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 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.
LEGAL DOCUMENTS - Email to 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.

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

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: Alyssa Bailey Taylor
Date: 01/20/2022
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
BATTLE BRIDGE TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
SUB-0016-202

PRELIMINARY PLANS
NOT FOR CONSTRUCTION