



# Administrative Approval Action

Case File / Name: SUB-S-51-2018  
BATTERY HEIGHTS LOT 120 SUBDIVISION

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

**LOCATION:** The site is located on the south side of Battery Drive, west of the intersection of Battery Drive and Parish Street at 1332 Battery Drive.

**REQUEST:** Proposed is a subdivision of a .255 acre lot into two separate detached residential lots zoned R-10. There is an existing single family residence on site which is currently under construction. Two Variances have been granted by the Board of Adjustment for this subdivision (cases A-62-19, and A-76-18).

BOA Case A-62-19, granting a 252' variance from the required 2500' block parameter.

BOA Case A-76-18, granting a 13' variance from lot width requirements allowing two separate lots each with 32' width.

## 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 11, 2019 by Chance and Associates.

## 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:*

☒ **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:*

### General

1. The building permit associated with the detached single family dwelling at 1332 Battery Drive (currently under construction) will need to be revised and approved to reflect the new parcel boundaries of the plat to be recorded.

### Engineering

2. A fee-in-lieu for 6-ft sidewalk width along the 64-ft of site frontage is paid to the City of Raleigh (UDO 8.1.10).
3. A 5' general utility 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.



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4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3) for street trees.
5. A 10' slope 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.
6. 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.
7. A cross access agreement between the 2 lots created by this subdivision, currently identified as PIN 1713381326, shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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.

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: August 7, 2022**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: August 7, 2024**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: \_\_\_\_\_

Development Services Dir/Designee

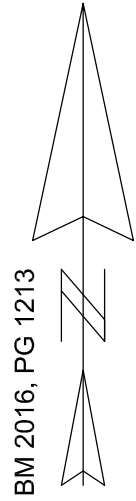
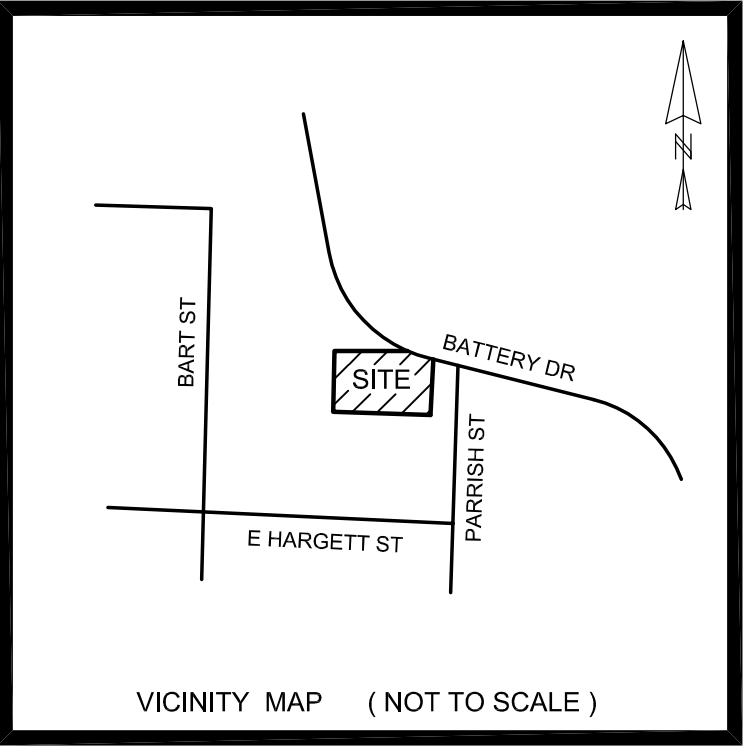
Date: 08/07/2019

Staff Coordinator: Michael Walters



NOT RELEASED FOR CONSTRUCTION





BM 2016, PG 1213

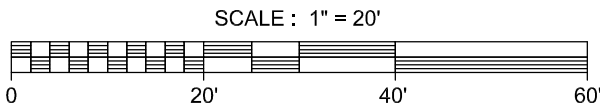
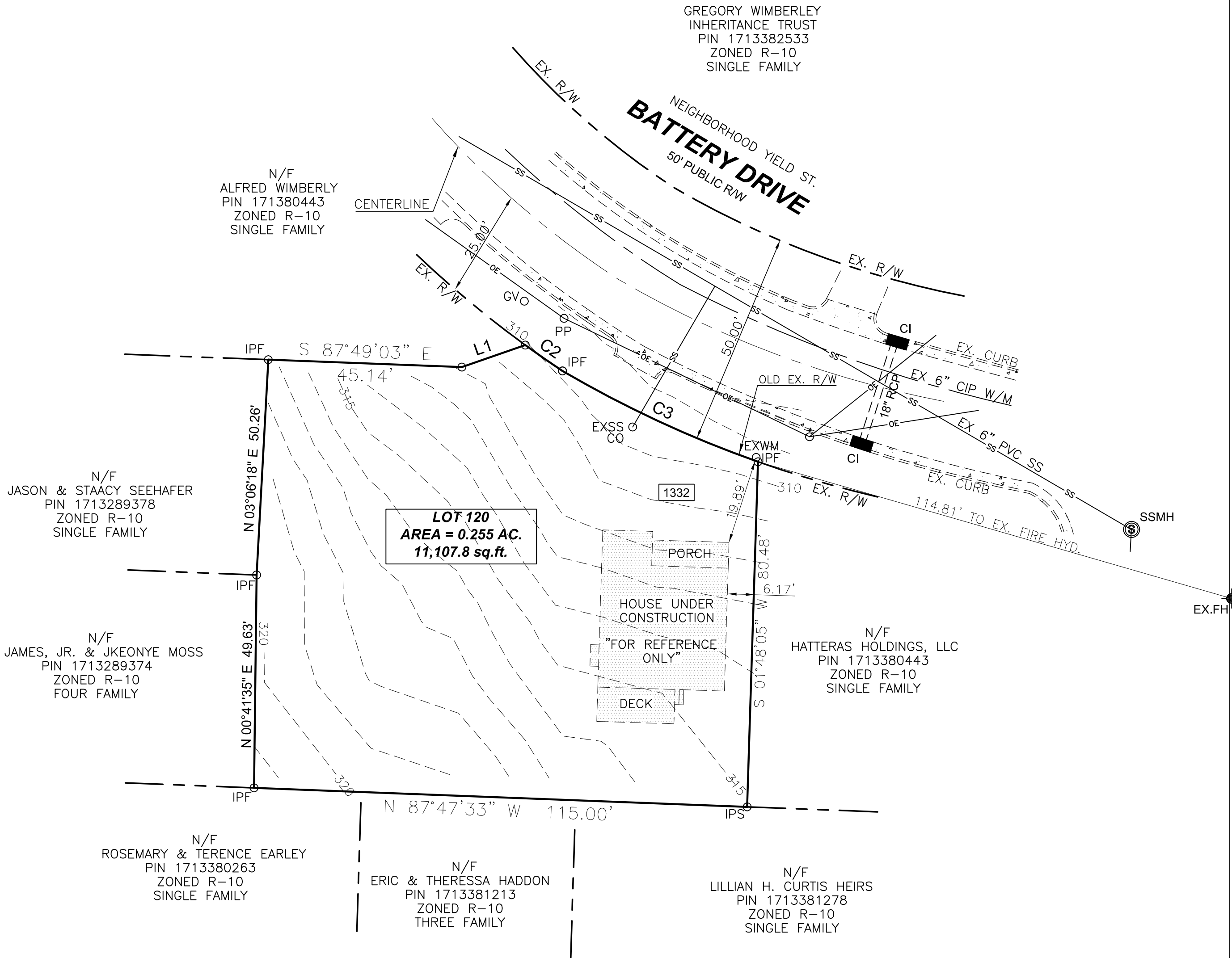
- REFERENCES:
1. DB 11717, PG 1853
  2. DB 16978, PG 1020
  3. BM 2016, PG 1213
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LEGEND:

IPF = IRON PIPE FOUND  
IPS = IRON PIPE SET  
CP = COMPUTED POINT  
N/F = NOW OR FORMERLY  
R/W = RIGHT OF WAY  
LP = LIGHT POLE  
PP = POWER POLE  
-OE- = OVERHEAD ELECTRIC LINE

CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C2	10.55'	253.71'	10.55'	S 55°09'23" E
C3	50.34'	265.00'	50.26'	S 65°03'58" E

LINE	BEARING	DIST
L1	N 70°50'25" E	15.64'



SCALE : 1" = 20'

DATE :	SEPTEMBER 27 2018
SCALE :	1" = 20'
DRAWN BY :	SC
CHECKED BY :	STONEY CHANCE
FILE NAME :	Battery Heights Lot 120 Exis.dwg

REVISIONS	DATE	BY
REVIS PER C.O.R. REVIEW COMMENTS		SC
REVIS PER C.O.R. REVIEW COMMENTS		SC

EXISTING CONDITIONS SHEET

# BATTERY HEIGHTS SUBDIVISION

## LOT 120

RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

TITLE :  
SHEET: 2 OF: 6

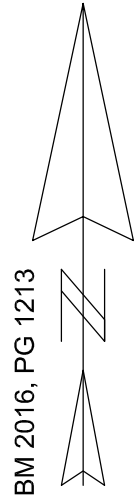
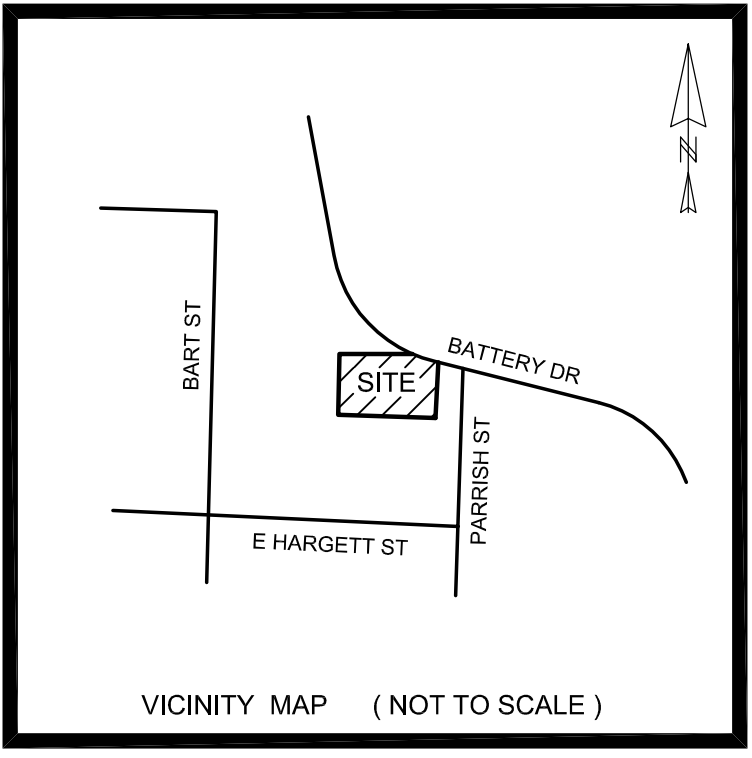
CHANCE & ASSOCIATES

Land Planning Services

500 Benson Road Ste. 207, Garner, North Carolina 27529  
Phone: 919-779-7245  
Email: cstoney@bellsouth.net

Fax: 919-779-3889

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NEW TREES PLANT LEGEND:

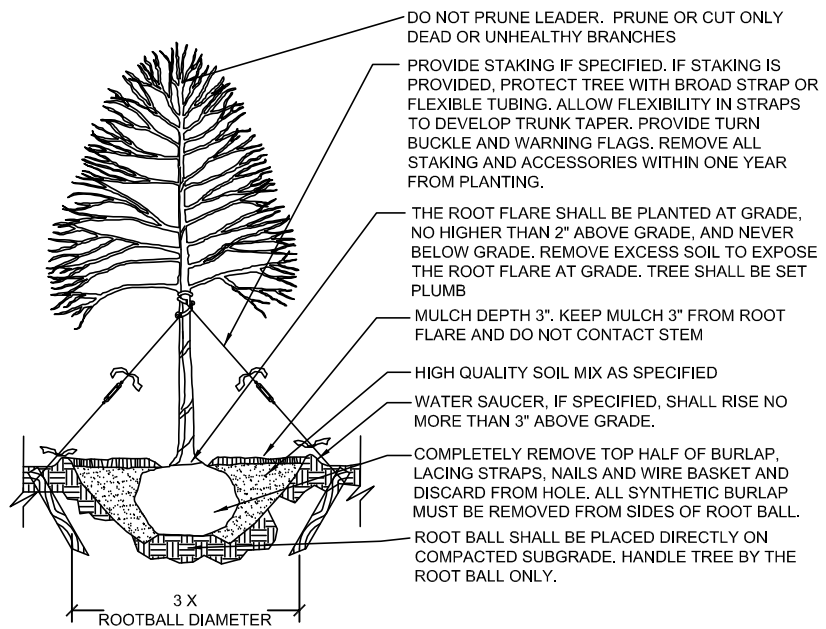
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
2	KOUSA DOGWOOD	Cornus kousa	1.5" - CAL. 6' to 8' HGT. - MIN SINGLE STEM

- NOTES:
1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
  2. TREES SHALL BE PLANTED AN AVERAGE OF 20' ON CENTER AS NOTED IN STREETSCAPE YARDS CHART.
  3. A TREE IMPACT PERMIT IS REQUIRED FROM C.O.R. PRIOR TO INSTALLATION OF STREET TREES.
  4. STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE NEW DRIVEWAYS & UTILITY SERVICES.

- PLANTING STANDARDS:
1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
    - a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
    - b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
    - c. HORTUS THIRD, THE STAFF OF THE L.H.BAILEY HORTORIUM, 1976, MacMILLAN PUBLISHING CO., NEW YORK

STREETSCAPE YARDS:

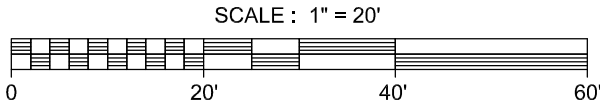
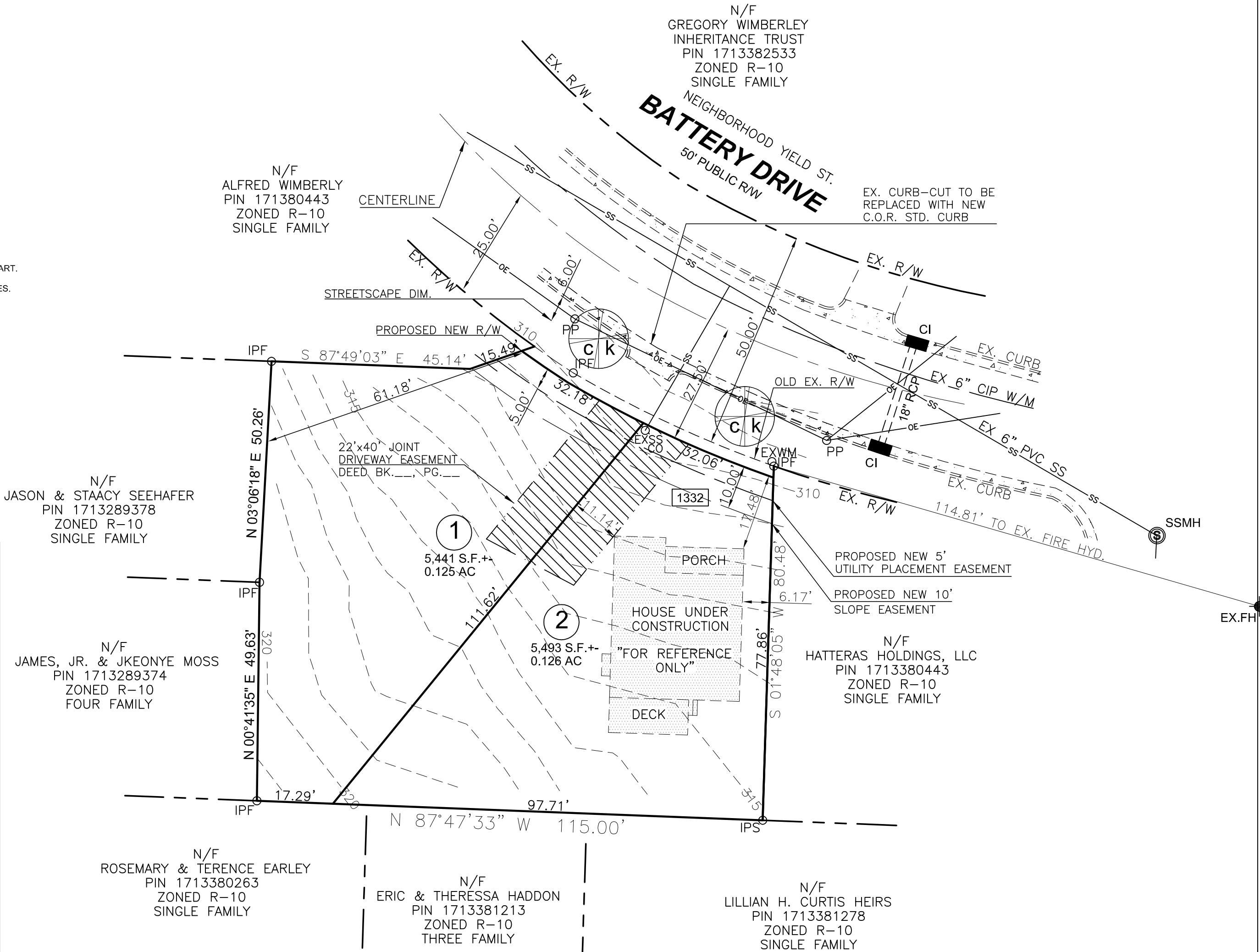
BATTERY DR. FRONTAGE: 64.26'  
TREES REQ'D: 64.26'/20' = 3.21 TREES  
TREES PROV'D: 2



CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL  
RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
  3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
  4. PLANTING SEASON OCTOBER - APRIL.
  5. A TREE IMPACT PERMIT IS REQUIRED.
  6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH STANDARD DETAIL
TREE PLANTING DETAIL
TPP-03



DATE:	SEPTEMBER 27, 2018
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	STONEY CHANCE
FILE NAME:	Battery Heights Lot 120 Streetscape.dwg

REVISIONS	DATE	BY
REVISED PER C.O.R. REVIEW COMMENTS	06-15-19	SC
REVISED PER C.O.R. REVIEW COMMENTS	03-15-19	SC

PROPOSED PRELIMINARY STREETSCAPE PLAN  
BATTERY HEIGHTS LOT 120 SUBDIVISION

RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

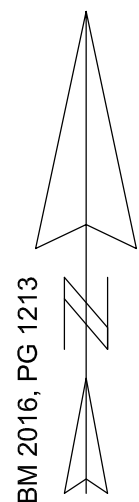
SHEET: 4 OF 6

CHANCE & ASSOCIATES

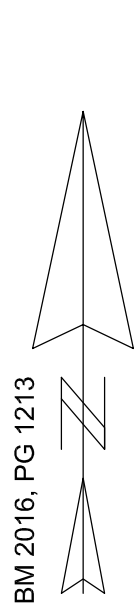
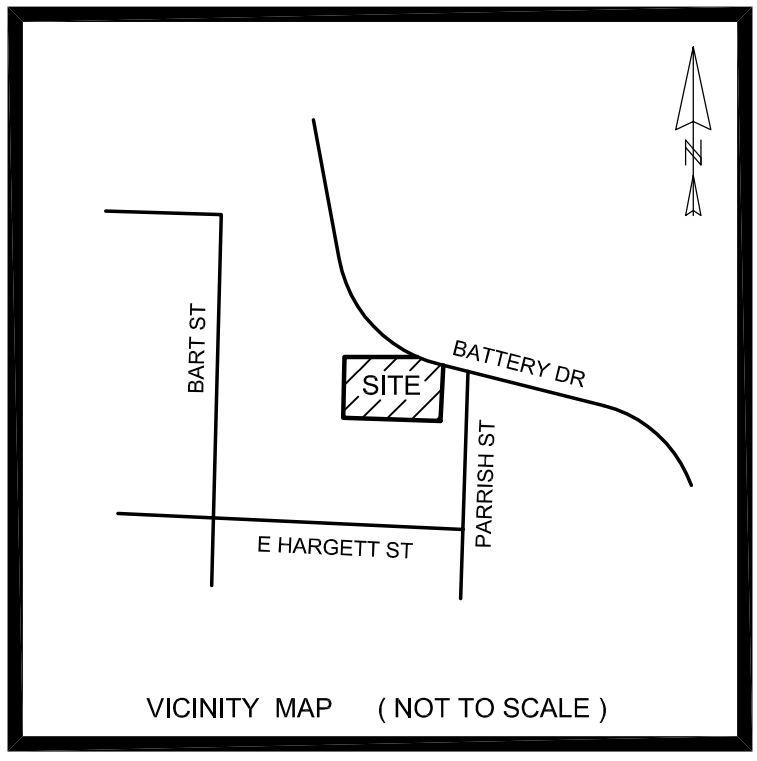
Land Planning Services

500 Benson Road Ste. 207, Garner, North Carolina 27529  
Phone: 919-779-7245  
Email: cstone@bellsouth.net

NOT RELEASED FOR CONSTRUCTION



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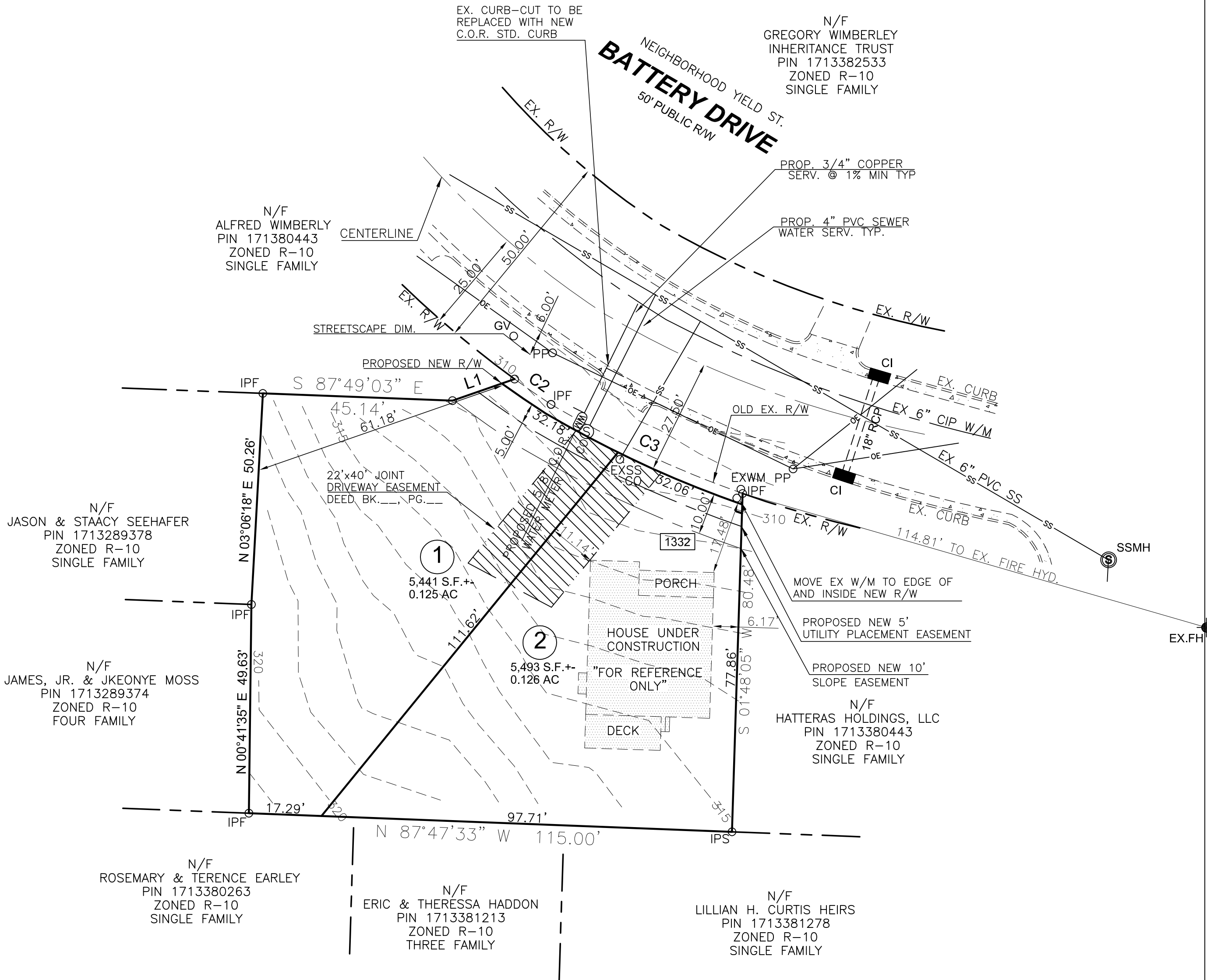


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UTILITY NOTES:

1. NEW WATER & SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.
2. EXISTING WATER & SEWER SERVICES WILL BE USED TO PROVIDE SERVICES TO LOT 2. EXISTING WATER METER WILL BE RELOCATED TO NEW RIGHT OF WAY.
3. PRIVATE WATER & SEWER MAINS OR SERVICES CANNOT CROSS PROPERTY LINES, SEC. 8-2007.

FIRE PROTECTION NOTES:

1. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE ALONG AN APPROVED APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE BUILDING OR HOUSE. (ENFORCED AT TIME OF BLDG. PLAN SUBMITTAL) PER THE 2012 NCFPC, SECTION 507.3.1.
2. ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST FLOOR SHALL BE LOCATED WITHIN 150 FEET OF THE APPARATUS ROAD SURFACE.
3. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER THE 2012 NCFPC, SECTION 507.3.

DATE:	SEPTEMBER 27 2018
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	STONEY CHANCE
FILE NAME:	Battery Heights Lot 120 Utility.dwg

REVISED PER C.O.R. REVIEW COMMENTS	SC	BY
REVISED PER C.O.R. REVIEW COMMENTS	SC	
DATE		

PROPOSED PRELIMINARY UTILITY PLAN  
BATTERY HEIGHTS LOT 120 SUBDIVISION  
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: 5 OF: 6

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