ

Dwg No. 500
SITE 300

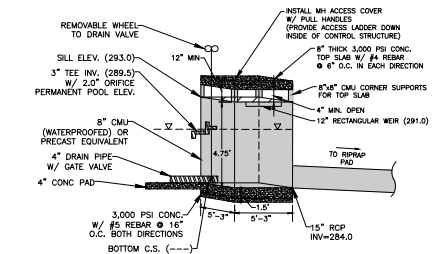
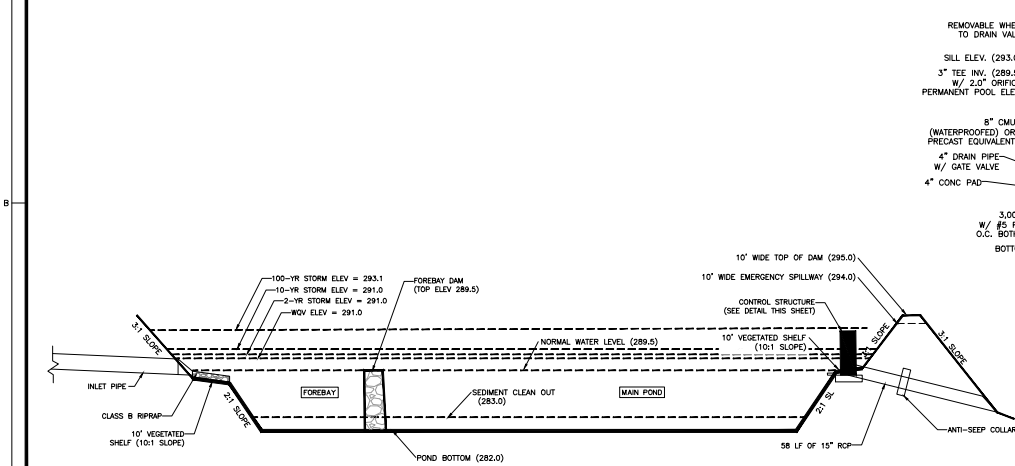


CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. THE PROJECT WILL MEET ALL REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND ENGINEERED STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE NCSD BMP MANUAL.
3. THE CONTRACTOR SHALL WARRANTY ALL PLANTED MATERIALS FOR A PERIOD OF 2 YEARS FROM DATE OF INSTALLATION. AT THE END OF THE FIRST YEAR AND AT THE END OF THE SECOND YEAR, THE CONTRACTOR SHALL REPLACE ALL PLANTS WHICH DO NOT SURVIVE. ANY HEALTHY PLANTS DAMAGED DURING PLANT REPLACEMENT SHALL ALSO BE REPLACED.
4. SOIL BELOW ELEVATION 345.00 SHALL BE TESTED BY THE USDA AGRICULTURAL EXTENSION OFFICE FOR pH, WHICH MUST FALL BETWEEN 5.5 AND 7.0. TESTS SHALL ALSO BE PERFORMED FOR NUTRIENTS SUCH AS NITROGEN, PHOSPHORUS, AND POTASSIUM, AND FOR MINERALS SUCH AS CHELATED IRON AND LIME. AMENDMENTS TO SOIL RECOMMENDED BY USDA SHALL BE INCORPORATED INTO SOIL TO PROMOTE VIGOROUS VEGETATION AND PLANT GROWTH. RECORDS OF TESTS AND AMENDMENTS PROVIDED BY CONTRACTOR SHALL BE PROVIDED TO THE ENGINEER.
5. LANDSCAPING PLANTINGS SHOWN HEREON SHALL BE INSTALLED DURING FALL SEASON OR EARLY WINTER IF POSSIBLE FOR MAXIMUM PLANT SURVIVABILITY.
6. THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR BASINS SHALL BE PLACED IN 8 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF +1 OR -2 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SHIPPING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY AS-BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.
7. TOLERANCES FOR FINAL GRADES SHALL BE WITHIN +/- 0.20 FEET. WAKE COUNTY WILL REQUIRE AN AS-BUILT SURVEY OF THE BORIENTATION CELL, THEREFORE STRICT ADHERENCE TO THE GRADING ON THIS PLAN AND THE TOLERANCES SPECIFIED HEREON SHALL BE REQUIRED PRIOR TO CERTIFICATION BY THE ENGINEER THAT THE BORIENTATION CELL HAS BEEN BUILT IN COMPLIANCE WITH THESE DRAWINGS. UPON COMPLETION OF THE FINAL GRADING (PRIOR TO PLACEMENT OF ANY PLANT MATERIAL) THE CONTRACTOR SHALL CONTACT THE SURVEYOR TO SURVEY THE AS-BUILT BORIENTATION CELL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER THAT THE BORIENTATION CELL HAS BEEN COMPLETED AND THE ENGINEER SHALL EVALUATE THE AS-BUILT SURVEY DATA FOR COMPLIANCE WITH THESE DRAWINGS. IF THE BORIENTATION CELL IS FOUND TO BE OUT OF COMPLIANCE WITH THESE DRAWINGS, THE CONTRACTOR SHALL REGRADE THE BORIENTATION CELL AS NECESSARY TO BRING THE BORIENTATION CELL INTO COMPLIANCE WITH THESE DRAWINGS. THE COST OF ANY ADDITIONAL SURVEY OR ENGINEERING EVALUATION REQUIRED RESULTING FROM INCOMPLETE OR INCORRECT GRADING OF THE BORIENTATION CELL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION SEQUENCE

1. UNDER NO CIRCUMSTANCES SHALL THE WETPOND BE FINALIZED AND PLANTED PRIOR TO COMPLETION OF CONSTRUCTION AND STABILIZATION OF ALL AREAS WHICH DRAIN TO IT.
2. IF WETPOND CELL IS TO BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION, ROUGH GRADE PREP PLANS, FILL PLACEMENT AND OUTLET STRUCTURE CONSTRUCTION SHALL BE IN COMPLIANCE WITH DETAILS AND WETPOND CONSTRUCTION NOTES HEREON. IF THE WETPOND HAS BEEN PREVIOUSLY ROUGH GRADED AND/OR USED AS A SEDIMENT BASIN, REMOVE AND DISPOSE OF SEDIMENT DEPOSITS WITHIN THE BASIN AREA.
3. ROUGH GRADE WETPOND AS NECESSARY AFTER SEDIMENT REMOVAL AND TO FINALIZE BASIN GRADES. ALL FILL PLACEMENT SHALL BE IN COMPLIANCE WITH THE SPECIFICATION IN THE CONSTRUCTION NOTES ON THIS SHEET.
4. GRADING TOLERANCE FOR THE WETPOND SHALL BE +/-0.20 FEET FROM GRADES SHOWN ON THIS PLAN.
5. IN CONJUNCTION WITH GRADING AND FILL PLACEMENT, CONSTRUCT OUTLET STRUCTURES TO BRING IT INTO COMPLIANCE WITH THESE PLANS. IF OUTLET STRUCTURES WERE CONSTRUCTED WITH ROUGH GRADING WHEN USING THE WET DETENTION BASIN AS SEDIMENT BASIN, SKIP TO NEXT STEP.
6. WHEN FINE GRADING AND OUTLET STRUCTURE IS COMPLETE, CALL SURVEYOR AND ENGINEER FOR AS-BUILT SURVEY AND EVALUATION.
7. CONTACT ENGINEER FOR INSPECTION.
8. IF SURVEYOR AND ENGINEER DETERMINE THAT GRADING IS NOT IN COMPLIANCE WITH THESE DRAWINGS, MAKE CORRECTIONS AS REQUIRED BY THE ENGINEER, AND REPEAT PREVIOUS STEP, OTHERWISE PROCEED TO NEXT STEP.
9. UPON NOTIFICATION FROM THE ENGINEER THAT THE WETPOND IS IN COMPLIANCE WITH THESE DRAWINGS, PROVIDE LANDSCAPING IN COMPLIANCE WITH THE PLAN SHOWN ON THIS SHEET AND ANY ADDITIONAL SPECIFICATIONS FROM THE OWNER. IF TIMING IS SUCH THAT PLANTINGS WOULD OCCUR IN SUMMER MONTHS, COORDINATE WITH THE ENGINEER AND OWNER ABOUT DELAYING PLANTINGS UNTIL FALL OR EARLY WINTER FOR MAXIMUM SURVIVABILITY OF PLANTINGS.
10. REGRADE ALL DISTURBED AREAS PER THE SEEDING SCHEDULE SHOWN IN THESE PLANS.
11. CALL WAKE COUNTY INSPECTOR FOR APPROVAL OF STABILIZATION.
12. CONTRACTOR SHALL WATER NEW PLANT MATERIAL PLANTED IN THE BORIENTATION CELL ONLY UNTIL COMPLETION OF ALL OTHER SITE RELATED CONSTRUCTION. AFTER THE FULL SCOPE OF THE CONTRACTOR'S WORK IS COMPLETED, IT SHALL BE THE OWNER'S RESPONSIBILITY TO WATER PLANTS DAILY UNTIL PLANTS HAVE BECOME WELL ESTABLISHED AND WATERING IS NO LONGER NECESSARY.

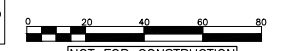


CONTROL STRUCTURE DETAIL
NTS
TO BE APPROVED AS PART
OF SUB-0032-2022



NORTH
ENLARGED
SCM PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 24X36 INCH PLOTS)



NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE WAKE COUNTY AND NCDOT

WET DETENTION BASIN DETAIL
TO BE APPROVED AS PART
OF SUB-0032-2022

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ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR:
QUARRY LANDING
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
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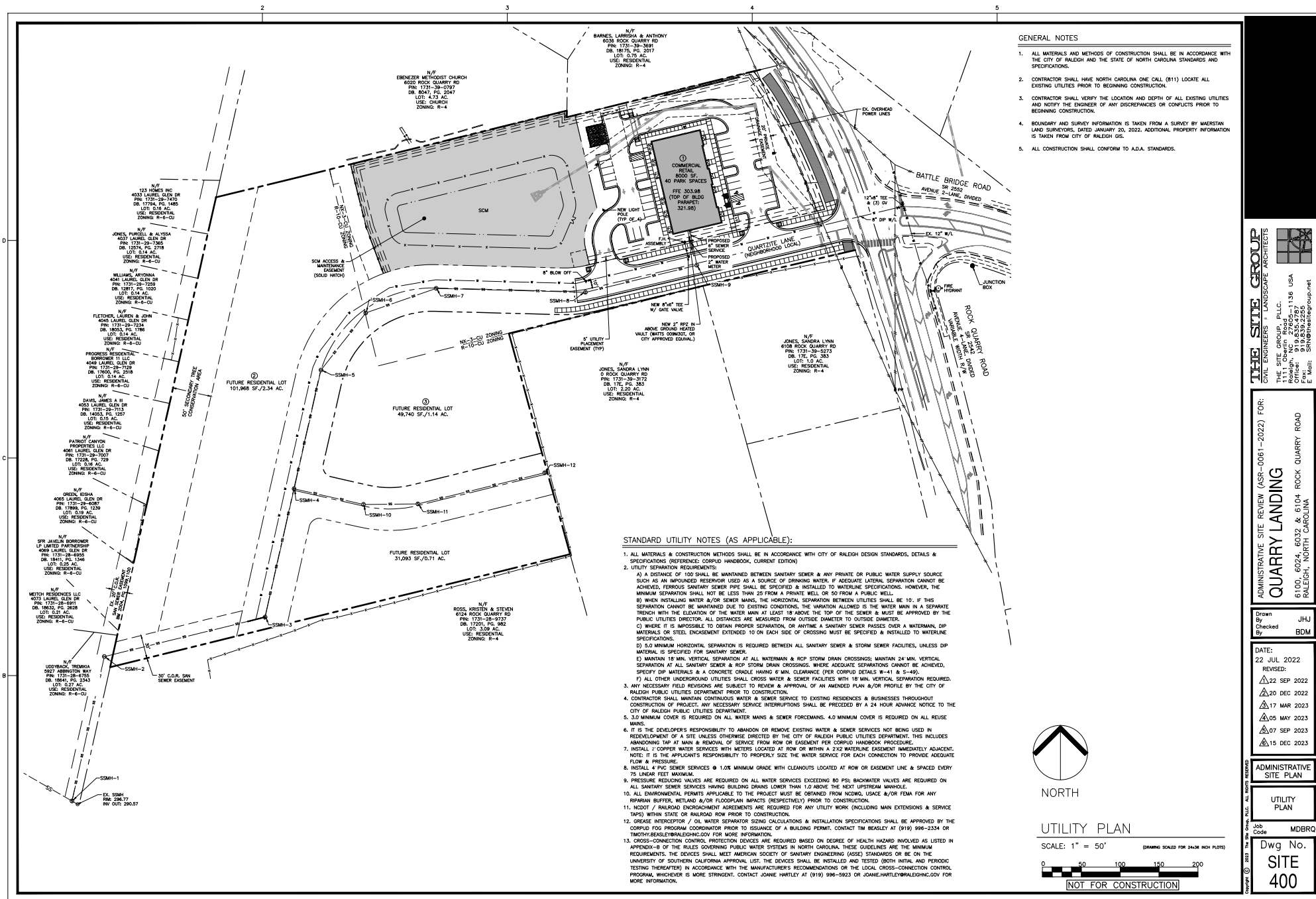
ADMINISTRATIVE SITE PLAN

SCM PLAN

Job Code: MDRQ

Dwg No.
SITE 301

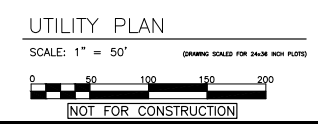
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- GENERAL NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY MAERSTAN LAND SURVEYORS, DATED JANUARY 20, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
 5. ALL CONSTRUCTION SHALL CONFORM TO A.S.A. STANDARDS.

STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - A) 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 ENCASUREMENT 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" 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 CORPUS DETAILS W-41 & S-49).
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. 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.
5. 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IF 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 TOP AT ANY UNDESIRABLE DEPTH FROM ROW OR EASEMENT FROM CORPUS HANDBOOK PROCEDURE.
7. 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.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
9. 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.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDC, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. HICUT ? RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS 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.
13. 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 JONIE HARTLEY AT (919) 996-5923 OR JONIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



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QUARRY LANDING

6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
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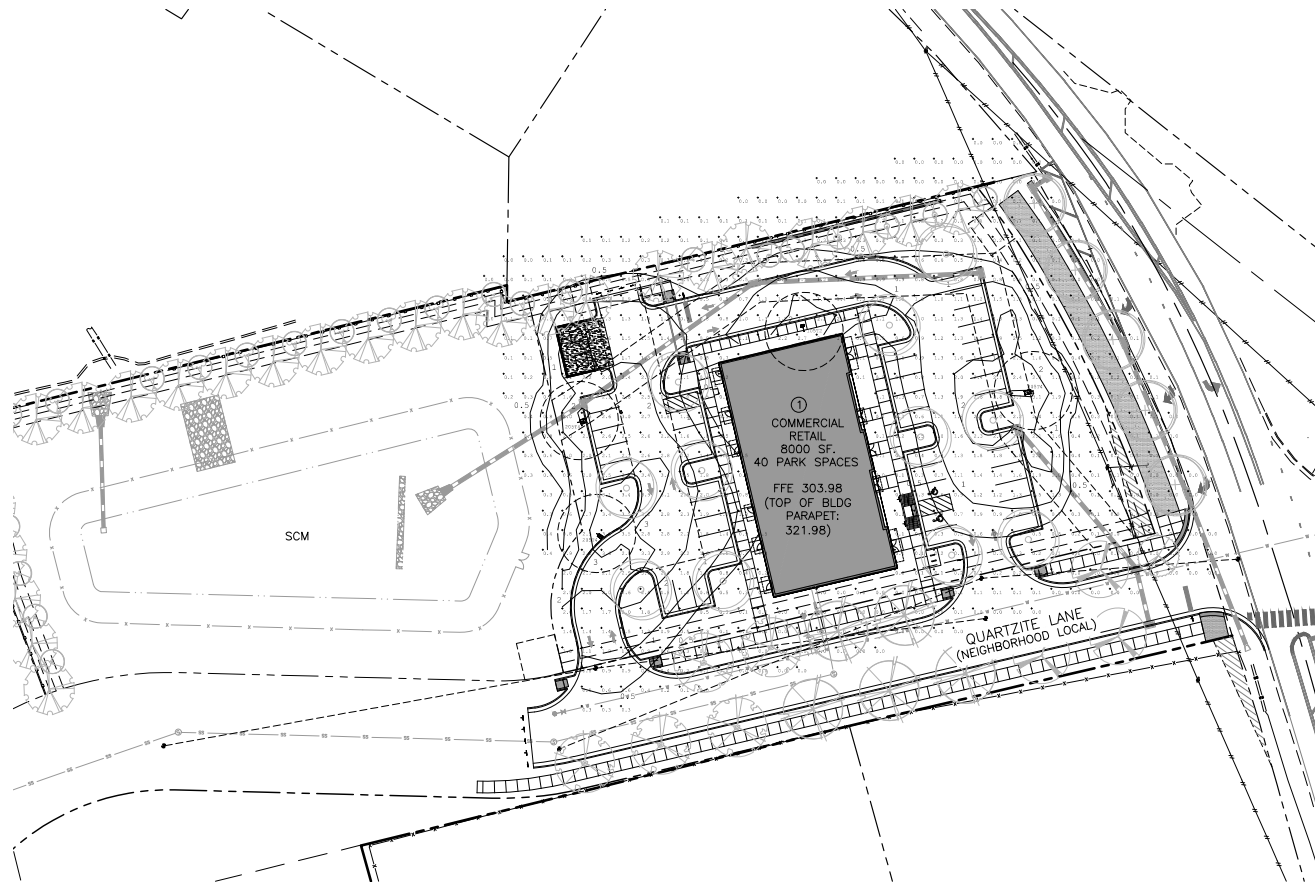
ADMINISTRATIVE SITE PLAN

UTILITY PLAN

Job Code: MDBRQ

Dwg No. **400**

DATE: 2023



GENERAL NOTES

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Luminaire Schedule			
Symbol	Qty	Label	Description
1	1	LED205C 4	20574 GAN-AE-04-LED-U-T4W
2	1	LED105 ABLL14	10572 AT80-30BLEDE10 XXXXX R2

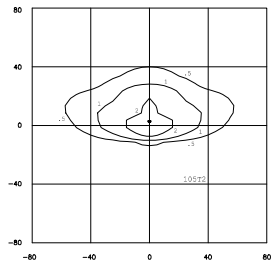
Calculation Summary			
Label	CalcType	Units	Value
MDBRQ Extended Property Area	Illuminance	Fc	0.79
MDBRQ Property Grid	Illuminance	Fc	1.11

LIGHTING NOTES

- LIGHT POLES ARE TO BE LOCATED 20' (MIN) AWAY FROM CANOPY TREES.
- LIGHT LEVELS AT RESIDENTIAL PROPERTY LINES SHALL NOT EXCEED 0.5 FC.
- LIGHT LEVELS AT PUBLIC RIGHT OF WAYS SHALL NOT EXCEED 2.0 FC.
- ANY WALL PACKS INSTALLED ON THE BUILDING MUST BE FULL CUT OFF FIXTURES.
- FIXTURE SYMBOLS ARE ILLUSTRATIVE AND HAVE BEEN INCREASED IN SIZE.
- DUKE ENERGY PROGRESS SERVICE IS AVAILABLE FOR THIS SITE. FINAL PHOTOMETRICS TO BE PER DUKE ENERGY LAYOUT.

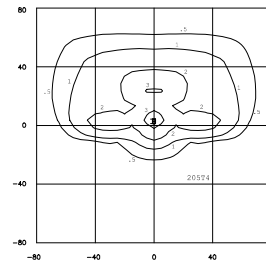
ISOFOOTCANDLE CURVE

FIXTURE: AT80-30BLEDE10 XXXXX R2
MOUNTING HEIGHT: 25'
LIGHT SOURCE: Shoebox, 4000K, 105w, 9472 LUMENS
PATTERN: TYPE II



ISOFOOTCANDLE CURVE

FIXTURE: GAN-AE-04-LED-U-T4W
MOUNTING HEIGHT: 25'
LIGHT SOURCE: Shoebox, 4000K, 205w, 20555 LUMENS
PATTERN: TYPE IV



Outdoor Lighting Roadway LED

The Roadway LED is a pole mounted end post fixture with a wide beam angle and a wide beam spread. This energy-efficient luminaire delivers the light where it is needed while minimizing spill light and ensuring light is directed to the roadway. Choose the luminaire light to best fit your site or building project. The luminaire is available in a variety of colors and finishes to match your site or building project. The luminaire is available in a variety of colors and finishes to match your site or building project.

LED	50' / 75' / 100' / 120' / 150' / 200' wide
Mounting Height	20' to 80'
Color	Gray / Black
Finish	White / Black / Bronze / Silver

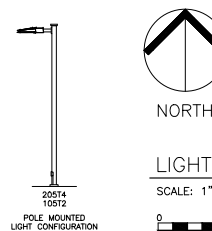
For additional information, visit our website at www.dukeenergy.com/progress.

Outdoor Lighting Shoebox LED

The energy-efficient Shoebox LED luminaire is a wide beam angle luminaire that is perfect for street lighting. This luminaire is available in a variety of colors and finishes to match your site or building project. The luminaire is available in a variety of colors and finishes to match your site or building project.

LED	50' / 75' / 100' / 120' / 150' / 200' wide
Mounting Height	20' to 80'
Color	Gray / Black
Finish	White / Black / Bronze / Silver

For additional information, visit our website at www.dukeenergy.com/progress.



NORTH

LIGHTING PLAN

SCALE: 1" = 30'

(DRAWING SCALES FOR 24" X 36" PLOTS)



NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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ADMINISTRATIVE
SITE PLAN

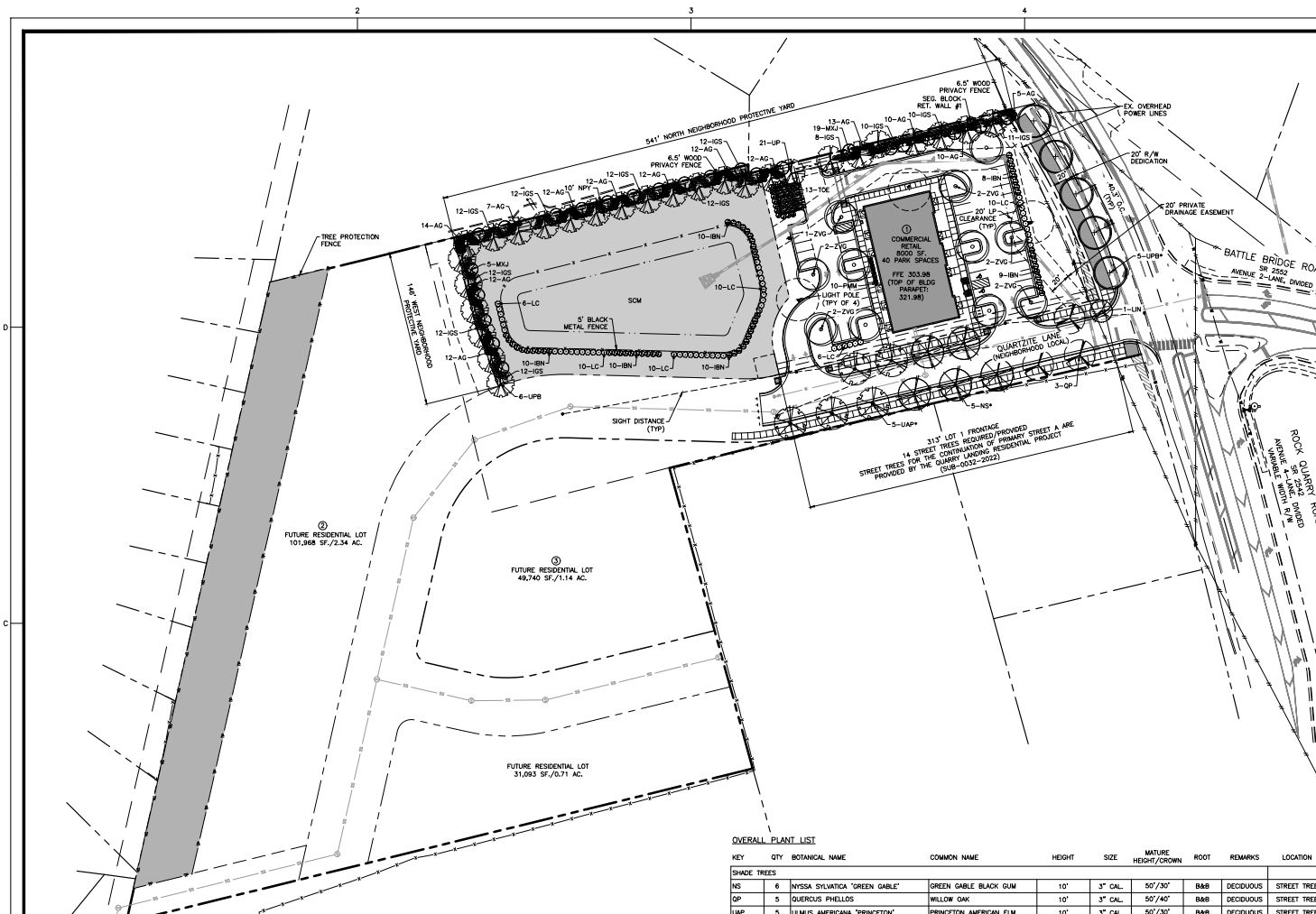
LIGHTING
PLAN

Job Code: MDBRQ

Dwg No.

**SITE
401**

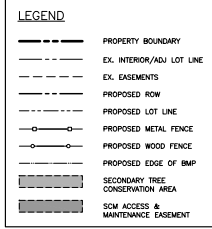
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TREE COVERAGE REQUIREMENT:
1 SHADE TREE FOR EVERY 2,000 SF. OF PARKING AREA.
PARKING AREA 19,423 SF.
SHADE TREES REQUIRED: 10
SHADE TREES PROVIDED: 11

STREET TREE REQUIREMENT CALCULATIONS:
PRIMARY STREET A TOTAL FRONTAGE: 313 LF.
SHADE TREES REQUIRED (40/100): 14 REQ'D
SHADE TREES PROVIDED: 13 PROV.
UNDERSTORY TREES PROVIDED: 1 PROVIDED
ROCK QUARRY ROAD FRONTAGE: 213 LF.
SHADE TREES REQUIRED (40/100): 9 REQ'D
SHADE TREES PROVIDED: 6 PROV.

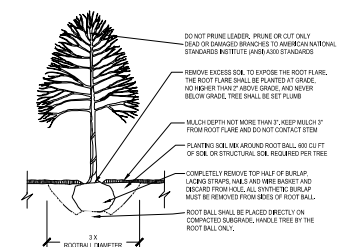
NEY REQUIREMENT CALCULATIONS:
NORTH TYPY LENGTH: 541 LF.
SHADE TREES REQUIRED (4/100): 21 REQ'D
SHADE TREES PROVIDED: 21 PROV.
UNDERSTORY TREES REQUIRED (3/100): 16 REQ'D
UNDERSTORY TREES PROVIDED: 19 PROV.
SHRUBS REQUIRED (40/100): 217 REQ'D
SHRUBS PROVIDED: 230 PROV.
WEST TYPY LENGTH: 146 LF.
SHADE TREES REQUIRED (4/100): 6 REQ'D
SHADE TREES PROVIDED: 6 PROV.
UNDERSTORY TREES REQUIRED (3/100): 5 REQ'D
UNDERSTORY TREES PROVIDED: 5 PROV.
SHRUBS REQUIRED (40/100): 60 REQ'D
SHRUBS PROVIDED: 60 PROV.



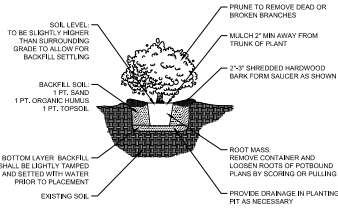
OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	MATURE HEIGHT/CROWN	ROOT	REMARKS	LOCATION
SHADE TREES									
NS	6	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	10'	3" CAL.	50'/30'	B&B	DECIDUOUS	STREET TREE
QP	5	QUERCUS PHELLOD	WILLOW OAK	10'	3" CAL.	50'/40'	B&B	DECIDUOUS	STREET TREE
UMP	5	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	10'	3" CAL.	50'/30'	B&B	DECIDUOUS	STREET TREE
UP	27	ULMUS PARVIFOLIA	CHINESE ELM	10'	3" CAL.	50'/30'	B&B	DECIDUOUS	TPY
UPB	5	ULMUS PARVIFOLIA 'BOSSQUE'	BOSQUE CHINESE ELM	10'	3" CAL.	50'/30'	B&B	DECIDUOUS	STREET TREE
ZVG	11	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	10'	3" CAL.	50'/40'	B&B	DECIDUOUS	PARKING LOT
UNDERSTORY TREES									
LN	1	LAGERSTROMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	6' HT. MIN.	1.5" CAL.	25'/20'	B&B	SINGLE-STEM	STREET TREE
MGU	23	MAGNOLIA x 'JANE'	JANE MAGNOLIA	6' HT. MIN.	1.5" CAL.	20'/10'	B&B	DECIDUOUS	TPY
SHRUBS									
AG	131	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" HT. MIN.	3 GAL.	4'/4'	CONT.	EVERGREEN	TPY
BN	56	ILEX CORNUTA 'BURFORDI NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	5 GAL.	6'/6'	CONT.	EVERGREEN	SCREEN
GS	145	ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	24" HT. MIN.	3 GAL.	4'/4'	CONT.	EVERGREEN	TPY
LC	48	LOROPETALUM CHINENSE 'RED DIAMOND'	RED DIAMOND LOROPETALUM	24" HT. MIN.	5 GAL.	6'/6'	CONT.	EVERGREEN	SCREEN
PM	10	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY PODOCARPUS	3' HT. MIN.	7 GAL.	8'/3'	CONT.	EVERGREEN	UTILITY SCREEN
IDE	13	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	6' HT. MIN.	10 GAL.	12'/8'	CONT.	EVERGREEN	DUMP SCREEN

PLANTING NOTES:
LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL BE SET OR EXCISED TO MEET 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 = BULBED & BURLAPPED; B&B = B&B; CONT. = CONTAINER, D.C. = ON-CENTER, (O) = TO REMAIN
MULCH: MULCH ALL RED AREAS WITH SHREDDED PINE MULCH TO A DEPTH OF 2".
NOTE:
1. ANY TREES IN SIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.
2. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.
LANDSCAPE NOTES:
1. * ANY TREES IN SIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.
2. STREET TREE LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND WILL BE FIELD ADJUSTED TO AVOID DRIVEWAYS AND UTILITY SERVICES. THE FINAL NUMBER OF TREES WILL NOT CHANGE.



NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BY OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL CABLES AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IS IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.
CITY OF RALEIGH
3111 Glenwood Road
Raleigh, NC 27603
Office: 919.855.4267
Fax: 919.855.4268
E-Mail: SNO@ncstate.gov
www.raleighnc.gov
TPP-03

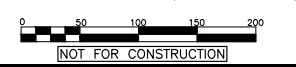


NOTES:
1. TO PROMOTE AERATION AND PERCOLATION IN HEAVY SOIL, PLANT ROOTBALL ABOVE EXISTING GRADE AS SHOWN.
2. PROVIDE AN EARTH SAUCER FOR WATER RETENTION.
3. BACKFILL WITH 50% PARENT MATERIAL AND 50% DECOMPOSED ORGANIC MATERIAL BY VOLUME. VOLUME WILL BE MEASURED AS APPROVED BY THE ARCHITECT.
4. PROVIDE 8" MINIMUM OF BACKFILL ON EACH SIDE OF ROOTBALL TO PROMOTE RAPID REESTABLISHMENT.
5. PROVIDE MINIMUM 4" THICK PINE STRAW IN 8" WIDE PLANTING BED OR AS DIRECTED ON PLANS.
6. SHRUBS WILL HAVE A MINIMUM 1 YEAR WARRANTY FROM DATE OF INSTALLATION.
SHRUB PLANTING DETAIL
SPD-01



LANDSCAPE PLAN

SCALE: 1" = 50'



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www.ncstate.gov

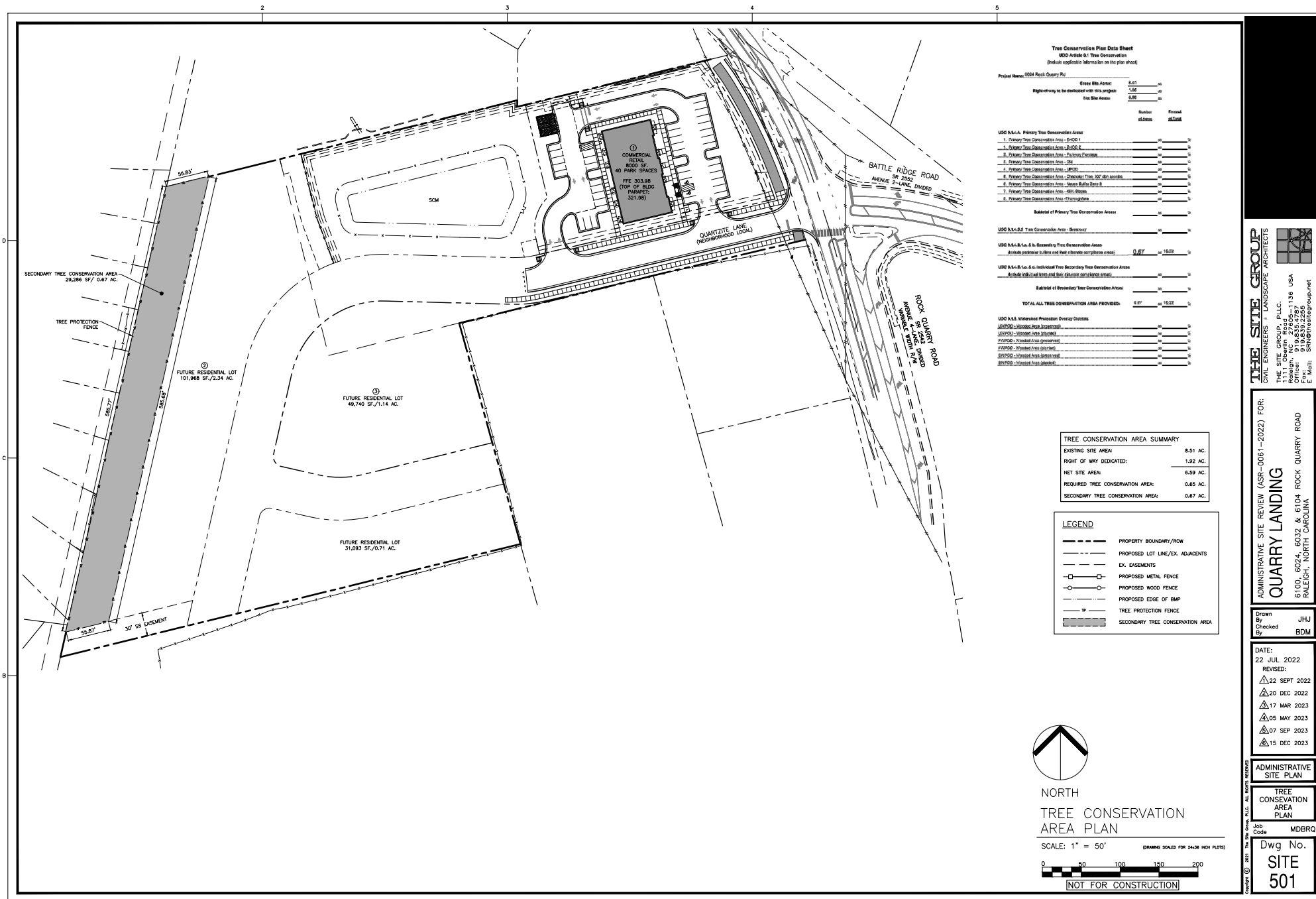
ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR:
QUARRY LANDING
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHM
Checked By: JHM
DATE: 22 JUL 2022
REVISED:
22 SEPT 2022
20 DEC 2022
17 MAR 2023
05 MAY 2023
07 SEP 2023
15 DEC 2023

ADMINISTRATIVE SITE PLAN

LANDSCAPE PLAN

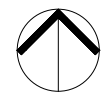
Job Dwg No. MBRQ
SITE 500



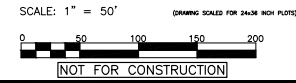
Tree Conservation Plan Data Sheet		
NCD Article 61 Tree Conservation		
(Include applicable information on this plan sheet)		
Project Name: 2024 Rock Quarry Rd		
Gross Site Acres:		8.81
Right-of-way to be dedicated with this project:		1.92
Net Site Acres:		6.89
	Number of Acres	Percent of Total
USO 6.6-A.1 Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - B-001	0.00	0.00%
2. Primary Tree Conservation Area - B-002	0.00	0.00%
3. Primary Tree Conservation Area - B-003	0.00	0.00%
4. Primary Tree Conservation Area - B-004	0.00	0.00%
5. Primary Tree Conservation Area - B-005	0.00	0.00%
6. Primary Tree Conservation Area - B-006	0.00	0.00%
7. Primary Tree Conservation Area - B-007	0.00	0.00%
8. Primary Tree Conservation Area - B-008	0.00	0.00%
9. Primary Tree Conservation Area - B-009	0.00	0.00%
10. Primary Tree Conservation Area - B-010	0.00	0.00%
Subtotal of Primary Tree Conservation Areas		
USO 6.6-A.2 Secondary Tree Conservation Areas		
1. Secondary Tree Conservation Area - B-011	0.00	0.00%
2. Secondary Tree Conservation Area - B-012	0.00	0.00%
3. Secondary Tree Conservation Area - B-013	0.00	0.00%
4. Secondary Tree Conservation Area - B-014	0.00	0.00%
5. Secondary Tree Conservation Area - B-015	0.00	0.00%
6. Secondary Tree Conservation Area - B-016	0.00	0.00%
7. Secondary Tree Conservation Area - B-017	0.00	0.00%
8. Secondary Tree Conservation Area - B-018	0.00	0.00%
9. Secondary Tree Conservation Area - B-019	0.00	0.00%
10. Secondary Tree Conservation Area - B-020	0.00	0.00%
Subtotal of Secondary Tree Conservation Areas		
TOTAL ALL TREE CONSERVATION AREAS PROVIDED:		6.87
USO 6.6-B.1 Individual Tree Conservation Areas		
1. Individual Tree Conservation Area - B-021	0.00	0.00%
2. Individual Tree Conservation Area - B-022	0.00	0.00%
3. Individual Tree Conservation Area - B-023	0.00	0.00%
4. Individual Tree Conservation Area - B-024	0.00	0.00%
5. Individual Tree Conservation Area - B-025	0.00	0.00%
6. Individual Tree Conservation Area - B-026	0.00	0.00%
7. Individual Tree Conservation Area - B-027	0.00	0.00%
8. Individual Tree Conservation Area - B-028	0.00	0.00%
9. Individual Tree Conservation Area - B-029	0.00	0.00%
10. Individual Tree Conservation Area - B-030	0.00	0.00%
Subtotal of Individual Tree Conservation Areas		
USO 6.6-B.2 Individual Tree Conservation Areas		
1. Individual Tree Conservation Area - B-031	0.00	0.00%
2. Individual Tree Conservation Area - B-032	0.00	0.00%
3. Individual Tree Conservation Area - B-033	0.00	0.00%
4. Individual Tree Conservation Area - B-034	0.00	0.00%
5. Individual Tree Conservation Area - B-035	0.00	0.00%
6. Individual Tree Conservation Area - B-036	0.00	0.00%
7. Individual Tree Conservation Area - B-037	0.00	0.00%
8. Individual Tree Conservation Area - B-038	0.00	0.00%
9. Individual Tree Conservation Area - B-039	0.00	0.00%
10. Individual Tree Conservation Area - B-040	0.00	0.00%
Subtotal of Individual Tree Conservation Areas		

TREE CONSERVATION AREA SUMMARY	
EXISTING SITE AREA:	8.81 AC.
RIGHT OF WAY DEDICATED:	1.92 AC.
NET SITE AREA:	6.89 AC.
REQUIRED TREE CONSERVATION AREA:	6.85 AC.
SECONDARY TREE CONSERVATION AREA:	0.67 AC.

LEGEND	
	PROPERTY BOUNDARY/ROW
	PROPOSED LOT LINE/EX. ADJACENTS
	EX. EASEMENTS
	PROPOSED METAL FENCE
	PROPOSED WOOD FENCE
	PROPOSED EDGE OF BMP
	TREE PROTECTION FENCE
	SECONDARY TREE CONSERVATION AREA



NORTH
TREE CONSERVATION
AREA PLAN



THE SITE GROUP
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ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR:
QUARRY LANDING
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

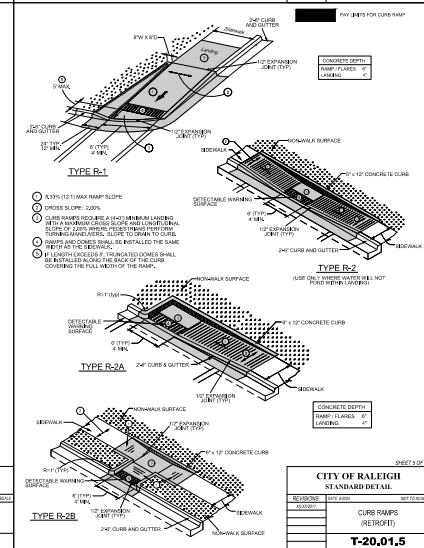
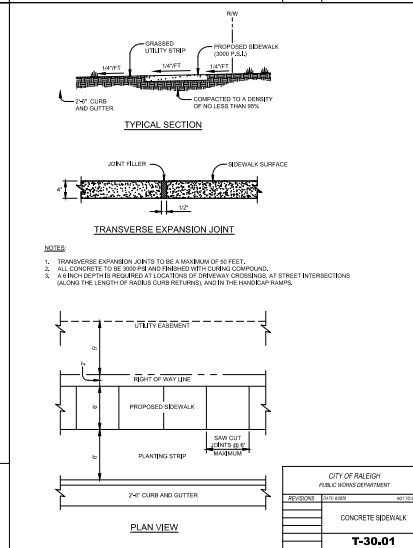
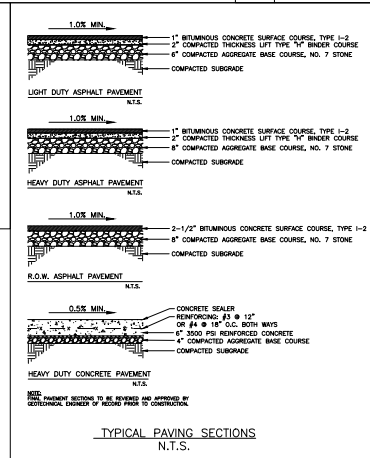
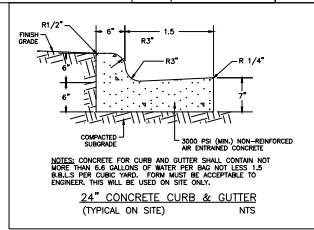
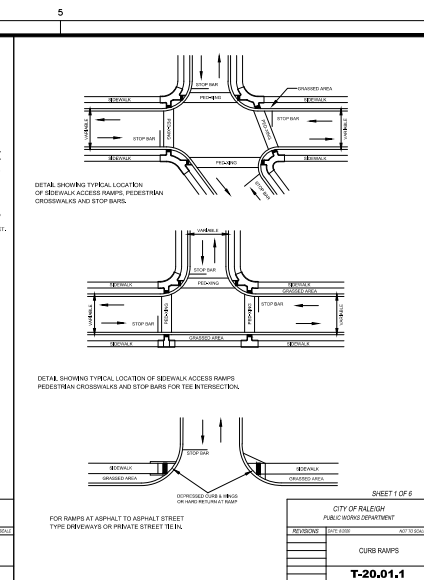
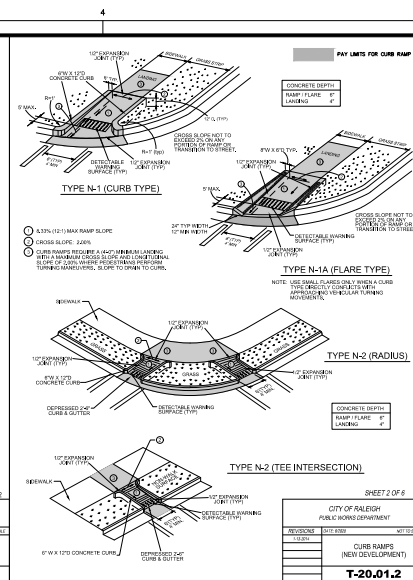
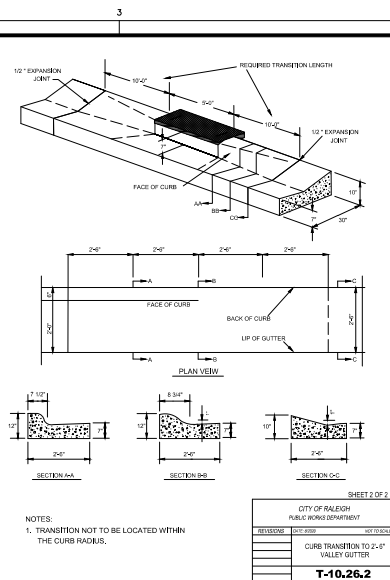
DATE: 22 JUL 2022
REVISED:
22 SEPT 2022
20 DEC 2022
17 MAR 2023
05 MAY 2023
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ADMINISTRATIVE SITE PLAN

TREE CONSERVATION AREA PLAN


Job Code: MDRQ

Dwg No.: **SITE 501**



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

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E Mail: SRN@thesitegroup.net



ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR:
QUARRY LANDING
6100, 6024, 6032, 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn	
By	JHJ
Checked	
By	BDM

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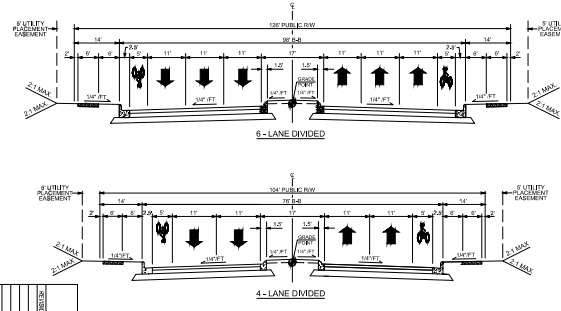
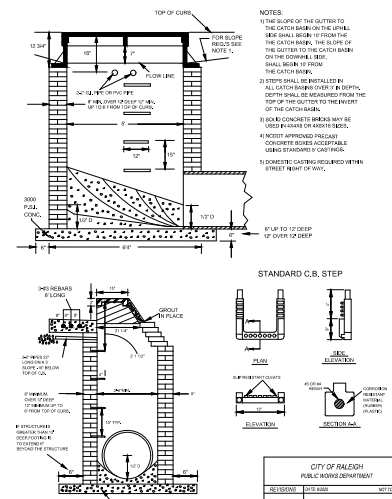
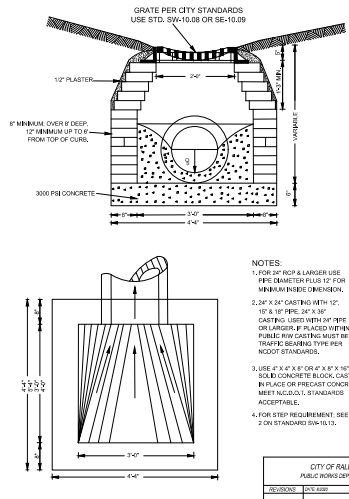
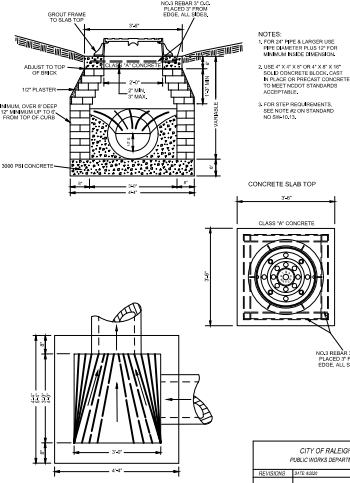
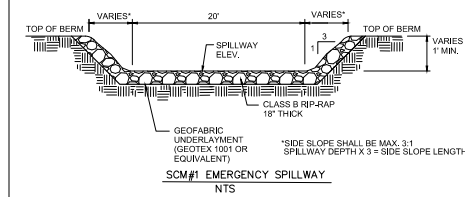
ADMINISTRATIVE
SITE PLAN

SITE
DETAILS

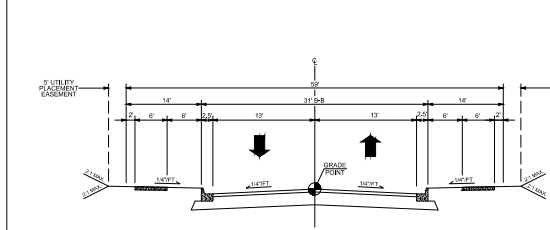
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SITE
600

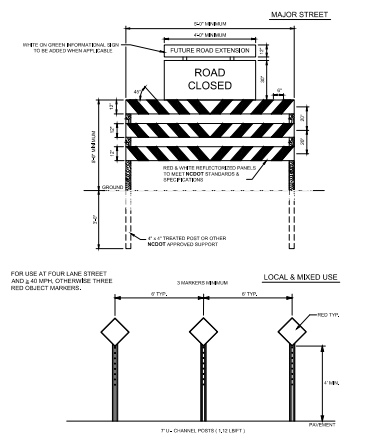
NOT FOR CONSTRUCTION



CITY OF RALEIGH STANDARD DETAIL T-10.19		PAVEMENT DESIGN	
GENERAL	PAVEMENT TYPE	THICKNESS	FINISH
WALKWAY TYPE	TREELAWN	4" O.C. AVG	10" ABC
PLANTING TYPE	TREELAWN	4" O.C. AVG	10" ABC
THICK SPACING	42" O.C. AVG		
PARKING TYPE	NONE		



CITY OF RALEIGH STANDARD DETAIL T-10.11		PAVEMENT DESIGN	
GENERAL	PAVEMENT TYPE	THICKNESS	FINISH
WALKWAY TYPE	TREELAWN	4" O.C. AVG	10" ABC
PLANTING TYPE	TREELAWN	4" O.C. AVG	10" ABC
THICK SPACING	42" O.C. AVG		
PARKING TYPE	NONE		



CITY OF RALEIGH STANDARD DETAIL T-10.28		PAVEMENT DESIGN	
GENERAL	PAVEMENT TYPE	THICKNESS	FINISH
WALKWAY TYPE	TREELAWN	4" O.C. AVG	10" ABC
PLANTING TYPE	TREELAWN	4" O.C. AVG	10" ABC
THICK SPACING	42" O.C. AVG		
PARKING TYPE	NONE		

NOT FOR CONSTRUCTION

THE SITE GROUP
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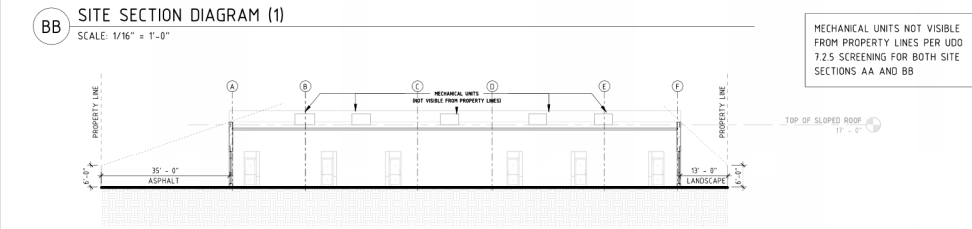
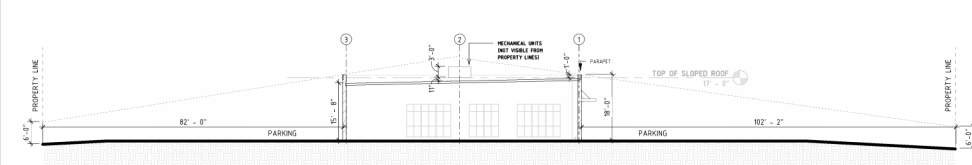
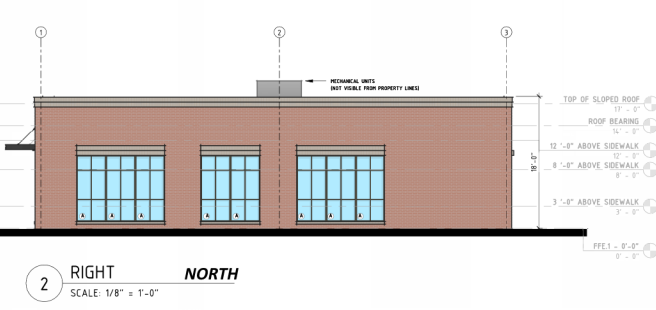
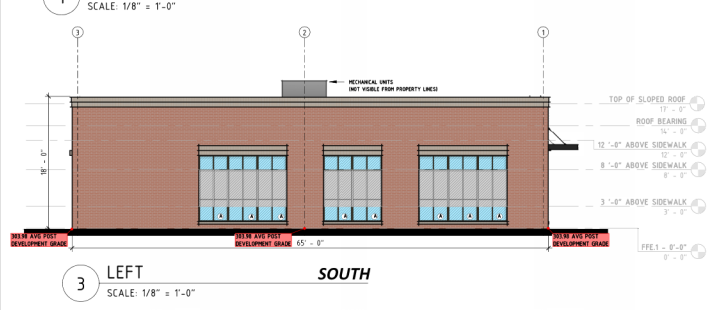
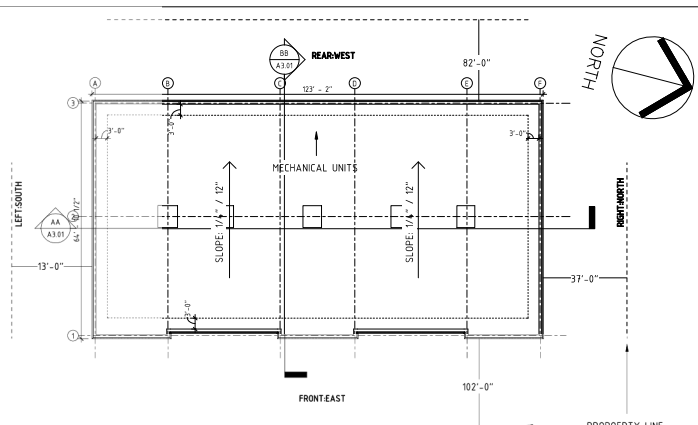
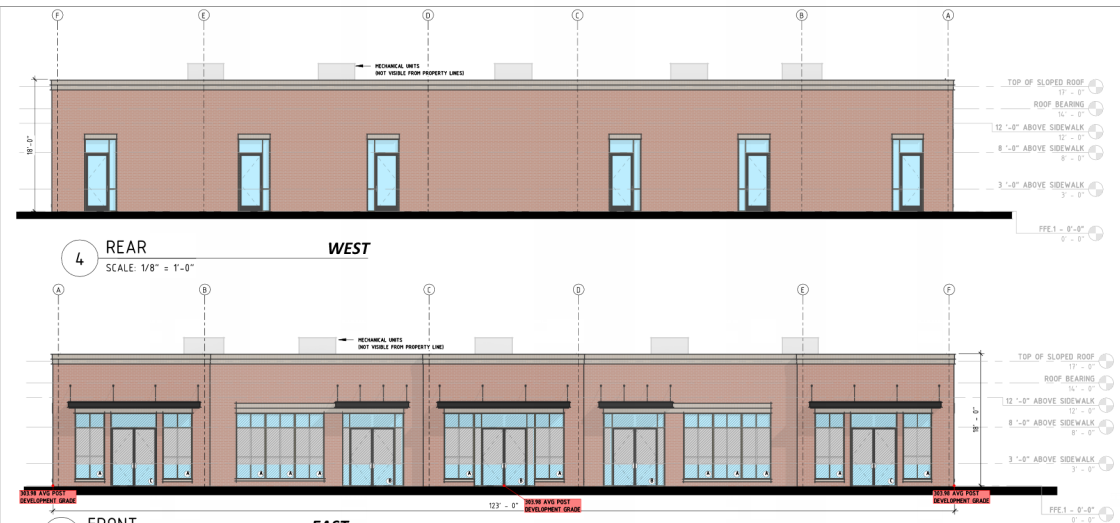
ADMINISTRATIVE SITE REVIEW (ASR-0061-2022) FOR:
QUARRY LANDING
6100, 6024, 6032, 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHM
Checked By: JHM
DATE: 22 JUL 2022
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ADMINISTRATIVE
SITE PLAN
SITE DETAILS

Job Code: MDRQ
Dwg No.:
SITE 601

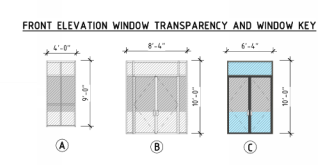
N:\ms-d\shared\Current\Current_Deps\2022\jobs\Rock Quarry Road Mixed Use Single Story Shed_11-11-22.rvt



BRICK TYPE

BRICK 1: "MONTICELLO" MODULAR #60224005137
BY GENERAL SHALE

BRICK 2: "SMOKE GRAY VELOUR" MODULAR #6044000147
BY GENERAL SHALE



TRANSPARENCY TABLE		
1	STREET ELEVATION - FRONT	
	GROUND FLOOR - 1476 SF [123'-0"x12']	33% = 487.08 SF
	GROUND FLOOR - (BETWEEN 3' - 8')	50% OF 487.08 = 243.54 SF
2	STREET ELEVATION - LEFT	
	GROUND FLOOR - 780 SF [65'-0"x12']	33% = 257.4 SF
	GROUND FLOOR - (BETWEEN 3' - 8')	50% OF 257.4 = 128.7 SF

ALL BUILDING HEIGHTS ARE MEASURED FROM: 303.38 AVG POST DEVELOPMENT GRADE

CITY OF RALEIGH UDO SECTION 15.9.B
B. General Requirements
1. The minimum percentage of windows and doors that must cover a ground story facade is measured between 0 and 12 feet above the adjacent sidewalk more than 50% of required the transparency must be located between 3 and 8 feet of the building facade.
2. UDO 15.9-B-4: Glass shall have transparency higher than 80% and an external reflectance of less than 15%.



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 consultant 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:

City of Raleigh Development Approval: _____

MAURER
architecture
919 829 4969
115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601
maurerarchitecture.com

MARLIN
Design Build
5404 Hillsborough Street
Raleigh, North Carolina 27606
www.marlindesignbuild.com

PROJECT TYPE: SHELL BUILDING

Rock Quarry Rd

RALEIGH NORTH CAROLINA

DATE	12.14.2023
DR.	AK
CH	RS
PROJ. #	22149

REVISIONS

NO.	DESCRIPTION	DATE
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BUILDING ELEVATIONS

A3.01