



# Administrative Approval Action

SR-117-18 / Farmington Square Lots 4 & 5  
Transaction# 579861, AA#3981

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 south side of Rock Quarry Road, east of Olde Birch Drive at 2802 & 2818 New Birch Drive.
- REQUEST:** Development of a vacant 2.15 acre tract zoned NX-3-CU, on the corner of Olde Birch & New Birch Drives, into two new proposed commercial retail buildings totaling 19,496 SF. Proposed Building 1 being 9,748 SF & proposed Building 2 being 9,748 SF. This site also includes 1,069 SF or .002 acres of right-of-way dedication along Old Birch Drive & New Birch Drive, leaving a net area of 2.13 acres.
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** Design Adjustment DA-132-2018 was approved for the Block Perimeter requirements.
- 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 5/14/2019 by Jones & Crossen Engineering, PLLC.

## **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:*

☐ **CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ **CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Concurrent Site Review plans:***

### **General**

1. At time of Concurrent Site Review plans submittal, the representative for the Property Owner Association on Lot 3 (as shown on book map 2008, pg 1660 entitled "Farmington Square Subdivision") shall also sign the application forms since a portion of a proposed driveway easement extends onto Lot 3 owned by the POA.

### **Engineering**

2. 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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## Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

## Urban Forestry

4. Tree conservation areas are required, but no qualifying tree conservation areas exist on site.

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

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
<input type="checkbox"/>		<input type="checkbox"/>	Other:

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site 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 recombination plat is recorded, recombining existing lots 4 & 5 into one (1) tract as shown on the approved proposed ASR set.
2. A Type C3 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.
3. Applicant should also refer to the original subdivision file case "S-14-05 AA" conditions of approval document for any additional notes to be placed on "all plat recordings" per the original subdivision plan administrative action for "Farmington Square Subdivision."

## Engineering

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



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5. 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
6. A fee-in-lieu for 1' of sidewalk along New Birch Drive is paid to the City of Raleigh (UDO 8.1.10).
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## Stormwater

8. 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).

## Urban Forestry

9. This development proposes 0 acres of tree conservation area since no qualifying areas exist on site.

☒ **BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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-54-98.
2. A recombination map shall be recorded prior to or in conjunction with the recording of right-of-way dedication or easements, recombining the existing lot into a single tract.
3. Provide fire flow analysis.
4. All property owners shall sign all application forms applicable to submittal as noted under Condition #1 under the Concurrent Site Review section. Both owners of Lots 4, 5 and Lot 3, maintained by the POA must sign the application as representatives.
5. On Sheet LP-1 of the approved preliminary plans, a site key shall be included identifying all features or symbols shown on the lighting plan sheet.
6. On sheets A1.3 & A2.3, the sets of high/low spot grades calculations #, per the grading table/chart information, is labeled along the respective elevation plain illustrations. The high/low grades listed for each directional plain elevation illustration should also be shown or spot graded along the actual elevation plains.



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## **Engineering**

7. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
8. 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 day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
9. A fee-in-lieu for 1' of sidewalk along New Birch Drive shall be paid to the City of Raleigh (UDO 8.1.10).
10. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
11. A cross access agreement among the lots proposed for development shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
12. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

## **Stormwater**

13. 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).

## **Urban Forestry**

14. A fee-in-lieu of tree planting shall be paid to the City of Raleigh for 3 street trees that can't be planted on New Birch Drive.
15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along New Birch Drive and 2 street trees along Olde Birch Drive for a total of 5 street trees.





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

1. 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.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. Impervious Surface Area As-built drawing must be accepted showing impervious area on lots 1-5 do not exceed 209,324 sf per S-14-05 Subdivision approved Stormwater Management Plan.
7. Final inspection of all right of way street trees by Urban Forestry Staff.

**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:** 6-19-2022

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.

I hereby certify this administrative decision.

**Signed:**(Development Services Dir./Designee) Angie B. Taylor Date: 6/19/19

**Staff Coordinator:** Jermont Purifoy

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	<b>Project Name</b>	Farmington Square - Lots 4 & 5	
	<b>Development Case Number</b>	SR-117-2018	
	<b>Transaction Number</b>	579861	
	<b>Design Adjustment Number</b>	DA - 132 - 2018	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
	Staff <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
<div style="border: 1px solid black; height: 150px; width: 100%;"></div>			
<b>Development Services Director or Designee Action:</b> <input checked="" type="checkbox"/> <b>APPROVE</b> <input type="checkbox"/> <b>APPROVE WITH CONDITIONS</b> <input type="checkbox"/> <b>DENY</b>			

**Authorized Signature**

*Daniel G. Kunkle, PE*  
ENGINEERING REVIEW MANAGER

*6/7/19*  
Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.  
Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# 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

Staff supports the request for relief pertaining to block perimeter. There exists a 25' Landscape Area previously recorded on BM2008, PG1660, an existing stormwater pond, and a buffered stream to the south of the proposed development in the location of any future stub streets.

# 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> Farmington Square - Lots 4 & 5		
	<b>Case Number</b>		
	<b>Transaction Number</b>		
<b>OWNER</b>	<b>Name</b> Farmington Square, LLC		
	<b>Address</b> 3725 National Drive, Suite 150		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27612	<b>Phone</b> 919-669-7650
<b>CONTACT</b>	<b>Name</b> Peter Crossen		<b>Firm</b> Jones & Crossen Engineering, PLLC
	<b>Address</b> P.O. Box 1062		<b>City</b> Apex
	<b>State</b> NC	<b>Zip Code</b> 27502	<b>Phone</b> 919-387-1174
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" 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 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 project site is comprised of two existing lots within the Farmington Square subdivision (S-14-05) that are bound to the north by existing New Birch Drive and to the west by existing Olde Birch Drive. To the east are existing Lots 2 and 3 of the Farmington Square subdivision that consist of an existing building and stormwater wet pond for the subdivision, respectively. And to the south is Lot 3 that includes a recorded 25' landscape buffer, Neuse River buffered stream and undisturbed area (BM 2006, PG 1660). Access to the east and south is prohibited by these existing site features so a Design Adjustment for block perimeter is requested.			

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 [Signature] Date 12-12-18

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

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

For Office Use Only	RECEIVED DATE:	DA -
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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 design adjustment meets the intent of this Article by maximizing connectivity using the existing surrounding streets. These streets will include sidewalk for pedestrian access to all lots comprising the subdivision. The site will also provide cross access to existing Lot 2 to the east.

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

The design adjustment conforms with the Comprehensive Plan and adopted City plans by providing additional R/W on Olde Birch Drive and New Birch Drive to meet current COR street standards. This includes installation of sidewalk and street trees where applicable along the street frontages.

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

The design adjustment does not increase congestion or compromise safety. The site has two points of access off New Birch Drive and shares cross access to existing Lot 2. All streets will provide sidewalk access for pedestrians.

- D. The requested design adjustment does not create any lots without direct street Frontage;

The design adjustment does not create any lots without direct access to street frontage. All Farmington Square subdivision lots have access to either Olde Birch Drive or New Birch Drive.

- 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 based on the following; to the east is Lot 2 which is a developed building used for retail shopping; to the east on Lot 3 is an existing stormwater wet pond that is used to meet City of Raleigh stormwater requirements for the Farmington Square subdivision; to the south on Lot 3 is a buffered stream, a 25' landscape buffer and an undisturbed area. These three features are recorded in BM 2008, PG 1660. So the surrounding area to Lots 4 & 5 are prohibitive for street extensions.

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

INDIVIDUAL

I, STEPHEN WATSON, a Notary Public do hereby certify that  
Howard D. Meyer, Manager personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 12 day of December, 2018.



Notary Public [Signature]

My Commission Expires: 6.26.21








# FARMINGTON SQUARE-LOTS 4 & 5

## ADMINISTRATIVE SITE REVIEW

### SR-117-18

<b>Administrative Site Review Application</b> (for UDO Districts only)			<b>DEVELOPMENT SERVICES DEPARTMENT</b>
Development Services Customer Service Center   1 Exchange Plaza, Suite 401   Raleigh, NC 27601   919-996-2451   tdd 919-996-1831 1 Standard Satellite Office   2201 - 2311   1 Standard Road   Raleigh, NC 27601   919-996-4207			
When submitting plans, please check the appropriate building type and include the Plan Checklist document.			
<b>BUILDING TYPE</b>		<b>FOR OFFICE USE ONLY</b>	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse		<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	
Has your project previously been through the due diligence or Sketch Plan Review process? If yes, provide the transaction # 550882		Transaction Number	
<b>GENERAL INFORMATION</b>			
Development Name Farmington Square - Lots 4 & 5		Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Zoning District NX-3-CU Overlay District (if applicable)		Major Street Location Rock Quarry Road	
Proposed Use Retail Sales (Shopping Center)		Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	
Property Address(es) 2802 & 2818 New Birch Drive		P.I.N. 1712-86-6694 P.I.N. 1712-86-8576 P.I.N. 1712-86-8576 P.I.N. 1712-86-8576	
<input type="checkbox"/> New Residential <input type="checkbox"/> New Institutional <input type="checkbox"/> New Religious <input type="checkbox"/> New Office <input type="checkbox"/> New Industrial <input type="checkbox"/> New Commercial <input type="checkbox"/> New Public <input type="checkbox"/> New Other		<input type="checkbox"/> New Residential <input type="checkbox"/> New Institutional <input type="checkbox"/> New Religious <input type="checkbox"/> New Office <input type="checkbox"/> New Industrial <input type="checkbox"/> New Commercial <input type="checkbox"/> New Public <input type="checkbox"/> New Other	
<input type="checkbox"/> New Residential <input type="checkbox"/> New Institutional <input type="checkbox"/> New Religious <input type="checkbox"/> New Office <input type="checkbox"/> New Industrial <input type="checkbox"/> New Commercial <input type="checkbox"/> New Public <input type="checkbox"/> New Other		<input type="checkbox"/> New Residential <input type="checkbox"/> New Institutional <input type="checkbox"/> New Religious <input type="checkbox"/> New Office <input type="checkbox"/> New Industrial <input type="checkbox"/> New Commercial <input type="checkbox"/> New Public <input type="checkbox"/> New Other	
<b>WORK SCOPE</b>			
Per City Code Section 15.2.8.0.1, summarize the project work scope. For additions, changes of use, or accessory use per Chapter 4 of the UDO, indicate impacts on parking requirements.			
Development of two buildings within the Farmington Square development for retail shopping. The site will include access driveways and parking for the buildings.			
<b>DESIGN ADJUSTMENT OR ADJUDICATION</b>			
Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Design Adjustment - Block Perimeter (DA-132-2018)			
Design Adjustment - Block Perimeter (DA-132-2018)			
<b>CITY/DEVELOPER/OWNER</b>			
Company Farmington Square, LLC Howard Moye			
Address 3725 National Drive, Suite 150 Raleigh, NC 27612			
Phone 919-669-7650 Email hmoyle@gmail.com			
<b>CONSULTANT</b>			
Company Jones & Cnossen Engineering, PLLC Peter Cnossen			
Address P.O. Box 1086 Apex, NC 27502			
Phone 919-387-1174 Email peter@jonescnossen.com			
WWW.RALEIGHNC.GOV REVISION 05.13.16			

<b>DEVELOPMENT TYPE &amp; SITE DATA TABLE (Applicable to all developments)</b>	
<b>Zoning Information</b>	
Zoning District NX-3-CU Proposed Building Use (Shopping Center)	
If more than one district, provide the acreage of each:	
Overlay District	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2.15 AC	
Off street parking Required 65 Provided 75	
CUD (Conditional Use District) case # 1712-86-6694	
CUD (Conditional Use District) case # 1712-86-8576	
<b>Stormwater Information</b>	
Existing Impervious Surface 3,463 sq. ft. Impervious Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 65,253 sq. ft. If yes, please provide: Flood Study	
New Stormwater <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>FOR RESIDENTIAL DEVELOPMENTS</b>	
1. Total # of Apartment, Condominium or Residential Units	
2. Total # of Cottage Care or Life Care Dwelling Units	
3. Total Number of Hotel Units	
4. Overall Total # of Dwelling Units (1-6 Above)	
5. Bedroom Units: 1br 2br 3br 4br or more	
6. Infill Development 2.2.7	
7. Open Space (sq. ft.) or Amenity	
8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>SIGNATURE BLOCK (Applicable to all developments)</b>	
As the signatory on the property owner(s), I, Peter Cnossen, hereby agree and truly hold harmless, my successors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications on shown on this proposed development plan as approved by the City.	
I hereby designate Peter Cnossen to serve on 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 have read, understood and affirm that this project is conforming to all application requirements applicable with the proposed development site.	
Signed: Peter Cnossen Date: 5.14.17	
Printed Name: Howard D Moye Manager Farmington Square, LLC	
Signed: Howard D Moye Date: 5.14.17	
Printed Name: Howard D Moye Manager Farmington Square Property Owners Association, Inc.	
WWW.RALEIGHNC.GOV REVISION 05.13.16	



Z-54-98 Rock Quarry Road, south side, between Interstate-40 and Creech Road, being a portion of Wake County Tax Map Parcel 1712.16.84.7676. Approximately 7.6 acres rezoned to Neighborhood Business Conditional Use.

#### Conditions:

- Adult establishments, bar, nightclub, tavern, or lounge uses shall be prohibited.
- Stadium, amphitheater, race track, rifle range, group housing, penal facilities, motel, hotel, multi-family dwelling development, and townhouse development shall be prohibited.
- Storm water runoff from the site shall comply with C.R. 7107.
- Future subdivision plans will show a public street or streets intersecting with Rock Quarry Road and traversing the proposed Neighborhood Business CUD tract and R10 CUD tract and connect to the adjacent R-6 tract (PIN 1712.84.7676 (part) to the south).
- For the purposes of reimbursement, public street right-of-way value for the proposed Neighborhood Business CUD shall be retained at the R6 zoning value.
- Arcades and pool halls will not be allowed in the Neighborhood business center.
- An ABC store will be prohibited unless otherwise mandated by local, state, or federal law.

#### SOLID WASTE INSPECTIONS STATEMENT

THE DEVELOPMENT PROPOSES USE OF A PRIVATE WASTE SERVICES CONTRACTOR FOR TRASH AND RECYCLING PICK-UP. THE BUILDING HAS USE OF A DUMPSTER FOR TRASH AND RECYCLING DISPOSAL AS SHOWN ON SHEET 4. COLLECTION FOR EACH SERVICE SHALL BE ONCE A WEEK.

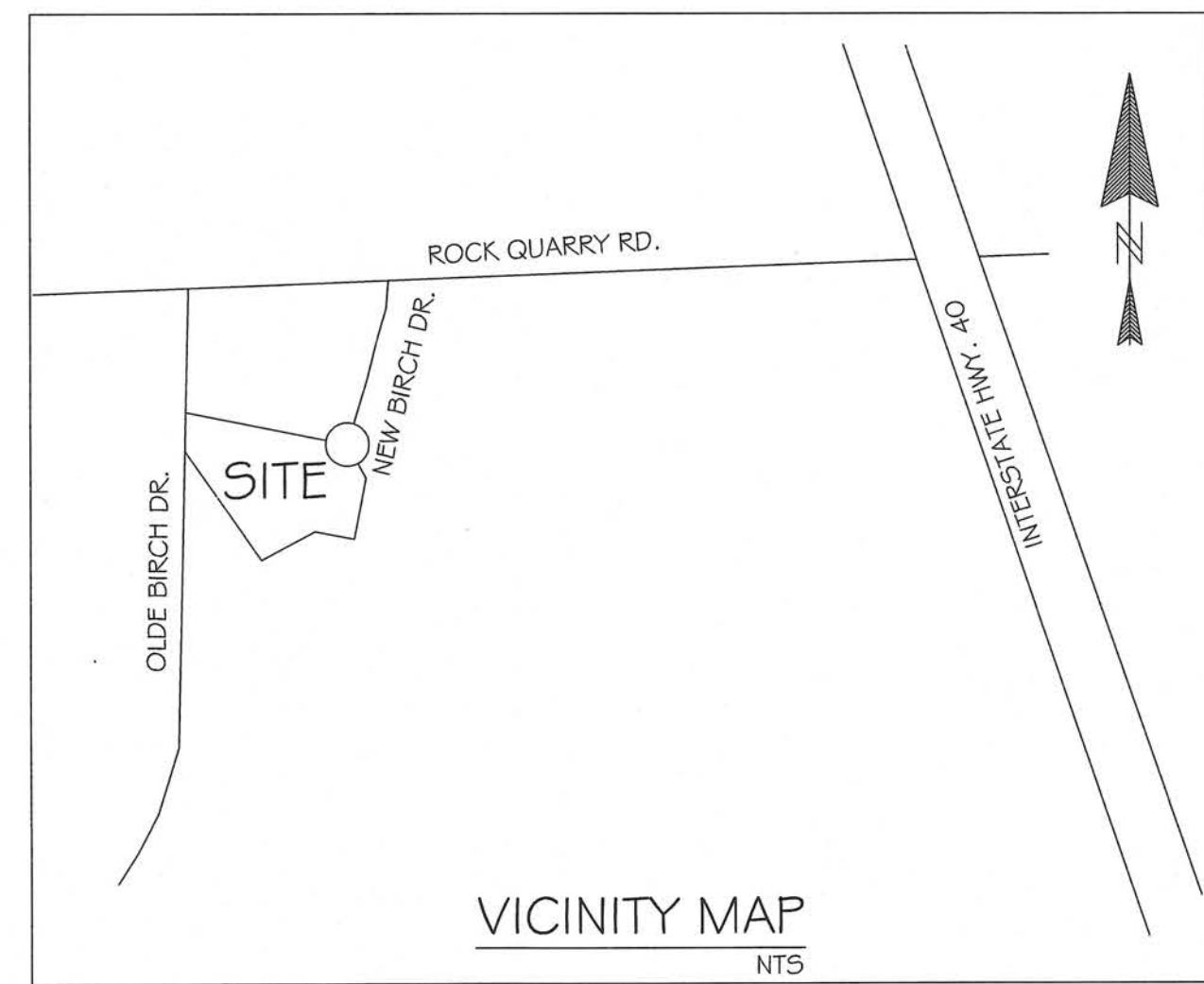
Z-6-90 Rock Quarry Road, south side, between Creech Road and Interstate 40, being a northern portion of Parcel 6, Tax Map 607, rezoned to Neighborhood Business Conditional Use District.

#### Conditions:

- Dedication of 15 feet of additional right-of-way (at Residential-6 value) to the now existing 300 feet from center of Rock Quarry Road to allow for future widening of Rock Quarry Road along the subject property.
- Prohibition of multi-family dwellings, hotels, motels, adult establishments and emergency shelters.
- Removal of existing retail and service store business from the property within 30 days after receiving Certificate of Occupancy on new business. Existing retail business presently located on adjacent property northeast quadrant of parcel #486.
- Upon development, the rate of stormwater runoff will comply with CR 7107.

#### RIGHT-OF-WAY SERVICES NOTES:

- CONTRACTOR SHALL SUBMIT A RIGHT-OF-WAY PERMIT TO CITY OF RALEIGH RIGHT-OF-WAY SERVICES PRIOR TO STARTING ANY IMPROVEMENTS WITHIN THE OLDE BIRCH DRIVE AND NEW BIRCH DRIVE RIGHT-OF-WAY.
- CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL AND PEDESTRIAN PLAN FOR ANY REQUIRED LANE AND/OR SIDEWALK CLOSURES TO COMPLETE THE REQUIRED IMPROVEMENTS.



SITE DATA	
PROJECT NAME	FARMINGTON SQUARE - LOTS 4 & 5
PROJECT ADDRESS	2802 & 2818 NEW BIRCH DRIVE
PREPARER'S CONTACT INFORMATION	JONES & CNOSSSEN ENGINEERING, PLLC
	P.O. BOX 1086
	APEX, NORTH CAROLINA 27502
	PHONE - 919-387-1174 FAX - 919-387-3375 CONTACT PERSON - PETER D. CNOSSSEN
DEVELOPER CONTACT INFORMATION	FARMINGTON SQUARE, LLC
	3725 NATIONAL DRIVE, SUITE 150
	RALEIGH, NC 27612
	PHONE - (919) 669-7650 CONTACT PERSON - HOWARD MOYE
CURRENT PROPERTY ZONING	NX-3-CU
WAKE COUNTY PINS	1712-86-6694 & 1712-86-8576
TOTAL SITE AREA	2.15 AC / 93,664 SF
REQUIRED ROAD R/W DEDICATION	0.02 AC / 1,069 SF
NET SITE AREA	2.13 AC / 92,595 SF
EXISTING SITE USE	VACANT
PROPOSED SITE USE	COMMERCIAL - RETAIL SALES
PROPOSED BUILDING SQUARE FOOTAGE	19,496 SF (TOTAL)
PROPOSED BUILDING 1	9,748 SF
PROPOSED BUILDING 2	9,748 SF
PROPOSED BUILDING HEIGHT	22'
NUMBER OF STORIES	1
AUTOMATIC FIRE PROTECTION	NO
AMENITY AREA REQUIRED	0.22 AC / 9,365 SF (10.0%)
AMENITY AREA PROVIDED	0.24 AC / 10,517 SF (11.2%)
FEMA FLOODPLAIN INFORMATION	MAP #3720171200J (DATED MAY 2, 2006) PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN.

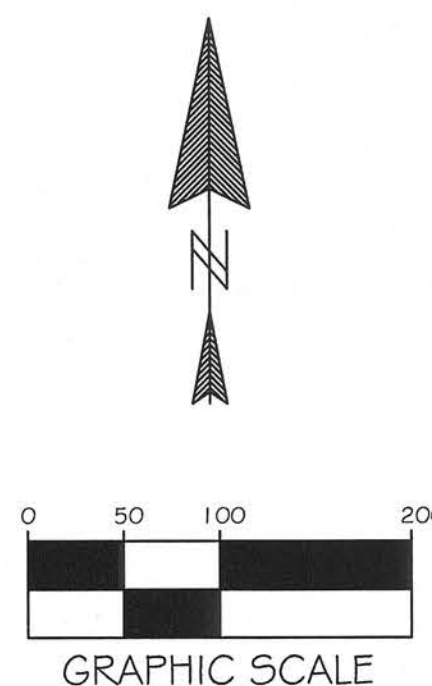
#### NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- TCA IS REQUIRED FOR THIS PROJECT; HOWEVER, NO ELIGIBLE TCA EXISTS ON THE SITE.
- COR STORMWATER REQUIREMENTS FOR THIS PROJECT ARE MET USING AN EXISTING WET POND LOCATED ON LOT 3 IN THE FARMINGTON SQUARE DEVELOPMENT. REFER TO STORMWATER & NITROGEN NOTES ON SHEET 5 FOR DETAILS.

PARKING SUMMARY	
VEHICLE & BICYCLE PARKING	
BASIS OF DETERMINATION -	
1 PER 300 SF FLOOR AREA FOR RETAIL SALES (VEHICLE PARKING)	
1 PER 5,000 SF FLOOR AREA, 4 MIN. (SHORT TERM BICYCLE PARKING)	
NONE REQUIRED (LONG TERM BICYCLE PARKING)	
TOTAL SPACES REQUIRED - 65 SPACES (19,496 SF/300 SF)	
TOTAL SPACES PROVIDED - 75 SPACES	
TOTAL HANDICAP SPACES REQUIRED - 3 SPACES	
TOTAL HANDICAP SPACES PROVIDED - 4 SPACES	
PARKING ON SIDE & REAR - 22 (27.2%)	
TOTAL SHORT TERM BICYCLE PARKING REQUIRED - 4 (19,496 SF/5,000 SF)	
TOTAL SHORT TERM BICYCLE PARKING PROVIDED - 4	

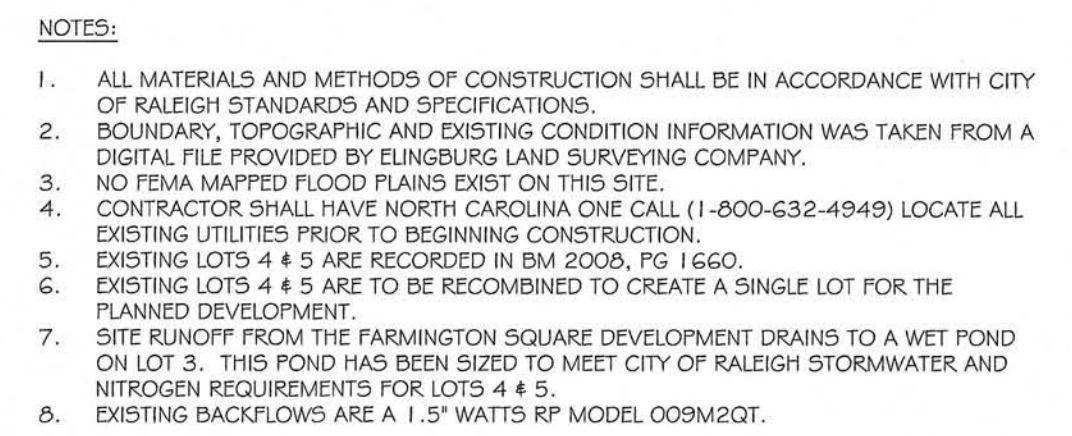
ADMINISTRATIVE SITE REVIEW SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	STAGING & DEMOLITION PLAN
4	PRELIMINARY SITE LAYOUT PLAN
5	PRELIMINARY GRADING & STORMWATER PLAN
6	PRELIMINARY UTILITY PLAN
7	DETAIL SHEET
LA-1	PRELIMINARY LANDSCAPE PLAN
LP-1	PRELIMINARY LIGHTING PLAN
A1.100	PRELIMINARY BUILDING 1 FLOOR PLAN
A1.300	PRELIMINARY BUILDING 1 ELEVATION
A2.100	PRELIMINARY BUILDING 2 FLOOR PLAN
A2.300	PRELIMINARY BUILDING 2 ELEVATION

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



SCALE	1" = 100'	DRAWN	PDC
DATE	DECEMBER 12, 2018		
REVISION	03/12/19	1st CYCLE REVIEW	
	04/08/19	2nd CYCLE REVIEW	
	05/14/19	3rd CYCLE REVIEW	
SHEET	1		
PROJECT	1838		





221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151

[www.jonescrosen.com](http://www.jonescrosen.com)

1000 JOURNAL OF POST KEYNESIAN ECONOMICS

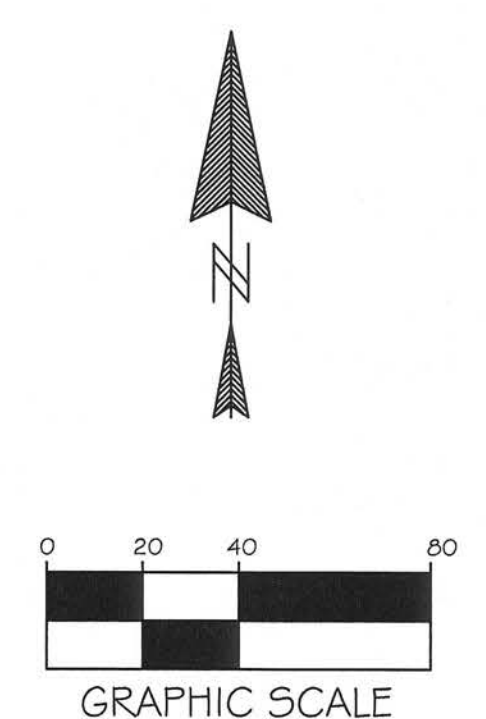
## EXISTING CONDITIONS PLAN

DRAWN	PDC
DECEMBER 12, 2018	
1st CYCLE REVIEW	
2	
1838	

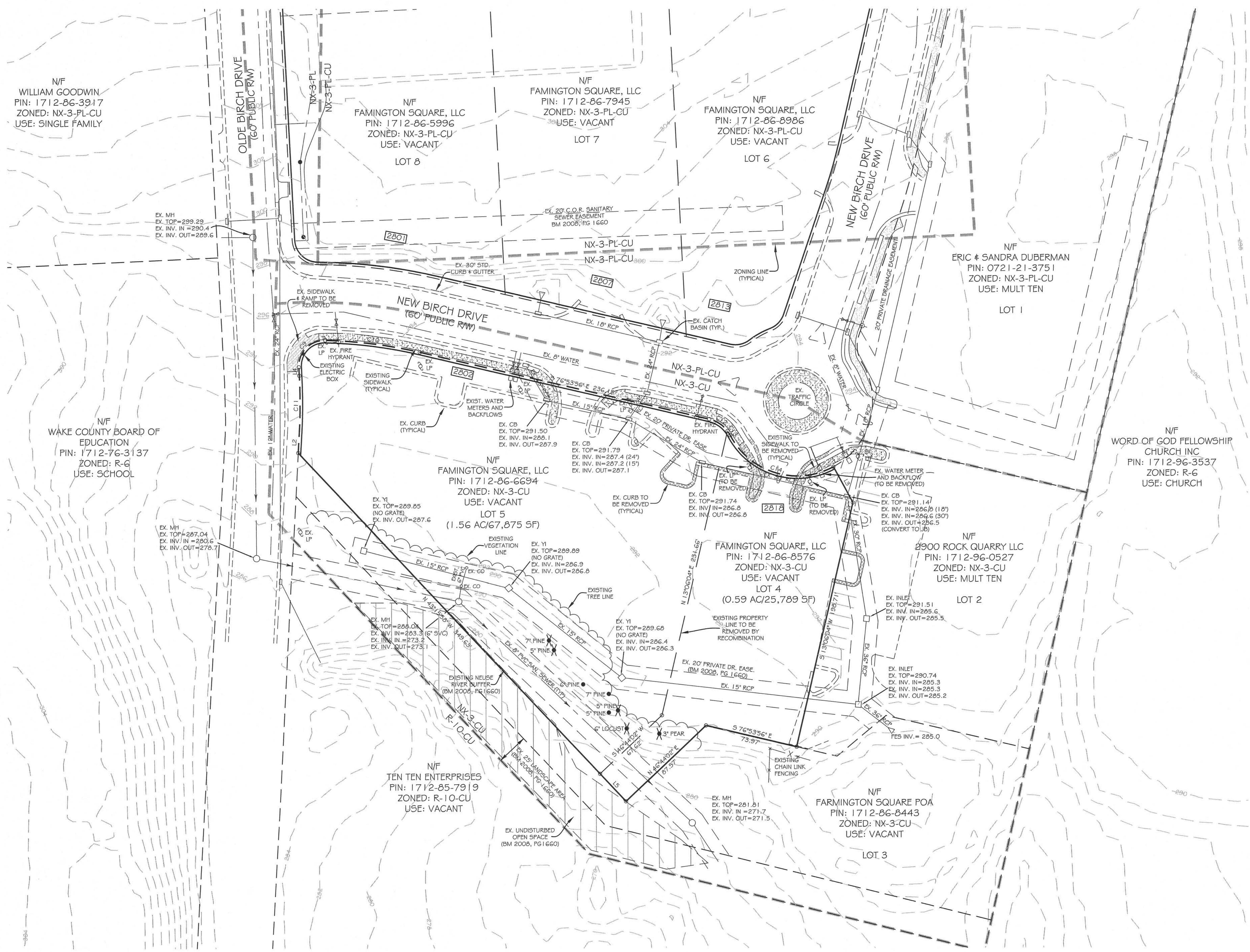
LINE	BEARING	DISTANCE
L2	N 03°04'29" E	16.70'
L3	S 28°35'59" E	32.35'
L4	N 02°56'17" W	6.74'
L5	S 43°15'58" E	30.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C9	20.50'	33.71'	30.04'	N 44°11'59"E
C10	369.98'	76.10'	75.97'	S 62°47'24"E
C11	430.00'	45.04'	45.02'	S 00°04'27"W
C12	25.00'	17.68'	17.31'	S 56°38'40"E
C13	25.00'	3.99'	3.99'	S 31°48'42"E
C14	60.01'	95.68'	85.86'	N 72°54'49"W

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION







- NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITION INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ELINGBURG LAND SURVEYING COMPANY.
  3. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE.
  4. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  5. EXISTING LOTS 4 & 5 ARE TO BE RECOMBINED TO CREATE A SINGLE LOT FOR THE PLANNED DEVELOPMENT.
  6. SITE RUNOFF FROM THE FARMINGTON SQUARE DEVELOPMENT DRAINS TO A WET POND ON LOT 3. THIS POND HAS BEEN SIZED TO MEET CITY OF RALEIGH STORMWATER AND NITROGEN REQUIREMENTS FOR LOTS 4 & 5.
  7. THIS PROJECT WILL DEDICATE 2 FEET OF ADDITIONAL RW ALONG THE OLDE BIRCH DRIVE AND NEW BIRCH DRIVE FRONTAGE.
  8. EXISTING BACKFLOWS ARE A 1.5" WATTS RF MODEL 00921MGT

SUMMARY OF DEMO WORK

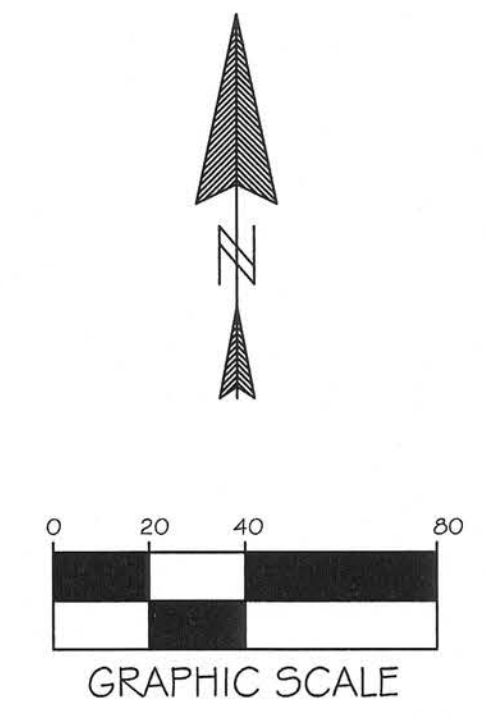
EXISTING CURB TO BE REMOVED - 947 SF  
EXISTING SIDEWALK TO BE REMOVED - 857 SF

X - TREE TO BE REMOVED

LINE	BEARING	DISTANCE
C9	N 03°04'28" E	16.70'
L2	S 29°35'59" E	32.25'
L3	N 02°56'17" W	6.74'
L4	S 43°15'50" E	30.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C9	20.50'	33.71'	30.04'	N 44°11'59" E
C10	369.98'	76.10'	75.97'	S 02°47'24" E
C11	490.00'	45.04'	45.02'	S 00°04'27" W
C12	25.00'	17.60'	17.31'	S 56°30'40" E
C13	25.00'	3.99'	3.99'	S 31°48'42" E
C14	60.01'	95.60'	85.86'	N 72°54'49" W

PRELIMINARY PLANS  
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FARMINGTON SQUARE-LOTS 4 & 5  
ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH  
WAKE COUNTY, NORTH CAROLINA

STAGING & DEMOLITION PLAN

SCALE: 1"=40'

DRAWN: PDC

DATE: DECEMBER 12, 2018

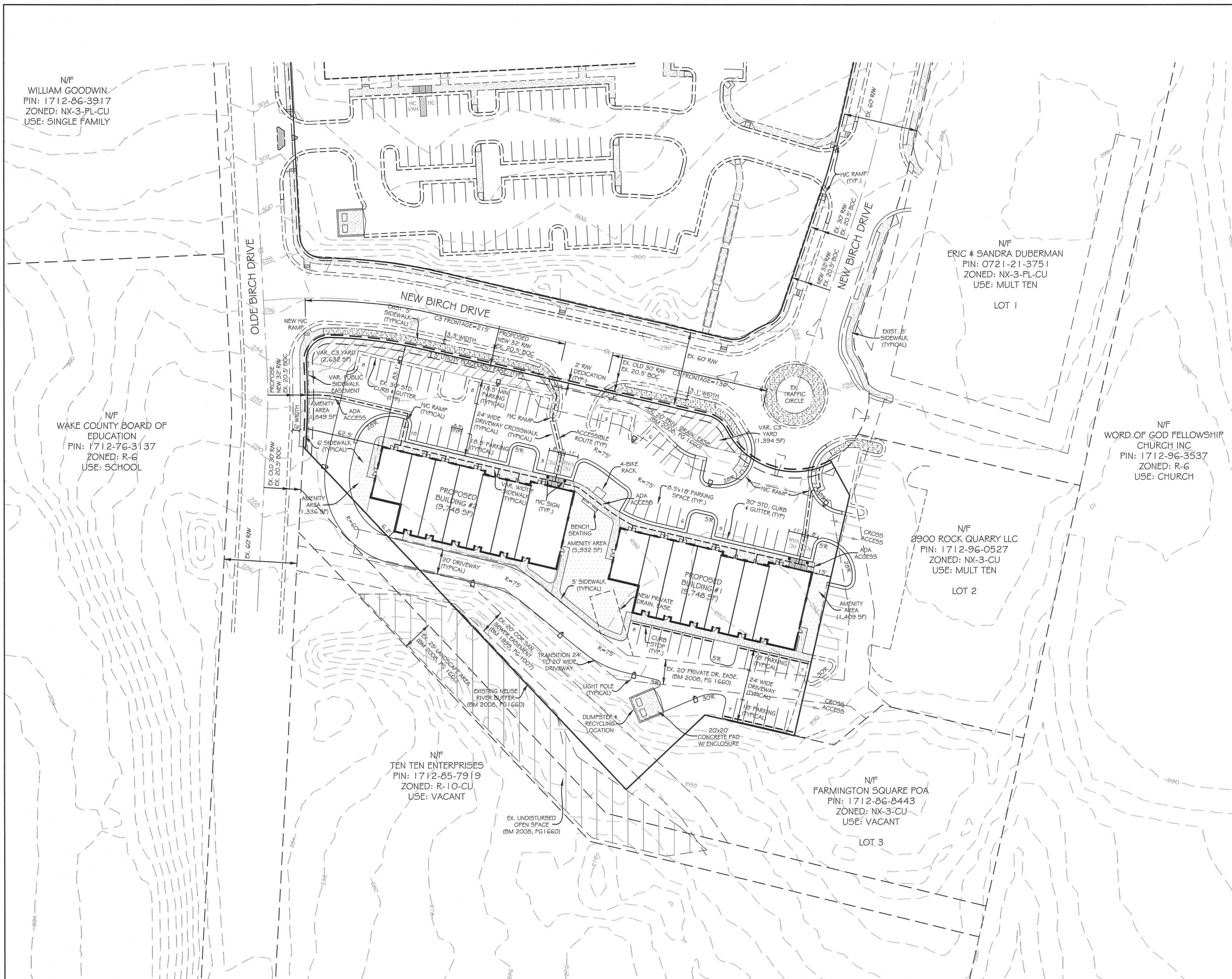
REVISION: 03/12/19 1st CYCLE REVIEW

04/08/19 2nd CYCLE REVIEW

SHEET: 3

PROJECT: 1838





NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY, EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ELINGBURG LAND SURVEYING COMPANY.
3. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE.
4. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE MINIMUM CORNER CLEARANCE FROM CURB LINE TO INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY.
6. ALL HVAC UNITS SHALL BE LOCATED ON THE ROOF AND SCREENED FROM OFF-SITE VIEW.
7. THIS PROJECT WILL DEDICATE 2 FEET OF ADDITIONAL RW ALONG THE OLDE BIRCH DRIVE AND NEW BIRCH DRIVE FRONTAGE.
8. THE DUMPSTER ENCLOSURE MATERIALS SHALL MATCH THE BUILDING MATERIALS.
9. THE FARMINGTON DEVELOPMENT HAS PAID A FEE-IN-LIEU FOR THE SIDEWALK PLANNED ALONG THE FRONTAGE OF OLDE BIRCH DRIVE.
10. A FEE-IN-LIEU SHALL BE PAID FOR 1' OF SIDEWALK WIDTH ALONG THE NEW BIRCH DRIVE FRONTAGE.
11. THE REAR DRIVEWAY ENCROACHMENT ON LOT 3 SHALL BE APPROVED BY THE FARMINGTON SQUARE PROPERTY OWNERS ASSOCIATION.
12. A DESIGN ADJUSTMENT FOR BLOCK PERIMETER IS REQUESTED AS ALLOWED UNDER UDO SECTION 5.3.6.2 (243).
13. NEW BIRCH DRIVE IS AN AVENUE 2-LANE, UNDIVIDED SECTION ON THE CITY OF RALEIGH STREET TYPOLOGY PLAN. THIS ROAD IS CURRENTLY PRIVATELY MAINTAINED AND WILL REQUIRE ADDITIONAL UPGRADES BEFORE THE CITY OF RALEIGH ACCEPTS THE STREET FOR MAINTENANCE.
14. DECLARATION OF PROTECTIVE COVENANTS AND SIGN EASEMENT FOR THE FARMINGTON SQUARE SHOPPING CENTER ARE INCLUDED IN DB 016282, PG 174-201.
15. FARMINGTON SQUARE - LOTS 4 & 5 WERE ORIGINALLY APPROVED UNDER 5-14-05 AND 5P-13-05.

PARKING SUMMARY

VEHICLE & BICYCLE PARKING  
BASIS OF DETERMINATION -  
1 PER 300 SF FLOOR AREA FOR RETAIL SALES (VEHICLE PARKING)  
1 PER 5,000 SF FLOOR AREA, 4 MIN. (SHORT TERM BICYCLE PARKING)  
NONE REQUIRED (LONG TERM BICYCLE PARKING)  
TOTAL SPACES REQUIRED - 65 SPACES (19,496 SF/300 SF)  
TOTAL SPACES PROVIDED - 75 SPACES  
TOTAL HANDICAP SPACES REQUIRED - 3 SPACES  
TOTAL HANDICAP SPACES PROVIDED - 4 SPACES  
PARKING ON SIDE & REAR - 22 (27.2%)  
TOTAL SHORT TERM BICYCLE PARKING REQUIRED - 4 (19,496 SF/5,000 SF)  
TOTAL SHORT TERM BICYCLE PARKING PROVIDED - 4

- C3 STREET PROTECTIVE YARD

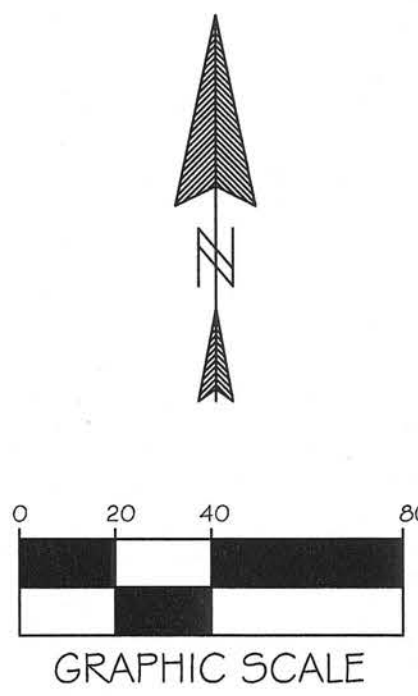
C3 STREET PROTECTIVE YARD FRONTAGE = 351 LF  
10' C3 STREET PROTECTIVE YARD AREA REQUIRED = 3,510 SF  
VARIABLE C3 STREET PROTECTIVE YARD AREA PROVIDED = 4,026 SF  
AVERAGE C3 STREET PROTECTIVE YARD WIDTH = 11.5 FT

SINCE THE AVERAGE C3 STREET PROTECTIVE YARD WIDTH IS GREATER THAN 10', THE UDO REQUIREMENT IS MET.

- AMENITY AREA

AMENITY AREA REQUIRED = 0.22 AC/9,365 SF (10.0%)  
AMENITY AREA PROVIDED = 0.24 AC/10,517 SF (11.2%)

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



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FARMINGTON SQUARE-LOTS 4 & 5

ADMINISTRATIVE SITE REVIEW

PRELIMINARY SITE LAYOUT PLAN

SCALE: 1"=40'

DRAWN: PDC

DATE: DECEMBER 12, 2018

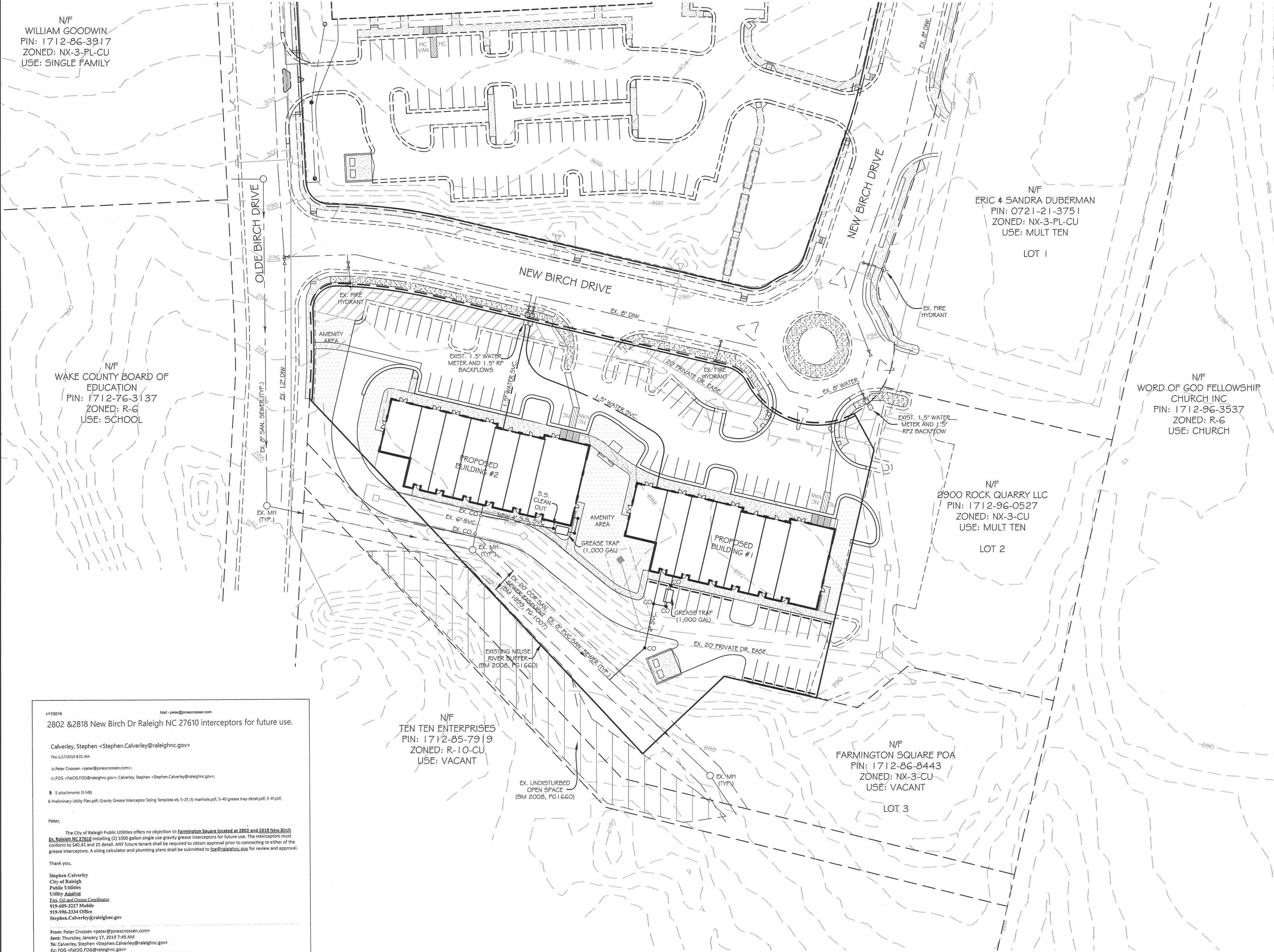
REVISION: 03/12/19 1st CYCLE REVIEW

04/08/19 2nd CYCLE REVIEW

SHEET: 4

PROJECT: 1838





- NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY, EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY EUNBURG LAND SURVEYING COMPANY.
  3. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE.
  4. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  5. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
  6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRICAL, GAS, CABLE TV AND TELEPHONE CABLES WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVEMENT.
  7. EXISTING UTILITY SERVICES THAT ARE UNUSED SHALL BE ABANDONED AT THE MAIN AND REMOVED FROM THE ROW OR EASEMENT.
  8. CERTIFICATE OF COMPLIANCE FOR BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED AT BUILDING PERMIT.
  9. EXISTING BACKFLOWS ARE A 1.5" WATTS RP MODEL 0092MQT.
- STANDARD UTILITY NOTES:**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
  2. UTILITY SEPARATION REQUIREMENTS:
    - a. A DISTANCE OF 1'00" 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, TERSOUS 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 ENCASMENT 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 GRADE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
    - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
  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. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS 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.
  7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS IN A COR 4x8' EASEMENT AS SHOWN ON THE PLANS. NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
  8. INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE AS SHOWN ON THE PLANS.
  9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSF; 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 NCDMQL USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  11. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
  12. 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.
  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 JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

**ATTENTION CONTRACTORS**

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

1/17/2019 Mail: peter@jonescrosen.com

2802 & 2818 New Birch Dr Raleigh NC 27610 interceptors for future use.

Calverley, Stephen <Stephen.Calverley@raleighnc.gov>  
Thu 1/17/2019 8:01 AM

To: Peter Crossen <peter@jonescrosen.com>;  
Cc: FOG <fatog.FOG@raleighnc.gov>; Calverley, Stephen <Stephen.Calverley@raleighnc.gov>;

8 5 attachments (5 MB)  
6-Preliminary Utility Plan.pdf; Gravity Grease Interceptor Sizing Template.xls; S-25 (I) manhole.pdf; S-40 grease trap detail.pdf; S-41.pdf;

Peter,

The City of Raleigh Public Utilities offers no objection to Farmington Square located at 2802 and 2818 New Birch Dr. Raleigh NC 27610 installing (2) 1000 gallon single use gravity grease interceptors for future use. The interceptors must conform to S40.41 and 25 detail. ANY future tenant shall be required to obtain approval prior to connecting to either of the grease interceptors. A piping calculator and plumbing plans shall be submitted to [fatog@raleighnc.gov](mailto:fatog@raleighnc.gov) for review and approval.

Thank you,

Stephen Calverley  
City of Raleigh  
Public Utilities  
Utility Analyst  
Eng. and Coord. Coordinator  
919-609-3227 Mobile  
919-996-2334 Office  
[Stephen.Calverley@raleighnc.gov](mailto:Stephen.Calverley@raleighnc.gov)

From: Peter Crossen <peter@jonescrosen.com>  
Sent: Thursday, January 17, 2019 7:48 AM  
To: Calverley, Stephen <Stephen.Calverley@raleighnc.gov>  
Cc: FOG <fatog.FOG@raleighnc.gov>  
Subject: Re: Farmington Square - Lots 4 & 5 [Transaction No. 579861]

Stephen,

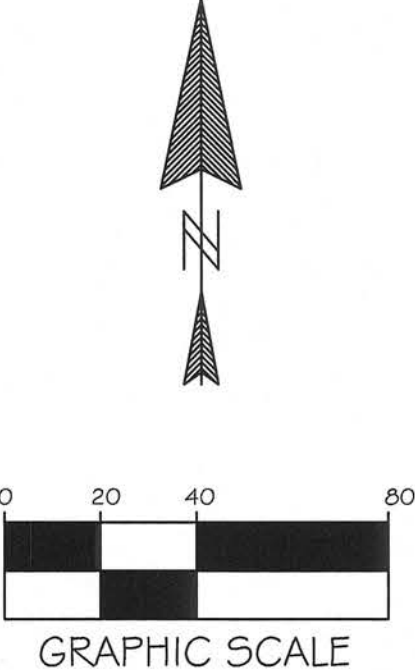
1. The site address is 2802 & 2818 New Birch Drive.  
2. The building will just be a shell to the number of food service establishments is not known. We just want to set it up to where such business tenants could be serviced.  
3. Only 1-1,000 gal. grease interceptor is shown per building. It is understood that this will only serve one food service business in each building.

Let me know what else you may need. Thanks.

<https://outlook.office.com/mail/realtime/jonescrosen.com/kesavm?itid=15338&mod=0>

10

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



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[www.jonescrosen.com](http://www.jonescrosen.com)

FARMINGTON SQUARE-LOTS 4 & 5

ADMINISTRATIVE SITE REVIEW

PRELIMINARY UTILITY PLAN

CITY OF RALEIGH

WAKE COUNTY, NORTH CAROLINA

SCALE

1"=40'

DATE

DECEMBER 12, 2018

REVISION

03/12/19 1st CYCLE REVIEW

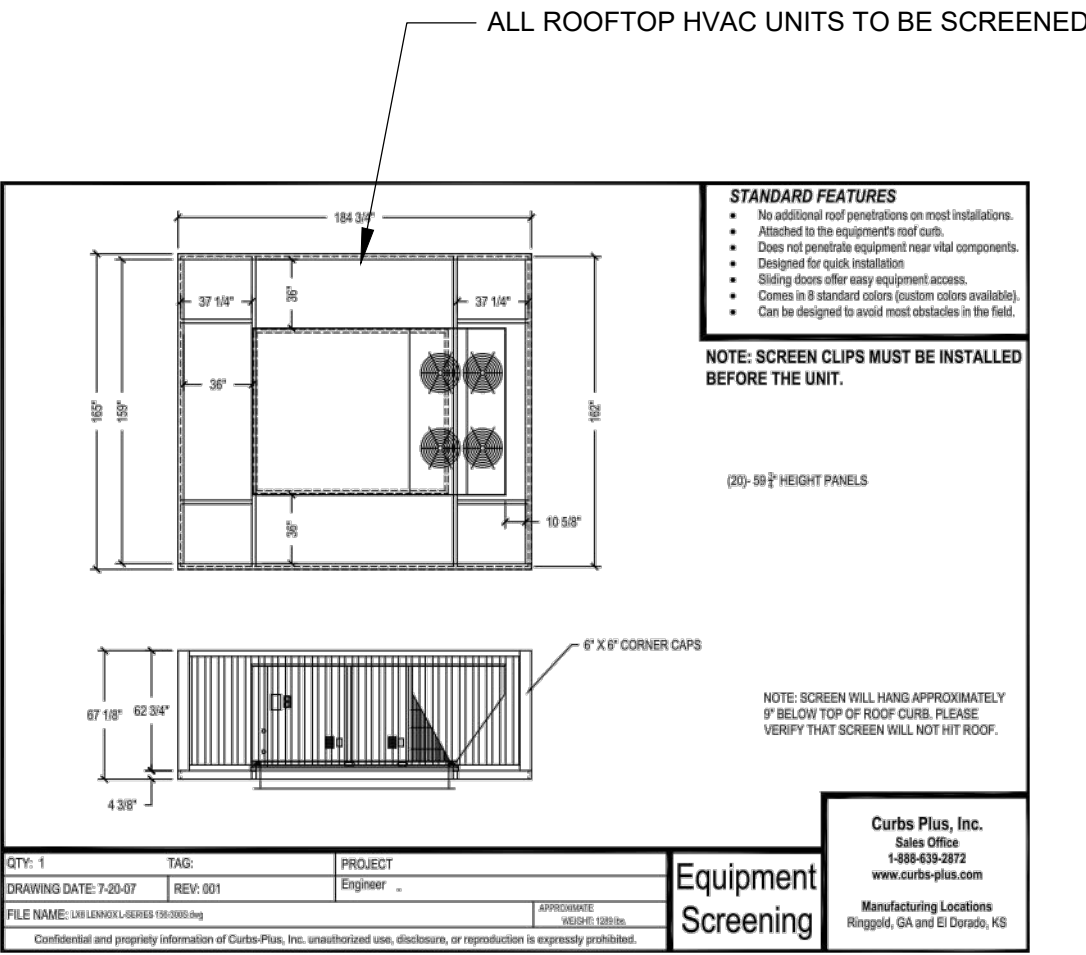
04/08/19 2nd CYCLE REVIEW

6

1838



PROPOSED HIGH & LOW GRADES			PRE/EXISTING HIGH & LOW GRADES		
LOCATION	ELEVATIONS	GRADE DIFFERENCE	LOCATION	ELEVATIONS	GRADE DIFFERENCE
NORTH FACE	293.00	0.00	NORTH FACE	292.30	0.80
	293.00			291.50	
	AVERAGE= 293.00			AVERAGE= 291.90	
EAST FACE	293.00	0.00	EAST FACE	292.20	0.70
	293.00			291.50	
	AVERAGE= 293.00			AVERAGE= 291.85	
SOUTH FACE	293.00	0.00	SOUTH FACE	292.20	0.70
	293.00			291.50	
	AVERAGE= 293.00			AVERAGE= 291.85	
WEST FACE	293.00	0.00	WEST FACE	292.30	0.80
	293.00			291.50	
	AVERAGE= 293.00			AVERAGE= 291.90	
TOATAL GRADE AVERAGE=		0	TOATAL GRADE AVERAGE=		291.88



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NEW CONSTRUCTION for:  
**FARMINGTON SQUARE  
RETAIL**  
RALEIGH, NORTH CAROLINA

PROJECT NUMBER  
**217144**

DATE  
**DECEMBER 20, 2019**

REVISIONS

MARCH 12, 2019  
APRIL 8, 2019  
MAY 14, 2019

BUILDING 1  
EXTERIOR  
ELEVATIONS

**A1.300**

PROPOSED HIGH & LOW GRADES			PRE/EXISTING HIGH & LOW GRADES		
LOCATION	ELEVATIONS	GRADE DIFFERENCE	LOCATION	ELEVATIONS	GRADE DIFFERENCE
NORTH FACE	293.30	0.00	NORTH FACE	292.10	0.10
	293.30			292.00	
	AVERAGE= 293.30			AVERAGE= 292.05	
EAST FACE	293.30	0.00	EAST FACE	292.30	0.30
	293.30			292.00	
	AVERAGE= 293.30			AVERAGE= 292.15	
SOUTH FACE	293.30	0.00	SOUTH FACE	292.00	1.00
	293.30			291.00	
	AVERAGE= 293.30			AVERAGE= 291.50	
WEST FACE	293.30	0.00	WEST FACE	292.00	1.00
	293.30			291.00	
	AVERAGE= 293.30			AVERAGE= 291.50	
TOATAL GRADE AVERAGE= 293.30			TOOTAL GRADE AVERAGE= 291.80		

