

# Administrative Site Review Application

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



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): \_\_\_\_\_

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<b>Site Transaction History</b>	
Subdivision case #: _____	
Scoping/sketch plan case #: <u>SCOPE-0074-2020</u>	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: <u>Z-49-19</u>	
Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>	
Development name: <u>ROCK QUARRY LANDING</u>	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): <small>2412 SUNNYBROOK RD, 2400 SUNNYBROOK RD, 3501 ROCK QUARRY RD, 3529 ROCK QUARRY RD, 3601 ROCK QUARRY RD, 3605 ROCK QUARRY RD, 3607 ROCK QUARRY RD</small>	
Site P.I.N.(s): <u>1722276412, 1722273667, 1722179577, 1722271273, 1722272292, 1722274229, 1722274162</u>	
Please describe the scope of work. Include any additions, expansions, and change of use. <b>ALL EXISTING STRUCTURES (SINGLE-FAMILY RESIDENTIAL &amp; OUTBUILDINGS) ON THE PROPERTY WILL BE REMOVED. CONSTRUCT SIX PROPOSED APARTMENT BUILDINGS (AFFORDABLE HOUSING), COMMUNITY BUILDING, AMENITIES, PARKING LOTS, ASSOCIATED UTILITIES, STORMWATER SCM AND ROADWAY IMPROVEMENTS.</b>	
Current Property Owner/Developer Contact Name: <u>CHARLIE HERITAGE</u> <b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: <u>SOUTH CREEK DEVELOPMENT, LLC</u>	Title: <u>MANAGING PARTNER</u>
Address: <u>P.O. BOX 543, SUMMERFIELD, NC 27358; 6704 FEGAN RD., SUMMERFIELD, NC, 27358</u>	
Phone #: <u>336-669-3587</u>	Email: <u>CHARLIE@SOUTHCREEKDEVELOPMENT.COM</u>
Applicant Name: <u>PAUL MEDER, PLA</u>	
Company: <u>RIVERS &amp; ASSOCIATES</u>	Address: <u>353 E SIX FORKS RD, SUITE 230, RALEIGH, NC 27609</u>
Phone #: <u>919.215.2492</u>	Email: <u>PMEDER@RIVERSANDASSOCIATES.COM</u>

**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-4-PL-CU	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 18,554 SF
Gross site acreage: 13.615	New gross floor area: 286,901 SF
# of parking spaces required: 207	Total sf gross (to remain and new): 286,901 SF
# of parking spaces proposed: 336	Proposed # of buildings: 9
Overlay District (if applicable): SHOD-1	Proposed # of stories for each: <small>6 - 3 STORY (APARTMENTS) 3 - 1 STORY (CLUBHOUSE &amp; ACCESSORY BLDGS)</small>
Existing use (UDO 6.1.4): RESIDENTIAL, SINGLE-UNIT LIVING	
Proposed use (UDO 6.1.4): RESIDENTIAL, MULTI-UNIT LIVING (APTS., AFFORDABLE HOUSING)	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: +/-1.142      Square Feet: +/-49,730	Proposed Impervious Surface: Acres: +/-6.945      Square Feet: +/-302,532
Is this a flood hazard area?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: NA	
Alluvial soils: NA	
Flood study: NA	
FEMA Map Panel #: 3720172200J	
Neuse River Buffer      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**


Total # of dwelling units: 188	Total # of hotel units: NA
# of bedroom units: 1br 12      2br 104      3br 72      4br or more NA	
# of lots: 7 EX. PARCELS TO BE RECOMBINED INTO ONE LOT	Is your project a cottage court?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**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 PAUL MEDER, PLA 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: 3-1-2021

Printed Name:







The site plan illustrates the layout of the Rock Quarry Road development. It features two main buildings, Bldg. 4 and Bldg. 5, with their respective setbacks and parking areas. Key amenities include a picnic shelter, two playgrounds, a mail area, and bike racks. The plan also shows various setbacks, easements, and utility lines. Specific areas are labeled with dimensions and codes, such as 'C 6.404 SF' and 'OAA D 26.937 SF'. The plan is oriented with North at the top, indicated by a north arrow.

S 27 TCA

S 28 PROPOSED STORMWATER WETLAND

SUNNYSBROOK RD. 100' MAX. BUILD-TO LINE (PRIMARY ST. - PL FRONTAGE)

S 32 (TYP)

S 33 (TYP)

S 34 (TYP)

S 35 (TYP)

S 36 (TYP)

S 37 (TYP)

S 38 (TYP)

S 39 (TYP)

S 40 (TYP)

S 41 (TYP)

S 42 (TYP)

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S 94 (TYP)

S 95 (TYP)

S 96 (TYP)

S 97 (TYP)

S 98 (TYP)

S 99 (TYP)

S 100 (TYP)

OAA F 5,319 SF

3' PARKING SETBACK

6' BLDG. SETBACK

3' PARKING SETBACK

VARIABLE WIDTH CROSS ACCESS EASEMENT IN FAVOR OF ADJOINING PROPERTY (6' WIDTH AT PROPOSED R/W LINE)

VARIABLE WIDTH STORMWATER MAINTENANCE ACCESS EASEMENT (39' WIDTH AT PROPOSED R/W LINE)

EARTH PETROLEUM, INC.  
P.O. BOX 122276123  
DOR, 019231463  
DB, 0148259 FIC 023229  
ZONE M-1-2-C(2)

PROPOSED FUTURE

NOTE:  
RELEASED FOR SITE  
PLAN REVIEW ONLY.  
NOT FOR CONSTRUCTION

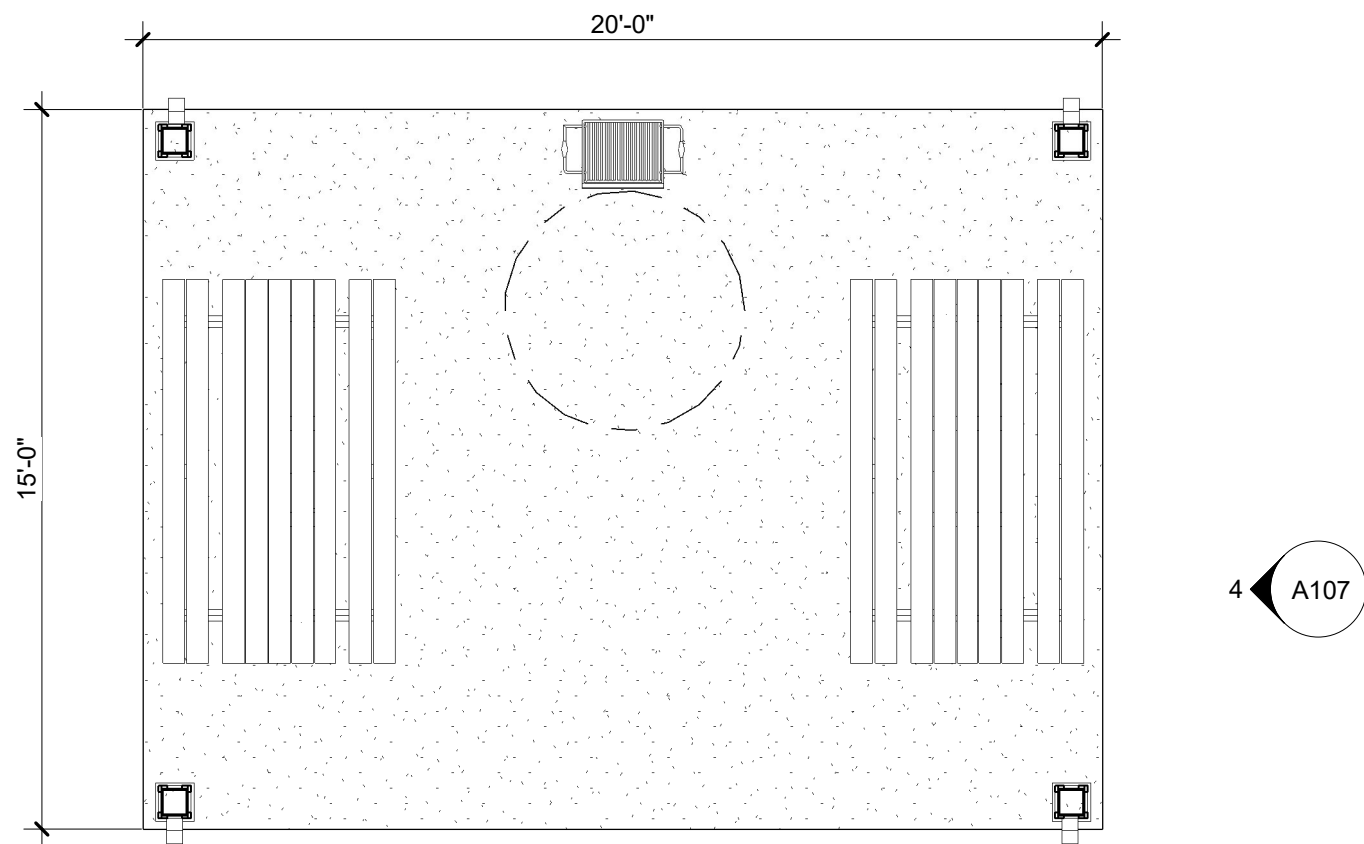
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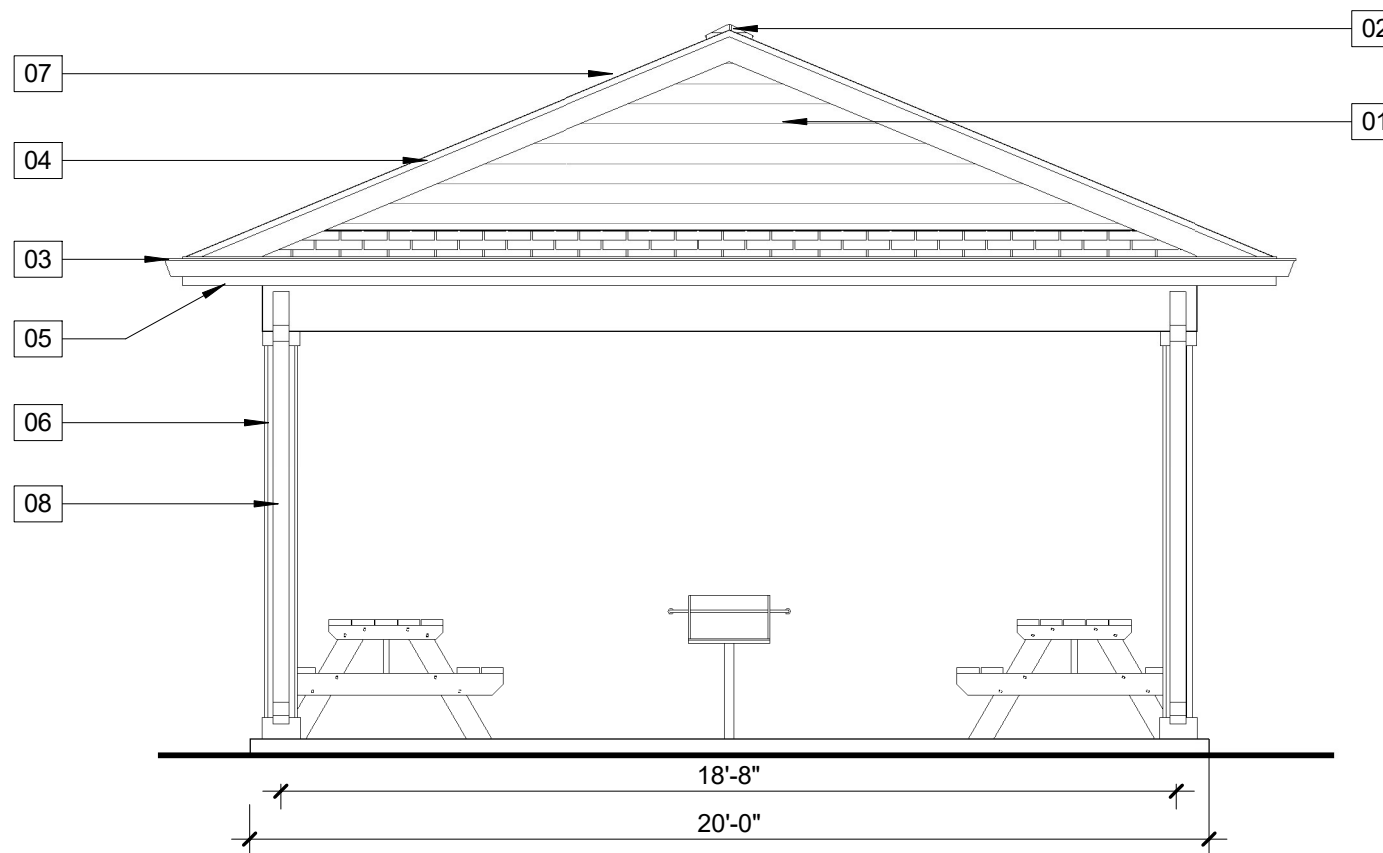


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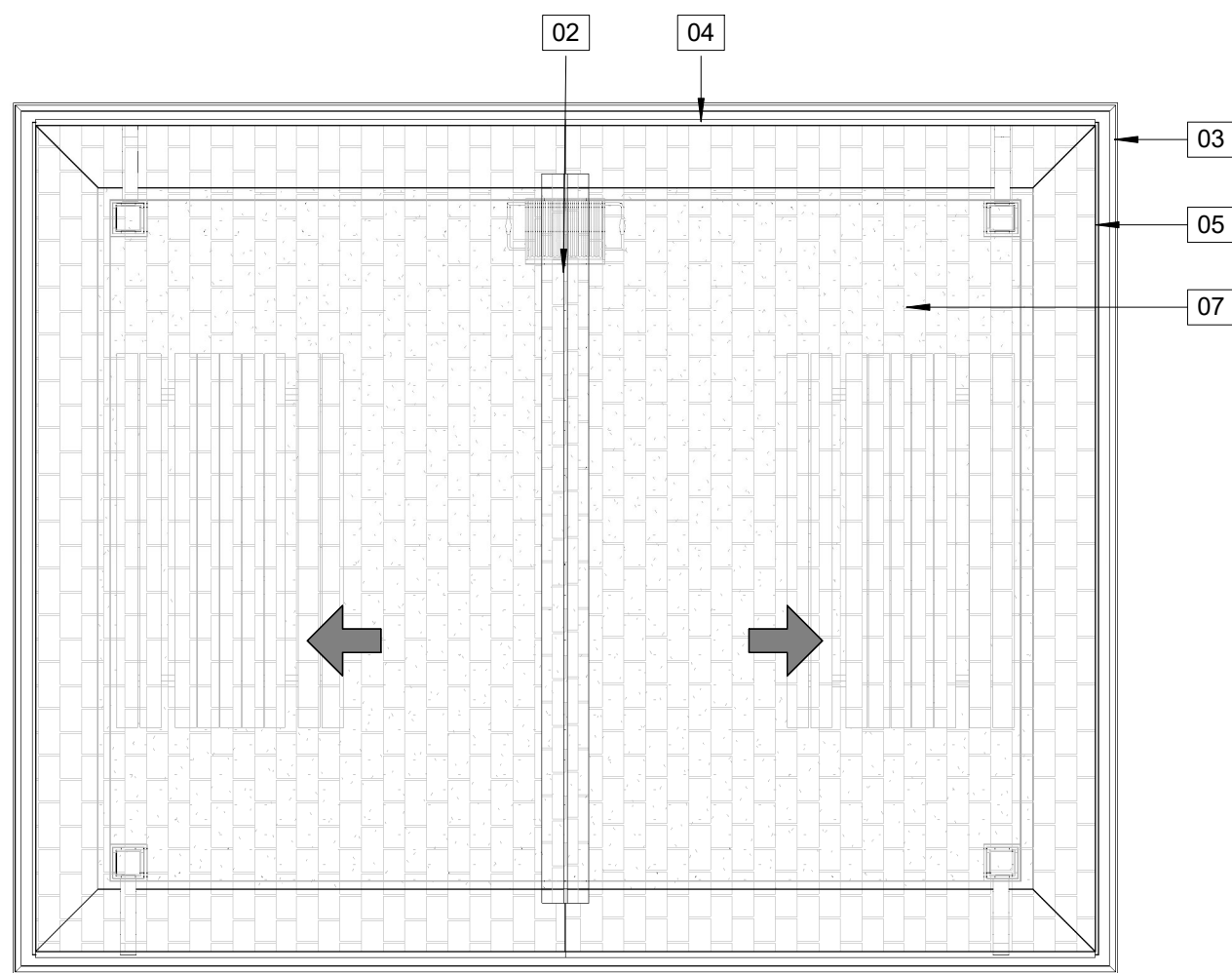




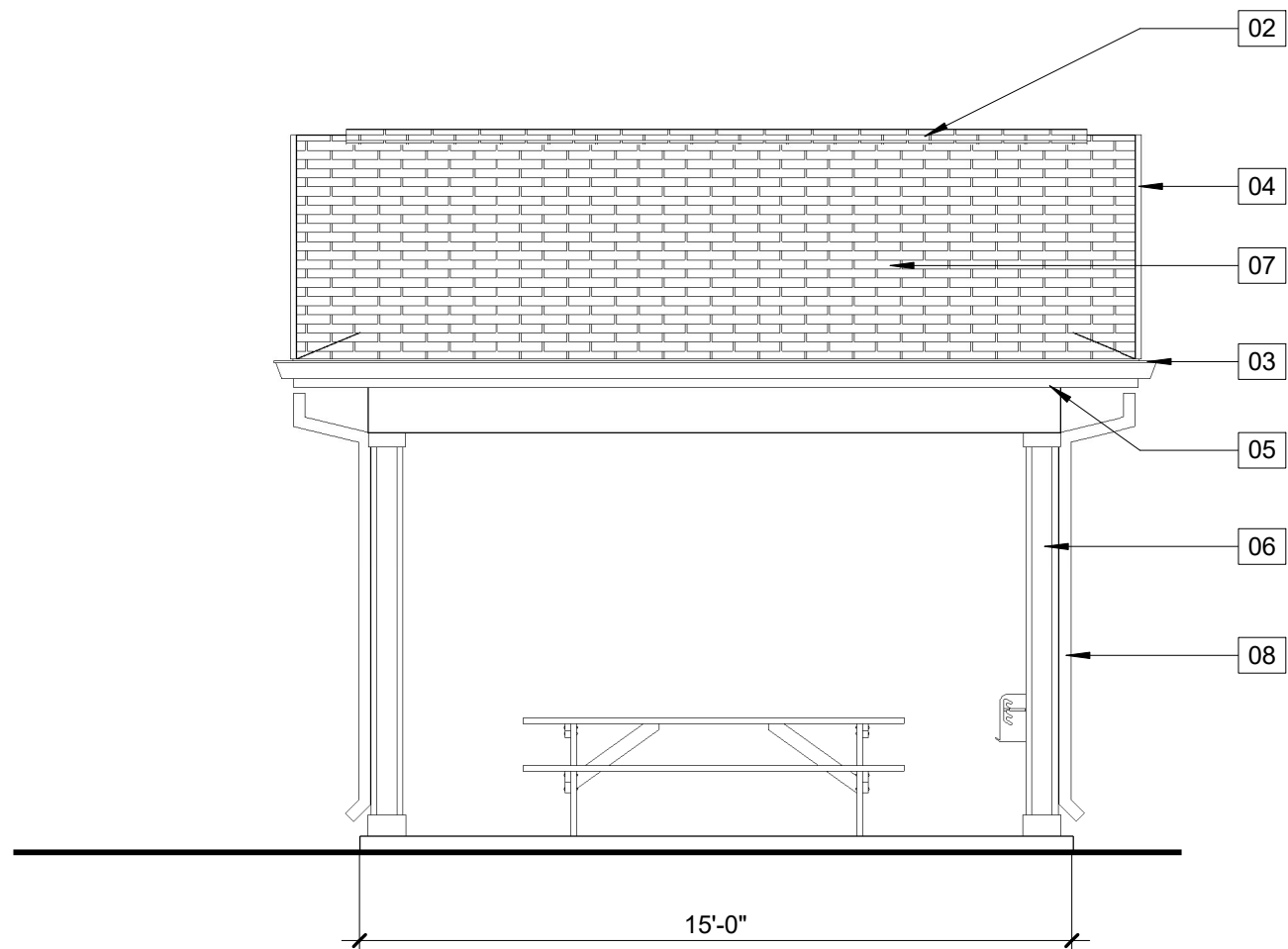
3  
A107  
1/4" = 1'-0"



1  
A107 A107  
1/4" = 1'-0"



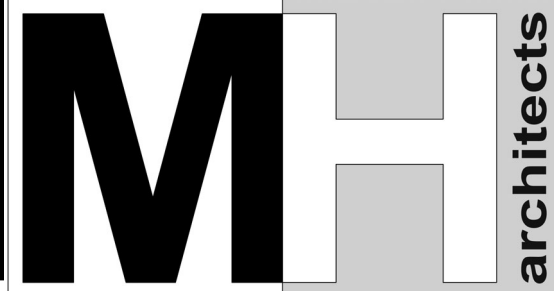
2  
A107  
1/4" = 1'-0"



4  
A107 A107  
1/4" = 1'-0"

## KEYNOTES - PICNIC SHELTER

TAG	DESCRIPTION
01	LOW MAINTENANCE HORIZONTAL LAP SIDING
02	SHINGLE OVER RIDGE PENT
03	PREFINISHED ALUMINUM BRIM EDGES AND GUTTER
04	LOW MAINTENANCE RAKE TRIM WITH PREFINISHED ALUM. DRIP EDGE
05	LOW MAINTENANCE FASCIA
06	LOW MAINTENANCE COLUMN WRAP
07	30 YR. ANTI-FUNGAL ARCHITECTURAL FIBERGLASS SHINGLES
08	PREFINISHED ALUMINUM 3"x4" DOWNSPOUT



MOORE HOCUTT

1306 W. WENDOVER AVE.

SUITE 101

GREENSBORO, NC 27408

P 336.897.0305

www.mharchitects.us

Drawings, specifications and other documents, prepared by the Design Professional (DP) are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. The DP shall be deemed the author and owner of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of the DP. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the DP.

FOR  
REVIEW

LANDING  
CENTRAL  
ZEBRO

QUARRY  
NITY CE  
NIC SHE

## REVISIONS

No.	Description	Date

Designed By

Drawn By

Checked By

Date

Project No.

MHA20-07

TITLE



**FOR  
REVIEW**

7/9/2021

**ROCK QUARRY LANDING  
MULTI-FAMILY APARTMENTS**

ROCK QUARRY ROAD  
RALEIGH, NORTH CAROLINA 27610



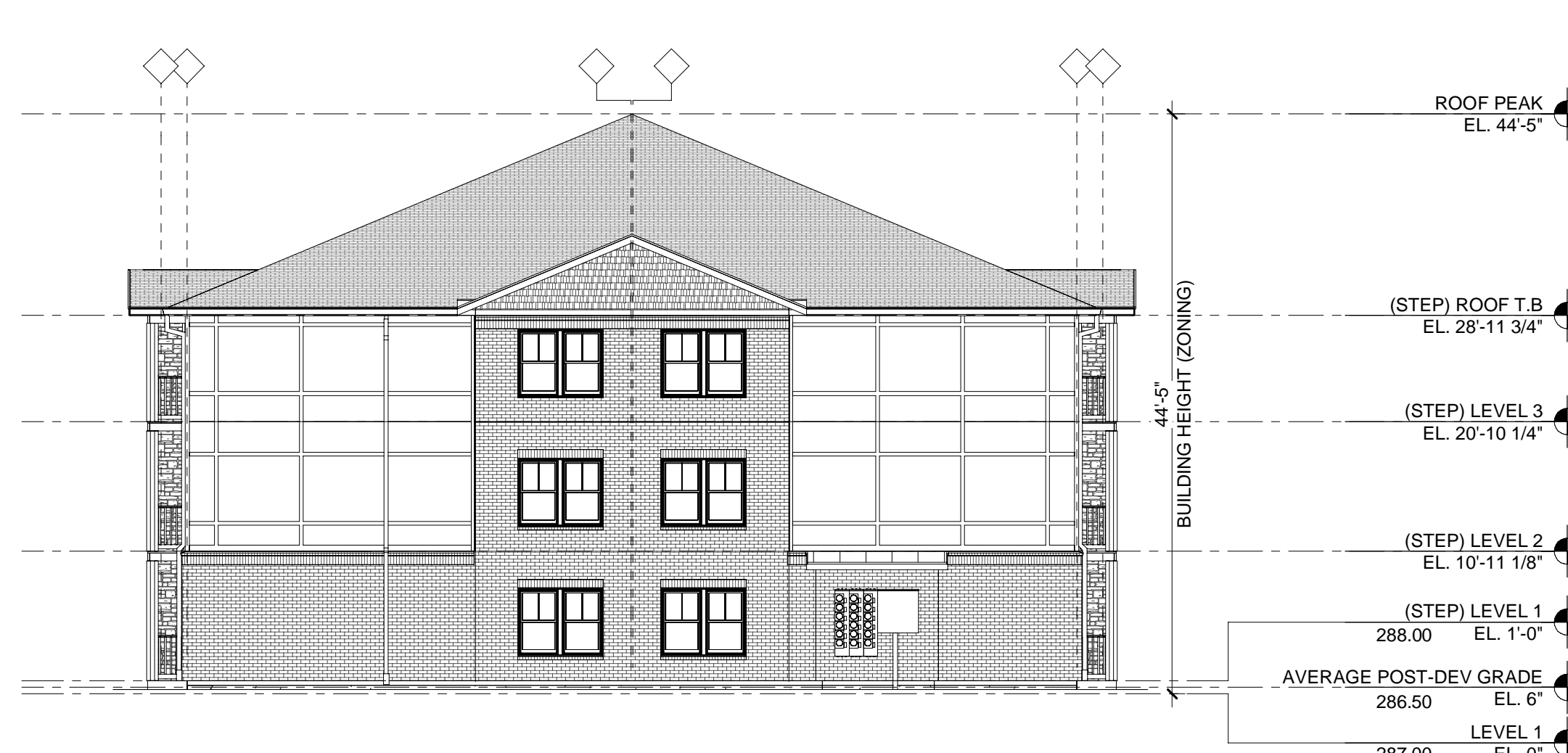
**1** W BUILDING ELEVATION (STONEY SPRING DR VIEW)  
A101 | A200 3/32" = 1'-0"



**2** E BUILDING ELEVATION (PARKING LOT VIEW)  
A101 | A200 3/32" = 1'-0"



**3** SOUTH BUILDING ELEVATION  
A101 | A200 3/32" = 1'-0"



**4** NORTH BUILDING ELEVATION  
A101 | A200 3/32" = 1'-0"

BUILDING #3	
NEAREST PRIMARY STREET : STONEY SPRING DR	
NE CORNER BLDG FACADE PROP GRADE	287.00
SE CORNER BLDG FACADE PROP GRADE	288.00
AVERAGE POST-DEV GRADE:	286.50

REVISIONS		
No.	Description	Date

Designed By \_\_\_\_\_ MLM  
Drawn By \_\_\_\_\_ GME  
Checked By \_\_\_\_\_ JRH  
Date \_\_\_\_\_ 7/9/2021  
Project No. \_\_\_\_\_ MHA 20-07

TITLE  
**BUILDING  
ELEVATIONS  
BUILDING # 3**

**90% CD DESIGN REVIEW  
NOT FOR CONSTRUCTION**  
7/9/2021

**A200**



**FOR  
REVIEW**

7/9/2021

**ROCK QUARRY LANDING  
MULTI-FAMILY APARTMENTS**

ROCK QUARRY ROAD  
RALEIGH, NORTH CAROLINA 27610

REVISIONS		
No.	Description	Date

Designed By MLM  
Drawn By GME  
Checked By JRH  
Date 7/9/2021  
Project No. MHA 20-07

TITLE  
**BUILDING  
ELEVATIONS  
BUILDING # 4**

**A200**

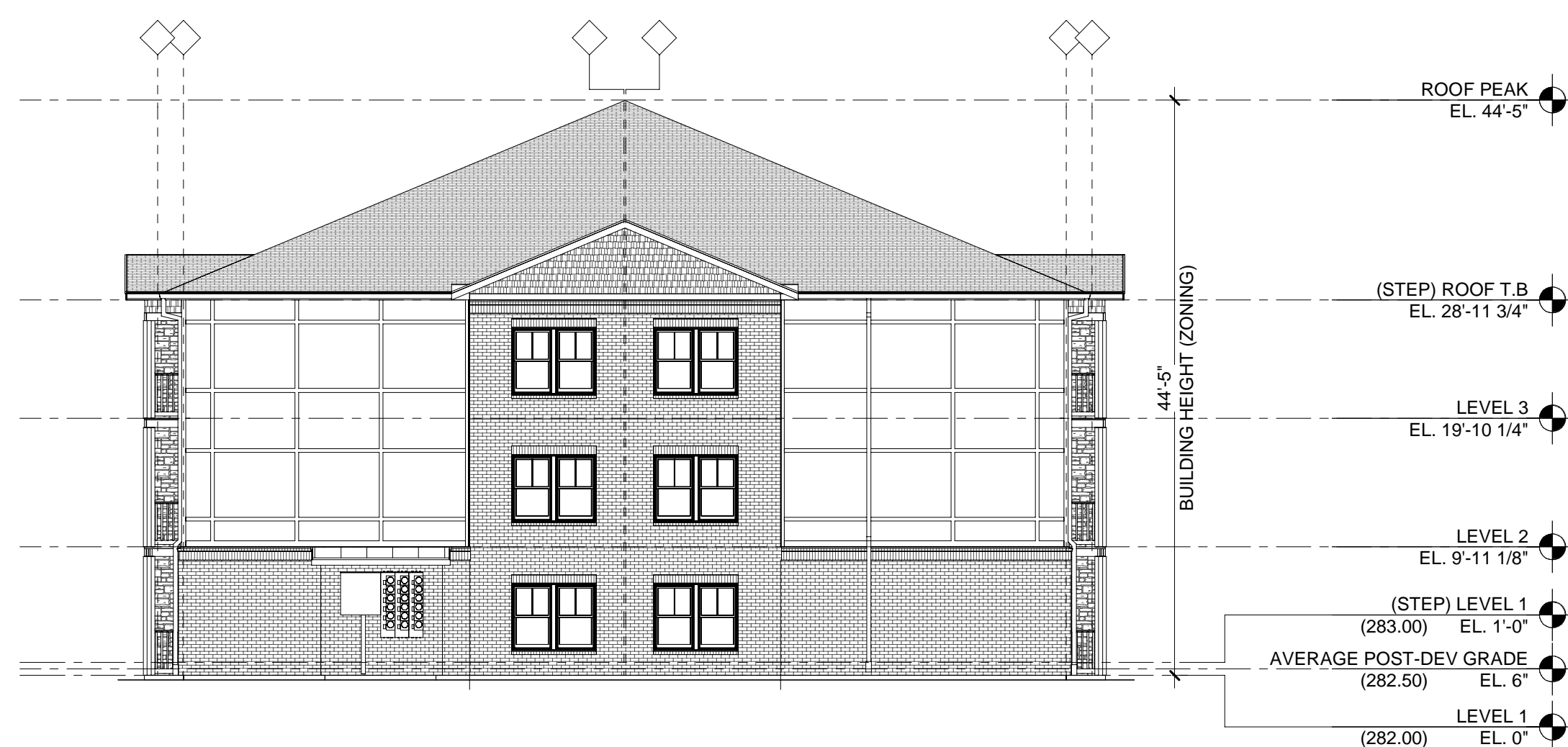
**90% CD DESIGN REVIEW  
NOT FOR CONSTRUCTION**  
7/9/2021



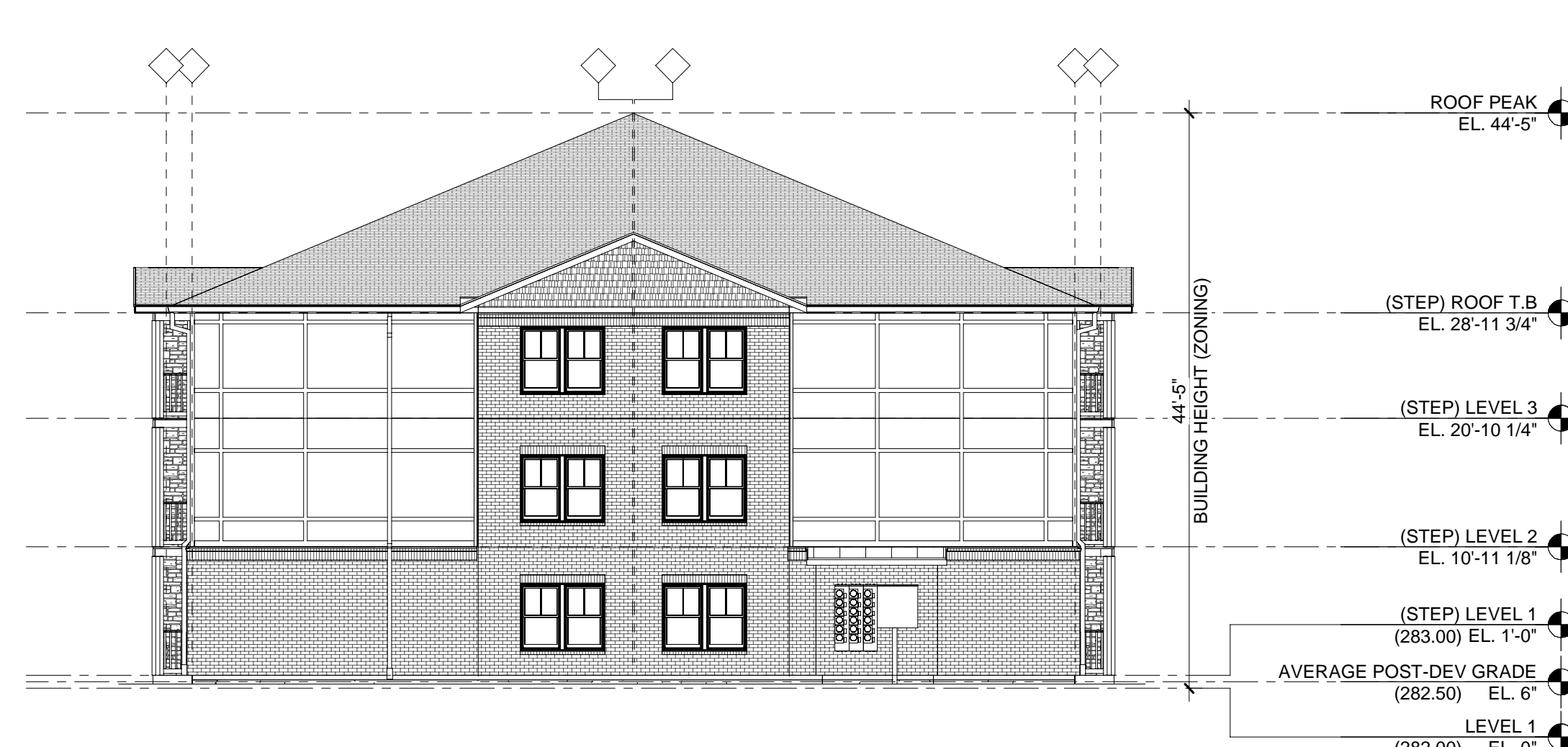
**1 NORTH BUILDING ELEVATION**  
3/32" = 1'-0"



**2 SOUTH BUILDING ELEVATION**  
3/32" = 1'-0"



**3 WEST BUILDING ELEVATION (PARKING LOT VIEW)**  
3/32" = 1'-0"



**4 EAST BUILDING ELEVATION**  
3/32" = 1'-0"

BUILDING #4	
NEAREST PRIMARY STREET : STONEY SPRING DR	
SW CORNER BLDG FACADE PROP GRADE	283.00
SE CORNER BLDG FACADE PROP GRADE	282.00
AVERAGE POST-DEV GRADE:	282.50

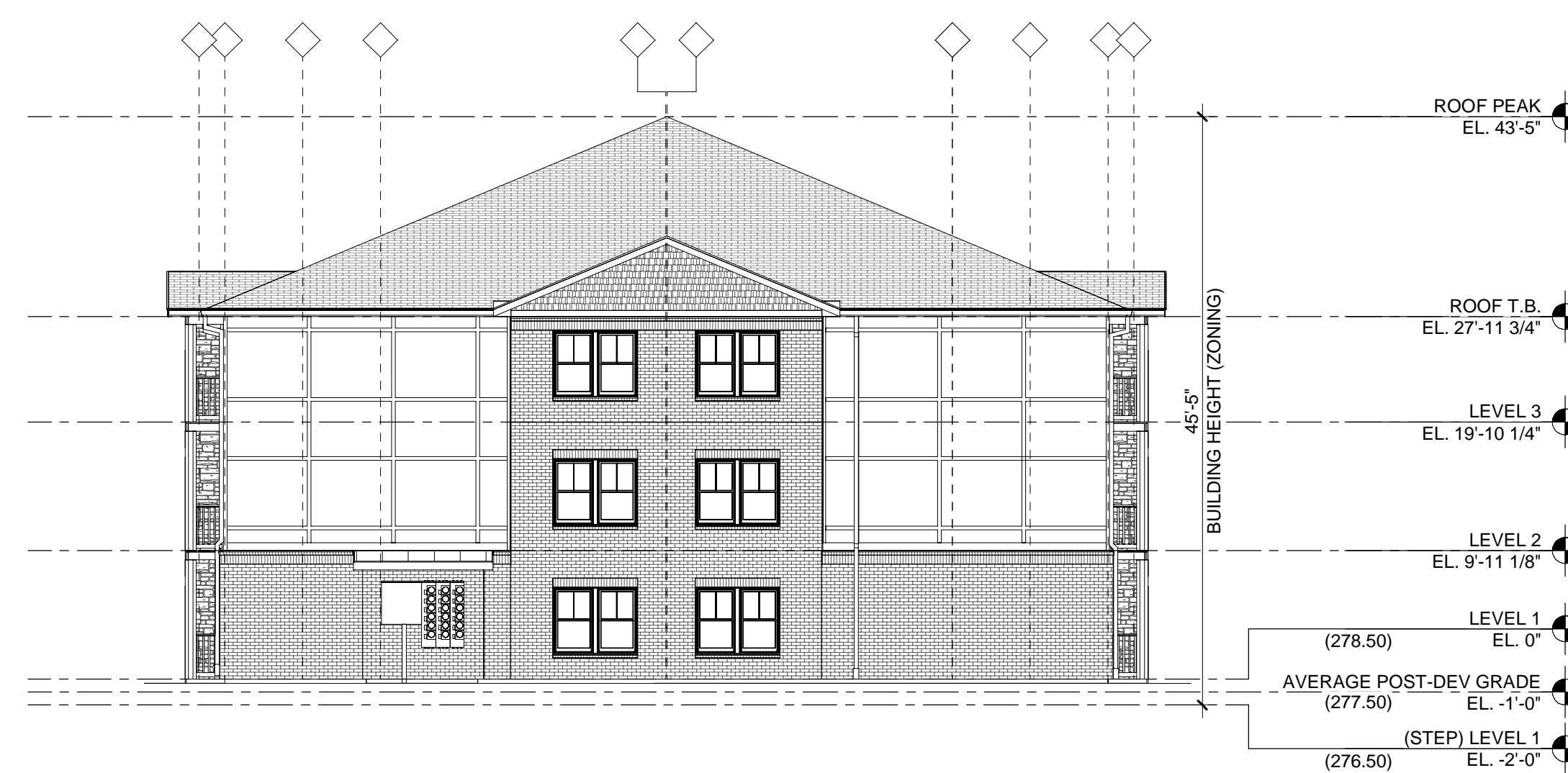
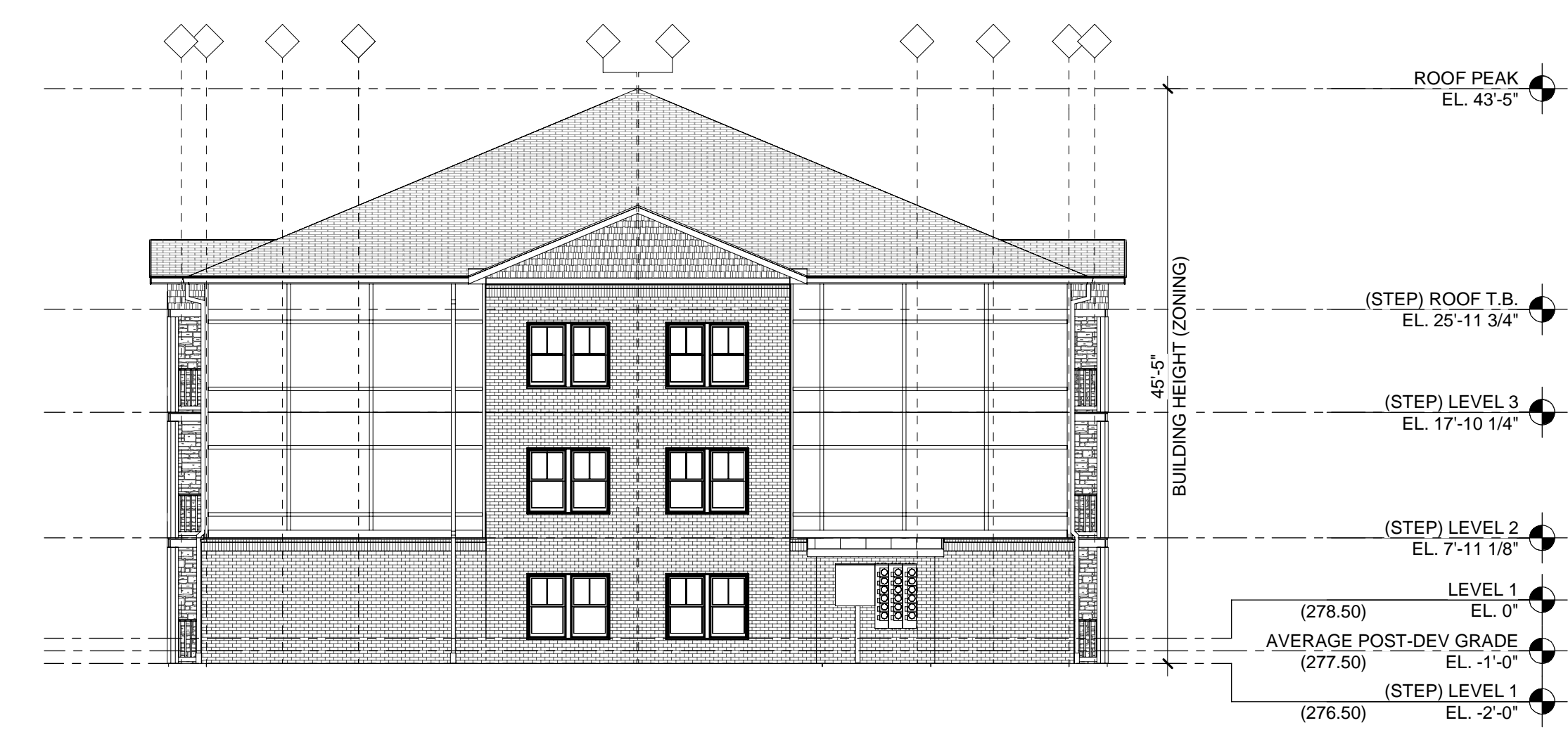


**FOR  
REVIEW**

7/9/2021

**ROCK QUARRY LANDING  
MULTI-FAMILY APARTMENTS**

ROCK QUARRY RD.  
RALEIGH, NORTH CAROLINA 27601



BUILDING #1	
NEAREST PRIMARY STREET : ROCK QUARRY RD	
SW CORNER BLDG FACADE PROP GRADE	278.50
SE CORNER BLDG FACADE PROP GRADE	276.50
AVERAGE POST-DEV GRADE:	277.50

REVISIONS		
No.	Description	Date

Designed By \_\_\_\_\_ MLM  
Drawn By \_\_\_\_\_ GME  
Checked By \_\_\_\_\_ JRH  
Date \_\_\_\_\_ 7/9/2021  
Project No. \_\_\_\_\_ MHA 20-07

TITLE  
**BUILDING  
ELEVATIONS  
BUILDING # 1**

**A201**

**90% CD DESIGN REVIEW  
NOT FOR CONSTRUCTION**  
7/9/2021



**FOR  
REVIEW**

7/9/2021

**ROCK QUARRY LANDING  
MULTI-FAMILY APARTMENTS**

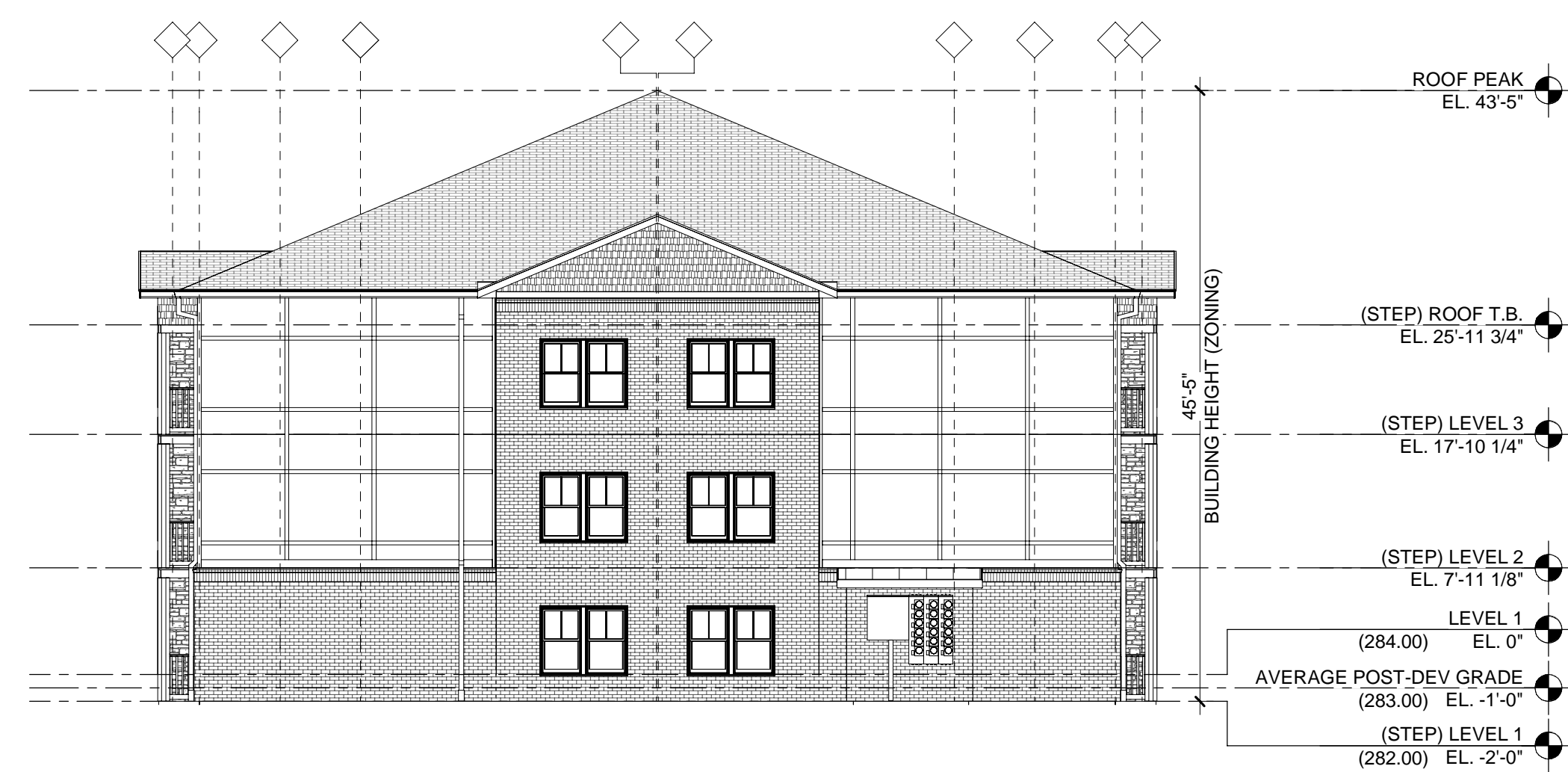
ROCK QUARRY RD.  
RALEIGH, NORTH CAROLINA 27610



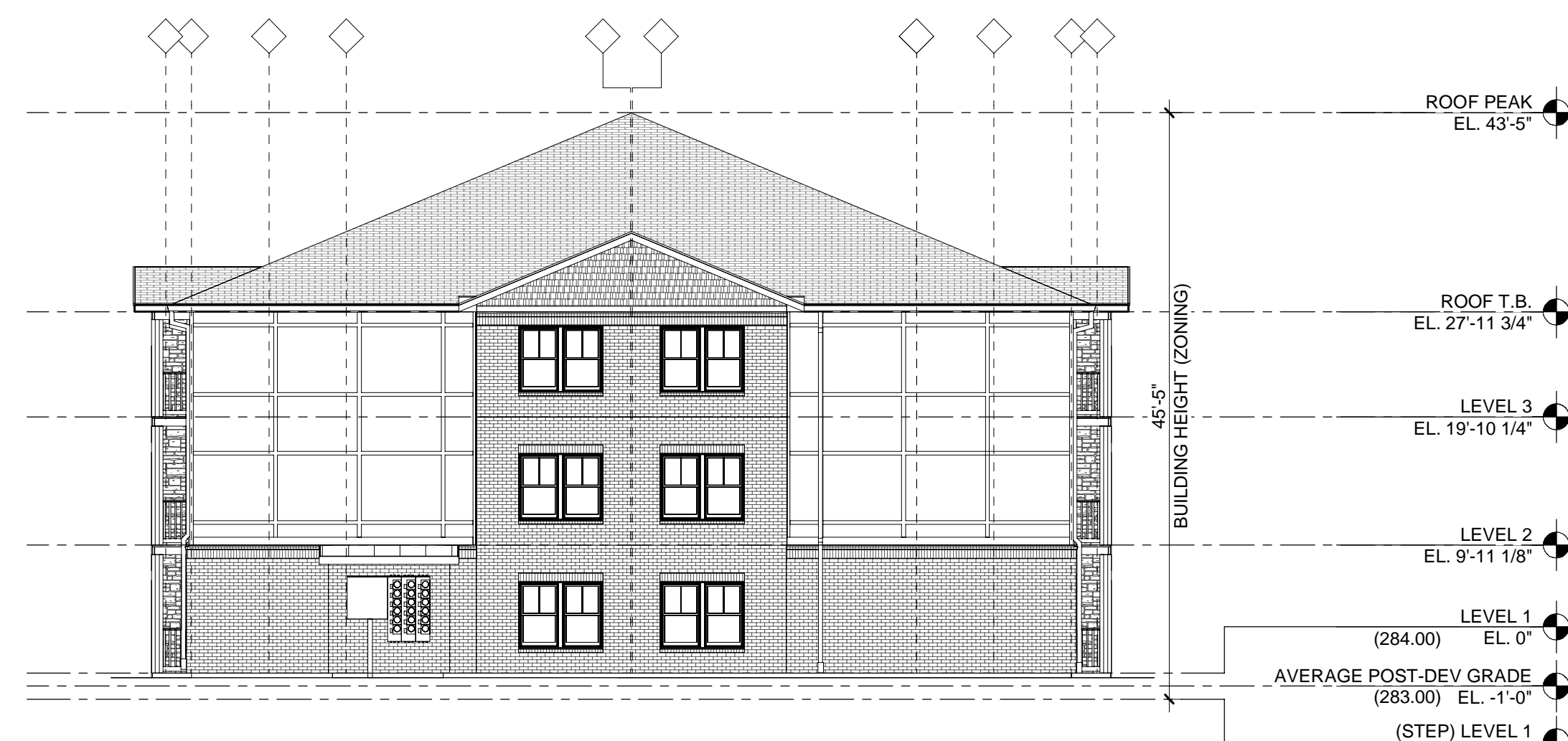
**1 NORTH BUILDING ELEVATION (PARKING LOT VIEW)**  
 A201 3/32" = 1'-0"



**2 SOUTH BUILDING ELEVATION (ROCK QUARRY RD VIEW)**  
 A201 3/32" = 1'-0"



**3 EAST BUILDING ELEVATION (STONEY SPRING DR)**  
 A201 3/32" = 1'-0"



**4 WEST BUILDING ELEVATION (PARKING LOT VIEW)**  
 A201 3/32" = 1'-0"

BUILDING #2	
NEAREST PRIMARY STREET : ROCK QUARRY RD & STONEY SPRING DR	
SW CORNER BLDG FACADE PROP GRADE	284.00
SE CORNER BLDG FACADE PROP GRADE	282.00
AVERAGE POST-DEV GRADE:	283.00

REVISIONS		
No.	Description	Date

Designed By \_\_\_\_\_ MLM  
 Drawn By \_\_\_\_\_ GME  
 Checked By \_\_\_\_\_ JRH  
 Date \_\_\_\_\_ 7/9/2021  
 Project No. \_\_\_\_\_ MHA 20-07

TITLE  
**BUILDING  
ELEVATIONS  
BUILDING # 2**

**A201**



**FOR  
REVIEW**

7/9/2021

**ROCK QUARRY LANDING  
MULTI-FAMILY APARTMENTS**

ROCK QUARRY RD.  
RALEIGH, NORTH CAROLINA 27610

REVISIONS		
No.	Description	Date

Designed By MLM  
Drawn By GME  
Checked By JRH  
Date 7/9/2021  
Project No. MHA 20-07

TITLE  
**BUILDING  
ELEVATIONS  
BUILDING # 5**

**A201**

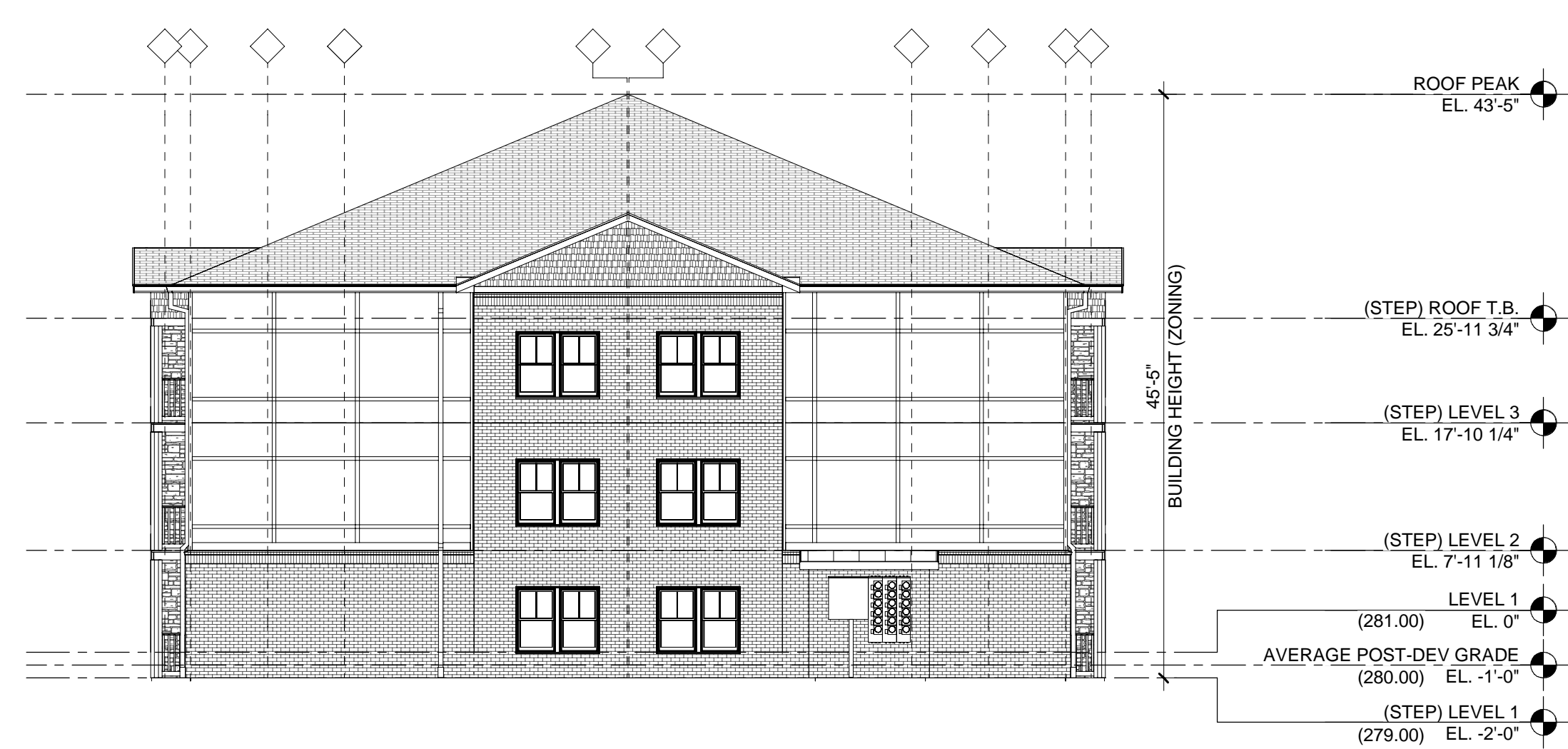
**90% CD DESIGN REVIEW  
NOT FOR CONSTRUCTION**  
7/9/2021



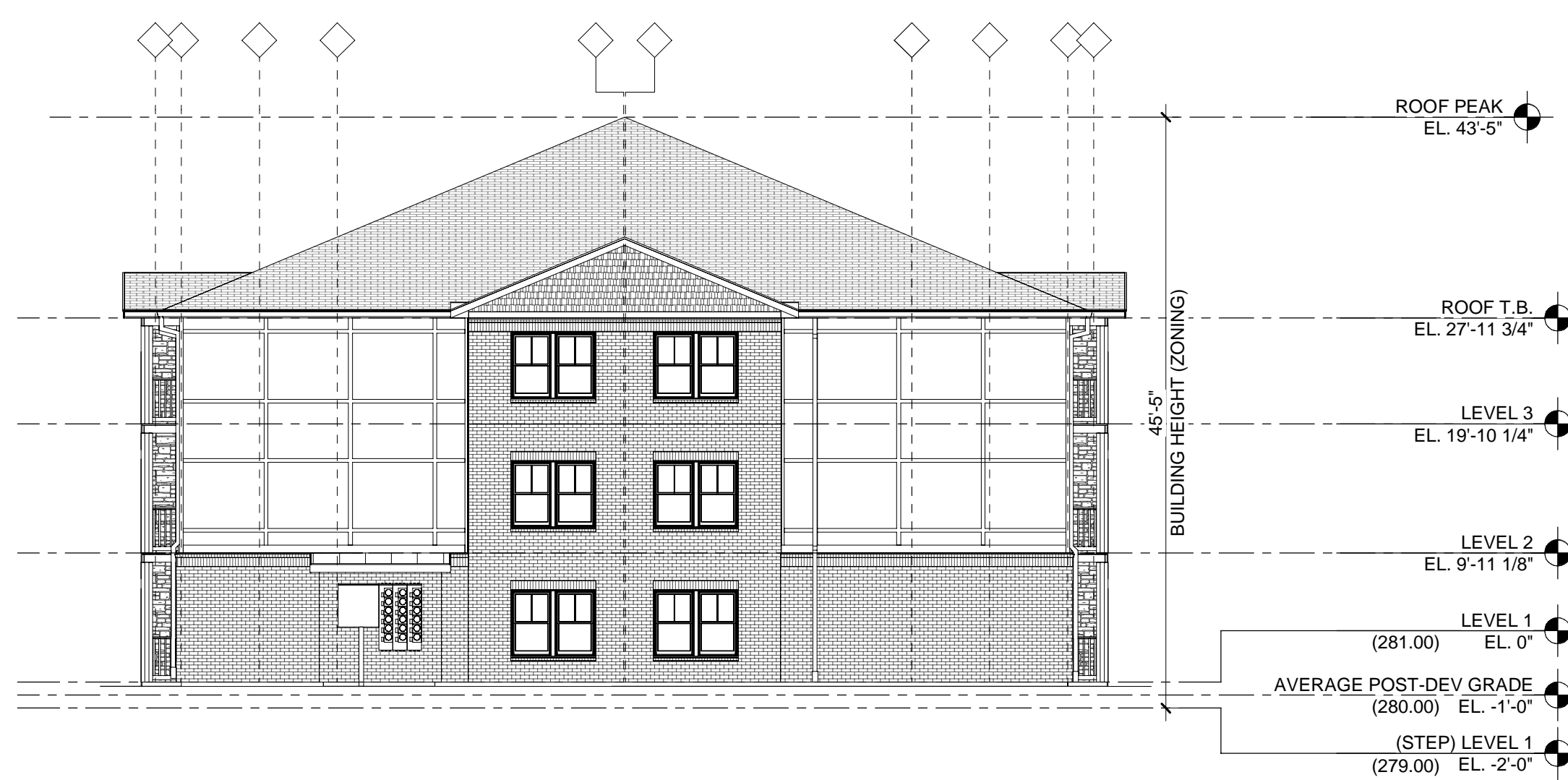
**1 NORTH BUILDING ELEVATION (PARKING LOT VIEW)**  
3/32" = 1'-0"



**2 SOUTH BUILDING ELEVATION (PARKING LOT VIEW)**  
3/32" = 1'-0"



**3 EAST BUILDING ELEVATION**  
3/32" = 1'-0"



**4 WEST BUILDING ELEVATION (PARKING LOT VIEW)**  
3/32" = 1'-0"

BUILDING #5	
NEAREST PRIMARY STREET : ROCK QUARRY RD	
SW CORNER BLDG FAÇADE PROP GRADE	281.00
SE CORNER BLDG FAÇADE PROP GRADE	279.00
AVERAGE POST-DEV GRADE:	280.00



**FOR  
REVIEW**

5/21/2021

**ROCK QUARRY LANDING  
MULTI-FAMILY APARTMENTS**

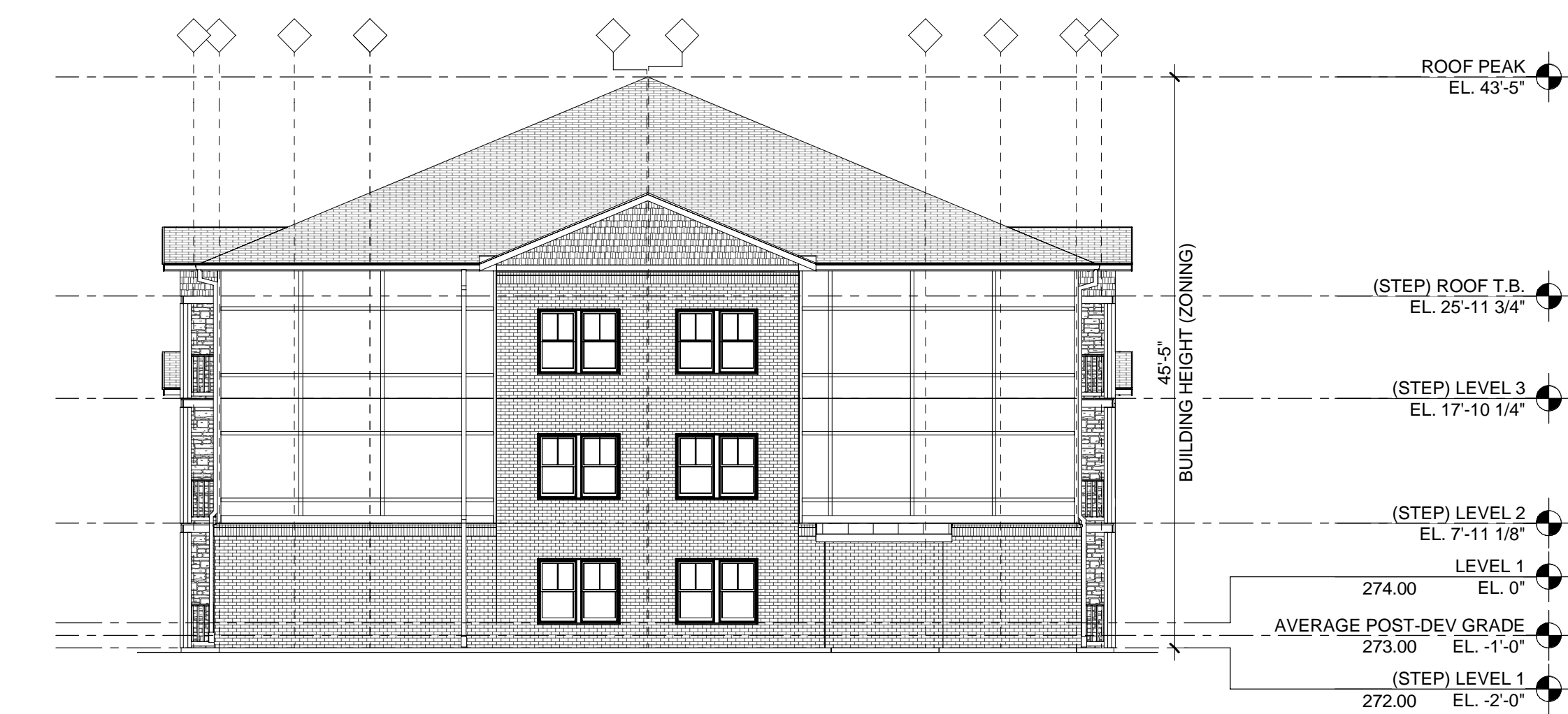
ROCK QUARRY RD.  
RALEIGH, NORTH CAROLINA 27610



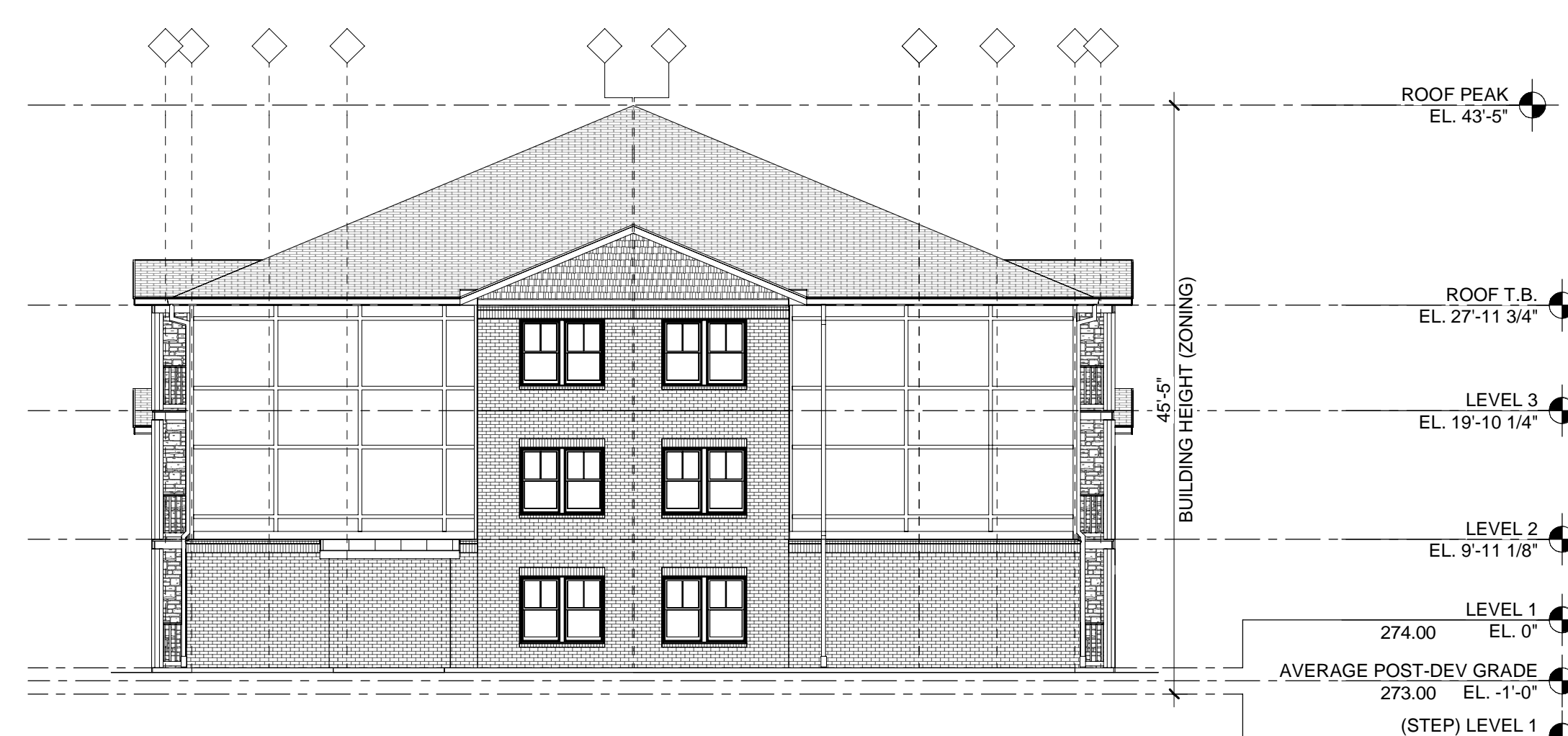
**1 WEST BUILDING ELEVATION (PARKING LOT VIEW)**  
3/32" = 1'-0"



**2 EAST BUILDING ELEVATION (SUNNYBROOK RD VIEW)**  
3/32" = 1'-0"



**3 NORTH BUILDING ELEVATION**  
3/32" = 1'-0"



**4 SOUTH BUILDING ELEVATION**  
3/32" = 1'-0"

BUILDING #6	
NEAREST PRIMARY STREET: SUNNYBROOK RD	
NE CORNER BLDG FACADE PROP GRADE	272.00
SE CORNER BLDG FACADE PROP GRADE	274.00
AVERAGE POST-DEV GRADE:	273.00

REVISIONS		
No.	Description	Date

Designed By MLM  
Drawn By GME  
Checked By JRH  
Date 4/27/2021  
Project No. MHA 20-07

TITLE

**BUILDING  
ELEVATIONS #6**

**90% CD DESIGN REVIEW  
NOT FOR CONSTRUCTION**  
4/27/2021

**A202**



FOR  
REVIEW

ROCK QUARRY LANDING

MULTI-FAMILY APARTMENTS

ROCK QUARRY ROAD  
RALEIGH, NORTH CAROLINA 27610

REVISIONS		
No.	Description	Date

Designed By MLM  
Drawn By GME  
Checked By JRH  
Date 03/01/21  
Project No. MHA20-07

TITLE

CLUBHOUSE  
ELEVATIONS

A307

NOT FOR CONSTRUCTION  
03/01/21

