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
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**


**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).
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: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 08/10/2021

Staff Coordinator: Jermont PURIFOY
ADMINISTRATIVE SITE REVIEW
ASR-0100-2020
FOR ROCK QUARRY RETAIL
2003 ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA

DECEMBER 1, 2020
REVISED June 14, 2021

INDEX TO DRAWINGS
COVER
EXISTING CONDITIONS PLAN
SITE PLAN
LANDSCAPE PLAN
LIGHTING PLAN
POND DETAIL
PERMIT PLACEMENT PLAN
SIGHT LINE PLAN
BUILDING PERMIT PLAN

VICINITY MAP

OWNER
PSI ROCK QUARRY, LLC
7069 BUSINESS PARK DRIVE
GREENSBORO, NC 27406-9566

ROCK QUARRY ROAD SHALL BE DESIGNED FOR PRIMARY STREET

Right-of-Way Obstruction Notes:
- Street, Lane, and sidewalk clearance or obstructions. Prior to any work that impacts the
right-of-way, street lanes, sidewalks, or access, the contractor must apply for a
permit with Right-of-Way Services.
- Contact Right-of-Way with any questions or concerns related to the
permit/approval process.

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- Contact Right-of-Way with any questions or concerns related to the
permit/approval process.
Sec. 1.5.9. Transparency

A. Intent
The transparency requirements are intended to lend visual interest to street-facing building facades for both pedestrian and building occupant views.

B. General Requirements
1. The minimum percentage of windows and doors that must cover a ground story facade is measured between 6 and 10 feet above the adjacent sidewalk. More than 50% of required transparency must be located between 6 and 8 feet of the building facade.
2. The maximum 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 a flat frontage is applied, a minimum facade of the street-facing, street-level window panel surface area must allow views into the ground story use for a depth of at least 5 feet. Windows shall not be made opaque by non-operative window treatments (except shutters, blinds or shades within the conditioned space).
4. Glass shall be considered transparent where it has a transparency higher than 30% and external reflectance of less than 15% glass or upper stories may have any level of transparency and external reflectance.

C. Administrative Alternate Findings
The Planning and Development Office may, in accordance with Sec. 1.5.9.3, 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.
3. The street-facing building facade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

TRANSPARENCY REQUIREMENTS

<table>
<thead>
<tr>
<th>Transparency Requirement</th>
<th>Minimum Required Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR STREET-FACING FACADES</td>
<td>50%</td>
</tr>
<tr>
<td>FOR UPPER STORY FACADES</td>
<td>30%</td>
</tr>
<tr>
<td>FOR MIXED-USE BUILDINGS</td>
<td>20%</td>
</tr>
</tbody>
</table>

Right Side (South) Elevation

Street (West) Elevation