



# Administrative Approval Action

Case File / Name: SUB-0051-2020  
Stillwater Drive Subdivision

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

**LOCATION:** The 0.98 acre site comprised of two lots is located on the west side of Stillwater Drive, north of Hatteras Court and south of Thomas Road, zoned R-4. The site address is 1805 and 1809 Stillwater Drive.

**REQUEST:** Subdivision of two existing lots into three single-family residential lots under the Conventional Development option. Currently both lots are occupied by single family houses. The house at 1809 Stillwater Drive is to be demolished and the house at 1805 Stillwater Drive is to remain.

**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 September 23, 2020 by FLM Engineering.

## **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:***

### **Stormwater**

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

☒ **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.

☒ Utility Placement 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.



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

## **Engineering**

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. A fee-in-lieu for 6' width of concrete sidewalk shall be paid to the City of Raleigh (UDO 8.1.10) for the length of the property frontage for the entire subdivision of land along Stillwater Drive.

## **General Condition**

3. A demolition permit shall be issued and this building permit number shown on all maps for recording.

## **Stormwater**

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
5. All means of transporting stormwater runoff shall be shown on all plats for recording as private drainage easements. Private drainage easement shared between lots 2 and 3. Note to be recorded on plat: "Owners of lots 2 and 3 have sole responsibility for maintenance of private drainage facilities" (UDO 9.2).

## **Urban Forestry**

6. A public infrastructure surety for 7 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **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**



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2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Stillwater Dr.

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

## Stormwater

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

## Urban Forestry

2. Final inspection of all right of way street trees by Urban Forestry Staff.

**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: October 23, 2023**

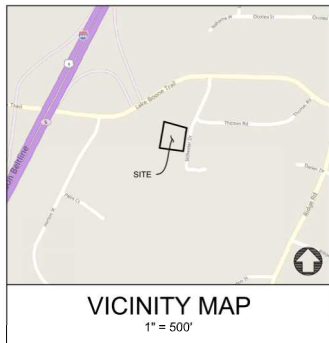
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: October 23, 2025**

**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 10/23/2020  
Development Services Dir/Designee  
Staff Coordinator: Justin Biegler



# PRELIMINARY SUBDIVISION PLANS FOR STILLWATER DRIVE SUBDIVISION SUB-0051-2020

1805 AND 1809 STILLWATER DRIVE  
RALEIGH, NC 27607  
PINS: 0795-21-7558 AND 0795-21-7679

## DEVELOPMENT SERVICES

### Preliminary Subdivision Plan Application

Development Services Customer Service Center - One Exchange Plaza, Suite 400 Raleigh, NC 27601 (919) 995-2495



This form is used when submitting a Preliminary Subdivision (UDC Section 10.2.5). Please check the appropriate review type and include the plan checklist document.

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_  
Pre-application Conference Date: \_\_\_\_\_ Planner (signature): \_\_\_\_\_

#### 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): Stillwater Drive Subdivision

Property Address(es): 1805 and 1809 Stillwater Drive

Recorded Deed PIN(s): 0795-21-7558 and 0795-21-7679

What is your project type? ☒ Single family ☐ Townhouse ☐ Other: \_\_\_\_\_ ☐ Attached houses ☐ Apartment ☐ Non-residential

#### CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form.

Company: N/A  
Address: 1805 Stillwater Dr, Raleigh, NC 27607  
Phone #: 919-390-2470  
Email: [brad@endeavorcsi.com](mailto:brad@endeavorcsi.com)

#### APPLICANT INFORMATION

Company: N/A  
Contact Name and Title: Brad and Molly Snyder  
Address: 1809 Stillwater Dr, Raleigh, NC 27607  
Phone #: 919-390-2470  
Email: [brad@endeavorcsi.com](mailto:brad@endeavorcsi.com)

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Gross site acreage: 0.98	
Zoning districts (if more than one, provide acreage of each):	
R-4	
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-
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: 2.31 Square Feet: 8773	Proposed Impervious Surface: Acres: 0.34 Square Feet: 14,945
Neuse River Buffer: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots: Detached Attached	
Total # of single-family lots: 3	
Proposed density for each zoning district (UDO 15.2.F):	3 units / 0.98 ac = 3.06 units/acre
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	
<b>SIGNATURE BLOCK</b>	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate Jon D. Frazier, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development 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: <i>BRAD SNYDER</i>	Date: 8/20/2020
Signature: <i>MOLLY SNYDER</i>	Date: 8/20/2020
Printed Name: BRAD SNYDER	
Printed Name: MOLLY SNYDER	

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

## SUMMARY INFORMATION

DEVELOPMENT NAME: STILLWATER DRIVE SUBDIVISION  
STREET ADDRESS: 1805 AND 1809 STILLWATER DRIVE  
PIN NUMBER(S): 0795-21-7558 AND 0795-21-7679  
TOTAL AREA: 0.98 AC  
PROPOSED SINGLE FAMILY LOTS: 3  
AVERAGE LOT SIZE: 14,268 SF  
MINIMUM LOT SIZE: 13,188 SF  
PROPOSED LOT 1 AREA: 14,897 SF  
EXISTING LOT 1 IMPERVIOUS AREA: 5,148 SF (EXISTING STRUCTURES TO REMAIN)  
MAXIMUM LOT 1 IMPERVIOUS AREA: (14,987 SF X 38%) - 390 SF  
IMPERVIOUS IN R/W = 5,305 SF  
PROPOSED LOT 2 AREA: 14,719 SF  
MAXIMUM LOT 2 IMPERVIOUS AREA: (14,719 X 38%) - 416 SF  
IMPERVIOUS IN R/W = 5,177 SF  
PROPOSED LOT 3 AREA: 13,188 SF  
MAXIMUM LOT 3 IMPERVIOUS AREA: (13,188 X 38%) - 390 SF  
IMPERVIOUS IN R/W = 4,621 SF  
ZONING DISTRICT: R-4  
MINIMUM LOT AREA (SINGLE FAMILY): 10,000 SF  
MINIMUM LOT WIDTH: 65' (80' CORNER LOT)  
MINIMUM LOT DEPTH: 60'  
PROPOSED DENSITY: 3 UNITS / 0.98 AC = 3.06 UNITS/AC  
MAXIMUM DENSITY: 4 UNITS/AC  
OVERLAY DISTRICT: N/A  
JURISDICTION: CITY OF RALEIGH  
PROPOSED USE: RESIDENTIAL SUBDIVISION



POST OFFICE BOX 91727  
RALEIGH, NORTH CAROLINA 27675  
PHONE: 919.610.1051  
FIRM NC LICENSE NUMBER C-4222

## REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR 1ST COMMENTS	8/20/2020	FLM
2	COR 2ND COMMENTS	9/23/2020	FLM

## NOTES

- DUE TO THE SIZE OF THE PARCEL (0.98 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
- PER SECTION 9.2.2.A.2.J SUBJECT TO A.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.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY  
PLANS  
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT  
THIS SCALE IS A MOVING LENGTH  
ON ORIGINAL DRAWING  
IF IT IS NOT 1" EQUAL TO THE  
SHEET, ADJUST YOUR SCALE  
ACCORDINGLY

PRELIMINARY SUBDIVISION  
PLANS  
SUB-0051-2020  
1805 AND 1809 STILLWATER DR  
RALEIGH, NC 27607

DATE:	02-24-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20003

COVER

C-1  
SHEET 1 OF 4

## SHEET

## TITLE

C-1 COVER  
C-2 EXISTING CONDITIONS & DEMOLITION PLAN  
C-3 SUBDIVISION, UTILITY & LANDSCAPING PLAN  
C-4 STORM DRAINAGE PLAN

## ENGINEER OF RECORD:

FLM ENGINEERING, INC  
CONTACT: JON FRAZIER, PE  
PO BOX 91727  
RALEIGH, NC 27675  
919.610.1051  
[JFRAZIER@FLMENGINEERING.COM](mailto:JFRAZIER@FLMENGINEERING.COM)

## DEVELOPER:

BRAD AND MOLLY SNYDER  
1809 STILLWATER DRIVE  
RALEIGH, NC 27607  
919.390.2470  
[BRAD@ENDEAVORCSI.COM](mailto:BRAD@ENDEAVORCSI.COM)  
Digitally signed by Justin Biegler  
DN: C=US,  
E=justin.biegler@raleighnc.gov,  
O=Planning and Development,  
Reason: I am approving this document  
Date: 2020.10.20  
11:44:28-04'00'

Justin Biegler

CALL 48 HOURS BEFORE  
YOU DIG



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

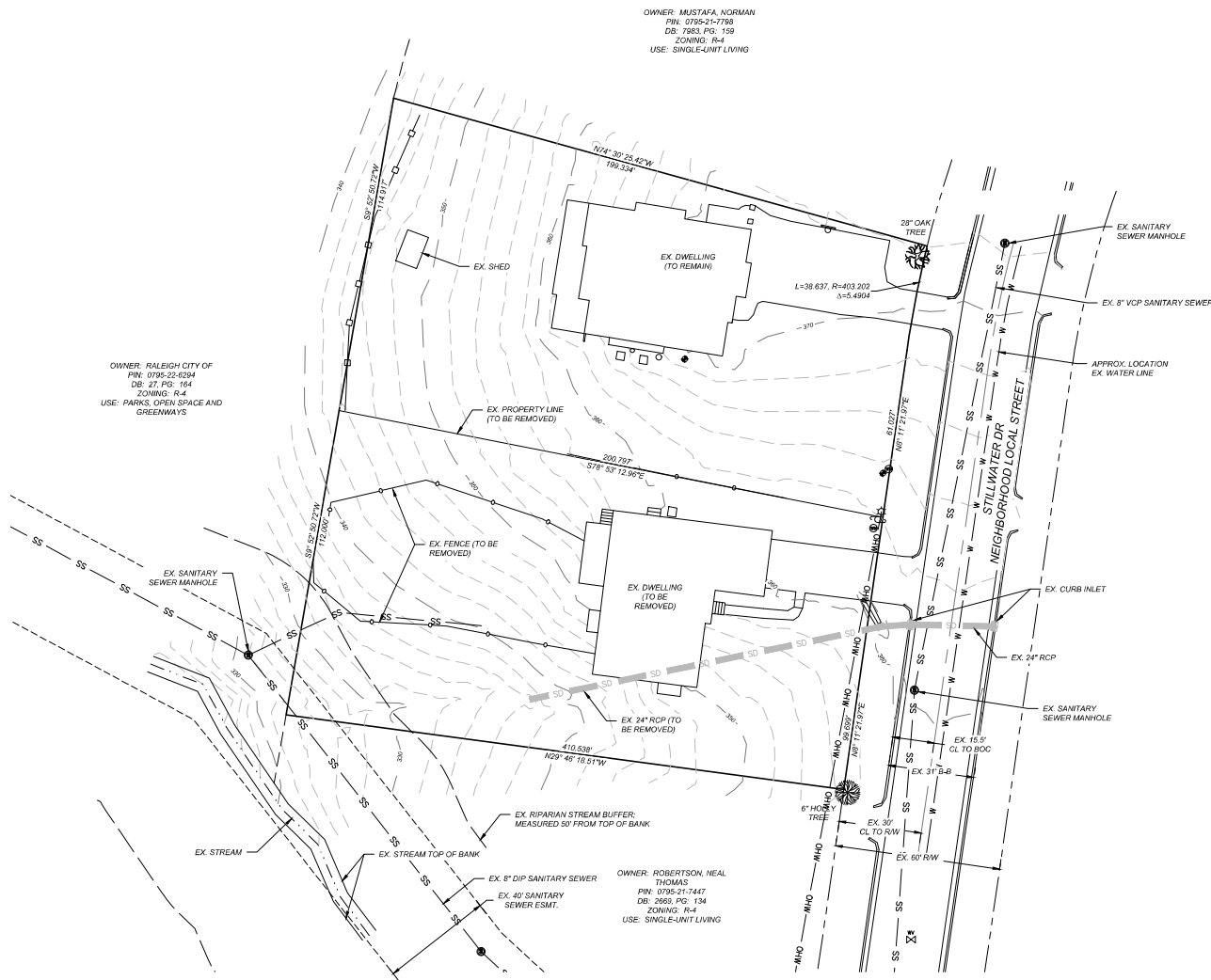
ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH  
AND/OR NCDOT STANDARDS AND SPECIFICATIONS

# LEGEND

---	---	EX. PROPERTY LINE
---	---	EX. SUBDIVISION LINE
---	---	EX. RIGHT-OF-WAY
---	---	EX. ADJACENT OWNERS
---	---	EX. ROAD CENTERLINE
---	---	EX. MAJOR CONTOUR (10')
---	---	EX. MINOR CONTOUR (2')
OHW	OHW	EX. OVERHEAD ELECTRIC LINE
SS	SS	EX. SANITARY SEWER
W	W	EX. WATER LINE
SD	SD	EX. STORM SEWER

## NOTES

- BOUNDARY AND SURVEY DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC.
- NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FEMA PANEL 372007950J DATED MAY 2, 2006.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EX. UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EX. UTILITIES DAMAGED DURING CONSTRUCTION.



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PHONE: 919.810.1051  
FIRM NC LICENSE NUMBER C-4222

### REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR 1ST COMMENTS	8/20/2020	FLM
2	COR 2ND COMMENTS	9/23/2020	FLM

ORIGINAL PLAN SIZE: 24" X 36"

### PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 20 FEET

SCALE ADJUSTMENT  
THIS SHEET IS 1 FOOT IN LENGTH  
ON ORIGINAL DRAWING  
IF IT IS NOT 1 FOOT ON THIS  
SHEET, ADJUST YOUR SCALE  
ACCORDINGLY

### PRELIMINARY SUBDIVISION PLANS SUB-0051-2020

1805 AND 1809 STILLWATER DR  
RALEIGH, NC 27607

DATE:	02-24-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20003

### EXISTING CONDITIONS & DEMOLITION PLAN

C-2

SHEET 2 OF 4



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

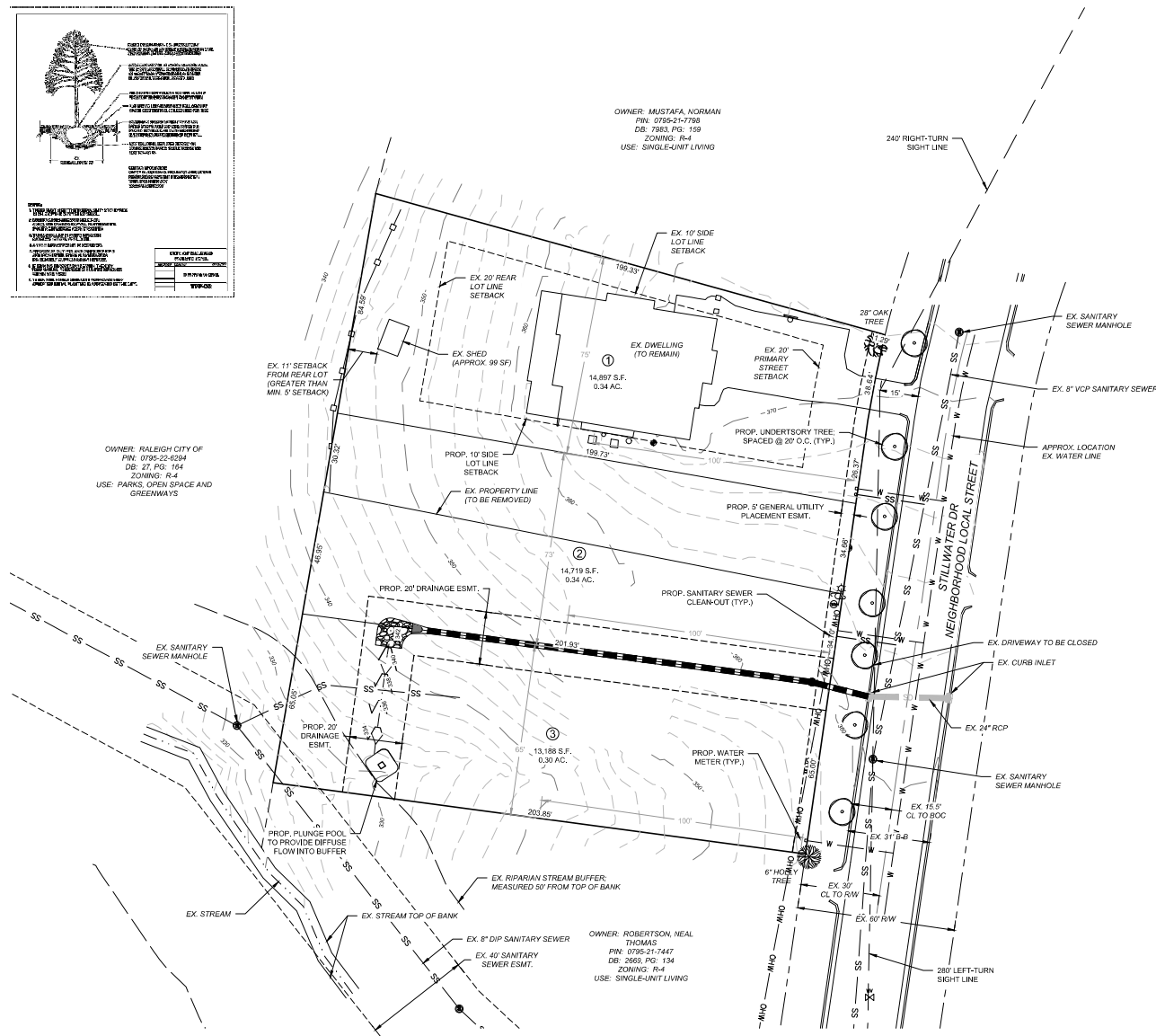
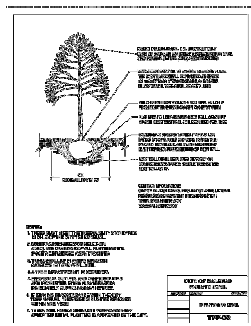
ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH  
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	EX. PROPERTY LINE
	EX. SUBMISSION LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. ROAD CENTERLINE
	EX. MAJOR CONTOUR (10')
	EX. MINOR CONTOUR (2')
	EX. OVERHEAD ELECTRIC LINE
	EX. SANITARY SEWER
	EX. WATER LINE
	EX. STORM SEWER
	PROP. LOT LINES
	PROP. MAJOR CONTOUR (10')
	PROP. MINOR CONTOUR (2')
	PROP. STORM SEWER
	PROP. STORM DITCH
	PROP. UNDERSTORY TREE (CC)

1. BOUNDARY AND SURVEY DATA PROVIDED BY CAWTHORNE, MOSS & PANICERA, PC.
2. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING OBSTACLES OR POLES EXCEPT FOR THE PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE FINISHED ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
3. NO GRADING IS PROPOSED ASIDE FROM THAT SHOWN FOR SWALE 1 AND THE PLUNGE POOL.
4. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
5. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA COMMUNITY-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN HANDLING AND LOCATING UTILITIES.
7. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EX. UTILITIES DAMAGED DURING CONSTRUCTION.

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 JURISDICTION: CITY OF RALEIGH  
 PROPOSED USE: RESIDENTIAL SUBDIVISION  
 DEVELOPER:  
 BRAD SNYDER  
 1805 STILLWATER DR  
 RALEIGH, NC 27607  
 919.201.3552  
 ENGINEER:  
 P.L.M. ENGINEERING, INC.  
 PO BOX 91727  
 RALEIGH, NC 27675  
 919.610.1951

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
CC	CERCIS CANADENSIS	EASTERN REDBUD	7	1.5"	10'



OWNER: MUSTAFA, NORMAN  
PIN: 0795-21-7798  
DB: 7983, PG: 159  
ZONING: R-4  
USE: SINGLE-UNIT LIVING

OWNER: ROBERTSON, NEAL  
THOMAS  
PIN: 0795-21-7447  
DB: 2669, PG: 134  
ZONING: R-4  
USE: SINGLE-UNIT LIVING

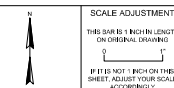
**FLM**  
ENGINEERING

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FIRM NC LICENSE NUMBER C-4222

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

## DO NOT USE FOR CONSTRUCTION



1805 AND 1809 STILLWATER DR  
RALEIGH, NC 27607

DATE:	02-24-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20003

C-3

SHEET 3 OF 4

CALL 48 HOURS BEFORE  
YOU DIG  
**North Carolina 811**  
[www.nc811.org](http://www.nc811.org)

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

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