



Administrative Approval Action

Case File / Name: ASR-0100-2020
Rock Quarry Retail

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

LOCATION: This site is located on the south side of Interstate-40, east of Rock Quarry Road at 2003 Rock Quarry Rd.

REQUEST: Development of a 1.56 acre tract zoned NX-3-CU with 0.01 acres of right-of-way dedication and a net area of 1.55 acres. A proposed new restaurant/retail building totaling a gross area of 3,600 sf (1,800 sf of restaurant and 1,800 sf of retail space).

BOA-0031-2020 - Approved 7/13/20: Request of a 139'ft driveway variance from Unified Development Ordinance Sec.8.3.5.C.3.c.

**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 June 16, 2021 by CE GROUP.

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:

Stormwater

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

☒ **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:

Engineering



Administrative Approval Action

Case File / Name: ASR-0100-2020
Rock Quarry Retail

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

1. A cross access agreement among the lots identified as PINs 1712591179 and 1712590059 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 within this time, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

☒ **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. Comply with all conditions of BOA-0031-2020 and Z-7-2019.

Engineering

2. A public infrastructure surety for 9 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
4. A fee-in-lieu for 1' width sidewalk on Rock Quarry and 6' width (10LF) for Edwin Drive shall be paid to the City of Raleigh (UDO 8.1.10).
5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

Stormwater

6. 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).
7. 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).



Administrative Approval Action

Case File / Name: ASR-0100-2020
Rock Quarry Retail

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

8. 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).

Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Rock Quarry Rd, 6 street trees along Edwin Drive.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
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 7, 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: 08/10/2021
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

Administrative Site Review Application

Planning and Development/Planning Review Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919) 695-2200

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.B. Please check the appropriate building types and include the plan checklist document within the application.

Office Use Only: Case #: _____ Planner (print): _____

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

GENERAL INFORMATION

Development name: Rock Quarry Retail
 Inside City limits? ☒ Yes ☐ No
 Property address(es): _____

2003 Rock Quarry Road

Site PLN (s): 1712-59-1109

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 Faulstich, RLA LEED AP

Company: CE Group, Inc.

Address: 301 Glenwood Avenue Suite 220 Raleigh, NC 27603

Phone #: 919-367-8700 ext 102 Email: Joe@CEGroupinc.com

Page 2 of 2

REVISION 03/20

raleighnc.gov

DEVELOPMENT TYPE + SITE DATA 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 of gross (to remain and new): 3,600 sf
Overlay (District if applicable):	Proposed # of buildings: 1
Existing use (UDO 8.1.4): vacant	Proposed # of stories for each: 1
Proposed use (UDO 8.1.4): Restaurant / Retail	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.016 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: Flood study: FEMA Map Panel #: 1712-3220/3260/	
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 2br 3br 4br or more	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

I hereby designate Joe Faulstich, RLA to serve as my agent regarding this application, to receive and respond 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 final calendar and submitted policy, which states applications will expire after six consecutive months of inactivity.

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

Page 2 of 2

REVISION 03/20

raleighnc.gov

CITY OF RALEIGH STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

2. UTILITY SEPARATION REQUIREMENTS

A. A DISTANCE OF 10' 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 2' FROM A PRIVATE WELL OR 3' FROM A PUBLIC WELL.

B. WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE VARIATION ALLOWED IS THE WATER MAIN IN A SEWANTY TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER MAINS OVER A WATERMAIN, OR MATERIALS OR STEEL ENCLOSURE SPECIFY TOP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER CORPUD DETAIL S.W.4 & S.4.9.

D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES. UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER CROSSINGS, MINIMUM 18" VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY TOP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER CORPUD DETAIL S.W.4 & S.4.9.

E. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AGENCIED PLAN & OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENTIAL & BUSINESS 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.

5. 6" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS.

6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN DEVELOPMENT OF A SITE. THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT WILL NOT BE RESPONSIBLE FOR THE ABANDONMENT OF EXISTING WATER & SEWER SERVICES. THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT WILL NOT BE RESPONSIBLE FOR THE ABANDONMENT OF EXISTING WATER & SEWER SERVICES. THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT WILL NOT BE RESPONSIBLE FOR THE ABANDONMENT OF EXISTING WATER & SEWER SERVICES.

7. RETAIL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT METERS. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY USE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.

8. RETAIL 1/2" PVC SEWER SERVICES & 1.5% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.

9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING CHARGE LOWER THAN 1' ABOVE THE NEXT UPSTREAM MANHOLE.

10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDC. (USACE & ADEP) FOR ANY WETLANDS, WETLANDS & FLOODPLAIN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.

11. NCDOT RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.

12. GREASE INTERCEPTOR: OIL WATER SEPARATORS BEING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 986-2334 OR stephen.calverley@raleighnc.gov FOR MORE INFORMATION.

13. APPLI 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 DANIEL HARTLEY AT (919) 986-9023 OR daniel.hartley@raleighnc.gov FOR MORE INFORMATION.

ZONING CONDITIONS

1. 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 Precise Road, at 2003 Rock Quarry Road are rezoned to Neighborhood Mixed Use-Three Stories-Conditional Use (NX-3-CU).

Conditions dated: August 21, 2019

1. Building height shall not exceed thirty five feet (35').

2. Townhouse and Apartment Building Types are prohibited on the subject property.

3. School, public or private (K-12), Day care, home, Day care center, Outdoor sports or recreation facility (≤ 250 seats), Bed and breakfast, Bed, nightclub, tavern, lounge, Vehicle lot sales (including gasoline and diesel fuel), Vehicle sales/rental, Detention center, jail, prison, and Vehicle repair (center) are prohibited on the subject property.

4. 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 Yield along the subject 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 or long as either Lot 1 or 7 is zoned residential.

5. No site plan for new development on the subject property shall be approved with new impervious area within 75-ft from the Public Drive right-of-way.

6. Outdoor area lighting shall be of full cutoff design.

7. No site plan for new development on the subject property shall be approved with refuse storage area within 50-ft of the southeast 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 1 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 YIELD IS PROVIDED BE SITE PLAN

CONDITION 5 - NO IMPERVIOUS AREA IS PLANNED ON THE PROPERTY WITHIN 75-FOOT OF EDWIN RD

CONDITION 6 - ALL OUTDOOR LIGHTING IS FULL CUTOFF DESIGN

CONDITION 7 - NO REFUSE STORAGE AREA IS PLANNED WITHIN 50-FOOT OF SOUTHERN PROPERTY LINE

SOLID WASTE NOTE

REFUSE COLLECTION WILL BE PROVIDED BY PRIVATE CONTRACTOR

1.26.2021

Kamashia Ryan
Premier Stores, Inc.

Re: ASR-0100-2020 Rock Quarry Retail

Dear Kamashia 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 27609

We have routes that would be able to handle both the construction of the buildings(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 919-519-9739 or email psd@republicservices.com

Best Regards,

Timothy M Volk
Republic Services

UDO 8.3.2.2A.2a (C6-10)

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

004-2020-2020 - 7/13/2020

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

WHEREAS Henry and Carlette Carlier, property owners, and Premier Stores, Inc., developer, request a 120' feet variance from Sec. 8.3.3.2.3 of the Unified Development Ordinance which requires a minimum driveway spacing of 100 feet in order to construct a drive thru lot is 161 feet from an existing driveway on an adjacent parcel as part of a proposed plan to construct an approximately 5,600 sq ft retail 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
EXISTING CONDITIONS PLAN	2
SITE PLAN	3
GRADING PLAN	4
UTILITY PLAN	5
LANDSCAPE PLAN	6
LIGHTING PLAN	7
POND DETAIL	8
FIRE PROTECTION PLAN	9
BUILDING ELEVATIONS EXHIBIT	10-11
SIGHT LINE EXHIBIT	12

SITE DATA

CURRENT OWNER: PSI ROCK QUARRY LLC
 SITE ADDRESS: 800 ROCK QUARRY ROAD
 RALEIGH NC 27609-1179
 PIN: DEED BOOK / PAGE: 1784 / 1148
 CURRENT USE: RESTAURANT (EATING ESTABLISHMENT)
 PROPOSED USE: RETAIL
 ZONED: NX-3-CU (NEIGHBORHOOD MIXED USE)
 RETAIL
 2-7609
 SITE AREA: 68,002 SF / 1.56 AC
 RW DEDICATION: 68,002 SF / 1.56 AC
 NET SITE AREA: 67,510 SF / 1.55 AC

BUILDING SETBACKS:
 FRONT STREET 0'
 SIDE STREET 0'
 SIDE LOT LINE 0' OR 6'
 REAR LOT LINE 0' OR 6'
 PARKING SETBACK:
 FRONT STREET 10'
 SIDE STREET 10'
 SIDE LOT LINE 0' OR 6'
 REAR LOT LINE 0' OR 6'
 BUILDING HEIGHT 3 STORIES MAX 39' MAX (27-19)

EXISTING IMPERVIOUS AREA: 477 SF / 0.02 ac

AMENITY AREA REQUIRED (BE 10% + 1,702 SF

NORTH TO PARCEL PIN 1712-59-1088

SOUTH TO PARCEL PIN 1712-59-1089

AMENITY AREA PROVIDED = 7,750 SF (11.4%)

PROPOSED IMPERVIOUS AREA:

RESTAURANT

BUILDING AREA: 1,800 SF / 0.04 AC

RETAIL: 1,800 SF / 0.04 AC

TOTAL BUILDING AREA: 3,600 SF / 0.08 AC

CONCRETE PAVEMENT: 110,775 SF / 2.52 AC

FUTURE: 4,475 SF / 0.1 AC

TOTAL IMPERVIOUS AREA: 125,650 SF / 2.86 AC

PARKING CALCULATION:

RESTAURANT (1 SPACE / 150 SF OFA) = 12 SPACES

RETAIL (1 SPACE / 150 SF OFA) = 8 SPACES

TOTAL REQUIRED: 20 SPACES

24 SPACES INCLUDING 4 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 BE 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 10% OF REQUIRED PARKING. BAY 10' DEEPER PARKING IS DESIGNED FOR 30-15 STORM EVENT UDO SEC. 7.1.2.D

D. Minimum Surface Parking Provided

Except for single- and two-unit living or for uses providing 30 or fewer surface parking spaces, when the surface parking provided per use meets or exceeds the required parking ratio as specified in Sec. 7.1.2.C, one of the following measures to mitigate the additional impervious surface must be utilized:

1. Detail stormwater runoff to pre-development levels for the 2-, 5-, and 30-year storm event for the parking area above the maximum.



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 Diag. Name: EY-045 cover

Sheet No:

1

010-11

010-11

010-11

010-11

010-11

010-11

010-11

010-11

010-11

010-11

010-11

010-11

010-11

010-11

010-11

010-11

010-11



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

Date:	JUNE 16, 2021
Scale:	1" = 20'
Drawn:	RJH
Checked:	AJP
Project No:	127-245
Computer Draw Name:	127-245.dwg
Sheet No:	2

1	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
2	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
3	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
4	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
5	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
6	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
7	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
8	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
9	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
10	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
11	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
12	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
13	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
14	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
15	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
16	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
17	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
18	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
19	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
20	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
21	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
22	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
23	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
24	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
25	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
26	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
27	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
28	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
29	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
30	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
31	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
32	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
33	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
34	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
35	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
36	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
37	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
38	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
39	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
40	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
41	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
42	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
43	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
44	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
45	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
46	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
47	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
48	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
49	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
50	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
51	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
52	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
53	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
54	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
55	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
56	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
57	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
58	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
59	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
60	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
61	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
62	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
63	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
64	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
65	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
66	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
67	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
68	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
69	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
70	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
71	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
72	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
73	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
74	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
75	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
76	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
77	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
78	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
79	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
80	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
81	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
82	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
83	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
84	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
85	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
86	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
87	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
88	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
89	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
90	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
91	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
92	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
93	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
94	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
95	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
96	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
97	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
98	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
99	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21
100	REVIEWED PUBLIC CITY OF RALEIGH COMMENTS	4/16/21

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH NC 27603
PHONE: 919-367-8700
FAX: 919-322-0032

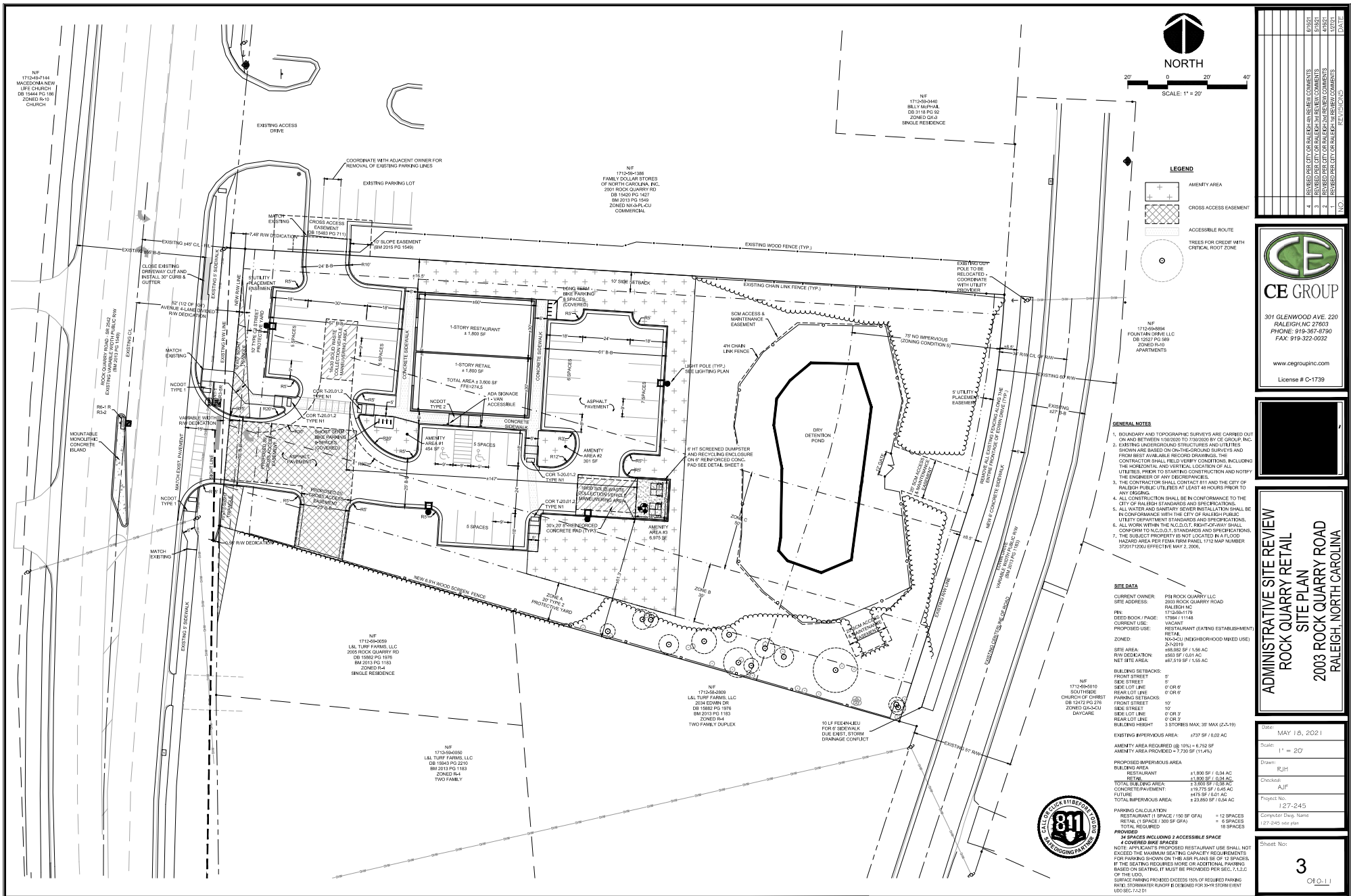
www.cegroupinc.com

License # C-1739



SCALE: 1" = 20'





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 Draw Name: 127-245.sdw
 Sheet No:

NO.	REVISION	DATE
1	REVIEWED FOR CITY OF RALEIGH COMMENTS	01/20/21
2	REVIEWED FOR CITY OF RALEIGH COMMENTS	01/20/21
3	REVIEWED FOR CITY OF RALEIGH COMMENTS	01/20/21
4	REVIEWED FOR CITY OF RALEIGH COMMENTS	01/20/21
5	REVIEWED FOR CITY OF RALEIGH COMMENTS	01/20/21
6	REVIEWED FOR CITY OF RALEIGH COMMENTS	01/20/21
7	REVIEWED FOR CITY OF RALEIGH COMMENTS	01/20/21
8	REVIEWED FOR CITY OF RALEIGH COMMENTS	01/20/21
9	REVIEWED FOR CITY OF RALEIGH COMMENTS	01/20/21
10	REVIEWED FOR CITY OF RALEIGH COMMENTS	01/20/21

CE GROUP

301 GLENWOOD AVE. 220
 RALEIGH NC 27603
 PHONE: 919-367-8700
 FAX: 919-322-0032
 www.cegroupinc.com
 License # C-1739

[illegible]

Sec. 1.5.9. Transparency

A. Intent

The transparency requirements are intended to lend visual interest to street-facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.

B. General Requirements

1. The minimum percentage of windows and doors that must cover a ground story facade is measured between 0 and 31 feet above the adjacent sidewalk. More than 50% of required transparency must be located between 3 and 8 feet of the finished facade.
2. The minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
3. In a mixed use building, or general building where an Urban Benchmark is applied, a minimum of 60% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).
4. Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.



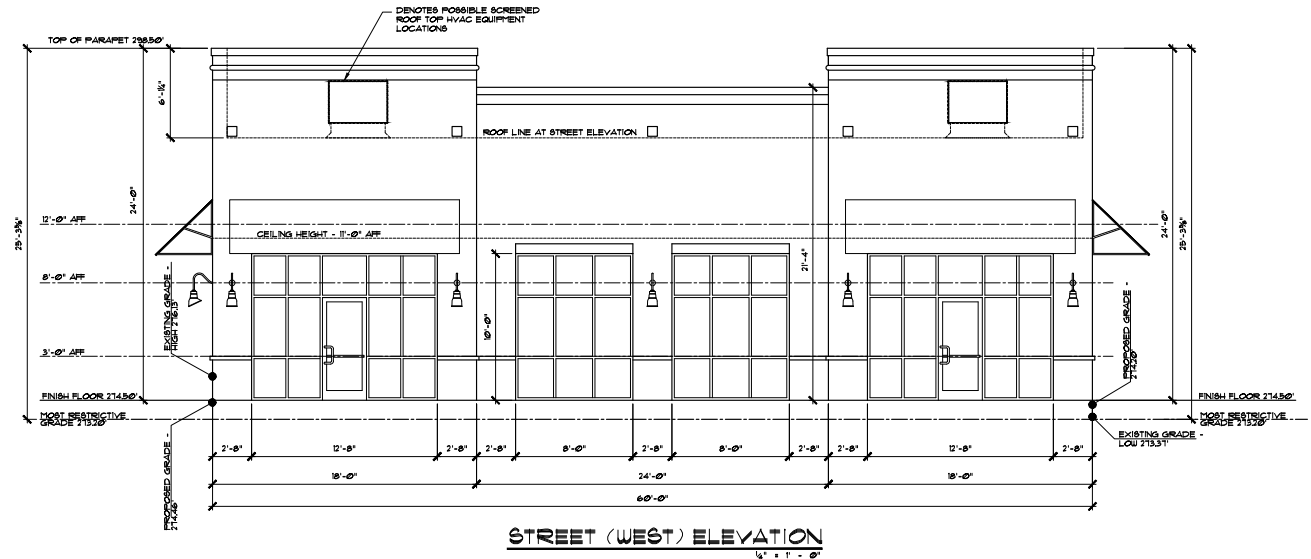
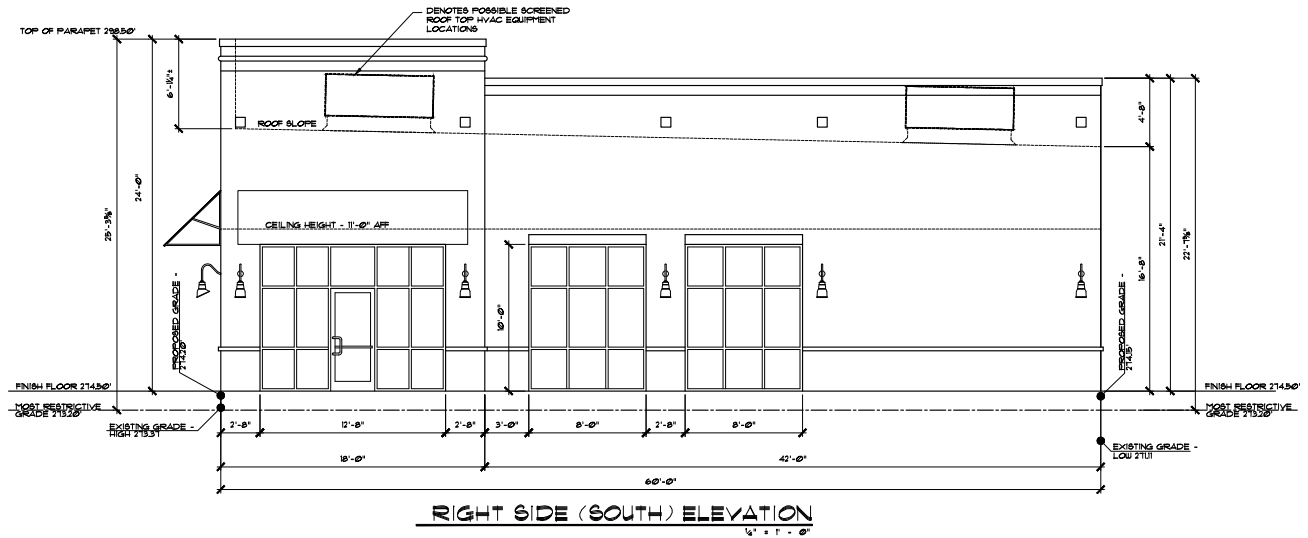
C. Administrative Alternate Findings

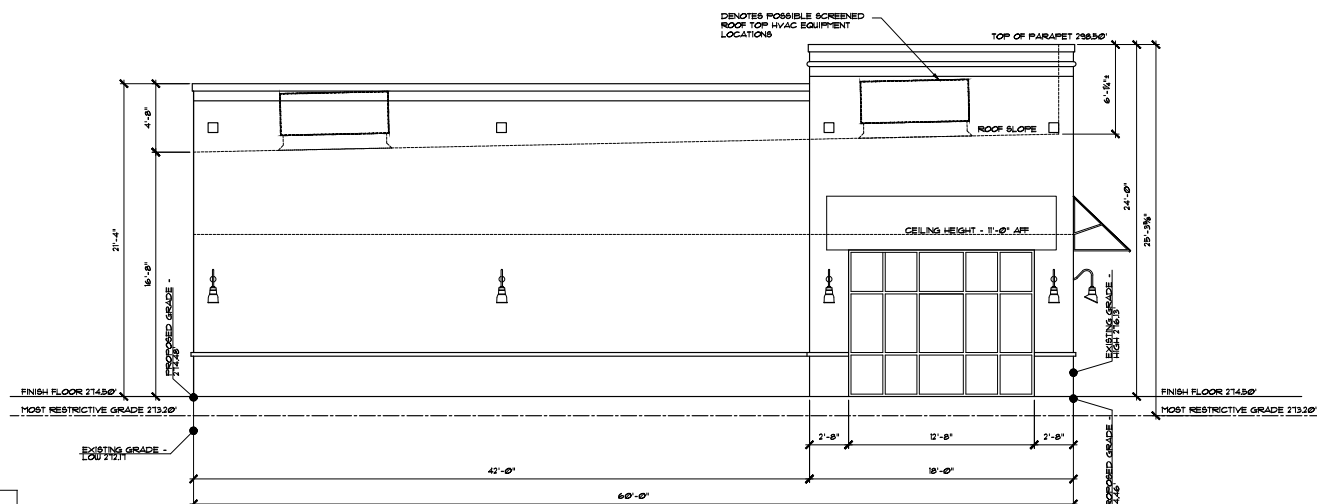
The Planning and Development Officer may in accordance with Sec. 10.2.17, reduce the required transparency, subject to all of the following findings:

1. The approved alternate meets the intent of the transparency requirements;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans; and
3. The street-facing building facade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

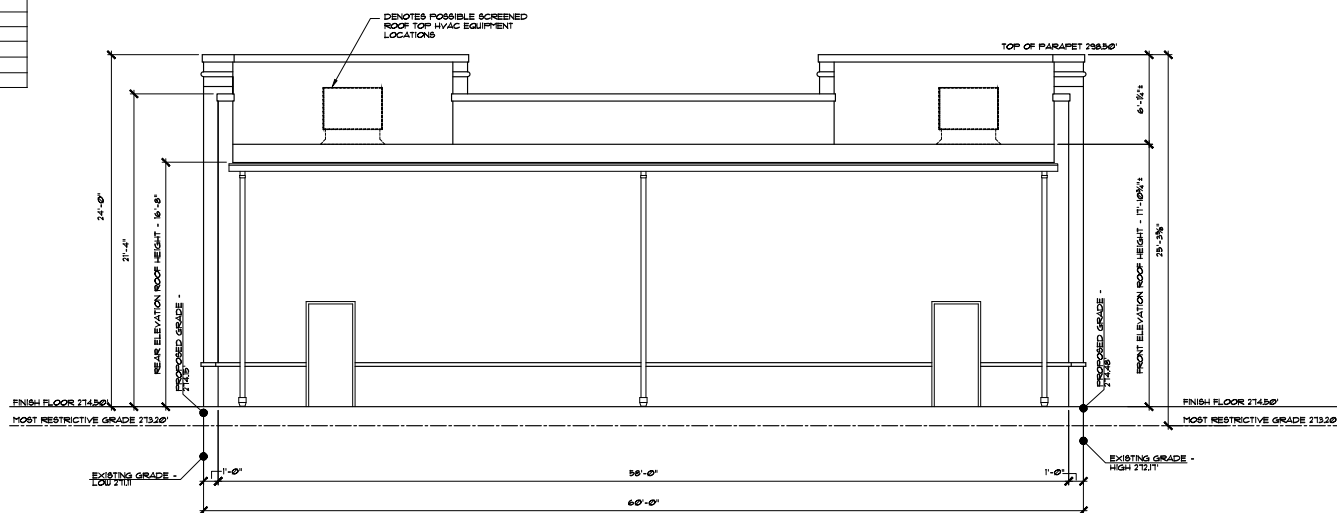
TRANSPARENCY REQUIREMENTS

REQUIRED FRONT WALL TRANSPARENCY	33%
FRONT WALL AREA (TO A 12' LEAD IN)	120 SF
REQUIRED FRONT WALL TRANSPARENCY (WALL AREA x 33%)	736 SF
FRONT WALL TRANSPARENCY PROVIDED	414 SF
AMOUNT OF TRANSPARENCY REQUIRED BETWEEN 3' AND 8'	
TO BE 50% OF FRONT WALL TRANSPARENCY	
AMOUNT OF TRANSPARENCY REQUIRED BETWEEN 3' AND 8' - 175 SF	
AMOUNT OF TRANSPARENCY PROVIDED BETWEEN 3' AND 8' - 206 SF	
AMOUNT OF GLAZING PROVIDED - EXCEEDS	
50% OF THE REQUIRED TRANSPARENCY	



[illegible]

LEFT SIDE (NORTH) ELEVATION



REAR (EAST) ELEVATION