



# Administrative Approval Action

Case File / Name: ASR-0015-2021  
ROCK QUARRY LANDING

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

**LOCATION:** This 13.6 acre project consisting of multiple parcels to be recombined is zoned RX-4-PL-CU and SHOD-1. These multiple parcels can be found on the northwest corner of the intersection of Rock Quarry and Sunnybrook Roads.

**REQUEST:** This 188 unit affordable housing project consists of six apartment buildings, a community building, amenities, infrastructure, and parking. Total gross building size proposed is 286,901 square feet.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 15, 2021 by Rivers and Associates, Inc..

## CONDITIONS OF APPROVAL and NEXT STEPS:

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

**SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

**The following items are required prior to approval of Site Permitting Review plans:**

### Engineering

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

### Public Utilities

2. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

### Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

### Urban Forestry



# Administrative Approval Action

Case File / Name: ASR-0015-2021  
ROCK QUARRY LANDING

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

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
-------------------------------------	-------------------------------------

<input checked="" type="checkbox"/>	Cross Access Agreements Required
-------------------------------------	----------------------------------

**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

### General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

### Public Utilities

2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
3. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

### Stormwater

4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

### Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .87 acres of tree conservation area, 7% of net site acres.

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***



# Administrative Approval Action

Case File / Name: ASR-0015-2021  
ROCK QUARRY LANDING

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

## General

1. A recombination map shall be recorded recombining the existing lots into a single tract.
2. That a 10x10 Construction Easement is shown on the plat to allow connection for a sidewalk from the south at the frontage with PIN 1722276122.
3. A demolition permit shall be obtained for the existing structures on site.
4. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

## Engineering

5. A cross access agreement among this development and Parcel with PIN 1722276122 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
6. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
7. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
8. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
9. A public infrastructure surety for (22) street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

## Public Utilities

10. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

11. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
12. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



# Administrative Approval Action

Case File / Name: ASR-0015-2021  
ROCK QUARRY LANDING

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

## Urban Forestry

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (22) street trees along Stoeny Spring Drive. Extension.
14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

### *The following are required prior to issuance of building occupancy permit:*

#### General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** December 22, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

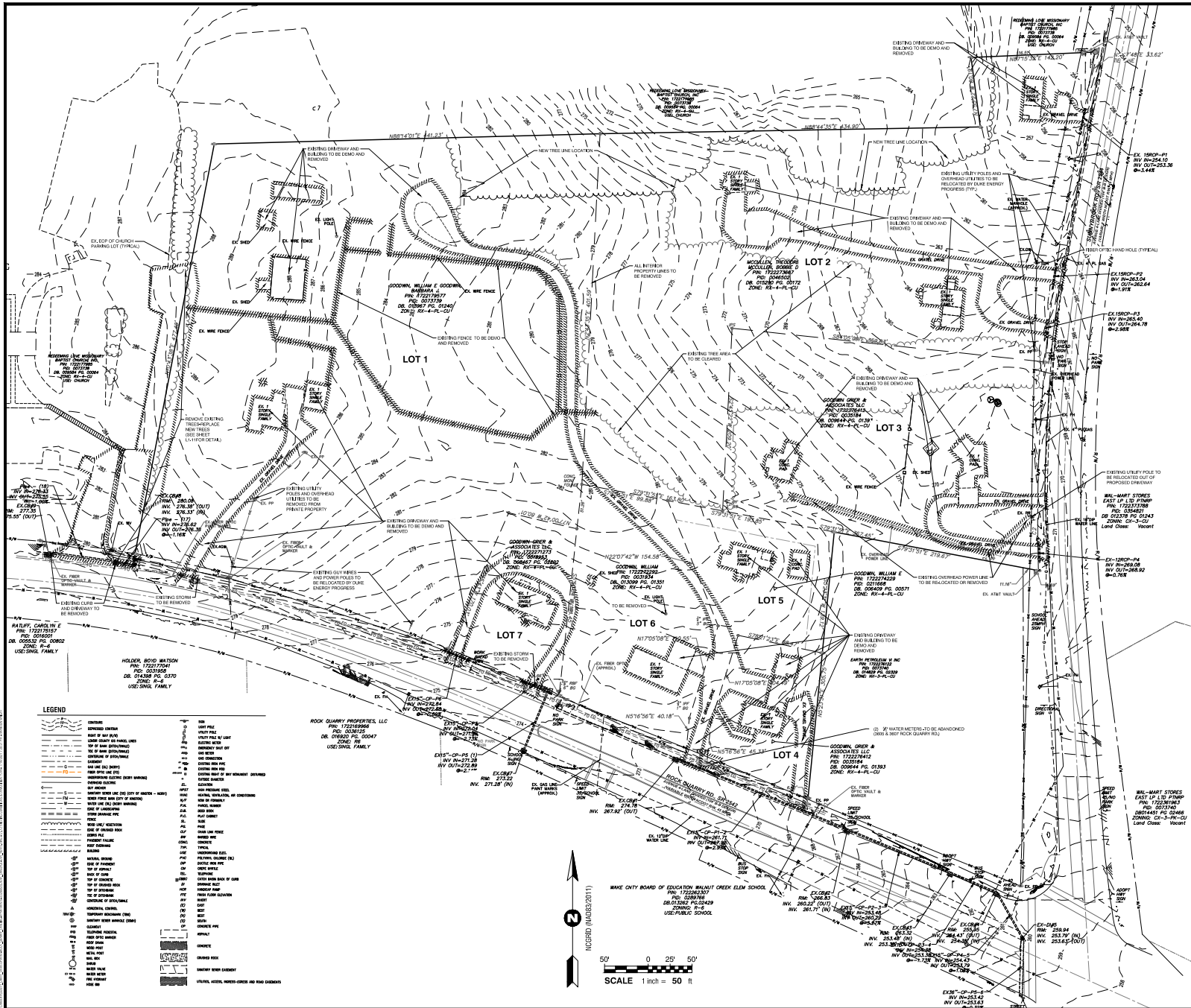
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Alysis Bailey Taylor* Date: 08/25/2021  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters







**PROPERTY INFORMATION / SITE ADDRESSES -**

LOT #	PROPERTY INFORMATION / SITE ADDRESSES
LOT 1	PIN - 172217677 REAL ESTATE ID - 007329 OWNER - WILLIAM E. GOODMAN, BARBARA A. GOODMAN DEED BOOK 01987, PAGE 0149 ADDRESS - 3601 ROCK QUARRY ROAD LOT 1 AREA - 5.524 ACRES
LOT 2	PIN - 172227907 REAL ESTATE ID - 004602 OWNER - THEODORE MACGILLLEN, ROBERT D. MACGILLLEN DEED BOOK 01620, PAGE 00172 ADDRESS - 2400 SUNNYBROOK ROAD LOT 2 AREA - 3.919 ACRES
LOT 3	PIN - 172276112 REAL ESTATE ID - 005198 OWNER - GOODMAN, GREER & ASSOCIATES, LLC DEED BOOK 00944, PAGE 01783 ADDRESS - 2412 SUNNYBROOK ROAD LOT 3 AREA - 1.944 ACRES
LOT 4	PIN - 172221502 REAL ESTATE ID - 004895 OWNER - WILLIAM E. GOODMAN DEED BOOK 00953, PAGE 01782 ADDRESS - 3601 ROCK QUARRY ROAD LOT 4 AREA - 3.016 ACRES
LOT 5	PIN - 172292597 REAL ESTATE ID - 021969 OWNER - WILLIAM E. GOODMAN DEED BOOK 00406, PAGE 00171 ADDRESS - 3605 ROCK QUARRY ROAD LOT 5 AREA - 6.577 ACRES
LOT 6	PIN - 172272202 REAL ESTATE ID - 003104 OWNER - WILLIAM GOODMAN DEED BOOK 01098, PAGE 01381 ADDRESS - 3601 ROCK QUARRY ROAD LOT 6 AREA - 0.889 ACRES
LOT 7	PIN - 172220179 REAL ESTATE ID - 001893 OWNER - GOODMAN, GREER & ASSOCIATES, LLC DEED BOOK 00947, PAGE 00202 ADDRESS - 3029 ROCK QUARRY ROAD LOT 7 AREA - 0.442 ACRES

**NOTE:**  
 ALL PRIVATE WELL & SEPTIC SYSTEM  
 ABANDONMENT OR REMOVAL SHALL BE IN  
 ACCORDANCE WITH WAKE COUNTY STANDARD  
 PROCEDURES.

NC License #0324  
**Rivers**  
 ENGINEERS, ARCHITECTS, PLANNERS  
 SUITE 200 300 W. AC 78109  
 28158-1584-1526  
 Landscape Architects

**Preliminary**  
 DO NOT USE  
 FOR CONSTRUCTION

**ISSUE REVISIONS:**

NO.	DESCRIPTION	DATE	BY
1	ASR SUBMITTAL #3	07/15/24	MS
2	ASR SUBMITTAL #2	05/21/24	MS
3	ASR SUBMITTAL #1	03/01/24	MS

**EXISTING CONDITIONS & DEMOLITION PLAN**  
 SOUTH CREEK DEVELOPMENT, LLC  
 ROCK QUARRY LANDING  
 RALEIGH - WAKE COUNTY - NORTH CAROLINA

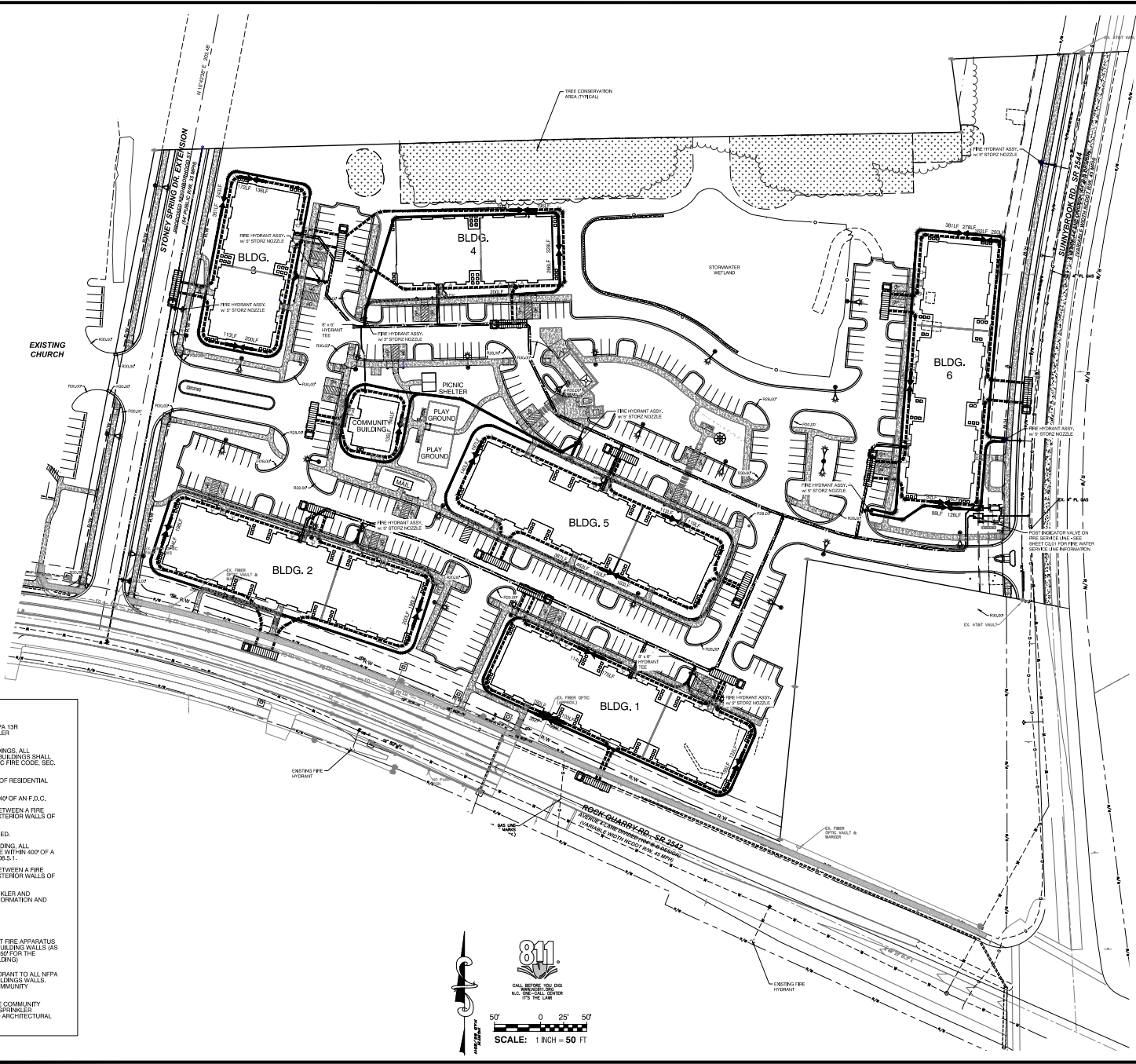
DATE: March 1, 2021  
 DESIGNED BY: MS  
 DRAWN BY: MS  
 CHECKED BY: SJB, PRM  
 PROJECT NO.: 2020082  
 DRAWING NO.: W-3907  
 SCALE: AS NOTED  
 SHEET NO.:

**C1.12**  
 NOTE:  
 RELEASED FOR SITE  
 PLAN REVIEW ONLY.  
 NOT FOR CONSTRUCTION.









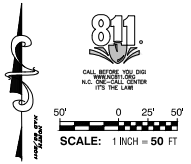
**NOTES:**

1. ALL APARTMENT BUILDINGS SHALL HAVE NFPA 13R FIRE SPRINKLER SYSTEMS. SEE FIRE SPRINKLER AND ARCHITECTURAL PLANS FOR DETAILS.
2. FOR THESE SPRINKLERED APARTMENT BUILDINGS, ALL PORTIONS OF THE EXTERIOR WALLS OF ALL BUILDINGS SHALL BE WITHIN 600' OF A FIRE HYDRANT AS PER NC FIRE CODE, SEC. 508.5.1.
3. A FIRE HYDRANT SHALL BE WITHIN 100 FEET OF RESIDENTIAL FIRE DEPARTMENT CONNECTIONS.
4. FIRE TRUCKS MUST BE ABLE TO GET WITHIN 40' OF AN F.D.C.
5. 300' IS THE MAXIMUM HOSE LAY DISTANCE BETWEEN A FIRE TRUCK AND THE FARTHEST POINT ON THE EXTERIOR WALLS OF ALL APARTMENT BUILDINGS.
6. THE COMMUNITY BUILDING IS UN-SPRINKLERED.
7. FOR THE UN-SPRINKLERED COMMUNITY BUILDING, ALL PORTIONS OF ALL EXTERIOR WALLS SHALL BE WITHIN 400' OF A FIRE HYDRANT AS PER NC FIRE CODE, SEC. 508.5.1.
8. 150' IS THE MAXIMUM HOSE LAY DISTANCE BETWEEN A FIRE TRUCK AND THE FARTHEST POINT ON THE EXTERIOR WALLS OF THE COMMUNITY BUILDING.
9. SEE UTILITIES PLAN, SHEET C3.01, FIRE SPRINKLER AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

**LEGEND:**

- 200' MAX HOSE LAY FROM NEAREST FIRE APPARATUS ACCESS ROAD TO ALL EXTERIOR BUILDING WALLS (AS PER NC FIRE CODE APPENDIX D, 1120' FOR THE UNSPRINKLERED COMMUNITY BUILDING)
- 400' MAX HOSE LAY FROM FIRE HYDRANT TO ALL NFPA 13R SPRINKLERED APARTMENT BUILDINGS WALLS AND FOR THE UNSPRINKLERED COMMUNITY BUILDING

NOTE: ALL BUILDINGS, EXCEPT THE COMMUNITY BUILDING, SHALL HAVE NFPA 13R SPRINKLER SYSTEM. SEE FIRE SPRINKLER AND ARCHITECTURAL PLANS FOR DETAIL.



NOTE:  
RELEASED FOR SITE  
PLAN REVIEW ONLY  
NOT FOR CONSTRUCTION



Preliminary  
DO NOT USE  
FOR CONSTRUCTION

ISSUE REVISIONS:

NO.	DATE	DESCRIPTION
1	07/15/21	ASR SUBMITTAL #3
2	08/21/21	ASR SUBMITTAL #2
3	03/01/22	ASR SUBMITTAL #1

SOUTH CREEK DEVELOPMENT, LLC  
ROCK QUARRY LANDING  
RALEIGH — WAKE COUNTY — NORTH CAROLINA  
FIRE APPARATUS ACCESS PLAN

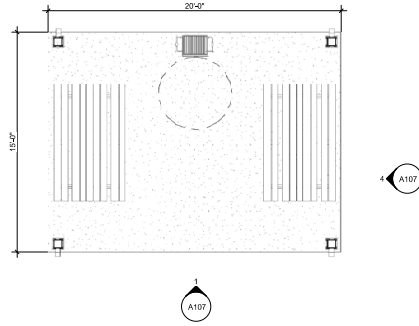
DATE: March 1, 2021  
 DESIGNED BY: SJB, MS  
 DRAWN BY: MS  
 CHECKED BY: PRM  
 PROJECT NO.: 2020082  
 DRAWING NO.: W-3907  
 SCALE: AS NOTED  
**C3.02**



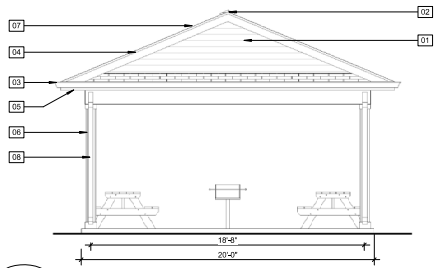




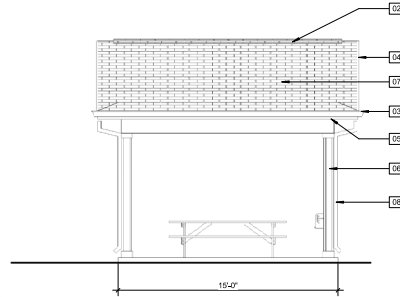




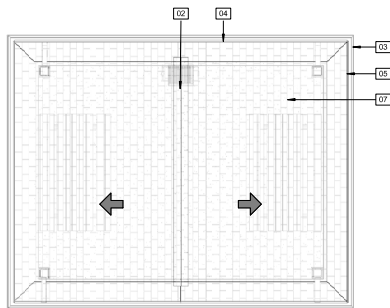
**3 PICNIC SHELTER FLOOR PLAN**  
 A107 1/4" = 1'-0"



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



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



**2 ROOF PLAN**  
 A107 1/4" = 1'-0"

**KEYNOTES - PICNIC SHELTER**

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

**MH architects**  
**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 the 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 copyright, trademark and other reserved rights, including copyright. This Instruments of Service shall not be used by the owner for other installations 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.



**ROCK QUARRY LANDING  
 COMMUNITY CENTER, MAIL CENTER,  
 PICNIC SHELTER & GAZEBO**

##1 ROCK QUARRY ROAD, RALEIGH, NC 27610

REVISIONS

No.	Description	Date

Designed By: MLM  
 Drawn By: MDH  
 Checked By: JRH  
 Date: 08/24/2020  
 Project No.: MHA20-07

TITLE  
**PICNIC SHELTER**

**NOT FOR CONSTRUCTION**  
 08/24/2020

**A107**



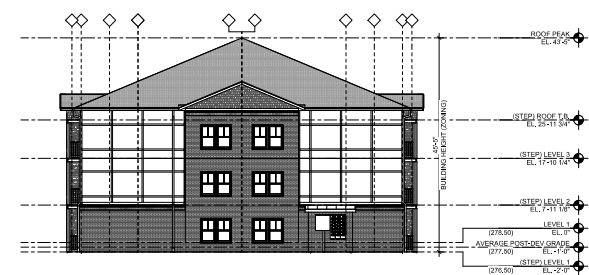




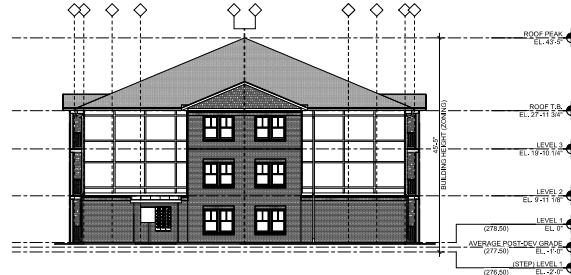
**1 NORTH BUILDING ELEVATION (PARKING LOT VIEW)**  
 A201 3/32" = 1'-0"



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



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



**4 WEST BUILDING ELEVATION**  
 A201 3/32" = 1'-0"

BUILDING #1	
NEAREST PRIMARY STREET: ROCK QUARRY RD	
SW CORNER BLDG FACADE PROP GRADE	276.50
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

**BUILDING ELEVATIONS  
 BUILDING # 1**

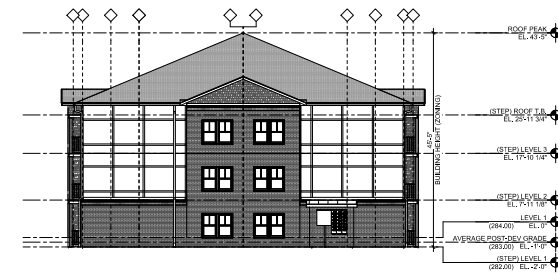
**A201**



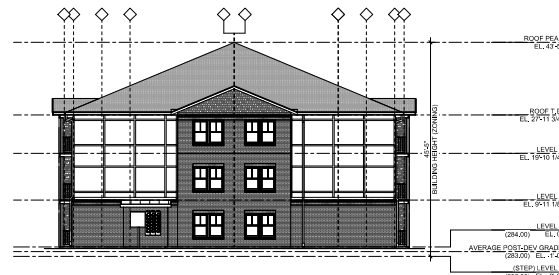
**1 NORTH BUILDING ELEVATION (PARKING LOT VIEW)**  
 A201 3/32" = 1'-0"



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

**BUILDING ELEVATIONS  
 BUILDING # 2**

**A201**

Overlays, specifications and other documents submitted to the Design Professional (DP) are the property of the DP and are to be used only for the project for which they were prepared. The DP shall not be held responsible for the quality and accuracy of the information provided by the client and/or other third parties. The DP shall not be held responsible for the quality and accuracy of the information provided by the client and/or other third parties. The DP shall not be held responsible for the quality and accuracy of the information provided by the client and/or other third parties.

**WEAVERCOOKE**



**FOR REVIEW**

7/9/2021

**ROCK QUARRY LANDING  
 MULTI-FAMILY APARTMENTS**

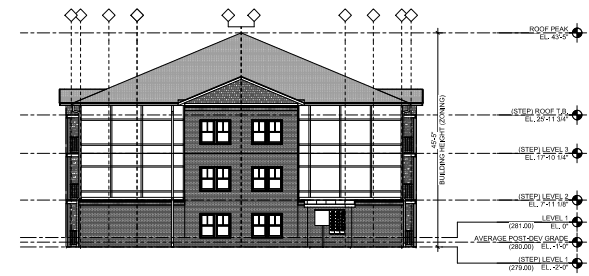
ROCK QUARRY, NC  
 RALEIGH, NORTH CAROLINA 27610



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



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



**3 EAST BUILDING ELEVATION**  
 A201 3/32" = 1'-0"



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

BUILDING #5	
NEAREST PRIMARY STREET: ROCK QUARRY RD	
SW CORNER BLDG FACADE PROP GRADE	381.00
SE CORNER BLDG FACADE PROP GRADE	376.00
AVERAGE POST-DEV GRADE	380.00

REVISIONS		
No.	Description	Date

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

**BUILDING ELEVATIONS  
 BUILDING # 5**

**A201**

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





**FOR REVIEW**

5/21/2021

**ROCK QUARRY LANDING  
 MULTI-FAMILY APARTMENTS**

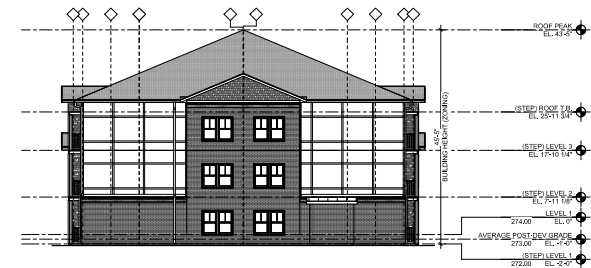
ROCK QUARRY, NC  
 RALEIGH, NORTH CAROLINA 27610



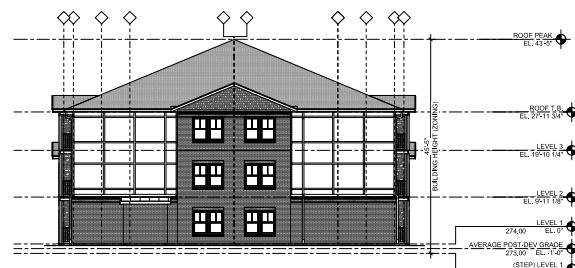
**1 WEST BUILDING ELEVATION (PARKING LOT VIEW)**  
 3/32" = 1'-0"



**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

**A202**

4/27/2021





**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 the 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 copyright, statutory and other reserved rights, including copyright. The instruments of service shall not be used by the owner for future situations or alterations to this project or for other projects, without the prior written agreement of the DP. The authorized use of the instruments of service shall be at the Owner's sole risk and without liability to the DP.



**FOR REVIEW**

**ROCK QUARRY LANDING**  
**MULTI-FAMILY APARTMENTS**

ROCK QUARRY (RQ-04)  
 RALEIGH, NORTH CAROLINA 27610

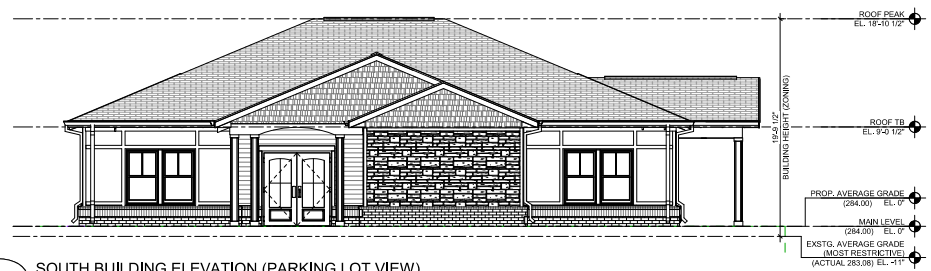
REVISIONS	
No.	Description

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

TITLE  
**CLUBHOUSE ELEVATIONS**

**A307**

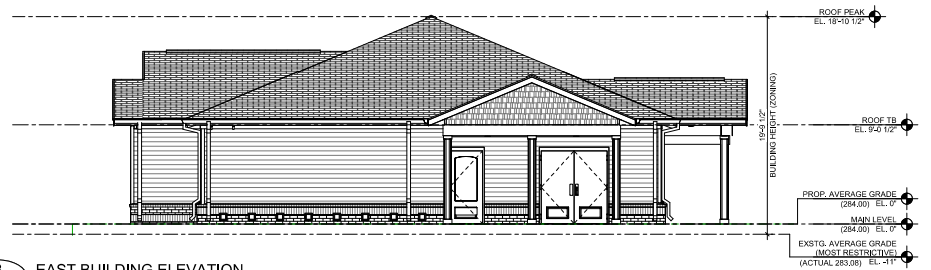
**NOT FOR CONSTRUCTION**  
 03/01/21



**1 SOUTH BUILDING ELEVATION (PARKING LOT VIEW)**  
 A307 3/16" = 1'-0"



**2 NORTH BUILDING ELEVATION**  
 A307 3/16" = 1'-0"



**3 EAST BUILDING ELEVATION**  
 A307 3/16" = 1'-0"



**4 WEST BUILDING ELEVATION**  
 A307 3/16" = 1'-0"