

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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



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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).

☑ <u>LEGAL DOCUMENTS</u> - 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.

Ø	Utility Placement Easement Required		V	Cross Access Agreements Required
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☑ **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

 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.

☑ <u>BUILDING PERMITS</u> - 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:



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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.
- 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).



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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:	Alusia Bailey Taylor	_ Date:	08/25/2021
	Development/Services Dir/Designee	_	

Staff Coordinator: Michael Walters

DESIGN TEAM

SUMMERFIELD, NC 27358 6704 FEGAN ROAD SUMMERFIELD, NC 27358

336-669-3587 CHARLIE@SOUTHCREEKDEVELOPPMENT.COM

SITE DATA TABLE

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

SITE AREA -

LAND USE

NEIGHBORHOOD TRANSITION ZONE

PRIMARY STREETS -

BUILD-TO -

PIN - 1722178577

REAL ESTATE ID - 0073739

OWNER - WILLIAM E. GOODWIN, BARBARA J. GOODWIN

DEED BOOK 013857, PAGE 01240

ADDRESS - 3501 ROCK QUARRY ROAD

PIN - 172227967

REAL ESTATE ID - 0046502

OWAREN THEOCORE MICULLEN, BOBBLE D. MICULLEN
DEED BOOK 015260, PAGE 00172

PIN - 1722776412 REAL ESTATE D - 00351849 OWNER - GOODWIN, GRIER & ASSOCIATES, LLC DEED BOOK 008041, PAGE 01393 ADDRESS - 2412 SUNWIRBOOK ROMD LOT 3 AREA - 1.844 ACRES

ADDRESS - 3607 ROCK QUARRY ROAD LOT 4 AREA - 0.416 ACRES

PIN - 17222742297 REAL ESTATE ID - 0211668

ADDRESS - 3505 ROCK QUA LOT 5 AREA - 0.577 ACRES

LOT 3 AREA - 0.893 ACRES

OWNER - WILLIAM E. GOODWIN

PIN - 1/22272292 REAL ESTATE ID - 0031904 OWNER - WILLIAM GOODWIN DEED BOOK 013099, PAGE 01351

LOT 3 MEA - 0899 ACHES
PN - 17929715 E - 401892
MAL STRIFE E - 401

NOT REQUIRED FOR THIS SITE WHICH DOES NO

RALEIGH STREET PLAN MAP & THE RSDM, BOTH

DIVIDED, AND ARE THEREFORE PRIMARY STE PRIMARY ST. REQUIRED - 0 MIN. / 100 MAX. PRIMARY ST. PROVIDED -ROCK QUARRY RD. - 18 MIN. SUNNYBROCK RD. - 18 MIN.

SUNNYBROOK RD. 16 MIN.
PRIMARY ST. BLDG. WIDTH RBCD. 50% MIN.
PRIMARY ST. BLDG. WIDTH PROVIDEDBOCK QUARRY RD. 548/751 = 25%
SUNNYBROOK RD. 279/551 = 50%
SIDE ST. REQUIRED 0 MIN. / 100 MAX.

SEE SHEET C2.31 FOR ADDITIONAL INFORMATION)

IMMEDIATELY ABUT A RESIDENTIAL DISTRICT, AS PER UDO, SEC., 3.5.1.A. PER TC-6A-18, SECTION 2, C.1, THE

LOT 1 AREA - 5,524 ACRES

CIVIL ENGINEER: RIVERS AND ASSOCIATES INC. 353 EAST SIX FORKS RD., SUITE 230 RALEIGH, NC 27609 SBALLENTINE@RIVERSANDASSOCIATES.COM

LANDSCAPE ARCHITECT: RIVERS AND ASSOCIATES, INC. 353 EAST SIX FORKS RD., SUITE 230 RALEIGH, NC, 27609

PMEDER@RIVERSANDASSOCIATES.COM

ARCHITECT: MOORE HOCUTT ARCHITECTS, PLLC 1308 W. WENDOVER AVE., SUITE 101 GREENBORO, NC 27408 MMOORE@MOOREHOCUTTARCHITECTS COM

CONTRACTOR: WEAVERCOOKE CONSTRUCTION, LLC 8404 KEY BOULEVARD GREENSBORO, NC 27409 336-378-7900

MKOENIG@WEAVEWRCOOKE.COM

RIVERS AND ASSOCIATES, INC. 353 EAST SIX FORKS RD., SUITE 230 RALEIGH, NC, 27609 919-594-1626 RPUCKETT@RIVERSANDASSOCIATES.COM

MUNICIPAL CONTACTS

CITY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT ONE EXCHANGE PLAZA, SUITE 400

NCDOT DIVISION 5, DISTRICT 1 SEAN BRENNAN, PE EDIVIN E FENNER DE 4009 DISTRICT DRIVE RALEIGH, NC 27607 919-733-7759 919-715-5778 FAX

BUILDING INSPECTIONS CITY OF RALEIGH PERMITS & INSPECTIONS DEPARTMENT ONE EXCHANGE PLAZA, SUITE 400 RALEIGH, NC 27601

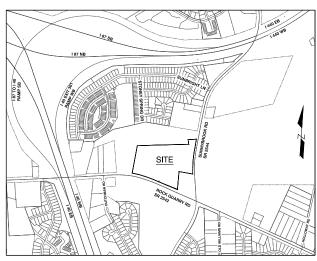
EROSION CONTROL CITY OF RALEIGH STORMWATER UTILITY 222 WEST HARGETT ST., SUITE 301

919-516-2168

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



VICINITY MAP SCALE: 1"=500"

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES TO BE PROVIDED BY PRIVATE VENDOR.
 THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
 THIS PROJECT HAS DUMPSTERS FOR SOLID WASTE AND CARDBOARD.
- RECYCLING.

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (\$19) 996-4349, AND THE PUBLIC UTLIBED DEPARTMENT AT (\$19) 996-4349, AND THE PUBLIC UTLIBED DEPARTMENT AT (\$19) 996-4349 AT LEAST TWENTY FOUR HOURS PRIOR TO BECHNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THISSUANCE OF MONETARY PINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTIOD AS A RESULT OF THIS INTERCTION PAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE OR ANY OTHER VIOLATION OF CITY OF BALEGY STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM ENLINE WORKIN THE CITY OF BALEGY.

ZONING CONDITIONS

ORDINANCE NO. (2020) 79 ZC 796 Conditions deted: February 14, 2020

ZONING CONDITION COMPLIANCE

- ALL PROPOSED DWELLING UNITS ON-SITE ARE MULTI-UNIT LIVING
- PROPOSED 188 DWELLING UNITS ON 13.615 AC SITE = 13.81 D.U./ACRE (LESS THAN THE APPROVED CONDITION OF 14

CASE#

REVIEW NAME REVIEW # SKETCH PLAN SCOPE 0074-2020 ASR-0015-2021 SPR VARIANCE CASE# ADMINISTRATIVE ALTERNATE

SHEET INDEX Description C1,01 Cover Sheet C1.02 General Notes C1.12 Existing Conditions & Demolition Plan C2.01 Site Plan Transportation Plan C2.31 C2 41 Solid Waste Collection Plan C3.01 Utilities Plan C3.02 Fire Apparatus Access Plan C3.10 Sanitary Sewer Outfall Plan C4.01 Grading & Drainage Plan C4.21 Stormwater Control Plan C4 22 Stormwater Control Notes C5.01 Site Details C5.02 Site Details C5,03 Site Details L1.01 Tree Conservation Plan L1.11 Landscape Plan L1.12 Landscape Plan - HVAC Screening L1.21 Landscape Notes & Details SL1.01 Site Lighting Plan SL1.02 Site Lighting Plan - Detailed A106 Mail Center A107 Picnic Shelter A200 Building #3 Elevations Building #4 Elevations A200 A201 Building #1 Elevations Building #2 Elevations A201 Building #5 Elevations Building #6 Elevations A307 Clubhouse Elevations

NOTES:

- SEE SHEETS C2.01, C2.31, C3.02 AND C2.41 FOR ADDITIONAL SITE DATA INFORMATION AND UDO REQUIRE CALCULATIONS.
 ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY OF RALEIGH ANDS NCDOT STANDARDS AND SPECIFICATIONS
- RALEGIA MOS NCOT STANDARDS AND SECRIFICATIONS, AS APPLICABLE.

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GEE SHETE C.2.1 FOR ACCITIONAL INFORMATION, INC.
MINISTER, BULLANDER FECO - 4 STONERS, GE MAN.
PROPOSED - 3 STOREN RATE, ELDOS. - 4871-1-587 MAY.
ACCISSORY BLOSS DESTO. -288 MAY.
RECORDED - 2 MAY.
RECORDED - 1 VISITOR SPACES - 188 DU / 10 = 19 SPACES | 455 SPACES RECY | MAX. SPACES ALLOWED BY USE (UDO 7.1.2.D) MAX. SPACES ALLOWNERS
455 X 150% — 683 SPAULS
APPORDABLE HOUSING REDUCTION (UDO.
7.1.8.8.1, 2)
REQUIRED: 1 SPACE / D.U. + MISTOR SPACES
REQUIRED: 188 SPACES
- 188 SPACES
- 188 SPACES
- 188 SPACES REQUIRED - 188 DU X 1 = 188 PACES
188 D.U. / 10 (NSTORS) = 19 SPACES
TOTAL REQUIRED - 207 SPACES
NOTE: STOPMWATER RUNOFF FROM ALL PROPI
MP. SURFACE AREAS, INCLUDING ALL PARKING SPACES IS BEING DETAINED TO PRE-DEVELOPMENT LEVELS FOR THE 2 , 10 - AND 50 - YEAR STORM JENTS. ORTH CAROLINA HOUSING FINANCE AGENCY

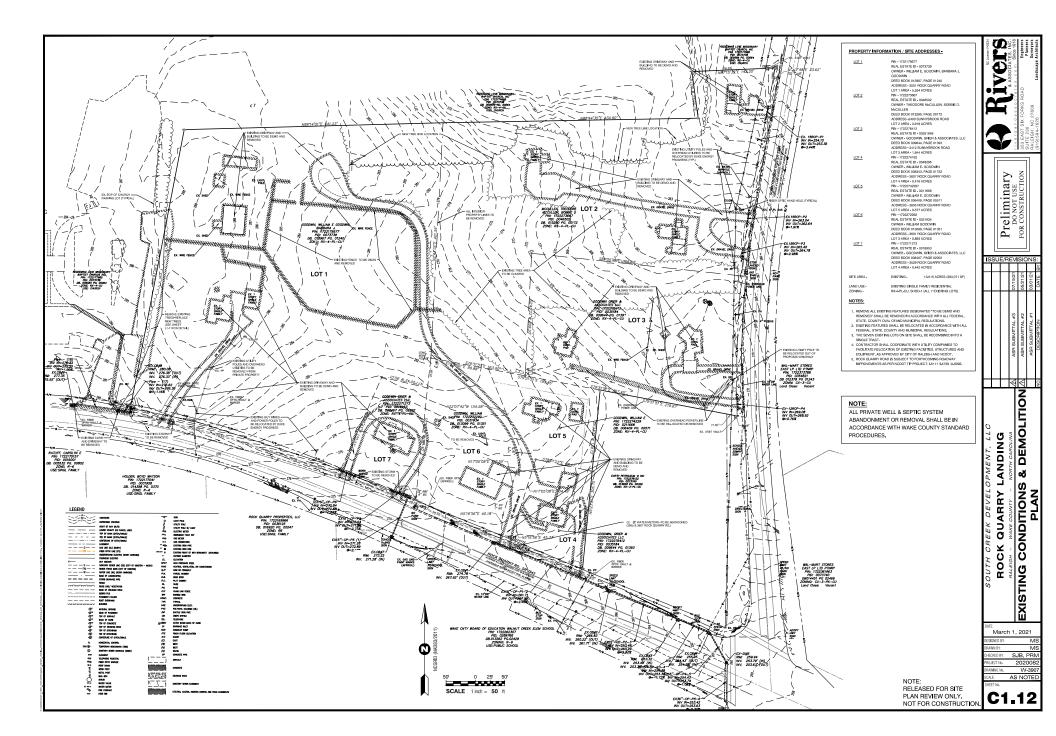
Suite 230 Landscane Architects 919-594-1626

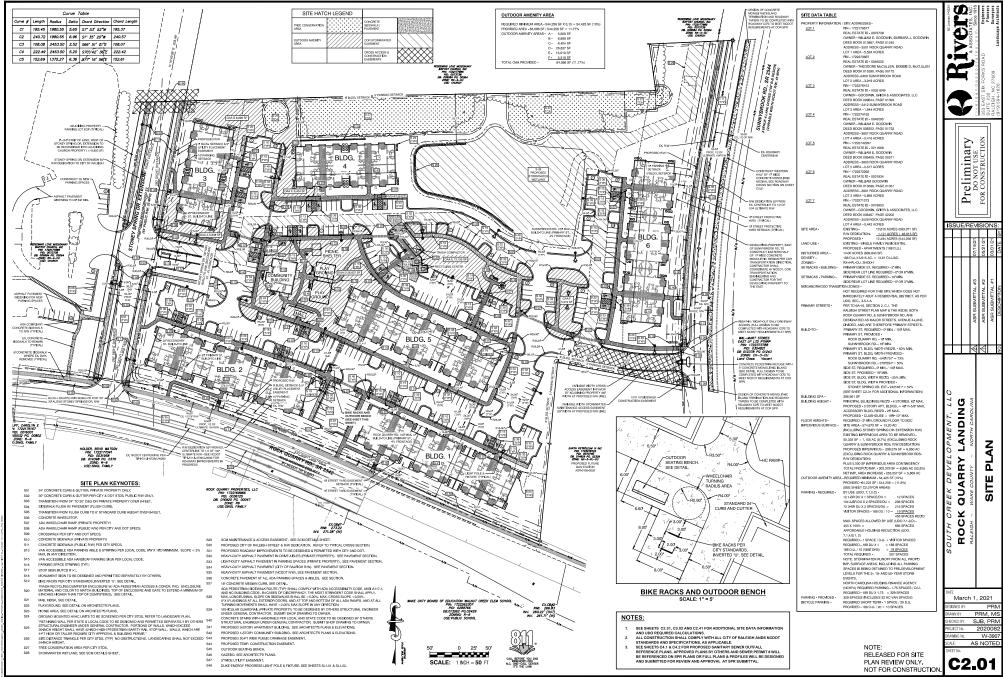
Administrative Site Review Application This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.28. Please check the appropriate building types and include the plan checklist document when submitting. Office Use Only: Cash if: Planer (print): Stitles Flan Tier: Tier Two Ste Plan Tier Tierse Site Plan
Site Flan Tier: Tier Two Ste Plan Site Flan Site Termaction History Attached Development name: ROCK QUARRY LANDING inside City limits? Yes 🗸 No Site P. I N (s): 1722276412, 1722273667, 1722179577, 1722271273, 1722272292, 1722274229, 1722274162 Please Sestillotte soop of took induce any addition, againstees, and chasge of the ALL EXISTING STRUCTURES (SINGLE-FAMILY RESIDENTLY, SOUTBUILDINGS) ON THE PROPERTY WILL BE REMOVED, CONTROLLED SIX PROPOSES APPLATMENT BUILDINGS (AFFORDABLE HOUSING, COMMUNITY BUILDING, MENTERS PARKING LOTS, ASSOCIATED UTIL TIES STORMANTER SOM AND ROADWAY MEROVEMENTS. Current Property Owner/Developer Contact Name: CHARLIE HERITAGE Consult Project Control Contro Applications of PALC MEDIEN, PLA
Company RIVERS & ASSOCIATES
Address 353 E SIX FORKS RD, SUITE 230, RALEIGH, NO 27809
Phons 4:919.215.2492
Ensit PMEDER@RIVERSANDASSOCIATES.DDM Page 1 of 2 rai eighno.gov

	all developments		
SITE DATA	BUILDING DATA		
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished): 0 SF		
RX-4-PL-OU	Existing gross floor area to be demoi shed: 18 554 SF		
Gross steacreage: 13,615	New gross four area 286,901 SF		
# of parking spaces required: 207	Total afigross (to remain and new): 288,901 SF		
Wolfparking spaces proposed: 329	Procesed # of buildings: 9		
Overlay District (if applicable): SHQD-1	Proposed # of stories for each printing appears and a proposed to the proposed		
Existing use (UDO 6.1.4) RESIDENTIAL, SINSLE-UNIT LIVING			
Proposed use (UDC 5.1.4): www.wayereasan.erosan.erosan.erosan	ā		
	TO THE PARKET FACE REPORTED AND AND AND AND AND AND AND AND AND AN		
	RINFORMATION		
Existing Impervious Surface Acres: */-1.155 Square Feet: */-50.322	Proposed Impenious Surface: Acres: +14.935 Square Fee:: +/403,379		
is this a front hazard area? Yes No 🚩			
If yes, please provide: NA			
Albyial sols: N/			
Flood study: NA			
FEMA Map Panel 9: 31201 (2200).			
Neuse River Buffer Yes No ✔	Wedancs Yes No ✓		
RESIDENTIAL D	DEVELOPMENTS		
Total # of dwelling units: 188	Total # of hotel units: NA		
# of bodroom units: 1 br 12 2 br 104 3 br 7	2 4br or more NA		
# of lots 7 EX. PARCELS TO BE RECONDINED INTO ONE LE	OT is your project a cottage count? Yes ☐ No 🗷		
SIGNATU	RE BLOCK		
in filling this plan as the property owner's), two do hereb	wagree and firmly bind ourselves, mylour heirs.		
in filling this plan as the property owner(s), lowe do hereb executors, administrators, successors, and assigns id nit	y agree and firmly bind curselves, mylcur heirs. In and severally to construct all improvements and make		
in filing this plan as the property owner(s). Nive do hereb elecutors, administrators, successors, and lassigns joint all dedications as shown on this proposed development	y agree and firmly bind curselves, mylcur heirs. In and severally to construct all improvements and make		
In filtrig this pian as the property diviner(s), two do here's executors, administrators, successors, and assigns joint at dedications as shown on this proposed development hereby designates. PAU. MIDDER, PLA	y agree are firmly kind cursalves, myleur heirs. It and severally to construct all improvements and make plan as approved by the City of Rateigh. Discove as my agent recording		
In filing this plan as the property owner(s), two do here's ecoulars, administratives successors, and assigns (on all dedications as shown on this proposed development hereby designate PAUL MEDER, PLA. This application, to receive end response to administrative.	y agree asc firmly kind conserves, myteur heirs, ly and severally to construct all improvements and make plan as approved by the City of Ralleigh. betwee as my agent regarding to serve as my agent regarding to serve as my agent regarding to serve as my agent regarding.		
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In filing this pian as the property cynner(s), bive do harels ecould as, schrinkfallack is successor, and sellips is nit all delibectoms are review on this proposed development beneby coalignate. PAU. MEDIR, PLA mis septiation, to receive and response to administrativ representance is any public meeting regarding first supplied. Whe have read acknowledge, and affirm that this propose.	y agree ask filmly kind cursives, myteur heirs, by add separatly to consocial of improvements and mate plan as septowed by the City of Relation — there are my agent reported by the contract of the sectors of the contract of the contract of the the contract of the contract of the contract of the sectors of the sectors of the sectors of the sectors of the sectors of the sectors of the sectors of sectors of the sectors of the sectors of sectors of se		
In filing this pion as the property event(s), two do here's societies, submission is successor, and setting from all distinctions are some on this propose disvisionment books configure, to recode end response to administration this copilitation, for recode end response to administration proposed time is any public meeting regarding this applic. We have need advancedup, and affirm that the project with the copional collection and the proposed with the copional cale administration.	y agree as filmly third cursalves, mystur heirs, by ast associally to crossocial in representations and mate, the management of the college of Relief. Description of the company of the control of th		
Inflird this plan as the property extends, live deliberes contrates, administrates asserted as a contrate administration and the proposed development and dedications as areas on this proposed development is bothy designate. PALL MIDDER, PIA this sopilation, is receive materiapone is administration representme in any public meeting regarding this application.	y agree as filmly third cursalves, mystur heirs, by ast associally to crossocial in representations and mate, the management of the college of Relief. Description of the company of the control of th		

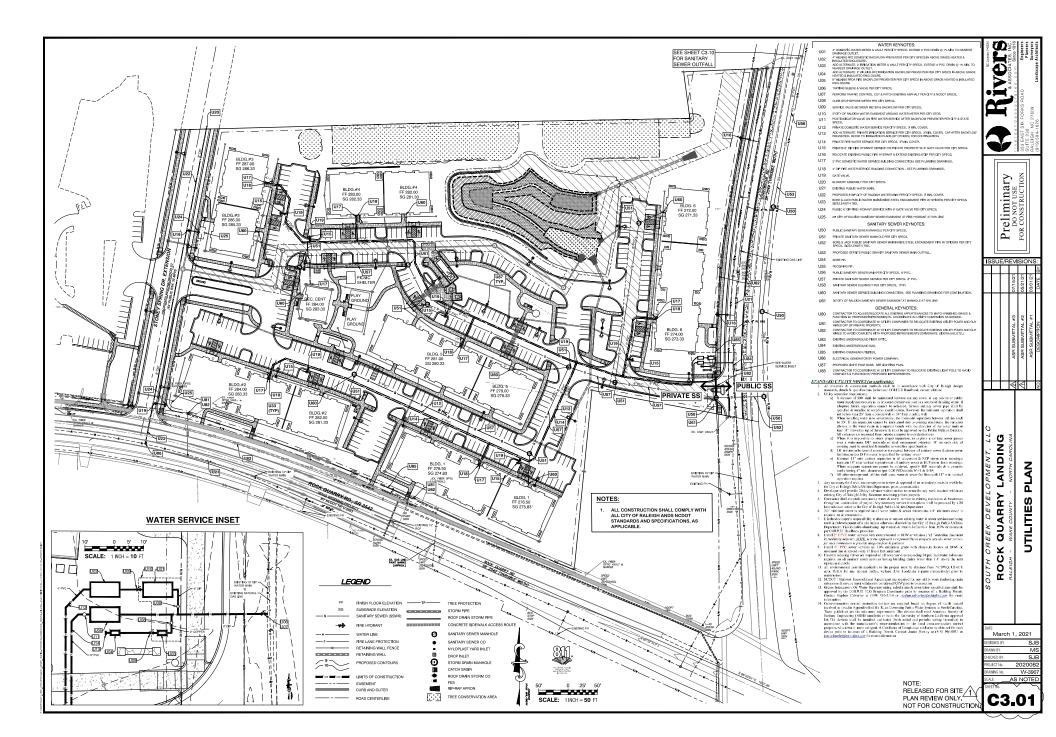


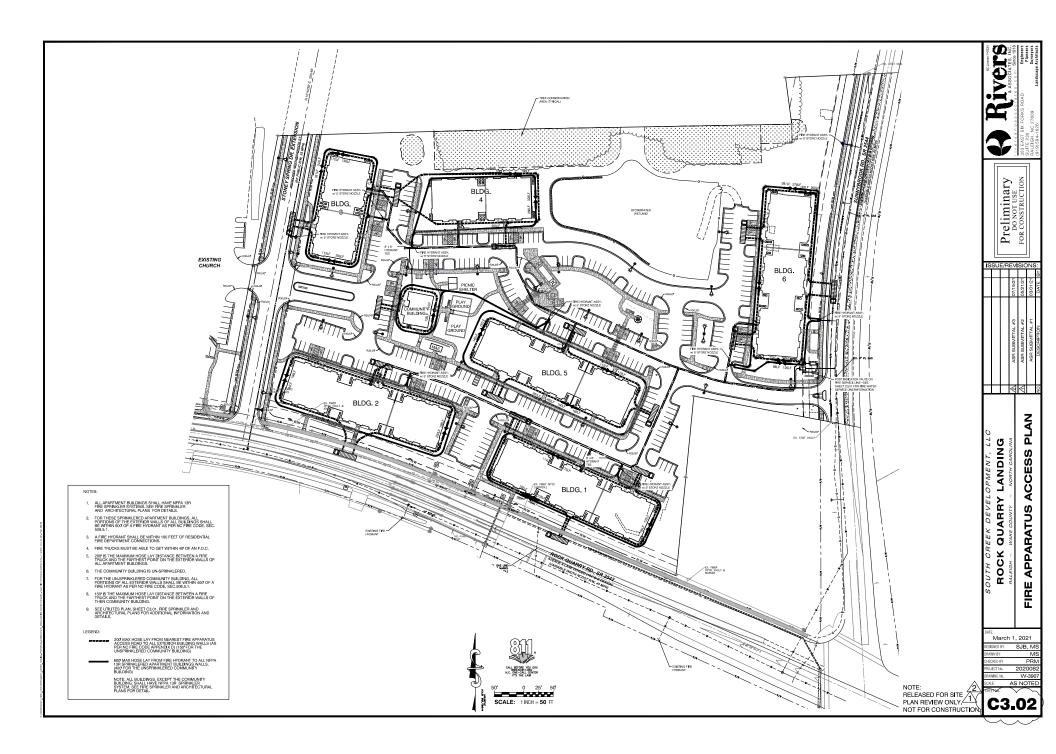
Preliminary DO NOT USE FOR CONSTRUCTION

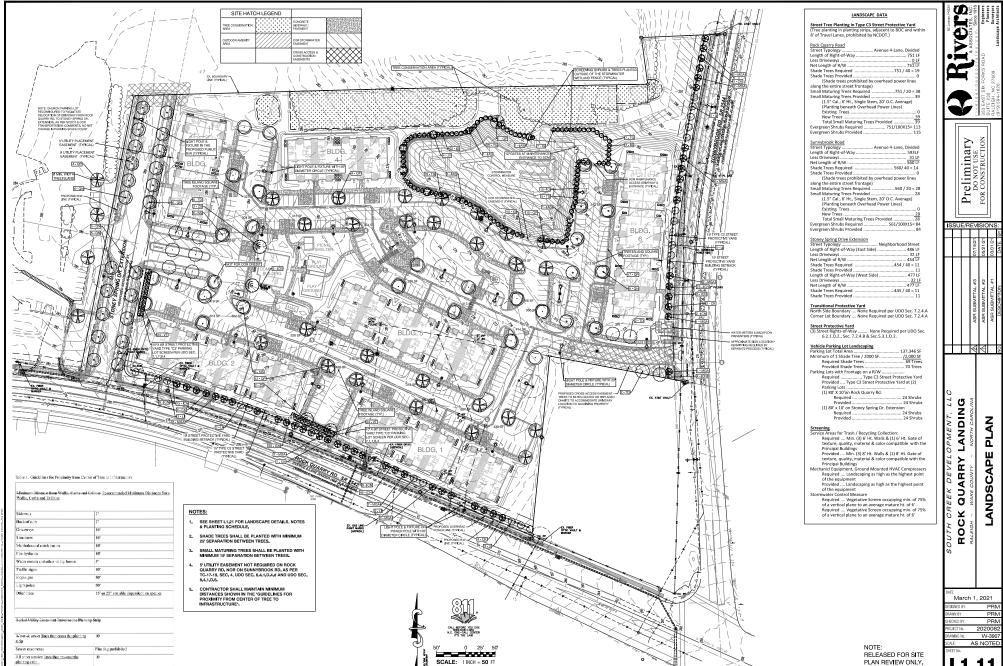




C2.01









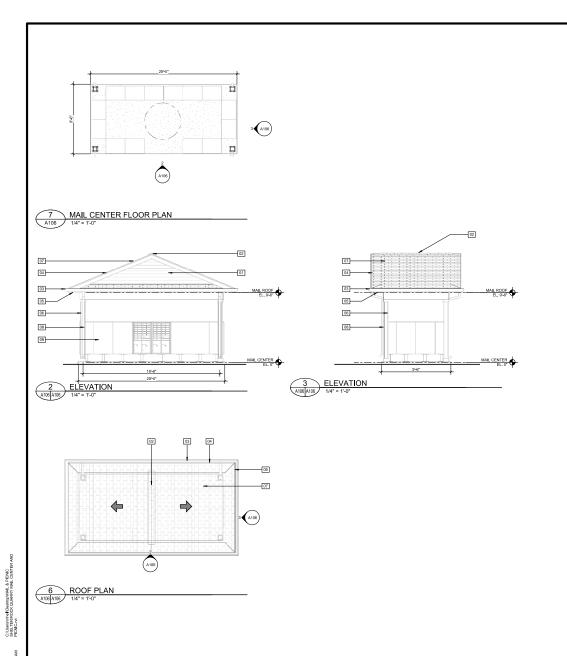


MDH JRH 08/24/2020 MHA20-07

MAIL CENTER

NOT FOR CONSTRUCTION 08/24/2020

A106



KEYNOTES - MAIL CENTER

LOW MAINTEMANCE HORIZONTAL LAP SIEING
SHINGLE OVER RIDGE VERIT IN
PREININSIEG ALLAMINAL DEPP EDGE AND GUTTER
LODGE MAITEMANCE FASE THIS WITH PREFINGHED ALLAM. DRIP
LODGE MAINTEMANCE FASCIA
LOW MAINTEMANCE
LOW MAINT

1306 W. WENDOVER AVE. SUITE 101 GREENSBORO, NC 27408 P 336.897.0305 www.mharchitects.us

MOORE HOCUTT





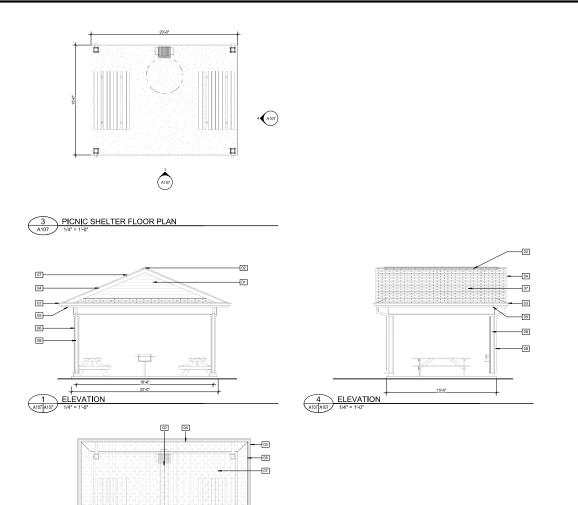




PICNIC SHELTER

A107

NOT FOR CONSTRUCTION 08/24/2020



LOW MAINTENANCE HORIZONTAL LAP SIDING
SHINGLE OVER RIDGE VENT
PREFRISHED ALUMINUM DRIP EDGE AND GUTTER
LOW MAINTENANCE RAKE TRIM WITH PREFINISHED ALUM, DRIP
EDGE

EDGE
LOW MAINTENANCE FASCIA
LOW MAINTENANCE COLUMN WRAP
30 YR. ANTIFUNGAL ARCHITECTURAL FIBERGLASS SHINGLES
PREFINISHED ALUMINUM 5'va" DOWNSPOUT

MOORE HOCUTT

1306 W. WENDOVER AVE. SUITE 101 GREENSBORO, NC 27408 P 336.897.0305 www.mharchitects.us

ROCK QUARRY LANDING

ROCK QUARRY ROAD RALEIGH, NORTH CAROLINA;

ROCK QUARRY LANDING

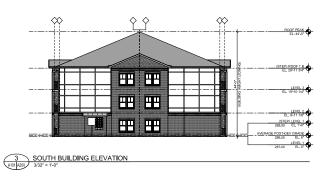


BUILDING ELEVATIONS BUILDING #3

A200









90% CD F	DESIGN REVIEW
NOT FOR C	CONSTRUCTION

BUILDING #3

VERAGE POST-DEV GRADE

ROCK QUARRY LANDING MULTI-FAMILY APARTMENTS

ROCK QUARRY ROAD RALEIGH, NORTH CAROLINA;

MCV610WB
No. Osecryption
Compared by

BUILDING #4

AVERAGE POST-DEV GRADE

 Designed By
 MLM

 Oran By
 GME

 Checked By
 JRH

 Date
 7/96/2021

 Project No.
 MHA 20-07

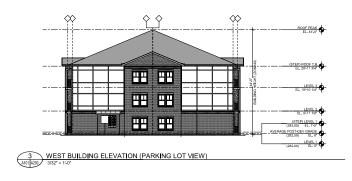
BUILDING ELEVATIONS BUILDING # 4

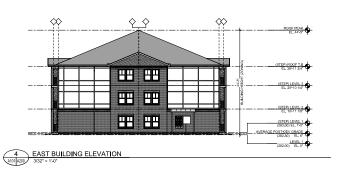
90% CD DESIGN REVIEW













FOR REVIEW

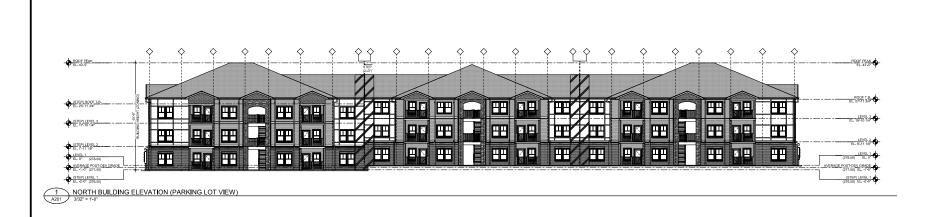
7/0/2/

ROCK QUARRY LANDING MULTI-FAMILY APARTMENTS

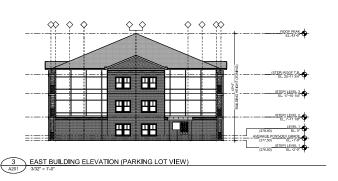


BUILDING ELEVATIONS BUILDING # I

A201









90% CD DESIGN REVIEW NOT FOR CONSTRUCTION

BUILDING #1

ROCK QUARRY LANDING MULTI-FAMILY APARTMENTS

BUILDING #2



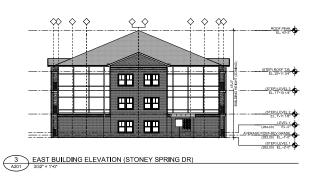
BUILDING ELEVATIONS BUILDING #2

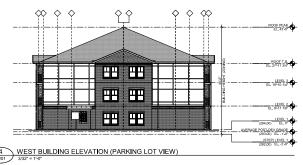
A201

90% CD DESIGN REVIEW









		PH	- Ig	BL 27-11 34*
			46:5" HEIGHT (20	LEVEL 3 EL. 19-10 1/4*
+++		$H \rightarrow$	DNG 4	EL. 19*10 1/4* Y
			-	EL. 9-11 M*
	田:田			LEVEL 1 (284.00) EL 0*
				AVERAGE POST-DEV GRADE (283,00) EL. 1"-0"
I DING ELEVA	TION (PARKING LO	OT VIEW)	L	(STEP) LEVEL 1 (282,00) EL2-0*
LDING LLLVII	HON (I FRANKINO EC	> 1 VIL VV /		

ROCK QUARRY LANDING MULTI-FAMILY APARTMENTS



BUILDING #5

VERAGE POST-DEV GRADE

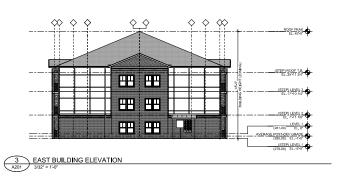
BUILDING ELEVATIONS BUILDING #5

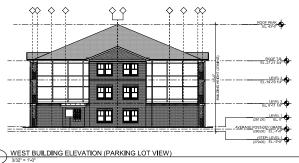
A201

90% CD DESIGN REVIEW







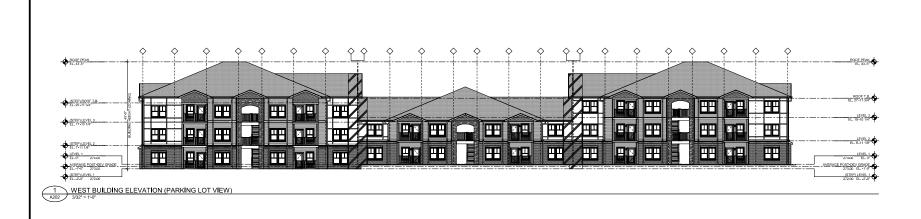


			BULDING HEGST (ZOAN)	EL 22-11 Ser LEVEL 3 EL 19-10 16 LEVEL 2 EL 971 16F
===				AVERAGE POST-DEV GRADE (280.00) EL. 1-0* (STEP) LEVEL 1 (279.00) EL. 2-0*
4 WEST B A201 3/32* = 1'-0"	TION (PARKING LO	ot ∨ i EW)		

ROCK QUARRY RD. SALEIGH, NORTH CAROLINA

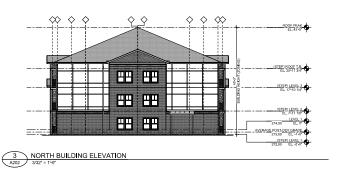


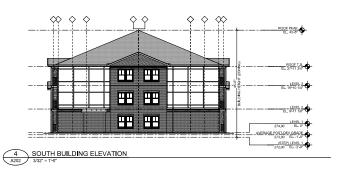
CTION A202





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





		Gi
	Checked By	JF
	Date	4/27/20
	Project No.	MHA 20-
		LDING TIONS #6

BUILDING #6

VERAGE POST-DEV GRADE





FOR

REVIEW

ROCK QUARRY LANDING MULTI-FAMILY APARTMENTS

REVISIONS				
No.	Description	Date		
Det	igned By	ML		
Dra	wn By	GM		
Che	cked By	JR		
Dat		03/01/2		
_	ject No.	MHA20-0		

CLUBHOUSE **ELEVATIONS**

A307