Zoning: NX-3 CU
CAC: Southeast
Drainage Basin: Neuse
Acreage: 0.96
Square Feet: 2,101

Planner: Michael Walters
Phone: (919) 996-2636

Applicant: Luihin Four Inc.
Phone: (919) 439-0878
LOCATION: This site is located on the south side of Battle Bridge Road, east of the intersection of Battle Bridge and Rock Quarry Roads. The site is located at 6300 Battle Bridge Road.

REQUEST: Development of a .96 acre tract zone NX-3-CU (Z-14-04) into a 2,101 sq. ft. restaurant.

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 submitted by Commercial Site Design.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. The ADA accessible route to Battle Bridge Rd will need to be designed as having a minimum of 6' sidewalks along all areas where path is abutting parking spaces. This design change will need to be reflected at the Concurrent Review stage.

2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

3. That no outdoor lighting will be located within 20' of a proposed shade tree.

STORMWATER

4. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

5. That Impervious surfaces shall not exceed 30,056 square feet or an additional stormwater management plan submittal will be required showing how the overall subdivision complies.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of zoning case Z-14-04.

2. Provide fire flow analysis, and "hazardous material compliance package".
ENginEERING

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 93' of 1' of sidewalk width along Battle Bridge Road shall be paid to the City of Raleigh.

4. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Prior to issuance of building occupancy permit:

7. Next Step: All street lights and street signs required as part of the development approval are installed.

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: 11-21-2020
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: (Planning Dir./Designee) [Signature] Date: 1/21/2017

Staff Coordinator: Michael Walters
LUHN FOOD SYSTEMS
2950 GATEWAY CENTRE BOULEVARD
MORRISVILLE, NORTH CAROLINA 27560
PHONE: (919) 850-0558
FAX: (919) 869-2661

SITE ADDRESS:
6300 BATTLE BRIDGE ROAD
RALEIGH, NORTH CAROLINA

CSD PROJECT NUMBER: LUH-1507

SR-11-2016
TRANSACTION #: 462975

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