Preliminary Subdivision Application



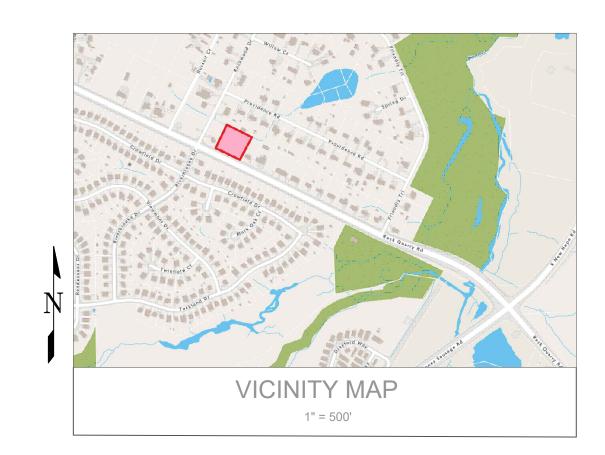
Site Review

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.

	DEVE	_OP	MENT OPTIONS (UDO	Cha	pter 2)			
☐ Conventional Subdivision			Compact Development		☐ Conservat	tion Development		
☐ Cottage Court			☐ Flag lot		☐ Frequent Trans	sit Development Option		
NOTE: Subdivisions r	approval if located in a H	ocated in a Historic Overlay District.						
		G	ENERAL INFORMATION	N				
Scoping/sketch plan of	case number(s):							
Development name (s	subject to approval):							
Property Address(es):								
Recorded Deed PIN(s):								
Building type(s):	☐ Detached Hous	е	☐ Attached House		Townhouse	☐ Apartment		
☐ General Building	☐ Mixed Use Build	ling	☐ Civic Building		Open Lot	☐ Tiny House		
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION								
Current Property Owner(s) Names:								
Company: Title:								
Address:								
Phone #:	nail:	il:						
Applicant Name (If di	fferent from owner.	See	"who can apply" in in	struc	ctions):			
Relationship to owner:	☐ Lessee or contr	act p	ourchaser 🗆 Owner's a	autho	orized agent □ Eas	sement holder		
Company:			Address:					
Phone #:			Email:					
NOTE: please attach	purchase agreemei	t or	contract, lease or eas	emei	nt when submitting	g this form.		
Developer Contact Na	ames:							
Company:			Title:	Title:				
Address:								
Phone #:			Email:					

DEVELOPN	MENT TYPE + SITE DA	TE TAB	LE -	ZON	ING INFORMATION		
Gross site acreage: 0.85AC							
Zoning districts (if more than on R-4	e, provide acreage of ea	ach):					
Overlay district(s):	Inside City Limits?	✓ Yes		No	Historic District/Landmark: N/A		
Conditional Use District (CUD) Case # Z- Board of Adjustment BOA-					Design Alternate Case # DA-		
the state of the s	STORMWATE	R INFO	RMAT	rion			
Imperious Area on Parcel(s): Existing (sf)Proposed total (sf)			Impervious Area for Compliance (includes right-of-way): Existing (sf)Proposed total (sf)				
	NUMBER OF LO	OTS ANI	DE	NSIT	TY .		
# of Detached House Lots:	# of Attached Ho	use Lots	:2		# of Townhouse Lots:		
# of Tiny House Lots: 3	# of Tiny House Lots: 3 # of Open Lots:			# of Other Lots (Apartment, General, Mixed Use, Civic):			
Total # of Lots: 5	Total # of Lots: 5 Total # Dwelling Units: 7						
# of bedroom units (if known): 1		3br			4br		
Proposed density for each zonir	ng district (UDO 1.5.2.F)	: 4.70					
	SIGNATU						
landowner a lessee or person ho	Iding an option or contra	ct to pure	hase	or le	opment approvals may be made by the ease land, or an authorized agent of the r such development as is authorized by the		
the persons authorized by state la	aw (N.C.G.S. 160D-403(a that the information and s velopment approvals are	a)) to ma statemen subject	ke thi ts ma to rev	s app de in ocati	they are either the property owner or one of plication, as specified in the application. The application are correct and the ion for false statements or N.C. Gen. Stat. § 160D-403(f).		
The undersigned indicates that the in this application will be maintain and in accordance with the provision.	ed in all respects in acco	ordance v	vith th	ne pla	tion and that the proposed project describe ans and specifications submitted herewith, Unified Development Ordinance.		
placed on hold at the request of t respond to comments or provide	he applicant for a period additional information red is discontinued and a ne	of six co quested l ew applic	nsecu by the ation	itive City is re	143-755(b1), if this permit application is months or more, or if the applicant fails to for a period of six consecutive months or quired to proceed and the development he new application.		
Signature:					Date: \2/01/		
Printed Name: VV					' '		
Signature:					Date:		
Printed Name:							



Preliminary Subdivision Application 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 Compact Development NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District Development name (subject to approval): Rock Quarry Road Subdivision Property Address(es): 4305 & 4309 Rock Quarry Road, Raleigh, NC 27603 Recorded Deed PIN(s): 1722-55-8558, 1722-55-9534 General Building | Mixed Use Building | Civic Building **CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION** Company: Smithers Equity Group LLC Title: Owner Address: 519 Moseley Lane, Raleigh, NC 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: Phone #: NOTE: please attach purchase agreement or contract, lease or easement when submitting this form. Developer Contact Names: Chris Smith Company: Smithers Equity Group LLC Title: Owner Address: 519 Moseley Lane, Raleigh, NC Phone #: 608-385-3420 Email: chrislaxx@gmail.com **REVISION 04.17.23** Page **1** of **2** raleighnc.gov DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION Gross site acreage: 0.85AC Zoning districts (if more than one, provide acreage of each): Inside City Limits? Ves No Historic District/Landmark: Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case # Impervious Area for Compliance (includes right-of-way): Imperious Area on Parcel(s): Existing (sf)___ Existing (sf)____ NUMBER OF LOTS AND DENSITY # of Townhouse Lots: # of Tiny House Lots: 3 # of Other Lots (Apartment, General, Total # of Lots: 5 # of bedroom units (if known): 1br 2br Proposed density for each zoning district (UDO 1.5.2.F): 4.70 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 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 nisrepresentations 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 Rateigh 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 proceed and the development regulations in effect of the time permit processing is resumed shall apply to the new application. Printed Name: V V Printed Name: REVISION 09.22.23 Page 2 of 2 raleighnc.gov

SUBDIVISION PLANS

FOR

ROCK QUARRY ROAD SUBDIVISION

4305 & 4309 ROCK QUARRY ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-2023

PREPARED FOR:
SMITHERS EQUITY GROUP LLC
2016 BETRY PL
RALEIGH, NORTH CAROLINA 27603

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 RESIDENTAL 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.

NOTES

- 1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY RESIDENTIAL LAND SERVICES, PLLC ON NOVEMBER 21, 2023 AND TURNING POINT SURVEYING ON NOVEMBER 28, 2023
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720172200K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS.
- 6. PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

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

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

CALL 48 HOURS BEFORE YOU DIG

DETAILS



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

onsulting Services, PLLC

2308 Ridge Road
Raleigh North Caroling 27612

ISSUED FOR PERMITTING

DESCRIBLION

DATE

OF THE PERMITTING

C QUARRY ROAD SUBDIVISION
4305 & 4309 ROCK QUARRY ROAD

PROJECT NO.: 23052

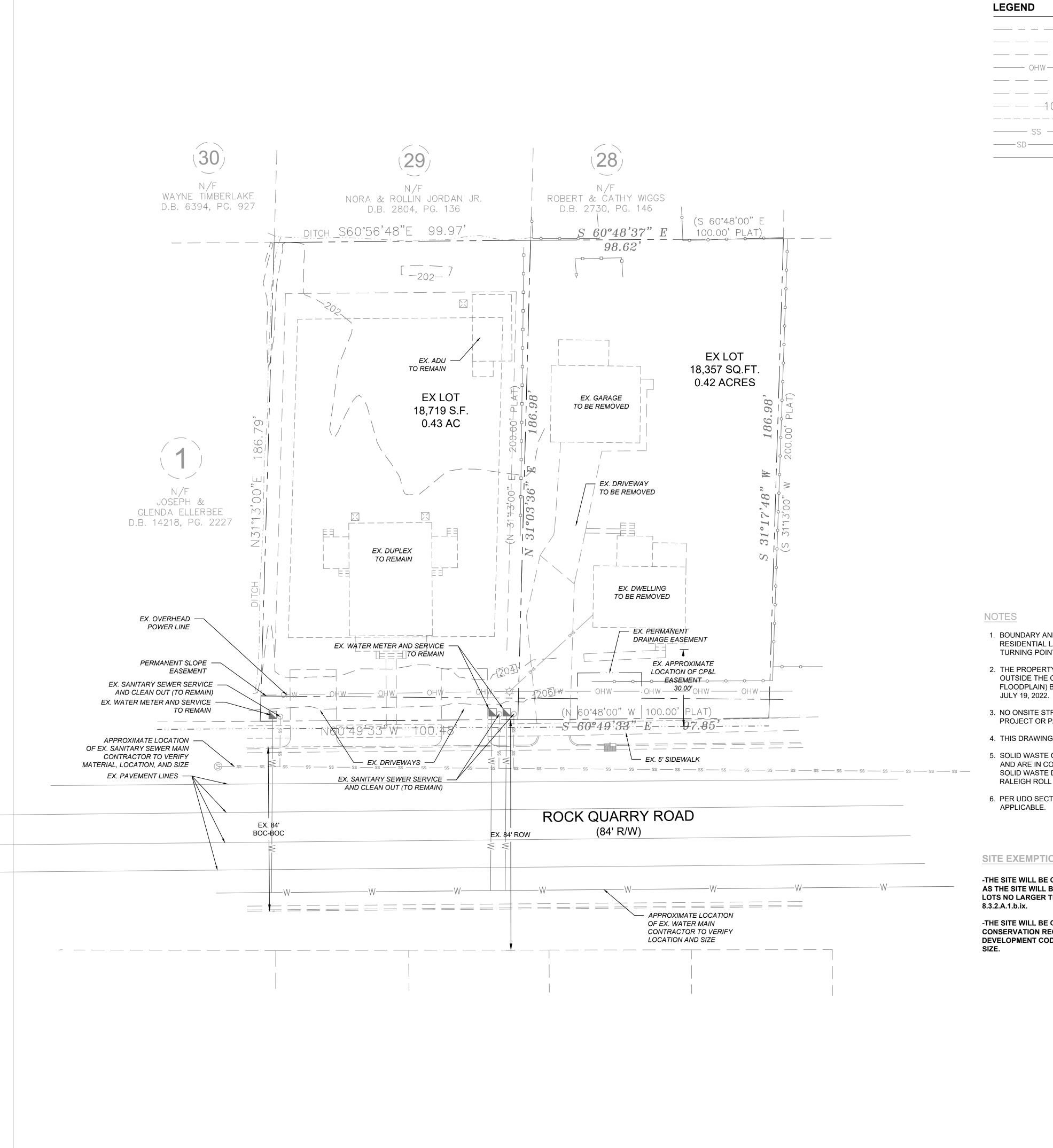
DRAWN BY: JAC

CHECKED BY: JAC

DATE: 12/11/23

SCALE: N.T.S.

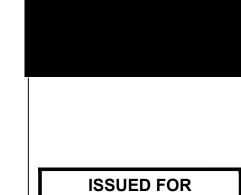
C-1



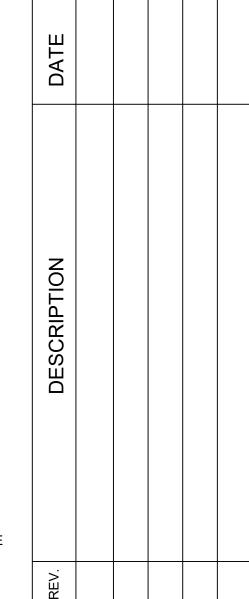
EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT EXISTING CONTOUR MAJOR EXISTING CONTOUR MINOR EXISTING SANITARY SEWER EXISTING STORM SEWER EXISTING WATER MAIN EXISTING CATCH BASIN EXISTING SANITARY SEWER MANHOLE

EXISTING STORMWATER MANHOLE





PERMITTING



SUBDIVISION

ROAD

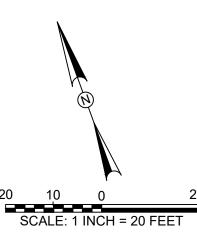
QUARRY

- 1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY RESIDENTIAL LAND SERVICES, PLLC ON NOVEMBER 21, 2023 AND TURNING POINT SURVEYING ON NOVEMBER 28, 2023.
- 2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720172200K DATED JULY 19, 2022.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS.
- 6. PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION

-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



PROJECT NO.: 23052 DRAWN BY: JAC CHECKED BY: JAC

CONDITIONS

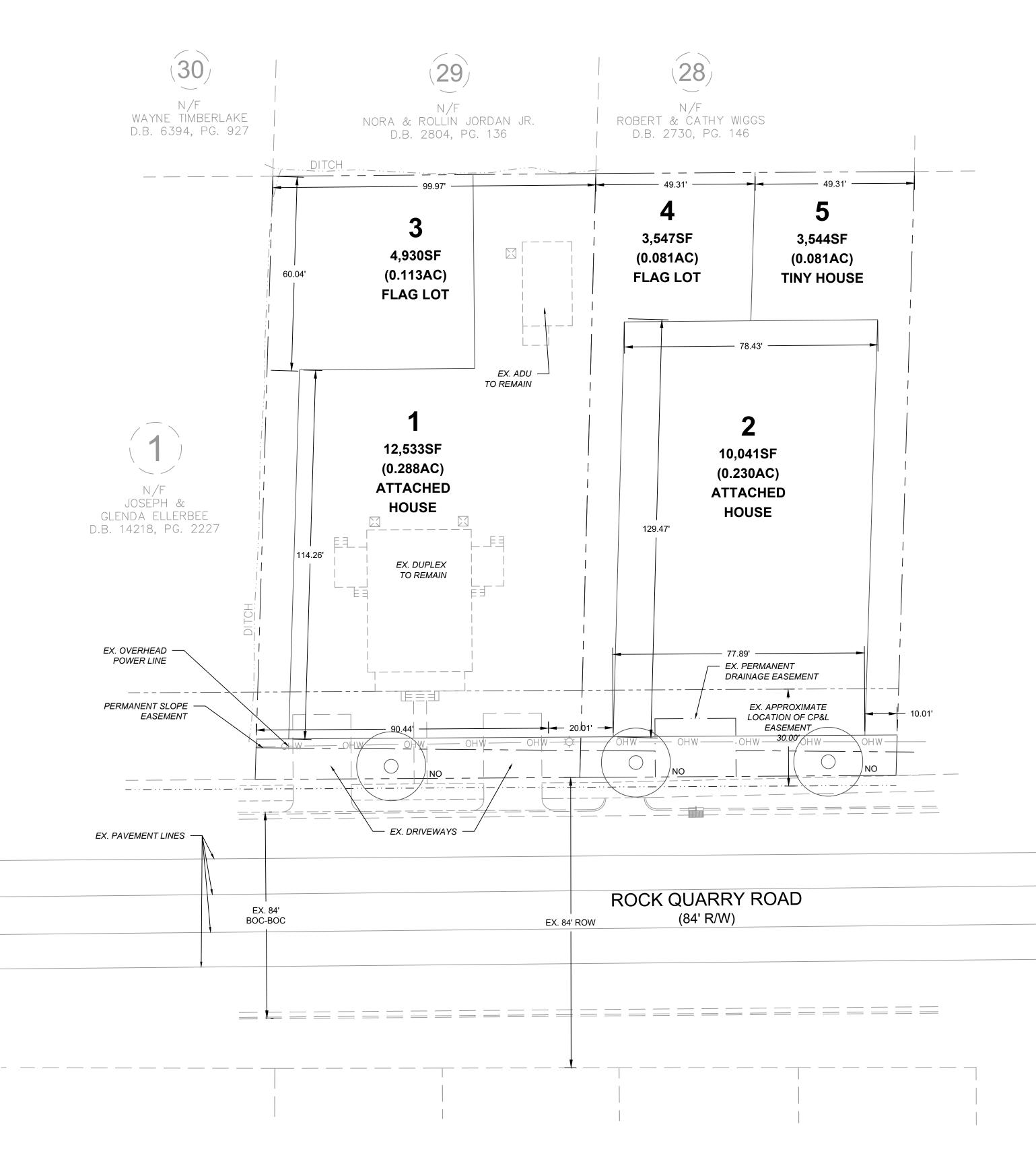
EXISTING

12/11/23 SCALE: 1" = 20'

C-2

LANDSCAPING NOTES

- 1. STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- 2. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- 3. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- 4. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- 5. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- 6. 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.
- 7. 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.
- 8. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- 9. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- 10. ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- 11. THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- 12. COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- 13. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- 14. LANDSCAPING SHOWN MEETS REQUIREMENTS.
- 15. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- 16. 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.



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.

LANDSCAPING REQUIREMENTS

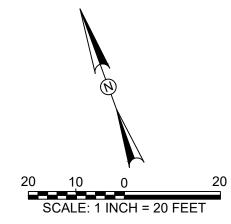
ROCK QUARRY ROAD (AVENUE 4-LANE, DIVIDED STREETSCAPE)
REQUIREMENT: 1 TREE PER 40LF=198LF/40LF=3 TREES
PROVIDED: 3 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING		AT PLANTING		MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD	
		SHADE TREES							
NO	3	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B	60'	45'	

SITE EXEMPTION NOTES:

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



LEGEND

EXISTING PROPERTY LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING OVERHEAD POWER LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING EDGE OF PAVEMENT

EXISTING EASEMENT

PROPOSED CITY OF RALEIGH
GENERAL UTILITY EASEMENT

PROPOSED LOT LINE

RUMPLER Insulting Services, PLLC 2308 Ridge Road Raleigh, North Carolina 27612 Ph. 919-413-1704

SUMMARY INFORMATION

DEVELOPMENT NAME: ROCK QUARRY ROAD SUBDIVISION

SITE ADDRESS: 4305 AND 4309 ROCK QUARRY ROAD RALEIGH, NORTH CAROLINA

PIN NUMBER: 1722-55-8558, 1722-55-9534

JURISDICTION: CITY OF RALEIGH
EXISTING USE: ATTACHED HOUSE
PROPOSED USE: ATTACHED HOUSE& TINY HOME
CURRENT ZONING DISTRICT: R-4

TOTAL GROSS ACREAGE: 0.85 ACRES (37,076 SF)
TOTAL RIGHT OF WAY DEDICATION: 0.057 ACRES (2,479 SF)
TOTAL NET ACREAGE: 0.793 ACRES (34,597 SF)
PROPOSED LOT 1: 12,533SF/0.288AC
PROPOSED LOT 2: 10,044SF/0.230AC

PROPOSED LOT 3: 4,930SF/0.113AC
PROPOSED LOT 4: 3,547SF/0.081AC
PROPOSED LOT 5: 3,544SF/0.081AC
ATTACHED HOUSE STANDARDS:

REQUIRED LOT WIDTH: 65' (MIN.)
PROVIDED LOT WIDTH: 65'
REQUIRED LOT AREA: 10,000SF

FLAG LOT STANDARDS:
REQUIRED LOT WIDTH: 10' (MIN.)
REQUIRED LOT AREA: 5,000SF

BLOCK PERIMETER REQUIRED (MAX.): 3,000LF
BLOCK PERIMETER PROVIDED: GREATER THAN 3,000LF**

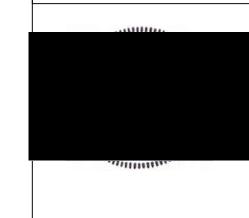
**EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR
SITES LESS THAN 2 ACRES

OWNER/DEVELOPER: SMITHERS EQUITY GROUP LLC 2016 BETRY PL RALEIGH, NORTH CAROLINA 27603

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

NOTES

- 1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY RESIDENTIAL LAND SERVICES, PLLC ON NOVEMBER 21, 2023 AND TURNING POINT SURVEYING ON NOVEMBER 28, 2023.
- 2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720172200K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS.
- PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.



ISSUED FOR

PESCRIPTION

DESCRIPTION

OF THE PROPERTY OF TH

BDIVISION AND LANDSCAPING PLA
OCK QUARRY ROAD SUBDIVISION
4305 & 4309 ROCK QUARRY ROAD

PROJECT NO.: 23052

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 12/11/23

SCALE: 1" = 20'

C-3

WAYNE TIMBERLAKE NORA & ROLLIN JORDAN JR. ROBERT & CATHY WIGGS D.B. 6394, PG. 927 D.B. 2730, PG. 146 D.B. 2804, PG. 136 3,547SF 3,544SF 4,930SF (0.081AC)(0.081AC)(0.113AC)**FLAG LOT TINY HOUSE FLAG LOT** EX. ADU — TO REMAIN 12,533SF 10,041SF (0.288AC)(0.230AC)ATTACHED N/F **ATTACHED** JOSEPH & HOUSE HOUSE GLENDA ELLERBEE D.B. 14218, PG. 2227 EX. DUPLEX TO REMAIN PROP. 4" SANITARY EX. OVERHEAD -SEWER SERVICE POWER LINE — EX. PERMANENT DRAINAGE EASEMENT EX. WATER METER AND SERVICE TO REMAIN PROPOSED 3/4" TYPE 'K' COPPER PERMANENT SLOPE EX. APPROXIMATE WATER SERVICE **EASEMENT** LOCATION OF CP&L WITH METER BOX EASEMENT EX. SANITARY SEWER SERVICE (TYP.) AND CLEAN OUT (TO REMAIN) EX. WATER METER AND SERVICE TO REMAIN APPROXIMATE LOCATION -OF EX. SANITARY SEWER MAIN CONTRACTOR TO VERIFY — EX. 5' SIDEWALK MATERIAL, LOCATION, AND SIZE EX. DRIVEWAYS -EX. PAVEMENT LINES -EX. SANITARY SEWER SERVICE AND CLEAN OUT (TO REMAIN) **ROCK QUARRY ROAD** вос-вос (84' R/W) EX. 84' ROW - APPROXIMATE LOCATION OF EX. WATER MAIN CONTRACTOR TO VERIFY 1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY LOCATION AND SIZE RESIDENTIAL LAND SERVICES, PLLC ON NOVEMBER 21, 2023 AND TURNING POINT SURVEYING ON NOVEMBER 28, 2023. 2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720172200K DATED JULY 19, 2022. 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN. 4. THIS DRAWING IS NOT FOR RECORDATION. SITE EXEMPTION NOTES: 5. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED -THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTAL USES ON SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION RALEIGH ROLL OUT CARTS.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER

SCALE: 1 INCH = 20 FEET

CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED

DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

6. PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE

APPLICABLE.

STORMWATER IMPERVIOUS NOTES:

PLACEMENT OF IMPERVIOUS SURFACE AREAS.

NO STEEPER THAN 1:48 (2%).

ADA NOTES

SECTION 1010.

SECTION 1012.

WITHIN ROADWAY.

FIRE PROTECTION NOTES:

HOUSE AS HOW THE FIRE HOSE LAYS.

MAXIMUM IMPERVIOUS SURFACE PER ZONING=38%

MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:

DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE

STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES

2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED

3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC

(5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).

SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20

4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC

1. ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING

SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED

3. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR

2. FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING

-PER SECTION 9.2.2.A.2.B.i SUBJECT TO 4.A.OF THE PART 10A RALEIGH UNIFIED

-LOT 1: 12,533SF (38%) = 4,763SF MAX IMPERVIOUS SURFACE

-LOT 2: 10,041SF (38%) = 3,816SF MAX IMPERVIOUS SURFACE

-LOT 3: 4,930SF (38%) = 1,873SF MAX IMPERVIOUS SURFACE -LOT 4: 3,547SF (38%) = 1,348SF MAX IMPERVIOUS SURFACE

-LOT 5: 3,544SF (38%) = 1,348SF MAX IMPERVIOUS SURFACE

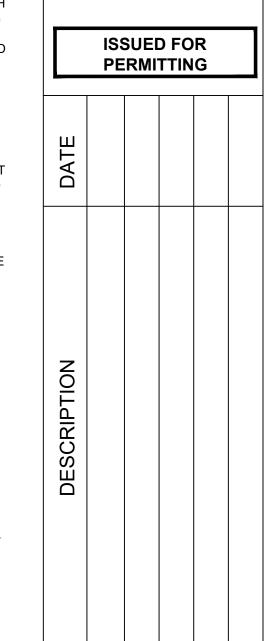
LEGEND

——————————————————————————————————————	
EVICTING PIGHT OF WAY	
EXISTING RIGHT-OF-WAY	
——— OHW——— OHW——— EXISTING OVERHEAD POWER LINE	
—— — — — EXISTING ABUTTING PROPERTY LINE	
— — — 1 0 — — — EXISTING CONTOUR MAJOR	
— — — — — — — EXISTING CONTOUR MINOR	
EXISTING EDGE OF PAVEMENT	
——————————————————————————————————————	
——————————————————————————————————————	
S EXISTING SANITARY SEWER MANHO	E
PROPOSED WATER LINE	
PROPOSED LOT LINE	
PROPOSED UTILITY PLACEMENT EASEMENT	
PROPOSED SANITARY MANHOLE	
DDODOSED LIVEDANT ASSEMBLY	
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)
- 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 DIRECTOR.
- c. 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.
- 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 CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49) f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER &
- HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)

 f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER &
 SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION
 REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW &
 APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF
 RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 6. 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.
- 7. 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.
- 8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 9. 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.
- 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- 13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.goc FOR MORE INFORMATION
- 14. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

CRUMPL Consulting Services,



UTILITY UTILITY, GRADING,
AND STORMWATER PLAN
SK QUARRY ROAD SUBDIVISION
4305 & 4309 ROCK QUARRY ROAD

PROJECT NO.: 23052

DRAWN BY: JAC

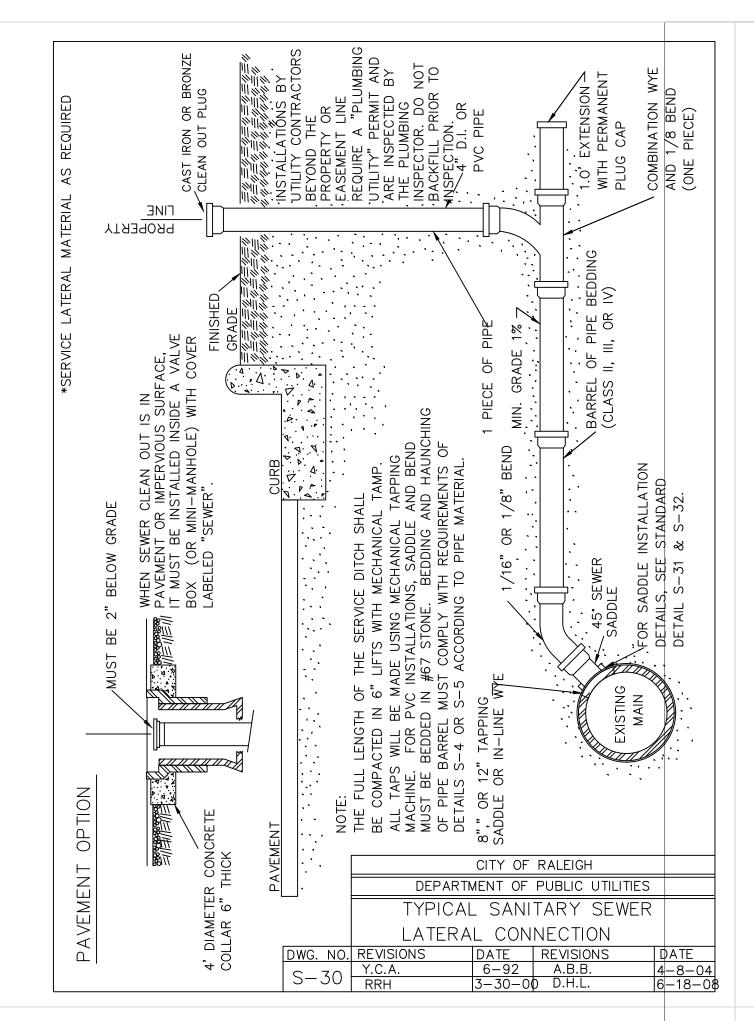
CHECKED BY: JAC

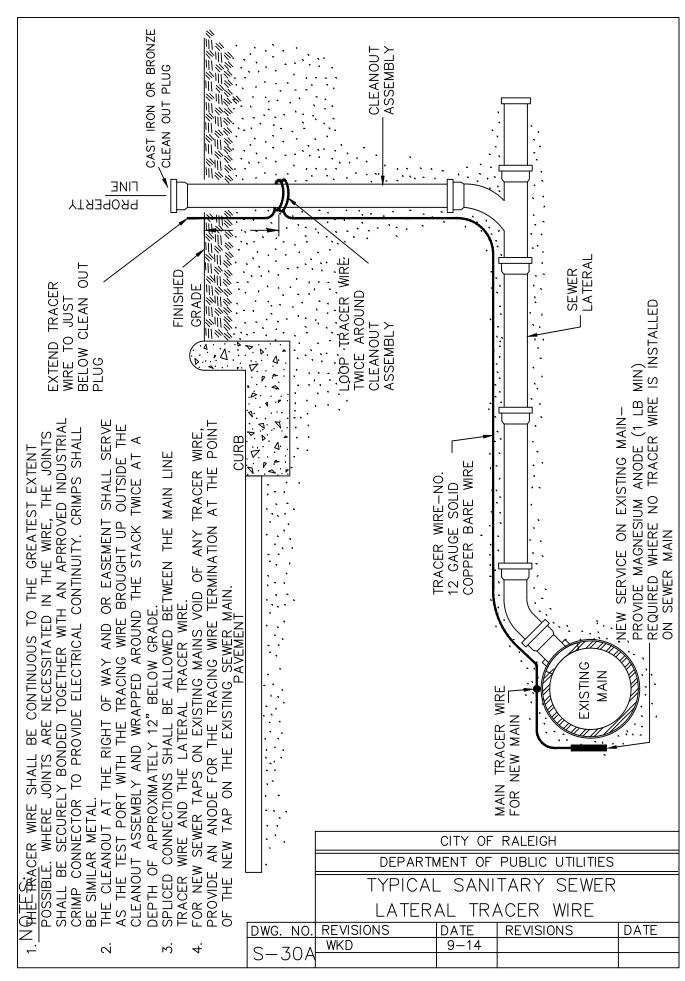
SCALE:

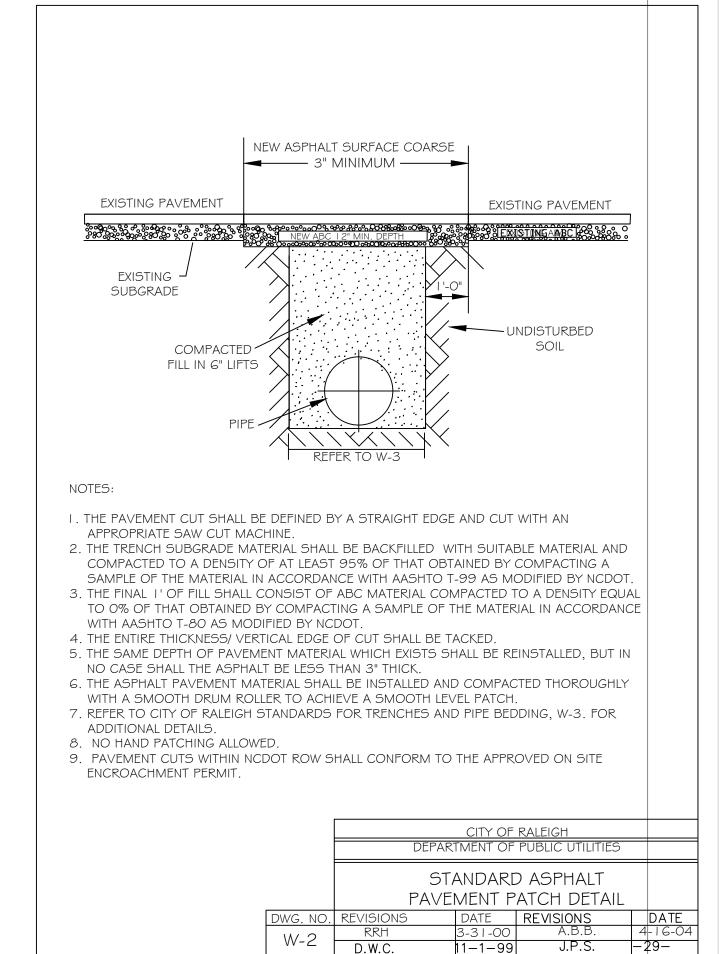
1" = 10'

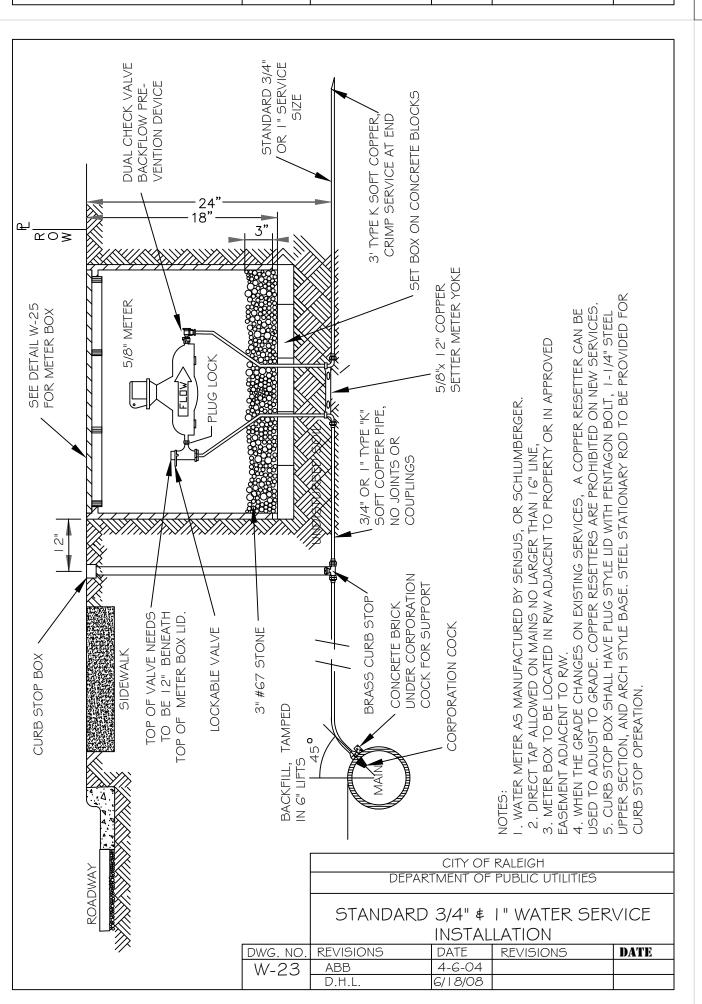
12/11/23

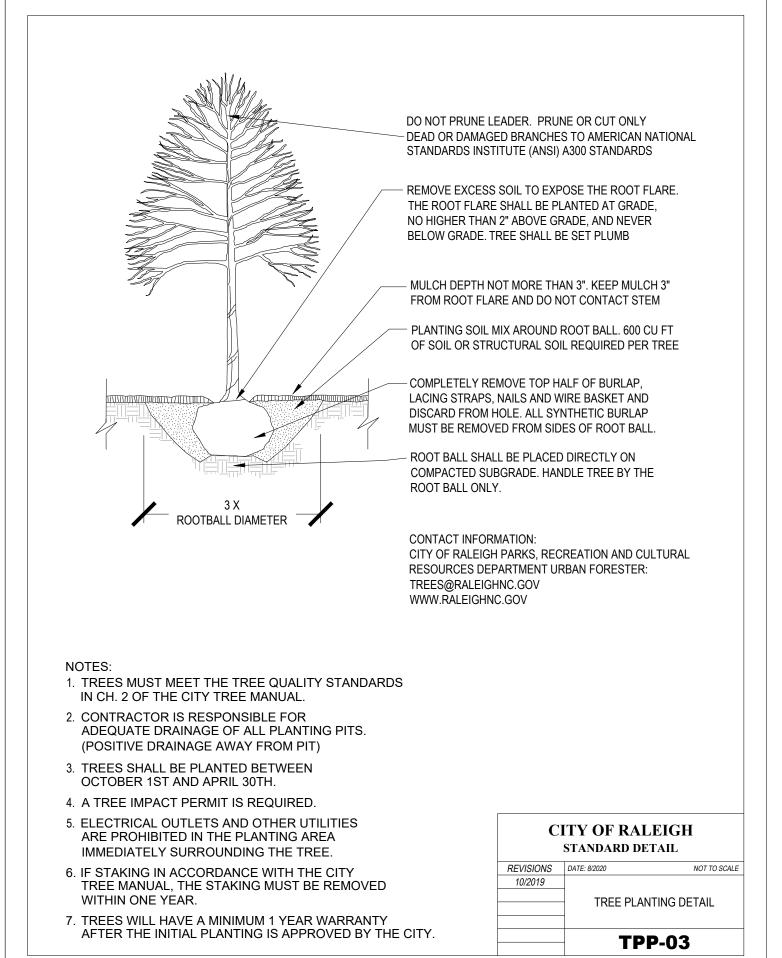
C-4











ISSUED FOR

PERMITTING

SUBDIVISION ROAD AIL. Щ О QUARRY

PROJECT NO.: 23052 DRAWN BY: JAC CHECKED BY: JAC

12/11/23

NTS SCALE:

D-1