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
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. 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.

| ☑️ Utility Placement Easement Required | ☑️ 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:*
General

1. A recombination map shall be recorded recombinating 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 recording. 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 recording. 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).
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: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 08/25/2021

Staff Coordinator: Michael Walters
ASR-0015-2021 - TIER 3
ROCK QUARRY LANDING
3501 ROCK QUARRY ROAD, RALEIGH, NC 27610
03/01/21, REV'S: 05/21/21, 07/15/21

SOLID WASTE INSPECTION STATEMENT
1. ALL WASTE DISPOSAL TO BE PERFORMED BY PRIVATE VENDORS
2. THE DEVELOPER WILL SUBMIT ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. THIS PROJECT HAS SUMP SYSTEMS FOR SOLID WASTE AND CARDBOARD RECYCLING.

ATTENTION CONTRACTORS

ZONING CONDITIONS

ZONING CONDITION COMPLIANCE:
1. ALL PROPOSED DWELLING UNITS ON-SITE ARE MULTIUNIT LIVING APARTMENTS
2. PROPOSED 100 DWELLING UNITS ON 15.81 ACRES IS LESS THAN THE APPROVED CONDITION OF 14 DWELLING UNITS

REVIEW NAME
SKETCH PLAN
ASR
VAR
CASE #
ADMINISTRATIVE ALTERNATE
CASE #

NOTES:
1. ARE SHOWN ONLY AS A GUIDE FOR USE AND WILL BE SUBJECT TO MODIFICATION
2. ALL ORTHOGONAL INFORMATION SHOWN SUPERCEDES ALL PLAN APPENDICES
3. ALL INFORMATION SHOWN IN THE APPENDIXES SUPERCEDE THE ORTHOGONAL INFORMATION
4. MASTER DRAWINGS APPEAR ON SHEET 15

Preliminary
DO NOT USE FOR CONSTRUCTION
PICNIC SHELTER FLOOR PLAN

ELEVATION

ROOF PLAN

KEYNOTES - PICNIC SHELTER

1. Low maintenance horizontal lap siding
2. Mahogany colored finish
3. Pineal toluene-free finish coating
4. Low maintenance roofing material
5. Low maintenance floor material
6. Low maintenance structural materials
7. Ultra-lightweight architectural pre-engineered elements
8. Finish to be specified by contractor

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

NOT FOR CONSTRUCTION

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