



# Administrative Approval Action

AA#3878 / S-5-18, Fox Road Townhomes  
Transaction# 543541

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the northeast corner of the intersection of Fox Road and Malone Court, at 6100 Fox Road. This site is outside the City limits.

**REQUEST:** Subdivision of a 1.46-acre tract into twelve townhome lots and one community common area lot. This parcel is zoned R-10 CU (Z-8-17).

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** Design Adjustments have been approved by the Public Works Director for this project, noted below.

1. To the block perimeter requirements of Article 8.3 of the Raleigh UDO.
2. To the streetscape requirements on existing streets of UDO Article 8.5. On the Fox Road frontage, the street trees are proposed to be planted behind the sidewalk due to NCDOT requirements. Additional ROW has been proposed as well.
3. To the streetscape requirements on existing streets of UDO Article 8.5. Along Malone Court, the street tree requirements are proposed to be met through use of the existing street trees. Due to this, the 6' wide sidewalk will on private property in a sidewalk easement.

**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 submitted by Caa Engineers.

## CONDITIONS OF APPROVAL and NEXT STEPS:

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

**PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

### ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.



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- An encroachment agreement for the existing street trees within the public right-of-way on Malone Court shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.

## STORMWATER

- Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

## PRIOR TO AUTHORIZATION TO RECORD LOTS:

### GENERAL

- The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.
- A demolition permit shall be issued, and this building permit number be shown on all maps for recording.
- Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

### ENGINEERING

- The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
- A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.



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10. An offer of cross access agreement among the proposed lots owned by Murdoch and Gannon Construction, Inc and the adjacent lots identified by PIN 1726895700 and PIN 1726896770, 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 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
11. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld
12. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

## 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. Next Step: A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.
16. Next Step: 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.
17. Next Step: 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.
18. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department



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**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: 10-17-2021**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: 10-17-2023**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)

Date: 10/17/18

Staff Coordinator: Michael Walters



# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

In lieu of a public street connection a cross access stub to the north is being provided. Creation of a public street sets up for a short block length of approximately 1300 linear feet stubbed towards existing single family dwellings. Therefore the site layout of development properties and existing buildings are key limitations to creation of a new block. No new street or driveway connections are being created onto Fox Road and all access takes place from the existing Malone Court.

# Staff Response

## Article 8.5 Existing Streets



DEVELOPMENT  
SERVICES  
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise safety;  
YES  NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and  
YES  NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.  
YES  NO

### STAFF FINDINGS

So to maintain the existing, mature trees along Malone Court the developer proposes to have those trees remain in lieu of street trees between the back of curb and sidewalk within the ROW. The 6' sidewalk proposed along the Malone Court frontage is shown entirely on private property within a sidewalk easement. This is a necessity due to leaving the existing trees along Malone Court in place.

Urban Forestry and Development Engineering staff are in support of the proposed design adjustment. The developer has also conveyed that in meetings with the neighboring property owners maintaining the existing trees along the Malone Court frontage was requested.

NCDOT will not allow street trees in the 6' planting area between the back of curb and sidewalk along Fox Road. However, NCDOT, City of Raleigh Development Engineering and Urban Forestry are in support of street trees behind the sidewalk with additional, non-reimbursable, ROW dedication to create a 6' planting area behind the sidewalk to the limits of the ROW.

Urban Forestry would prefer the standard 6' planting strip between the curb and the sidewalk be the location for the street trees. However, that is not an option as NCDOT will not allow the tree placement there.

# Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> FOX ROAD SUBDIVISION		
	<b>Case Number</b> S-5-18		
	<b>Transaction Number</b> 543541		
<b>OWNER</b>	<b>Name</b> MURDOCK & GANNON CONSTRUCTION LLC		
	<b>Address</b> PO BOX 61370		<b>City</b> RALEIGH
	<b>State</b> NC	<b>Zip Code</b> 27661	<b>Phone</b> 9196495549
<b>CONTACT</b>	<b>Name</b> MAC MCINTYRE PE		<b>Firm</b> CAA ENGINEERS
	<b>Address</b> 4932 B WINDY HILL DRIVE		<b>City</b> RALEIGH
	<b>State</b> NC	<b>Zip Code</b> 27609	<b>Phone</b> 9196495549
<b>REQUEST</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
THE REQUEST IS FOR DESIGN ADJUSTMENT IS FOR BLOCK PERIMETER AND FOR MODIFYING THE CITY'S NORMAL STREET SECTIONS			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

3-22-2018  
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

Deliver the addressed envelopes and letters to:  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>
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**Article 8.3, Blocks, Lots, Access**  
**Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
THE INTENT OF THE ACCESS REGULATIONS PER SECTION 8.3.1 C AND 8.31.C ARE TO PROVIDE SAFE VEHICULAR /PEDESTRIAN ACCESS. A PRIVATE CROSS ACCESS EASEMENT HAS BEEN PROVIDED IN THE PROPOSED SUBDIVISION TO ALLOW FOR A POSSIBLE FUTURE CONECTION TO THE NORTHERN ADJACENT PROPERTY
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
THE DESIGN ADJUSTMENT DOES CONFORM WITH THE 2030 COMPREHENSIVE PLAN AND WILL NOT IMPACT THE FUTURE LAND USE OR FUTURE STREET NETWORK
- C. The requested design adjustment does not increase congestion or compromise Safety;  
THE DESIGN ADJUSTMENT WOULD HAVE NO IMPACT ON CONGESTION ON FOX ROAD
- D. The requested design adjustment does not create any lots without direct street Frontage;  
THE DESIGN ADJUSTMENT WILL NOT CREATE ANY LOTS WITHOUT DIRECT STREET FRONTAGE. THE EXISTING SINGLE FAMILY HOMES TO THE NORTH OF THE PROJECT HAVE DIRECT ACCESS TO EXISTING PUBLIC ROADS. THE ADDITIONAL LOT TO THE EAST OF THE PROPOSED SUBDIVISION IS A COMMON OPEN SPACE LOT FOR EXISTING TOWNHOMES .
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- THE DESIGN ADJUSTMENT IS DEEMED REASONABLE DUE TO FOLLOWING:
2. THERE ARE EXISTING SINGLE FAMILY HOMES TO THE NORTH AND EXISTING COMMON OPEN SPACE FOR TOWNHOME DEVELOPMENT TO THE EAST OF PROPERTY
  3. THE SITE LAYOUT OF EXISTING DEVELOPED PROPERTIES: 2 WELL ESTABLISHED SINGLE FAMILY HOMES TO THE NORTH AND OPEN SPACE LOT TO THE EAST
  6. THE REQUESTED ADJUSTMENT DOES NOT CONFLICT WITH AN APPROVED OR BUILT ROADWAY

**Article 8.4, New Streets**  
**Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

**THE DESIGN ADJUSTMENT IS REQUESTED AS PER SECTION 8.4.2 D.4, THE NCDOT MAINTAINS THE PORTION OF FOX ROAD WHERE THIS PROJECT IS BEING CONSTRUCTED. THE NCDOT HAS REQUESTED NO TREES BE PLANTED BETWEEN THE CURB AND SIDEWALK, THEREFORE A TYPE C2 STREET YARD IS REQUIRED. ON MALONE COURT THE EXISTING LANDSCAPING IN R/W IS TO REMAIN ALONG WITH PLACEMENT OF SIDEWALK IN EASEMENT PER CITY APPROVAL**

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

**THE DESIGN ADJUSTMENT CONFORMS TO COMPREHENSIVE PLAN**

- C. The requested design adjustment does not increase congestion or compromise safety;

**THE DESIGN ADJUSTMENT DOES NOT INCREASE CONGESTION OR OR COMPROMISE SAFETY**

- D. The requested design adjustment does not create additional maintenance responsibilities for the City;

**THE DESIGN ADJUSTMENT DOES NOT CREATE ADDITIONAL MAINTENANCE RESPONSIBILITIES**

- E. The requested design adjustment has been designed and certified by a Professional Engineer; and

**THE DESIGN ADJUSTMENT HAS BEEN DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER**

- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

**THE DESIGN ADJUSTMENT HAS NO ADVERSE EFFECTS TO STORMWATER COLLECTION**

# Article 8.5 Existing Streets

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

**AS PER SECTION 8.4.2 D.4, THE NCDOT MAINTAINS PORTION OF FOX ROAD WHERE THIS PROJECT IS BEING CONSTRUCTED. THE NCDOT HAS APPROVED A STREETScape DESIGN ALLOWING TREES BEHIND PROPOSED SIDEWALK AND WITHIN A MODIFIED R/W. ON MALONE COURT, PUBLIC WORKS STAFF REVIEWED AND APPROVED MODIFICATION TO MALONE COURT TYPICAL SECTION TO ALLOW EXISTING STREETScape TO REMAIN WITH NEW SIDEWALK IN AN EASEMENT ADJACENT TO RIGHT OF WAY**

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

**THE DESIGN ADJUSTMENT CONFORMS TO COMPREHENSIVE PLAN**

- C. The requested design adjustment does not increase congestion or compromise safety;

**THE DESIGN ADJUSTMENT DOES NOT INCREASE CONGESTION OR OR COMPROMISE SAFETY**

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

**THE DESIGN ADJUSTMENT DOES NOT CREATE ADDITIONAL MAINTENANCE RESPONSIBILITIES FOR THE CITY**

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

**THE DESIGN ADJUSTMENT HAS BEEN DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER**

# Design Adjustment Application



**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	Project Name FOX ROAD SUBDIVISION		
	Case Number S-5-18		
	Transaction Number 543541		
<b>OWNER</b>	Name MURDOCK & GANNON CONSTRUCTION LLC		
	Address PO BOX 61370		City RALEIGH
	State NC	Zip Code 27661	Phone 9196495549
<b>CONTACT</b>	Name MAC MCINTYRE PE		Firm CAA ENGINEERS
	Address 4932 B WINDY HILL DRIVE		City RALEIGH
	State NC	Zip Code 27609	Phone 9194275227
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
	THE REQUEST FOR DESIGN ADJUSTMENT IS FOR MODIFYING THE TYPICAL ROAD SECTIONS TO MALONE COURT AND FOX ROAD TO ALLOW STREETScape MODIFICATIONS, SIDEWALK MODIFICATIONS AND RIGHT OF WAY WIDTH MODIFICATIONS. THE MODIFICATIONS ON MALONE COURT CONSIST OF ALLOWING THE EXISTING TREES TO REMAIN WITHIN THE EXISTING RIGHT OF WAY AND MOVING THE PROPOSED SIDEWALK BEHIND EXISTING LANDSCAPING AND WITHIN A NEW SIDEWALK EASEMENT. THE MODIFICATIONS ON FOX ROAD CONSIST OF EXTENDING ADDITIONAL RIGHT OF WAY BEHIND PROPOSED SIDEWALK AND PLACE STREETScape TREES BEHIND SIDEWALK AND WITHIN MODIFIED RIGHT OF WAY.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature \_\_\_\_\_ Date 8/2/18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

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Deliver the addressed envelopes and letters to:  
 Development Services, Development Engineering  
 One Exchange Plaza, Suite 500  
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF WAKE

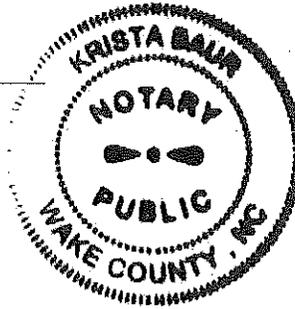
I, KRISTA BAUR, a Notary Public do hereby certify that  
STEPHEN GANNON personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 8<sup>th</sup> day of August, 2018.

(SEAL)

Notary Public Krista J Baur

My Commission Expires: 1-25-21



# Preliminary Subdivision Plan FOX ROAD SUBDIVISION

Raleigh  
Wake County, North Carolina

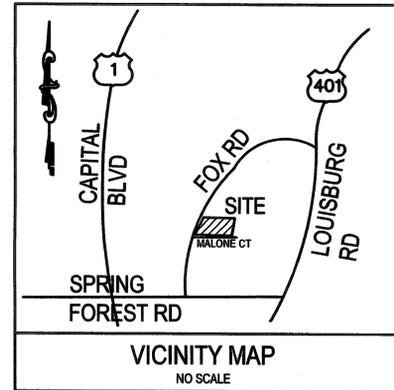
Transaction Number: 543541  
S-5-18

**OWNER/DEVELOPER CONTACT**  
MURDOCK & GANNON CONSTRUCTION LLC  
P.O. BOX 61370  
RALEIGH, NC 27661  
(919) 649-5549

SHEET	DESCRIPTION
S1	Cover Sheet
A1	Site Survey (Woodcock Group LLC)
C1	Architectural
C2	Existing Conditions and Demolition Plan
C3	Site Plan
C4	Subdivision and Easement Plan
C5	Grading Plan
C6	Utility Plan
D-1	Landscape Plan
D-2	Site and Bioretention Details
D-3	Site and Water Details Sanitary Sewer Details

## PROJECT INFORMATION

PROJECT ADDRESS:	6100 FOX ROAD
PIN:	1726895468
ZONING:	R-10 - CU
FLOOD ZONE:	N/A
NO FEMA FLOOD HAZARDS AREAS PER FIRM 3720172600	
DISTURBED AREA:	63,467 SF (1.46 ACRES)
EXISTING LOT AREA	63,467 SF (1.46 ACRES)
R/W DEDICATION ALONG FOX ROAD	2150 SF +/-
R/W DEDICATION ALONG MALONE ROAD	666 SF +/-
PROPOSED USE	12 TOWNHOMES
EXISTING USE	SINGLE FAMILY
EXISTING IMPERVIOUS AREA	(3284 SF) 5.2%
PROPOSED IMPERVIOUS AREA NEW DEVELOPMENT	(38,683 SF) 60%
AMENITY AREA (REQ 10%)	63,467 x .10 = 6348 SF
AMENITY AREA (PROVIDED)	6380 SF (14%)
TCA REQUIRED	N/A
TCA PROVIDED	N/A
LOT WIDTH (MIN)	16 FT
LOT WIDTH - PROVIDED	24' MIN
INSIDE CITY LIMITS	NO
PROJECT TO BE ANNEXED INTO THE CITY OF RALEIGH	
RIVER BASIN	NEUSE
PARKING REQ:	( 12 UNITS X 3 BEDROOMS/UNIT = 36 BEDROOMS
PARKING PROVIDED :	36 BEDROOMS X 1 SPACE/ BEDROOM = 36 SPACES
PLUS 1 VISITOR SPACE PER 10 UNITS (12 UNITS)	= 2 SPACES
TOTAL PARKING PROVIDED	= 38 SPACES
PARKING PROVIDED = 2 SPACES @ EA UNIT = 24 + 14 SPACES	38 SPACES
REQUIRED BIKE PARKING REQUIRED- 1 SPACE PER 20 UNITS	0 REQUIRED
BIKE PARKING PROVIDED	1 BIKE RACK



## ARCHITECT CONTACT

PERRY COX, AIA  
124 SALEM TOWNE COURT  
APEX, NC 27501

## SURVEYOR:

THE WOODCOCK GROUP LLC  
PO BOX 336, YOUNGSVILLE NC 27596  
(919) 522-7253

## CIVIL ENGINEER

Caa Engineers, Inc  
MAC MCINTYRE, P.E.  
4932-B WINDY HILL DRIVE  
RALEIGH, NC 27609  
PH. (919) 427-5227

MACMCINTYREPE@GMAIL.COM

## APPLICATION

## Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 801 | Raleigh, NC 27611 | 919-996-2145 | FAX: 919-996-1531  
Litchford Satellite Office | 8329 | 179 Litchford Road | Raleigh, NC 27617 | 919-996-4210

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only	Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>			
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision			
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #:			
<b>GENERAL INFORMATION</b>			
Development Name: FOX ROAD SUBDIVISION			
Proposed Use: TOWNHOMES			
Property Address(es): 6100 FOX ROAD			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 12399466	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input type="checkbox"/> Single family <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district			
<input type="checkbox"/> Other (describe):			
<b>OWNER/DEVELOPER INFORMATION</b>			
Company Name: MURDOCK & GANNON CONSTRUCTION   Owner/Developer Name: STEPHEN GANNON			
Address: PO BOX 61370			
Phone: 9196495549	Email: STEPHENGANNON2003@YAHOO.COM	Fax: N/A	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>			
Company Name: Caa ENGINEERS   Contact Name: GEORGE "MAC" MCINTYRE PE			
Address: 4932 B WINDY HILL DRIVE, RALEIGH NC 27609			
Phone: 9194275227	Email: MACMCINTYREPE@GMAIL.COM	Fax: N/A	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
<b>ZONING INFORMATION</b>			
Zoning District(s): R-10 CONDITIONAL USE			
If more than one district, provide the acreage of each			
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
CuD (Conditional Use District) Case # Z-B-17			
COA (Certificate of Appropriateness) Case #			
BOA (Board of Adjustment) Case # A-			
<b>STORMWATER INFORMATION</b>			
Existing Impervious Surface	3,284 SF	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	38,683 SF	acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	N/A	Flood Study	N/A
FEMA Map Panel #	N/A		
<b>NUMBER OF LOTS AND DENSITY</b>			
Total # of Townhouse Lots:	Detached	Attached	12
Total # of Single Family Lots	N/A		
Total # of All Lots	13		
Overall Unit(s)/Acre Densities Per Zoning Districts: 12 UNITS/ 1.46 AC = 8.9 UNITS PER ACRE			
Total # of Open Space and/or Common Area Lots: 1			
<b>SIGNATURE BLOCK (Applicable to all developments)</b>			
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.			
I hereby designate: MAC MCINTYRE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.			
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development(s).			
Signature	Date		1/29/18
Signature	Date		

	NEW	EXISTING
DRAINAGE STRUCTURE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
WATER VALVE		
FIRE HYDRANT		
OVERHEAD UTILITY LINE		
UNDERGROUND ELECTRIC LINE		
UNDERGROUND TELECOM/DATA LINE		
FIBER OPTIC CABLE		
GAS LINE		
STORM DRAINAGE PIPE		
SANITARY SEWER LINE		
WATER LINE		
SURFACE ELEVATION CONTOUR		
SURFACE SPOT ELEVATION		
CLEARING LIMIT/TREE LINE		
LIMIT OF DISTURBANCE		
ELECTRICAL TRANSFORMER PAD		

## LEGEND

R10 MINIMUM SETBACKS & DATA	
FROM A PRIMARY STREET (MIN REQ)	10 LF
FROM A PRIMARY STREET (PROVIDED)	10 LF
FROM A SIDE STREET	10 LF
FROM A SIDE LOT LINE (MIN REQ)	0 LF OR 6 LF
FROM A SIDE LOT LINE (PROVIDED)	0 LF TO 6 LF
FROM A REAR LOT LINE (MIN REQ)	20 LF (MIN)
FROM A REAR LOT LINE (PROVIDED)	GREATER THAN 20 LF
PRIMARY STREET BUILD-TO (REQD)	10' MIN / 55' MAX
PRIMARY STREET BUILD-TO (PROVIDED)	14' - 19.5'
BUILDING WIDTH IN PRIMARY BUILD-TO (REQUIRED)	70% MIN
BUILDING WIDTH IN PRIMARY BUILD-TO (PROVIDED)	83% MIN
MAXIMUM HEIGHT	40' MAX
PROPOSED RIGHT OF WAY DEDICATION	1882 SF

BUILDING WIDTH IN PRIMARY BUILD TO CALCULATIONS:  
LOT FRONTAGE: 231'  
BUILDING FRONTAGE: 192'  
REQUIRED (MIN): 70%  
PROVIDED: 192'/231' = 83%

**LOT AREA SUMMARY**  
PROPOSED LOT AREA = 63,467 - (2150 + 666 SF PROP ROW) = 60,651 SF  
AMENITY AREA REQUIRED 10% = 60,651 x .10 = 6065 SF  
12 RESIDENTIAL LOTS = 28,405 SF  
1 COMMON AREA LOT = 32,246 SF  
TOTAL COMMON AMENITY AREA PROVIDED = 8296 SF

**CONDITIONAL USE ZONING Z-8-17**  
1. APARTMENT BUILDING TYPE IS PROHIBITED.

**WASTE SERVICES PICK UP PROCEDURE**  
SOLID WASTE FOR EACH RESIDENCE WILL BE MANAGED THROUGH THE CITY OF RALEIGH WASTE MANAGEMENT PROGRAM.  
WASTE DUMPSTER TO BE PROVIDED FOR WASTE PICK UP

**PROJECT NOTES**  
1. PRIOR TO SUBDIVISION PLAT FINAL APPROVAL DEMOLITION PERMITS MUST BE OBTAINED FOR THE EXISTING STRUCTURES AND SUPPORTING INFRASTRUCTURE AND THEY MUST BE REMOVED PRIOR TO PLAT RECORDATION.  
2. TREE CONSERVATION PLAN IS NOT REQUIRED SINCE THE PROJECT SITE IS LESS THAN 2.0 ACRES PER ARTICLE 6.1.2 OF THE UDO.  
3. ALL PROPOSED OUTDOOR LIGHTING WILL MEET THE STANDARDS OF SECTION 7.4 OF COV'S UNIFIED DEVELOPMENT ORDINANCE.  
4. ALL MECHANICAL EQUIPMENT MUST BE LOCATED AND SHOWN ON PLANS AND WILL MEET THE SCREENING STANDARDS OF SECTION 7.2.5 OF THE UNIFIED DEVELOPMENT ORDINANCE.

**NOTE:**  
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS  
Rev 3 - 09-10-2018 Per City Comment  
Rev 2 - 08-13-2018 Per City Comment  
Rev 1 - 03-22-2018 Per City Comment



**caaENGINEERS, Inc.**  
Professional Engineers  
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Wake Forest, North Carolina 27587  
4932 B Windy Hill Drive,  
Raleigh, NC 27609 919-427-5227  
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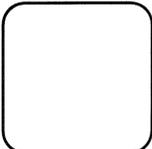
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**DEMOLITION NOTES**

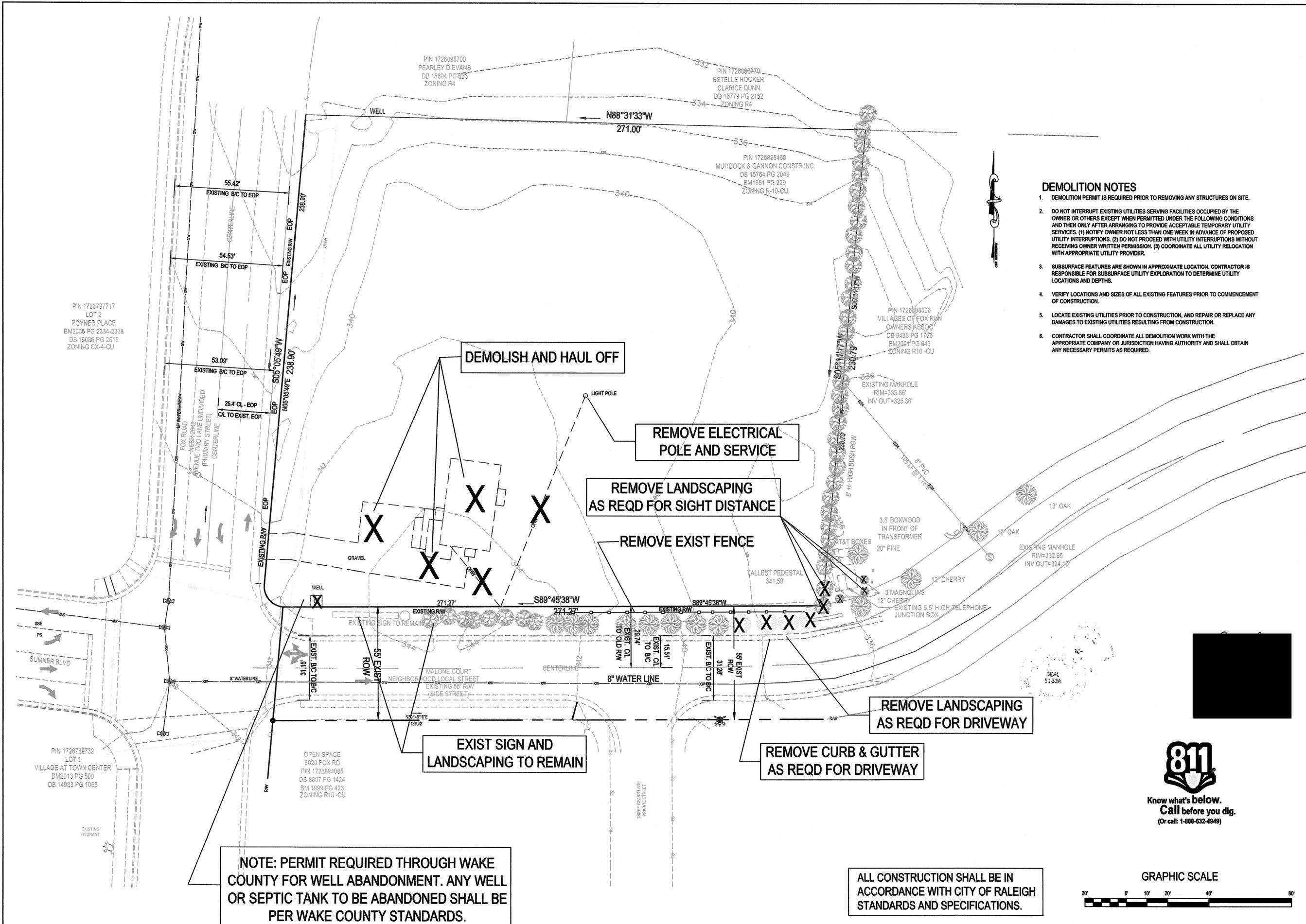
1. DEMOLITION PERMIT IS REQUIRED PRIOR TO REMOVING ANY STRUCTURES ON SITE.
2. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES. (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION. (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
3. SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
4. VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND REPAIR OR REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY NECESSARY PERMITS AS REQUIRED.

NO.	DATE	REVISION/DESCRIPTION	BY
1	04/22/2018	Per C/N Comment	BY
2	04/15/2018	Per C/N Comment	BY
3	04/10/2018	Per C/N Comment	BY
4		Comment	BY
5		Comment	BY
6		Comment	BY
7		Comment	BY
8		Comment	BY



**Exist Conditions & Demolition Plan**  
Fox Road Subdivision  
Murdock & Gannon Construction LLC  
Raleigh, Wake County, North Carolina

Job No. \_\_\_\_\_  
Dwg No. **C1**



**NOTE: PERMIT REQUIRED THROUGH WAKE COUNTY FOR WELL ABANDONMENT. ANY WELL OR SEPTIC TANK TO BE ABANDONED SHALL BE PER WAKE COUNTY STANDARDS.**

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



PIN 172679717  
LOT 2  
POYNER PLACE  
BM2005 PG 2334-2338  
DB 15086 PG 2615  
ZONING CX-4-CU

PIN 1726895700  
PEARLEY D EVANS  
DB 15604 PG 623  
ZONING R4

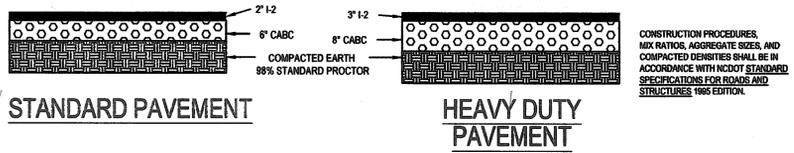
PIN 1726896370  
ESTELLE HOOKER  
CLARICE DUNN  
DB 15779 PG 2152  
ZONING R4

PIN 1726895468  
MURDOCK & GANNON CONSTR INC  
DB 15764 PG 2049  
BM1981 PG 329  
ZONING R-10-CU

PIN 1726898506  
VILLAGES OF FOX ROAD  
OWNERS ASSOC  
DB 9480 PG 1706  
BM2004 PG 643  
ZONING R10-CU

PIN 1726789732  
LOT 1  
VILLAGE AT TOWN CENTER  
BM2013 PG 500  
DB 14983 PG 1055

OPEN SPACE  
6020 FOX RD  
PIN 1726894085  
DB 8807 PG 1424  
BM 1999 PG 423  
ZONING R10-CU



**SCREENING NOTES:**

- GROUND-MOUNTED EQUIPMENT SCREENING SHALL BE AS HIGH AS THE HIGHEST POINT OF THE EQUIPMENT BEING SCREENED (UDO 7.2.5.D.4)
- SCREENINGS SHALL CONSIST OF LANDSCAPING OR AN OPAQUE SCREEN COMPATIBLE WITH THE PRINCIPAL BUILDING IN TERMS OF TEXTURE, QUALITY, MATERIAL AND COLOR (UDO 7.2.5.D.4b)

**MECHANICAL EQUIPMENT AND SITE LIGHTING NOTES:**

- ALL PROPOSED OUTDOOR LIGHTING WILL MEET THE REQUIREMENTS OF SECTION 7.4 OF THE CITY OF RALEIGH UDO.
- ALL MECHANICAL EQUIPMENT MUST CONFORM TO SECTION 7.2.5 OF THE CITY OF RALEIGH UDO AND ARE NOTED ON THIS PLAN.

**NOTES:**

- RESIDENTIAL INFILL RULES MAY APPLY TO THESE PROPOSED LOTS. DETERMINATION OF COMPLIANCE WILL BE MADE UPON ISSUANCE OF RESIDENTIAL BUILDING PERMITS. (SECTION 2.2.7, UDO). DRIVEWAYS ARE TO BE BETWEEN 10'-18' WIDE, PERPENDICULAR TO THE STREET, LOCATED A MINIMUM OF 3.5' FROM ADJACENT PROPERTY LINES, COMPLY WITH THE 20 MINIMUM CORNER CLEARANCE FOR A DRIVEWAY AT AN INTERSECTION. DRIVEWAYS WILL BE REVIEWED WITH THE BUILDING PLAN SUBMITTAL.
- FENCES, WALLS AND OTHER STRUCTURES ARE PROHIBITED IN DRAINAGE AND UTILITY EASEMENTS-BOTH PUBLIC AND PRIVATE. DETERMINATION OF COMPLIANCE WILL BE MADE UPON ISSUANCE OF RESIDENTIAL BUILDING PERMITS. (SECTION 7.2.8 UDO)
- ANY UNUSED EXISTING UTILITY SERVICES SHALL BE ABANDONED AT THE TAP (MAIN) AND REMOVED FROM ROW OR EASEMENT PER PUBLIC UTILITIES HANDBOOK.
- STREETS A AND B SHALL BE PUBLIC AND TURNED OVER TO THE CITY OF RALEIGH FOR MAINTENANCE UPON COMPLETION.
- ANY SIGNAGE LOCATED ON THE SITE SHALL BE APPROVED BY THE CITY OF RALEIGH AND SHALL BE LOCATED OUTSIDE OF ANY SIGHT TRIANGLES.
- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION SHALL BE PLACED WITHIN A SIGHT TRIANGLE. OBJECTS THAT MAY BE LOCATED IN THE SIGHT TRIANGLE ARE ITEMS SUCH AS; HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS RE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.
- PARKING REQUIRED BY TOWNHOMES WILL BE PROVIDED IN THEIR GARAGES AND ON THEIR OWN DRIVEWAYS. ON-STREET PARKING AREAS ARE NOT SPECIFICALLY PROVIDED.
- LANDSCAPE CONTRACTOR/OWNER OF PROPERTY WILL SCREEN ALL ABOVE-GROUND UTILITY DEVICES WITH EVERGREEN SHRUBS.
- WHEELCHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH THE RALEIGH PUBLIC WORKS TRANSPORTATION STANDARD DRAWING T-20.01.2.
- SIDEWALK ACCESS WILL BE PROVIDED FROM EACH DWELLING TO THE SIDEWALK ALONG THE PUBLIC STREETS.

FOX ROAD (CURB AND GUTTER) PER NCDOT (SHAWN BRENNON)

- SAW CUT EXISTING PAVEMENT ACCURATELY PRIOR TO CURB AND GUTTER INSTALLATION.
- GRIND EDGE DOWN.
- AND NO MILLING REQUIRED IF THE PAVEMENT CUT IS "CLEAN".

INSTALL 30" CONC CURB AND GUTTER ALONG PROJECT FRONTAGE IN FOX ROAD. SEE NOTE AND SEE COR DETAIL.

SAW CUT 2" PAVEMENT

PIN 172679717  
LOT 2  
POYNER PLACE  
BM2005 PG 2334-2338  
DB 15088 PG 2615  
ZONING CX-4-CU

PIN 1726789732  
LOT 1  
VILLAGE AT TOWN CENTER  
BM2013 PG 500  
DB 14983 PG 1055

OPEN SPACE  
6020 FOX RD  
PIN 1726894085  
DB 8807 PG 1424  
BM 1999 PG 423  
ZONING R10-CU

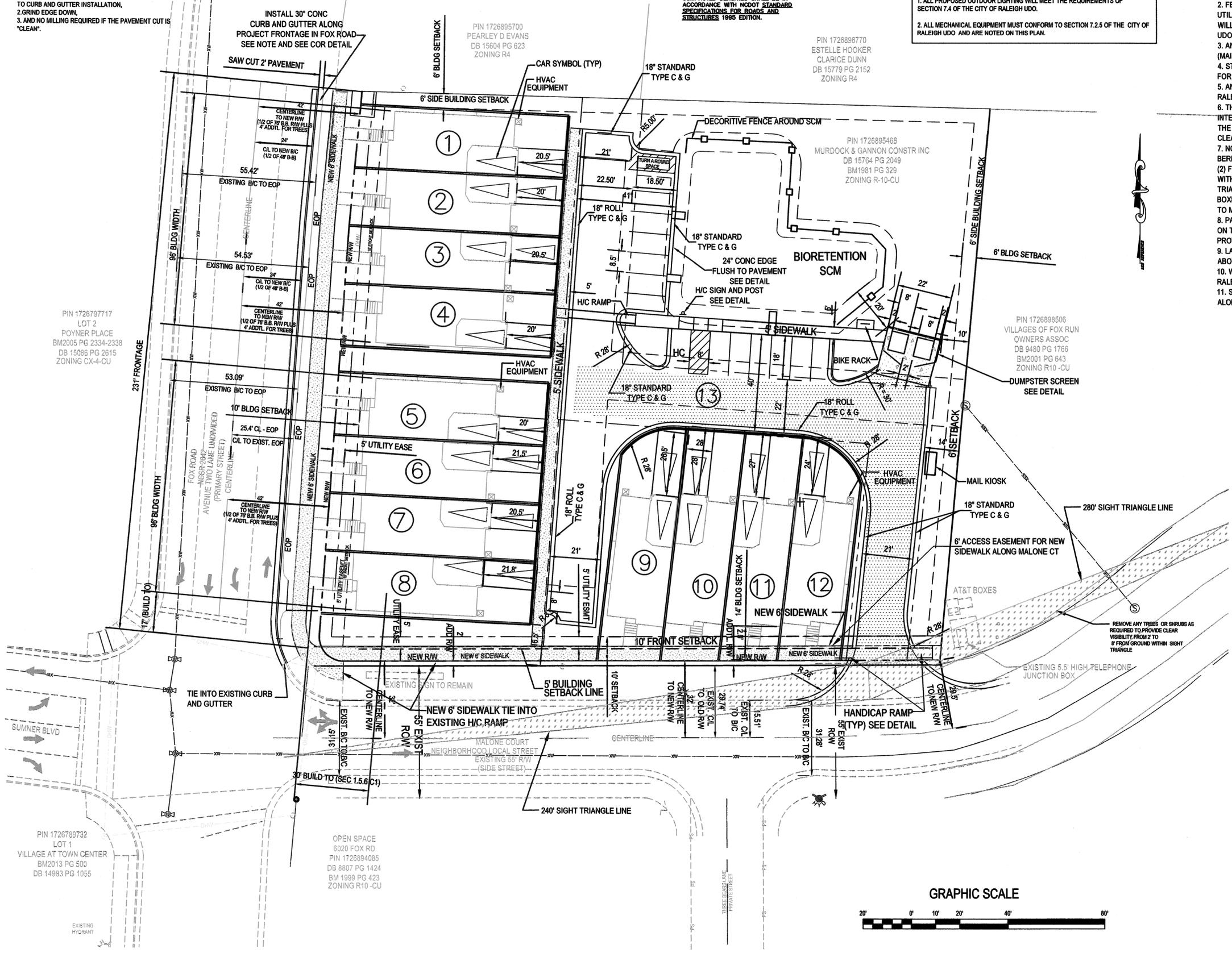
PIN 1726895700  
PEARLEY D EVANS  
DB 15604 PG 623  
ZONING R4

CONSTRUCTION PROCEDURES, MIX RATIOS, AGGREGATE SIZES, AND COMPACTED DENSITIES SHALL BE IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES 1995 EDITION.

PIN 1726896770  
ESTELLE HOOKER  
CLARICE DUNN  
DB 15779 PG 2152  
ZONING R4

PIN 1726895468  
MURDOCK & GANNON CONSTR INC  
DB 15764 PG 2049  
BM1981 PG 329  
ZONING R-10-CU

PIN 1726898506  
VILLAGES OF FOX RUN  
OWNERS ASSOC  
DB 9480 PG 1766  
BM2001 PG 643  
ZONING R10-CU



**R10 MINIMUM SETBACKS & DATA**

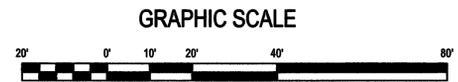
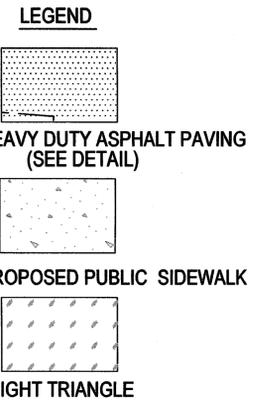
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BUILDING WIDTH IN PRIMARY BUILD-TO (PROVIDED)	83% MIN
MAXIMUM HEIGHT	40' MAX
PROPOSED RIGHT OF WAY DEDICATION	1882 SF

**BUILDING WIDTH IN PRIMARY BUILD TO CALCULATIONS:**

LOT FRONTAGE: 231'  
BUILDING FRONTAGE: 192'  
REQUIRED (MIN): 70%  
PROVIDED: 192/231 = 83%

**LOT AREA SUMMARY**

PROPOSED LOT AREA = 63,467 - (2150 + 666 SF PROP ROW) = 60,651 SF  
AMENITY AREA REQUIRED 10% = 60,651 x .10 = 6065 SF  
12 RESIDENTIAL LOTS = 28,405 SF  
1 COMMON AREA LOT = 32,246 SF  
TOTAL COMMON AMENITY AREA PROVIDED = 8296 SF



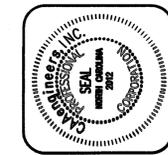
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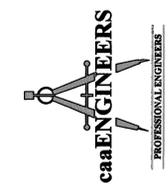
NO.	DATE	DESCRIPTION	BY
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2	08-15-2018	Per City Comment	SM
3	08-10-2018	Per City Comment	SM
4	08-08-2018	Per City Comment	SM
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79	08-08-2018	Per City Comment	SM
80	08-08-2018	Per City Comment	SM

**Site and Staking Plan**  
Fox Road Subdivision  
Murdock & Gannon Construction LLC  
Raleigh, Wake County, North Carolina

Job No. \_\_\_\_\_  
Dwg No. \_\_\_\_\_  
**C2**



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Raleigh, NC 27609 919-625-6755  
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NO.	DATE	REVISION DESCRIPTION
1	03/25/2014	FOR CITY COMMENT
2	03/25/2014	FOR CITY COMMENT
3	03/25/2014	FOR CITY COMMENT
4	03/25/2014	FOR CITY COMMENT
5	03/25/2014	FOR CITY COMMENT
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9	03/25/2014	FOR CITY COMMENT
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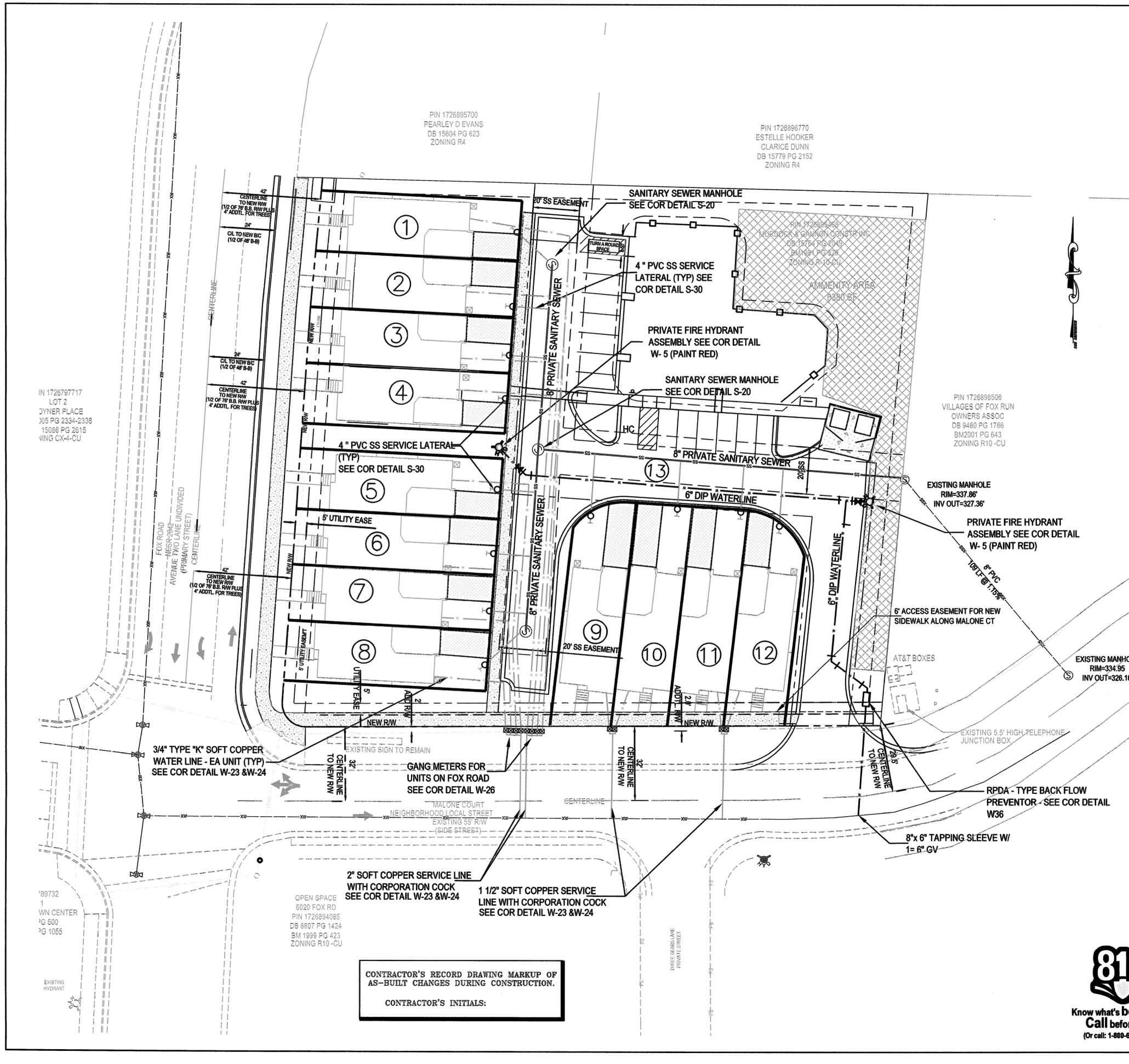
**Utility Plan**  
Fox Road Subdivision  
Murdock & Gannon Construction LLC  
Raleigh, Wake County, North Carolina

Job No. \_\_\_\_\_  
Dwg No. \_\_\_\_\_  
**C5**

- CITY OF RALEIGH - GENERAL UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
  - UTILITY SEPARATION REQUIREMENTS:
    - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
    - 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 WATER MAIN, DIP MATERIALS OR STEEL ENCASUREMENT 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" MINIMUM 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 3/4" COPPER\* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' 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 4" ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
  - REDUCE PRESSURE REDUCING VALVES 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 NCDM, 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-2 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 MANUFACTURERS' 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.
- \*EDIT TYPICAL SERVICE SIZE & MATERIAL AS APPROPRIATE.

- PUBLIC UTILITY NOTES**
- UTILITY LAYOUT IS PRELIMINARY AND IS SUBJECT TO VARY WITH FINAL SITE PLANS AND CONSTRUCTION DRAWINGS.
  - ALL PUBLIC WATER AND SEWER EXTENSIONS SHALL BE SUBMITTED AND APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
  - ALL WATER SERVICES ARE TO BE 3/4" WITH A 5/8" METER PER THE CITY OF RALEIGH STANDARDS.
  - ALL SEWER SERVICE LINES TO EACH INDIVIDUAL PROPERTY ARE TO BE 4" IN DIAMETER.
  - NO PERSON SHALL PLACE ANY PART OF A STRUCTURE, CONSTRUCTION FILL MATERIAL, PERMANENT EQUIPMENT, OR IMPOUNDMENT OR PLANT TREES, SHRUBS OR ANY OTHER PLANT ON SANITARY SEWER EASEMENTS OR MAINS.

- PRIVATE UTILITY NOTES**
- UTILITY SERVICE AREAS LOCATED OUTSIDE OF PUBLIC RIGHT OF WAYS THAT EXCEED 42" IN HEIGHT AND 42" IN ANY OTHER DIMENSION MUST BE SCREENED FROM THE PUBLIC RIGHT OF WAY.
- SCREENING NOTES:**
- GROUND-MOUNTED EQUIPMENT SCREENING SHALL BE AS HIGH AS THE HIGHEST POINT OF THE EQUIPMENT BEING SCREENED (UDO 7.2.5.D.4)
  - SCREENING SHALL CONSIST OF LANDSCAPING OR AN OPAQUE SCREEN COMPATIBLE WITH THE PRINCIPAL BUILDING IN TERMS OF TEXTURE, QUALITY, MATERIAL AND COLOR (UDO 7.2.5.D.4b)



CONTRACTOR'S RECORD DRAWING MARKUP OF AS-BUILT CHANGES DURING CONSTRUCTION.  
CONTRACTOR'S INITIALS: \_\_\_\_\_

PIN 1726895700  
PEARLEY D EVANS  
DB 15604 PG 623  
ZONING R4

PIN 1726896770  
ESTELLE HOOKER  
CLARICE DUNN  
DB 15779 PG 2152  
ZONING R4

PIN 1726898506  
VILLAGES OF FOX RUN  
OWNERS ASSOC  
DB 9480 PG 1766  
BM2001 PG 643  
ZONING R10-CU

PIN 1726797717  
LOT 2  
JYNER PLACE  
305 PG 2334-2338  
15086 PG 2615  
NING CX-4-CU

OPEN SPACE  
6020 FOX RD  
PIN 1726894085  
DB 8807 PG 1424  
BM 1999 PG 423  
ZONING R10-CU

'89732  
1  
WN CENTER  
'G 500  
'G 1065



**Preliminary  
for approval only**



**03 Left Side Elevation**

Scale: 3/16" = 1'-0"



**04 Right Side Elevation**

Scale: 3/16" = 1'-0"



**02 Fox Road Elevation - Units One Thru Four**

Scale: 3/16" = 1'-0"



**01 Rear Elevation - Units One Thru Four**

Scale: 3/16" = 1'-0"

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Revision Date: 22 March 2018  
Issue Date: 30 January 2018

**A1.1**



**03 Left Side Elevation**

Scale: 3/16" = 1'-0"



**04 Right Side Elevation - Malone Court**

Scale: 3/16" = 1'-0"



**02 Fox Road Elevation - Units Five thru Eight**

Scale: 3/16" = 1'-0"



**01 Rear Elevation - Units Five thru Eight**

Scale: 3/16" = 1'-0"

**Preliminary  
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Revision Date: 22 March 2018  
Issue Date: 30 January 2018

**A1.2**



**03 Left Side Elevation**

Scale: 3/16" = 1'-0"



**04 Right Side Elevation**

Scale: 3/16" = 1'-0"



**02 Malone Court Elevation - Units Nine thru Twelve**

Scale: 3/16" = 1'-0"



**01 Rear Elevation - Units Nine thru Twelve**

Scale: 3/16" = 1'-0"

**Preliminary  
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**A1.3**

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