DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: ASR-0083-2020 Planning Coordinator: WaltersM

Building Type				Site Transaction History
☐	Detached	☐	General	Subdivision transaction #:
☐	Attached	☐	Mixed use	Sketch transaction #:
☑	Apartment	☐	Open lot	Certificate of Appropriateness #:
☐	Townhouse	☐	Civic	Board of Adjustment #: A-43-19 - 5/13/19
				Zoning Case #: Z-5-16
				Administrative Alternate #:

GENERAL INFORMATION

Development name: Greystone Apartments

Inside City limits? ☑ Yes ☐ No

Property address(es): Rock Quarry Road

Site P.I.N.(s): 1722839173 & 1722921638

Please describe the scope of work. Include any additions, expansions, and change of use.
Develop a 90 Unit Apartment Complex with on-site parking

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: TC Rock Quarry Road, LLC	Title: Manager
Address: 4944 Windy Hill Drive Raleigh, NC 27609	
Phone #: 919-602-0678	Email: dsambrick@sambrick.us
Applicant Name: Dane Sambrick	
Company: TC Rock Quarry Road, LLC	Address: 4944 Windy Hil Drive Raleigh, NC 27609
Phone #: 919-602-0678	Email: dsambrick@sambrick.us

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	**BUILDING DATA**
Zoning district (if more than one, please provide the acreage of each): RX-3-CU-PL & NX-3-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 9.62	New gross floor area: 120,793
# of parking spaces required: 171	Total sf gross (to remain and new): 120,793
# of parking spaces proposed: 174	Proposed # of buildings: 3
Overlay District (if applicable):	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Apartments/Commercial	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.30 Square Feet: 12,930	Proposed Impervious Surface: Acres: 3.31 Square Feet: 144,311
Is this a flood hazard area? ☐ Yes ☑ No If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: 3720385100J	
Neuse River Buffer ☐ Yes ☑ No	Wetlands ☐ Yes ☑ No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 33 2br: 42 3br: 15 4br or more:	
# of lots:	Is your project a cottage court? ☐ Yes ☑ No

SIGNATURE BLOCK	
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 Triangle Site Design, PLLC to serve as my agent regarding this application, to receive and response 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:	Date: 1/15/2020
Printed Name: Dane Sambrick	

SITE REVIEW
ASR-003-2020
Proposed
Greystone Apartments
Rock Quarry Road
Raleigh, Wake County, North Carolina

INDEX OF DRAWINGS

C0.0	COVER SHEET
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN
C1.8	STORMWATER MANAGEMENT DETAILS
C1.9A	SOLID WASTE MANAGEMENT DETAILS
C1.9B	SOLID WASTE MANAGEMENT DETAILS
1OF1	LIGHTING PLAN
LA-1	TREE CONSERVATION PLAN
LA-2	TREE CONSERVATION PLAN
LA-3	TREE CONSERVATION PLAN
LA-4	LANDSCAPE PLAN
1OF1	BOUNDARY SURVEY
A101	BUILDING 1 FLOOR PLAN
A104	BUILDING 2&3 FLOOR PLAN
A2.11	BUILDING 1 ELEVATIONS
A2.12	BUILDING 2 ELEVATIONS
A2.13	BUILDING 3 ELEVATIONS

RIGHT-OF-WAY OBSTRUCTION NOTES:

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT ROADWAY STANDARD DRAWING MANUAL, AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

VARIANCE/DESIGN ADJUSTMENT NOTES

A-43-19 - 9/13/19

DECISION: APPROVED WITH THE CONDITION THAT APPLICANT CREATES A RECOMBINATION THAT WOULD GIVE THE ADJOINING PROPERTIES OWNED BY DONNIE AND THERESA THOMPKINS 120 FEET OF TOTAL STREET FRONTAGE ON ROCK QUARRY ROAD AND PLACE NORMAN LANE ENTIRELY WITHIN THE PROPERTY THE THOMPKINS WOULD OWN.

WHEREAS, RC ROCK QUARRY ROAD, LLC, PROPERTY OWNER, REQUESTS A 33,500-FOOT VARIANCE FROM THE MAXIMUM BLOCK PERIMETER REQUIREMENTS SET FORTH IN SECTION 8.3.2.A. OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A BLOCK PERIMETER OF 38,500 FEET TO CONSTRUCT THREE APARTMENT BUILDINGS ON A APPROXIMATELY 7.65-ACRE PROPERTY ZONED RESIDENTIAL MIXED-USE-3-PARKING LIMITED CONDITIONAL USE AND NEIGHBORHOOD MIXED-USE-3 LOCATED AT 5020 AND 5110 ROCK QUARRY ROAD.

CONDITIONAL OF APPROVAL

ROCK QUARRY ROAD IS A NCDOT FACILITY AND AS SUCH ALL IMPROVEMENTS AND WORK IN THE ROW MUST BE APPROVED BY NCDOT PRIOR TO SPR APPROVAL. THIS INCLUDES STRIPING AND SIGNAGE.

DENSITY CALCULATION

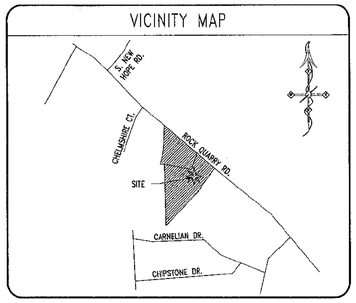
ZONING CONDITION Z-5-16 #7 - NO MORE THAN 14 UNITS PER ACRE
MAXIMUM ALLOWED - 14 UNITS X 7.44 ACRES = 104 UNITS
PROPOSED UNITS = 90

ZONING CONDITION Z-5-16 #3 - NO MORE THAN 108 UNITS
PROPOSED UNITS - 90

AMENITY AREA CALCULATION

TOTAL AREA:	9.26 ACRES (403,382 SF)
AMENITY AREA REQUIREMENT:	10% OF PROPERTY 403,382 SF*10%=40,338 SF
PROPOSED AMENITY AREA:	42,825 SF+ (>10.0%)

VICINITY MAP



BEFORE YOU DIG STOP CALL 1 800 632-4949 N.C. ONE-CALL CENTER IT'S THE LAW

811 Know what's below. Call before you dig.

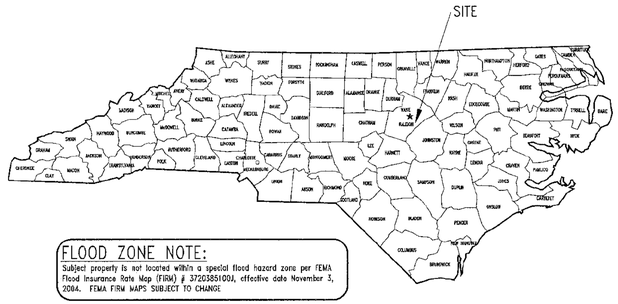
OWNER/DEVELOPER

TC Rock Quarry Road, LLC
4944 Windy Hill Drive
Raleigh, NC 27609
(919)602-0678
dsambrick@sambrick.us

CIVIL ENGINEER

Triangle Site Design, PLLC
Attn. Matt Lowder, PE
4004 Barrett Drive
Suite 101
Raleigh, NC 27609
(919)553-6570
mlowder@trianglesitedesign.com
NC LICENSE#P-0619

TRIANGLE SITE DESIGN



FLOOD ZONE NOTE:

Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) # 3720385100J, effective date November 3, 2004. FEMA FIRM MAPS SUBJECT TO CHANGE

CONSTRUCTION DRAWING NOTE

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

SOLID WASTE NOTES

1. SOLID WASTE SERVICES WILL BE PROVIDED BY PRIVATE COMPANY.
2. SEE SHEET C1.9 FOR SOLID WASTE DETAILS.

IMPERVIOUS AREA SUMMARY

SITE AREA = 403,382 SF (9.26 AC)

BUILDINGS	41,635 SF	0.96 ACRE(S)	10.3 % OF TOTAL AREA
PAVEMENT	73,330 SF	1.68 ACRE(S)	18.2 % OF TOTAL AREA
SIDEWALK	7,742 SF	0.18 ACRE(S)	1.9 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	122,707 SF	2.82 ACRE(S)	30.4 % OF TOTAL AREA
GREEN/OPEN SPACE	280,675 SF	6.44 ACRE(S)	69.6 % OF TOTAL AREA

PUBLIC ROAD RIGHT-OF-WAY IMPROVEMENTS: AREA OF IMPROVEMENTS = 32,283 SF (0.73 AC)

PAVEMENT - ROCK QUARRY	16,661 SF	0.38 ACRE(S)	55.1 % OF TOTAL AREA
SIDEWALK - ROCK QUARRY	3,997 SF	0.09 ACRE(S)	13.2 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	20,658 SF	0.47 ACRE(S)	68.3 % OF TOTAL AREA
GREEN/OPEN SPACE	9,605 SF	0.22 ACRE(S)	31.7 % OF TOTAL AREA

TOTAL AREA OF IMPROVEMENTS (ON-SITE & R/W) = 433,645 SF (9.95 AC)

BUILDING	41,635 SF	0.96 ACRE(S)	9.6 % OF TOTAL AREA
PAVEMENT	89,991 SF	2.07 ACRE(S)	20.8 % OF TOTAL AREA
SIDEWALK	11,739 SF	0.27 ACRE(S)	2.7 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	143,365 SF	3.30 ACRE(S)	33.1 % OF TOTAL AREA
GREEN/OPEN SPACE	290,280 SF	6.66 ACRE(S)	66.9 % OF TOTAL AREA

EXISTING IMPERVIOUS AREA:	12,930 SF	0.30 ACRE(S)
NET INCREASE IN ON-SITE IMPERVIOUS:	109,777 SF	2.52 ACRE(S)

FUTURE 0.90AC OF ADDITIONAL IMPERVIOUS AREA ALLOCATED FOR FRACT#1 DEVELOPMENT

BUILDING FRONTAGE CALCULATION

ITEM	REQUIREMENTS	PROVIDED
	TRACT 1	
ROCK QUARRY ROAD	TBD	TBD
	TRACT 2	
ROCK QUARRY ROAD	PRIMARY STREET BUILD-TO MIN. BUILD-TO LINE=10FT MAX. BUILD-TO LINE=100FT	100' BUILD-TO LENGTH=186LF
	BUILDING WIDTH REQUIRED IN BUILD-TO=50%	PROPOSED BUILDING WIDTH IN BUILD-TO=96LF BUILDING WIDTH % IN BUILD-TO=51.6%

ZONING CONDITIONS Z-5-16

Ordinance (2016) 610 ZC 733
Effective: 6/21/16

Z-5-16 - Rock Quarry Road, south side, south of Jones Sausage Road and South New Hope Road, being Wake County PINS 1722853173 and 1722921836, approximately 11.65 acres rezoned to Neighborhood Mixed Use-3 Stories-Conditional Use-Parking Limited Frontage (NX-3-CU-PL).

Conditions dated: June 7, 2016

1. Residential density on the NX Parcel (PIN No. 1722-83-9173 as shown on Book of Maps 1991, Page 514) and the RX Parcel (PIN No. 1722-92-1638 as shown on Book of Maps 1992, Page 1035) shall not exceed fourteen (14) dwelling units per acre.
**SEE DENSITY CHART THIS SHEET

2. With respect to the NX parcel, the following shall apply:
   a. The building or buildings constructed in the NX Parcel shall have a maximum build-to, as that term is identified in Section 1.5.6.A of the Unified Development Ordinance ("UDO"), of 100 feet along Rock Quarry Road and the minimum building width in the build-to area along Rock Quarry Road shall be 20%.
**BUILDING IS 80' FROM ROW WHICH FALLS BETWEEN THE 10' TO 100' REQUIRED AREA
   b. There shall be no more than two (2) bays of on-site parking with a single drive aisle located between the principal building and the right-of-way for Rock Quarry Road and there shall be a street facing the entrance with a direct pedestrian access from the public sidewalk to the street facing entrance of the principal building.
**DESIGN SHOWS 2 BAYS OF PARKING WITH SINGLE DRIVE ISLE BETWEEN BUILDING AND ROCK QUARRY ROAD.

3. The maximum development intensities for the NX Parcel shall be one of the following scenarios, at the election of the property owner:
   a. 55,000 square feet of any use or uses set forth in the Commercial or Public & Institutional land use categories (excluding Retail Sales); or
   b. 15,500 square feet of Retail Sales land uses and 23,000 square feet of Office/Medical land uses; or
   c. 55 residential dwelling units; or
   d. 24 residential dwelling units and 15,000 square feet of any use identified in the Commercial land use category (excluding Retail Sales); or
   e. 24 residential dwelling units and 15,000 square feet of Retail Sales land uses.

   The maximum development intensities for the RX Parcel shall be one of the following scenarios, at the election of the property owner:
   a. 108 residential dwelling units; or
   b. 10,500 square feet of any use identified in the Public & Institutional land use category; or
   c. 6,250 square feet of Daycare land use.
**90 PROPOSED APARTMENT UNITS WHICH FALLS BELOW SCENARIO A.

   References to land uses in this condition shall have the meaning as ascribed in the Allowed Principal Use Table (UDO Section 6.1.4). Election of the specific scenario will occur prior to the issuance of the site plan, plot plan or the recording of a subdivision plat, whichever occurs first. However, this shall not preclude the subsequent election of another scenario so long as it complies with this condition. The election and any amendment thereto will be in writing and recorded with the Wake County Register of Deeds. The election of a scenario does not require the development of both uses in mixed use scenarios. The developer may choose to develop a lesser amount of residential dwelling units and/or square footage depending on the scenario elected. Any amendment to the initial election requires the consent of the City Planning Director, as evidence by the signature of the City Planning Director on the recorded instrument, and which consent shall be given if the subsequent election complies with this condition. The owner of the NX Parcel may allocate to the RX Parcel any unused selected maximum development scenario that would otherwise be permitted as a use in the RX zoning district provided that such allocation is in writing and recorded with the Wake County Register of Deeds.

4. Prior to the issuance of a building permit for new development or recording of a subdivision plat, whichever occurs first, if requested by the City of Raleigh, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easements along Rock Quarry Road shall be approved by the Public Works Department and then Property Owner, and if the easement deed approved as to form by the City Attorney's Office. If, prior to the issuance of the first building permit for new development, transit is available to the NX Parcel of the RX Parcel and the Public Works Department requests installation of a transit pad within the transit easement area, a transit pad shall be constructed prior to the first certificate of occupancy, with plans approved by the Public Works Department.

PUBLIC IMPROVEMENT QUANTITIES

Phase Number(s)	1
Number of Lot (s)	2
Lot Number (s) by Phase	N/A
Number of Units	90
Livable Building	N/A
Open Space?	N/A
Number of Open Space Lots	N/A
Public Water (LF)	___ LF
Public Sewer (LF)	___ LF
Public Street (LF) - FULL	___ LF
Public Street (LF) - PARTIAL	___ LF
Public Sidewalk (LF)	___ LF
Street Signs (LF)	___ LF
Water Service Stubs	__ EA
Sewer Service Stubs	__ EA

CITY OF RALEIGH NOTES

RIGHT-OF-WAY OBSTRUCTION NOTES:
- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT ROADWAY STANDARD DRAWING MANUAL, AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

BULK AREA REQUIREMENTS

LOCATION: ____ ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

ZONE: RX-3-CU-PL & NX-3-CU (ZONING CASE Z-5-2016)

USE: MULTI-FAMILY APARTMENTS:(33-1 BEDROOM APARTMENTS, 42-2 BEDROOM APARTMENTS, 15-3 BEDROOM APARTMENTS (90 UNITS TOTAL)

PIN ID: 1722930076 & 1722920676

ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	NONE	9.62 AC (419,080SF) GROSS 0.36 AC R/W DEDICATION (15,698SF) 9.26 AC (403,382SF) NET
MAXIMUM RETAIL USE SIZE	N/A	
MAXIMUM BUILDING LOT COVERAGE	N/A	8.53% (40,720SF/481,481SF)
MINIMUM FRONT BUILD TO LINE	10 FT MIN/100 FT MAX. BUILDING WIDTH IN BUILD-TO=20% (NX PROPERTY PER REZONING) PARKING LIMITED FOR RX PARCEL	PARKING LIMITED IN RX PARCEL
MINIMUM SIDE SETBACK	0 FT - 6 FT	> 6 FT
MINIMUM REAR SETBACK	20 FT	> 20 FT
MAXIMUM BUILDING HEIGHT	50 FT	3 STORY
PARKING SETBACK	10 FT	10 FT
WATERSHED	NONE - NEUSE RIVER NUTRIENT STRATEGY	
	REFERENCE IS MADE TO THE CITY OF RALEIGH ZONING ORDINANCE	

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	33 1-BR UNITS 42 2-BR UNITS 15 3-BR UNITS 90 TOTAL UNITS
PARKING REQUIRED	1 SPACE PER 1-BR (33) = 33 2 SPACE PER 2-BR (42) = 84 3 SPACE PER 3-BR (15) = 45 1 VISITOR SPACE PER 10 UNITS (90) = 9 TOTAL SPACES REQUIRED = 171	174 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	6	6
LOADING SPACE	N/A	N/A
BICYCLE SPACE	1 PER 20 UNITS = 5	12

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Building Type		Site Transaction History
☐ Detached	☐ General	Subdivision case #: _____
☐ Attached	☐ Mixed use	Scoping/sketch plan case #: _____
☑ Apartment	☐ Open lot	Certificate of Appropriateness #: _____
☐ Townhouse	☐ Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Greystone Apartments
Inside City limits? ☑ Yes ☐ No
Property address(es): Rock Quarry Road
Site P.I.N.(s): 1722930076 and 1722920676

Please describe the scope of work. Include any additions, expansions, and change of use.
Develop a 90 Unit Apartment Complex with associated parking and stormwater

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: TC Rock Quarry Road, LLC	Title: Dane Sambrick
Address: 4944 Windy Hill Drive Raleigh, NC 27609	
Phone #: 919-602-0678	Email: dsambrick@sambrick.us
Applicant Name: Brent Purdum	
Company: Triangle Site Design, PLLC	Address: 4004 Barrett Drive, Suite 101 Raleigh, NC 27609
Phone #: 919-553-6570	Email: bpurdum@trianglesitedesign.com

Page 1 of 2 REVISION 07.07.20

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): RX-3-CU-PL	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished: 2,914
Gross site acreage: 9.26	New gross floor area: 120,793
# of parking spaces required: 171	Total sf gross (to remain and new): 120,793
# of parking spaces proposed: 174	Proposed # of buildings: 3
Overlay District (if applicable):	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): residential	
Proposed use (UDO 6.1.4): apartments	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.30 Square Feet: 12,930	Proposed Impervious Surface: Acres: 3.30 Square Feet: 143,365

Is this a flood hazard area? ☐ Yes ☑ No
If yes, please provide:
Alluvial soils: _____
Flood study: _____
FEMA Map Panel #: _____
Neuse River Buffer ☐ Yes ☑ No Wetlands ☐ Yes ☑ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 90 Total # of hotel units:
# of bedroom units: 1br ☑ 2br ☑ 3br ☑ 4br or more ☐
# of lots: Is your project a cottage court? ☐ Yes ☑ No

SIGNATURE BLOCK

I hereby designate Triangle Site Design, PLLC 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 six consecutive months of inactivity.

Signature: _____ Date: 9/21/2020
Printed Name: Dane Sambrick

Page 2 of 2 REVISION 07.07.20

TRIANGLE SITE DESIGN

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
LICENSE #P-0619
mlowder@trianglesitedesign.com

OWNER/DEVELOPER:
TC ROCK QUARRY ROAD, LLC
ATTN. DANE SAMBRICK
4944 WINDY HILL DRIVE
RALEIGH, NC 27609
(919)602-0678
dsambrick@sambrick.us

Greystone Apartments
Rock Quarry Road
Raleigh, NC Wake County
ASR-003-2020

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

No.	Date	Desc.
1	10/14/20	REVISED PER CITY OF RALEIGH REVIEW
2	1/25/21	REVISED PER CITY OF RALEIGH REVIEW
3	4/14/21	REVISED PER CITY OF RALEIGH REVIEW
4	5/13/21	REVISED PER CITY OF RALEIGH REVIEW

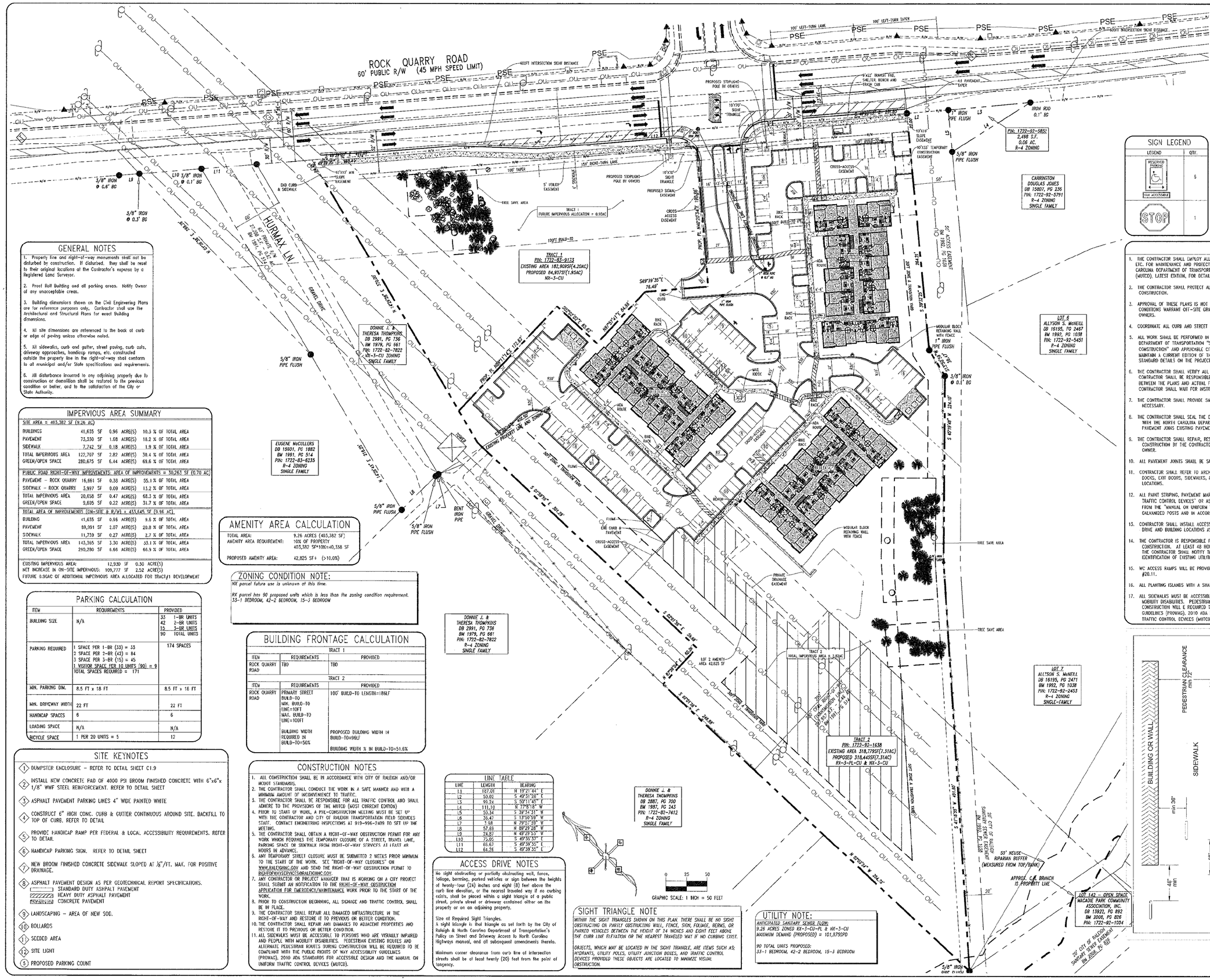
REVISIONS

Drawn
Checked
Approved

Project No. 018007
Date: September 21, 2020
Title

COVER SHEET

Sheet No.
C0.0



GENERAL NOTES

1. Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
2. Proof Roll Building and all parking areas. Notify Owner of any unacceptable areas.
3. Building dimensions shown on the Civil Engineering Plans are for reference purposes only. Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
4. All site dimensions are referenced to the back of curb or edge of paving unless otherwise noted.
5. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
6. All disturbance incurred to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.

IMPERVIOUS AREA SUMMARY

SITE AREA = 403,382 SF (9.26 AC)				
BUILDINGS	41,635 SF	0.96 ACRE(S)	10.3 % OF TOTAL AREA	
PAVEMENT	73,330 SF	1.68 ACRE(S)	18.2 % OF TOTAL AREA	
SIDEWALK	7,742 SF	0.18 ACRE(S)	1.9 % OF TOTAL AREA	
TOTAL IMPERVIOUS AREA	122,707 SF	2.82 ACRE(S)	30.4 % OF TOTAL AREA	
GREEN/OPEN SPACE	280,675 SF	6.44 ACRE(S)	69.6 % OF TOTAL AREA	
PUBLIC ROAD RIGHT-OF-WAY IMPROVEMENTS: AREA OF IMPROVEMENTS = 30,263 SF (0.70 AC)				
PAVEMENT - ROCK QUARRY	16,661 SF	0.38 ACRE(S)	55.1 % OF TOTAL AREA	
SIDEWALK - ROCK QUARRY	3,997 SF	0.09 ACRE(S)	13.2 % OF TOTAL AREA	
TOTAL IMPERVIOUS AREA	20,658 SF	0.47 ACRE(S)	68.3 % OF TOTAL AREA	
GREEN/OPEN SPACE	9,605 SF	0.22 ACRE(S)	31.7 % OF TOTAL AREA	
TOTAL AREA OF IMPROVEMENTS (ON-SITE & R/W) = 433,645 SF (9.96 AC)				
BUILDING	41,635 SF	0.96 ACRE(S)	9.6 % OF TOTAL AREA	
PAVEMENT	89,991 SF	2.07 ACRE(S)	20.8 % OF TOTAL AREA	
SIDEWALK	11,739 SF	0.27 ACRE(S)	2.7 % OF TOTAL AREA	
TOTAL IMPERVIOUS AREA	143,365 SF	3.30 ACRE(S)	33.1 % OF TOTAL AREA	
GREEN/OPEN SPACE	290,280 SF	6.66 ACRE(S)	66.9 % OF TOTAL AREA	
EXISTING IMPERVIOUS AREA:	12,930 SF	0.30 ACRE(S)		
NET INCREASE IN ON-SITE IMPERVIOUS:	109,777 SF	2.52 ACRE(S)		

FUTURE 0.90AC OF ADDITIONAL IMPERVIOUS AREA ALLOCATED FOR TRACT#1 DEVELOPMENT

AMENITY AREA CALCULATION

TOTAL AREA:	9.26 ACRES (403,382 SF)
AMENITY AREA REQUIREMENT:	10% OF PROPERTY 403,382 SF*10%=40,338 SF
PROPOSED AMENITY AREA:	42,825 SF+ (>10.0%)

ZONING CONDITION NOTE:

NX parcel future use is unknown at this time.

RX parcel has 90 proposed units which is less than the zoning condition requirement. 33-1 BEDROOM, 42-2 BEDROOM, 15-3 BEDROOM

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	33 1-BR UNITS 42 2-BR UNITS 15 3-BR UNITS 90 TOTAL UNITS
PARKING REQUIRED	1 SPACE PER 1-BR (33) = 33 2 SPACE PER 2-BR (42) = 84 3 SPACE PER 3-BR (15) = 45 1 VISITOR SPACE PER 10 UNITS (90) = 9 TOTAL SPACES REQUIRED = 171	174 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	6	6
LOADING SPACE	N/A	N/A
BICYCLE SPACE	1 PER 20 UNITS = 5	12

BUILDING FRONTAGE CALCULATION

TRACT 1

ITEM	REQUIREMENTS	PROVIDED
ROCK QUARRY ROAD	TBD	TBD

TRACT 2

ITEM	REQUIREMENTS	PROVIDED
ROCK QUARRY ROAD	PRIMARY STREET BUILD-TO MIN. BUILD-TO LINE=10FT MAX. BUILD-TO LINE=100FT	100' BUILD-TO LENGTH=186LF
	BUILDING WIDTH REQUIRED IN BUILD-TO=50%	PROPOSED BUILDING WIDTH IN BUILD-TO=96LF BUILDING WIDTH % IN BUILD-TO=51.6%

SITE KEYNOTES

1. DUMPSTER ENCLOSURE - REFER TO DETAIL SHEET C1.9
2. INSTALL NEW CONCRETE PAD OF 4000 PSI BROOM FINISHED CONCRETE WITH 6"x6"x 1/8" WWF STEEL REINFORCEMENT. REFER TO DETAIL SHEET
3. ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE
4. CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL
5. PROVIDE HANDICAP RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL
6. HANDICAP PARKING SIGN. REFER TO DETAIL SHEET
7. NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AT 1/8"/FT. MAX. FOR POSITIVE DRAINAGE.
8. ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS.
   - STANDARD DUTY ASPHALT PAVEMENT
   - HEAVY DUTY ASPHALT PAVEMENT
   - CONCRETE PAVEMENT
9. LANDSCAPING - AREA OF NEW SOD.
10. BOLLARDS
11. SEEDED AREA
12. SITE LIGHT
13. PROPOSED PARKING COUNT

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (WITH CURRENT EDITION)
4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
6. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
7. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT AN NOTIFICATION TO THE RIGHT-OF-WAY OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
8. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
9. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
11. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

LINE TABLE

LINE	LENGTH	BEARING
L1	187.01	N 19°21'44" E
L2	50.02	S 49°51'28" E
L3	93.24	S 50°11'49" E
L4	111.10	N 77°58'12" W
L5	50.34	S 39°34'31" W
L6	36.47	S 13°50'59" W
L7	1.98	N 79°51'39" W
L8	57.69	N 89°29'28" W
L9	24.87	N 49°29'53" W
L10	73.05	S 49°55'33" E
L11	66.67	S 49°39'55" E
L12	64.26	S 49°39'55" E

ACCESS DRIVE NOTES

No sight obstructing or partially obstructing wall, fence, foliage, berming, parked vehicles or sign between the heights of twenty-four (24) inches and eight (8) feet above the curb line elevation, or the nearest traveled way if no curbing exists, shall be placed within a sight triangle of a public street, private street or driveway contained either on the property or on an adjoining property.

Size of Required Sight Triangles.
A sight triangle is that triangle as set forth by the City of Raleigh & North Carolina Department of Transportation's Policy on Street and Driveway Access in North Carolina highways manual, and all subsequent amendments thereto.

Minimum corner clearance from curb line of intersection streets shall be at least twenty (20) feet from the point of tangency.

SIGHT TRIANGLE NOTE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHT OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXIST.

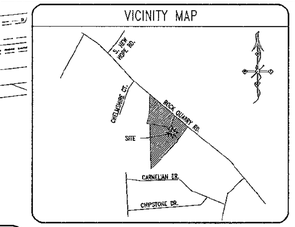
OBJECTS, WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS; HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.

UTILITY NOTE:

ANTICIPATED SANITARY SEWER FLOW:
9.26 ACRES ZONED RX-3-CU-PL & NX-3-CU
MAXIMUM DEMAND (PROPOSED) = 101,875GPD

90 TOTAL UNITS PROPOSED:
33-1 BEDROOM, 42-2 BEDROOM, 15-3 BEDROOM

VICINITY MAP



SIGN LEGEND

LEGEND	QTY.
RESERVED PARKING / VAN ACCESSIBLE	5
STOP	1

CONSTRUCTION DRAWING NOTE

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

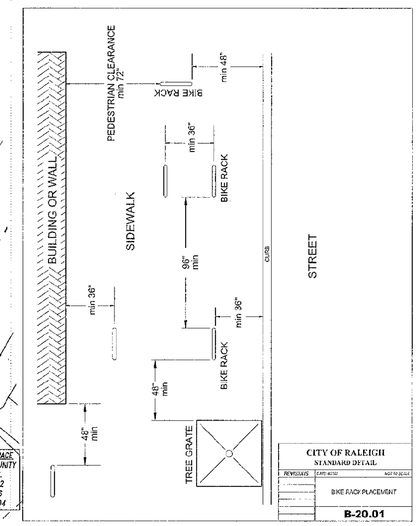
CONDITION OF APPROVAL

A SECURITY FOR ALL PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO ANY MAP RECORDATION OR BUILDING PERMIT, WHICHEVER COMES FIRST.

CITY SURETY REQUIRES 125% OF CONSTRUCTION COSTS ALONG CITY MAINTAINED FRONTAGE AND 100% OF CONSTRUCTION COSTS ALONG THE NCDOT MAINTAINED FRONTAGE.

GENERAL NOTES

1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY CITY OF RALEIGH AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE CITY OF RALEIGH CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
8. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
9. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
10. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
12. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
13. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
15. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.
16. ALL PLANTING ISLANDS WITH A SHADE TREE SHALL BE A MINIMUM OF 350 SQUARE FEET.
17. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



CITY OF RALEIGH STANDARD DETAIL
BIKE RACK PLACEMENT
B-20.01

TRIANGLE SITE DESIGN

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
LICENSE #P-0619
mlowder@trianglesitedesign.com

OWNER/DEVELOPER:
TC ROCK QUARRY ROAD, LLC
ATTN. DANE SAMBRICK
4944 WINDY HILL DRIVE
RALEIGH, NC 27609
(919)602-0678
dsambrick@sambrick.us

Greystone Apartments
Rock Quarry Road
Raleigh, NC Wake County
ASR-003-2020

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

REVISIONS

No.	Date	Desc.
1	10/14/20	REVISED PER CITY OF RALEIGH REVIEW
2	1/29/21	REVISED PER CITY OF RALEIGH REVIEW
3	4/13/21	REVISED PER CITY OF RALEIGH REVIEW
4	5/13/21	REVISED PER CITY OF RALEIGH REVIEW

Drawn
Checked
Approved

Project No. 018007
Date: September 21, 2020

Title
SITE PLAN

Sheet No. C1.0

CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State, and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State, or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

City of Raleigh Development Approval _____

3 | SOUTHEAST ELEVATION
A2.11 SCALE: 1/8" = 1'-0"

MOST RESTRICTIVE GRADE CHART (BASED ON ELEVATION FACING ROCK QUARRY RD)

	NORTHEAST	NORTHWEST	SOUTHEAST	SOUTHWEST	FINAL AVG.
PROPOSED GRADES	248.5'				248.5'

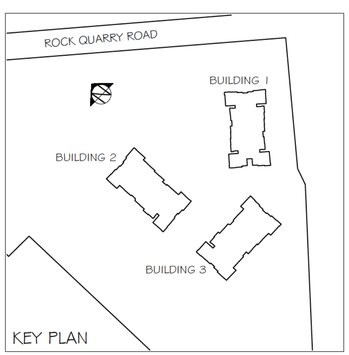
248.5' IS THE MOST RESTRICTIVE GRADE

- BUILDING HEIGHT IS 46.4'
- 294.9' IS THE BUILDING ELEVATION

NOTE:

ELEVATION NOTES

1. SEE ROOF PLANS FOR ROOF SLOPE INFORMATION.
2. ALL PROPOSED GRADE TO SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS.
3. COORDINATE LOCATION OF DOWNS-SPROUT WITH ROOF PLANS.
4. ALL EXTERIOR FINISH COLORS TO BE SELECTED BY THE OWNER.
5. SEE SHEET A9.01 FOR DOOR TYPES.
6. SEE SHEET A9.01 FOR WINDOW TYPES.
7. PROVIDE 42"HIGH GUARDRAIL AT BALCONIES & OTHER AREAS INDICATED ON DRAWINGS, W/P.T. 4X4 POST @6'-0" O.C. MAX, THRU BOLTED TO FLOOR/DECK JOISTS. FINAL DESIGN TO BE DETERMINED BY OWNER.
8. CAREFULLY ALIGN MECHANICAL EXHAUST VENTS ON EXTERIOR WHERE POSSIBLE- PAINT TO MATCH ADJACENT MATERIAL COLOR.
9. VERIFY BRICK ROWLOCK & SILL HEIGHTS IN THE FIELD- ADJUST AS REQUIRED TO WORK WITH SELECTED BRICK SIZE & COURSING.



2 | NORTHWEST ELEVATION
A2.11 SCALE: 1/8" = 1'-0"

4 | SOUTHWEST ELEVATION
A2.11 SCALE: 1/8" = 1'-0"

NORTHEAST ELEVATION (FACING ROCK QUARRY RD)

	HIGH GRADES	LOW GRADES	AVERAGE
PROPOSED GRADES	248.5'	248.5'	248.5'

1 | NORTHEAST ELEVATION
A2.11 SCALE: 1/8" = 1'-0"

DesignLine Studios
Architecture | Branding | Interiors

DesignLine Studios, PLLC
107 Edinburgh S. Dr. | Cary, NC 27511
www.designlinestudios.com | 919.604.2975

CORPORATE SEAL

PROFESSIONAL SEAL

GREYSTONE APARTMENTS
ROCK QUARRY RD- BLDG 1
RALEIGH, NORTH CAROLINA 27616

DATES:
7 April 2021

DESIGNED BY: BLJ
DRAWN BY: BLJ
CHECKED BY: BLJ
SCALE: ----

PROJECT NUMBER: 17-014

EXTERIOR ELEVATIONS BUILDING 1

A2.11

CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State, and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State, or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

City of Raleigh Development Approval _____

ROOFS:
USE ICE AND WATER SHIELD AT ROOF PLANES SLOPED BELOW 4:12

ROOF VENTILATION:
SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

A VINYL BOARD AND BATTEN
B VINYL SIDING
C VINYL SIDING
D BRICK VENEER

3 WEST ELEVATION
A2.12 SCALE: 1/8" = 1'-0"

ELEVATION NOTES

1. SEE ROOF PLANS FOR ROOF SLOPE INFORMATION.
2. ALL PROPOSED GRADE TO SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS.
3. COORDINATE LOCATION OF DOWNS-SPROUT WITH ROOF PLANS.
4. ALL EXTERIOR FINISH COLORS TO BE SELECTED BY THE OWNER.
5. SEE SHEET A9.01 FOR DOOR TYPES.
6. SEE SHEET A9.01 FOR WINDOW TYPES.
7. PROVIDE 42"HIGH GUARDRAIL AT BALCONIES & OTHER AREAS INDICATED ON DRAWINGS, W/P.T. 4X4 POST @6'-0" O.C. MAX, THRU BOLTED TO FLOOR/DECK JOISTS. FINAL DESIGN TO BE DETERMINED BY OWNER.
8. CAREFULLY ALIGN MECHANICAL EXHAUST VENTS ON EXTERIOR WHERE POSSIBLE- PAINT TO MATCH ADJACENT MATERIAL COLOR.
9. VERIFY BRICK ROWLOCK & SILL HEIGHTS IN THE FIELD- ADJUST AS REQUIRED TO WORK WITH SELECTED BRICK SIZE & COURSING.

MOST RESTRICTIVE GRADE CHART (BASED ON ELEVATIONS FACING ROCK QUARRY RD)

	NORTH	SOUTH	EAST	WEST	FINAL AVG.
PROPOSED GRADES	241.5'		241.5'		241.5'

241.5' IS THE MOST RESTRICTIVE GRADE
- BUILDING HEIGHT IS 46.5'
- 288.0' IS THE BUILDING ELEVATION

NOTE:

EAST ELEVATION (FACES ROCK QUARRY RD)

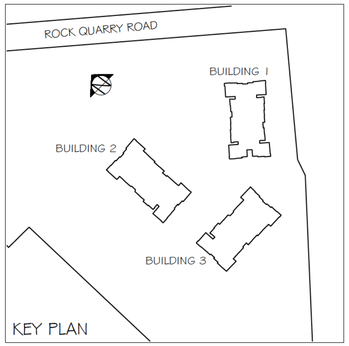
	HIGH GRADES	LOW GRADES	AVERAGE
PROPOSED GRADES	241.5'	241.5'	241.5'

ROOFS:
USE ICE AND WATER SHIELD AT ROOF PLANES SLOPED BELOW 4:12

ROOF VENTILATION:
SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

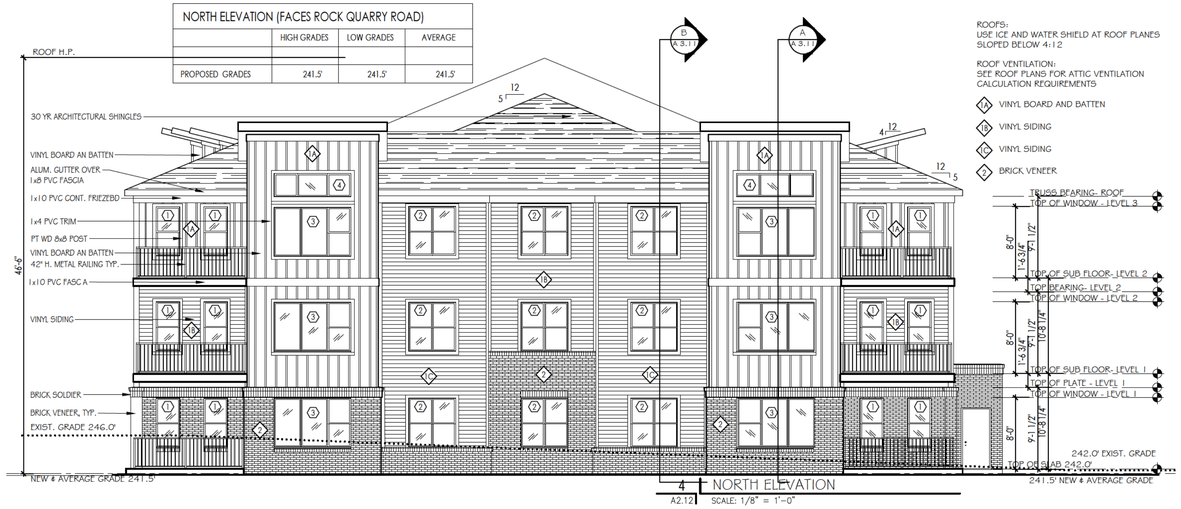
A VINYL BOARD AND BATTEN
B VINYL SIDING
C VINYL SIDING
D BRICK VENEER

2 EAST ELEVATION
A2.12 SCALE: 1/8" = 1'-0"



NORTH ELEVATION (FACES ROCK QUARRY ROAD)

	HIGH GRADES	LOW GRADES	AVERAGE
PROPOSED GRADES	241.5'	241.5'	241.5'



ROOFS:
USE ICE AND WATER SHIELD AT ROOF PLANES SLOPED BELOW 4:12

ROOF VENTILATION:
SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

A VINYL BOARD AND BATTEN
B VINYL SIDING
C VINYL SIDING
D BRICK VENEER

4 NORTH ELEVATION
A2.12 SCALE: 1/8" = 1'-0"

ROOFS:
USE ICE AND WATER SHIELD AT ROOF PLANES SLOPED BELOW 4:12

ROOF VENTILATION:
SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

A VINYL BOARD AND BATTEN
B VINYL SIDING
C VINYL SIDING
D BRICK VENEER

1 SOUTH ELEVATION
A2.12 SCALE: 1/8" = 1'-0"

DesignLine Studios
Architecture | Branding | Interiors

DesignLine Studios, PLLC
107 Edinburgh S. Dr. | Cary, NC 27511
www.designlinestudios.com | 919.604.2975

CORPORATE SEAL

PROFESSIONAL SEAL

GREYSTONE APARTMENTS
ROCK QUARRY RD- BLDG 2
RALEIGH, NORTH CAROLINA 27616

DATES:
7 April 2021

DESIGNED BY: BLJ
DRAWN BY: BLJ
CHECKED BY: BLJ
SCALE: ----
PROJECT NUMBER: 17-014

EXTERIOR ELEVATIONS BUILDING 2

A2.12

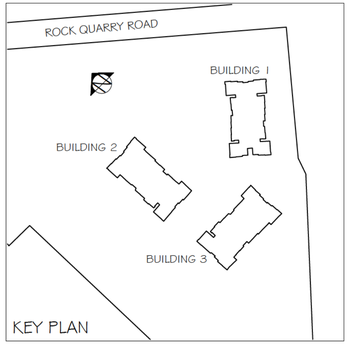
CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State, and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State, or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

City of Raleigh Development Approval _____

ELEVATION NOTES

1. SEE ROOF PLANS FOR ROOF SLOPE INFORMATION.
2. ALL PROPOSED GRADE TO SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS.
3. COORDINATE LOCATION OF DOWNS-SPROUT WITH ROOF PLANS.
4. ALL EXTERIOR FINISH COLORS TO BE SELECTED BY THE OWNER.
5. SEE SHEET A9.01 FOR DOOR TYPES.
6. SEE SHEET A9.01 FOR WINDOW TYPES.
7. PROVIDE 42"HIGH GUARDRAIL AT BALCONIES & OTHER AREAS INDICATED ON DRAWINGS, W/P.T. 4X4 POST @6'-0" O.C. MAX, THRU BOLTED TO FLOOR/DECK JOISTS. FINAL DESIGN TO BE DETERMINED BY OWNER.
8. CAREFULLY ALIGN MECHANICAL EXHAUST VENTS ON EXTERIOR WHERE POSSIBLE- PAINT TO MATCH ADJACENT MATERIAL COLOR.
9. VERIFY BRICK ROWLOCK & SILL HEIGHTS IN THE FIELD- ADJUST AS REQUIRED TO WORK WITH SELECTED BRICK SIZE & COURSING.



NORTH ELEVATION (FACES ROCK QUARRY RD)	HIGH GRADES	LOW GRADES	AVERAGE
PROPOSED GRADES	243.5'	243.5'	243.5'

3 | NORTH ELEVATION
A2.13 | SCALE: 1/8" = 1'-0"

MOST RESTRICTIVE GRADE CHART (BASED ON ELEVATIONS FACING ROCK QUARRY RD)	NORTH	SOUTH	EAST	WEST	FINAL AVG.
PROPOSED GRADES	243.5'		243.5'		243.5'

234.6' IS THE MOST RESTRICTIVE GRADE
- BUILDING HEIGHT IS 46.4'
- 281.0' IS THE BUILDING ELEVATION

2 | SOUTH ELEVATION
A2.13 | SCALE: 1/8" = 1'-0"

EAST ELEVATION (FACES ROCK QUARRY RD)	HIGH GRADES	LOW GRADES	AVERAGE
PROPOSED GRADES	243.5'	243.5'	243.5'

4 | EAST ELEVATION
A2.13 | SCALE: 1/8" = 1'-0"

1 | WEST ELEVATION
A2.13 | SCALE: 1/8" = 1'-0"

DesignLine Studios
Architecture | Branding | Interiors

DesignLine Studios, PLLC
107 Edinburgh S. Dr. | Cary, NC 27511
www.designlinestudios.com | 919.604.2975

CORPORATE SEAL

PROFESSIONAL SEAL

GREYSTONE APARTMENTS
ROCK QUARRY RD- BLDG 3
RALEIGH, NORTH CAROLINA 27616

DATES:
7 April 2021

DESIGNED BY: BLJ
DRAWN BY: BLJ
CHECKED BY: BLJ
SCALE: ----

PROJECT NUMBER: 17-014

EXTERIOR ELEVATIONS BUILDING 3

A2.13