LOCATION:
This site is located on the southwest side of Battle Bridge Road and west of the intersection of Battle Bridge Road and Cane Garden Drive. The address is 6220 Battle Bridge Road and the PIN number is 1731482906. Please note this site is part of subdivision case S-2-11.

REQUEST:
Development of a 1.14-acre tract zoned Neighborhood Mixed Use with conditions (NX-3-CU). Reference zoning conditions in case Z-44-04. The applicant is proposing 7,635 square feet of tenant space for 4000 square feet of retail, 1835 square feet of restaurant, 1800 square feet of minor auto repair all in one building. Please note previously approved plan SR-10-18 on this site was withdrawn.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:
Two Design Adjustments have been approved by the Development Services Designee under SR-10-18 and have been conveyed to SR-93-18 for this project, Design Adjustment cases DA-26-2018 and DA-48-2018 are noted below:

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee.

2. Design adjustments have been submitted to Article 8.5 of the UDO for relief from recording a 5-foot utility placement easement on Battle Bridge Road.

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 10/18/2018 by John A Edwards, Jr. of John A. Edwards & Company.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.
The following items are required prior to approval of Concurrent Site Review plans:

**Engineering**

1. 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.

**Stormwater**

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

**General**

4. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right of Way and/or Easement Dedications.

☒ **BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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**

5. Comply with all conditions of Z-44-04.

6. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right Of Way and/or Easement Dedications.

7. Provide fire flow analysis.

**Engineering**

8. A fee-in-lieu for approximately 379 linear feet of 1’ sidewalk width shall be paid to the City of Raleigh (UDO 8.1.10).
Stormwater

9. 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).

10. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

11. 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).

12. 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).

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

13. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

14. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

15. All street lights and street signs required as part of the development approval are installed.

16. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

17. 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: 11-19-2021
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: 11/12/18

Staff Coordinator: Daniel L. Stegall
MARKETS AT ROCK QUARRY
LOT 3
ADMINISTRATIVE SITE REVIEW
SR-93-18
TRANS. #570161
RALEIGH, NORTH CAROLINA

SEPTEMBER 19, 2018
REVISED OCTOBER 18, 2018

OWNER/DEVELOPER:
L & P ASSOCIATES, LLC
4001 NEW BERN AVE., SUITE 102, RALEIGH, N.C.
27610
PHONE: (919) 539-6730
E-MAIL: CELLULARMAX@AOL.COM

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
CONSULTING ENGINEERS
NC LICENSE F-0289
333 WADE AVENUE, RALEIGH NC 27605
PHONE: (919) 828-4428
FAX: (919) 828-4711
EMAIL: INFO@JAECO.COM

ARCHITECT:
BAXTER ARMISTEAD
ARCHITECTURE, PC
3206 HERITAGE TRADE DR
WAKE FOREST, NC 27587
PHONE: (919) 554-1505

NO SEATING PLAN IS AVAILABLE FOR THE RESTAURANT USE. THEREFORE THE TOTAL NUMBER OF ALLOWABLE SEATS SHALL BE LIMITED TO THE VEHICULAR PARKING SPACES OF THE GROSS FLOOR AREA IN ACCORDANCE WITH UDO 7.2.1.C. BASED ON 12 SPACES FOR RESTAURANT USE, THE MAXIMUM ALLOWED SEATING IS 60 SEATS.

THIS DEVELOPMENT WILL ADHERE TO UDO SEC. 6.4.10.C.

SUBMITAL IS FOR A CHANGE OF USE FROM PREVIOUSLY APPROVED AUTOMOTIVE AND RETAIL CASE SR-10-18 TO 1835 S.F. RESTAURANT: 4500 S.F. RETAIL AND 1800 S.F. VEHICLE REPAIR Improved 10-16-18 WITHDRAWN BY APPLICANT.

ARCHITECT:
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ARCHITECTURE, PC
3206 HERITAGE TRADE DR
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REFERENCE: PREVIOUSLY APPROVED "MARKETS AT ROCK QUARRY" SP-93-201
UTILITY PLAN

BIO-RETENTION BASIN
1000 GAL. GREASE TRAP
TO BE APPROVED WITH BUILDING PERMITS

EX. TRANSIT EASEMENT
BM 2009, PG 1027

EX. CANOPY
EX. 20' CITY OF RALEIGH SANITARY SEWER EASEMENT
BM 2009, PG 1024

EX. 20' CITY OF RALEIGH SANITARY SEWER EASEMENT
DB 11999, PG 1267

EX. 12" D.I. WATER LINE
EX. 6" D.I. WATER
PROPOSED 1 1/2" WATER METER

EX. FH
EX. WV
EX. 6" D.I. WATER

EX. 1 1/2" WATER SERVICE
EX. 8" PVC SAN. SEWER
EX. 8" PVC SEWER LINE
EX. 8" PVC SAN. SEWER
EX. 4" PVC S.S.

FEBCO LF825Y
IN ABOVE GROUND HOTBOX

1000 GAL OIL/WATER SEPARATOR TO BE APPROVED WITH BUILDING PERMITS

CO
7'

EX. 20' CITY OF RALEIGH SANITARY SEWER EASEMENT
BM 2009, PG 1024

STORMWATER MAINTENANCE AND ACCESS EASEMENT
BM 2009, PG 1024

C2 STREET PROTECTIVE YARD

NEW VARIABLE WIDTH CITY OF RALEIGH WATER LINE EASEMENT

BRASS CURB STOP PER DETAIL W-31

OUTDOOR AMENITY AREA 9,874 S.F. (19.89%)
REMOVE EXISTING BLOWOFF ASSEMBLY AND INSTALL HYDRANT 10.00'

1 1/2" WATER SERVICE
WATER SERVICE TO BE INSTALLED BY DIRECTIONAL BORE
TAP TO BE MADE WITH DOUBLE STRAP BRONZE SADDLE
5'X5' EXCAVATION PIT FOR TAP INSTALLATION

VEHICLE REPAIR (MINOR) 1800 S.F.
RETAIL 1400 S.F.
RESTAURANT 1835 S.F.
RETAIL 1300 S.F.
RETAIL 1300 S.F.

4" SEWER SERVICE
1 1/2" WATER SERVICE TO BE INSTALLED BY DIRECTIONAL BORE
TAP TO BE MADE WITH DOUBLE STRAP BRONZE SADDLE
5'X5' EXCAVATION PIT FOR TAP INSTALLATION