

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.

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input 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		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input 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 type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
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 Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage:			
Zoning districts (if more than one, provide acreage of each):			
Overlay district(s):	Inside City Limits?	Yes No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) <u>4,130,717</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots:	# of Attached House Lots: # of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots:	Total # Dwelling Units:
Proposed density for each zoning district (UDO 1.5.2.F):	

SIGNATURE BLOCK	
<p>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 easement.</p> <p>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 misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>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 at the time permit processing is resumed shall apply to the new application.</p>	
Signature:	Date:
Printed Name:	
Signature:	Date:
Printed Name:	



McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

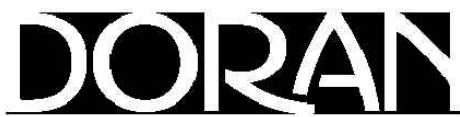
www.mcadamsco.com

CONTACT

NICK WILLIAMSON
williamson@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

DORAN COMPANIES
7803 GLENROY ROAD, SUITE 200
BLOOMINGTON, MINNESOTA, 55439-3126
PHONE: 952. 288. 2051



PROJECT DIRECTORY

DEVELOPER
DORAN COMPANIES
7803 GLENROY ROAD, SUITE 200
BLOOMINGTON, MINNESOTA, 55439-3126
PHONE: 952. 288. 2051

ROCK QUARRY ROAD ASSEMBLAGE

6700 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA, 27610

PRELIMINARY SUBDIVISION PLAN

PROJECT NUMBER: 2021110767

DATE: NOVEMBER 23, 2022

Preliminary Subdivision Application Site Review

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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):				
Development name (subject to approval): Rock Quarry Road Assemblage				
Property Address(es): 6700 Rock Quarry Road, Raleigh, North Carolina, 27610				
Recorded Deed PIN(s): 1731158070, 1731540137				
Building type(s):	<input checked="" type="checkbox"/> Detached House	<input checked="" type="checkbox"/> Attached House	<input checked="" 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 type="checkbox"/> Tiny House
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION				
Current Property Owner(s) Name(s):				
Company: RQ Land LLC		Title:		
Address: 7803 Glenroy Road, Suite 200, Minneapolis, Minnesota, 55439-3126				
Phone #:		Email:		
Applicant Name (if different from owner. See "who can apply" in instructions): Nick Williamson, Proj. Mgr.				
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder				
Company: McAdams				
Address: 2905 Meridian Parkway, Durham, NC, 27713				
Phone # (919) 361-5000		Email: williamson@mcadamsco.com		
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.				
Developer Contact Name(s): Jaquiel Hajder				
Company: Doran Companies		Title: Director of Development		
Address: 7803 Glenroy Road, Suite 200, Minneapolis, Minnesota, 55439-3126				
Phone # (952) 641-9423		Email: jacquiel.hajder@dorancompanies.com		

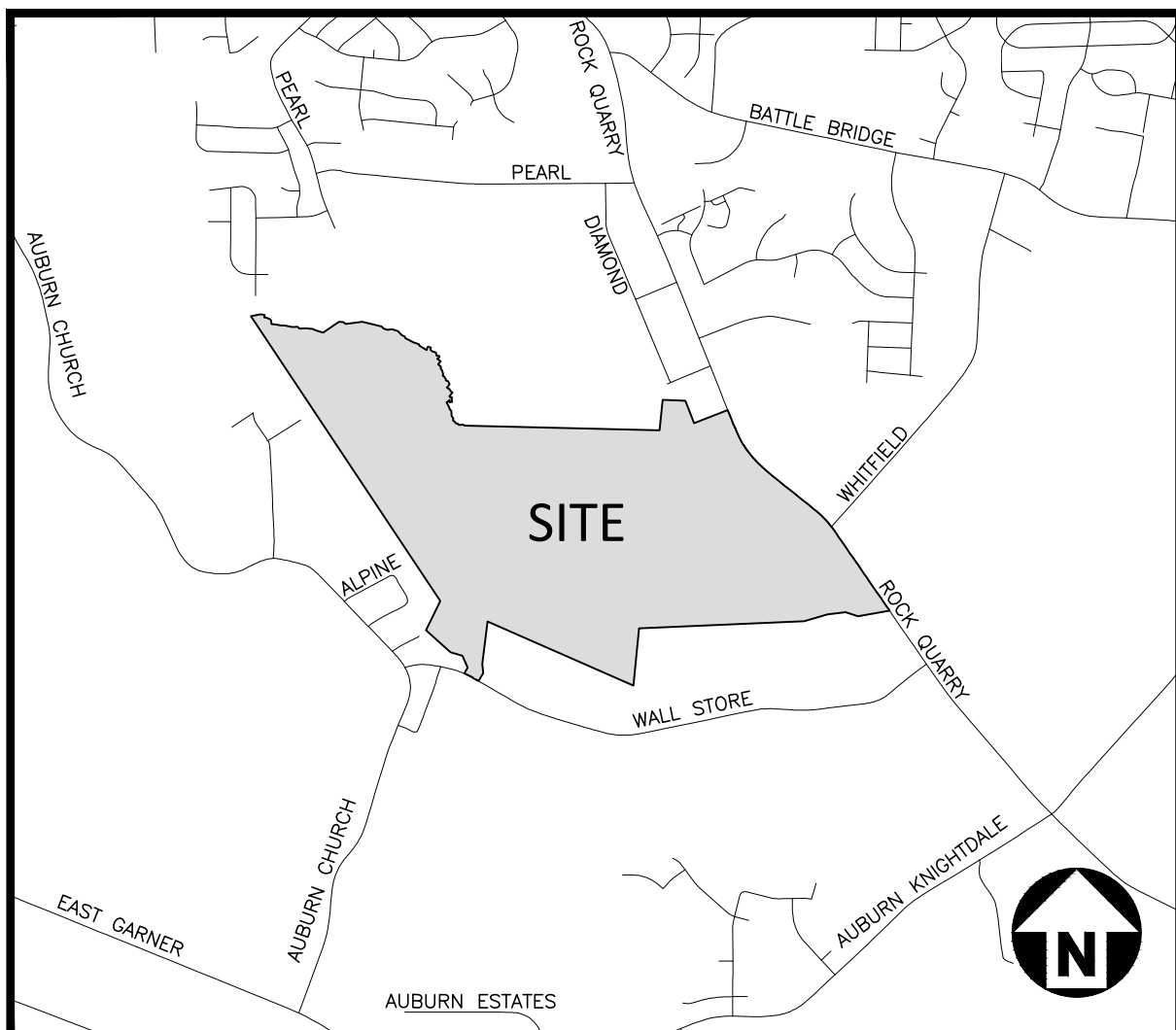
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DEVELOPMENT TYPE • SITE DATA TABLE • ZONING INFORMATION		
Gross site acreage: 281.27 AC.		
Zoning districts (if more than one, provide acreage of each): R-10-CU (238.14 AC.), CX-3-CU (43.13 AC.)		
Overlay district(s): N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A
Conditional Use District (CUD):	Board of Adjustment Case #	Design Alternate Case #
Case # Z:	BDA:	DA:
STORMWATER INFORMATION		
Impervious Area on Parcel(s):		
Existing (sf): 156,411	Proposed total (sf): 4,130,717	Impervious Area for Compliance (includes right-of-way):
Existing (sf):		
Proposed total (sf):		
NUMBER OF LOTS AND DENSITY		
# of Detached House Lots: 470	# of Attached House Lots: 31	# of Townhouse Lots: 322
# of Tiny House Lots: 0	# of Open Lots: 26	# of Other Lots (Apartment, General, Mixed Use, Civic): 0
Total # of Lots: 849		
Total # Dwelling Units: 854		
Proposed density for each zoning district (UDO 1.5.2.F):		
SIGNATURE BLOCK		
Pursuant to state law (N.C. Gen. Stat. § 160D-40(b)), 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 easement.		
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-40(b)) 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 review for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-40(b).		
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in the 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. 142-755(b)), if this permit application is placed on hold at the request of the City, the undersigned agrees to respond to comments or provide additional information requested by the City for a period of six consecutive months or more. When the application review is discontinued and a new application is submitted, the undersigned agrees to respond to comments or provide additional information requested by the City for a period of six consecutive months or more.		
Signature: _____ Date: _____		
Printed Name: _____		
Signature: _____ Date: _____		
Printed Name: _____		

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VICINITY MAP

1" = 2000'

ZONING CONDITIONS

- 2.81-21 - 6700 ROCK QUARRY ROAD AND 2533 WALL STORE ROAD**, LOCATED ON THE WEST SIDE OF THE INTERSECTION OF ROCK QUARRY ROAD AND WHITEFIELD ROAD, BEING WAKE COUNTY PINS 1731540137 AND 1731158070, APPROXIMATELY 275.8 ACRES REZONED TO RESIDENTIAL-10-CONDITIONAL USE, COMMERCIAL MIXED-USE-3 STORES-CONDITIONAL USE (R-10, CX-3-CU).

CONDITIONS DATED: AUGUST 30, 2022

THE FOLLOWING CONDITIONS SHALL APPLY TO THAT PORTION OF THE PROPERTY ZONED CX-3:

- RESIDENTIAL DENSITY SHALL BE LIMITED TO TWENTY (20) UNITS PER ACRE.
- THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 6.1.A. THAT ARE PERMITTED, LIMITED OR SPECIAL USES IN THE CX-DISTRICT SHALL BE PROHIBITED: (i) DORMITORY, FRATERNITY, SORORITY; (ii) ADULT ESTABLISHMENT; (iii) OVERNIGHT LODGING; (iv) VEHICLE FUEL SALES; (v) DETENTION CENTER, JAIL, PRISON; (vi) SELF-SERVICE STORAGE; (vii) CAR WASH; (viii) VEHICLE REPAIR (MINOR) AND (ix) VEHICLE REPAIR (MAJOR).
- THE MAXIMUM AMOUNT OF NONRESIDENTIAL PRINCIPAL USES WITHIN THIS DISTRICT SHALL BE 300,000 SQUARE FEET. **RESPONSE: DENSITY IS BELOW 20 UNITS/ACRE, SEE SITE DATA TABLE. NO SUCH USES ARE PROPOSED WITHIN THE CX DISTRICT. NO NONRESIDENTIAL USES ARE PROPOSED WITH THIS SUBDIVISION.**
- GROSS RESIDENTIAL DENSITY SHALL BE LIMITED TO EIGHT (8) UNITS PER ACRE.
- THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.
- THERE SHALL BE A MINIMUM FIFTY-FOOT (50') PRINCIPAL BUILDING SETBACK FROM THE PROPERTY WITH PIN 1731-32-3530 [DEED BOOK 8378, PAGE 618, WAKE COUNTY REGISTRY].
- THE WIDTH OF THE ZONE 2 NEUSE RIVER RIPARIAN BUFFER ALONG STREAM A [AS IDENTIFIED ON THE ATTACHED EXHIBIT A] SHALL BE INCREASED BY TWENTY-FIVE FEET (25') TO FORTY-FIVE FEET (45'), SUCH THAT THE TOTAL WIDTH OF THE NEUSE RIVER RIPARIAN BUFFER ALONG STREAM A SHALL BE SEVENTY-FIVE FEET (75'). THE EDGE OF THE 75'-WIDE NEUSE RIVER RIPARIAN BUFFER SHALL BE REFERENCED HEREIN AS THE "LIMIT OF DISTURBANCE". THIS CONDITION SHALL NOT ACT AS A PROHIBITION ON ANY USES ALLOWED WITHIN A NEUSE RIVER RIPARIAN BUFFER AS PRESCRIBED IN 15A NCAC 02B .0714.

RESPONSE: A 75' WIDE BUFFER IS PROVIDED ALONG STREAM A.

- ALONG THE LIMIT OF DISTURBANCE OF STREAM A, DEVELOPER SHALL INSTALL DOUBLE SILT FENCING PRIOR TO ANY GRADING OR CONSTRUCTION, WITH SETTING PITS INSTALLED AT EVERY DOUBLE SILT FENCE OUTLET.
- RESPONSE: DOUBLE SILT FENCING SHALL BE SHOWN DURING THE SITE PERMIT REVIEW FOR THIS SUBDIVISION.**
- PRIOR TO SUBDIVISION APPROVAL, DEVELOPER SHALL PERFORM A LOCALIZED NO RISE FLOOD STUDY TO DEMONSTRATE NO ADVERSE IMPACTS TO STREAM B, AS SHOWN ON THE ATTACHED EXHIBIT. PRIOR TO THE 100-YEAR STORM EVENT.
- RESPONSE: A NO-RISE FLOOD STUDY SHALL BE PROVIDED.**
- PRIOR TO SUBDIVISION APPROVAL, DEVELOPER SHALL PERFORM A LOCALIZED NO RISE FLOOD STUDY TO DEMONSTRATE THAT THE PROPOSED WATER DEPTH OF STREAM A POST-DEVELOPMENT WILL BE MAINTAINED TO PRE-DEVELOPMENT STREAM DEPTH LEVELS FOR THE 100-YEAR STORM EVENT.
- RESPONSE: A NO-RISE FLOOD STUDY SHALL BE PROVIDED.**

- PEDESTRIAN CONNECTIVITY. AT SUBDIVISION AND/OR SITE PLAN SUBMITTAL, DEVELOPER SHALL ELECT ONE OF THE FOLLOWING OPTIONS:
 - DEVELOPER SHALL INSTALL 10'-WIDE MINIMUM PEDESTRIAN PATH (THE "PATH") WITHIN A TWENTY-FOOT (20') PUBLIC ACCESS EASEMENT ALONG STREAM A, AS SHOWN ON THE ATTACHED EXHIBIT B, AND SUBJECT TO CITY OF RALEIGH APPROVAL. THE PATH SHALL INCLUDE AT LEAST ONE ACCESS POINT TO THE CITY OF RALEIGH'S PARK PROPERTY WITH PIN 1731-26-1534 (DEED BOOK 16485, PAGE 2169, WAKE COUNTY REGISTRY). THE ACCESS POINT(S) SHALL BE STUBBED SO THAT CONNECTION(S) CAN BE MADE ONCE THE PARK PROPERTY IS DEVELOPED AND ADDITIONAL PUBLIC TRAILS ARE CONSTRUCTED. THE PATH ALONG STREAM A SHALL HAVE A SOUTHERN TERMINATION POINT AT ITS INTERSECTION WITH A ROAD, TO BE CONSTRUCTED BY DEVELOPER AND DEDICATED TO THE CITY, BISECTING THE PROPERTY EAST-WEST FROM THE INTERSECTION OF ROCK QUARRY ROAD AND WHITEFIELD ROAD, AS PROPOSED IN CP-6-22. THE RESULTING PATH SHALL BE AT LEAST 1,700 LINEAR FEET. THE PATH AND EAST-WEST ROAD SHALL BE CONSTRUCTED NOTWITHSTANDING THE APPROVAL OR DENIAL OF CP-6-22. THE PATH SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF FIFTY PERCENT (50%) OF THE CERTIFICATES OF OCCUPANCY FOR THOSE DWELLING UNITS WITHIN ANY PHASE OF DEVELOPMENT ON WHICH THE TRAIL IS LOCATED. THE SPECIFIC LOCATION OF THE PATH AND THE ACCESS POINT(S) SHALL BE DETERMINED BY DEVELOPER AT SITE PLAN APPROVAL FOR THAT PHASE OF DEVELOPMENT, SUBJECT TO CITY OF RALEIGH APPROVAL.
 - IN LIEU OF ONE OF THE UDO-REQUIRED SIX-FOOT (6') SIDEWALKS, DEVELOPER SHALL CONSTRUCT A 10'-WIDE MINIMUM MULTI-USE PATH (THE "PATH") ALONG THE EASTERN RIGHT-OF-WAY OF A PROPOSED RESIDENTIAL STREET INTERSECTING WITH THE EAST-WEST BOUNDARY LINE OF THE SHARED BOUNDARY LINE WITH THE CITY OF RALEIGH'S PARK PROPERTY WITH PIN 1731-26-1534 (DEED BOOK 16485, PAGE 2169, WAKE COUNTY REGISTRY) AND THE FUTURE GREENWAY TRAIL. SAID PATH SHALL BE BUILT EITHER TO THE CITY OF RALEIGH'S OWN 10.00 ASPHALT MULTI-USE STREET SIDE TRAIL OR OWN 10.11 CONCRETE MULTI-USE SIDE STREET TRAIL STANDARDS. THE RESULTING PATH SHALL BE AT LEAST 1,700 LINEAR FEET, AND SHALL TERMINATE AT THE PARK BOUNDARY LINE AND FUTURE GREENWAY TRAIL. THE PATH AND EAST-WEST ROAD SHALL BE CONSTRUCTED NOTWITHSTANDING THE APPROVAL OR DENIAL OF CP-6-22. THE PATH SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF FIFTY PERCENT (50%) OF THE CERTIFICATES OF OCCUPANCY FOR THOSE DWELLING UNITS WITHIN ANY PHASE OF DEVELOPMENT ON WHICH THE TRAIL IS LOCATED.

- FOR EITHER PEDESTRIAN CONNECTIVITY OPTION, DEVELOPER SHALL INSTALL A MINIMUM 10,500 SQUARE-FOOT POCKET PARK AT THE PATH'S SOUTHERN TRAILHEAD NEAR ITS INTERSECTION WITH THE EAST-WEST RIGHT-OF-WAY REQUESTED IN CP-6-22, AS SHOWN ON THE ATTACHED EXHIBITS B AND C. THE POCKET PARK SHALL INCLUDE THE FOLLOWING, BUT NOT LIMITED TO: BICYCLE RACKS, INFORMATIONAL SIGNAGE, SEATING, AND ENHANCED LANDSCAPING.

RESPONSE: A 10' WIDE MINIMUM MULTI-USE PATH IS PROPOSED IN ACCORDANCE WITH OPTION B.

- THE DEVELOPER SHALL CONSTRUCT A PEDESTRIAN CONNECTION OF NOT LESS THAN 500 FEET (F) IN WIDTH TO THE PLANNED GREENWAY EASEMENT ALONG STREAM EAST/BEAM B AS SHOWN IN THE EXHIBIT A, IN ORDER TO PROVIDE A CONNECTION FROM A PRIVATE SIDEWALK TO THE PLANNED GREENWAY EASEMENT. THE CONNECTION SHALL BE COMPLETED PRIOR TO 50% OF THE CERTIFICATE OF OCCUPANCIES FOR THOSE DWELLING UNITS WITHIN THE PHASE OF DEVELOPMENT ON WHICH THE PEDESTRIAN CONNECTION IS LOCATED. THE SPECIFIC LOCATION OF THIS CONNECTION SHALL BE DETERMINED BY THE DEVELOPER DURING SITE PLAN SUBMITTAL, SUBJECT TO APPROVAL BY THE CITY OF RALEIGH.
- RESPONSE: A 6' WIDE PEDESTRIAN CONNECTION IS PROVIDED.**
- A MINIMUM OF THIRTY PERCENT (30%) OF THE NET SITE AREA SHALL BE SET ASIDE AS OPEN AREA, "OPEN AREA" AS USED IN THIS CONDITION 13 SHALL MEAN LAND AREA (i) LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY; (ii) LOCATED OUTSIDE OF A LOT DEVELOPED WITH A RESIDENTIAL DWELLING UNIT; (iii) LOCATED OUTSIDE A PARKING AREA; AND (iv) OWNED IN ACCORDANCE WITH UDO SECTION 2.5.7.A. THIS OPEN AREA SHALL BE USED FOR PASSIVE AND ACTIVE OPEN SPACE, INCLUDING, BUT NOT LIMITED TO, PRIVATE PARKS, PUBLIC MULTIUSE PATHS, ENVIRONMENTALLY SENSITIVE AREAS, TREE CONSERVATION AREAS, AND STORMWATER DEVICES.
- RESPONSE: A MINIMUM OF 30% OF OPEN AREA IS PROVIDED.**
- DEVELOPER SHALL IMPLEMENT THESE FOLLOWING POST-CONSTRUCTION PRACTICES LISTED BELOW, IN AN EFFORT TO REDUCE THE TOTAL SUSPENDED SOLIDS (TSS) INTO STREAM A. THESE SPECIFIC PRACTICES SHALL BE DESIGNED INTO THE SITE PLAN AND CONSTRUCTION DOCUMENTS, SUBJECT TO CITY OF RALEIGH APPROVAL.
 - AT LEAST ONE (1) STORMWATER OUTFALL SHALL BE DISCHARGED UPSTREAM FROM THE CONFLUENCE OF STREAM A AND STREAM C TO KEEP THE STREAM CHANNEL HYDROLOGICALLY ACTIVE AND AVOID SHORT CIRCUITING OF THE CHANNEL.
 - NO RUNOFF FROM IMPERVIOUS AREA WILL REACH STREAM A WITHOUT PRIOR STORMWATER TREATMENT.
 - STORMWATER OUTLETS FOR USE LEVEL SPREADERS OR A FINAL POINT TREATMENT SHALL BE DESIGNED TO DISCHARGE.
 - SCMS SHALL BE STABILIZED WITH SOD RATHER THAN SEEDING WHEN THE DAM IS SHAPED TO FINAL CONDITION, BUT PRIOR TO FINAL CONVERSION, SUBJECT TO CITY OF RALEIGH APPROVAL.

RESPONSE: THESE PRACTICES HAVE BEEN PROVIDED.

DEVELOPER:	SITE DATA
DORAN COMPANIES 7803 GLENROY ROAD, SUITE 200 BLOOMINGTON, MINNESOTA, 55439-3126	
SITE ADDRESS	6700 ROCK QUARRY ROAD RALEIGH, NORTH CAROLINA, 27610
PIN(s):	1731158070, 1731540137 D.B. 18852, PG. 634, D.B. 18852, PG. 651 B.M. 1997, PG. 495, B.M. 2006, PG. 995
SITE AREA:	281.27 AC. / 12,252,318 SF
RIGHT OF WAY DEDICATION:	48,069 ACRES
NET SITE AREA:	233,206 ACRES
EXISTING ZONING:	R-10-CU (RESIDENTIAL-10-CONDITIONAL USE) CX-3-CU (COMMERCIAL MIXED-USE-3-CONDITIONAL USE)
OVERLAY DISTRICT:	N/A
CURRENT USE:	AGRICULTURE, VACANT
PROPOSED USE:	DETACHED SINGLE-FAMILY DWELLINGS/TOWNHOMES
EXISTING LOTS:	0
PROPOSED LOTS:	823 RESIDENTIAL LOTS, X HOA OS LOTS, X OS LOTS 300 RESIDENTIAL LOTS, X HOA LOTS, X OS LOT
PHASE	261 RESIDENTIAL LOTS, X HOA LOTS
PHASE	262 RESIDENTIAL LOTS, X HOA LOTS
AREA WITHIN R10 ZONING:	238.14 ACRES
MAXIMUM DENSITY WITHIN R10 ZONING:	8 UNITS/ACRE (PER ZONING CONDITIONS)
PROPOSED DENSITY WITHIN R10 ZONING:	680 UNITS/238.14 ACRES = 2.86 UNITS/ACRE
AREA WITHIN CX ZONING:	43.13 ACRES
MAXIMUM DENSITY WITHIN CX ZONING:	20 UNITS/ACRE (PER ZONING CONDITIONS)
PROPOSED DENSITY WITHIN CX ZONING:	143 UNITS/43.13 ACRES = 3.32 ACRES/UNIT
INSIDE CITY LIMITS:	PARTIAL
FEMA FIRM MAP:	1720713100L, DATED MAY 2, 2008
FEMA FLOOD HAZARD PRESENT:	YES
RIVER BASIN:	NEUSE RIVER
EXISTING IMPERVIOUS:	144,411 SF / 3.77 AC.
PROPOSED IMPERVIOUS:	4,130,717 SF / 94.83 AC.
BLOCK PERIMETER:	SEE SHEETS C2.14 AND C2.15
OPEN AREA REQUIRED:	89.96 ACRES (50% NET SITE AREA)
OPEN AREA PROVIDED:	87.02 ACRES
OUTDOOR AMENITY AREA REQUIRED:	28.13 ACRES (10% GROSS SITE AREA)
OUTDOOR AMENITY AREA PROVIDED:	28.12 ACRES
TREE CONSERVATION REQUIRED:	23.32 ACRES
TREE CONSERVATION PROVIDED:	28.05 ACRES

SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY THE CITY OF RALEIGH.
- INDIVIDUAL ROLLOUT CARTS WILL BE PROVIDED.



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-832-4949) AT LEAST 9 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409 and the **Public Utilities Department** at (919) 996-6544 at least **twenty-four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstatement of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **inspection**, **install a Downstream Plug**, have **Permitted Plans** on the jobsite, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	OVERALL EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01-C2.06	SITE PLAN - AREA "A" THRU AREA "F"
C2.07-C2.12	LOT DIMENSION PLAN - AREA "A" THRU AREA "F"
C2.13	TRANSPORTATION PLAN
C2.14	OVERALL BLOCK PERIMETER PLAN
C2.15	BLOCK PERIMETER PLAN
C2.16	PHASING PLAN
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01-C3.06	GRADING AND STORM DRAINAGE PLAN
C4.00	OVERALL UTILITY PLAN
C4.01-C4.06	UTILITY PLAN - AREA "A" THRU AREA "F"
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	WATER DETAILS
C8.04	SANITARY SEWER DETAILS
L2.00	TREE CONSERVATION PLAN
L5.00	OVERALL LANDSCAPE PLAN
L5.01-L5.06	LANDSCAPE PLAN - AREA "A" THRU AREA "F"
L5.07	LANDSCAPE NOTES AND DETAILS

SPECIAL CONDITIONS OF SUBDIVISION APPROVAL

REVISIONS

NO. DATE

PRELIMINARY SUBDIVISION PLAN FOR:

ROCK QUARRY
ROAD ASSEMBLAGE
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: 2021110767

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

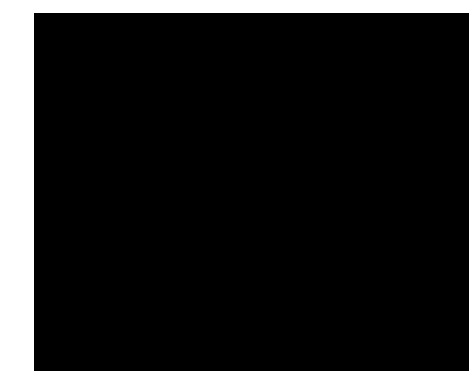
DORAN COMPANIES
7803 GLENROY ROAD, SUITE 200
BLOOMINGTON, MINNESOTA, 55439-3122
PHONE: 952. 288. 2051



ROCK QUARRY ROAD ASSEMBLAGE

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA, 27610



REVISIONS

NO. DATE

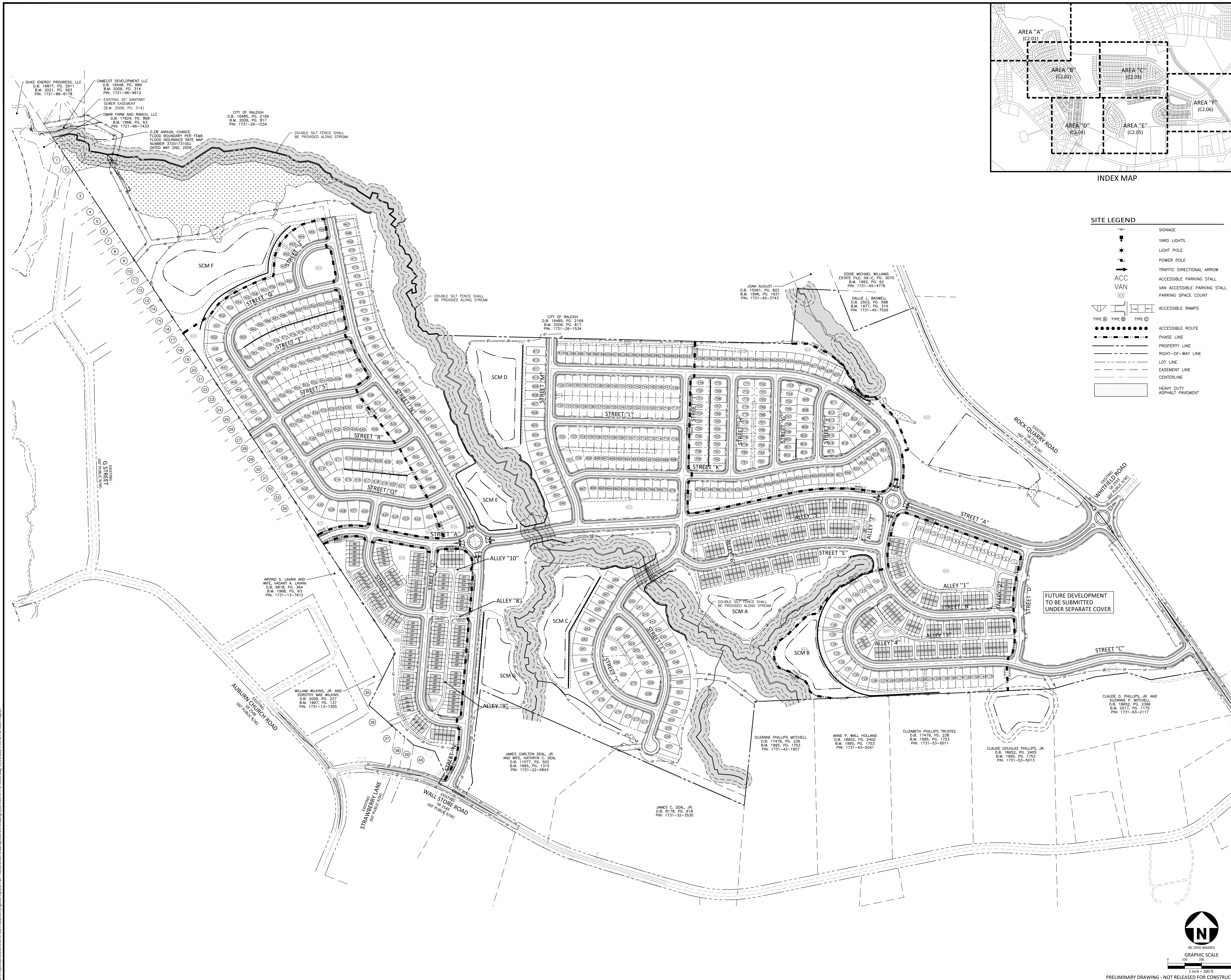
PLAN INFORMATION

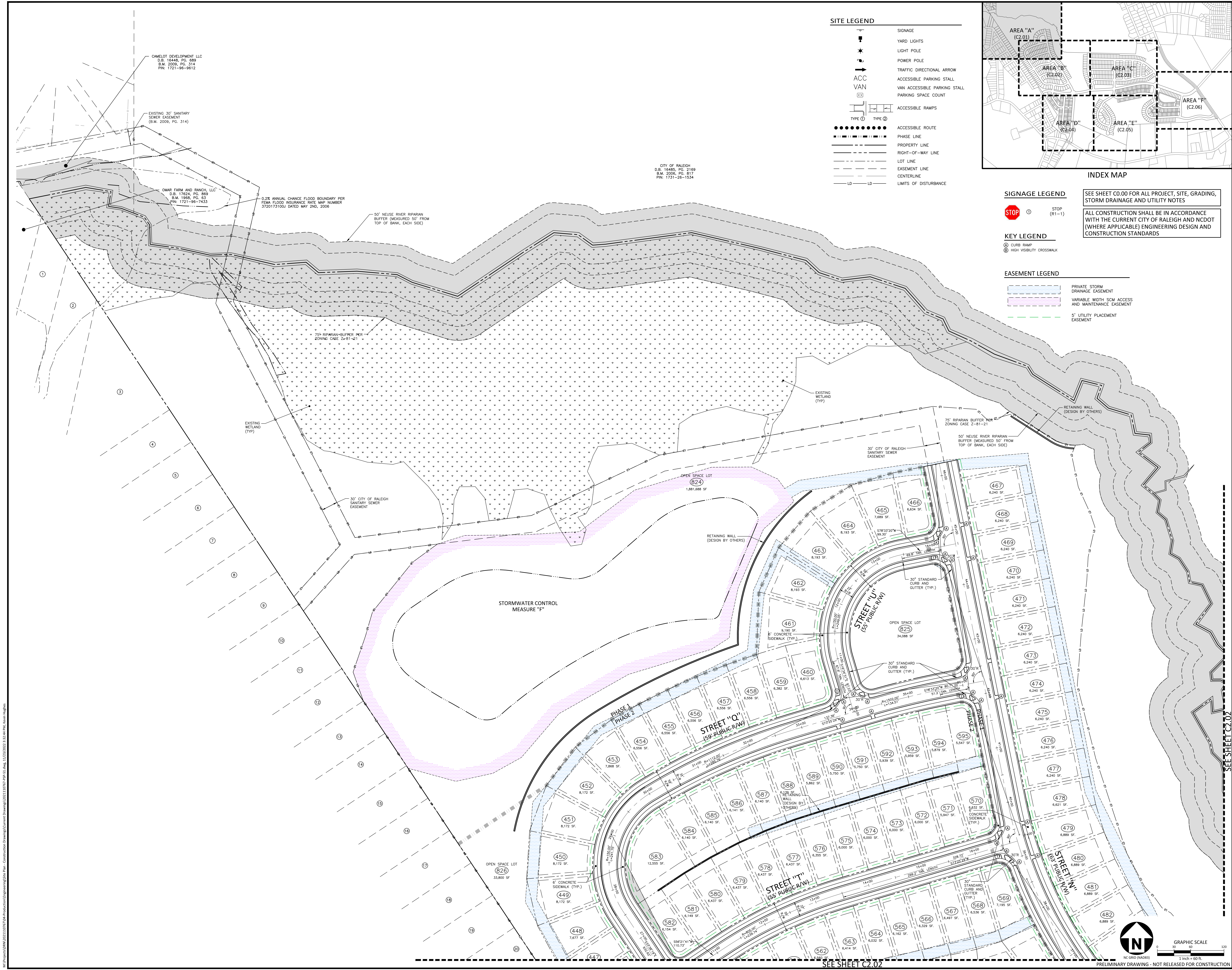
PROJECT NO.	2021110767
FILENAME	2021110767-PSP-OAS
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1" = 200'
DATE	11. 23. 2022

SHEET

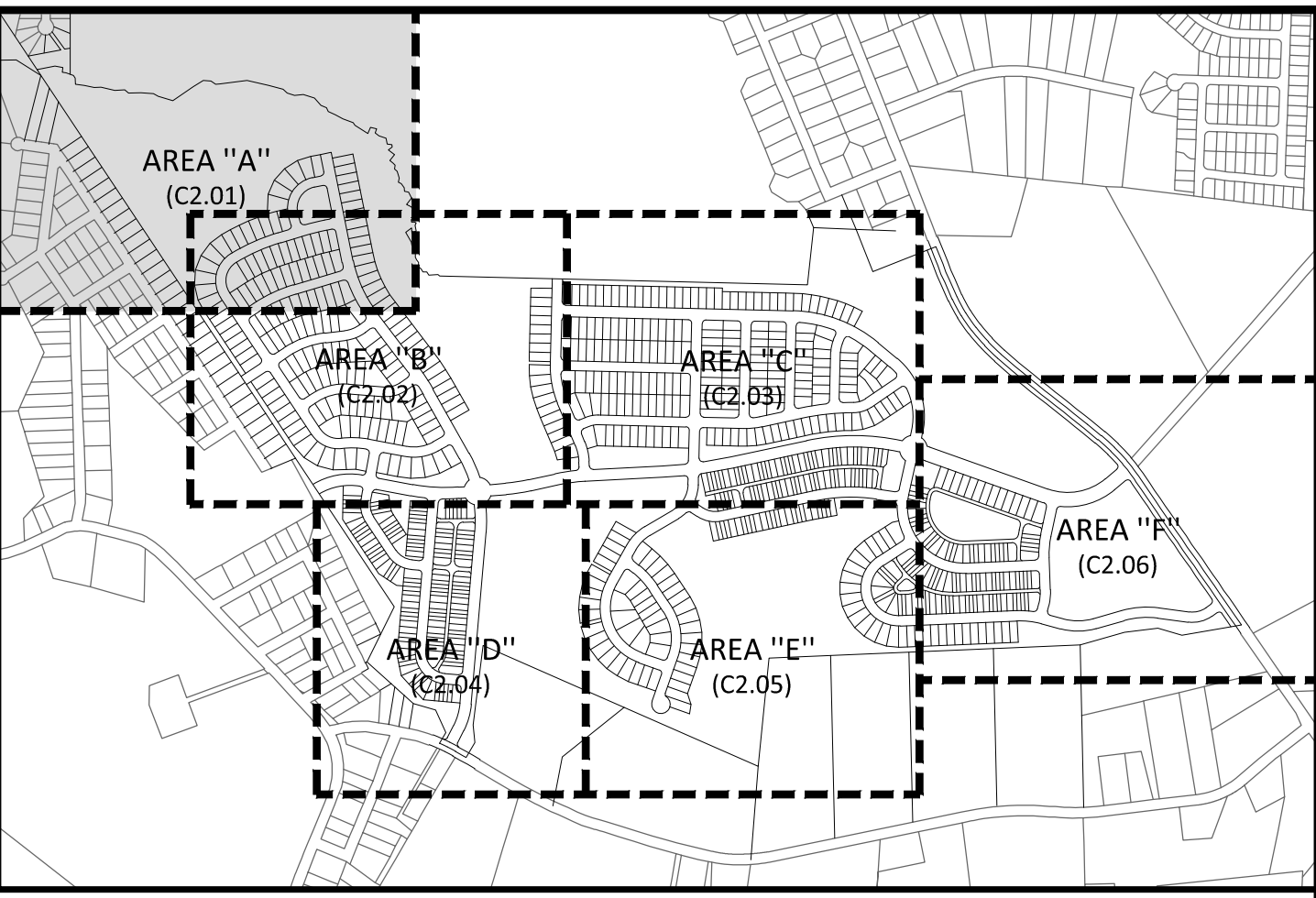
OVERALL SITE PLAN

C2.00





SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE 1 ACCESSIBLE ROUTE
	TYPE 2 ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	LIMITS OF DISTURBANCE



SIGNAGE LEGEND

STOP (R1-1)

KEY LEGEND

CURB RAMP

HIGH VISIBILITY CROSSWALK

EASEMENT LEGEND

PRIVATE STORM DRAINAGE EASEMENT

VARIABLE WIDTH SCM ACCESS AND MAINTENANCE EASEMENT

5' UTILITY PLACEMENT EASEMENT

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

The John R. McAdams Company, Inc.
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CLIENT

DORAN COMPANIES
7803 GLENROY ROAD, SUITE 200
BLOOMINGTON, MINNESOTA, 55439-3126
PHONE: 952.288.2051



ROCK QUARRY ROAD ASSEMBLAGE
PRELIMINARY SUBDIVISION PLAN
6700 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA, 27610



REVISIONS	
NO.	DATE

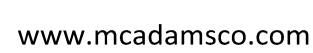
PLAN INFORMATION	
PROJECT NO.	2021110767
FILENAME	2021110767-PSP-S1
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1" = 60'
DATE	11.23.2022

SHEET

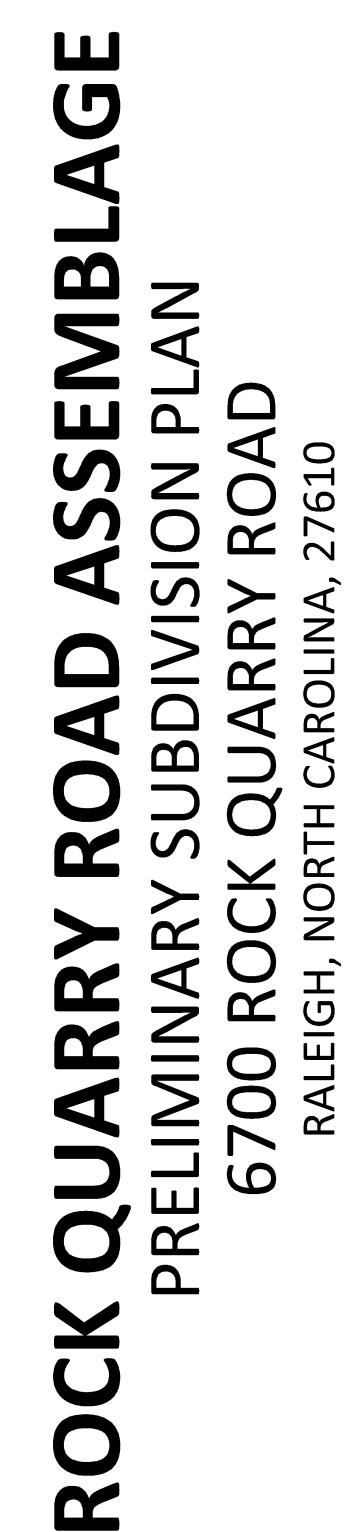
SITE PLAN
AREA "A"

C2.01

GRAPHIC SCALE
1 inch = 60 ft.



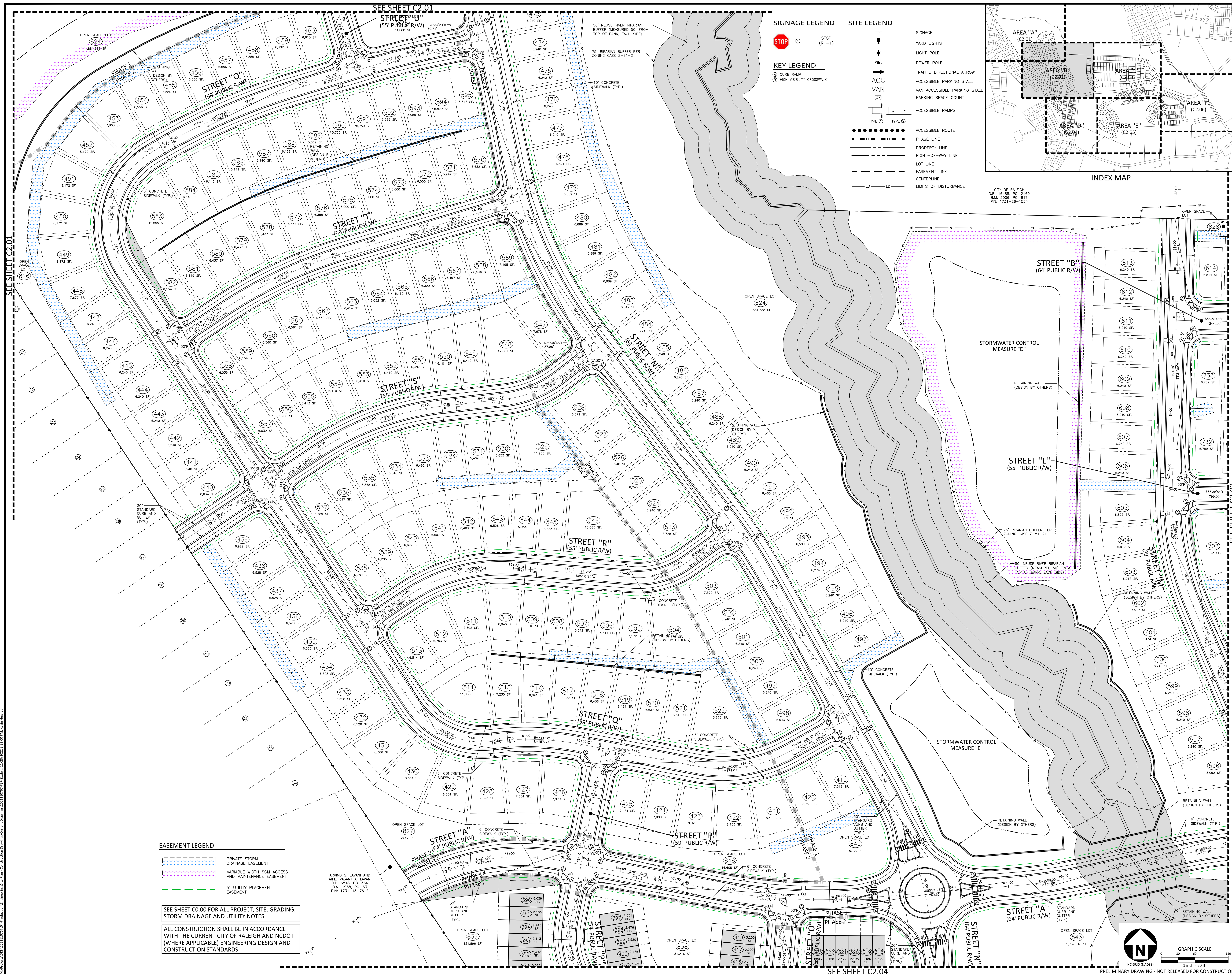
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BLOOMINGTON, MINNESOTA, 55439-3126
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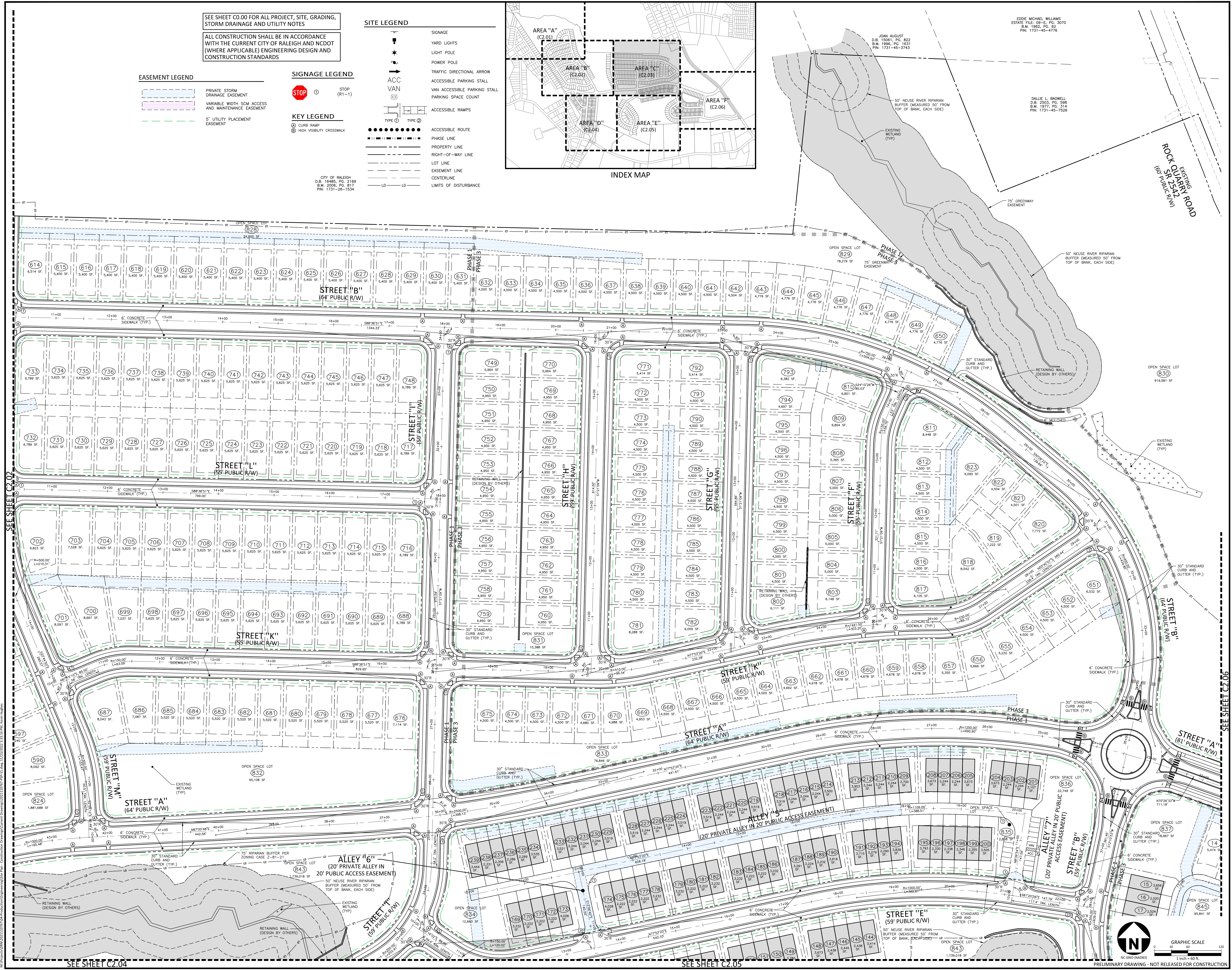


NO. DATE

PROJECT NO.	20211110767
FILENAME	20211110767-PSP-51
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1" = 60'
DATE	11. 23. 2022

C2.02





SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

EASEMENT LEGEND

- PRIVATE STORM DRAINAGE EASEMENT
- VARIABLE WIDTH SCM ACCESS AND MAINTENANCE EASEMENT
- 5' UTILITY PLACEMENT EASEMENT

SIGNAGE LEGEND



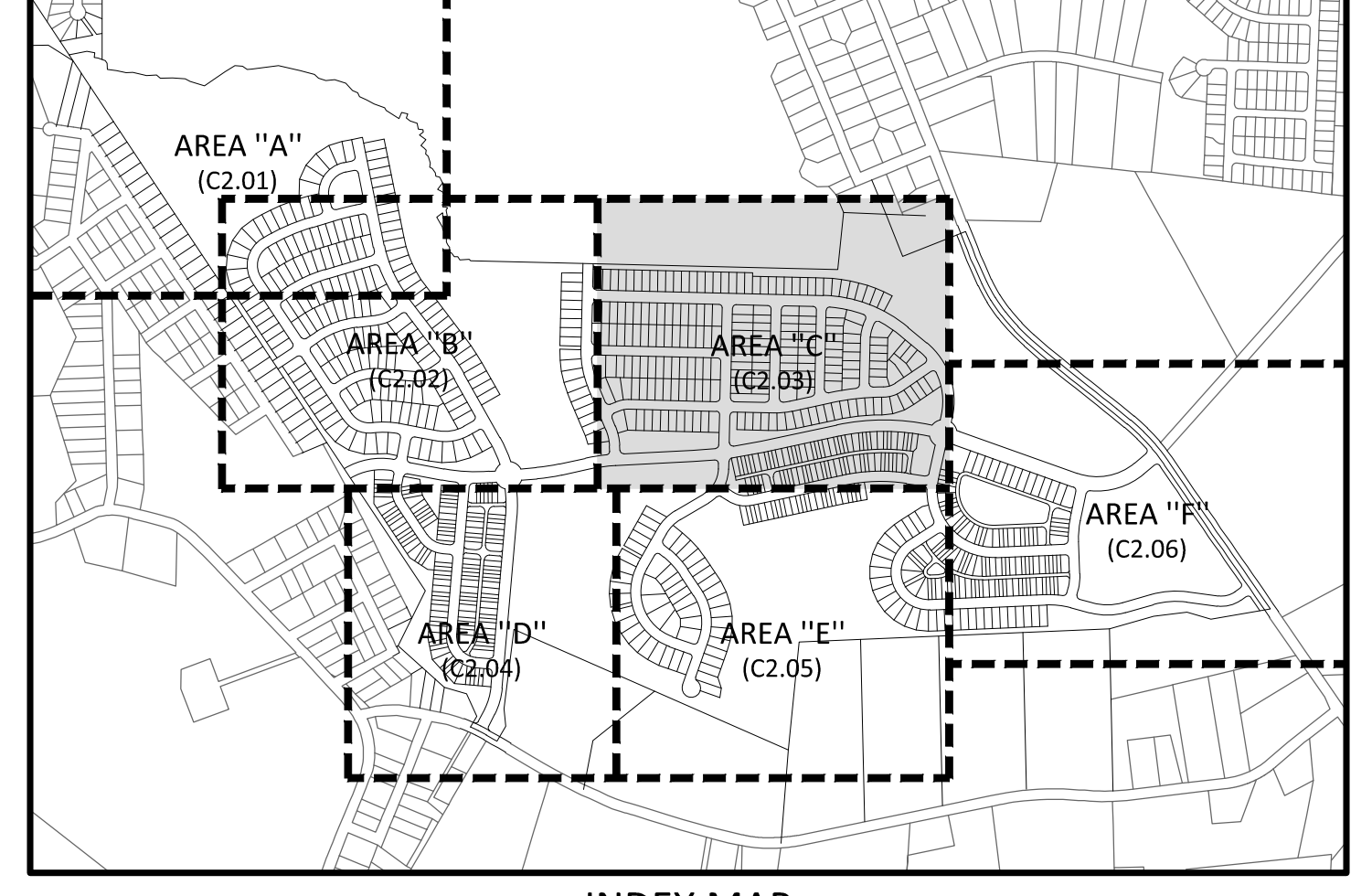
STOP (R1-1)

KEY LEGEND

- CURB RAMP
- HIGH VISIBILITY CROSSWALK

SITE LEGEND

- SIGNAGE
 - YARD LIGHTS
 - LIGHT POLE
 - POWER POLE
 - TRAFFIC DIRECTIONAL ARROW
 - ACCESSIBLE PARKING STALL
 - VAN ACCESSIBLE PARKING STALL
 - PARKING SPACE COUNT
- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PHASE LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- LIMITS OF DISTURBANCE



INDEX MAP

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ROCK QUARRY ROAD ASSEMBLAGE
PRELIMINARY SUBDIVISION PLAN
6700 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA, 27610

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	2021110767
FILENAME	2021110767-PSP-51
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1" = 60'
DATE	11.23.2022

SHEET

SITE PLAN
AREA "C"
C2.03

ROCK QUARRY ROAD ASSEMBLAGE
PRELIMINARY SUBDIVISION PLAN
6700 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA, 27610



REVISIONS

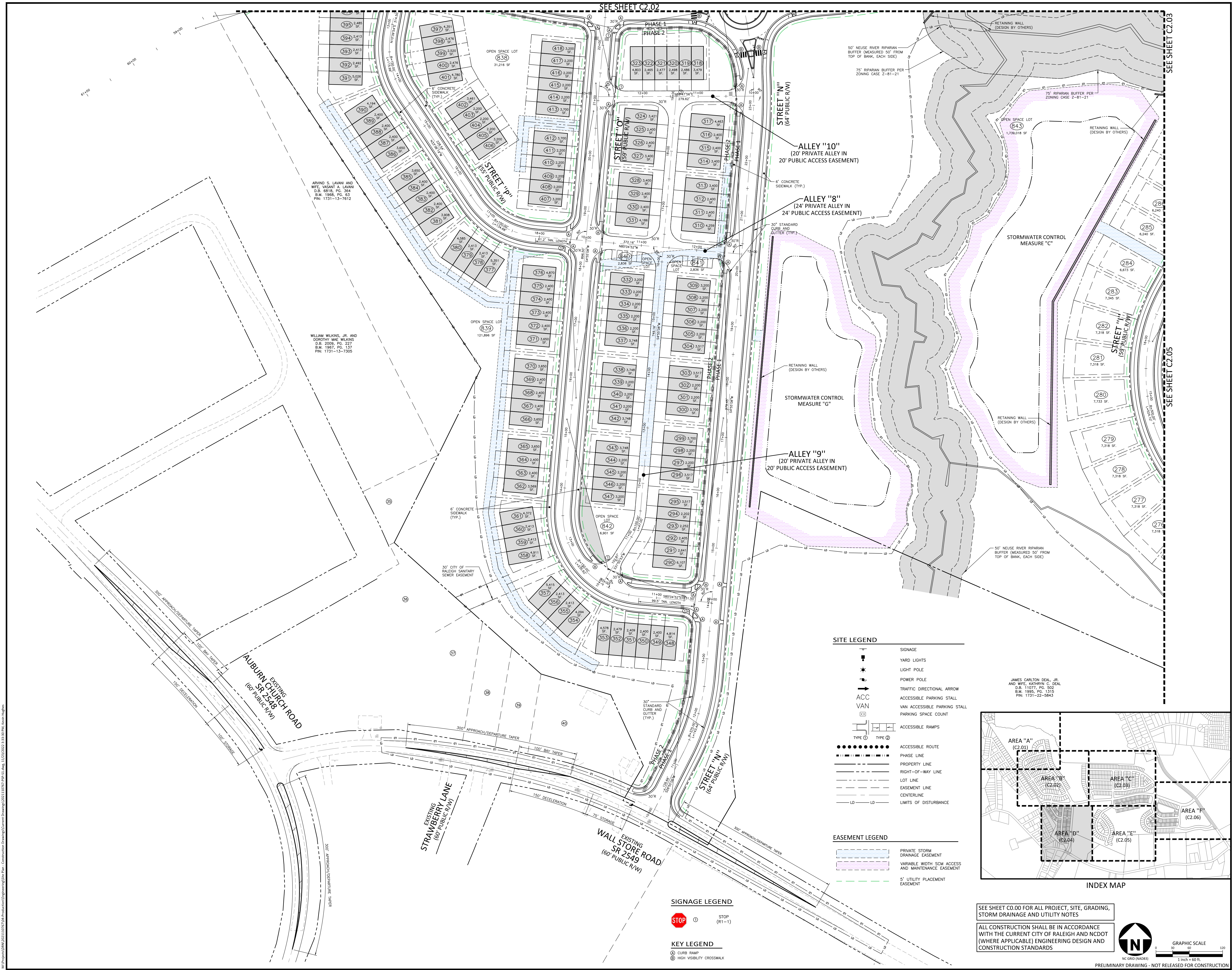
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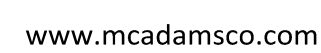
PLAN INFORMATION

PROJECT NO. 2021110767
FILENAME 2021110767-PSP-S1
CHECKED BY NDW
DRAWN BY KWH
SCALE 1" = 60'
DATE 11.23.2022

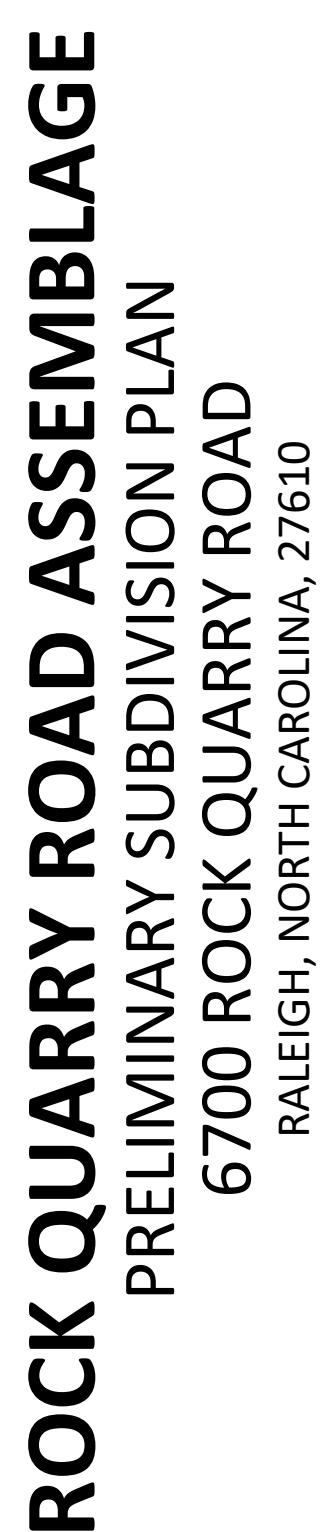
SHEET

SITE PLAN
AREA "D"
C2.04





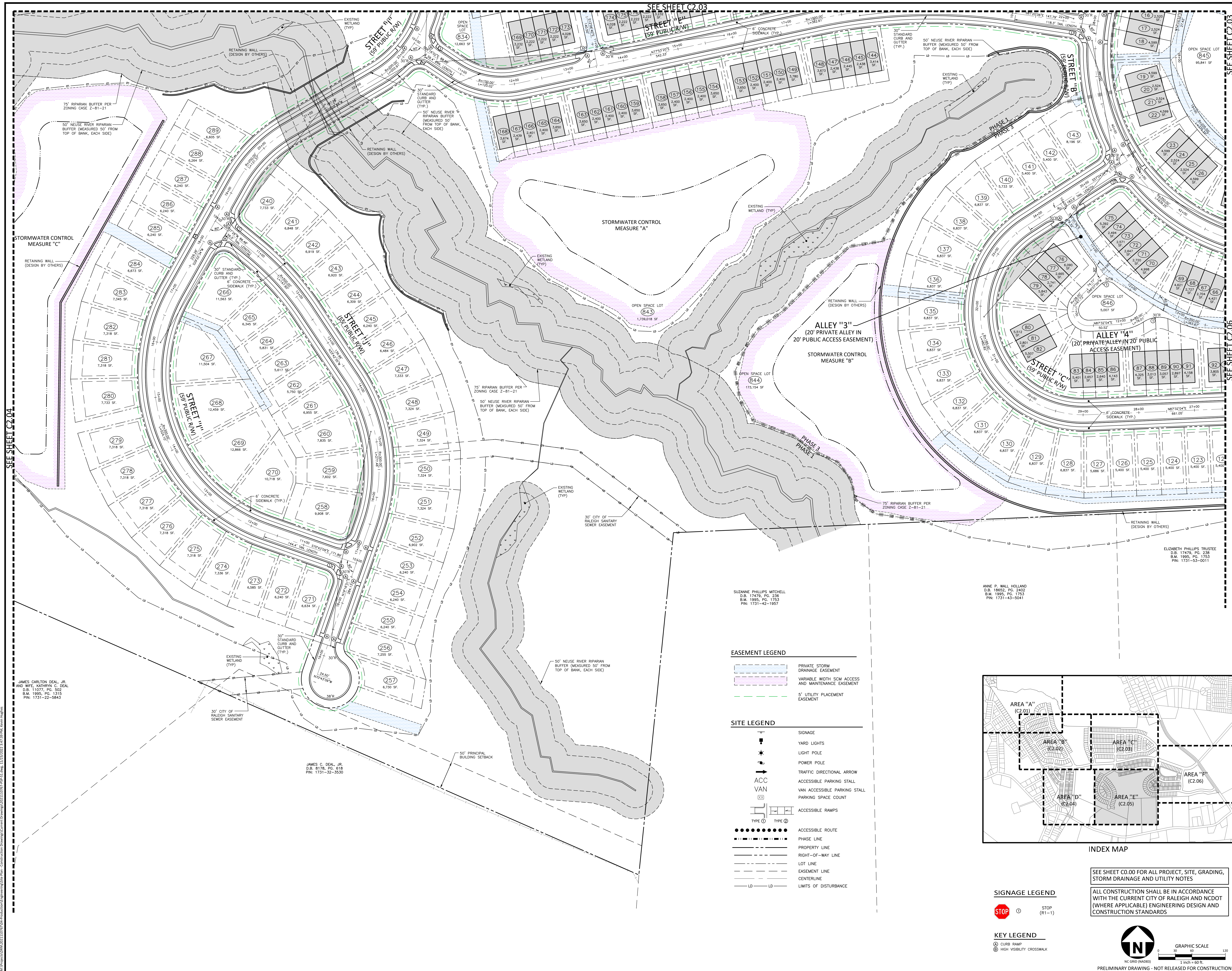
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BLOOMINGTON, MINNESOTA, 55439-3126
PHONE: 952. 288. 2051



NO.	DATE
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PROJECT NO.	2021110767
FILENAME	2021110767-PSP-S1
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1" = 60'
DATE	11. 23. 2022

C2.05



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REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110767
FILENAME 2021110767-PSP-S1
CHECKED BY NDW
DRAWN BY KWH
SCALE 1" = 60'
DATE 11.23.2022

SHEET

SITE PLAN
AREA "F"

C2.06

