



# Administrative Approval Action

Case File / Name: SUB-0016-2021  
Battle Bridge Townhomes

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 generally located northeast of Rock Quarry Road and southwest of Battle Bridge Road, at the intersection of Battle Bridge Road and Granite Quarry Drive, with common street addresses of 5403, 6407, 6411, 6419, 6420 Granite Quarry Drive, 6202 Arsenal Avenue, and 6217 Rock Quarry Road.

**REQUEST:** Conventional subdivision of approximately 10.7 acres zoned NX-3-CU (Z-14-04) to create 83 townhouse lots and 4 open lots.

**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 December 16, 2021 by Jones & Cnossen Engineering, PLLC.

## **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:***

### **General**

1. Demonstrate compliance with UDO Section 1.5.7 (Building Height) correcting the post development average grade calculations.
2. Demonstrate compliance with zoning conditions (Z-14-04).

### **Engineering**

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

### **Stormwater**

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

### **Urban Forestry**

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.





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☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **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. A recombination map recombining the existing parcels as shown on the preliminary plan shall be recorded prior to or in conjunction with recordation of the overall subdivision.
2. Provide documentation indicating a Property Owner's Association has been established for the subject development.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

## Engineering

4. 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.
5. 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.
6. That the existing right-of-way for Granite Quarry/Arsenal Ave Cul-de-sac is abandoned and a resolution number shown on all plats.
7. A fee-in-lieu for sidewalk along Rock Quarry Road & Battle Bridge Road shall be paid to the City of Raleigh (UDO 8.1.10).
8. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

## Public Utilities





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9. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

## Stormwater

10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## Urban Forestry

11. A public infrastructure surety for (67) street trees City of Raleigh, (7) street trees NC DOT shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3).

☒ **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:*

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (7) street trees along Rock Quarry Rd.; (48) street trees along Granite Quarry Rd.; and (19) street trees along Arsenal Ave. NOTE (no surety): (4) street trees on private property on Battle Bridge Rd.

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

## General

1. 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.

## Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**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:





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**3-Year Sunset Date: May 19, 2025**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: May 19, 2027**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** Alysia Bailey Taylor Date: 01/20/2022  
Development Services Dir/Designee  
**Staff Coordinator: Kasey Evans**



# BATTLE BRIDGE TOWNHOMES

## PRELIMINARY SUBDIVISION PLAN

### SUB-0016-2021



VICINITY MAP  
NOT TO SCALE

SITE DATA	
PROJECT NAME	BATTLE BRIDGE TOWNHOMES
PREPARED BY	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NC 27502 PHONE: (919) 587-1174 FAX: (919) 357-3375 CONTACT PERSON: PETER D. CROSSLAND
OWNER/DEVELOPER CONTACT INFORMATION	MARLOWE & WOOD, LLC AND HUDSON CAPITAL OF RALEIGH, LLC P.O. BOX 20567 RALEIGH, NC 27616 PHONE: (919) 244-7685 FAX: (919) 243-6535 CONTACT PERSON: HOWARD WOOD
CURRENT PROPERTY ZONING	R9-S-C
WAKE COUNTY PINS	1731-46-4115, 46-5326, 46-7400, 46-8445, 46-8463, 47-4967 & 47-4957
TOTAL SITE AREA	0.81 ACRES (470,228 SF)
RAW ABANDONMENT	0.26 ACRES (1,235 SF)
RAW DEDICATION	0.55 ACRES (2,384 SF)
NET SITE AREA	10.10 ACRES (463,239 SF)
EXISTING USE	VACANT
PROPOSED USE	TOWNHOMES 4 OPEN SPACE
PROPOSED NUMBER OF LOTS	67 (65 TOWNHOME LOTS + 2 HOA LOTS)
PROPOSED NUMBER OF BUILDINGS	15
REQUIRED AVENUE SPACE	1.06 AC (1.0% OF 10.1 AC)
PROVIDED AVENUE SPACE	1.06 AC (1.0%)
AVENUE WIDTH	150.792-80.5' (LOTS 5, 6 & 8-10)
MAXIMUM INTERVENEUS SURFACE	16,367 SF (LOTS 4-10)
PROPOSED INTERVENEUS SURFACE	16,367 SF (LOTS 4-10)
FEINIA FLOODPLAIN INFORMATION	MAP #80201731-1001 (DATED MAY 2, 2006) PROJECT SHOWS NO 100 YEAR FLOODPLAIN ON THE SITE.

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY DEMOLITION PLAN
4	PRELIMINARY LAYOUT PLAN
5A	PRELIMINARY LOTTING PLAN 1
5B	PRELIMINARY LOTTING PLAN 2
6	PRELIMINARY GRADING AND DRAINAGE PLAN
7	PRELIMINARY UTILITY PLAN
8	PRELIMINARY STREETSCAPE PLAN
9	NOTES & DETAILS SHEET

BUILDING SETBACKS	
FROM PRIMARY STREET - 10'	
FROM SIDE STREET - 10'	
FROM SIDE SITE BOUNDARY LINE - 10'	
FROM REAR SITE BOUNDARY LINE - 20'	
FROM ALLEY - 4' OR 20' MIN.	
INTERNAL BUILDING SEPARATION - 10'	

- NOTES**
- THE PURPOSE OF THIS SUBDIVISION IS TO APPROVED TOWNHOME LOTS ON EXISTING LOTS 5-10 OF THE SHOPSAT AT BATTLE BRIDGE.
  - THE EXISTING LOTS WITHIN THE SHOPSAT AT BATTLE BRIDGE WERE APPROVED UNDER S-45-6 AND S-46-10.
  - THE EXISTING STORMWATER DEVICE FOR THIS SUBDIVISION IS ON LOT 1. ALL MEANS OF TRANSPORTING STORMWATER FROM THE SITE SHALL INCLUDE THE FOLLOWING: ALL PRIVATE STREET DRAINAGE EXCAVATIONS & STORMWATER MEASURES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION/PROPERTY OWNERS ASSOCIATION.
  - THE EXISTING STORMWATER DEVICE FOR THIS SUBDIVISION HAS BEEN SIZED FOR THE MAXIMUM INTERVENEUS SURFACE AREA ALLOWED FOR EXISTING LOTS 5, 6, 8 & 10 (150,792.80 SF).
  - TRIE CONSERVATION AREA FOR THIS SUBDIVISION HAS BEEN RECORDED IN BOOK 2007, PAGE 114, AND LOCATED ON LOTS 4, 5 & 7.
  - MINIMUM BLOCK PERIMETER STANDARDS ARE PROVIDED BY THE INTERNAL PUBLIC ACCESS EASEMENT CONNECTIONS TO ROCK QUARRY ROAD, ASSESSMENT, BATTLE BRIDGE ROAD AND GRANITE QUARRY DRIVE.
  - NEIGHBORHOOD TRANSITION ZONES B & C DO NOT APPLY TO THIS SUBDIVISION PER LDD SECTION 3.5.1.2.



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

Kasey Evans

**Jones & Crossen**  
ENGINEERING, PLLC  
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 601  
PO BOX 1062  
APEX, NC 27502  
Office: 919-587-1174  
Registration: P-0151  
www.jonescrossen.com

WAKE COUNTY, NORTH CAROLINA

BATTLE BRIDGE TOWNHOMES  
PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH

DATE	BY	REVISION
11-2007	POC	
MARCH 4, 2021		
REVISION	1st CYCLE REVIEW	
11-01-22	2nd CYCLE REVIEW	
12-01-22	3rd CYCLE REVIEW	
REVISION		
2070		

**DEVELOPMENT SERVICES**  
**Preliminary Subdivision Plan Application**  
Reviewed/Revised: 11/20/2021 11/20/2021

The form is used when submitting a Preliminary Subdivision Plan Application to the City of Raleigh. Please check the appropriate subdivision type and indicate plan sheet(s) to be reviewed. Please email your completed application to: [planning@raleighnc.gov](mailto:planning@raleighnc.gov)

Office Use Only: Case # \_\_\_\_\_ Planner (initials) \_\_\_\_\_  
Pre-application Conference Date: \_\_\_\_\_ Planner (signature) \_\_\_\_\_

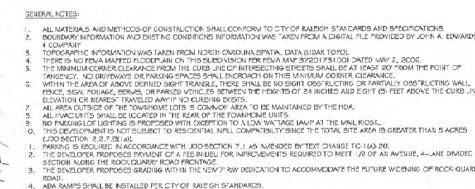
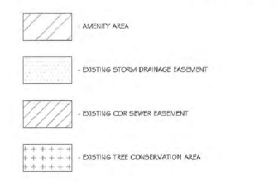
**DEVELOPMENT TYPE (UDO Section 3.2.2)**  
☒ Conventional Subdivision  
☐ Conventional Development  
☐ Conventional Development  
☐ College Court  
 NCUTE Subdivision may require CUE Consent approval for a three-foot Overlay or a three-foot Overlay

**GENERAL INFORMATION**  
 Subdivision plan case number: **SCOPE-0142-2020**  
 Development name (subject to approval): Battle Bridge Townhomes  
 Property Address(es): 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 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2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 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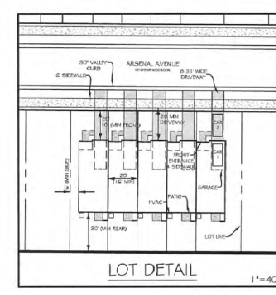






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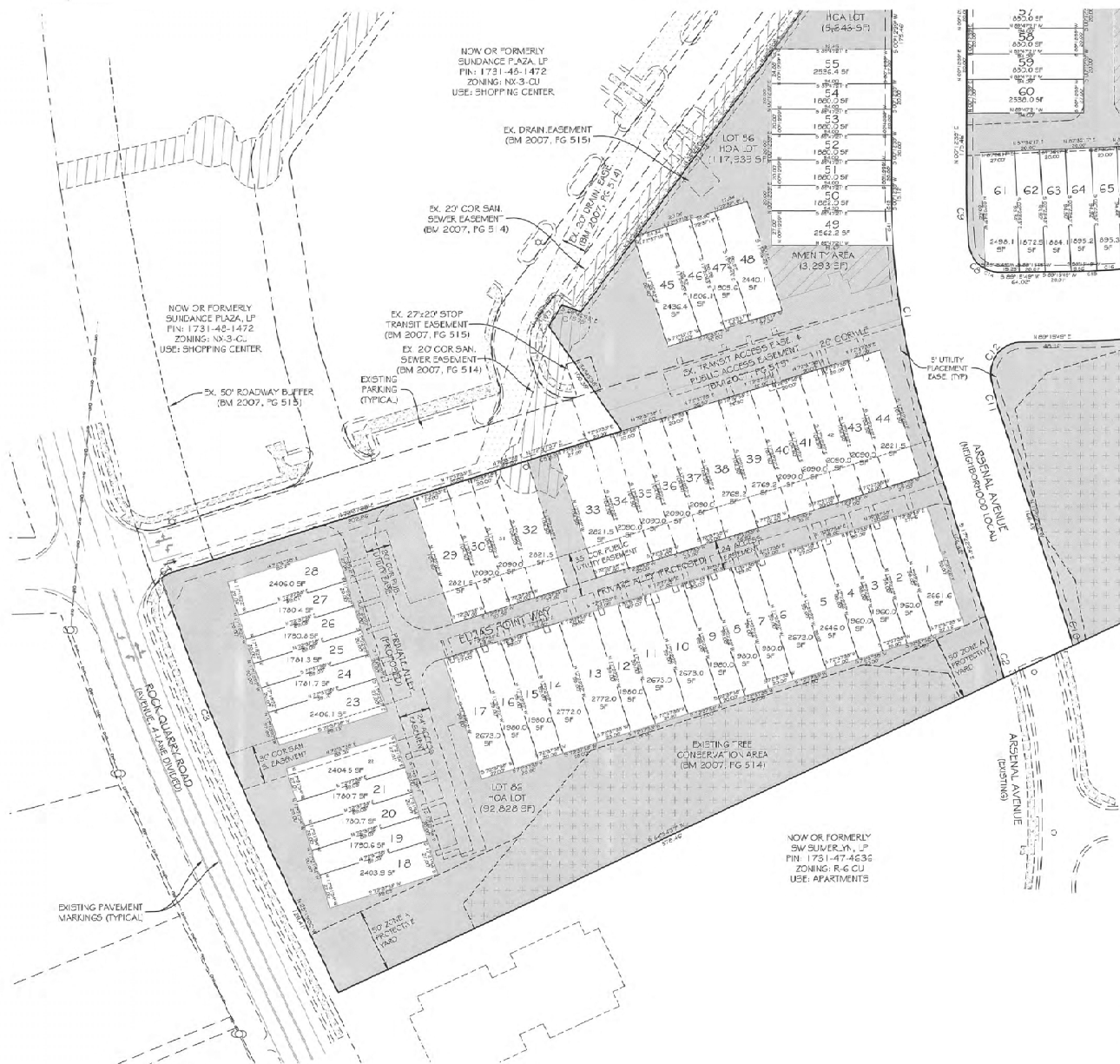
LOT SUMMARY  
TOTAL NUMBER OF LOTS = 87  
TOTAL NUMBER OF TOWNHOME LOTS = 83 (LOTS 1-83)  
TOTAL NUMBER OF POA LOTS = 4 (LOTS 84-87)



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION







- GENERAL NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY JOHN A. EDWARDS & COMPANY.
  3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM NORTH CAROLINA DIGITAL DATA (BROW TOP).
  4. THERE IS NO DESIRED FLOODPLAIN ON THIS SUBDIVISION PER FEMA MAP 372017S1001 DATED MAY 2, 2006.
  5. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENDOCHORD ON THIS MINIMUM CORNER CLEARANCE.
  6. NO SIGN, OBSTACLE, OR PARTIALLY CONSTRUCTING WALL, FENCE, FOLIAGE, BUSH, PAVED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELWAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
  7. ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS COMMON AREA TO BE MAINTAINED BY THE HOA.

**LOT SUMMARY:**

TOTAL NUMBER OF LOTS = 67
TOTAL NUMBER OF TOWNHOME LOTS = 63 (LOTS 1-63)
TOTAL NUMBER OF HOA LOTS = 5 (LOTS 64-67)

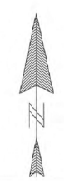
- OPEN SPACE LOT
- AMENITY AREA
- EXISTING STORM DRAINAGE EASEMENT
- EXISTING CORRIDOR EASEMENT
- EXISTING TREE CONSERVATION AREA

**BOUNDARY PROPERTY LINE INFORMATION**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETWEEN A POINT
C1	461.50	263.94	203.14	S 89°42'00" E	220°00'00"
C2	470.50	263.94	203.14	S 89°42'00" E	220°00'00"
C3	1801.58	223.21	223.21	N 7°48'43" W	7°48'43"
C4	26.00	11.41	11.42	N 7°48'43" W	7°48'43"
C5	410.81	118.07	118.07	N 26°14'28" E	16°13'07"
C6	25.00	35.13	35.25	S 37°01'54" E	89°40'21"
C7	380.15	159.86	159.86	S 86°42'00" W	7°48'43"
C8	25.00	35.13	35.25	N 4°23'59" W	88°41'18"
C9	605.50	45.31	45.31	S 86°42'00" W	7°48'43"
C10	529.50	26.32	26.32	N 16°16'25" W	2°11'00"
C11	605.50	26.31	26.31	N 16°16'25" W	2°11'00"
C12	25.00	45.31	45.31	S 89°42'00" E	89°42'00"
C13	445.75	454.94	469.50	N 5°30'44" E	63°31'07"

**TOWNHOME PROPERTY LINE INFORMATION**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETWEEN A POINT
C1	230.00	12.57	12.44	N 76°33'54" W	22°00'00"
C2	330.75	10.44	10.44	N 88°26'24" E	1°31'03"
C3	330.75	10.01	10.01	N 86°12'22" E	2°30'30"
C4	330.75	43.35	43.35	S 81°33'51" W	5°26'00"
C5	330.75	42.50	42.48	S 75°16'31" W	5°13'55"
C6	330.75	20.04	20.04	N 70°41'03" E	2°56'16"
C7	330.75	20.09	20.09	S 67°44'59" W	2°36'34"
C8	330.75	20.02	20.02	N 64°43'15" E	2°31'29"
C9	330.75	20.09	20.09	S 61°52'09" W	2°56'14"
C10	330.75	49.84	49.80	N 56°45'05" E	7°15'04"
C11	330.75	46.97	46.94	S 49°30'05" W	6°53'14"
C12	330.75	20.04	20.04	N 44°44'15" E	2°52'21"
C13	330.75	20.09	20.09	S 41°48'08" W	2°36'00"
C14	330.75	20.02	20.01	S 38°57'05" W	2°56'08"
C15	330.75	20.11	20.13	S 35°24'40" W	3°05'44"
C16	330.75	27.21	27.20	S 22°31'42" W	3°35'21"
C17	330.75	20.04	20.04	S 19°03'55" W	2°56'18"
C18	330.75	20.09	20.09	S 16°07'45" W	2°56'08"
C19	330.75	17.22	17.22	S 13°24'02" W	2°31'29"
C20	25.36	8.55	8.54	N 09°41'49" E	4°13'43"
C21	13.36	8.30	8.31	S 42°43'02" E	36°49'03"
C22	13.36	6.01	5.96	N 86°00'12" W	26°28'49"
C23	115.00	25.89	25.82	S 47°28'48" W	16°33'53"
C24	330.75	60.69	60.69	N 28°58'21" E	8°53'53"
C25	115.00	19.52	19.48	S 72°01'03" W	8°43'28"
C26	110.00	20.59	20.56	N 82°43'32" E	10°43'30"
C27	330.75	60.69	60.69	N 28°58'21" E	8°53'53"
C28	891.62	27.03	27.03	N 02°32'15" W	1°44'12"
C29	35.26	4.62	4.62	N 03°23'53" W	7°13'03"



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

**Jones & Cossen**  
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

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Office: 919-891-1174  
Registration: P-0151  
www.jonescossen.com

**BATTLE BRIDGE TOWNHOMES**  
PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH  
WAKE COUNTY, NORTH CAROLINA

PRELIMINARY LOTTING PLAN 1

DATE: 1"=40' PDC

REV: MARCH 4, 2021

REVISED	DESCRIPTION
03/02/21	1st CYCLE REVIEW
03/02/21	2nd CYCLE REVIEW
03/02/21	3rd CYCLE REVIEW

5A

2070

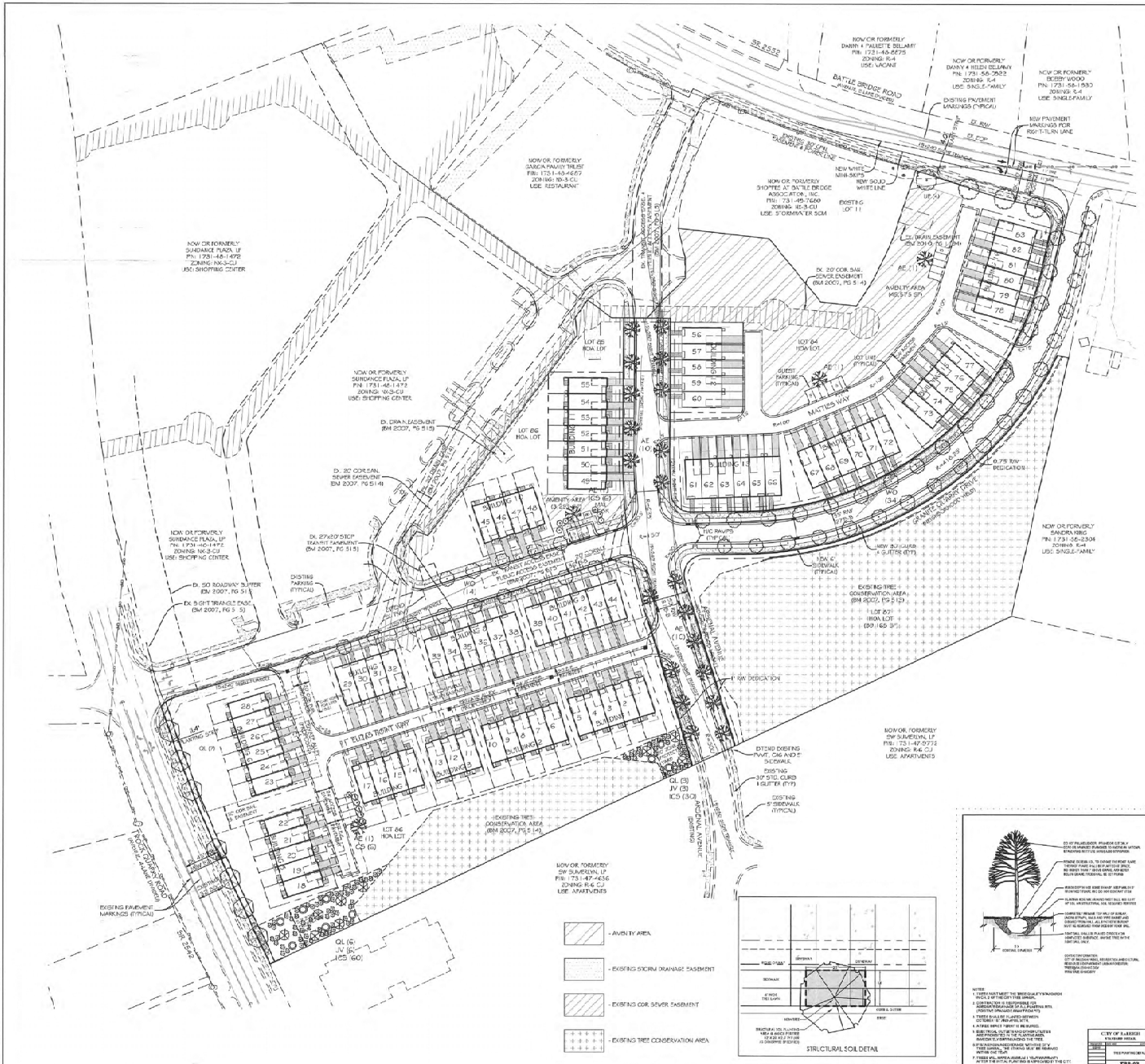












**GENERAL NOTES:**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY JOHN A. EDWARDS & COMPANY.
3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM NORTH CAROLINA SPATIAL DATA (LARD 7000).
4. THERE IS NO FEMA MAPPED FLOODPLAIN ON THIS SUBDIVISION PER FEMA MAP 3720 731001 DATED MAY 2, 2006.
5. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUSHER ON THIS MINIMUM CORNER CLEARANCE.
6. NO SIGHT OBSTRUCTING WALL, FENCE, FOLIAGE, BERRY, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR NARROWER TRAVELLED WAY (NO CURBING DIST), SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
7. ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS COMMON AREA TO BE MAINTAINED BY THE HOA.
8. ALL TRAIL UNITS SHALL BE LOCATED IN THE REAR OF THE TOWNHOME UNITS.
9. NO PARKING LOT LIGHTING IS PROPOSED WITH EXCEPTION TO A LOW VOLTAGE LAMP AT THE MAIL ROOM.
10. FINAL PLANT LOCATIONS MAY BE ALTERED IN THE FIELD WITH APPROVAL OF THE CITY OF RALEIGH.
11. PLANT SUBSTITUTIONS CAN BE MADE WITH APPROVAL OF THE CITY OF RALEIGH.
12. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
13. THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THIS LDC WITHIN 90 DAYS OR WITHIN 180 DAYS WHERE WEATHER CONDITIONS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS. IN THE EVENT THAT REQUIRED LANDSCAPE IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPING.

**STREET TREE CALCULATION**

STREET TREES REQUIRED AT 40' ON CENTER

**STREETS:**

GRANITE QUARRY DRIVE NORTH SIDE 515 LF / 40' = 12.875 TREES REQUIRED AND PROVIDED (OAKS) (SOUTH SIDE) 1120 LF / 40' = 28 TREES REQUIRED AND PROVIDED (OAKS)

ARSENAL AVENUE (EAST SIDE) = 416 LF / 40' = 10.4 TREES REQUIRED AND PROVIDED (ELMS) (WEST SIDE) = 375 LF / 40' = 9.375 TREES REQUIRED AND PROVIDED (OAKS)

**STREET TREE CALCULATION**

STREET TREES REQUIRED AT 40' ON CENTER

NUMBER OF STREET TREES PROVIDED = 68

STREET KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
40' 10'	QUERCUS PRINCEPS/WHITE OAK	3" CAL/10' HT	840	40'
20' 10'	QUERCUS PRINCEPS/WHITE OAK	3" CAL/10' HT	840	40'

**STREET TREE CALCULATION**

STREET TREES REQUIRED BY CITY OF RALEIGH TO BE LOCATED BETWEEN THE BACK OF CURB AND THE SIDEWALKS, WITHIN THE ROW, AT 40' ON CENTER.

**STREETS:**

BACK QUARRY ROAD: TREES (OAKS) PLACED BETWEEN THE SIDEWALK AND THE ROW. THE AREA DIMENSIONS TO 11' 4" (THE TREES ARE INDICATED AT 40' O.C. EXCEPT AT THE SEWER EASEMENT).

BATTLE BRIDGE ROAD: TREES (ELMS) PLACED BEHIND THE SIDEWALK, PER DC'S REQUEST. THE TREES ARE INDICATED AT 40' O.C.

**STREET TREE PLANT SCHEDULE**

STREET KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
4	QUERCUS PRINCEPS/WHITE OAK	3" CAL/10' HT	840
12	QUERCUS PRINCEPS/WHITE OAK	3" CAL/10' HT	840

**ZONE A PROTECTIVE YARD CALCULATION**

PROTECTIVE YARD LENGTH = 150 LF

6 SHADE TREES PER 100 LF = 9 TREES (150 LF / 100 LF) x 6

5 UNDERSTORY TREES PER 100 LF = 7 TREES (150 LF / 100 LF) x 5

60 SHRUBS PER 100 LF = 90 (150 LF / 100 LF) x 60

NUMBER OF SHADE TREES PROVIDED = 9

NUMBER OF UNDERSTORY TREES PROVIDED = 7

NUMBER OF SHRUBS PROVIDED = 90

**ZONE A PROTECTIVE YARD PLANT SCHEDULE**

ZONE KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
9	QUERCUS PRINCEPS/WHITE OAK	3" CAL/10' HT	840
3	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	3" CAL/10' HT	840
12	QUERCUS PRINCEPS/WHITE OAK	3" CAL/10' HT	840

**VIA PLANTING REQUIREMENTS**

PROPOSED VIA = 2,754 SF

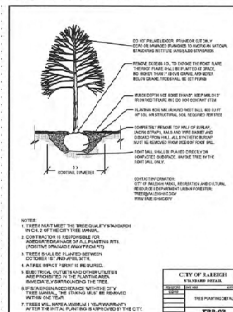
1 SHADE TREE PER 2,000 SF = 2 TREES (2,754 SF / 2,000 SF)

NUMBER OF SHADE TREES PROVIDED = 2

VIA SCREENS FROM PUBLIC VIEW = 12 5' x 10' x 5'

**VIA PLANT SCHEDULE**

ZONE KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
4	QUERCUS PRINCEPS/WHITE OAK	3" CAL/10' HT	840
12	QUERCUS PRINCEPS/WHITE OAK	3" CAL/10' HT	840



**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**