

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): _____

Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: BOA-0031-2020	
		Zoning Case #: Z-007-19	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Rock Quarry Retail			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 2003 Rock Quarry Road			
Site P.I.N.(s): 1712-59-1179			
Please describe the scope of work. Include any additions, expansions, and change of use. New Retail/Restaurant building 3,600 sf with associated parking.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: PSI Rock Quarry LLC		Title: Phil Kleinman, member-manager	
Address: 7609 Business Park Drive Greensboro, NC 27409			
Phone #: 336-851-0558		Email: PKleinman@PremierStores.com	
Applicant Name: Joe Faulkner, RLA LEED AP			
Company: CE Group, Inc.		Address: 301 Glenwood Avenue Suite 220 Raleigh, NC 27603	
Phone #: 919-367-8790 ext 102		Email: Joe@CEGroupInc.com	

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-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 1.54 ac	New gross floor area: 3,600 sf
# of parking spaces required: 24 spaces	Total sf gross (to remain and new): 3,600 sf
# of parking spaces proposed: 34 spaces	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): vacant	
Proposed use (UDO 6.1.4): Restaurant / Retail	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.0169 acres Square Feet: 737 sf	Proposed Impervious Surface: Acres: 0.58 ac Square Feet: 25,500 sf
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: 1712 - 3720171200J	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No


RESIDENTIAL DEVELOPMENTS

Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK

I hereby designate Joe Faulkner, RLA 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 six consecutive months of inactivity.

Signature: 	Date: 11/12/20
Printed Name: Phil Kleinman, member-manager PSI Rock Quarry, LLC	

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Office Use Only: Case #:		Planner (print):	
Building Type <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse		Site Transaction History <input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	
Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: BOA-0031-2020 Zoning Case #: Z-007-19 Administrative Alternate #: _____			
GENERAL INFORMATION			
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Phone #: 919-367-8790 ext 102		Email: Joe@CEGroupInc.com	

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REVISION 07.07.20

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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-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.56 ac	Existing gross floor area to be demolished: 0
# of parking spaces required: 18 spaces	New gross floor area: 3,600 sf
# of parking spaces proposed: 34 spaces	Total sf gross (to remain and new): 3,600 sf
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Restaurant / Retail	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.0169 acres Square Feet: 737 sf	Proposed Impervious Surface: Acres: 0.54 ac Square Feet: 23,850 sf
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 1712-3720171200J	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	
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I hereby designate Joe Faulkner, RLA 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 six consecutive months of inactivity.	
Signature: <i>Phil Kleinman</i>	Date: 11/12/20
Printed Name: Phil Kleinman, member-manager PSI Rock Quarry, LLC	

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CITY OF RALEIGH STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDUPLICATION OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1'0" ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN GALVERLEY AT (919) 996-2334 OR stephen.galverley@raleighnc.gov FOR MORE INFORMATION.
- APPLY FOR 'CERTIFICATE OF COMPLIANCE' FROM CROSS CONNECTION PROGRAM. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION.

ZONING CONDITIONS

- Z-7-19** – 2003 Rock Quarry Road, being Wake County PIN 1712591179. Approximately 1.55 acres located on the east side of Rock Quarry Road and roughly 450 feet south of the intersection of Cross Link Road and Proctor Road, at 2003 Rock Quarry Road are rezoned to Neighborhood Mixed Use-Three Stories-Conditional Use (NX-3-CU).

Conditions dated: August 21, 2019

- Building height shall not exceed thirty five feet (35').
- Townhouse and Apartment Building Types are prohibited on the subject property.
- School, public or private (K-12); Day care, home; Day care center; Outdoor sports or entertainment facility (>250 seats); Bed and breakfast; Bar, nightclub, tavern, lounge; Vehicle fuel sales (including gasoline and diesel fuel); Vehicle sales/rental; Detention center; jail, prison; and Vehicle repair (minor) are prohibited on the subject property.
- No site plan for new development on the subject property shall be approved without provision for either a Type 1 or a Type 2 Protective Yard along the southern property line shared with Lot 1 and Lot 7 as depicted in that certain plat recorded in Book of Maps 2013 at Page 1183 of the Wake County Register of Deeds so long as either Lot 1 or 7 is zoned residential.
- No site plan for new development on the subject property shall be approved with new impervious area within 75-ft from the Edwin Drive right-of-way.
- Outdoor area lighting shall be of full cutoff design.
- No site plan for new development on the subject property shall be approved with refuse storage area within 50-ft of the southern property line shared with Lot 1 and Lot 7 as depicted in that certain plat recorded in Book of Maps 2013 at Page 1183 of the Wake County Register of Deeds so long as either Lot 7 or 7 is zoned residential.

Z-7-19 CONDITIONS MET

- CONDITION 1 - BUILDING HEIGHT LESS THAN 35'.
 CONDITION 2 - NO TOWNHOUSE OR APARTMENT BUILDING USE PROPOSED.
 CONDITION 3 - NONE OF THESE USES ARE PROPOSED.
 CONDITION 4 - TYPE 2 PROTECTIVE YARD IS PROVIDED SEE SITE PLAN.
 CONDITION 5 - NO IMPERVIOUS AREA IS PLANNED ON THE PROPERTY WITHIN 75-FEET OF EDWIN DR.
 CONDITION 6 - ALL OUTDOOR LIGHTING IS FULL CUTOFF DESIGN.
 CONDITION 7 - NO REFUSE STORAGE AREA IS PLANNED WITHIN 50-FEET OF SOUTHERN PROPERTY LINE.

SOLID WASTE NOTE

REFUSE COLLECTION WILL BE PROVIDED BY PRIVATE CONTRACTOR



1.26.2021

Kamarsha Ryan
Premier Stores, Inc.

Re: ASR-0100-020 Rock Quarry Retail

Dear Kamarsha Ryan

This letter is to confirm that Republic Services operates both recycle and trash routes with the capacity to service the Rock Quarry Retail site located at 2003 Rock Quarry Road Raleigh NC 27610

We have routes that would be able to handle both the construction of the building(s) as well as routes that would cover permanent services after construction has been completed. Pricing for such services can be put together whenever you are ready to move forward. Please feel free to contact me directly 919-519-9730 or email tyolk@republicservices.com

Best Regards,

Timothy M Volk
Republic Services

UDO 8.3.2.A.2.b (TC-6-19)

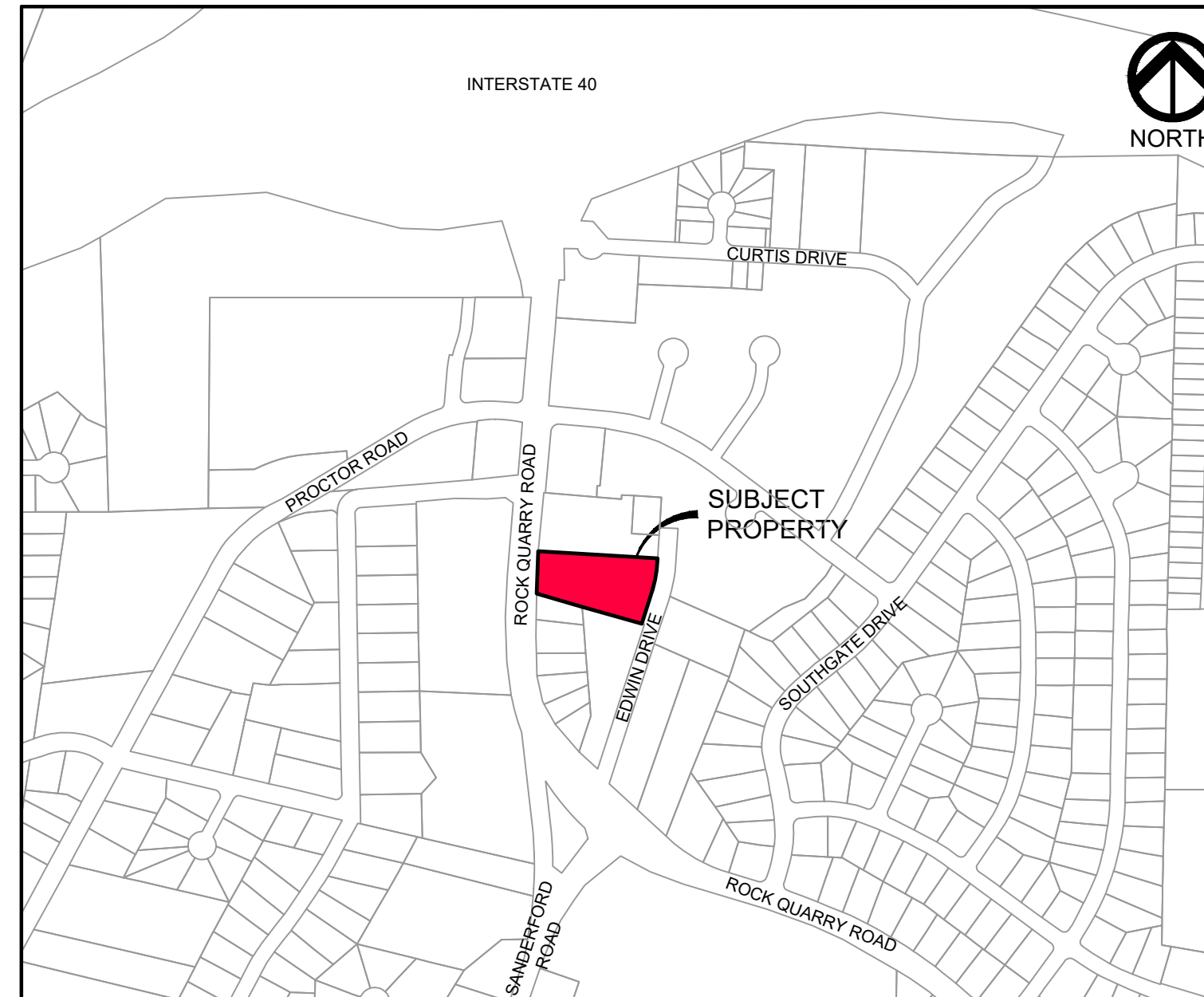
THIS SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENT

TC-SA-18

ROCK QUARRY ROAD SHALL BE DESIGNATED THE PRIMARY STREET

ADMINISTRATIVE SITE REVIEW ASR-0100-2020 FOR ROCK QUARRY RETAIL 2003 ROCK QUARRY ROAD RALEIGH, NORTH CAROLINA

DECEMBER 1, 2020
REVISED June 16, 2021



VICINITY MAP

1" = 500'

OWNER

PSI ROCK QUARRY, LLC
7609 BUSINESS PARK DRIVE
GREENSBORO, NC 27409-9696

VARIANCE REQUEST

BOA-0031-2020 - 7/13/2020

Decision: Approved with the condition that drive-thru services are prohibited.

WHEREAS Maury and Carlette Carlton, property owners, and Premier Stores, Inc., developer, request a 139 foot variance from Sec. 8.3.5.C.3.c. of the Unified Development Ordinance which requires a minimum driveway spacing of 300 feet in order to construct a driveway that is 161 feet from an existing driveway on an adjacent parcel as part of a proposed plan to construct an approximately 5,040 sf mixed use commercial building on a 1.55-acre site zoned NX-3-CU located at 2003 Rock Quarry Road.

Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk closures or detours:** Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov at www.raleighnc.gov Keyword "Right-of-Way Services."
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

INDEX TO DRAWINGS

COVER	1
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LIGHTING PLAN	7
POND DETAIL	8
FIRE PROTECTION PLAN	9
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SITE DATA

CURRENT OWNER: PSI ROCK QUARRY LLC
 SITE ADDRESS: 2003 ROCK QUARRY ROAD RALEIGH NC 27603
 PIN: 1712-59-1179
 DEED BOOK / PAGE: 17984 / 11148
 CURRENT USE: VACANT
 PROPOSED USE: RESTAURANT (EATING ESTABLISHMENT) RETAIL
 ZONED: NX-3-CU (NEIGHBORHOOD MIXED USE)
 Z-7-2019
 SITE AREA: 468,082 SF / 1.56 AC
 R/W DEDICATION: 4563 SF / 0.01 AC
 NET SITE AREA: 467,519 SF / 1.55 AC

BUILDING SETBACKS:
 FRONT STREET 5'
 SIDE STREET 5'
 SIDE LOT LINE 0' OR 6'
 REAR LOT LINE 0' OR 6'
 PARKING SETBACKS:
 FRONT STREET 10'
 SIDE STREET 10'
 SIDE LOT LINE 0' OR 3'
 REAR LOT LINE 0' OR 3'
 BUILDING HEIGHT 3 STORIES MAX; 35' MAX (Z-7-19)

EXISTING IMPERVIOUS AREA: 4737 SF / 0.02 AC

AMENITY AREA REQUIRED (@ 10%) = 6,752 SF
 AMENITY AREA PROVIDED = 7,730 SF (11.4%)

PROPOSED IMPERVIOUS AREA
 BUILDING AREA
 RESTAURANT 11,800 SF / 0.04 AC
 RETAIL 11,800 SF / 0.04 AC
 TOTAL BUILDING AREA: 23,600 SF / 0.08 AC
 CONCRETE/PAVEMENT: 119,775 SF / 0.45 AC
 FUTURE 4476 SF / 0.01 AC
 TOTAL IMPERVIOUS AREA: 23,860 SF / 0.04 AC

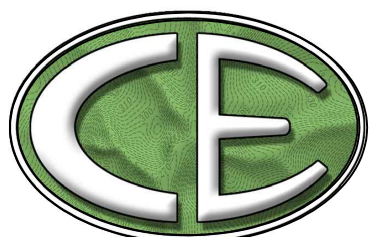
PARKING CALCULATION
 RESTAURANT (1 SPACE / 150 SF GFA) = 12 SPACES
 RETAIL (1 SPACE / 300 SF GFA) = 6 SPACES
 TOTAL REQUIRED 18 SPACES

PROVIDED 34 SPACES INCLUDING 2 ACCESSIBLE SPACE

4 COVERED BIKE SPACES
 NOTE: APPLICANT'S PROPOSED RESTAURANT USE SHALL NOT EXCEED THE MAXIMUM SEATING CAPACITY REQUIREMENTS FOR PARKING SHOWN ON THIS ASR PLANS SE OF 12 SPACES. IF THE SEATING REQUIRES MORE OR ADDITIONAL PARKING BASED ON SEATING, IT MUST BE PROVIDED PER SEC. 7.1.2.C OF THE UDO.
 SURFACE PARKING PROVIDED EXCEEDS 150% OF REQUIRED PARKING RATIO. STORMWATER RUNOFF IS DESIGNED FOR 30-YR STORM EVENT UDO SEC. 7.1.2.D

PROJECT CASE# ASR-0100-2020

REVISED PER CITY OF RALEIGH 4th REVIEW COMMENTS	6/16/21
REVISED PER CITY OF RALEIGH 3rd REVIEW COMMENTS	5/18/21
REVISED PER CITY OF RALEIGH 2nd REVIEW COMMENTS	4/16/21
REVISED PER CITY OF RALEIGH 1st REVIEW COMMENTS	12/21/20
NO.	REVISIONS
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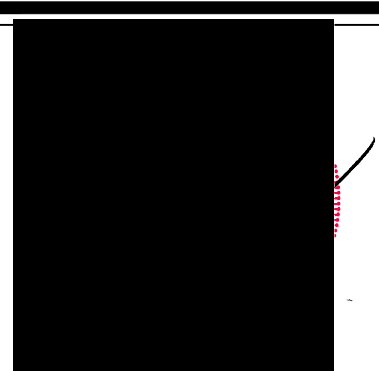


CE GROUP

301 GLENWOOD AVE. 220
 RALEIGH, NC 27603
 PHONE: 919-367-8790
 FAX: 919-322-0032

www.cegroupinc.com

License # C-1739



ADMINISTRATIVE SITE REVIEW
 ROCK QUARRY RETAIL
 2003 ROCK QUARRY ROAD
 COVER
 RALEIGH, NORTH CAROLINA

Date:	June 16, 2021
Scale:	N/A
Drawn:	RJH
Checked:	AJF
Project No:	127-245
Computer Dwg. Name:	127-245 cover

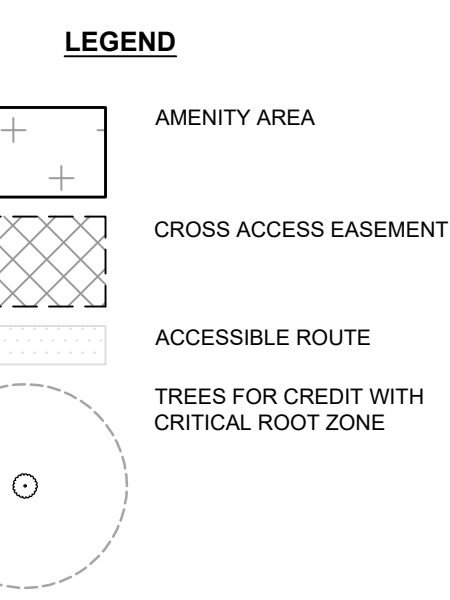
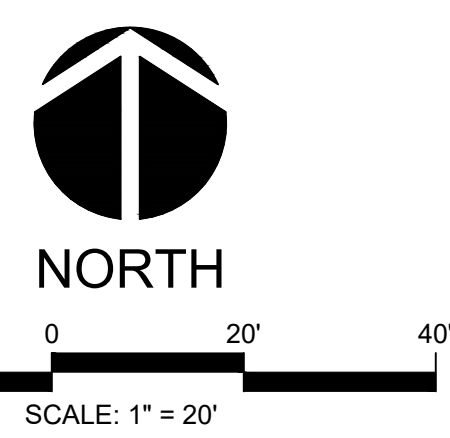
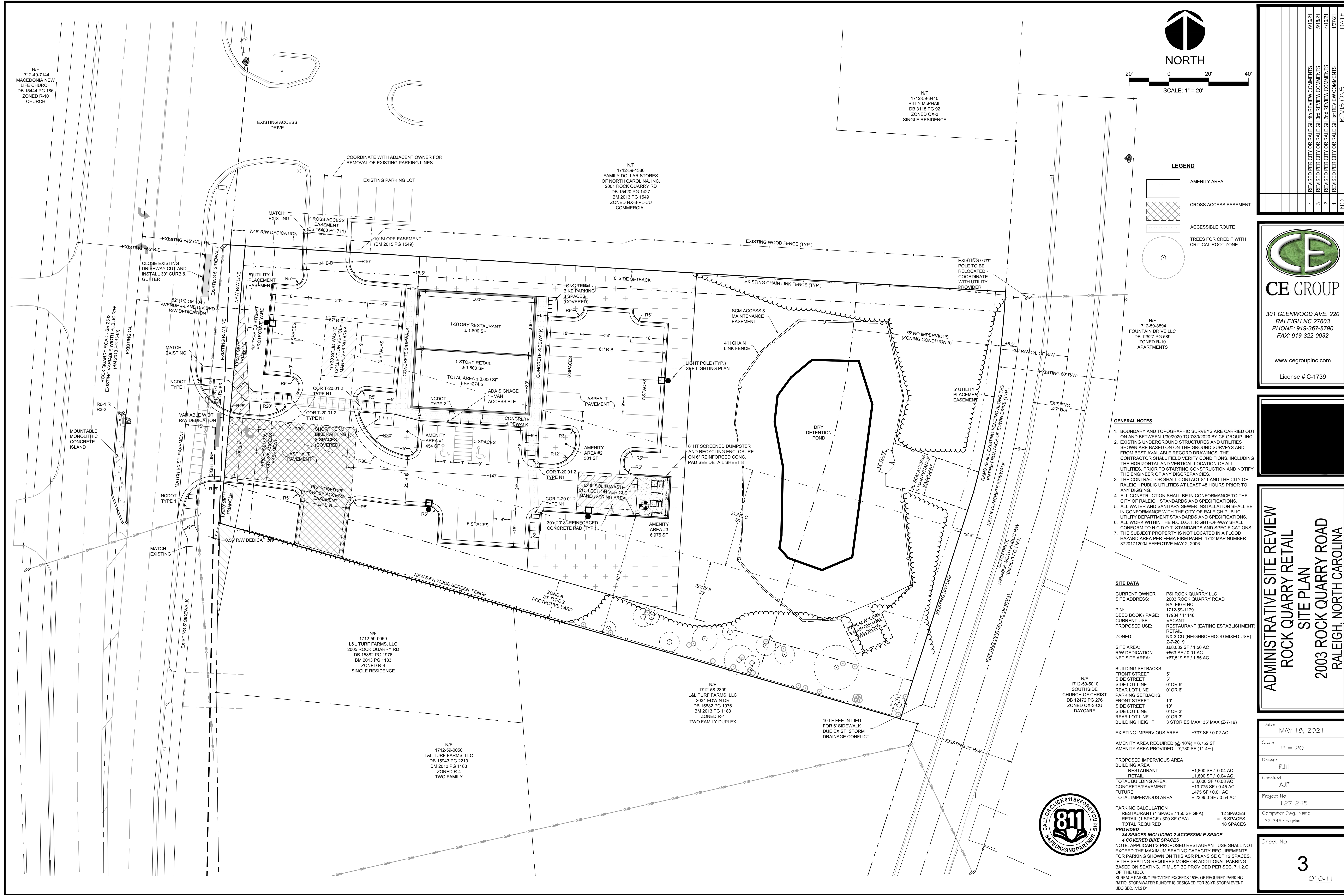
Sheet No:

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0 of 1

D. Maximum Surface Parking Provided

Except for single- and two-unit living or for uses providing 10 or fewer surface parking spaces, when the surface parking provided to serve a use exceeds 50% of the required parking ratios as specified in Sec. 7.1.2.C, one of the following measures to mitigate the additional impervious surface must be utilized.

- Detain stormwater runoff to pre-development levels for the 2-, 10- and 30-year storm event for the parking area above the maximum.



- GENERAL NOTES**
1. BOUNDARY AND TOPOGRAPHIC SURVEYS ARE CARRIED OUT ON AND BETWEEN 1/30/2020 TO 7/30/2020 BY CE GROUP, INC.
 2. EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON ON-THE-GROUND SURVEYS AND FROM BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 3. THE CONTRACTOR SHALL CONTACT 811 AND THE CITY OF RALEIGH PUBLIC UTILITIES AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 4. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 5. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE IN CONFORMANCE WITH THE CITY OF RALEIGH PUBLIC UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.
 6. ALL WORK WITHIN THE N.C.D.O.T. RIGHT-OF-WAY SHALL CONFORM TO N.C.D.O.T. STANDARDS AND SPECIFICATIONS.
 7. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 1712 MAP NUMBER 3720171200J EFFECTIVE MAY 2, 2006.

SITE DATA

CURRENT OWNER: PSI ROCK QUARRY LLC
SITE ADDRESS: 2003 ROCK QUARRY ROAD
RALEIGH NC 27603
PIN: 1712-59-1179
DEED BOOK / PAGE: 17984 / 11148
CURRENT USE: VACANT
PROPOSED USE: RESTAURANT (EATING ESTABLISHMENT)
ZONED: RETAIL
NX-3-CU (NEIGHBORHOOD MIXED USE)
Z-7-2019
SITE AREA: ±88,082 SF / 1.56 AC
RW DEDICATION: ±563 SF / 0.01 AC
NET SITE AREA: ±87,519 SF / 1.55 AC

BUILDING SETBACKS:
FRONT STREET 5'
SIDE STREET 5'
SIDE LOT LINE 0' OR 6'
REAR LOT LINE 0' OR 6'
PARKING SETBACKS:
FRONT STREET 10'
SIDE STREET 10'
SIDE LOT LINE 0' OR 3'
REAR LOT LINE 0' OR 3'
BUILDING HEIGHT 3 STORIES MAX; 35' MAX (Z-7-19)

EXISTING IMPERVIOUS AREA: ±737 SF / 0.02 AC
AMENITY AREA REQUIRED (@ 10%) = 6,752 SF
AMENITY AREA PROVIDED = 7,730 SF (11.4%)

PROPOSED IMPERVIOUS AREA

BUILDING AREA	AREA
RESTAURANT	±1,800 SF / 0.04 AC
RETAIL	±1,800 SF / 0.04 AC
TOTAL BUILDING AREA:	±3,600 SF / 0.08 AC
CONCRETE/PAVEMENT:	±19,775 SF / 0.45 AC
FUTURE:	±475 SF / 0.01 AC
TOTAL IMPERVIOUS AREA:	±23,850 SF / 0.54 AC

PARKING CALCULATION
RESTAURANT (1 SPACE / 150 SF GFA) = 12 SPACES
RETAIL (1 SPACE / 300 SF GFA) = 6 SPACES
TOTAL REQUIRED 18 SPACES

PROVIDED
34 SPACES INCLUDING 2 ACCESSIBLE SPACE
4 COVERED BIKE SPACES
NOTE: APPLICANT'S PROPOSED RESTAURANT USE SHALL NOT EXCEED THE MAXIMUM SEATING CAPACITY REQUIREMENTS FOR PARKING SHOWN ON THIS ASP PLANS SEE OF 12 SPACES. IF THE SEATING REQUIRES MORE OR ADDITIONAL PARKING BASED ON SEATING, IT MUST BE PROVIDED PER SEC. 7.1.2.C OF THE UDO.
SURFACE PARKING PROVIDED EXCEEDS 150% OF REQUIRED PARKING RATIO. STORMWATER RUNOFF IS DESIGNED FOR 30-YR STORM EVENT UDO SEC. 7.1.2.D1



NO.	REVISIONS	DATE
4	REVISED PER CITY OF RALEIGH 4th REVIEW COMMENTS	6/16/21
3	REVISED PER CITY OF RALEIGH 3rd REVIEW COMMENTS	5/18/21
2	REVISED PER CITY OF RALEIGH 2nd REVIEW COMMENTS	4/16/21
1	REVISED PER CITY OF RALEIGH 1st REVIEW COMMENTS	1/27/21



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ADMINISTRATIVE SITE REVIEW
ROCK QUARRY RETAIL
SITE PLAN
2003 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

Date: MAY 18, 2021

Scale: 1" = 20'

Drawn: RJH

Checked: AJF

Project No: 127-245

Computer Dwg. Name: 127-245 site plan

Sheet No: 3

[illegible]