Zoning: NX-3 RX-3-PL w/CU
CAC: South
Drainage Basin: Big Branch
Acreage: 11.65
Sq. Ft.: 40,720

Planner: Michael Walters
Phone: (919) 996-2636
Applicant: TC Rock Quarry Road, LLC
Phone: (919) 602-0678
**Administrative Site Review Application**  
(for UDO Districts only)

**Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831**  
**Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200**

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

<table>
<thead>
<tr>
<th>BUILDING TYPE</th>
<th>FOR OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Detached</td>
<td>□ General</td>
</tr>
<tr>
<td>□ Attached</td>
<td>□ Mixed Use</td>
</tr>
<tr>
<td>□ Apartment</td>
<td>□ Open Lot</td>
</tr>
<tr>
<td>□ Townhouse</td>
<td>Transaction Number</td>
</tr>
<tr>
<td></td>
<td>536316</td>
</tr>
<tr>
<td></td>
<td>Assigned Project Coordinator</td>
</tr>
<tr>
<td></td>
<td>WALTERS</td>
</tr>
</tbody>
</table>

**Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #**

**GENERAL INFORMATION**

- **Development Name**: Greystone Apartments
- **Zoning District**: RX-3-CU-PL  
  - **Overlay District (if applicable)**
  - **Inside City Limits?** □ Yes □ No
- **Proposed Use**: Apartment Complex
- **Property Address(es)**: Rock Quarry Road  
  - **Major Street Locator**: 
- **Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:**

<table>
<thead>
<tr>
<th>P.I.N.</th>
<th>P.I.N.</th>
<th>P.I.N.</th>
<th>P.I.N.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1722839173</td>
<td>1722921638</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**What is your project type?**

- □ Apartment
- □ Mixed Residential
- □ Non-Residential Condo
- □ Duplex
- □ Telecommunication Tower
- □ Elderly Facilities
- □ School
- □ Religious Institutions
- □ Hospitals
- □ Shopping Center
- □ Residential Condo
- □ Hotels/Motels
- □ Banks
- □ Retail
- □ Office
- □ Industrial Building
- □ Cottage Court

**WORK SCOPE**

Per City Code Section 10.2.8.B.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.

Develop a 90 Unit Apartment Complex with on-site parking

**DESIGN ADJUSTMENT OR ADMIN ALTERNATE**

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

**CLIENT/DEVELOPER/OWNER**

- **Company**: TC Rock Quarry Road, LLC  
  - **Name(s)**: Dane Sambrick
- **Address**: 4944 Windy Hill Drive Raleigh, NC 27609
- **Phone**: 919-602-0678  
  - **Email**: dsambrick@sambrickconstruction.com  
  - **Fax**: 919-872-9584

**CONSULTANT (Contact Person for Plans)**

- **Company**: Triangle Site Design, PLLC  
  - **Name(s)**: Matt Lowder, PE
- **Address**: 4004 Barrett Drive Suite 101 Raleigh, NC 27609
- **Phone**: 919-553-6570  
  - **Email**: mlowder@trianglesitedesign.com  
  - **Fax**: 

**WWW.raleighnc.gov**  
**REVISION 05.13.16**
<table>
<thead>
<tr>
<th>Zoning Information</th>
<th>Building Information</th>
</tr>
</thead>
</table>
| Zoning District(s) | RX-3-CU-PL<br>Proposed building use(s) | Apartments
| If more than one district, provide the acreage of each: | Existing Building(s) sq. ft. gross | N/A
| Overlay District | Proposed Building(s) sq. ft. gross | 40,720
| Total Site Acres | Total sq. ft. gross (existing & proposed) | 40,720
| Inside City Limits | 11.05 | 
| Yes | No | 
| Off street parking: Required | Provided | 171<br>174 | Proposed height of building(s)
| COA (Certificate of Appropriateness) case # | # of stories | 3
| BOA (Board of Adjustment) case # A- | Ceiling height of 1st Floor | 10'
| CUD (Conditional Use District) case # Z- | | |

**Stormwater Information**

<table>
<thead>
<tr>
<th>Existing Impervious Surface</th>
<th>acres/square feet</th>
<th>Flood Hazard Area</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Impervious Surface</td>
<td>118,660</td>
<td>acres/square feet</td>
<td>If Yes, please provide:</td>
<td></td>
</tr>
<tr>
<td>Neuse River Buffer</td>
<td>Yes</td>
<td>No</td>
<td>Wetlands</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Flood Study**

| Alluvial Soils | FEMA Map Panel # |

**FOR RESIDENTIAL DEVELOPMENTS**

1. Total # Of Apartment, Condominium or Residential Units | 90 |
2. Total # Of Congregate Care Or Life Care Dwelling Units |
3. Total Number of Hotel Units |
4. Overall Total # Of Dwelling Units (1-6 Above) |
5. Bedroom Units: | 1br 33 | 2br 42 | 3br 15 | 4br or more |
6. Infill Development 2.2.7 |
7. Open Space (only) or Amenity |
8. Is your project a cottage court? | Yes | No |

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate [TRIANGLE SITE DESIGN] 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.

Signed [Signature] Date 11/14/17

Printed Name [Last Name], [First Name] (OWNER, PRESIDENT)

Signed [Signature] Date

Printed Name
## TO BE COMPLETED BY APPLICANT

<table>
<thead>
<tr>
<th>General Requirements</th>
<th>YES</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Filling Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh</td>
<td>X</td>
<td></td>
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<tr>
<td>2. Administrative Site Review Application completed and signed by the property owner(s)</td>
<td>X</td>
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<tr>
<td>3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet</td>
<td>X</td>
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</tr>
<tr>
<td>4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh</td>
<td>X</td>
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<tr>
<td>5. Provide the following plan sheets:</td>
<td></td>
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<tr>
<td>a) Cover sheet: includes general notes, owner’s name, contact’s name, telephone number, mailing address and email address</td>
<td>X</td>
<td></td>
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<tr>
<td>b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation</td>
<td>X</td>
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<tr>
<td>c) Proposed Site Plan</td>
<td>X</td>
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<tr>
<td>d) Proposed Grading Plan</td>
<td></td>
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<tr>
<td>e) Proposed Stormwater Plan, Including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.</td>
<td>X</td>
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<tr>
<td>f) Proposed Utility Plan, Including Fire</td>
<td></td>
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<tr>
<td>g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.</td>
<td>X</td>
<td></td>
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<tr>
<td>h) Proposed Landscape Plan</td>
<td></td>
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<tr>
<td>i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.</td>
<td>X</td>
<td></td>
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<tr>
<td>j) Transportation Plan</td>
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</tr>
<tr>
<td>6. Ten (10) sets of proposed plans to engineering scale (1” = 20’, 1” =100’, etc.), and date of preparation. For re-submittals – include all revision dates</td>
<td>X</td>
<td></td>
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<tr>
<td>7. Minimum plan size 18”x24” not to exceed 36”x42”</td>
<td>X</td>
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<tr>
<td>8. A vicinity map no smaller/less than 1”=500’ and no larger than 1”=1000’ to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan</td>
<td>X</td>
<td></td>
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<tr>
<td>9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map</td>
<td>X</td>
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</tr>
<tr>
<td>10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>11. Wake County School Form, if dwelling units are proposed- Comment</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>12. If applicable, zoning conditions adhered to the plan cover sheet</td>
<td>X</td>
<td></td>
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</tr>
</tbody>
</table>
SITE REVIEW
SR-__-17
Proposed
Greystone Apartments
Rock Quarry Road
Raleigh, Wake County, North Carolina

OWNER/DEVELOPER
TC Rock Quarry Road, LLC
4944 Windy Hill Drive
Raleigh, NC 27609
(919) 602-0678
(919) 872-9584
amin@rockconstruction.com

CIVIL ENGINEER
Triangle Site Design, PLLC
Attn: Matt Lowder, PE
4004 Barrett Drive, Suite 101
Raleigh, NC 27609
(919) 553-6570
mlowder@trianglesitedesign.com

TRIANGLE SITE DESIGN

ADMINISTRATIVE SITE REVIEW APPLICATION (for UDO Districts only)

Development: Greystone Apartments

Applicant: TC Rock Quarry Road, LLC

Project Location: 4944 Windy Hill Drive, Raleigh, NC 27609

Development Description:
This project is a proposed multi-family residential development consisting of 221 apartment units. The project includes the construction of a four-story residential building containing 221 apartment units with a mix of one, two, and three-bedroom units. The development also includes a variety of on-site amenities such as a community center, playground, and fitness center. The project is planned to be built in phases, with the first phase consisting of 120 units scheduled for completion in Phase 1 and the remaining 101 units in Phase 2.

Improvement Highlights:
1. Construction of a four-story residential building
2. Construction of a community center
3. Construction of a playground
4. Construction of a fitness center
5. Construction of pedestrian and bicycle pathways
6. Construction of on-site parking

Required Documents:
1. Site Plan
2. Utility Plan
3. Drainage Plan
4. Stormwater Management Plan
5. Solid Waste Management Plan
6. Tree Conservation Plan
7. Boundary Survey

Contact Information:
Matt Lowder, PE
(919) 553-6570
mlowder@trianglesitedesign.com

Concordance Items:

PUBLIC HEARING:
None

GENERAL INFORMATION

Development:
Greystone Apartments

Project Location:
4944 Windy Hill Drive, Raleigh, NC 27609

Applicant:
TC Rock Quarry Road, LLC

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mlowder@trianglesitedesign.com

Concordance Items:

PUBLIC HEARING:
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