

Preliminary Subdivision Application

Planning and Development

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



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.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
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):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
Address:	
Phone #:	Email:

Continue to page 2 >>

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

ZONING INFORMATION

Gross site acreage: 8.51 AC.

Zoning districts (if more than one, provide acreage of each): NX-3-CU, R-10-CU

Overlay district: N/A

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.15 Square Feet: 6,575

Proposed Impervious Surface:

Acres: 3.51 Square Feet: 152,290

Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: 3720173100J, 05/02/2006

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached 56

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F):

Total # of open space and/or common area lots: 3

Total # of requested lots: 59

SIGNATURE BLOCK

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.

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

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Brandon D. Moore

Date: 21 April 2022

Printed Name: Brandon D. Moore

Signature: _____

Date: _____

Printed Name: _____

Please email your completed application to SiteReview@raleighnc.gov.

ROCK QUARRY SUBDIVISION

6100 Rock Quarry Road
Raleigh, North Carolina

PRELIMINARY SUBDIVISION

Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2900



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.

DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
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): Rock Quarry Subdivision	
Property Address(es): 6100, 6024, 6032, 6104 Rock Quarry Rd	
Recorded Deed PIN(s): 1731-39-5471, 1731-39-3410, 1731-39-0382, 1731-29-8281	
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input checked="" type="checkbox"/> Other: COMMERCIAL
<input type="checkbox"/> Attached houses	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Marlin Design Build, Inc.	Owner/Developer Name and Title: Dan Farmer
Address: 5404 Hillsborough Street, Raleigh, NC 27605	
Phone #: 919-378-9322	Email: dan@marlindesignbuild.com
APPLICANT INFORMATION	
Company: The Site Group, PLLC	Contact Name and Title: Brandon Moore, RLA
Address: 1111 OBERLIN ROAD	
Phone #: 919-835-4787	Email: bdm@thesitegroup.net

Continue to page 2 >>

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REVISION 02.19.21

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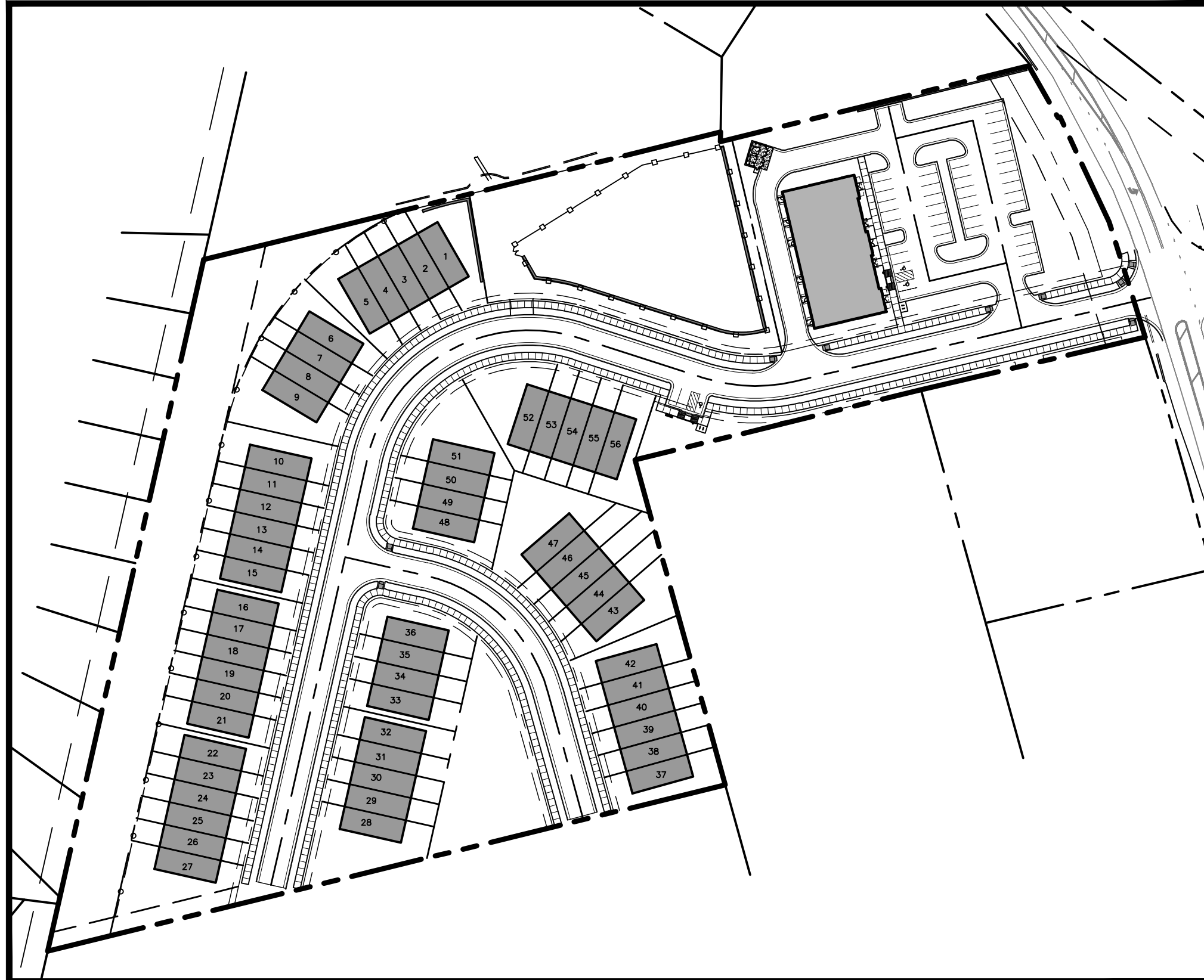
DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 9.51 AC.	
Zoning districts (if more than one, provide acreage of each): NX-3-CU, R-10-CU	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.15 Square Feet: 6,575	Proposed Impervious Surface: Acres: 3.51 Square Feet: 152,290
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Flood study: FEMA Map Panel #: 37201731001, 05/02/2009	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached Attached 56	
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: 3	
Total # of requested lots: 59	
SIGNATURE BLOCK	
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.	
I, <u>Brandon D. Moore</u> , will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Brandon D. Moore</u>	Date: <u>21 April 2022</u>
Printed Name: <u>Brandon D. Moore</u>	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to SiteReview@raleighnc.gov.

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SHEET INDEX:

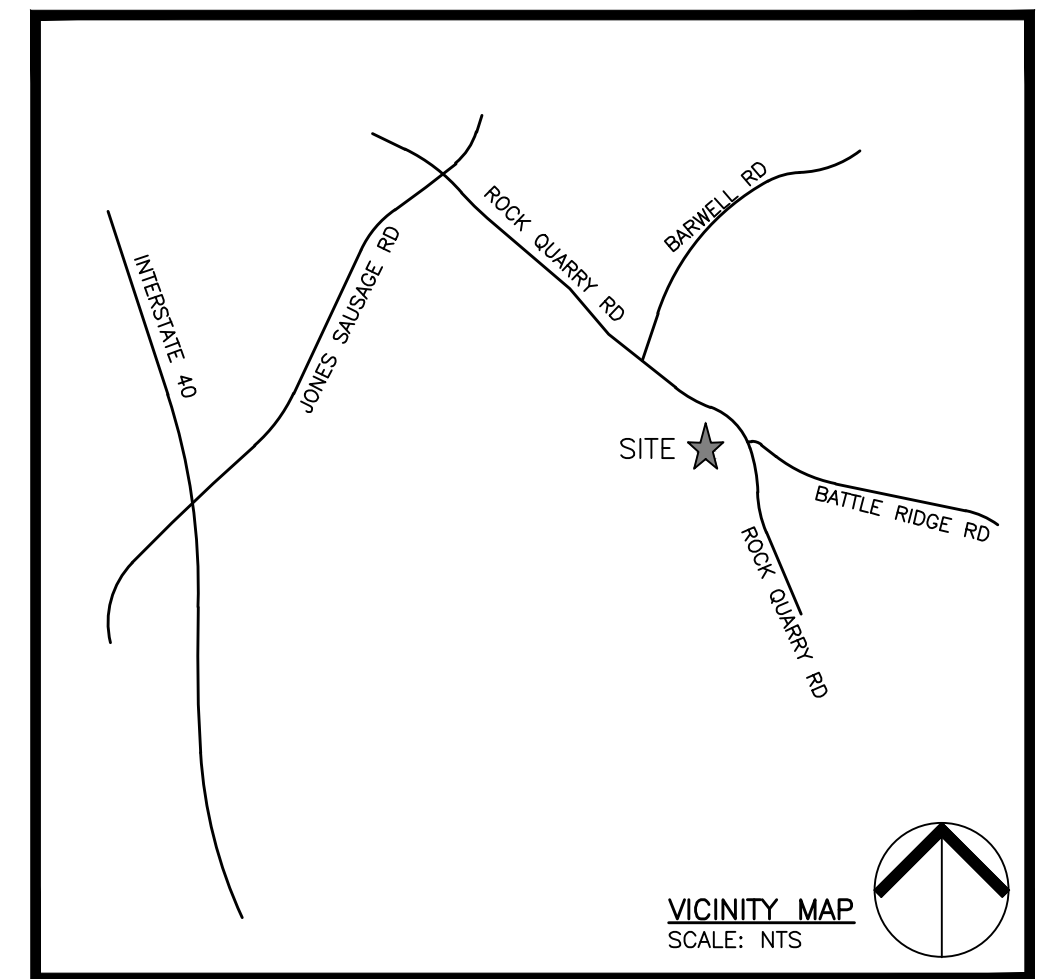
PS 1.0	COVER SHEET
PS 2.0	EXISTING CONDITIONS & DEMO PLAN
PS 3.0	SITE LAYOUT PLAN
PS 4.0	GRADING PLAN
PS 5.0	UTILITY PLAN
PS 5.1	LIGHTING PLAN
PS 6.0	LANDSCAPE PLAN
PS 6.1	TREE CONSERVATION PLAN
PS 7.0	DETAILS
PS 7.1	DETAILS
PS 7.2	DETAILS
PS 7.3	DETAILS
PS 7.4	DETAILS

GENERAL NOTES

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

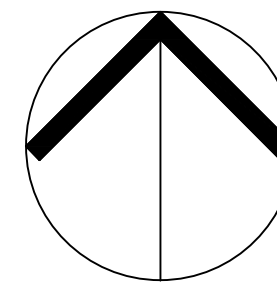
CONTACT:
BRANDON MOORE, RLA
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: bdm@thesitegroup.net

DEVELOPER:
MARLIN DESIGN BUILD, INC.
DAN FARMER
5404 HILLSBOROUGH STREET
RALEIGH, NC, 27605
PHONE: (919) 378-9322
EMAIL: dan@marlindesignbuild.com



SITE DATA SUMMARY

PROJECT NAME:	ROCK QUARRY SUBDIVISION
SITE ADDRESS:	6100, 6024, 6032, 6104 ROCK QUARRY RD RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1731-39-5471, 1731-39-3410, 1731-39-0382, 1731-29-8281
EXISTING ZONING:	NX-3-CU, R-10-CU
PROPOSED ZONING:	NX-3-CU, R-10-CU
EXISTING LOT SUMMARY:	
6100 (1731-39-5471):	40,357 SF./0.93 AC.
6024 (1731-39-3410):	203,910 SF./4.68 AC.
6032 (1731-39-0382):	30,094 SF./0.69 AC.
6104 (1731-29-8281):	96,264 SF./2.21 AC.
TOTAL LOT AREA:	370,625 SF./8.51 AC.
PROPOSED ON-SITE-ROW AREA:	83,601 SF./1.92 AC.
NET SITE AREA:	287,024 SF./6.59 AC.
TREE CONSERVATION AREA REQUIRED:	28,702 SF./0.66 AC. (10%)
SECONDARY TCA PROVIDED:	30,124 SF./0.69 AC. (10.5%)
CURRENT USE:	VACANT/RESIDENTIAL
PROPOSED USE:	RESIDENTIAL SUBDIVISION/RETAIL SALES
LOT SUMMARY:	
TOTAL # OF LOTS:	60 (56 RESIDENTIAL, 3 OPEN, 1 COMMERCIAL)
MIN. LOT WIDTH:	20'
MIN. LOT DEPTH:	100'
MIN. LOT AREA:	2,000 SF.
BUILDING SETBACKS	
FRONT:	10'
SIDE:	5'
REAR:	20'
EXISTING IMPERVIOUS AREA:	6,575 SF / 0.15 AC.
MAXIMUM IMPERVIOUS PER LOT	1,300 SF
MAXIMUM ALLOWED SITE IMPERVIOUS	186,565 SF / 4.28 AC (65%)
PROPOSED TOTAL SITE IMPERVIOUS	152,920 SF / 3.51 AC (53.2%)
OUTDOOR AMENITY AREA REQUIRED:	28,702 SF./0.66 AC. (10%)
OUTDOOR AMENITY AREA PROVIDED:	29,185 SF./ 0.67 AC. (10.1%)
OPEN SPACE REQUIRED:	28,702 SF./0.66 AC. (10%)
OPEN SPACE PROVIDED:	31,799 SF./ 0.73 AC. (11.1%)
TOTAL # OF UNITS:	56 UNITS
TOTAL # OF BEDROOMS:	112
PARKING SUMMARY:	
RETAIL SALES PARKING REQUIRED:	1 SPACE/200 SF. GFA = 40 SPACES
RETAIL SALES PARKING PROVIDED:	43 SPACES
RESIDENTIAL PARKING REQUIRED:	126 SPACES
BASIS OF DETERMINATION:	2.25 SPACES/3 BEDROOM UNIT(56)
RESIDENTIAL PARKING PROVIDED:	171 SPACES
PARKING BREAKDOWN:	3 SPACES PROVIDED PER UNIT (1 SURFACE, 2 GARAGE) +3 SPACES AT THE COMMON AREA



NORTH
COVER SHEET

SCALE: 1" = 100'



NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: ed@thesitegroup.net

PRELIMINARY SUBDIVISION FOR:
ROCK QUARRY SUBDIVISION
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE:
22 APR 2022

PRELIMINARY
SUBDIVISION

COVER
SHEET

Job Code: MINRP

Dwg No.
PS
1.0

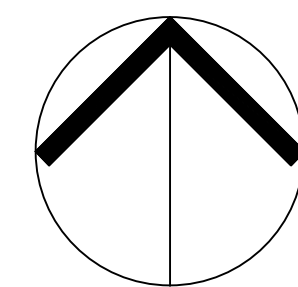


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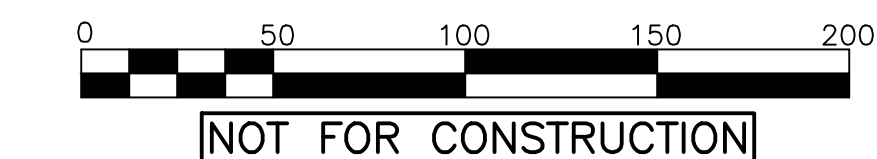
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NORTH
STAKING &
SITE LAYOUT PLAN

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



NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Glenwood
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: ed@thesitegroup.net

PRELIMINARY SUBDIVISION FOR:
ROCK QUARRY SUBDIVISION
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHH
Checked By: BDM

DATE:
22 APR 2022

PRELIMINARY SUBDIVISION

STAKING & SITE LAYOUT PLAN

Job Code: MDBRQ

Dwg No.
PS
3.0

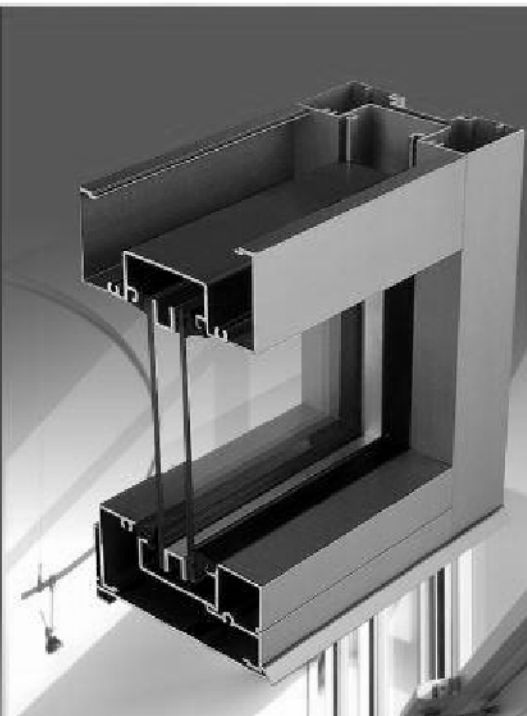
\\na-dc\shared\Current\Current_Dwgs\202\jobs Wendover Mixed Use for Windsor Commercial\Not Wendover Schematic.rvt

E14000 Series Storefront Framing

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard non-thermal and thermal members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Style Doors.

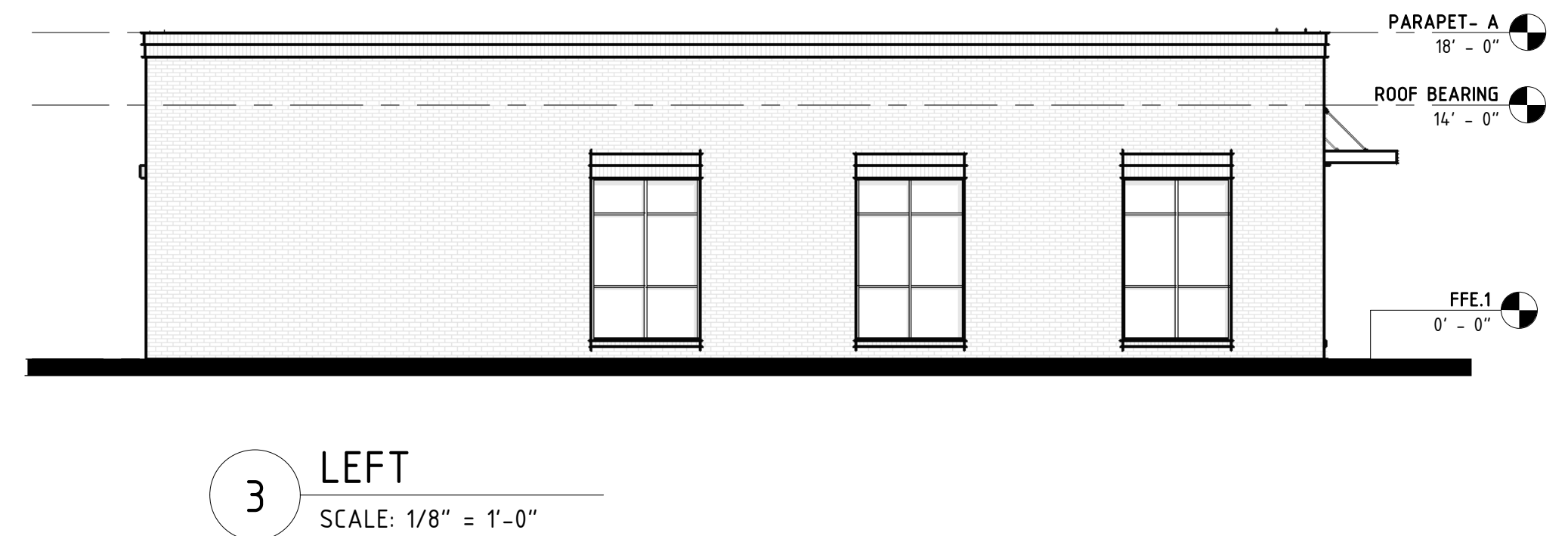
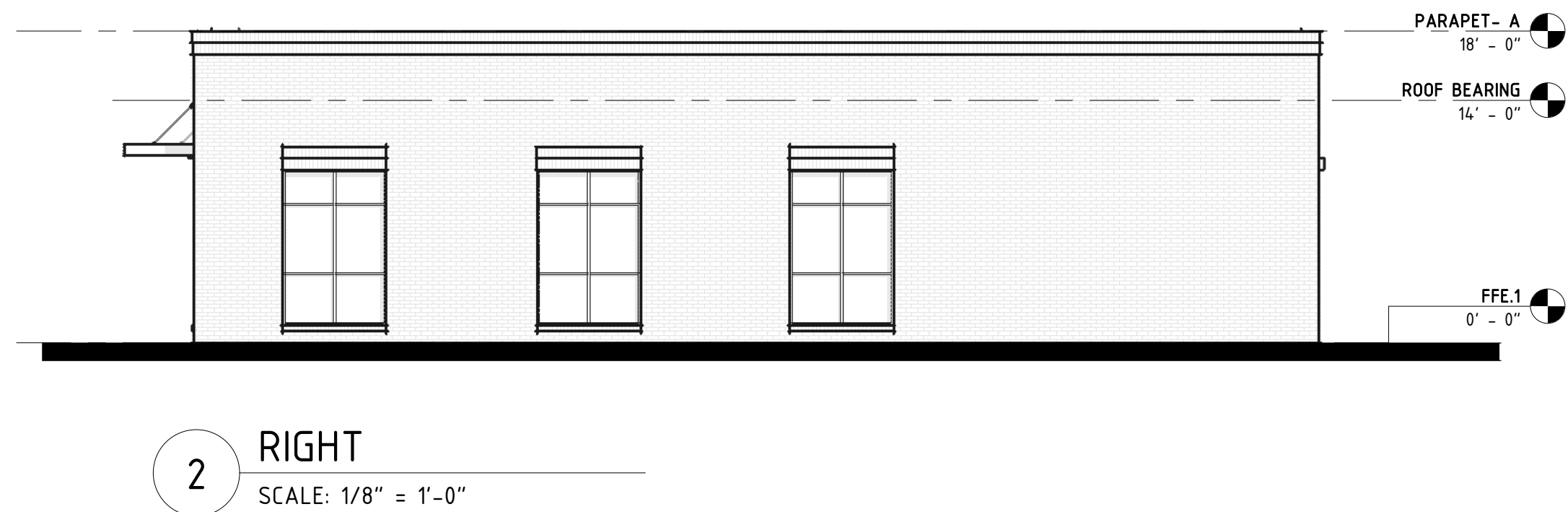
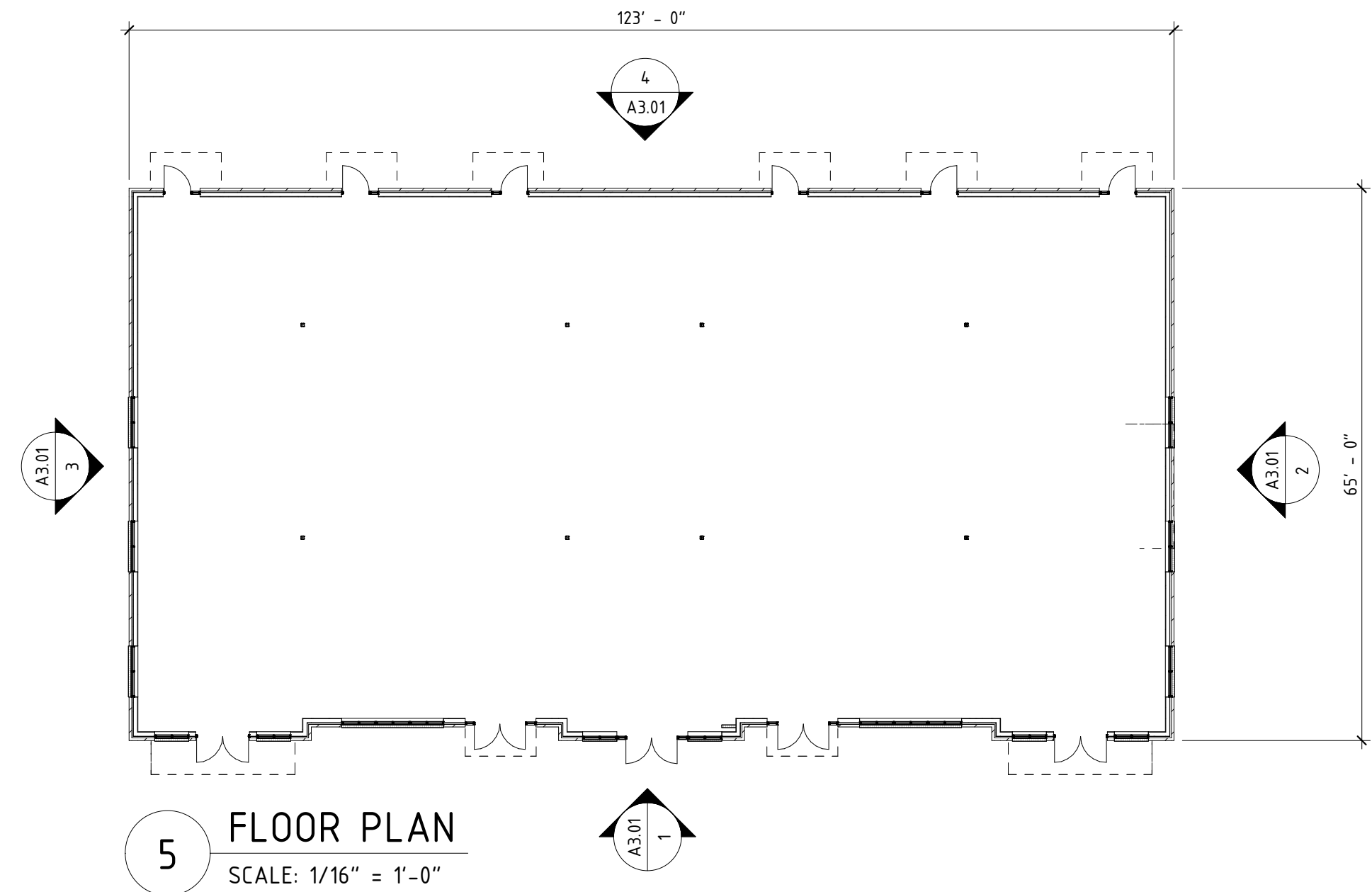
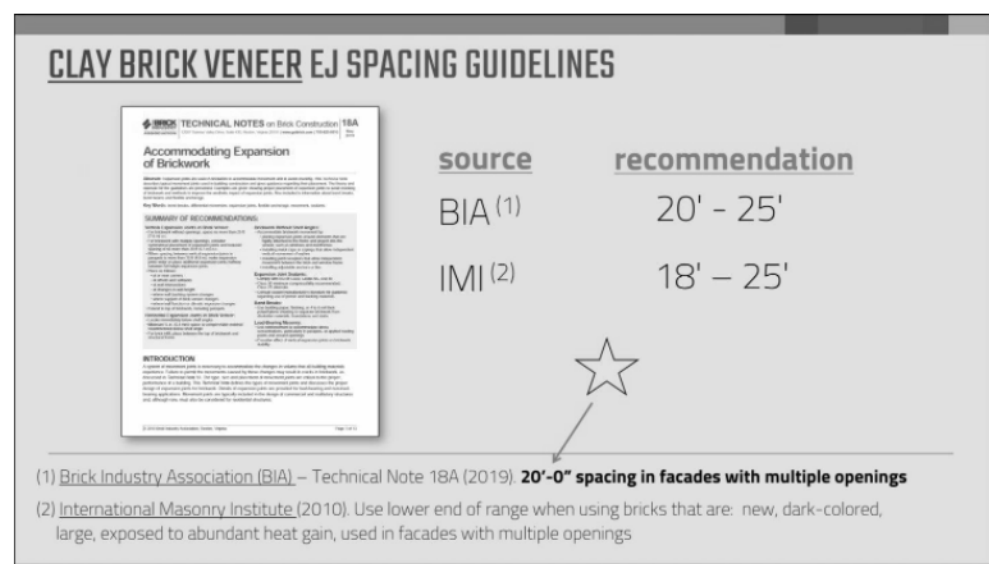
Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



BRICK TYPE

BRICK 1: "MONTICELLO" MODULAR #60224.005137
BY GENERAL SHALE

BRICK 2: "SMOKE GRAY VELOUR" MODULAR #6044.000147
BY GENERAL SHALE



NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

PROJECT TYPE: SHELL BUILDING

Rock Quarry Rd

RALEIGH NORTH CAROLINA

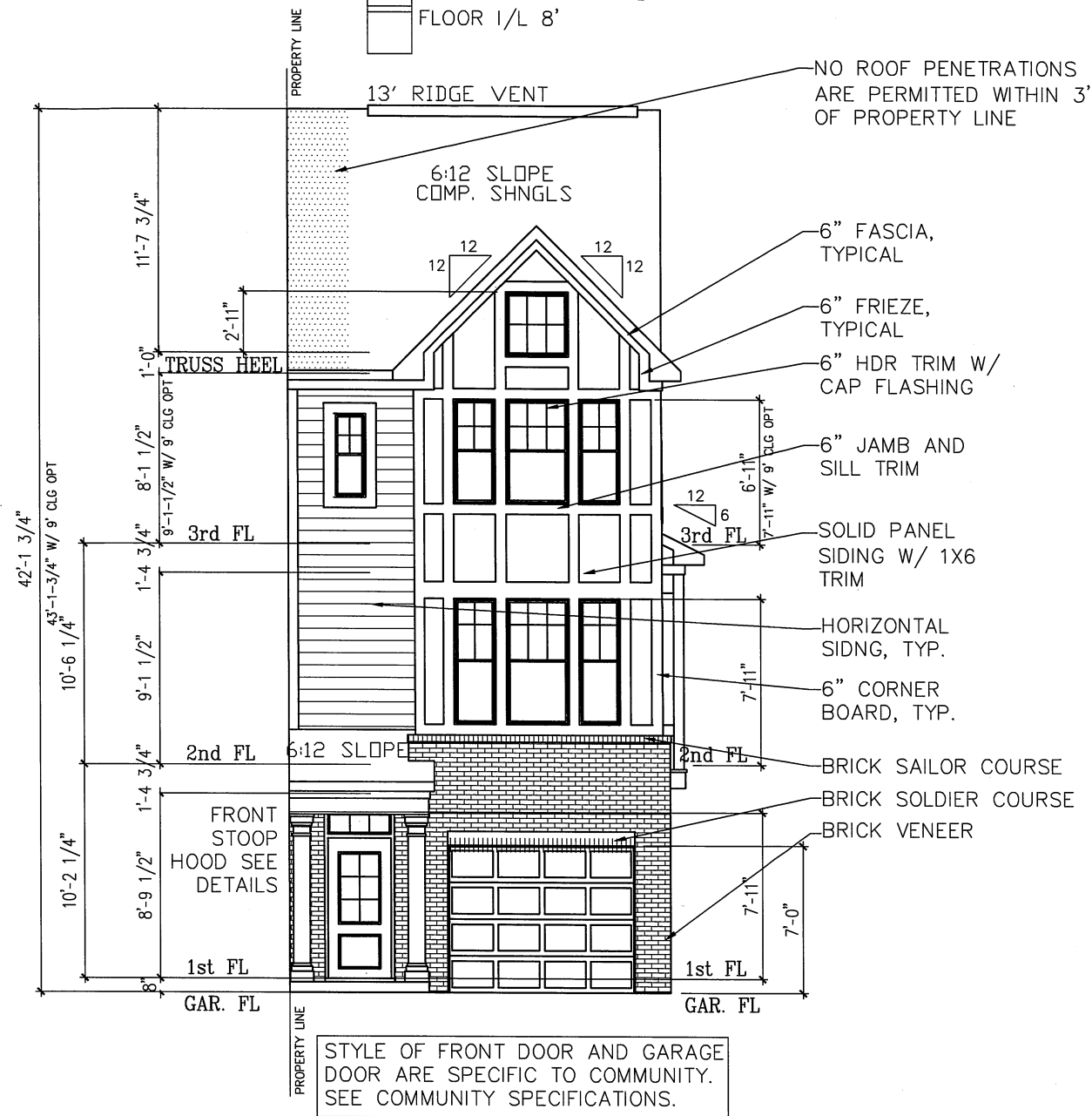
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DR.	res
CH.	RS
PROJ. #	NA

REVISIONS		
NO.	DESCRIPTION	DATE

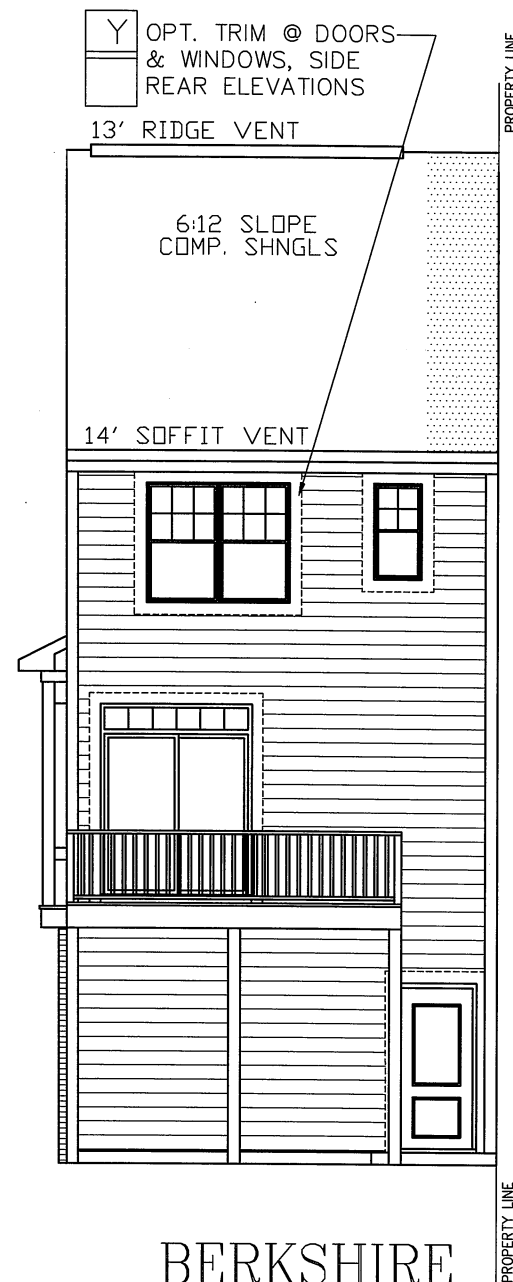
BUILDING
ELEVATIONS

A3.01

Y 9' CEILINGS AT THIRD FLOOR 1/L 8'

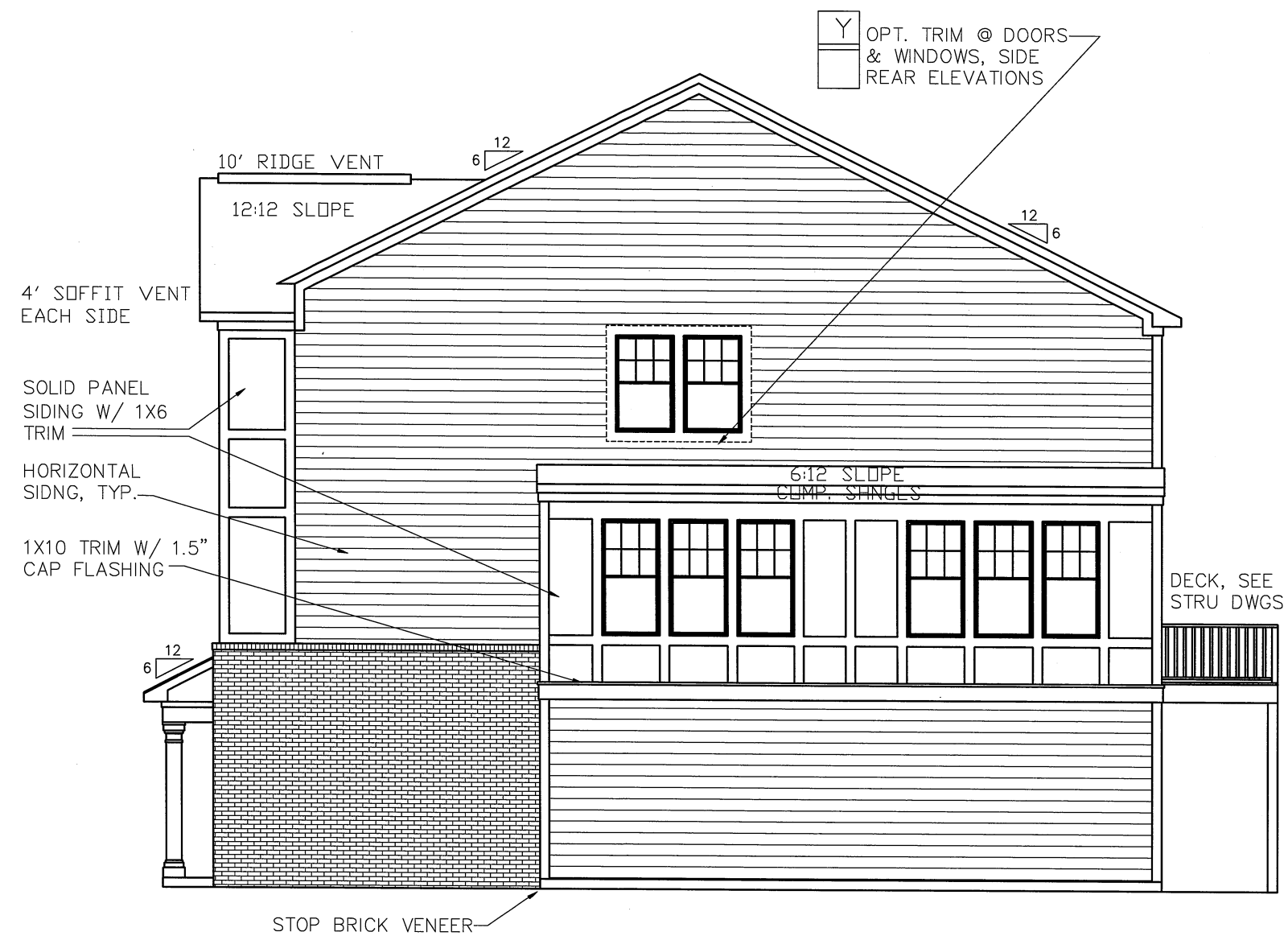


BERKSHIRE
ELEVATION-B-FRONT

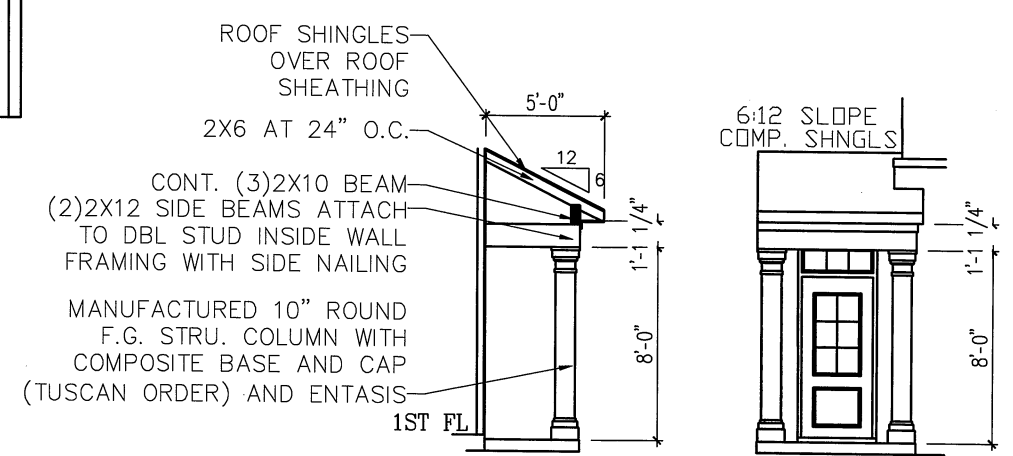


BERKSHIRE
ELEVATION-B-REAR

ROOF VENT. CALCULATIONS ELEV 'B'	
MAIN ROOF ATTIC 867 SQ. FT.	
ATTIC VENTILATION REQUIRED	
$= 2.89 \text{ SQ. FT. } \frac{867 \text{ SQ. FT.}}{300}$	
23 LF RIDGE VENT @ 18 S.1./LF = $23 \times 18 = 414 \text{ S.1.} = 2.87 \text{ SF}$	
22 LF SOFFIT VENT @ 4.5 S.1./LF = $22 \times 4.5 = 99 \text{ S.1.} = .68 \text{ SF}$	
3.55 SF PROVIDED	

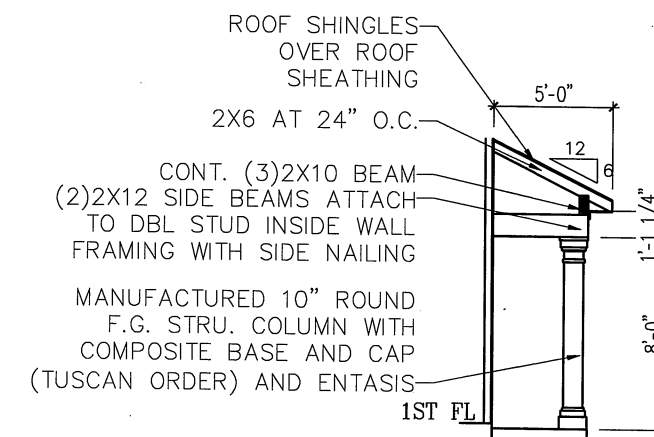
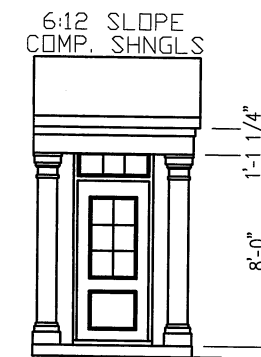
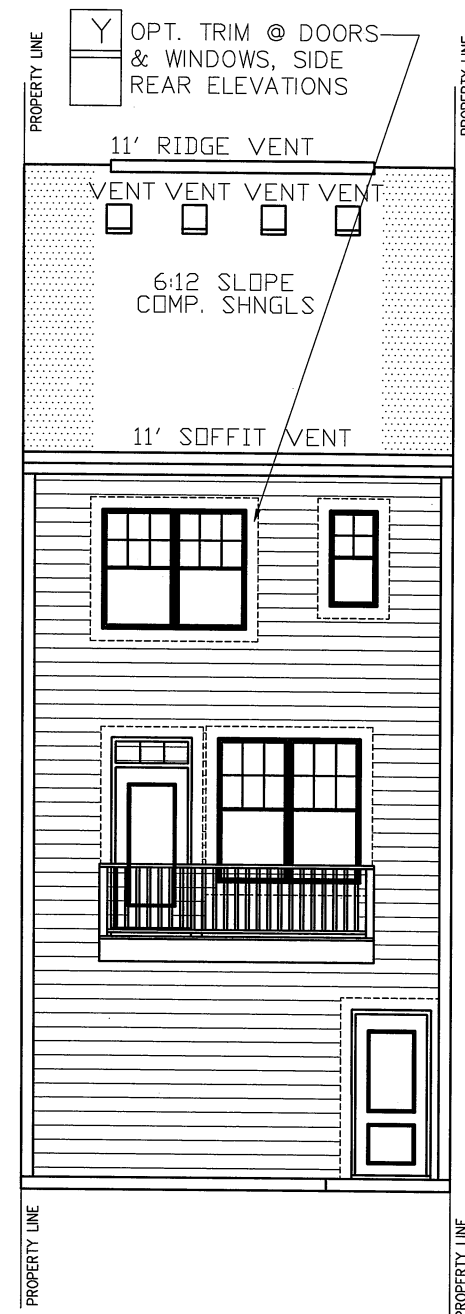
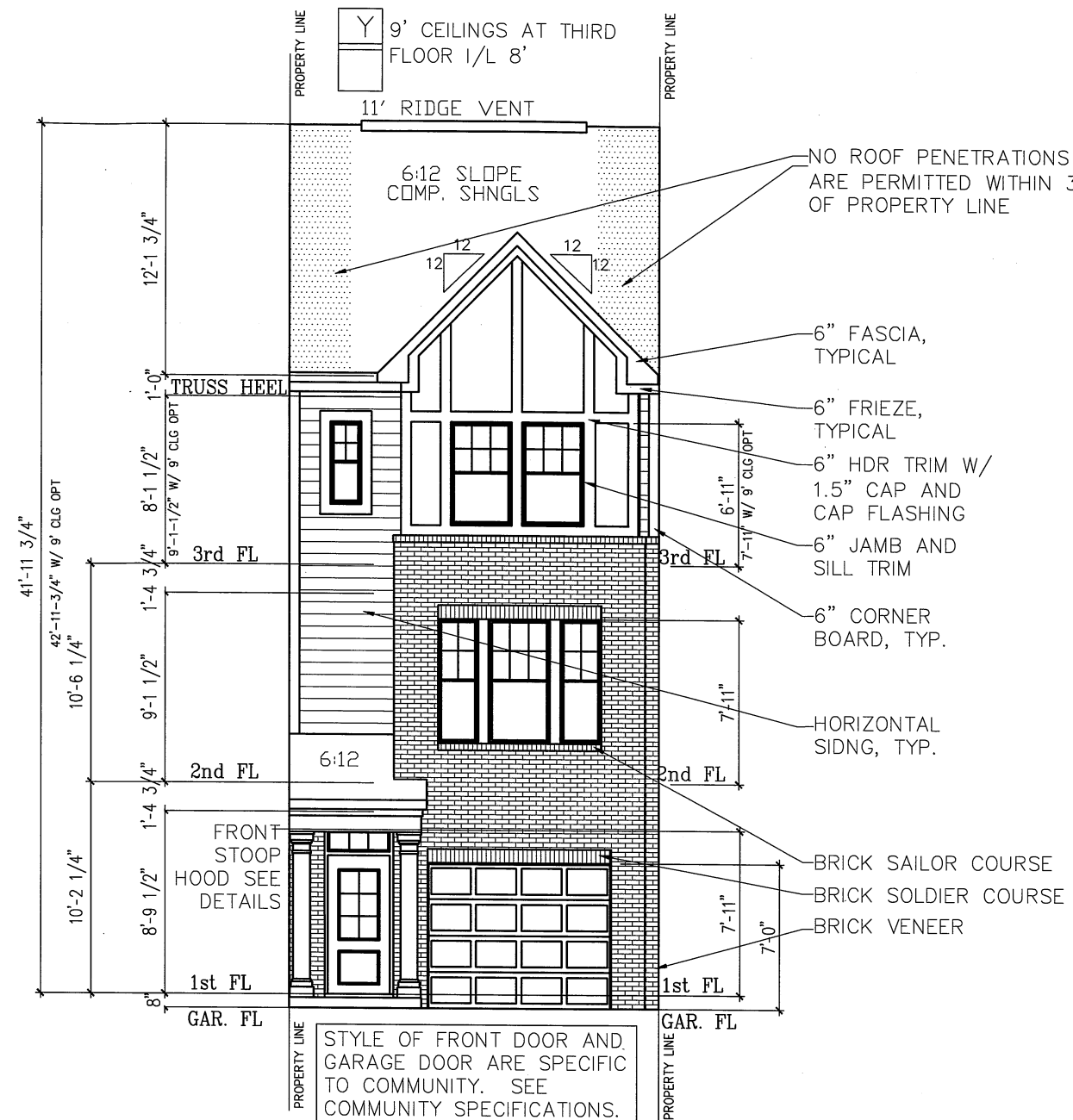


BERKSHIRE
ELEVATION-B-SIDE



SECTION FRONT

ELEVATION B
SECTION OF FRONT STOOP
SCALE: 1/8"=1'-0"



ELEVATION B
SECTION OF FRONT STOOP
SCALE: 1/8"=1'-0"

$$\begin{array}{r}
 \text{ROOF VENT. CALCULATIONS ELEV 'B'} \\
 \hline
 \text{MAIN ROOF ATTIC} \\
 \underline{824 \text{ SQ. FT.}} \\
 \text{ATTIC VENTILATION REQUIRED} \\
 \hline
 = 2.74 \text{ SQ. FT.} \quad \underline{824 \text{ SQ. FT.}} \\
 \quad \quad \quad 300 \\
 \begin{array}{l}
 11 \text{ LF RIDGE VENT @ } 18 \text{ S.1./LF} = 18 \times 11 = 198 \text{ S.1} = 1.37 \text{ SF} \\
 11 \text{ LF SOFFIT VENT @ } 4.5 \text{ S.1./LF} = 11 \times 4.5 = 49.5 \text{ S.1} = .34 \text{ SF} \\
 4 \text{ ROOF VENTS @ } 50 \text{ S.1. EA.} = 50 \times 4 = 200 \text{ S.1} = 1.38 \text{ SF} \\
 \\
 3.09 \text{ SF PROVIDED}
 \end{array}
 \end{array}$$