



Administrative Approval Action

Case File / Name: SUB-0032-2022
DSLC - Rock Quarry Subdivision

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

LOCATION: This site 8.51 acre site composed of five parcels is zoned NX-3 CU (Z-17-2011) and R-10 CU (Z-17-2011) and is located on the west side of the intersection of Rock Quarry and Battle Bridge Roads at 6100 Rock Quarry Road.

REQUEST: This is a 59 lot subdivision consisting of 54 residential townhome lots, 4 HOA/Community Lots and one commercial lot being reviewed for future development (case ASR-0061-2022).

**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 December 14, 2023 by The Site Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

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

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

General

1. Please provide a letter or email from COR Solid Waste approving proposed solid waste plan. - Please contact solid waste for review comments and if acceptability by COR solid waste. Provide confirmation, (email, note, etc) that COR Solid waste is in agreement with your proposed plan along with your next submittal. Solid waste contact - E-mail: swscodecompliance@raleighnc.gov, Phone #: 919-996-3245
2. The ADA ramps being provided on all sides of the intersection within the subdivision must be complied with. Access must be able to be achieved to the proposed public street from the parcel at 1731395273. Dialogue and outreach to that property owner must occur with regard to the potential to add a driveway access per the cited zoning condition and to work towards agreement to close the existing driveway onto Rock Quarry Road through dialogue with the property owner.

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.



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4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

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

Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
9. If not already submitted with the SPR plan for the preliminary ASR-0061-2022 submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

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

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Engineering
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Transit Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

General

1. Prior to or in conjunction with recordation of the subdivision plat for this development the existing lots shall be recombined including the recombination required by ASR-0061-2022 to establish the right of way connection to Rock Quarry Road.



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2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. Provide documentation indicating a Property Owner's Association has been established for the subject development.

Engineering

4. A pedestrian and bicycle deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
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 cross access agreement among the lots identified as shown on the preliminary plan 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.
7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
8. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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9. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
10. 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)

Public Utilities

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

Stormwater

13. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
14. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
15. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
16. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
17. 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).

Transportation



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

Urban Forestry

19. A public infrastructure surety for 54 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
20. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

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

Public Utilities

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

Stormwater

2. 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).
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. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 38 street trees along Quartzite Lane and 16 street trees along Kimberlite Lane for a total of 54 street trees.
6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



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

General

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. Final inspection of tree conservation area and right of way street trees by Urban Forestry Staff.
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
5. The traffic signal must be installed and operable at the intersection with Rock Quarry Road prior to issuance of a CO.

Stormwater

6. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
7. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: 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 1, 2027

Record at least ½ of the land area approved.

5-Year Sunset Date: February 1, 2029

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 02/01/2024
Development Services Dir/Designee

Staff Coordinator: Michael Walters

QUARRY LANDING RESIDENTIAL

6100 Rock Quarry Road
Raleigh, North Carolina

PRELIMINARY SUBDIVISION
SUB-0032-2022

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 | (919) 996-2000



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 UDO@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<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): Sketch plan review - August 10, 2021 (case # unknown)

Development name (subject to approval): Quarry Landing Residential

Property Address(es): 6100, 6024, 6032, 6104 Rock Quarry Road

Recorded Deed PIN(s): 1731-39-5471, 1731-39-3410, 1731-39-0382, 1731-29-8281

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) Name(s):

Company: Titan LLC Title:

Address: 112300 Canolider Street, Raleigh NC 27614

Phone #: Email:

Applicant Name (if different from owner. See "who can apply" in instructions): Brandon Moore

Relationship to owner: ☐ Lessee or contract purchaser ☒ Owner's authorized agent ☐ Easement holder

Company: The Site Group Address: 1111 Oberlin Road

Phone #: 919-835-4787 Email: bdm@thesitegroup.net

NOTE: Please attach purchase agreement or contract, lease or easement when submitting this form.

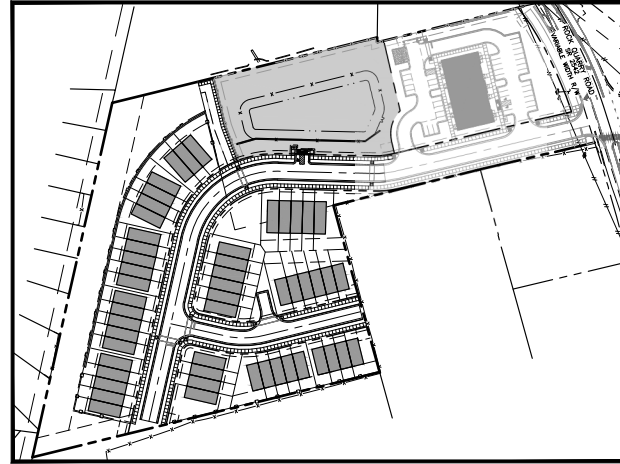
Developer Contact Name(s): Dan Farmer

Company: Martin Design Build, Inc. Title:

Address: 5404 Hillsborough Street, Raleigh, NC 27605

Phone #: 919-378-9322 Email: dan@martindesignbuild.com

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ZONING COMPLIANCE DESCRIPTION

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

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

1. VEHICULAR ACCESS TO ROCK QUARRY ROAD FOR THE ENTIRE PROPERTY SUBJECT TO THIS REZONING CASE SHALL BE LIMITED TO NO MORE THAN ONE (1) FULL MOVEMENT DRIVEWAY ONTO ROCK QUARRY ROAD, SUBJECT TO APPROVAL OF THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. ONE FULL MOVEMENT DRIVEWAY ONTO ROCK QUARRY RD HAS BEEN PROPOSED.

2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR APPROVAL OF A SUBDIVISION PLAN, WHOEVER SHALL FIRST OCCUR, THE PROPERTY OWNER SHALL OFFER TO DEDICATE TO THE CITY OF RALEIGH RIGHT-OF-WAY SIXTY FEET (60') IN WIDTH, SUD RIGHT-OF-WAY BEGINNING AT ROCK QUARRY ROAD AND EXTENDING AT LEAST THE LENGTH OF THE PROPERTY ZONED NB CUD FOR DEDICATE USE AS A PUBLIC STREET, SUBJECT TO SITE PLAN APPROVAL.

3. A SIX RIGHT-OF-WAY FOR A NEIGHBORHOOD LOCAL STREET HAS BEEN PROVIDED.

3. THE PROPERTY OWNER SHALL OFFER TO DEDICATE TO THE CITY OF RALEIGH A RIGHT-OF-WAY THROUGH THE PROPERTY ZONED R-10 CUD UPON THE FIRST TO OCCUR OF:

(a) APPROVAL OF A SITE PLAN OR SUBDIVISION PLAN, WHOEVER SHALL FIRST OCCUR, ON THE PROPERTY ZONED NB CUD OR

(b) APPROVAL OF A SITE PLAN OR SUBDIVISION PLAN, WHOEVER SHALL FIRST OCCUR, ON THE PROPERTY ZONED R-10 CUD FOR DEDICATE USE AS A PUBLIC STREET, SUBJECT TO SITE PLAN APPROVAL.

A RIGHT-OF-WAY FROM ROCK QUARRY ROAD THROUGH THE PROPERTY ZONED NB CUD (NB-CU) TO THE REAR OF THE PROPERTY ZONED R-10 CUD (R-10-CU) HAS BEEN PROVIDED.

4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR APPROVAL OF A SUBDIVISION PLAN, WHOEVER SHALL FIRST OCCUR, AN OFFER OF VEHICULAR AND PEDESTRIAN INTERCONNECTIVITY SHALL BE MADE TO THE PROPERTY TO THE NORTH, KNOWN BY WAKE COUNTY PIN 1731-39-3691 AND FURTHER DESCRIBED IN DEED BOOK PAGE 10063, PAGE 1687, WAKE COUNTY REGISTRY (RUD), TO THE PROPERTY TO THE SOUTH KNOWN BY WAKE COUNTY PIN 1731-39-3273 AND FURTHER DESCRIBED IN DEED BOOK PAGE 3463, PAGE 431, WAKE COUNTY REGISTRY (RUD) AND TO AMONG THE PROPERTIES SUBJECT TO THIS REZONING, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR APPROVAL OF A SUBDIVISION PLAN, WHOEVER SHALL FIRST OCCUR, AN OFFER OF PEDESTRIAN INTERCONNECTIVITY SHALL BE MADE TO ENGINEER UNITED METHODIST CHURCH PROPERTY, KNOWN BY WAKE COUNTY PIN 1731-39-0797, DEED BOOK 8057, PAGE 2047.

CROSS ACCESS TO THE NORTH AND SOUTH ADJACENT PARCELS HAS BEEN PROPOSED.

5. ANY GROUND-MOUNTED SIGN SHALL BE OF LOW-PROFILE DESIGN.

ANY GROUND-MOUNTED SIGN PROPOSED WILL BE OF LOW-PROFILE DESIGN.

6. ALL OUTDOOR LIGHTING FIXTURES SHALL BE OF FULL CUT-OFF (SHIELDED) DESIGN AND SHALL NOT EXCEED TWENTY-FIVE FEET (25') IN HEIGHT.

ALL OUTDOOR LIGHTING FIXTURES PROPOSED SHALL COMPLY WITH THE ZONING CONDITION.

7. IF DESIRED BY THE CITY OF RALEIGH, THE PROPERTY OWNER SHALL OFFER TO DEDICATE TO THE CITY OF RALEIGH PRIOR TO SUBDIVISION OR SITE PLAN APPROVAL, WHOEVER SHALL FIRST OCCUR, A TRANSIENT EASEMENT ALONG ROCK QUARRY ROAD MEASURING FIFTEEN FEET (15') BY TWENTY FEET (20'). THE LOCATION OF SUCH EASEMENT SHALL BE APPROVED BY THE TOWN DIVISION AT THE TIME OF SUCH SUBDIVISION OR SITE PLAN APPROVAL.

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

6. TOTAL BUILDING AREA DEVOTED TO NON-RESIDENTIAL USES SHALL NOT EXCEED 8,000 SQUARE FEET OF GROSS FLOOR AREA, A COVENANT ALLOCATING THE NON-RESIDENTIAL SQUARE FOOTAGE AMONG THE PARCELS SUBJECT TO THE NB CUD ZONING SHALL BE RECORDED IN THE WAKE COUNTY REGISTER OF DEED WITHIN FORTY-FIVE (45) DAYS OF ZONING APPROVAL. THE COMMERCIAL BUILDING PROPOSED IN THE PROPERTY ZONED NB CUD (NB-CU) IS 8,000 SF. GFA.

7. ALL USES WITHIN THE NEIGHBORHOOD BUSINESS ZONING DISTRICT SHALL BE PERMITTED EXCEPT THE FOLLOWING USES, WHICH SHALL BE PROHIBITED: ADULT ENTERTAINMENT, CAR WASH, PAWN SHOP, BAK, NIGHTCLUB, TOWN OR LOUNGE, GAS STATION, CONVENIENCE STORE, DRUG STORE, EATING ESTABLISHMENT WITH A DRIVE-THROUGH, HOTEL/MOTEL, WAREHOUSE, STORAGE FACILITY AND VEHICLE SALES/REPAIR. THIS SECTION SHALL NOT BE INTERPRETED TO PROHIBIT THE ANCILLARY SERVICE OF ALCOHOLIC BEVERAGES AS A PART OF A RESTAURANT OR EATING ESTABLISHMENT AS DEFINED IN NORTH CAROLINA GENERAL STATUTE SECTION 18B-1000.

NOTED: NONE OF THE FUTURE PRIMARY USES SHALL INCLUDE THOSE PROHIBITED USES LISTED ABOVE.

8. NO BUILDING SHALL EXCEED TWO-STORIES OR THIRTY FEET (30') IN HEIGHT AS MEASURED BY RALEIGH CITY CODE.

9. THE COMMERCIAL BUILDING PROPOSED DOES NOT EXCEED TWO-STORIES OR 30' IN HEIGHT.

11. A MAXIMUM OF TWO DAYS OF ON-SITE PARKING WITH A SINGLE DRIVE ABLE IS PERMITTED BETWEEN THE BUILDING AND ROCK QUARRY ROAD.

TWO DAYS OF PARKING WITH A SINGLE DRIVE ABLE IN FRONT OF THE COMMERCIAL BUILDING HAS BEEN PROPOSED.

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

12. IF THE PROPERTY IS DEVELOPED AT RESIDENTIAL DENSITIES GREATER THAN 4 UNITS PER ACRE AND PROPERTY TO THE SOUTH, KNOWN BY WAKE COUNTY PIN 1731-28-9737 AND FURTHER DESCRIBED IN DEED BOOK 11861, PAGE 286 (JONES PROPERTY) REMAIN ZONED R-4, A SIX FOOT (6') HIGH SOLID FENCE SHALL BE CONSTRUCTED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT ALONG THE COMMON BOUNDARY LINE WITH THE JONES PROPERTY.

NOTED

13. NO BUILDING SHALL EXCEED THREE (3) STORIES OR THIRTY-FIVE FEET (35') IN HEIGHT AS MEASURED BY RALEIGH CITY CODE.

14. OPEN DEVELOPMENT OF THE R-10 CUD PROPERTY AT RESIDENTIAL DENSITIES GREATER THAN 4 UNITS PER ACRE, A THIRTY FOOT (30') WIDE NATURAL PROTECTIVE YARD EXCEPT DISTURBANCE AS MAY BE REQUIRED FOR THE INSTALLATION OF A TRANSITIONAL PROTECTIVE YARD ALONG THE ENTIRE WEST SIDE OF THE SUBJECT PROPERTY ADJACENT TO ABBOTT ROAD SUBDIVISION.

NOTED

15. MULTI-FAMILY DWELLINGS SHALL BE PROHIBITED.

NOTED

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

PRIMARY STREET DESIGNATION NOTE:

- PER TO-5A-18 AND UDO SECT. 15.4.C, THE PRIMARY STREET DESIGNATIONS SHALL BE ROCK QUARRY ROAD FOR PROPOSED TRACT 1.

RESIDENTIAL DRIVEWAY NOTE:

- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

PARKING STANDARDS NOTE:

- THIS DEVELOPMENT WILL ADHERE TO TC-11-21 PARKING MINIMUMS, MAXIMUMS, AND MITIGATIONS FOR THE ESTABLISHMENT OF ADEQUATE ON-SITE PARKING.

SOLID WASTE SERVICES NOTE:

- THIS DEVELOPMENT WILL BE SERVED VIA ROLL OUT CONTAINERS FOR THE RESIDENCES. THE COMMERCIAL PROPERTY WILL BE REQUIRED TO PROVIDE PRIVATE COLLECTION. REFER TO PLAN ASR-0061-2022 FOR COMMERCIAL SITE INFO.

SITE DATA SUMMARY

PROJECT NAME:	QUARRY LANDING
SITE ADDRESS:	6100, 6024, 6032, 6104 ROCK QUARRY RD RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1731-39-5471, 1731-39-3410, 1731-39-0382, 1731-29-8281
EXISTING ZONING:	NX-3-CU, R-10-CU
PROPOSED ZONING:	NX-3-CU, R-10-CU
EXISTING LOT SUMMARY:	6100 (1731-39-5471): 40,357 SF / 0.93 AC 6024 (1731-39-3410): 203,910 SF / 4.68 AC 6032 (1731-39-0382): 30,094 SF / 0.69 AC 6104 (1731-29-8281): 30,094 SF / 0.69 AC TOTAL LOT AREA: 370,625 SF / 8.51 AC
PROPOSED ON-SITE ROW AREA:	85,476 SF / 1.96 AC
NET SITE AREA:	285,149 SF / 6.55 AC
RESIDENTIAL LOT AREA:	231,667 SF / 5.32 AC
RESIDENTIAL DENSITY:	9.77 UNITS/ACRE
CURRENT USE:	VACANT/RESIDENTIAL
PROPOSED USE:	TOWNHOMES
LOT SUMMARY:	57 (52 RESIDENTIAL, 4 HOA, 1 COMMERCIAL)
TOTAL # OF LOTS:	57 (52 RESIDENTIAL, 4 HOA, 1 COMMERCIAL)
MIN. LOT WIDTH:	20'
MIN. LOT DEPTH:	80'
MIN. LOT AREA:	1,600 SF
BUILDING SETBACKS	
FROM PRIMARY STREET (MIN.):	10'
FROM SIDE STREET (MIN.):	10'
FROM SIDE LOT LINE (MIN.):	10'
FROM REAR LOT LINE (MIN.):	10'
INTERNAL BUILDING SEPARATION (MIN.):	20'
PARKING SETBACKS	
FROM PRIMARY STREET (MIN.):	20'
FROM SIDE STREET (MIN.):	10'
FROM SIDE LOT LINE (MIN.):	10'
FROM REAR LOT LINE (MIN.):	10'
EXISTING IMPERVIOUS AREA:	6,575 SF / 0.15 AC
MAXIMUM ALLOWED SITE IMPERVIOUS:	186,565 SF / 4.28 AC (65%)
EXISTING SITE IMPERVIOUS AREA:	99,153 SF / 2.27 AC (54.7% OF NET SITE)
TREE CONSERVATION AREA REQUIRED:	28,515 SF / 0.65 AC (10% OF NET SITE)
SECONDARY TCA PROVIDED:	29,296 SF / 0.67 AC (10.2%)
OUTDOOR AMENITY AREA REQUIRED:	28,515 SF / 0.65 AC (10% OF NET SITE)
OUTDOOR AMENITY AREA PROVIDED:	16,676 SF / 0.38 AC (ASR-0061-2022)
OUTDOOR AMENITY AREA PROVIDED:	18,555 SF / 0.44 AC (SAB-0032-2022)
TOTAL AMENITY AREA PROVIDED:	36,031 SF / 0.82 AC (12.6% OF NET SITE)
PARKING SUMMARY:	
TOWNHOUSE BUILDING TYPE:	NO MAX.
PARKING PROVIDED:	104 SPACES + 2 VISITORS
SHORT TERM BICYCLE PARKING REQUIRED:	NONE
SHORT TERM BICYCLE PARKING PROVIDED:	4 SPACES PROVIDED (2 RACKS)



NORTH
COVER SHEET

SCALE: 1" = 100'

0 100 200 300 400

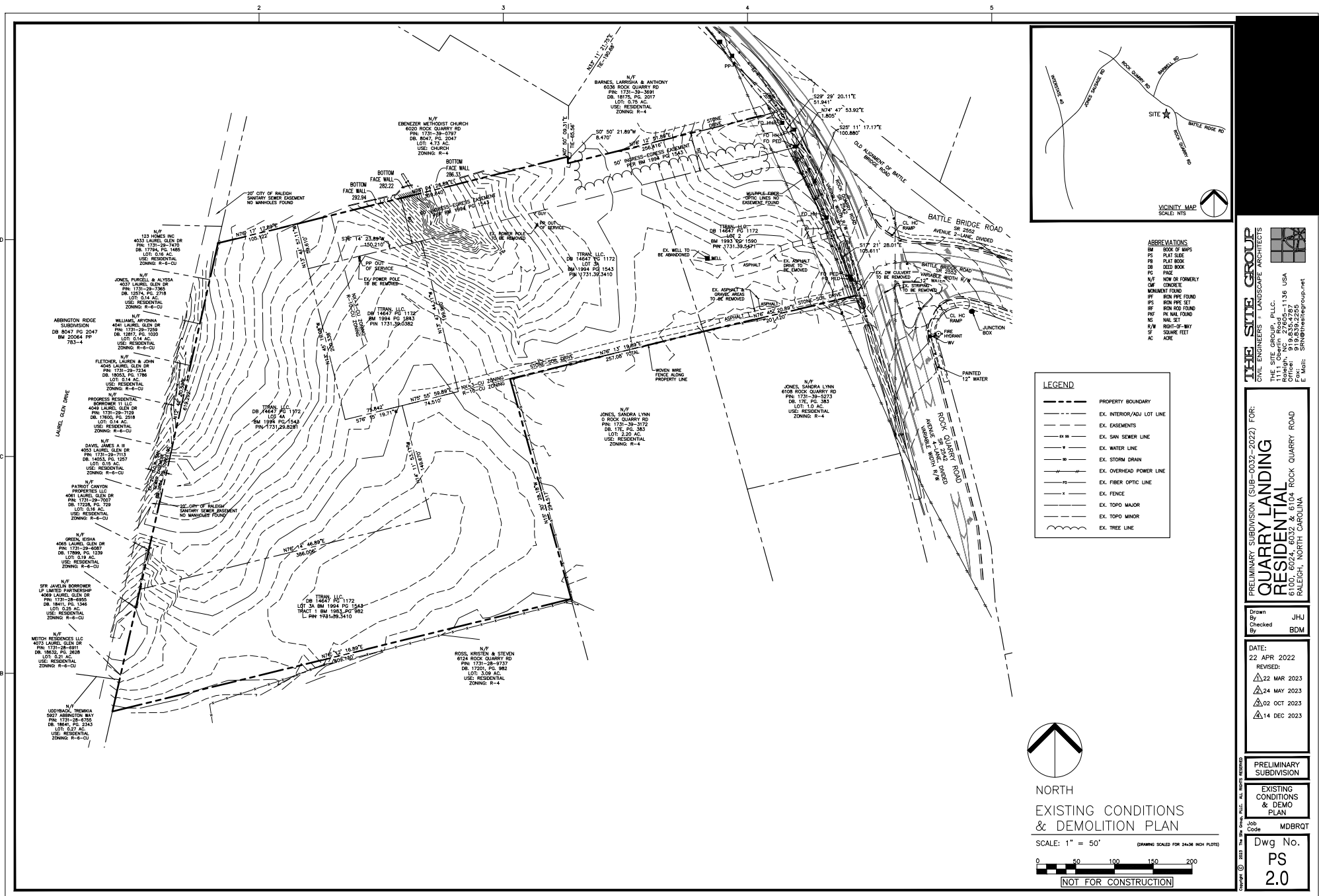
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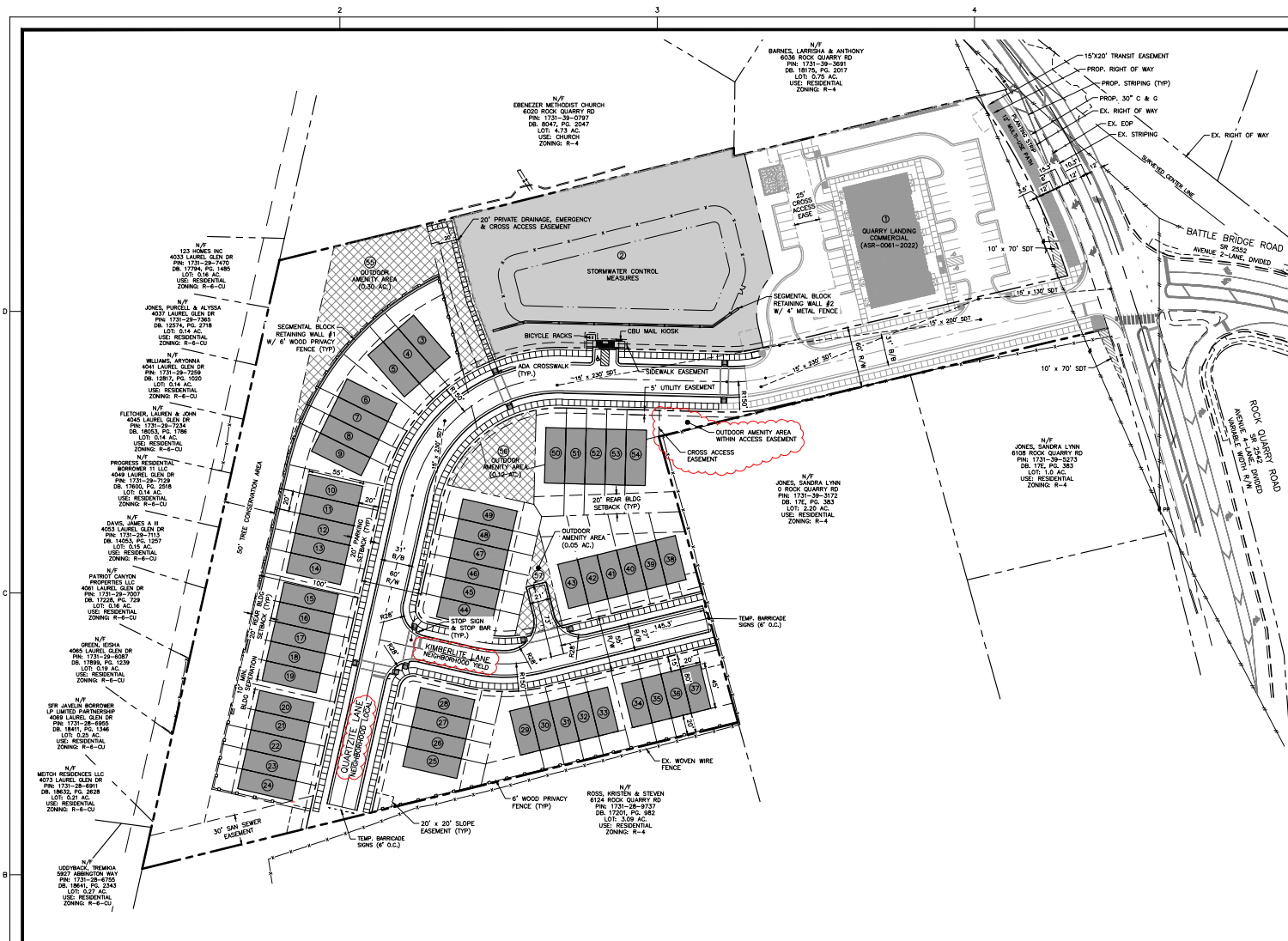
THE SITE GROUP
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
1111 Oberlin Road
Raleigh, NC 27605
Phone: (919) 835-4787
Email: bdm@thesitegroup.net

QUARRY LANDING RESIDENTIAL
PRELIMINARY SUBDIVISION (SUB-0032-2022) FOR:
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: CJB
Checked By: BDM
DATE: 22 APR 2022
REVISED:
22 MAR 2023
24 MAY 2023
02 OCT 2023
14 DEC 2023

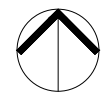
PRELIMINARY SUBDIVISION
COVER SHEET
Job Code: MDBRQT
Dwg No.: PS 1.0



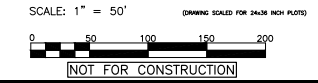


SITE DATA SUMMARY	
PROJECT NAME:	QUARRY LANDING
SITE ADDRESS:	6100, 6024, 6032, 6104 ROCK QUARRY RD RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1731-39-0471, 1731-39-0410, 1731-39-0382, 1731-39-0381
EXISTING ZONING:	NX-3-CU, R-10-CU
PROPOSED ZONING:	NX-3-CU, R-10-CU
EXISTING LOT SUMMARY:	
6100 (1731-39-0471):	40,357 SF / 0.93 AC
6024 (1731-39-0410):	203,810 SF / 4.68 AC
6032 (1731-39-0382):	30,094 SF / 0.69 AC
6104 (1731-39-0381):	96,264 SF / 2.21 AC
TOTAL LOT AREA:	370,525 SF / 8.51 AC
PROPOSED ON-SITE ROW AREA:	85,476 SF / 1.96 AC
NET SITE AREA:	285,149 SF / 6.55 AC
RESIDENTIAL LOT AREA:	231,667 SF / 5.32 AC
RESIDENTIAL DENSITY:	9.77 UNITS/ACRE
CURRENT USE:	VACANT/RESIDENTIAL
PROPOSED USE:	TOWNHOUSES
LOT SUMMARY:	
TOTAL # OF LOTS:	57 (52 RESIDENTIAL, 4 HOA, 1 COMMERCIAL)
MIN. LOT WIDTH:	20'
MIN. LOT DEPTH:	80'
MIN. LOT AREA:	1,600 SF
BUILDING SETBACKS:	
FROM PRIMARY STREET (MIN.):	10'
FROM SIDE STREET (MIN.):	10'
FROM SIDE LOT LINE (MIN.):	4'
FROM REAR LOT LINE (MIN.):	0'
INTERNAL BUILDING SEPARATION (MIN.):	10'
PARKING SETBACKS:	
FROM PRIMARY STREET (MIN.):	20'
FROM SIDE STREET (MIN.):	10'
FROM SIDE LOT LINE (MIN.):	0'
FROM REAR LOT LINE (MIN.):	0'
EXISTING IMPERVIOUS AREA:	6,575 SF / 0.15 AC
MAXIMUM ALLOWED SITE IMPERVIOUS:	186,565 SF / 4.28 AC (65%)
RESIDENTIAL SITE IMPERVIOUS AREA:	99,153 SF / 2.27 AC (34.7% OF NET SITE)
TREE CONSERVATION AREA REQUIRED:	28,515 SF / 0.65 AC (10% OF NET SITE)
SECONDARY TOA PROVIDED:	29,286 SF / 0.67 AC (10.2%)
OUTDOOR AMENITY AREA REQUIRED:	28,515 SF / 0.65 AC (10% OF NET SITE)
OUTDOOR AMENITY AREA PROVIDED:	16,676 SF / 0.38 AC (ASR-0061-2022)
TOTAL AMENITY AREA PROVIDED:	19,355 SF / 0.44 AC (6.8%-0052-2022)
PARKING SUMMARY:	
TOWNHOUSE BUILDING TYPE:	NO MAX.
PARKING PROVIDED:	104 SPACES + 2 VISITORS
SHORT TERM BICYCLE PARKING REQUIRED:	NONE
SHORT TERM BICYCLE PARKING PROVIDED:	4 SPACES PROVIDED (2 RACKS)

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



NORTH
STAKING &
SITE LAYOUT PLAN



THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

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PRELIMINARY SUBDIVISION (SUB-0032-2022) FOR:
**QUARRY LANDING
RESIDENTIAL**
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: BOM

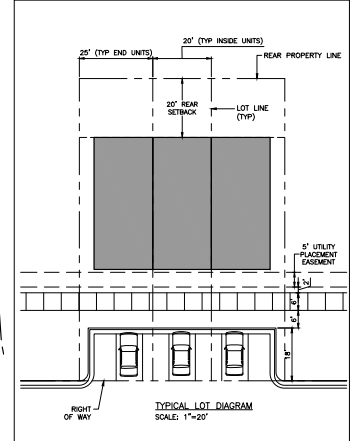
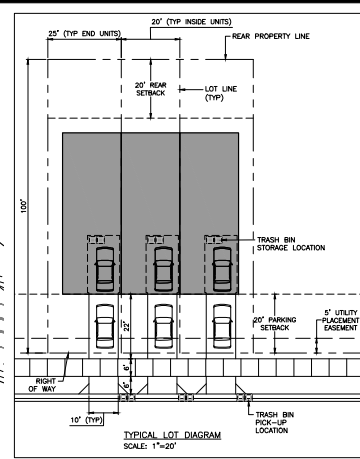
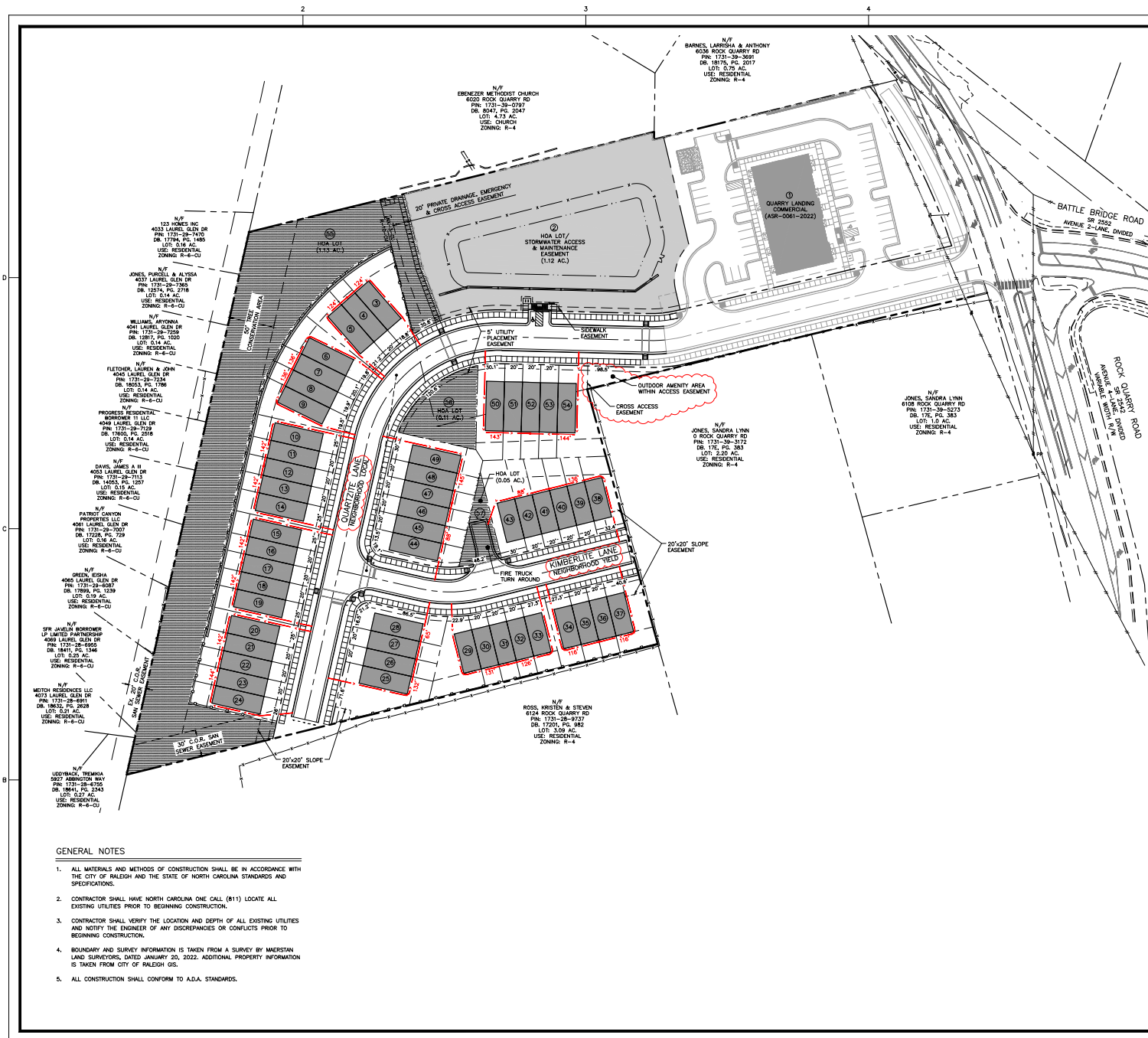
DATE: 22 APR 2022
REVISED:
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02 OCT 2023
14 DEC 2023

PRELIMINARY SUBDIVISION

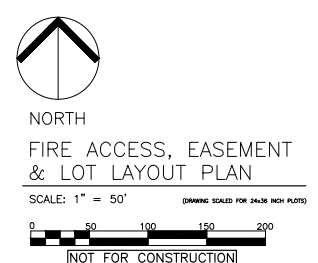
STAKING & SITE LAYOUT PLAN

Job Code: MDRQT

Dwg No. PS 3.0



- GENERAL NOTES
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY MCKESTAN LAND SURVEYORS, DATED JANUARY 30, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
 5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

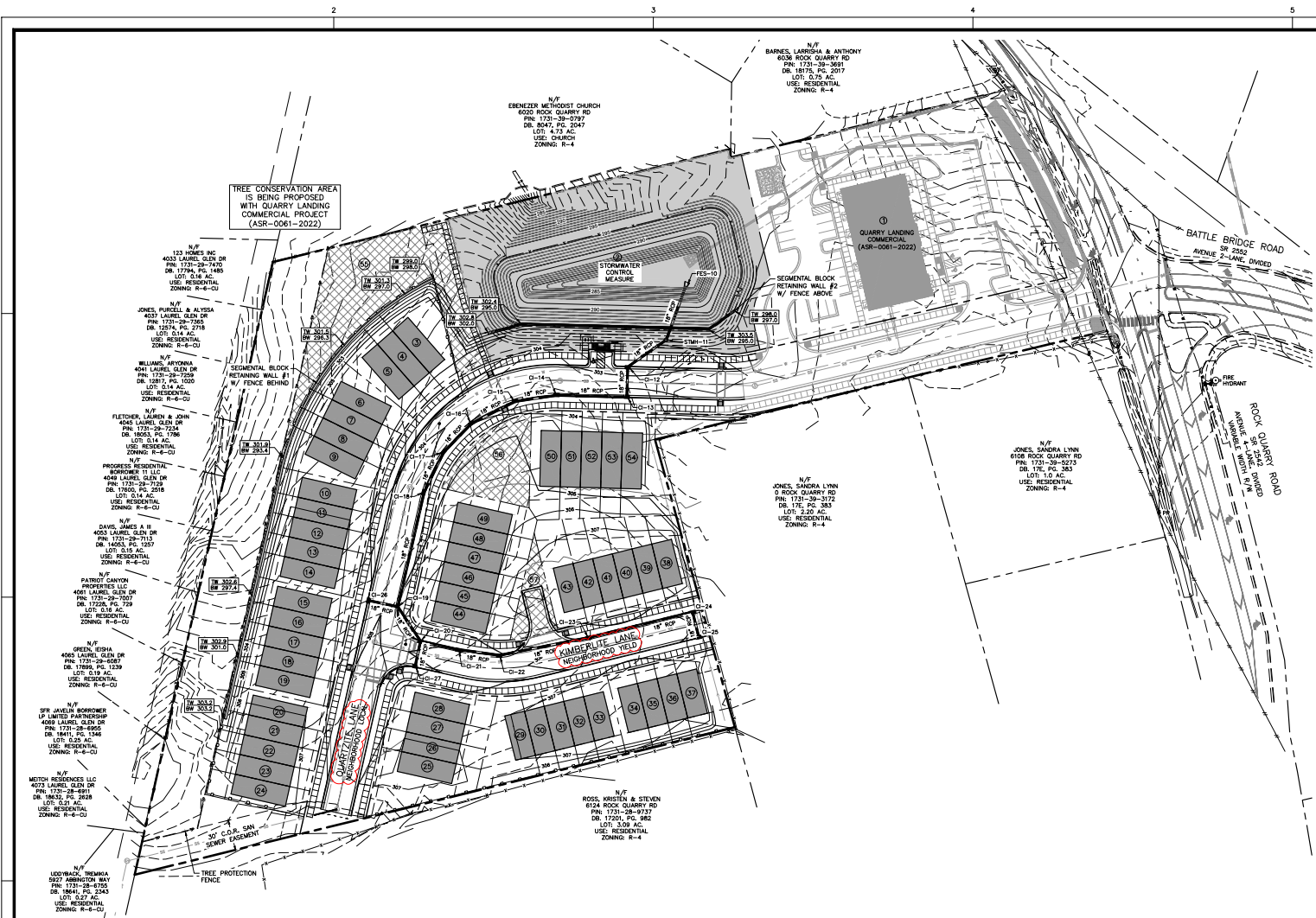


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PRELIMINARY SUBDIVISION (SUB-0032-2022) FOR:
**QUARRY LANDING
RESIDENTIAL**
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: BOM
DATE: 24 MAY 2023
REVISED: 02 OCT 2023

PRELIMINARY SUBDIVISION
FIRE ACCESS, EASEMENT & LOT LAYOUT PLAN
Job Code: MDRBT
Dwg No.: PS 3.1



MAXIMUM ALLOWED IMPERVIOUS PER LOT	
LOT 1 - (COMMERCIAL)	31,510 SF
LOTS 3-28 (RESIDENTIAL)	1420 SF / LOT
LOTS 29-43 (RESIDENTIAL)	1150 SF / LOT
LOTS 44-54 (RESIDENTIAL)	1420 SF / LOT
LOTS 55-56 (AMENITY)	851 SF
LOT 57 (AMENITY)	1,010 SF

GRADING NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OR ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

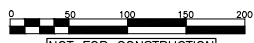


NORTH

GRADING PLAN

SCALE: 1" = 50'

(DRAWING SCALES FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS LANDSCAPE ARCHITECTS

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PRELIMINARY SUBDIVISION (SUB-0032-2022) FOR:
**QUARRY LANDING
RESIDENTIAL**
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

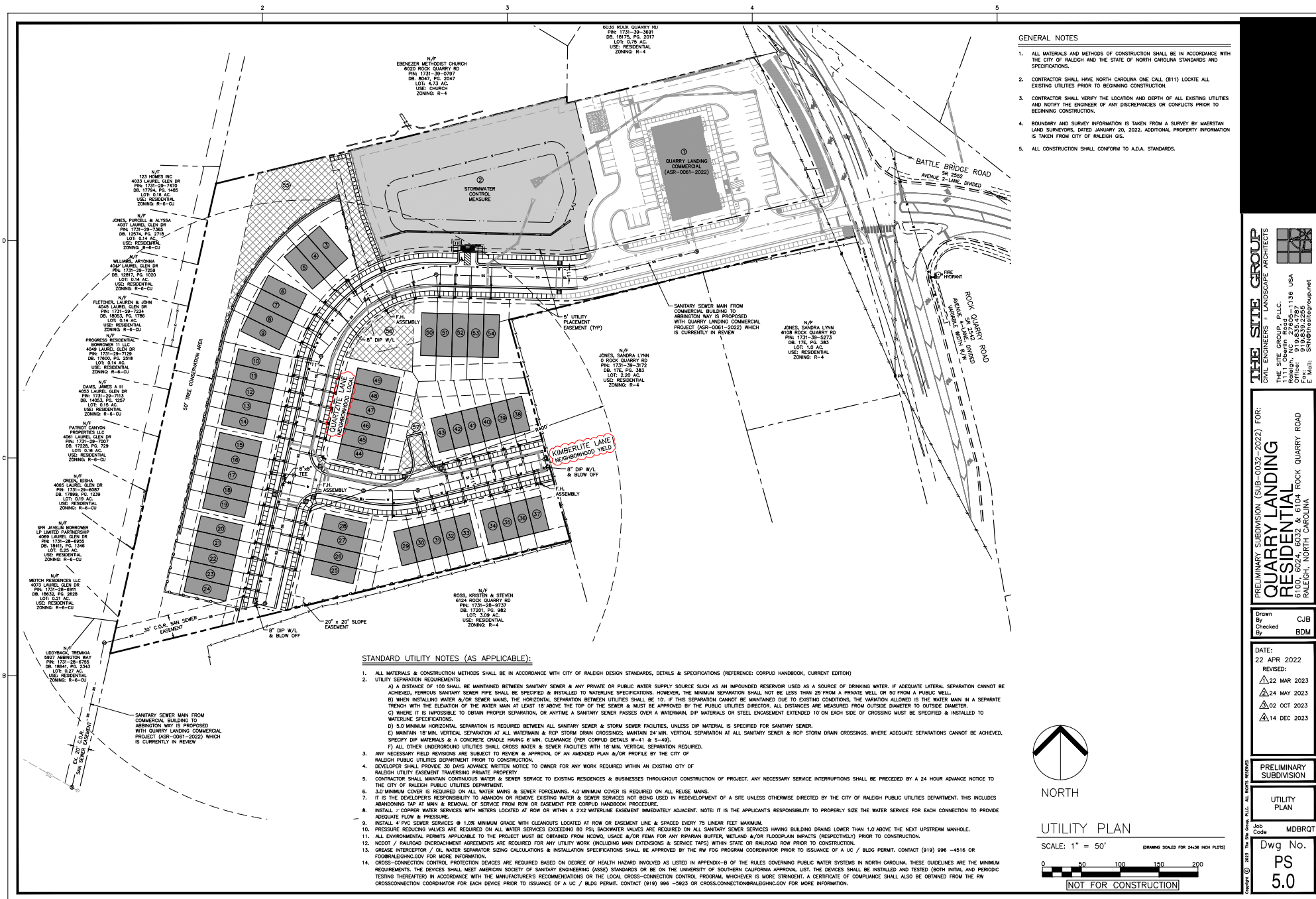
Drawn By: JHJ
Checked By: BDM

DATE:
22 APR 2022
REVISED:
22 MAR 2023
24 MAY 2023
02 OCT 2023
14 DEC 2023

PRELIMINARY
SUBDIVISION

GRADING
PLAN

Job Code: MDRBT
Dwg No.: PS 4.0



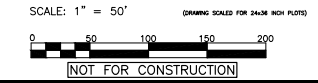
- GENERAL NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR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

STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25 FROM A PRIVATE WELL OR 50 FROM A PUBLIC WELL.
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL 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 CIRCLE HAVING 8 MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-40).
 - 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. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
5. 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.
6. 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
8. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2 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.
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0 ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCWQS, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GRADE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
14. 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 UNDERWRITERS 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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.



UTILITY PLAN



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PRELIMINARY SUBDIVISION (SUB-0032-2022) FOR:
**QUARRY LANDING
COMMERCIAL
RESIDENTIAL**
6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: CJB
Checked By: BDM

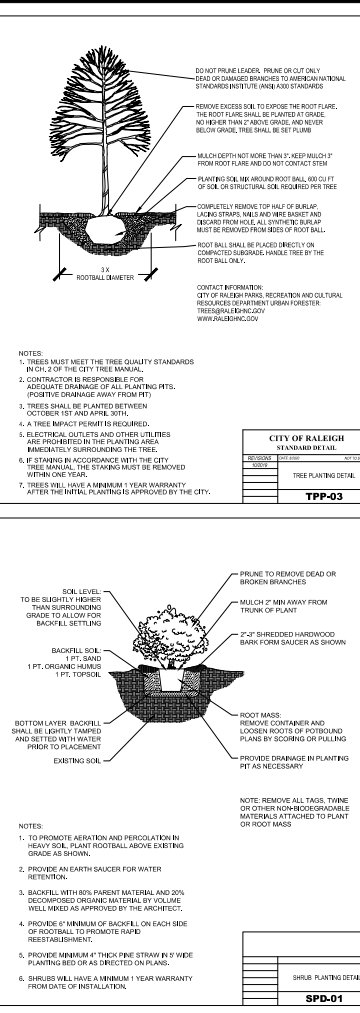
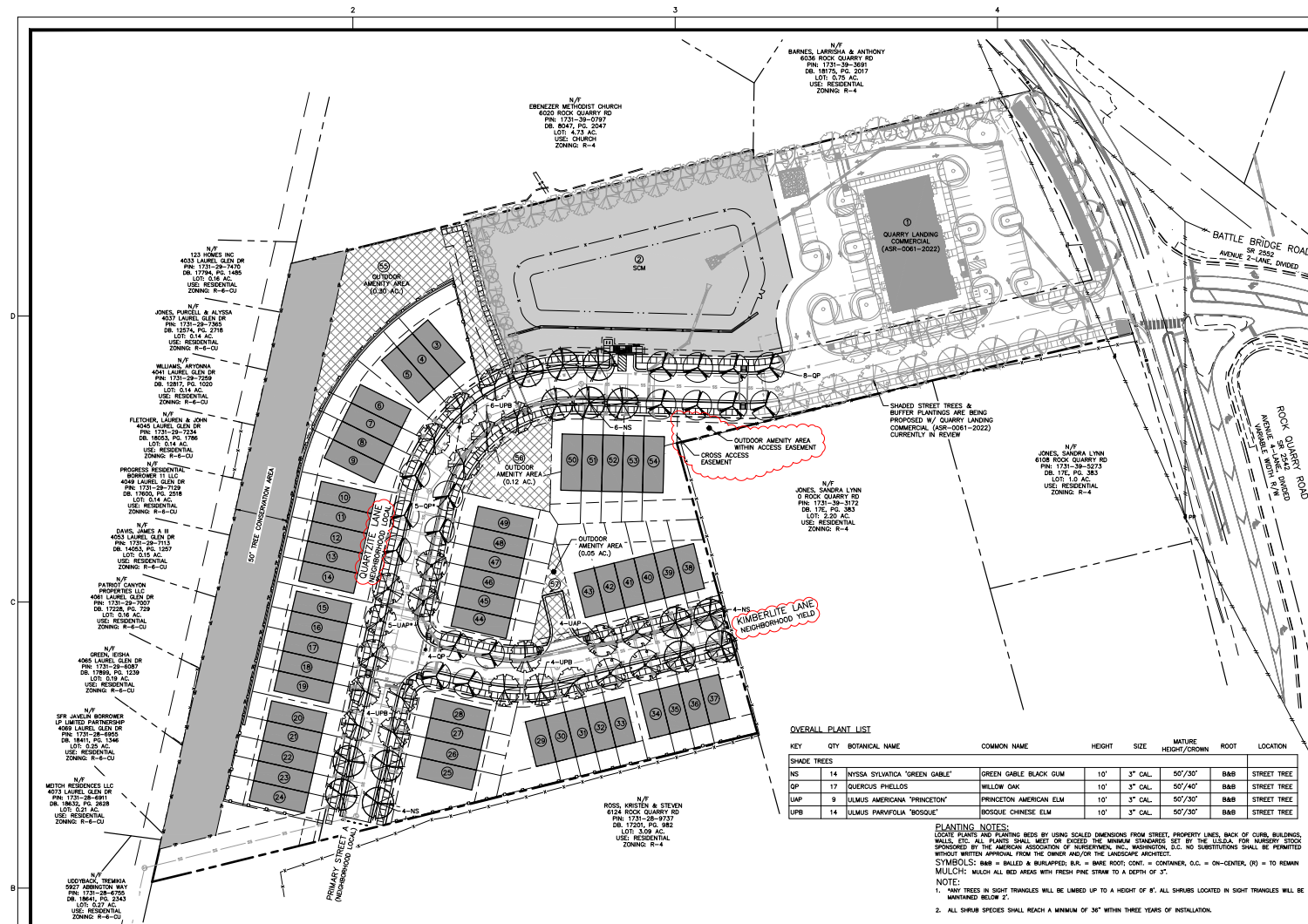
DATE: 22 APR 2022
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22 MAR 2023
24 MAY 2023
02 OCT 2023
14 DEC 2023

PRELIMINARY SUBDIVISION

UTILITY PLAN

Job Code: MDRBT

Dwg No. PS 5.0



OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	MATURE HEIGHT/CROWN	ROOT	LOCATION
SHADE TREES								
NS	14	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	10'	3" CAL	50'/30'	B&B	STREET TREE
QP	17	QUERCUS PHILLOIDES	WILLOW OAK	10'	3" CAL	50'/40'	B&B	STREET TREE
UAP	9	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	10'	3" CAL	50'/30'	B&B	STREET TREE
UPB	14	ULMUS PARVIFOLIA 'BOSSQUE'	BOSSQUE CHINESE ELM	10'	3" CAL	50'/30'	B&B	STREET TREE

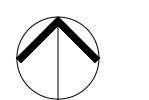
PLANTING NOTES:
 1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE ULMSA FOR NURSERY STOCK PROVIDED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
 2. SYMBOLOGY: B&B = BALLED & BURLAPPED, B.A. = BARE ROOT, CONT. = CONTAINER, O.C. = ON-CENTER, (Q) = TO REMAIN MULCH: MULCH ALL BED AREAS WITH FRESH PINE STRAW TO A DEPTH OF 3".
 3. NOTE:
 1. "ANY TREES IN RIGHT TRIANGLES WILL BE LINED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN RIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'".
 2. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

LANDSCAPE REQUIREMENTS:

- THE SITE SHALL BE STABILIZED AND SEEDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL MECHANICAL EQUIPMENT, WASTE DISPOSAL FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF YEAR-WAY AREA OF THE SITE AND SCREENED TO THE EXTENT POSSIBLE, WITH OVERHUNG PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 8' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOADING, THE PLANTING SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL, AT MATURITY.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB. NO TREE SHALL BE LOCATED WITHIN 5' OF A SIDEWALK AND WITHIN 20' OF A LIGHTING FIXTURE. ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING SHALL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36" THOUGH. ALL FOUNDATION PLANTINGS SHALL BE DESIGNED TO CITY OF RALEIGH UDO SECTION REQUIREMENTS.
- UPON EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ACCURATELY AS REQUIRED, THE CITY OF RALEIGH SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
- UPON ESTABLISHMENT OF FINISHED GRASSES AND PRIOR TO BEGINNING INSTALLATION OF ANY TREES, A SOL AMENDMENT SCHEDULE FOR ALL TREES PLANTINGS SHALL BE PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT AND BE PROVIDED TO THE CITY OF RALEIGH PLANNING DEPARTMENT.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CERTIFIED STATEMENT SHALL BE PROVIDED TO TOWN STAFF SITE INSPECTOR ATTESTING TO THE FACT THAT THE SOL AMENDMENT SCHEDULE WAS FOLLOWED AS SPECIFIED IN THE APPROVED SITE AND/OR SUBDIVISION PLAN. THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR OTHER SPECIALIST AS DETERMINED ACCEPTABLE BY THE PLANNING DIRECTOR.
- THE PROPERTY OWNER OR DEVELOPER SHALL PROVIDE FOR CONTINUOUS MAINTENANCE OF THE LANDSCAPE AREAS AFTER OCCUPANCY OF THE BUILDING. THE PROPERTY OWNER SHALL ENSURE THAT PERFORMANCE WITHIN THE CITY OF RALEIGH UDO APPROVED SITE AND/OR SUBDIVISION PLAN ARE MET. FAILURE TO CORRECT DEFICIENCIES IN A TIMELY MANNER SHALL RESULT IN A CITATION FOR VIOLATION OF THIS ORDINANCE IN ACCORDANCE WITH CHAPTER 11.

LANDSCAPE MAINTENANCE PLAN:

- THE OWNER OF THE PROPERTY AND THEIR AGENTS, HERE OR ASSIGNED SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
- EXTENSIVE FERTILIZATION:** FERTILIZE LAWN TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPTEMBER 1-OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING THE GROWING SEASON FOR SOIL TEST.
 - PRUNING:** PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR RIGHT DISTANCE/SAFETY REASONS. THE ANSI A300 STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHARED HEDGES.
 - WEED CONTROL:** PRE-EMERGENT WEED CONTROL FOR SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR WEED INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
 - MULCHING:** MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2-3" IN SHRUB BEDS. MULCH SHALL BE REPLACED EVERY TWO YEARS, AS NECESSARY TO MAINTAIN THE AVERAGE DEPTH OF THE PLANT BED. MULCH IS REQUIRED FOR TREES SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.
 - WATERING:** PRIMARY FOCUS AREAS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE WATERED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY FOCUS AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOVED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
 - PLANT PROTECTION:** AVOID EXCESSIVE INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
 - WATERING:** IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. (PENDING CITY OF RALEIGH WATER/IRRIGATION SUPPLIES).
 - PLANT REPLACEMENT:** ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER DATE OF PLANTING SHALL BE REPLACED DURING THE NEXT PLANTING SEASON. ALSO, ANY TREE IN A TREE PRESERVATION AREA WHICH IS REMOVED OR DIES SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.
 - REMOVAL OF DISEASE INFESTED MATERIAL:** SHALL BE ALLOWED SO LONG AS REQUIRED SHRUBS ARE REPLACED AT THE REQUIRED RATES AND SIZES.
- FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THIS UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10-ENFORCEMENT.



**NORTH
LANDSCAPE
PLAN**

SCALE: 1" = 50'

(DRAWING SCALES FOR 24X36 INCH PLOTS)



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PRELIMINARY SUBDIVISION (SUB-0032-2022) FOR:
**QUARRY LANDING
RESIDENTIAL**
 6100, 6024, 6032 & 6104 ROCK QUARRY ROAD
 RALEIGH, NORTH CAROLINA

Drawn By: JHU
 Checked By: BDM

DATE: 22 APR 2022
 REVISED:
 22 MAR 2023
 24 MAY 2023
 02 OCT 2023
 14 DEC 2023

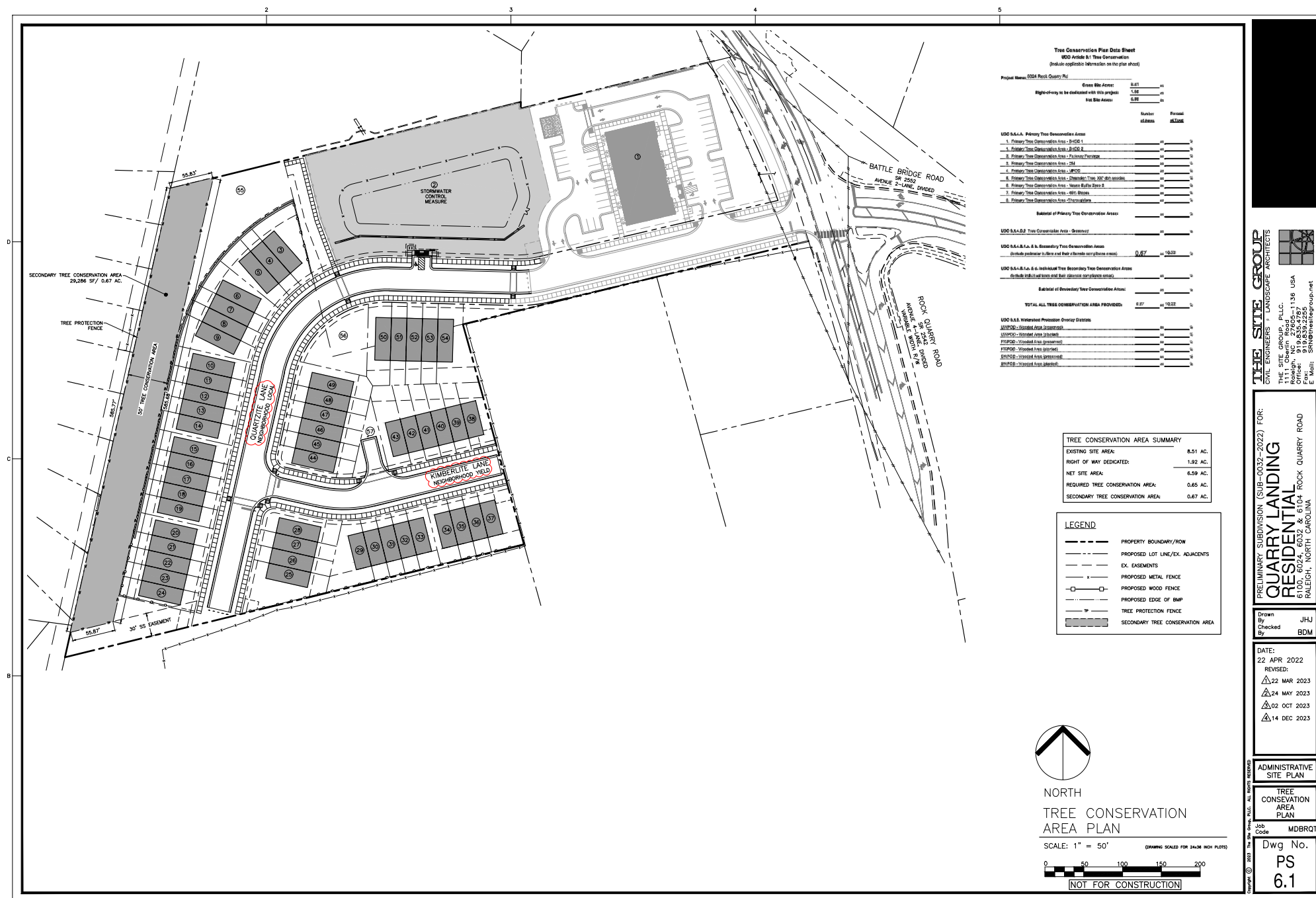
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LANDSCAPE PLAN

Job Code: MDRQT

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ADMINISTRATIVE
SITE PLAN

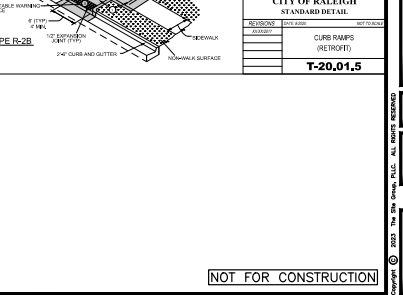
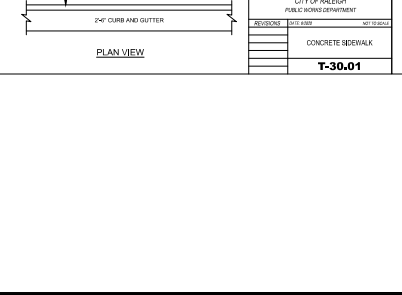
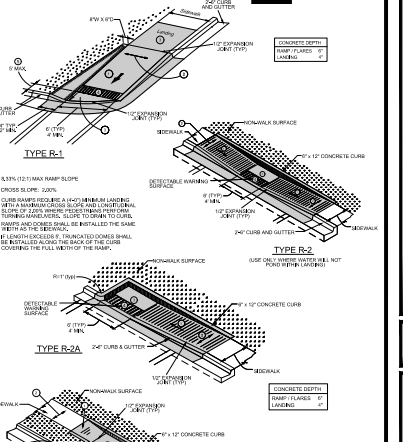
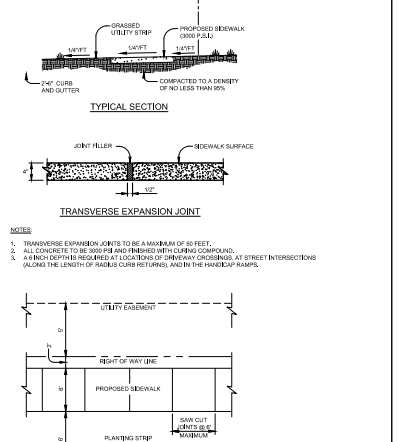
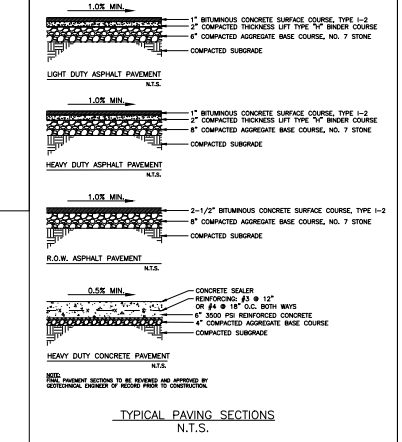
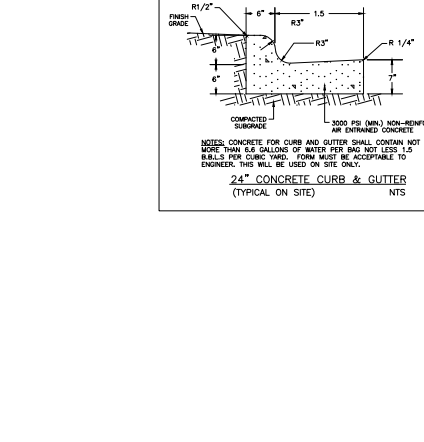
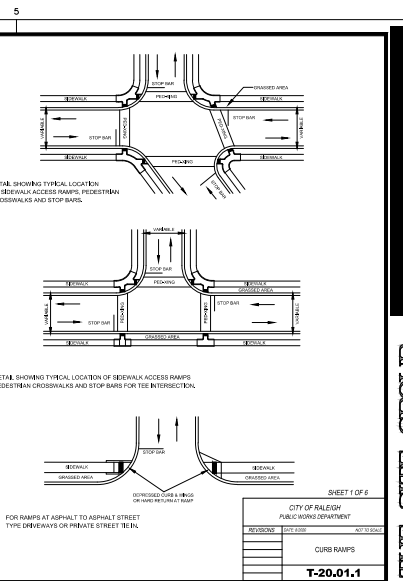
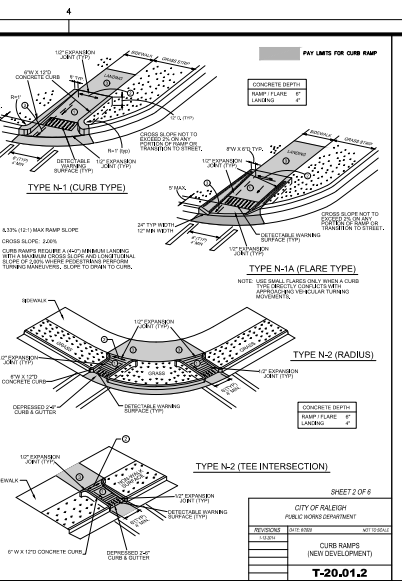
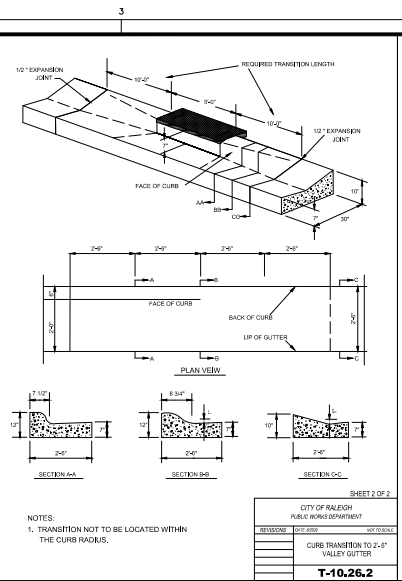
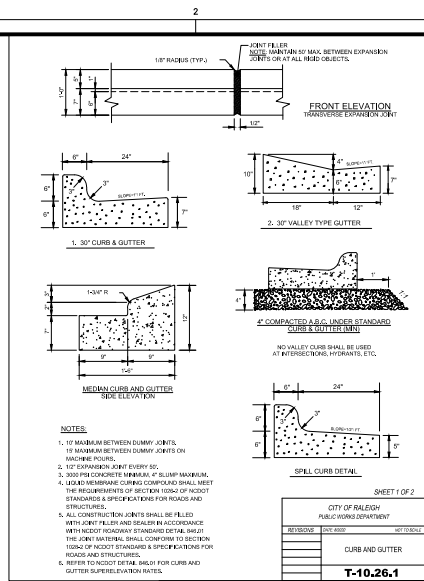
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**TREE
CONSERVATION
AREA
PLAN**

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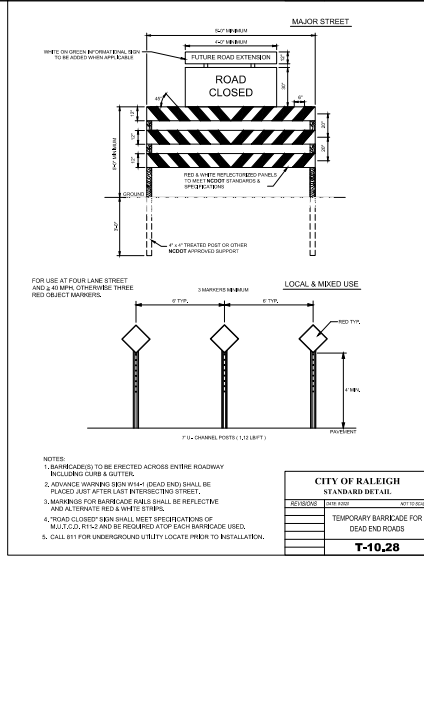
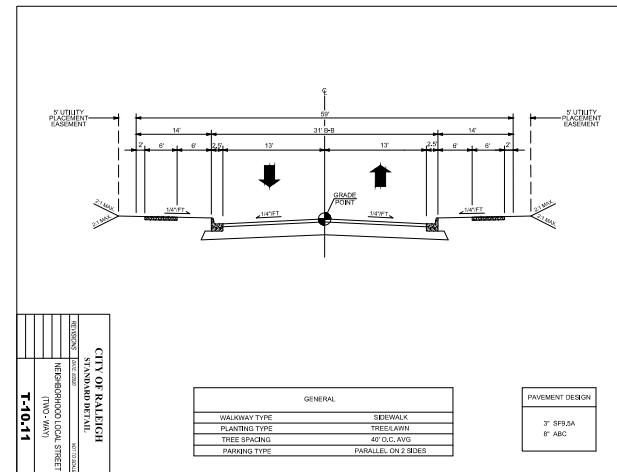
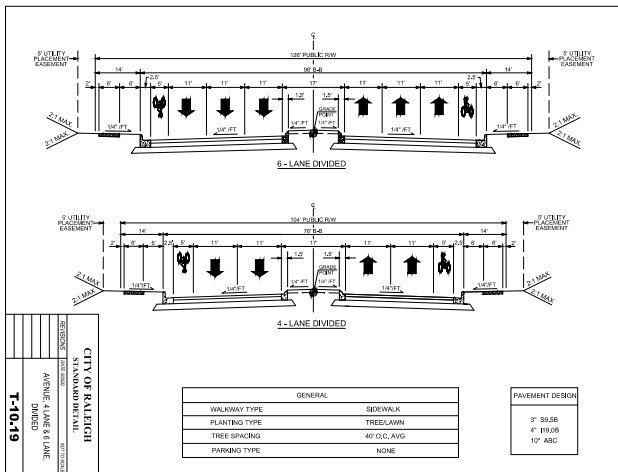
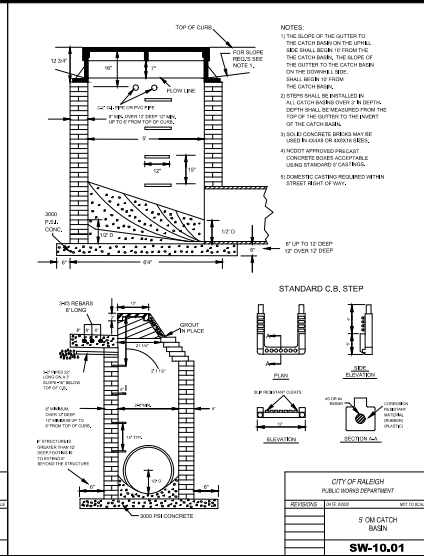
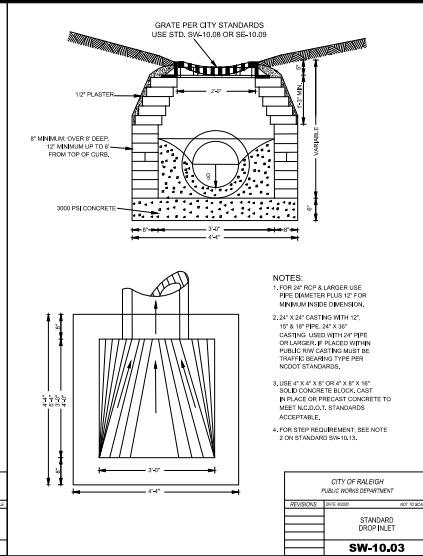
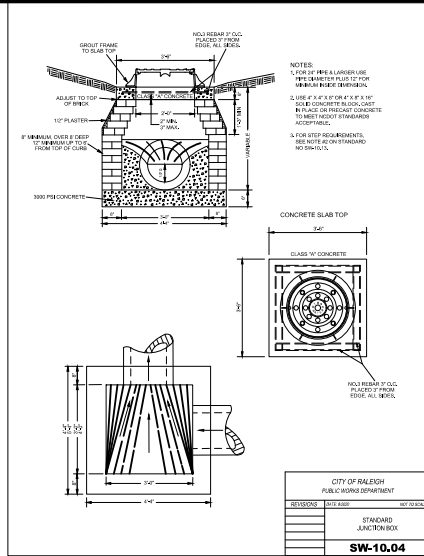
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