

Administrative Approval Action

Case File / Name: SUB-0065-2023
DSLCL - Rock Quarry Road Subdivision

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

LOCATION: This 0.793 acre site is located in southeast Raleigh and identified as Lots 2 and 3 of the Green Valley Subdivision. The two parcels comprising this development are located northwest of Jones Sausage Road, south of Poole Road, east of Sunnybrook Road and west of South New Hope Road. They are located in a R-4 zoning district and addressed as 4305 and 4309 Rock Quarry Road.

REQUEST: The plan proposes a Conventional and Flag Lot Subdivision with a total of five lots (2 existing and 3 new lots). New Lot 1 (12,533 square feet and 0.288 acre) has an existing attached house and accessory dwelling unit (ADU) that will remain. New Lot 2 (10,041 square feet and 0.230 acre) has an existing detached house and detached garage which will be removed so that an attached house can be built. New Lot 3 (4,930 square feet and 0.113 acre), New Lot 4 (3,547 square feet and 0.081 acre), and New Lot 5 (3,544 square feet and 0.081 acre) are all flag lots which will each be developed with a tiny house.

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 July 23, 2024 by Crumpler Consulting Services.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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. Show setbacks for all structures on New Lot 1 to ensure compliance with standards for Attached House (UDO Sections 2.2.2, 2.6.3, and 6.7.2).

Stormwater

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

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.



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

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

Engineering

1. A cross access agreement among the lots identified 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.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation
3. A fee-in-lieu for 1' of sidewalk and 5' bike lane is paid to the City of Raleigh (UDO 8.1.10).

Stormwater

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

5. A public infrastructure surety for (3) street trees along Rock Quarry Rd. 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.

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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

Stormwater



SUBDIVISION PLANS FOR ROCK QUARRY ROAD SUBDIVISION 4305 & 4309 ROCK QUARRY ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0065-2023

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

Preliminary Subdivision Application Site Review

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.2). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SubReview@raleigh.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 checked="" type="checkbox"/> Flag Lot	<input type="checkbox"/> Preclear Transit Development Option
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.		
GENERAL INFORMATION		
Scoping/sketch plan case number(s): SCOPE 0131-2023		
Development name (subject to approval): Rock Quarry Road Subdivision		
Property Address(es): 4305 & 4309 Rock Quarry Road, Raleigh, NC 27603		
Recorded Deed P/N#: 1722-05-8558, 1722-05-9534		
Building type(s): <input type="checkbox"/> Detached House <input checked="" type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment		
<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input checked="" type="checkbox"/> Tiny House		

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Name(s): Chris Smith	
Company: Smithers Equity Group LLC	Title: Owner
Address: 519 Moseley Lane, Raleigh, NC	
Phone #: 608-385-3420	Email: chrislax@gmail.com
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Name(s): Chris Smith	
Company: Smithers Equity Group LLC	Title: Owner
Address: 519 Moseley Lane, Raleigh, NC	
Phone #: 608-385-3420	Email: chrislax@gmail.com

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION		
Street site acreage: 0.85AC		
Zoning district (if more than one, provide acreage of each): R-4		
Overlay district(s):	Is this City Limited? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Historic District/Landmark <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Conditional Use District (CUD):	Board of Adjustment Case # <input type="checkbox"/> Developer Approval Case # <input type="checkbox"/>	
Case #:	DOB#:	
STORMWATER INFORMATION		
Invasive Area on Parcel(s):	Invasive Area for Compliance (includes right-of-way):	
Existing (sf):	Proposed total (sf):	
Existing (sf):	Proposed total (sf):	
NUMBER OF LOTS AND DENSITY		
# of Detached House Lots:	# of Attached House Lots:	# of Attached Units:
# of Tiny House Lots: 3	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, etc.): 1
TOTAL # of Lots: 5	Total # of Dwelling Units: 8	
# of bedroom units (if known): 7	# of Units: 8	# of Units: 4
Proposed density for each zoning district (UDS 1.5, 2.1, 4, 7):		

SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160C-40.3(a)), applications for development approvals may be made by the applicant, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the applicant. An assessment holder may also apply for development approval for such development as is authorized by the assessment.	
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. 160C-40.3(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in this application are correct and the undersigned understands that development approvals are subject to modification for false statements or omissions. The undersigned understands that development approvals are subject to modification for false statements or omissions. The undersigned understands that development approvals are subject to modification for false statements or omissions.	
The undersigned certifies that the property owner(s) is aware of this application and that this proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 160C-750.1), if this permit application is denied for the reasons of the applicant's failure to provide all necessary information 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 complete and no application is required to be provided and the development regulations in effect at the time the permit application is resubmitted will apply to the new application.	
Signature:	Date: 07/23/24
Printed Name: Chris Smith	
Signature:	Date:
Printed Name:	

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERMETER AS THE SITE WILL BE DEVELOPED FOR ATTACHED AND TINY HOUSE RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.2.A.2.A.1.A.1.
- 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

- 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 3702172200K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- 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, TO BE PROVIDED PRIOR TO SITE PERMIT REVIEW (SPR) APPROVAL.
- PER UDO SECTION 2.2.1.B.85, 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
D-1	DETAILS

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

CALL 48 HOURS BEFORE YOU DIG



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



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

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	04/17/24	CITY OF RALEIGH COMMENTS
2	07/23/24	CITY OF RALEIGH COMMENTS

COVER
ROCK QUARRY ROAD SUBDIVISION
CITY OF RALEIGH FILE: SUB-0065-2023
4305 & 4309 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	23052
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	12/11/23
SCALE:	N.T.S.

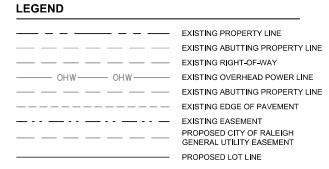
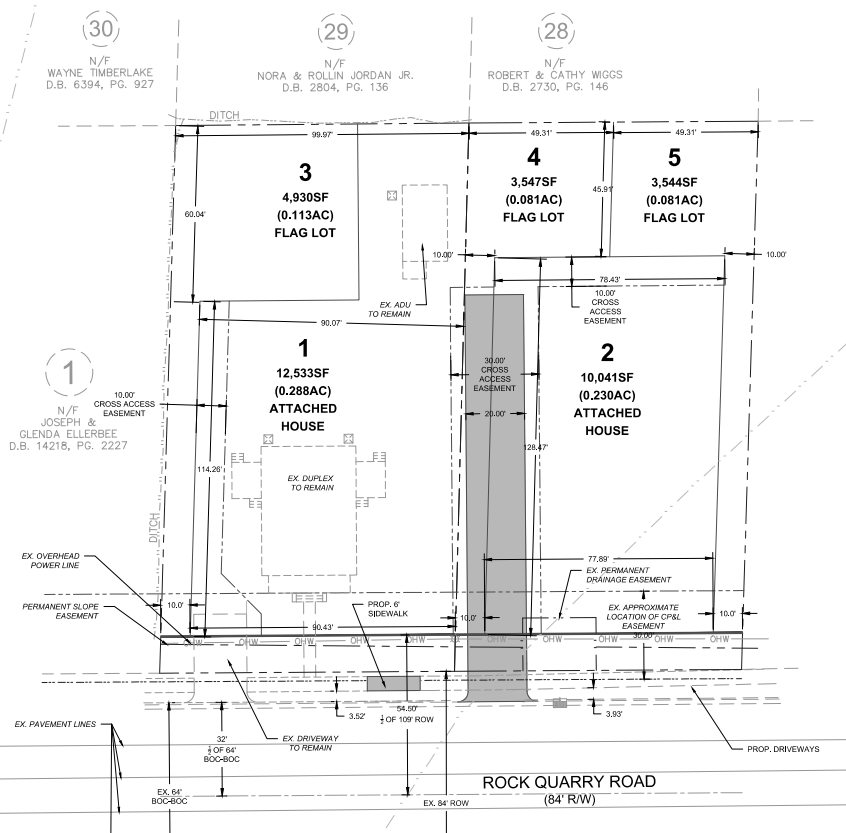
C-1

STORMWATER IMPERVIOUS NOTES:

PROPOSED IMPERVIOUS SURFACE:
 -198LF OF 5' OF BIKE LANE WITHIN RIGHT OF WAY=590 SF
 590SF/5=118SF PER LOT
 -198LF OF 1' OF CURB & GUTTER WITHIN RIGHT OF WAY=198 SF
 198SF/5=40SF PER LOT
 -198LF OF 1' OF SIDEWALK WITHIN RIGHT OF WAY=198 SF
 198SF/5=40SF PER LOT
 TOTAL IMPERVIOUS ALLOCATION PER LOT = 278SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=38%
 MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:
 -LOT 1: 12,533SF (38%) = 4,763SF - 278SF = 4,485SF MAX IMPERVIOUS SURFACE
 -LOT 2: 10,041SF (38%) = 3,816SF - 278SF = 3,538SF MAX IMPERVIOUS SURFACE
 -LOT 3: 4,930SF (38%) = 1,873SF - 278SF = 1,595SF MAX IMPERVIOUS SURFACE
 -LOT 4: 3,547SF (38%) = 1,348SF - 278SF = 1,070SF MAX IMPERVIOUS SURFACE
 -LOT 5: 3,544SF (38%) = 1,348SF - 278SF = 1,070SF MAX IMPERVIOUS SURFACE

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



SUMMARY INFORMATION

DEVELOPMENT NAME: ROCK QUARRY ROAD SUBDIVISION
 SITE ADDRESS: 4305 AND 4309 ROCK QUARRY ROAD RALEIGH, NORTH CAROLINA
 PIN NUMBER: 1722-054558, 1722-0545934
 JURISDICTION: CITY OF RALEIGH
 EXISTING USE: ATTACHED HOUSE
 PROPOSED USE: ATTACHED HOUSES TINY HOME
 CURRENT ZONING DISTRICT: R-4

TOTAL NUMBER OF LOTS: 5 LOTS
 -2 ATTACHED DWELLINGS
 -3 FLAG LOTS

TOTAL NUMBER OF DWELLING UNITS: 8 UNITS
 -TWO DETACHED DWELLINGS (4 UNITS)
 -ACCESSORY DWELLING UNIT (1 UNIT)
 -3 TINY HOMES ON FLAG LOTS (3 UNITS)

TOTAL GROSS ACREAGE: 0.65 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: 10,041SF/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: 45' (MIN.)
 PROVIDED LOT WIDTH: 85'
 REQUIRED LOT DEPTH: 17' (MIN.)
 PROVIDED LOT DEPTH: 114.28'
 REQUIRED LOT AREA: 10,000SF

FLAG LOT STANDARDS:
 REQUIRED LOT WIDTH: 10' (MIN.)
 PROVIDED LOT WIDTH: 10'
 REQUIRED LOT DEPTH: 17' (MIN.)
 PROVIDED LOT DEPTH: 114.28'
 REQUIRED LOT AREA: 3,500SF

BLOCK PERMETER REQUIRED (MAX.): 3,000LF
 BLOCK PERMETER PROVIDED: GREATER THAN 3,000LF**
 **EXEMPT BASED ON LUDO SECTION 8.3.2.A.1.B.A FOR SITES LESS THAN 2 ACRES

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

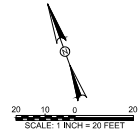
ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 415-1704

- NOTES**
- 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 372017200K DATED JULY 19, 2022.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDATION.
 - 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 HOLL-OUT CARTS, TO BE PROVIDED PRIOR TO SITE PERMIT REVIEW (SPR) APPROVAL.
 - PER LUDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

SITE EXEMPTION NOTES:

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

-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.



CRUMPLER
 Consulting Services, PLLC

2308 Ridge Road
 Raleigh, NC 27612
 Ph: 919-415-1704
 P: 919-415-1533

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	04/17/24	CITY OF RALEIGH COMMENTS
2	07/23/24	CITY OF RALEIGH COMMENTS

SUBDIVISION AND LANDSCAPING PLAN
ROCK QUARRY ROAD SUBDIVISION
 CITY OF RALEIGH FILE: SUB-09-095-2023
 4305 & 4309 ROCK QUARRY ROAD
 RALEIGH, NORTH CAROLINA

PROJECT NO.:	23052
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	12/11/23
SCALE:	1" = 20'

C-3

LANDSCAPING NOTES

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL - TR44S.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3"; KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SPREDDER/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURIAL LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AND SHALL BE COMPLETED.
- ALL TREES WHEN PLANTED SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

ADA NOTES

- PROPOSED ADA PARKING AND STALL STRIPPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
- PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.
- HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

FIRE PROTECTION NOTES:

- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
- FIRE FLOW ANALYSIS MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

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 400'+198L'40LF-3 TREES
PROVIDES: 3 TREES

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

NOTES

- 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 2202172200K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECONSTRUCTION.
- 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. TO BE PROVIDED PRIOR TO SITE PERMIT REVIEW (SPR) APPROVAL.
- PER UDO SECTION 2.2.1.8.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY PLACEMENT EASEMENT
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT ASSEMBLY

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS A CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED 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 2' FROM PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE WATER MAIN SHALL BE THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENGAGEMENT EXTENDED TO ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES. UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 8" MIN. CLEARANCE (PER CORPUD DETAILS W-1 & S-40)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN & OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAPS AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 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.
- INSTALL 1/2" PVC SEWER SERVICES @ 10% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 1/2" IN SIZE. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDCU. LEASE A RCP TEMA FOR ANY RIPARIAN BUFFER, WETLAND & RCP FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- MCCOT RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE MANUFACTURER'S RECOMMENDATION TONGS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHICH EVER IS MORE STRINGENT. CONTACT JONNE HARTLEY AT (919) 996-6623 OR jonne.hartley@raleighnc.gov FOR MORE INFORMATION.
- NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 9.2.2.A.1.A.1.
- 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.

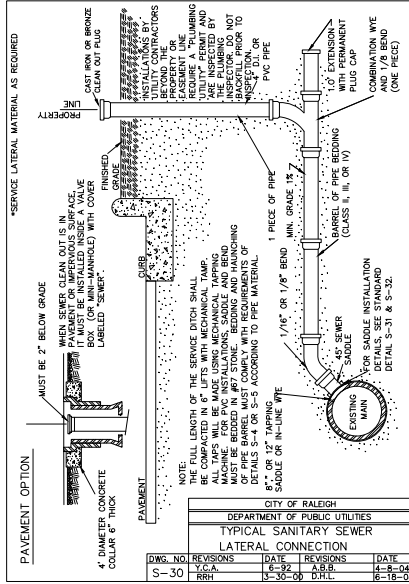
CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, NC 27617
Ph: 919-433-1704
Fax: 919-433-1533

ISSUED FOR PERMITTING

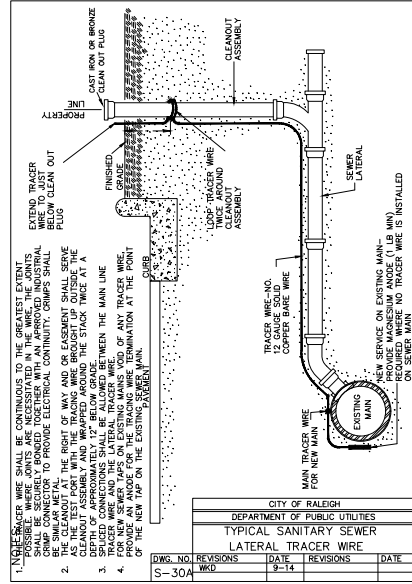
REV.	DATE	DESCRIPTION	CITY OF RALEIGH COMMENTS
1	04/17/24		
2	07/23/24		

UTILITY UTILITY, GRADING, AND STORMWATER PLAN
ROCK QUARRY ROAD SUBDIVISION
CITY OF RALEIGH FILE: SUB-0905-2023
4205 & 4205B ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

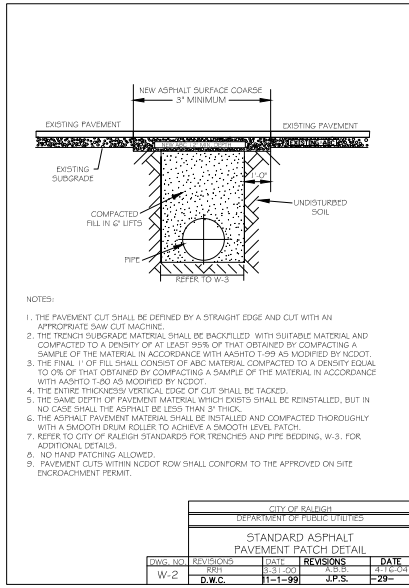
PROJECT NO:	23052
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	12/11/23
SCALE:	1" = 10'



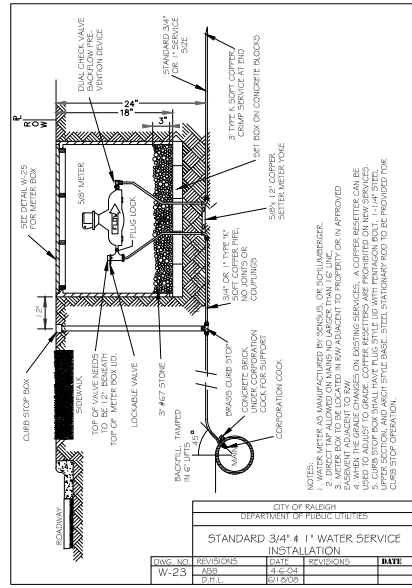
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30		11-1-99		11-1-99



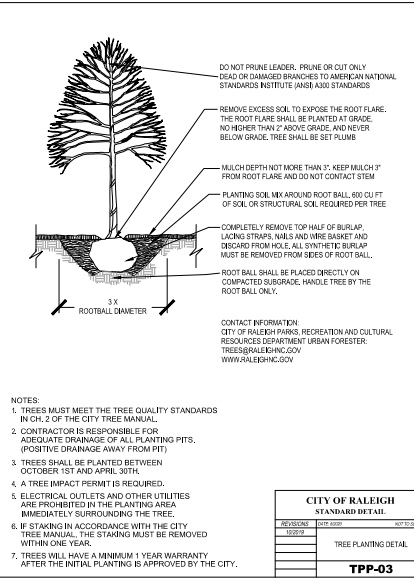
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30A	W-3	11-14		



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2		11-1-99		11-1-99



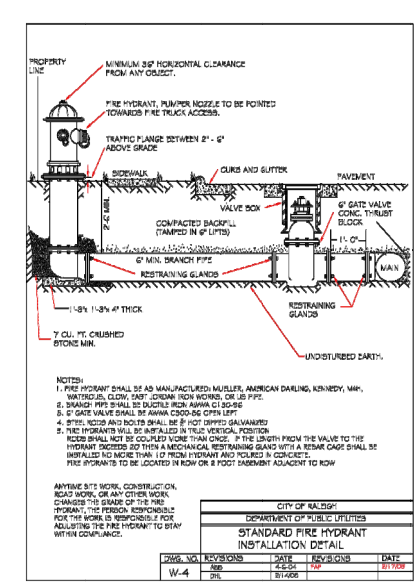
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23		11-1-99		11-1-99



NOTES:

- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
- IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
- TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
TPP-03				



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4		11-1-99		11-1-99

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, NC 27612
Ph. 919-413-1704
F. 919-413-1533

ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	04/17/24
2	CITY OF RALEIGH COMMENTS	07/23/24

DETAILS

ROCK QUARRY ROAD SUBDIVISION
CITY OF RALEIGH FILE: SUB-005-2023
4305 & 4306 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
23052				

DRAWN BY: JAC
CHECKED BY: JAC
DATE: 12/11/23
SCALE: NTS

D-1

5 of 5