



# Administrative Approval Action

Case File / Name: SUB-0025-2023  
DSLCL - CROSSLINK 6 LOT SUBDIVISION

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

**LOCATION:** This 0.71 acre site zoned R-6 CU (Z-26-04) is located on the western side of Cross Link Road just north of the intersection of Cross Link and Seabrook Roads at 917 Cross Link Road.

**REQUEST:** This is a six lot subdivision consisting of three conventional lots for detached houses and three flag lots as per section 2.6.4 of the Unified Development Ordinance. An existing house on site is to be removed.

**DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 23, 2025 by Crumpler Consulting Services.

## 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:*

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

<input checked="" type="checkbox"/>	Cross Access Agreements Required
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<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

**The following items must be approved prior to recording the plat:**

### General

1. Prior to subdivision or building permit issuance, whichever shall first occur, the property owner shall dedicate a 10' (adjoining the right-of-way) x 6' (deep) transit easement adjacent to Cross Link Road to support transit services in the area per zoning condition 8 of Z-62-04. The transit division shall review and approve the easement location and the City Attorney's office shall approve the easement document prior to recordation.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

### Engineering



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3. A cross access agreement among the lots identified as PINs 1712154494 and 1712058582 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
4. A fee-in-lieu for 1' width of sidewalk along property frontage is paid to the City of Raleigh (UDO 8.1.10).
5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

## Stormwater

7. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## Urban Forestry

9. A public infrastructure surety for 8 street trees along Cross Link Road shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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***The following items must be approved prior to the issuance of building permits:***

## **General**

1. Comply with all conditions of Z-62-04

## **Stormwater**

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
4. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

## **Urban Forestry**

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Cross Link Road .

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

## **General**

1. Final inspection of all right of way street trees by Urban Forestry Staff.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

## **Stormwater**

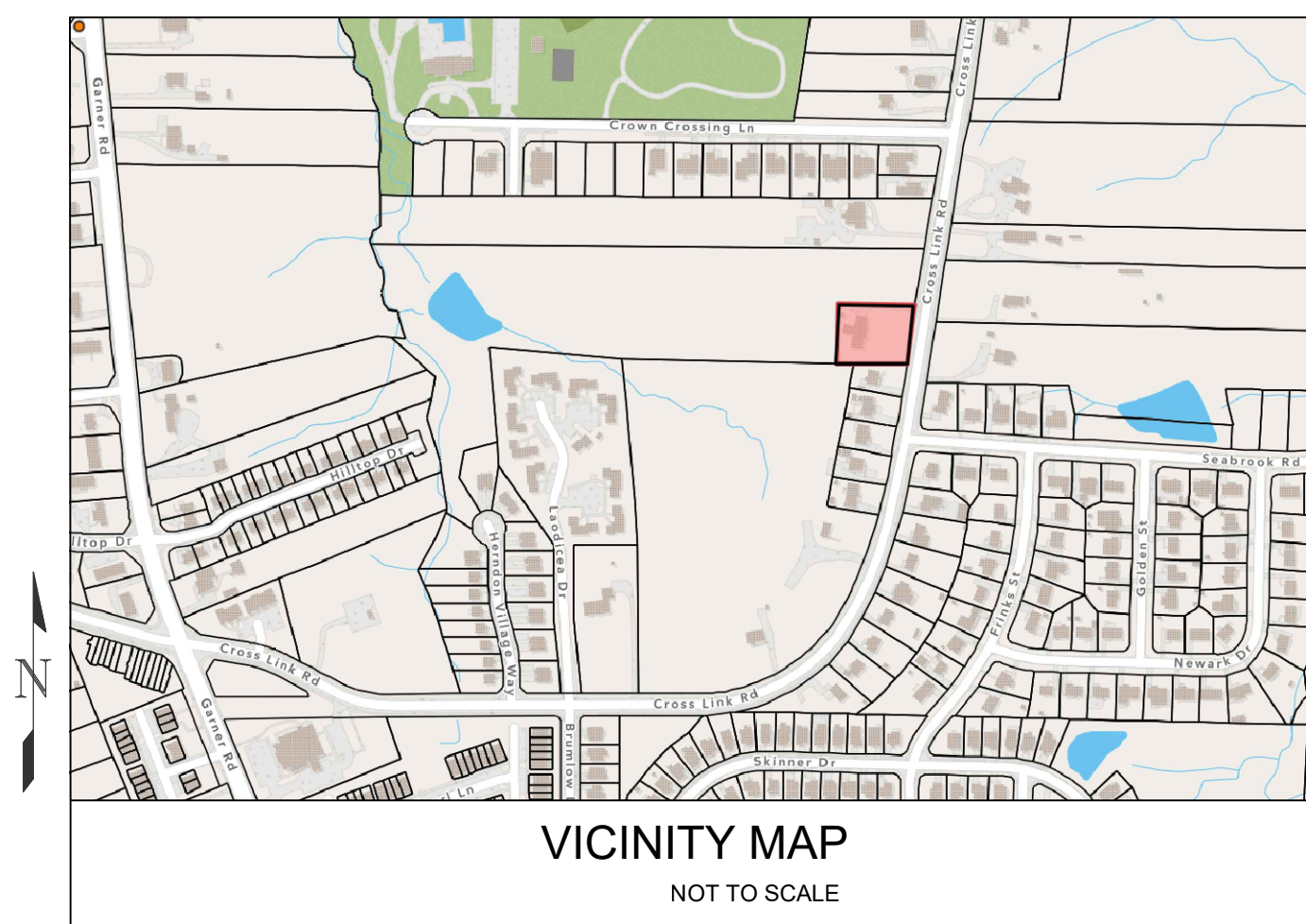
3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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

**3-Year Sunset Date: February 27, 2028**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: February 27, 2030**  
**Record entire subdivision.**





VICINITY MAP  
NOT TO SCALE

# SUBDIVISION PLANS FOR CROSS LINK 6 LOT SUBDIVISION 917 CROSS LINK ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0025-2023

PREPARED FOR:  
MOTAPARTHY PROPERTIES LLC  
105 CASHWELL DR  
GOLDSBORO, NC 27534

PREPARED BY:  
**CRUMPLER**  
Consulting Services, PLLC

2308 Ridge Road  
Raleigh, North Carolina 27612  
Ph. 919-413-1704  
P-1533

**SITE EXEMPTION NOTES:**

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

**ZONING CONDITIONS:**

Z-62-04 – CROSS LINK ROAD, WEST SIDE, BEING WAKE COUNTY PIN 1712-05-8573 APPROXIMATELY 10.0 ACRES REZONED TO RESIDENTIAL-6 CONDITIONAL USE.  
CONDITIONS: 11/20/04

- DEVELOPMENT OF THE SUBJECT PROPERTY WILL BE LIMITED TO SINGLE FAMILY DETACHED DWELLINGS.  
-THE DEVELOPMENT WILL BE A MIX OF SINGLE DETACHED HOMES AND TINY HOUSES ON FLAG LOTS WE HAVE BEEN DEEMED SINGLE FAMILY DWELLINGS.
- THE MAXIMUM NUMBER OF UNITS PROPOSED WILL NOT EXCEED 43 UNITS.  
-THE DEVELOPMENT IS COMPRISED OF 6 UNITS WHICH IS LESS THAN THE 43 MAXIMUM.
- CROSS-ACCESS WILL BE PROVIDED TO ADJACENT PROPERTIES TO THE NORTH AND SOUTH.  
-CROSS ACCESS HAS BEEN PROVIDED TO THE NORTH AND SOUTH.
- REIMBURSEMENT FOR FUTURE RIGHT-OF-WAY DEDICATION SHALL REMAIN AT PRE-EXISTING R-4 RATES.  
-COMMENT NOTED.
- ALL STRUCTURES SHALL BE RESIDENTIAL IN CHARACTER WITH THE PRINCIPAL ROOF STRUCTURE HAVING A MINIMUM 3:12 PITCH; TRADITIONAL RESIDENTIAL SIDING OF BRICK, MASONRY, SYNTHETIC STUCCO OR WOOD, MASONITE, HARDIPLANK OR VINYL LAP SIDING; WITH WINDOWS & DOORS COMBINED REPRESENTING NO LESS THAN 15% AND NO GREATER THAN 60% OF THE FRONT FACADE.  
-COMMENT NOTED.
- ALL STRUCTURES SHALL BE NO GREATER THAN TWO (2) STORIES OR THIRTY FIVE (35) FEET IN HEIGHT.  
-ALL STRUCTURES WILL BE TWO STORIES OR LESS AND NO MORE THAN 35' IN HEIGHT.
- ALL PARKING WILL BE LIMITED TO ACCOMMODATE INDIVIDUAL DWELLINGS AND NO PARKING LOTS WILL BE INSTALLED BETWEEN THE STRUCTURES AND CROSS LINK ROAD.  
-ALL PARKING WILL BE ON INDIVIDUAL LOTS AND NOT BETWEEN STRUCTURES AND CROSS LINK ROAD.
- PRIOR TO SUBDIVISION OR BUILDING PERMIT ISSUANCE, WHICHEVER SHALL FIRST OCCUR, THE PROPERTY OWNER SHALL DEDICATE A 10' (ADJOINING THE RIGHT-OF-WAY) X 6' (DEEP) TRANSIT EASEMENT ADJACENT TO CROSS LINK ROAD TO SUPPORT TRANSIT SERVICES IN THE AREA. THE TRANSIT DIVISION SHALL REVIEW AND APPROVE THE EASEMENT LOCATION AND THE CITY ATTORNEY'S OFFICE SHALL APPROVE THE EASEMENT DOCUMENT PRIOR TO RECORDATION.  
-THE REQUESTED EASEMENT WILL BE DEDICATED PRIOR TO SUBDIVISION OR BUILDING PERMIT ISSUANCE.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SUBDIVISION & LANDSCAPING PLAN
C-4	UTILITY AND GRADING PLAN
D-1	DETAILS

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

CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER  
1-800-632-4949

**Preliminary Subdivision Application**  
Site Review

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s):  
Development name (subject to approval): CROSSLINK 6 LOT SUBDIVISION  
Property Address(es): 917 CROSSLINK ROAD  
Recorded Deed PIN(s): 1712154494

Building type(s):  
 Detached House  
 Attached House  
 Townhouse  
 Apartment  
 General Building  
 Mixed Use Building  
 Civic Building  
 Open Lot  
 Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: MOTAPARTHY PROPERTIES LLC  
Company: MOTAPARTHY PROPERTIES LLC Title: Neal Motaparthi-Manger  
Address: 105 Cashwell Drive, Goldsboro, NC 27534  
Phone #: 919-394-2008 Email: motaparthineal@gmail.com  
Applicant Name (if different from owner. See "who can apply" in instructions):  
Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder  
Company: Address:  
Phone #: Email:  
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.  
Developer Contact Names: Josh Crumpler, PE  
Company: Crumpler Consulting Services, PLLC Title: Owner  
Address: 2308 Ridge Road, Raleigh, NC 27612  
Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 0.71 ACRES (31,078 SF)  
Zoning districts (if more than one, provide acreage of each):  
R-6-CU

Overlay district(s): Inside City Limits?  Yes  No Historic District/Landmark: N/A  X

Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #  
Case # Z- BOA- DA-

STORMWATER INFORMATION

Impervious Area on Parcel(s):  
Existing (sf) 5,757 Proposed total (sf) 15,690  
Impervious Area for Compliance (includes right-of-way):  
Existing (sf) 5,757 Proposed total (sf) 15,850

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 3	# of Attached House Lots: N/A	# of Townhouse Lots: N/A
# of Tiny House Lots: 3	# of Open Lots: N/A	# of Other Lots (Apartment, General, Mixed Use, Civic): N/A
Total # of Lots: 6	Total # Dwelling Units: 6	
Proposed density for each zoning district (UDO 1.5.2.F): 8.45		

SIGNATURE BLOCK

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

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

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

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

Signature: Date: 4-26-2023  
Printed Name: Neal Motaparthi  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

**CRUMPLER**  
Consulting Services, PLLC  
2308 Ridge Road  
Raleigh, North Carolina 27612  
Ph. 919-413-1704  
P-1533

ISSUED FOR PERMITTING

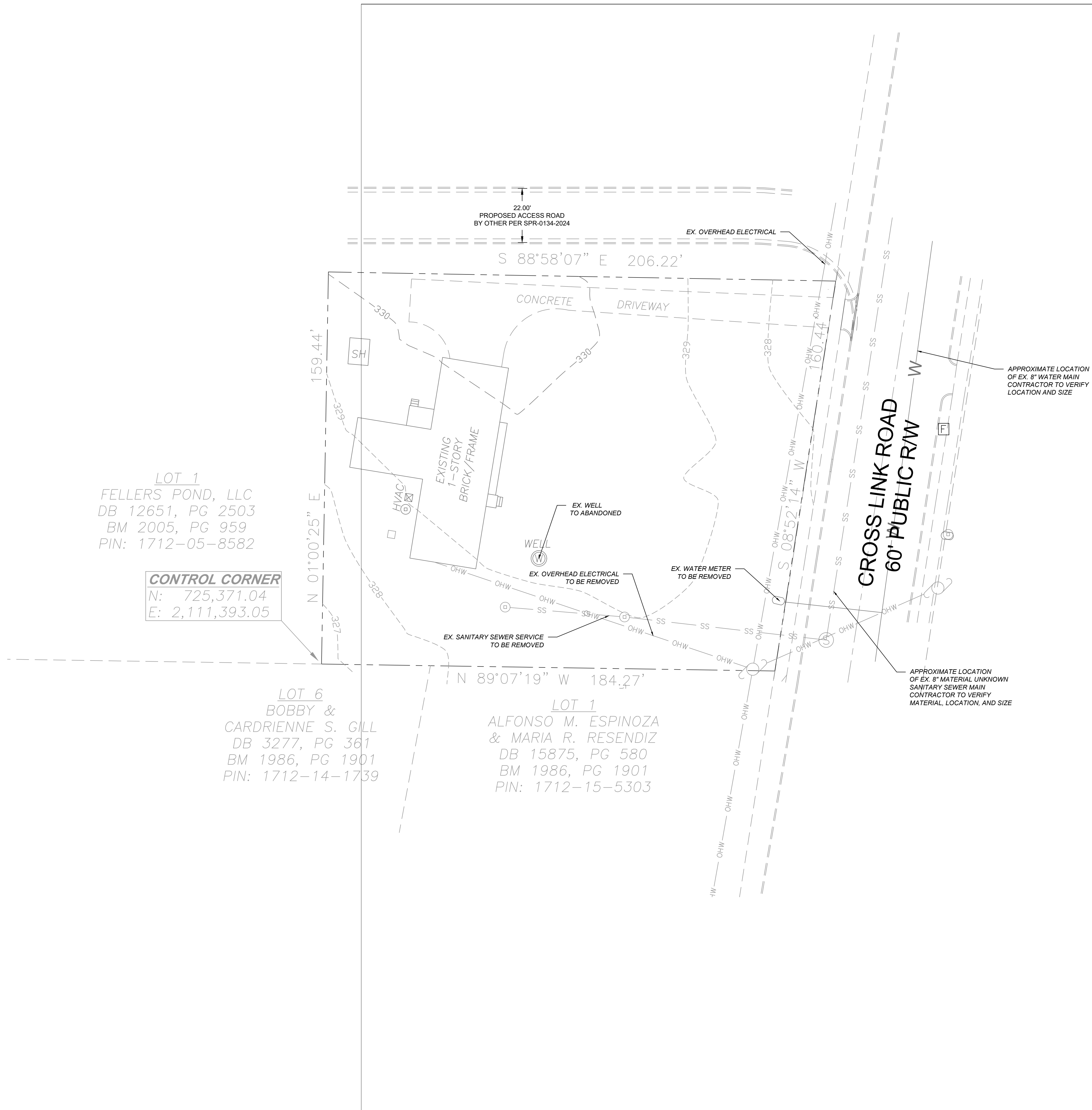
DATE	DESCRIPTION
11/16/23	CITY OF RALEIGH COMMENTS
08/21/24	CITY OF RALEIGH COMMENTS
01/23/25	CITY OF RALEIGH COMMENTS

COVER  
CROSS LINK 6 LOT SUBDIVISION  
917 CROSS LINK ROAD  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22038
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	04/26/23
SCALE:	N.T.S.

**LEGEND**

---	EXISTING PROPERTY LINE
- - - -	EXISTING EASEMENT LINE
- · - · -	EXISTING ABUTTING PROPERTY LINE
- - - -	EXISTING RIGHT-OF-WAY
—○—○—○—○—○—○—○—	EXISTING OVERHEAD POWER LINE
—○—○—○—○—○—○—○—	EXISTING EDGE OF PAVEMENT
—○—○—○—○—○—○—○—	EXISTING CENTERLINE OF STREAM
—○—○—○—○—○—○—○—	EXISTING TOP OF STREAM BANK
—○—○—○—○—○—○—○—	EXISTING 50' RIPARIAN BUFFER
—○—○—○—○—○—○—○—	EXISTING CONTOUR MAJOR
—○—○—○—○—○—○—○—	EXISTING CONTOUR MINOR
—○—○—○—○—○—○—○—	EXISTING CATCH BASIN
—○—○—○—○—○—○—○—	EXISTING SANITARY SEWER MANHOLE
—○—○—○—○—○—○—○—	EXISTING STORMWATER MANHOLE



**ISSUED FOR PERMITTING**

DATE	DESCRIPTION
11/16/23	CITY OF RALEIGH COMMENTS
08/21/24	CITY OF RALEIGH COMMENTS
01/23/25	CITY OF RALEIGH COMMENTS

REV.	DESCRIPTION
1.	EXISTING CONDITIONS
2.	CROSS LINK 6 LOT SUBDIVISION
3.	917 CROSS LINK ROAD RALEIGH, NORTH CAROLINA

PROJECT NO.: 22038  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 04/26/23  
SCALE: 1"=20'

**LANDSCAPING NOTES**

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

LOT 1  
 FELLERS POND, LLC  
 DB 12651, PG 2503  
 BM 2005, PG 959  
 PIN: 1712-05-8582

LOT 6  
 BOBBY &  
 CARDRIENNE S. GILL  
 DB 3277, PG 361  
 BM 1986, PG 1901  
 PIN: 1712-14-1739

LOT 1  
 ALFONSO M. ESPINOZA  
 & MARIA R. RESENDIZ  
 DB 15875, PG 580  
 BM 1986, PG 1901  
 PIN: 1712-15-5303

**LANDSCAPING REQUIREMENTS**

CROSS LINK ROAD (AVENUE 2-LANE UNDIVIDED STREETSCAPE)  
 REQUIREMENT: 1 UNDERSTORY TREE PER 20LF=160LF/20LF=8 TREES  
 PROVIDED: 8 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING		
		UNDERSTORY TREES		HEIGHT	CALIPER	ROOT
DG	6	CORNUS FLORIDA	SINGLE STEM FLOWERING DOGWOOD	6'	1.5"	B&B

**STORMWATER IMPERVIOUS NOTES:**

REQUIRED SITE IMPROVEMENTS:  
 CROSS LINK ROAD: 160LF OF 1' SIDEWALK = 160LF @ 1' = 160SF  
 TOTAL ALLOCATED PER LOT: 27SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=51%  
 MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
 -LOT 1: 6,008SF (51%)=3,064SF-27SF=3,037SF MAX IMPERVIOUS SURFACE  
 -LOT 2: 6,008SF (51%)=3,064SF-27SF=3,037SF MAX IMPERVIOUS SURFACE  
 -LOT 3: 6,011SF (51%)=3,066SF-27SF=3,039SF MAX IMPERVIOUS SURFACE  
 -LOT 4: 4,091SF (51%)=2,086SF-27SF=2,059SF MAX IMPERVIOUS SURFACE  
 -LOT 5: 4,583SF (51%)=2,337SF-27SF=2,310SF MAX IMPERVIOUS SURFACE  
 -LOT 6: 3,895SF (51%)=1,986SF-27SF=1,959SF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B.1 SUBJECT TO 4.A OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE. THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

**SITE EXEMPTION NOTES:**

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

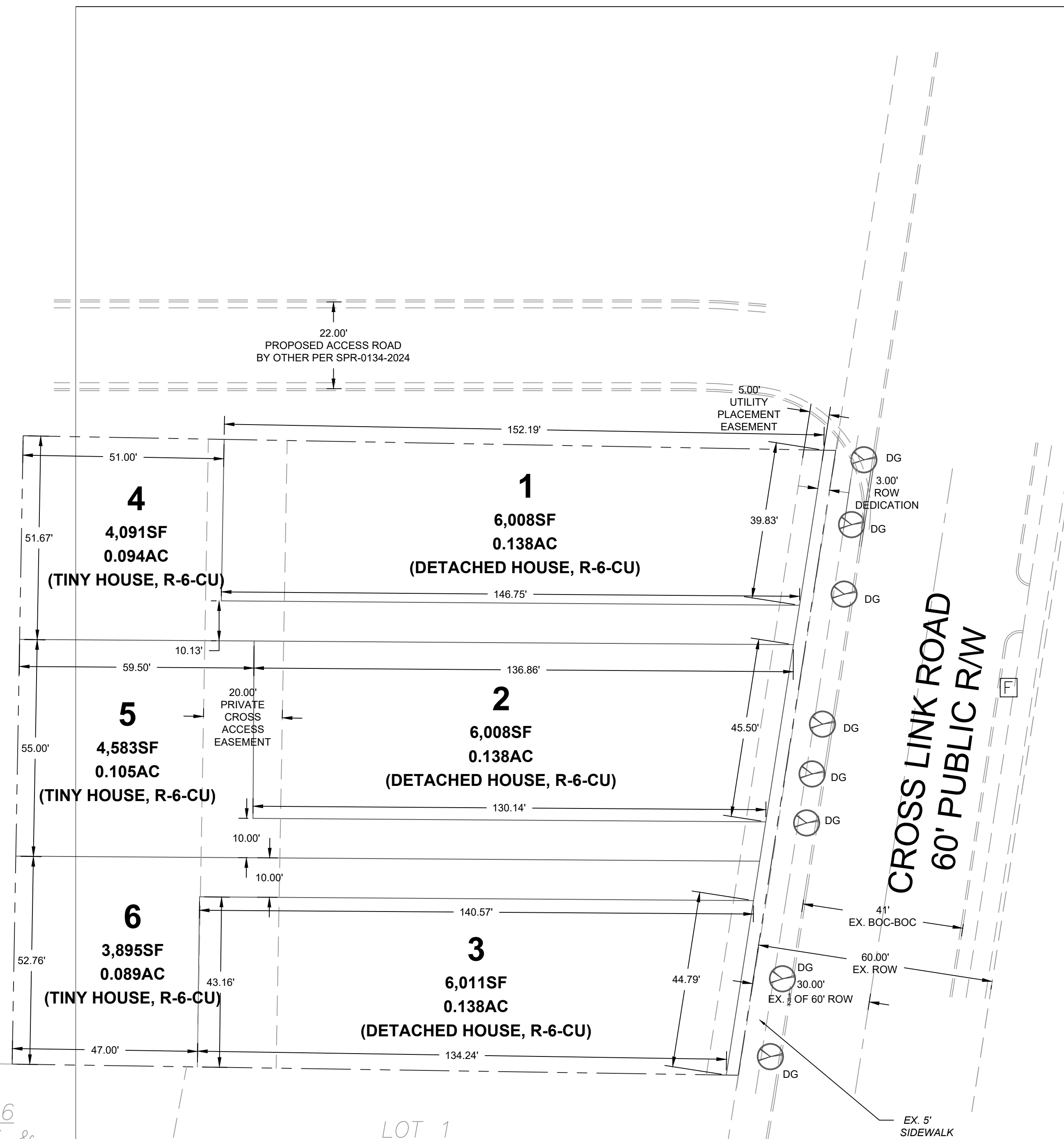
**TREE CONSERVATION AND LANDSCAPING NOTES:**

-THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.

-THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE



**SUMMARY INFORMATION**

**DEVELOPMENT NAME:** CROSSLINK 6 LOT SUBDIVISION  
**SITE ADDRESS:** 917 CROSSLINK STREET RALEIGH, NORTH CAROLINA  
**PIN NUMBER:** 1712-15-4494  
**JURISDICTION:** CITY OF RALEIGH  
**EXISTING USE:** DETACHED HOUSE  
**PROPOSED USE:** DETACHED HOUSE/TINY HOME  
**CURRENT ZONING DISTRICT:** R-6-CU  
**TOTAL ACREAGE:** 0.71 ACRES (31,078 SF)  
**DEDICATED RIGHT OF WAY:** 0.011 ACRES (481 SF)  
**TOTAL NET ACREAGE:** 0.70 ACRES (30,597 SF)  
**PROPOSED LOT 1 (DETACHED HOUSE):** 6,008SF/0.138AC  
**PROPOSED LOT 2 (DETACHED HOUSE):** 6,008SF/0.138AC  
**PROPOSED LOT 3 (DETACHED HOUSE):** 6,011SF/0.138AC  
**PROPOSED LOT 4 (TINY HOUSE):** 4,091SF/0.094AC  
**PROPOSED LOT 5 (TINY HOUSE):** 4,583SF/0.105AC  
**PROPOSED LOT 6 (TINY HOUSE):** 3,895SF/0.089AC

**PROPOSED R-6 DETACHED HOUSE REQUIREMENTS:**  
 REQUIRED LOT SIZE: 6,000SF (MIN.)  
 PROVIDED LOT SIZE: 6,008SF (MIN.)  
 REQUIRED LOT WIDTH: 33' (MIN.)  
 PROVIDED LOT WIDTH: 39.83' (MIN.)  
 REQUIRED LOT DEPTH: 50' (MIN.)  
 PROVIDED LOT DEPTH: 130.14' (MIN.)

**PROPOSED R-6 FLAG LOT REQUIREMENTS:**  
 REQUIRED LOT SIZE: 3,500SF (MIN.)  
 PROVIDED LOT SIZE: 3,895SF (MIN.)  
 REQUIRED LOT WIDTH: 10' (MIN.)  
 PROVIDED LOT WIDTH: 10' (MIN.)  
 REQUIRED LOT DEPTH: 50' (MIN.)  
 PROVIDED LOT DEPTH: 130.14' (MIN.)

**BLOCK PERIMETER REQUIRED (MAX.):** 2,500LF  
**BLOCK PERIMETER PROVIDED:** 11,800LF\*\*  
 \*\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

**OWNER/DEVELOPER:**  
 MOTAPARTHY PROPERTIES LLC  
 105 CASHWELL DR  
 GOLDSBORO NC 27534

**ENGINEER:**  
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 2308 RIDGE ROAD  
 RALEIGH, NC 27612  
 (919) 413-1704

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 2308 Ridge Road  
 Raleigh, North Carolina 27612  
 Ph: 919-413-1704  
 P-1533

**ISSUED FOR PERMITTING**

DATE	DESCRIPTION
11/16/23	CITY OF RALEIGH COMMENTS
08/21/24	CITY OF RALEIGH COMMENTS
01/23/25	CITY OF RALEIGH COMMENTS

**SUBDIVISION & LANDSCAPING PLAN**  
**CROSS LINK 6 LOT SUBDIVISION**  
 917 CROSS LINK ROAD  
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 22038  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 DATE: 04/26/23  
 SCALE: 1"=20'

**LEGEND**

---	EXISTING PROPERTY LINE
- - - -	EXISTING EASEMENT LINE
- · - · -	EXISTING ABUTTING PROPERTY LINE
- - - -	EXISTING RIGHT-OF-WAY
—○—○—○—○—○—○—○—	EXISTING OVERHEAD POWER LINE
---	EXISTING EDGE OF PAVEMENT
—100—	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
- - - -	EXISTING CENTERLINE OF STREAM
- - - -	EXISTING TOP OF STREAM BANK
- - - -	EXISTING 50' RIPARIAN BUFFER
—SS—SS—SS—	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
⊙	PROPOSED SANITARY MANHOLE
⊕	PROPOSED HYDRANT ASSEMBLY

**CITY OF RALEIGH UTILITY NOTES**

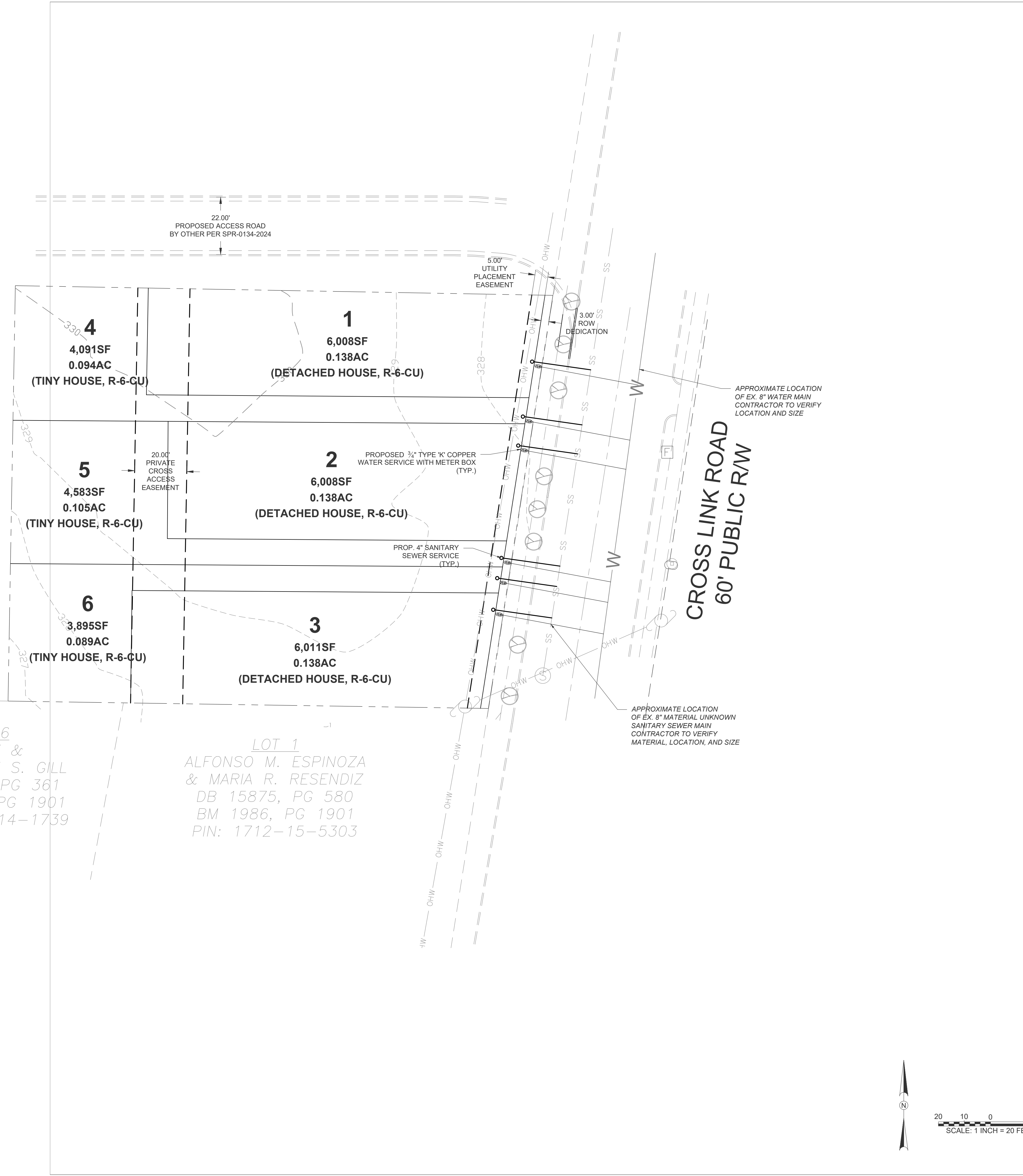
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER 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 WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS 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'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWG, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION
- NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

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2.	08/21/24	CITY OF RALEIGH COMMENTS
3.	01/23/25	CITY OF RALEIGH COMMENTS

**UTILITY AND GRADING PLAN**  
**CROSS LINK 6 LOT SUBDIVISION**  
917 CROSS LINK ROAD  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22038  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 04/26/23  
SCALE: 1"=20'

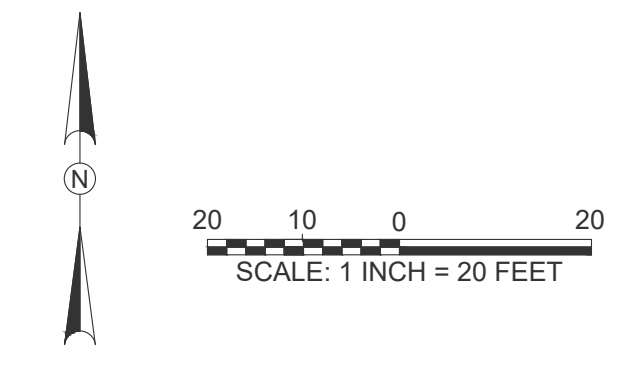


**LOT 1**  
FELLERS POND, LLC  
DB 12651, PG 2503  
BM 2005, PG 959  
PIN: 1712-05-8582

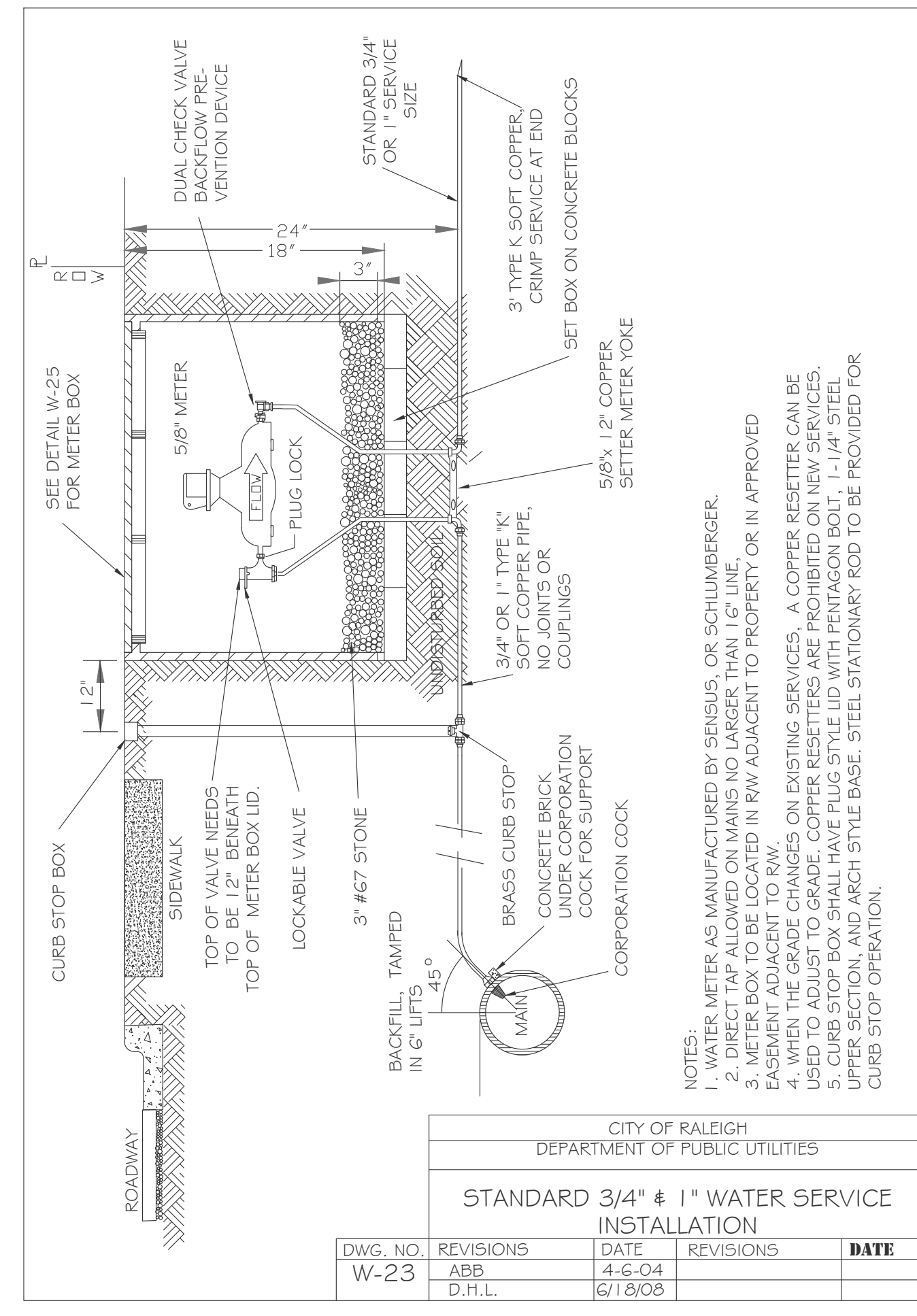
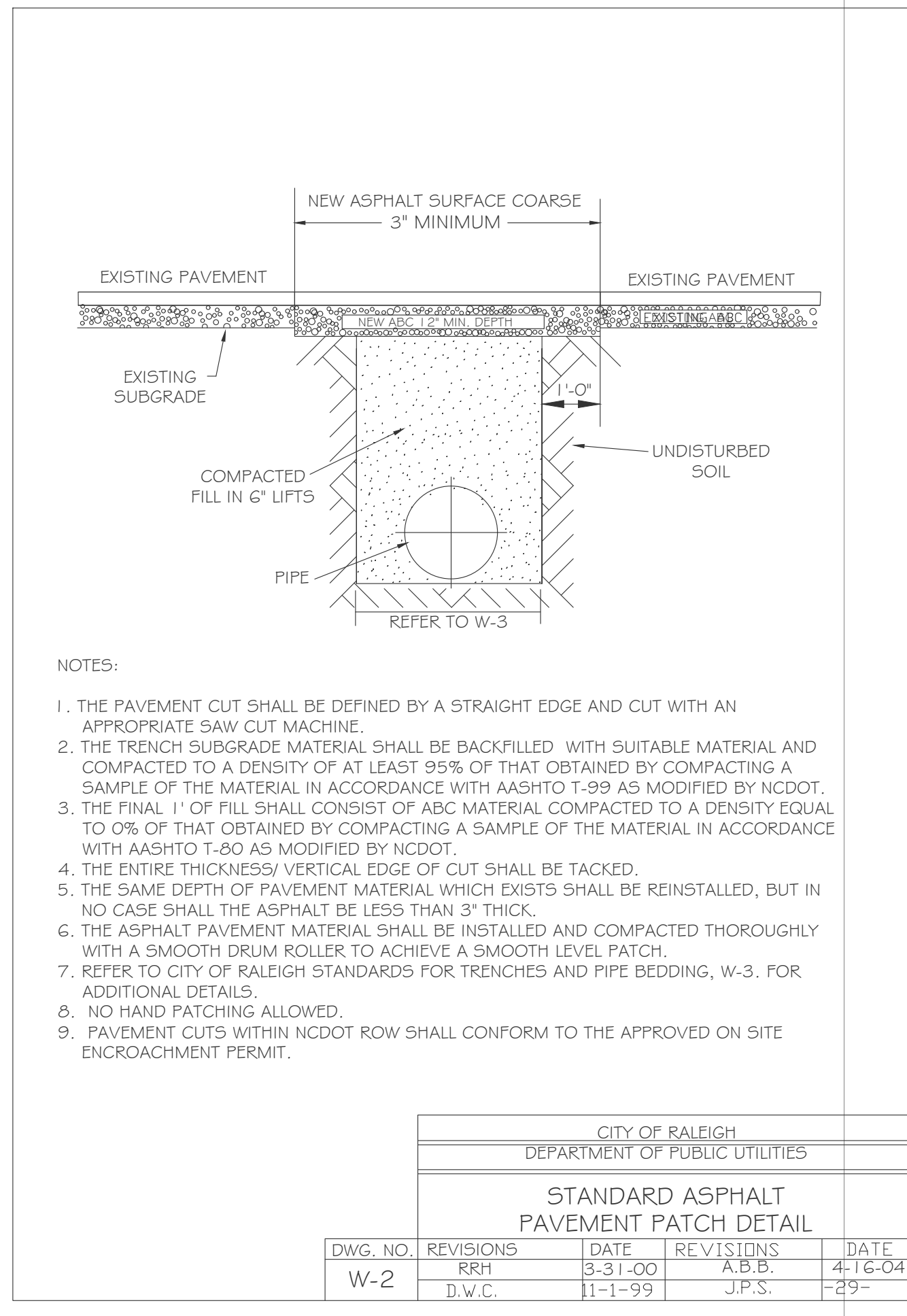
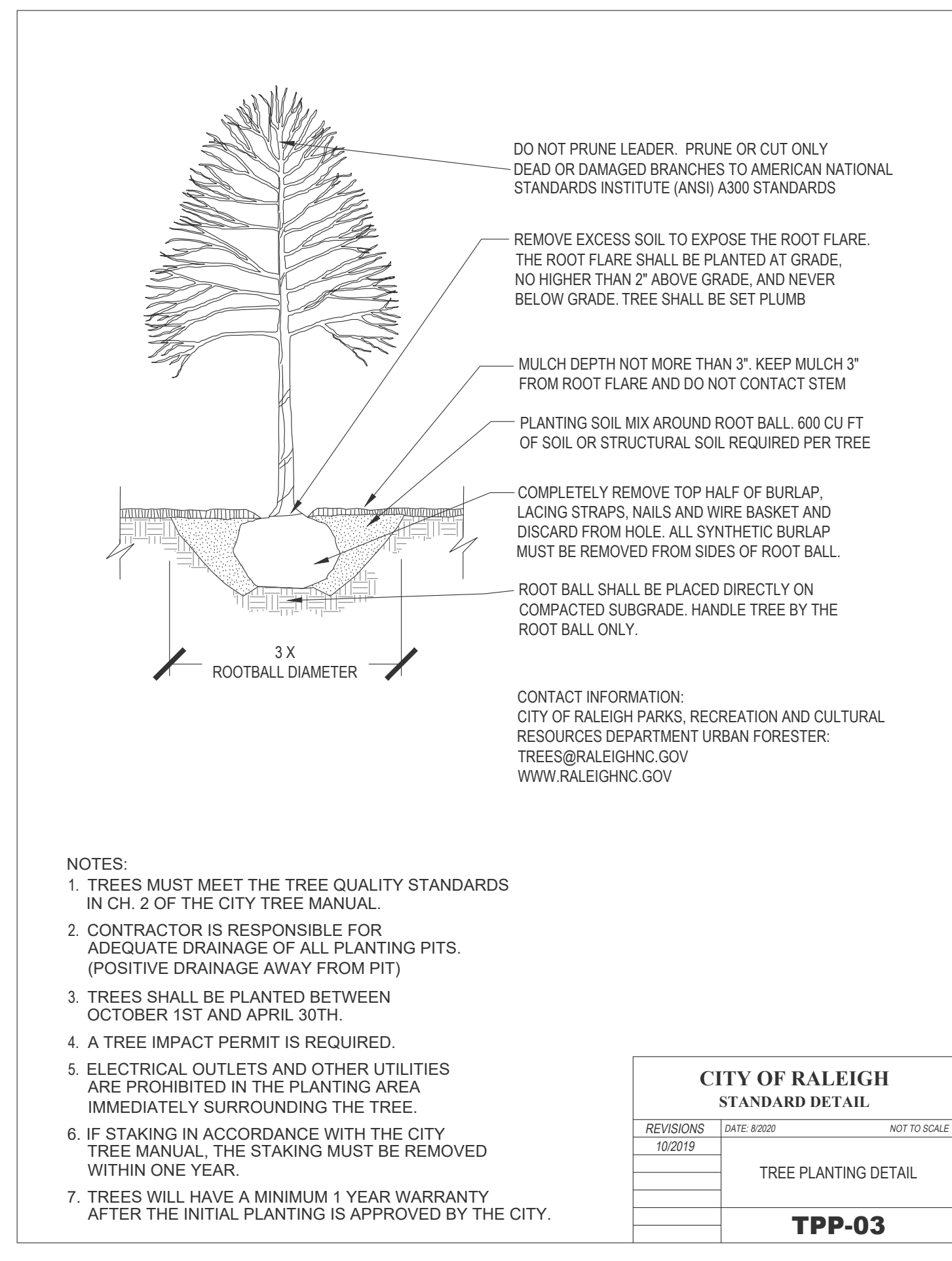
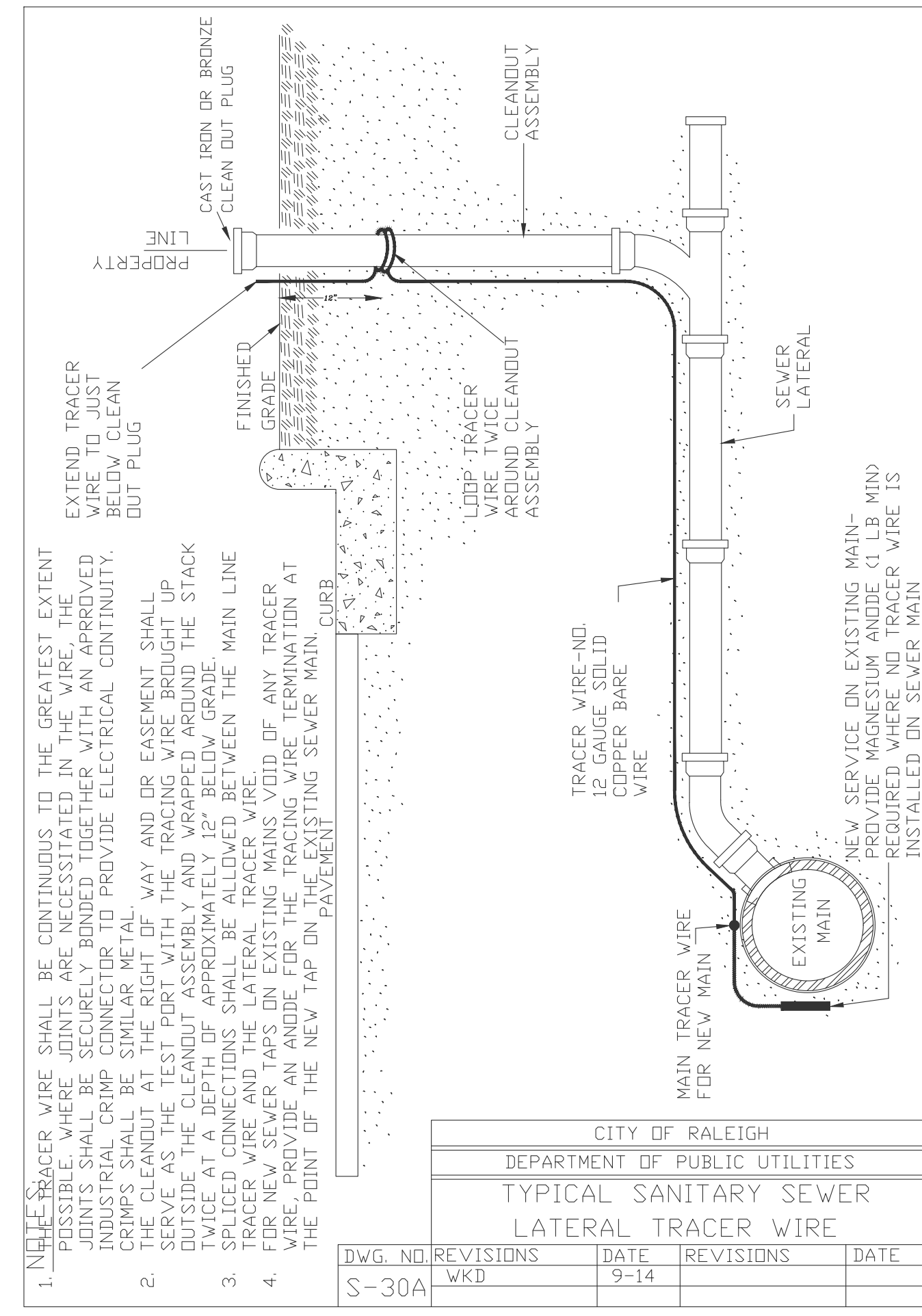
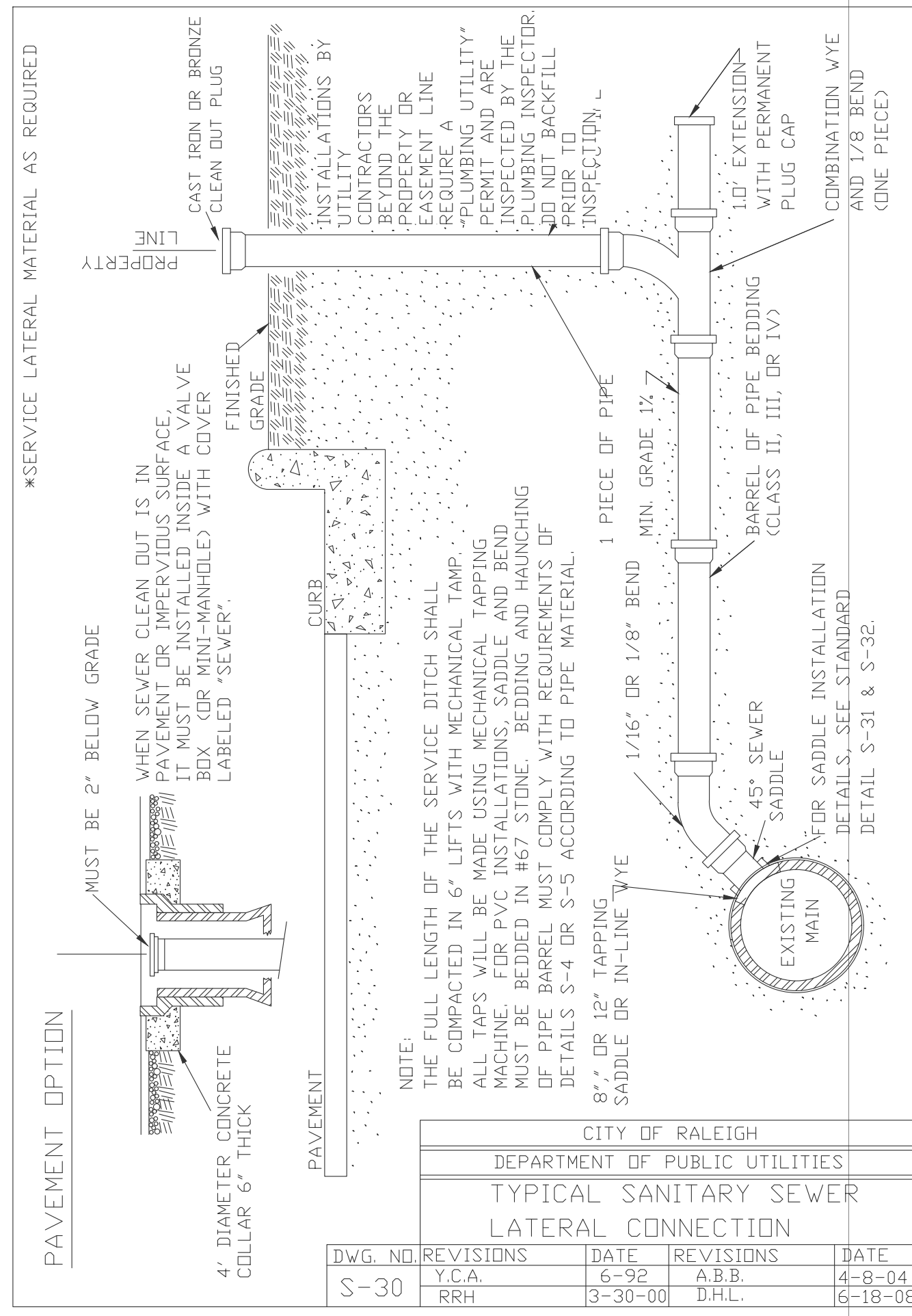
**LOT 6**  
BOBBY &  
CARDRIENNE S. GILL  
DB 3277, PG 361  
BM 1986, PG 1901  
PIN: 1712-14-1739

**LOT 1**  
ALFONSO M. ESPINOZA  
& MARIA R. RESENDIZ  
DB 15875, PG 580  
BM 1986, PG 1901  
PIN: 1712-15-5303

- ADA NOTES**
- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
  - PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
  - RAMP SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
  - HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.
- FIRE PROTECTION NOTES:**
- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
  - FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.







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**DETAILS**

**CROSS LINK 6 LOT SUBDIVISION**

917 CROSS LINK ROAD  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22038

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 04/26/23

SCALE: N=3/8"