



Administrative Approval Action

Case File / Name: SUB-0060-2024
DSLC - Battle Bridge II Townhomes

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

LOCATION: This vacant site is comprised of four parcels generally located on the west side of Rock Quarry Road south of the intersection of Rock Quarry Road and Pearl Road, with a common street address of 6300 Rock Quarry Road. The site is outside the city limits.

REQUEST: Conventional subdivision of 1.90 acres, zoned R-10-CU (Z-90-2022), to create 19 townhouse lots and one open lot to be owned by a homeowners association.

**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 October 21, 2025 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. All non-amenity stormwater control facilities shall be screened per UDO Section 7.2.6.C.
2. Required outdoor amenity area shall comply with UDO Section 1.5.3.
3. The C3 street protective yard along Diamond Drive shall have a minimum average width of 10 feet per UDO Section 7.2.4.

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Public Utilities



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5. This approval is conditioned on both (i) the filing of a Petition for Annexation into the City limits which shall be submitted in accordance with City Council policy for water and sewer service extensions and connections to properties currently outside of the City limits and (ii) pursuant to Sec. 8-2063 of the City of Raleigh Code of Ordinances, the approval of the City Council to extend and connect water and sewer service to the property(ies). The City Council's approval of the Petition for Annexation satisfies both of these conditions.

Stormwater

6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A stormwater control plan complying with UDO 9.2 and a stormwater operations and maintenance manual and budget shall be approved.
8. A Sediment and Erosion Surety associated with the land disturbance grading permit shall be paid to the City (UDO 9.4.4).

☒ **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.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater

<input checked="" type="checkbox"/>	Utility Placement Deed of 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. The four existing parcels composing this development shall be recombined prior to or in conjunction with recordation of the final subdivision map.
3. Provide documentation indicating a Property Owner's Association has been established for the subject development.
4. A note shall be placed on the final recorded subdivision map labeling proposed lot 20 as a common area lot to be owned and maintained by the homeowners' association.

Engineering



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5. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
7. 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.
8. In accordance with Zoning Condition number 4 of Z-90-2022, an offer of cross access agreement between the proposed development and the adjacent parcel identified by PIN 1731378567, Real Estate ID number (REID) 0026005, and Deed Book 13547, Page 76 in the Wake County Registry, shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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.

Public Utilities

9. Site Permit Review plans (SPR) 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.
11. All required stormwater easements shall be shown on all plats for recording (UDO 9.2 and Stormwater Design Manual Chapter 7).
12. 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).



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☒ **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 water and/or sanitary sewer deed of easement, in addition to a plat must be recorded at the Wake County Register of Deeds office for all water and sanitary sewer easement dedications.

Stormwater

2. A Private Stormwater Device Surety equal to 125% of the cost of the construction of a stormwater device shall be paid (UDO 9.2.2.D.1.d).

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 package and associated forms for all proposed stormwater infrastructure are accepted by the Engineering Services Department (Stormwater Design Manual Chapter 4).
3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
4. 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:

3-Year Sunset Date: December 5, 2028
Record at least ½ of the land area approved.

5-Year Sunset Date: December 5, 2030
Record entire subdivision.



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I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov,
CN=Keegan.McDonald@raleighnc.gov
Date: 2025.12.05 16:28:02-05'00' **Date:** 12/05/2025

Development Services Dir/Designee

Staff Coordinator: Sara Rogan

NTS

S. NEW HOPE RD.

ROCK QUARRY RD.

JONES SAUSAGE RD.

BATTLE BRIDGE

PEARL RD.

ROAD 22

VICINITY MAP

221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonascrossen.com

COVER SHEET

CASE NO.: SUB-0060-2024

[illegible]

- **Right-of-Way Obstruction Notices:**
 - **Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or highway, the contractor shall submit a Right-of-Way Obstruction Notice to the City of Raleigh.** Plans direct any questions to rightway@cityofraleigh.org.
 - **The City of Raleigh requires an approved Right-of-Way Permit for work on any public right-of-way.** Plans direct any questions to rightway@cityofraleigh.org.
 - **A permit required with a TCEPD plan shall be submitted to Right-of-Way Services through the City of Raleigh.** Plans direct any questions to rightway@cityofraleigh.org.
 - **Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Department to review the specific components of the approved Right-of-Way Obstruction Notice.** Plans direct any questions to rightway@cityofraleigh.org.
 - **All TCEPD Plans shall comply with all Local, State, and Federal requirements and standards.** Plans direct any questions to rightway@cityofraleigh.org.
 - **Manual on Uniform Traffic Control (MUTCD):**
 - **Public Rights of Way Accessibility Guidelines (PROWAG):**
 - **American Disability Act (ADA) requirements:**
 - **Raleigh Street Design Manual (RSDM)**
 - **All work on public rights of way shall be performed in a manner that does not impair and/or impact the safety of pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).** Plans direct any questions to rightway@cityofraleigh.org.
- **All work on public rights of way shall be performed in a manner that does not impair and/or impact the safety of pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).** Plans direct any questions to rightway@cityofraleigh.org.



<p><u>BUILDING SETBACKS</u></p> <p>FROM PRIMARY STREET - 10'</p> <p>FROM SIDE STREET - 10'</p> <p>FROM SIDE SITE BOUNDARY LINE - 6'</p> <p>FROM REAR SITE BOUNDARY LINE - 20'</p> <p>FROM ADJ - 4' (CONC. MIN.)</p> <p>INTERNAL BUILDING SEPARATION - 10'</p>	<p><u>TOWNHOME PARKING SUMMARY</u></p> <p>VEHICLE PARKING - NO MAXIMUM</p> <p>SHORT-TERM BICYCLE PARKING - NONE REQUIRED</p> <p>LONG-TERM BICYCLE PARKING - NONE REQUIRED</p> <p>PROVIDED TOWNHOME PARKING - 35 (2 SPACES/LOT)</p> <p>PROVIDED GUEST & MAIL KIOSK PARKING - 2</p>
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SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY DEMOLITION PLAN
4	PRELIMINARY LOT LAYOUT PLAN
5	PRELIMINARY LOTTING PLAN
6	PRELIMINARY GRADING AND DRAINAGE PLAN
7	PRELIMINARY STORMWATER PLAN
8	PRELIMINARY UTILITY PLAN
LA-1	LANDSCAPE PLAN

NARRATIVE

THIS SUBDIVISION IS TO APPROVE THE DEVELOPMENT OF 19 TOWNHOME UNITS AT THE INTERSECTION OF ROCK QUARRY ROAD AND PEARL ROAD. THE SUBDIVISION ACCESS WILL BE FROM PEARL ROAD TO THE LOT.

ATTENTION CONTRACTORS

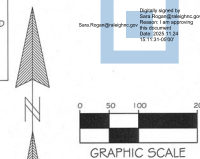
CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR THE INFRASTRUCTURE INSPECTIONS DIVISION TO SCHEDULE INSPECTIONS ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.

ALLEGED WATER MUST BE CONTACTED AT (818) 996-4540 AT LEAST 48 HOURS BEFORE ANY WORK IS TO BE DONE. ANY WORK ACTIVITY AROUND RITUAL WATER AND SEWER INFRASTRUCTURE.

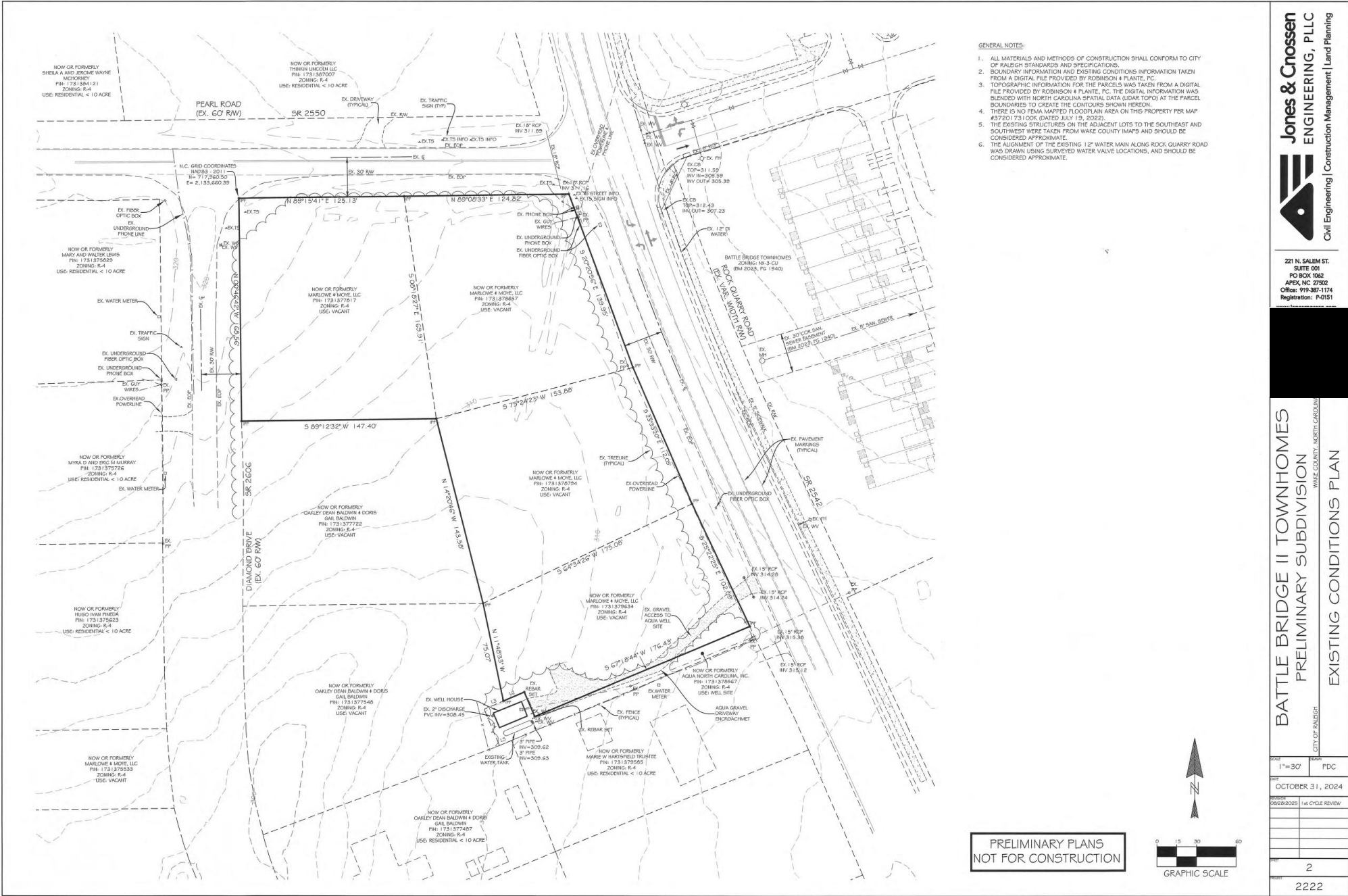
WATER TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING ANY CONSTRUCTION. RESULTS IN THE USE OF MONETARY FINES, AND REQUIRE RE-INSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

CONSTRUCTION OF RAIN TO RAIN DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF RAINFALL WATER STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM THE PROJECT.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



SCALE 1"=200'		DRAWING PDC	
DATE OCTOBER 31, 2024			
REVISION 05/26/2025		1st CYCLE REVIEW	
10/21/25		2nd CYCLE REVIEW	
SHEET 1			
PROJECT 2222			



- 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 TAKEN FROM A DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, PC.
 3. TOPOGRAPHIC INFORMATION FOR THE PARCELS WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, PC. THE DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (CLAR TOPO) AT THE PARCEL BOUNDARIES TO CREATE THE CONTOURS SHOWN HEREON.
 4. THERE IS NO FEMA MAPPED FLOODPLAIN AREA ON THIS PROPERTY PER MAP #3720173100K (DATED JULY 19, 2022).
 5. THE EXISTING STRUCTURES ON THE ADJACENT LOTS TO THE SOUTHEAST AND SOUTHWEST WERE TAKEN FROM WAKE COUNTY IMAPS AND SHOULD BE CONSIDERED APPROXIMATE.
 6. THE ALIGNMENT OF THE EXISTING 12" WATER MAIN ALONG ROCK QUARRY ROAD WAS DRAWN USING SURVEYED WATER VALVE LOCATIONS, AND SHOULD BE CONSIDERED APPROXIMATE.

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

221 N. SALEM ST.
SUITE 501
PO BOX 1062
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Office: 919-882-1174
Registration: F-0151

BATTLE BRIDGE II TOWNHOMES
PRELIMINARY SUBDIVISION
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS PLAN

1"=30'
PDC

OCTOBER 31, 2024

DATE: 04/28/2025 1st CYCLE REVIEW

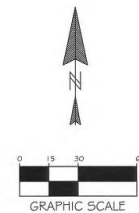
2

2222

CASE NO.: SUB-0060-2024



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 TAKEN FROM A DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, PC.
 3. TOPOGRAPHIC INFORMATION FOR THE PARCELS WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, PC. THE DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE PARCEL BOUNDARIES TO CREATE THE CONTOURS SHOWN HEREON.
 4. THERE IS NO FEMA MAPPED FLOODPLAIN AREA ON THIS PROPERTY PER MAP #3720173-100K (DATED JULY 19, 2022).
 5. THE EXISTING STRUCTURES ON THE ADJACENT LOTS TO THE SOUTHEAST AND SOUTHWEST WERE TAKEN FROM WAKE COUNTY IMAPS AND SHOULD BE CONSIDERED APPROXIMATE.
 6. THE ALIGNMENT OF THE EXISTING 12' WATER MAIN ALONG ROCK QUARRY ROAD WAS DRAWN USING SURVEYED WATER VALVE LOCATIONS, AND SHOULD BE CONSIDERED APPROXIMATE.
 7. THE OWNER WILL CONTACT AQUA FOR OFFER TO REMOVE THE EXISTING GRAVEL DRIVE AND PROVIDE CROSS ACCESS INTERNAL TO THE EXISTING SUBDIVISION.
 8. CONTRACTOR SHALL COORDINATE RELOCATION OF EXISTING DRY UTILITIES WITHIN EXISTING NCDOT R/W'S WITH THE RESPECTIVE UTILITY COMPANIES.
 9. OWNER SHALL PETITION NCDOT TO REMOVE EXISTING 12' RCP AND GRADE EXISTING PEARL ROAD SHOULDER TO PROVIDE DITCH DRAINAGE NORTH ALONG EXISTING ROCK QUARRY ROAD. THIS DITCH FLOW WILL FOLLOW THE NATURAL DRAINAGE DIRECTION.
 10. THE R/W DEDICATION FOR PEARL ROAD WAS TAKEN FROM THE CENTERLINE OF THE EXISTING PAVEMENT IN ORDER TO MAINTAIN THE EXISTING WEST BOUND LANE WIDTH.

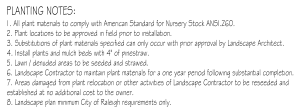
BATTLE BRIDGE II TOWNHOMES
PRELIMINARY SUBDIVISION
PRELIMINARY DEMOLITION PLAN

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DATE	1"=30'	PDG
REV	OCTOBER 31, 2024	
REVISION	09/29/2025	1st CYCLE REVIEW
BY		
APP		
3		
2222		

CASE NO.: SUB-0060-2024



QTY.		BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	HT. / SP.
7	NS	<i>Nyssa sylvatica</i> / Black Dog	3' C / 12' H	B+B	10' G.C.	30/20
13	QL	<i>Quercus laevis</i> Thunbergii / Swamp Oak	3' C / 12' H	B+B	10' G.C.	30/20
6	ICH	<i>Illex cornuta</i> L. / Japanese Holly	3.56 / 24" H	CONT.	8' G.C.	52/42
9	LC	<i>Leucocten chirens</i> v. <i>densum</i> / Fireflower	3.56 / 24" H	CONT.	8' G.C.	52/42
13	JV	<i>Juniperus virginiana</i> / Eastern Red Juniper	2' C / 6" H	B+B	10' G.C.	30/20
12	MC	<i>Myrica cerifera</i> / Southern Wax Myrtle	24" H	CONT.	7' G.C.	81/82
9	MG	<i>Maegda grandifolia</i> Little Gen. / Maegda	1.5' C / 6" H	B+B	8' G.C.	20/18
27	IG	<i>Yucca glauca</i> / Holeyberry Holly	24" H	CONT.	7' G.C.	61/62

