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): _____

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.)

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☑

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: MONTAGUE PLAZA

Inside City limits? Yes ☑ No ☐

Property address(es): 2718 Rock Quarry Road

Site P.I.N.(s): 1712-86-3917

Please describe the scope of work. Include any additions, expansions, and change of use.

The construction of a 15,015 sf. retail/restaurant building and the associated infrastructure.

Current Property Owner/Developer Contact Name: James Montague

NOTE: please attach purchase agreement when submitting this form.

Company: F7 DEVELOPMENT	Title: Manager
Address: 918 Rock Quarry Road Raleigh NC 27601	
Phone #: 919-796-2546	Email: montesf7@gmail.com
Applicant Name: Samuel R. Nye, PE	
Company: The Site Group	Address: 1111 Oberlin Road Raleigh NC 27605
Phone #: 919-835-4787	Email: srn@thesitegroup.net

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): NX-3-PL-CU	Existing gross floor area (not to be demolished): O SF.
	Existing gross floor area to be demolished: 2,575 SF.
Gross site acreage: 1.691 AC.	New gross floor area: 15,015
# of parking spaces required: 59	Total sf gross (to remain and new): 15,015
# of parking spaces proposed: 63	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): RESIDENTIAL	
Proposed use (UDO 6.1.4): GENERAL RETAIL/RESTAURANT	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.213 Square Feet: 9,271	Proposed Impervious Surface: Acres: 1.329 Square Feet: 57,908
Is this a flood hazard area? Yes ☐ No ☑ If yes, please provide: ____ Alluvial soils: ____ Flood study: ____ FEMA Map Panel #: 3720171200J, 05/02/2006	
Neuse River Buffer Yes ☐ No ☑	Wetlands Yes ☐ No ☑

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: N/A	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

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Samuel R. Nye, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: Samuel R. Nye	Date: 11/29/2021
Printed Name: Samuel R. Nye, PE	

MONTAGUE PLAZA

2718 ROCK QUARRY ROAD

Raleigh, North Carolina

ADMINISTRATIVE SITE REVIEW
ASR-0084-2021

Administrative Site Review Application

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Page 1 of 2 REVISION 02.19.21 raleighnc.gov

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): NX-3-PL-CU	Existing gross floor area (not to be demolished): 0 SF, Existing gross floor area to be demolished: 2,575 SF,
Gross site acreage: 1.691 AC.	New gross floor area: 15,015
# of parking spaces required: 59	Total sf gross (to remain and new): 15,015
# of parking spaces proposed: 63	Proposed # of buildings: 1
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Signature: Samuel R. Nye Date: 11/29/2021
Printed Name: Samuel R. Nye, PE

Page 2 of 2 REVISION 02.19.21 raleighnc.gov

GFL GREEN FOR LIFE environmental

January 7, 2022

James Montague
2718 Rock Quarry Rd.
Raleigh NC

RE: Montague Plaza

Attn: James Montague

This is a letter of support for trash and recycling services for your new facility being planned for the **Montague Plaza at 2718 Rock Quarry Rd. Raleigh NC**. We have reviewed the plans and have found that GFL Environmental will be able to safely perform all needed services.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

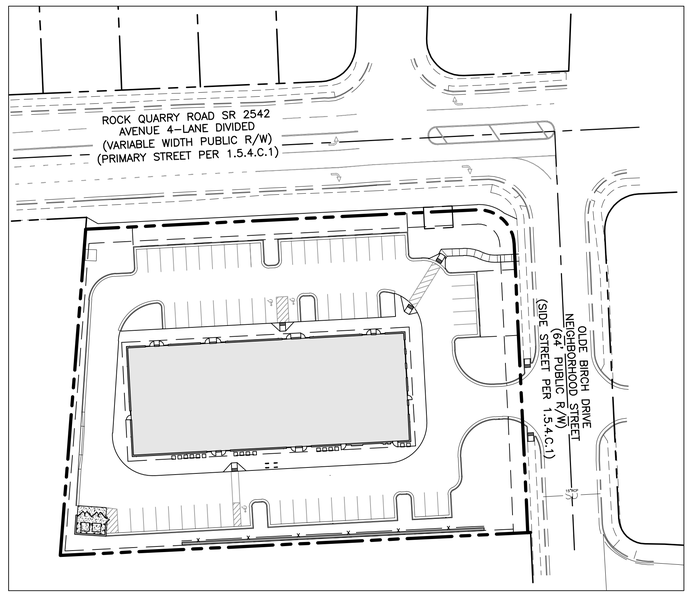
We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service.

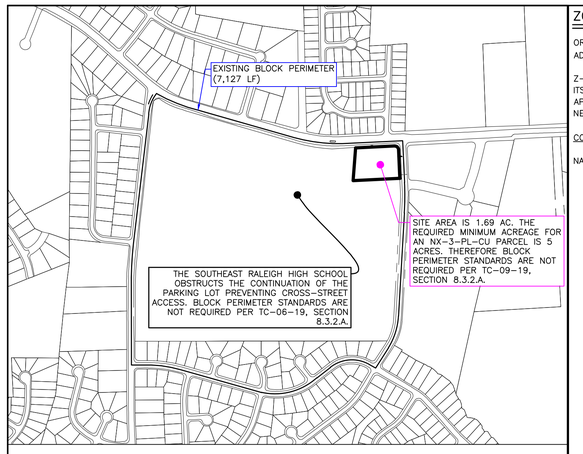
We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at tara.zents@gflenv.com.

Sincerely,
Tara Zents
Account Manager
GFL Environmental – Raleigh
3741 Conquest Drive
Garner NC 27529
(M) 919-427-2399

3301 Benson Drive, Suite 601, Raleigh, NC 27809
Tel: 919-325-3000 | gflenv.com





BLOCK PERIMETER EXHIBIT NORTH

SCALE: 1" = 500'

0 500 1000 1500 2000

JOB CODE: BDBMP DATE: 24 SEP 2021

ZONING CONDITIONS

ORDINANCE NO. (2013) 155ZC684
ADOPTED: 2/19/13 EFFECTIVE: 2/19/13

Z-10-13 – ROCK QUARRY ROAD LOCATED ON THE SOUTHWEST QUADRANT OF ITS INTERSECTION WITH ROCK QUARRY ROAD AND OLDE BIRCH ROAD. APPROXIMATELY 1.69 ACRES ARE TO BE REZONED FROM RESIDENTIAL-6 TO NEIGHBORHOOD BUSINESS CONDITIONAL USE DISTRICT.

CONDITIONS DATED: 02/13/13

NARRATIVE OF CONDITIONS BEING REQUESTED:

1. THE FOLLOWING USES ARE EXCLUDED: MULTIFAMILY DWELLINGS, HOTELS, MOTELS, ADULT ESTABLISHMENTS, EMERGENCY SHELTERS, BARS, NIGHTCLUBS, TAVERNS, LOUNGES, STADIUMS, AMPHITHEATERS, RACE TRACKS, RIFLE RANGES, PENAL FACILITIES, TOWNHOUSES, ARCADES, POOL HALLS, AND AN ABC STORE UNLESS MANDATED BY LOCAL, STATE OR FEDERAL LAW.

   COMPLIANCE RESPONSE: NONE OF THE PROHIBITED USES ARE PROPOSED FOR THIS PROPERTY.

2. RESIDENTIAL DENSITY SHALL NOT EXCEED 6 DWELLING PER ACRE.

   COMPLIANCE RESPONSE: NO RESIDENTIAL DEVELOPMENT PROPOSED FOR THIS PROPERTY.

3. PRIOR TO SUBDIVISION OF THE PROPERTY OR THE ISSUANCE OF A BUILDING PERMIT FOR THE PROPERTY, WHICHEVER SHALL OCCUR FIRST, A TRANSIT EASEMENT MEASURING TWENTY (20) FEET ALONG ROCK QUARRY ROAD BY FIFTEEN (15) FEET SHALL BE GRANTED TO THE CITY PURSUANT TO A TRANSIT EASEMENT DEED APPROVED BY THE CITY ATTORNEY AND RECORDED IN THE WAKE COUNTY REGISTRY.

   COMPLIANCE RESPONSE: A 20'X15' TRANSIT EASEMENT LOCATION HAS BEEN SHOWN ON PA 3.0.

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DIGITAL SURVEY BY NEWCOMB LAND SURVEYOR PROVIDED BY BOBBITT GROUP, INC.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

FLOODPLAIN NOTE:

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720171200J DATED MAY 2, 2006

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

SOLID WASTE SERVICES NOTE:

THIS SITE WILL BE SERVED BY A PRIVATE REFUSE HAULER.

DEMOLITION PERMIT NOTE:

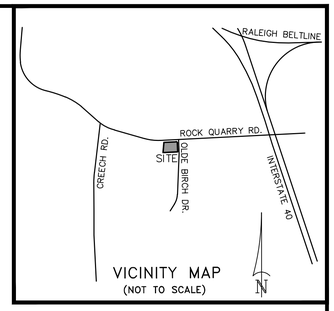
PRIOR TO BUILDING PERMIT SUBMITTAL, CITY OF RALEIGH DEMOLITION PERMIT NUMBERS MUST BE PLACED ON EXISTING CONDITIONS SHEET.

DRAWINGS INDEX:

PA 1.0	COVER SHEET
PA 2.0	EXISTING CONDITIONS & DEMO PLAN (BOUNDARY SURVEY)
PA 3.0	SITE LAYOUT PLAN
PA 4.0	GRADING & DRAINAGE PLAN
PA 5.0	UTILITY PLAN
PA 6.0	LANDSCAPE PLAN
21-0424A	DUKE ENERGY LIGHTING PLAN
PA 7.0	SITE DETAILS
PA 7.1	SITE DETAILS
PA 7.2	SITE DETAILS
PA 7.3	SITE DETAILS
PA 7.3	SITE DETAILS
PA 7.4	SAND FILTER DETAILS
SA 1.0	BUILDING ELEVATIONS (BY OTHERS)

CONTACT:
SAMUEL R. NYE, PE
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: srn@thesitegroup.net

CLIENT:
BLAIR PITTMAN
BOBBITT GROUP, INC.
600 GERMAN TOWN RD.
RALEIGH, NC 27607
PHONE: (919) 800-4596
E-MAIL: bpittman@bobbitt.com



VICINITY MAP
(NOT TO SCALE)

SITE DATA SUMMARY

PROJECT NAME:	MONTAGUE PLAZA
PROPERTY OWNER:	F7 DEVELOPMENT OPP NC LLC
PIN(S):	1712-86-3917
SITE ADDRESS:	2718 ROCK QUARRY RD
JURISDICTION:	CITY OF RALEIGH
ZONING:	NX-3-PL-CU
OVERLAY DISTRICT:	N/A
WATERSHED:	WALNUT CREEK
RIVER BASIN:	NEUSE
GROSS SITE AREA:	73,650 SF. / 1.691 AC.
R/W DEDICATION AREA:	2,833 SF. / 0.065 AC.
NET SITE AREA:	70,767 SF. / 1.625 AC.
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	2,500 SF RESTAURANT 12,515 SF RETAIL
EXISTING BUILDING AREA:	
	BUILDING 1: 1,546 SF.
	BUILDING 2: 1,029 SF.
	TOTAL: 2,575 SF.
NEW BUILDING AREA:	15,015 SF.
NEW BUILDING HEIGHT:	28.5'
REQUIRED OUTDOOR AMENITY AREA:	7,077 SF. (10.0%)
PROVIDED OUTDOOR AMENITY AREA:	7,329 SF. (10.4%)
ADA OUTDOOR AMENITY AREA:	7,329 SF./ 7,329 SF. (100%)
EXISTING IMPERVIOUS AREA*:	9,271 SF./ 0.213 AC.
PROPOSED IMPERVIOUS AREA*:	57,908 SF./ 1.329 AC.
PARKING REQUIREMENTS:	BASIS OF DETERMINATION
RESTAURANT (2,500 SF): {OR WHICHEVER IS >}	1 SPACE PER 150 SF. = 17 SPACES REQ'D
RESTAURANT (85 SEATS):	1 SPACE PER 5 SEATS = 17 SPACES REQ'D
RETAIL (12,515 SF.):	1 SPACE PER 300 SF. = 42 SPACES REQ'D
TOTAL REQUIRED PARKING:	59 REQUIRED
PROPOSED PARKING SPACES:	63 PROVIDED (3 VAN ACCESS ADA SPACES)
BICYCLE PARKING REQUIREMENTS:	
RESTAURANT:	4 MIN (SHORT TERM)/ 4 MIN (LONG TERM)
RETAIL:	4 MIN (SHORT TERM)
REQUIRED BICYCLE PARKING SPACES:	8 (SHORT TERM)/ 4 (LONG TERM)
PROVIDED BICYCLE PARKING SPACES:	8 (SHORT TERM)/ 4 (LONG TERM)
BUILDING SETBACKS:	
FROM PRIMARY STREET (MIN)	5'
FROM SIDE STREET (MIN)	5'
FROM SIDE LOT LINE (MIN)	0' OR 6'
FROM REAR LOT LINE (MIN)	0' OR 6'
PARKING SETBACKS:	
FROM PRIMARY STREET (MIN)	10'
FROM SIDE STREET (MIN)	10'
FROM SIDE LOT LINE (MIN)	0' OR 3'
FROM REAR LOT LINE (MIN)	0' OR 3'

* WE HAVE INCLUDED IMPERVIOUS SURFACES ALONG THE PROPERTY ROAD FRONTAGE FROM THE EXISTING BACK OF CURB INTO THE PROPERTY IN THIS CALCULATION

NORTH

COVER SHEET

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
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ADMINISTRATIVE SITE PLAN (ASR-0084-2021) FOR:
MONTAGUE PLAZA
2718 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: RLA
Checked By: SRN

DATE:
29 SEP 2021
REVISED:
1 29 NOV 2021
2 14 JAN 2022

ADMINISTRATIVE SITE PLANS

COVER SHEET

Job Code: BDBMP

Dwg No. PA 1.0

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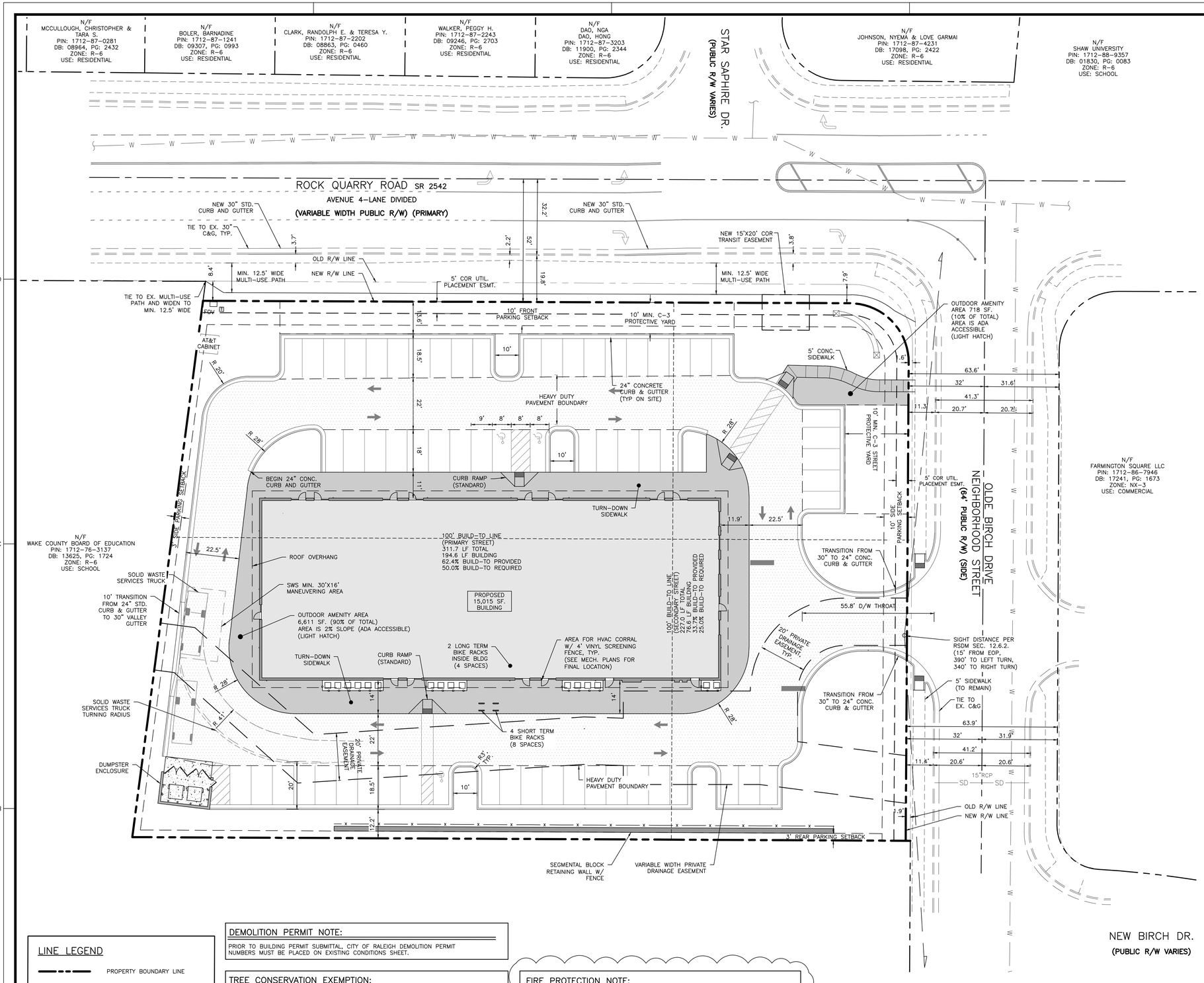

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LINE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE
- SETBACK LINE
- EXISTING EASEMENTS
- PROPOSED FENCE LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE

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FIRE PROTECTION NOTE:

FIRE DEPARTMENT VEHICLE ACCESS LANE MUST BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEASE 80,000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (NCFC 503.2.3) 1

NORTH

OVERALL SITE LAYOUT PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 20 40 60 80

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ADMINISTRATIVE SITE PLAN (ASR-0084-2021) FOR:

MONTAGUE PLAZA

2718 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Drawn By: RLA
Checked By: SRN

DATE:
29 SEP 2021
REVISED:
1 29 NOV 2021
2 14 JAN 2022

ADMINISTRATIVE SITE PLANS

OVERALL SITE LAYOUT PLAN

Job Code: BDBMP

Dwg No.
PA 3.0

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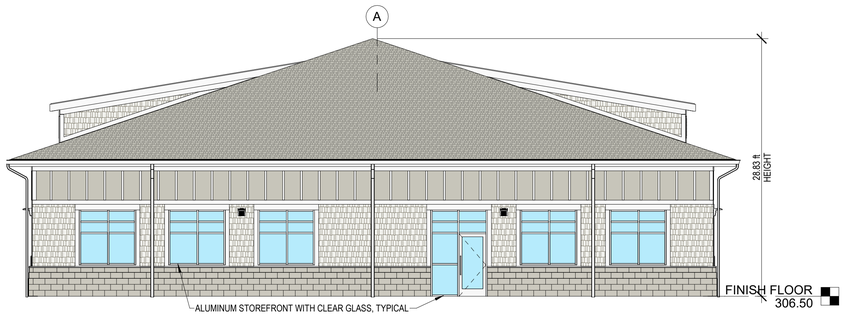
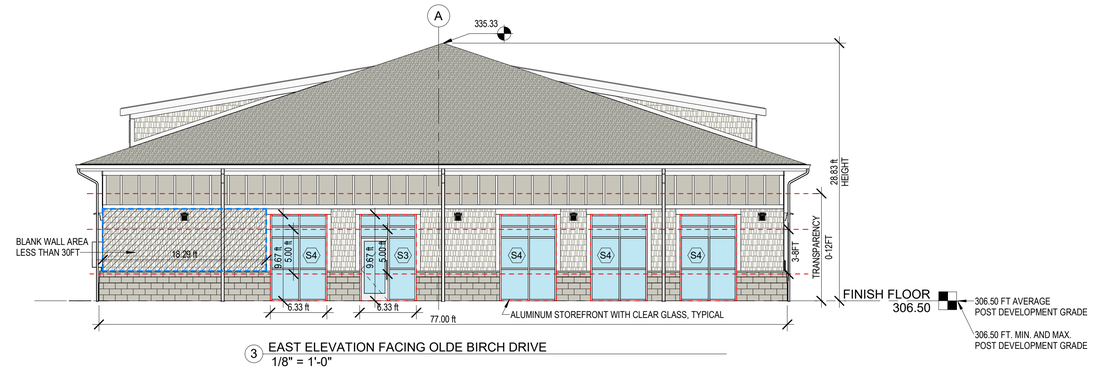
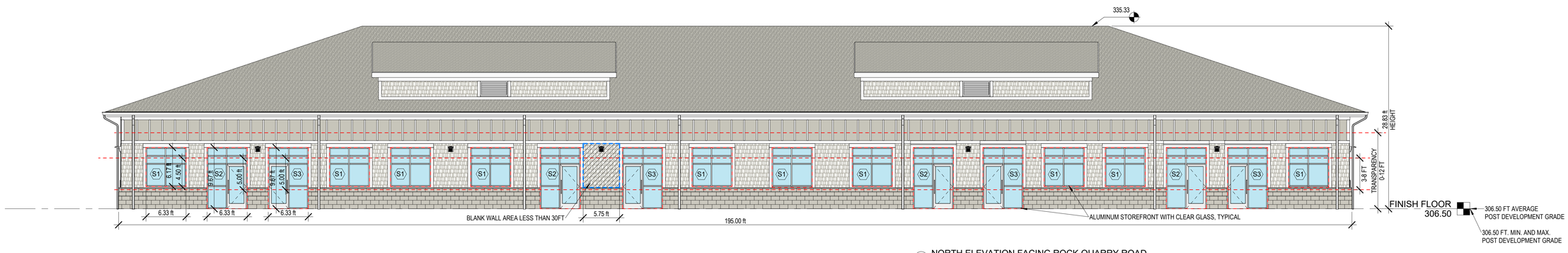
1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION FACING OLDE BIRCH DRIVE
1/8" = 1'-0"



4 NORTH ELEVATION FACING ROCK QUARRY ROAD
1/8" = 1'-0"

RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) Section 1.5.9 Transparency

NOTE: ALL TRANSPARENCY GLAZING IS UN-TINTED CLEAR GLASS

TRANSPARENCY CALCULATIONS - NORTH ELEVATION (ROCK QUARRY RD)

TRANSPARENCY (0 to 12 ft)

	W(FT)	H(FT)	AREA (SF)	QUANTITY	SUB TOTAL (SF)
S1	6.33	6.17	39.06	10	390.56
S2	6.33	9.67	61.21	4	244.84
S3	6.33	9.67	61.21	4	244.84
NORTH TOTAL TRANSPARENCY (0-12FT)					**880.24**

TRANSPARENCY (3 to 8 ft)

	W(FT)	H(FT)	AREA (SF)	QUANTITY	SUB TOTAL (SF)
S1	6.33	4.50	28.49	10	284.85
S2	6.33	5.00	31.65	4	126.60
S3	6.33	5.00	31.65	4	126.60
NORTH TOTAL TRANSPARENCY (3-8FT)					**538.05**

TRANSPARENCY - NORTH ELEVATION

FLOOR LEVEL	First floor, single story building
WALL AREA 0 TO 12FT (WXH=195FT X 12FT)	2,340 SF
NX 33% TRANSPARENCY REQUIRED:	772.20 SF MIN.
ACTUAL TRANSPARENCY:	**880.24 SF**
BETWEEN 3 AND 8 FT REQUIRED:	50% OF 772.00 SF = 386.10 SF MIN.
BETWEEN 3 AND 8 FT ACTUAL:	**538.05 SF**

TRANSPARENCY CALCULATIONS - EAST ELEVATION (OLDE BIRCH RD.)

TRANSPARENCY (0 to 12 ft)

	W(FT)	H(FT)	AREA (SF)	QUANTITY	SUB TOTAL (SF)
S3	6.33	9.67	61.21	1	61.21
S4	6.33	9.67	61.21	4	244.84
EAST TOTAL TRANSPARENCY (0-12FT)					**306.05**

TRANSPARENCY (3 to 8 ft)

	W(FT)	H(FT)	AREA (SF)	QUANTITY	SUB TOTAL (SF)
S3	6.33	5.00	31.65	1	31.65
S4	6.33	5.00	31.65	4	126.60
EAST TOTAL TRANSPARENCY (3-8FT)					**158.25**

TRANSPARENCY - EAST ELEVATION

FLOOR LEVEL	First floor, single story building
WALL AREA 0 TO 12FT (WXH=77FT X 12FT)	924.00 SF
NX 33% TRANSPARENCY REQUIRED:	304.92 SF MIN.
ACTUAL TRANSPARENCY:	**306.05 SF**
BETWEEN 3 AND 8 FT REQUIRED:	50% OF 304.92 SF = 152.46 SF MIN.
BETWEEN 3 AND 8 FT ACTUAL:	**158.25 SF**

ELEVATIONS FACING PRIMARY STREETS: NORTH AND EAST.
ELEVATIONS NOT REQUIRING UDO COMPLIANCE: SOUTH AND WEST.

AVERAGE GRADE CALCULATIONS

	PROPOSED MAX. GRADE ELEV.(FT)	PROPOSED MIN. GRADE ELEV.(FT)	PROPOSED AVG. GRADE ELEV.(FT)	TOP OF ROOF GRADE ELEV.(FT)	BUILDING HEIGHT(FT)	MAX. BUILDING HEIGHT(FT)
NORTH (ROCK QUARRY RD)	306.50	306.50	306.50	335.33	28.83	50
EAST (OLDE BIRCH DR)	306.50	306.50	306.50	335.33	28.83	50

CONSTRUCTION DOCUMENT
APPROVED FOR PERMITTING

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APPROVAL:
DATE:

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CHK BY: -
12-14-2021

MONTAGUE PLAZA
2718 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

24 X 36
1/8" = 1'-0"
01/05/2022
19-0142
ELEVATIONS FOR RALEIGH UDO

SA1

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