

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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

 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).

☑ <u>LEGAL DOCUMENTS</u> - 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.

Ø	Right of Way Deed of Easement Required	\	Utility Placement Deed of Easement Required
V	Stormwater		

☑ <u>RECORDED MAP(S)</u> - 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

- 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.
- 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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☑ <u>BUILDING PERMITS</u> - 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

 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).
- 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.

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'

Development Services Dir/Designee

Staff Coordinator: Sara Rogan

SUB-0060-2024 9

BATTLE BRIDGE II TOWNHOMES

PRELIMINARY SUBDIVISION PLAN

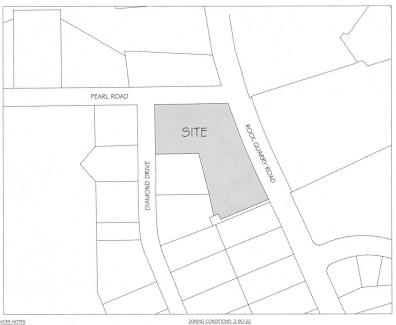
SUB-0060-2024



DEVELOP	MENT TYPE + S	TE DATE TAI	BLE - ZON	INGI	NFORM	ATION		
Gross site acreage: 1.90								
Zoning districts (if more than or R-10 CU	ne, provide acreas	ge of each):						
Overlay districtists	Inside City I	Inside City Limits? Ves No			Historic District Landmark: N/A &			
Conditional Use District (CUD) Case # Z-90-22		ustment Case	no.W		Design Alternate Case # DA-			
PRINCIPAL DE L'ANDRES DE L	STORM	WATER INFO	OMATION	Ball	1022013	HIERON HAR	9000010	
Imperious Area on Parcellal:			try C	omrtaco	e (includes righ	totway'r		
	ed total (sf) 44,868					ed total (sf) 0	to may).	
		OF LOTS A		Y				
of Detached House Lots:		hed House Lo	Lots:		# of Town	house Lots:15		
# of Tiny House Lots:	# of Open Lots:		# of Other Lots (Apartment, General, Mixed Use, Civic):					
Total # of Lots: 20	Total # Dwellin							
# of bedroom units (if known): 1	ibr 2br	3br	19	4br				
Proposed density for each zoni	na datrict (UDO)	.52Ft: 10.0						
Pursuant to state law (N.C. of by the landowner, a lessee of agent of the landowner. An easily authorized by the ease Acting as an authorized age	Gen. Stat. § 1600 or person holding easement holder ment. et requires writter	an option or o may also appl	cations for ontract to p for develo om the pro	devel urcha prner perty	owner for	se land, or an al for such dev or the purposes	suthorized elopment of making	
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- Regist-of-Way Distruction Notes:

 * Front to any work lists impacts the night-of-way, closing or detowing of any street, lane, or adewalk, the contractor must parly for a permit with Right-of-Way Services. Please direct any electrons to night-of-way profit of permit or not on any public street or selections and MCDOT road white Ridge(s) Way Permit for next on any public street or selections and MCDOT road white Ridge(s) Way Permit for next on any public street or selections and MCDOT road white Ridge(s) Way Permit for Next on any public street or selections and MCDOT road white Ridge(s) Way Permit for Next on the Copy of Ridge(s) Permit and Development of Health and Permit and Development of Health and Permit and Permit



SOLID WASTE SERVICES NOTES

- 1. COLLECTION OF GARBAGE AND RECYCLING WILL BE HANDLED BY CITY OF RALEIGH SOLID WASTE

- FRONT OF COLLECTION MILL BE AT THE CURB BY THE STREET.

 OWNERS OR TRUMINES ARE RESPONSIBLE FOR BRINNING ALL WISTE CONTAINERS TO THE POINT OWNERS, HOA AND PROPERTY MANAGEMENT COMPANY ARE RESPONSIBLE TO BISINED CONTAINERS ARE REMOVED FROM THE POINT OF COLLECTION ATTRE BRING COLLECTED.

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- DWELLINGS.
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- 1. PRINCIPAL USES SHALL BE LIMITED TO SINGLE-FAMILY LIVING, TWO-UNIT LIVING, AND MULTI-UNIT LIVING. ALL OTHER

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CONSTRUCTION. CONDITION WILL BE MET BY INSTALLING DOUBLE SITE FENCE AT THE TIME OF SPR.

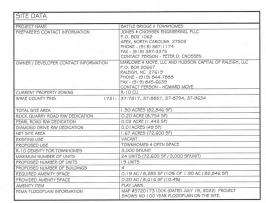
- 1. RESIDENTIAL DRIVEMAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT THE TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PREMITTING REVIEW. THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT, WHIS DESIGNING THE SITE, THE DESIGNER SHOULD REEP IN MIND THE CITY OF RALISION RESIDENTIAL DRIVEMAY STANDARD DETIALS AND REGULATIONS POUND IN RELIGHE STREET DESIGN MANUAL MATICE 3.5 AND AND DETIALS AND REGULATIONS POUND IN RELIGHE STREET DESIGN MANUAL MATICE 3.5 AND THE STREET DESIGN MANUAL STREET STREET DESIGN MANUAL MATICE 3.5 AND THE STREET STREE
- SECTION 4.6.1.

 THE DEVELOPMENT IS EXEMPT FROM DEDICATION OF TREE CONSERVATION AREA AS THE SITE
- AREA IS LESS THAN 2 ACRES.

 3. INFILL DOES NOT APPLY ALONG ROCK QUARRY ROAD OR PEARL ROAD FOR THIS DEVELOPMENT.

BLOCK PERIMETER IS NOT REQUIRED UNDER UDO SECTION 6.3.2.A.I.b.i IN THAT THE SITE TO BE DEVELOPED IS BELOW THE MINIMUM APPLICABLE ARCA. FOR R-10 ZONING, THE MINIMUM APPLICABLE ARCA IS 3 ACCES AND THE SITE IS 1.90 ACCES.

THIS PROJECT WAS REVIEWED FOR INFILL UNDER ZONE-046301-2025 AND DETERMINED NOT TO BE SUBJECT.



BUILDING SETBACKS

FROM PRIMARY STREET - 10' FROM FIRMATE SIREE! - 10'
FROM SIDE SITE BOUNDARY LINE - 6'
FROM MEAR SITE BOUNDARY LINE - 20'
FROM ALEY - 4' OR 20' MIN.
INTERNAL BUILDING SEPARATION - 10'

OWNHOME PARKING SUMMARY

NARRATIVE

/EHICLE PARKING - NO MAXIMUM SHORT-TERM BICYCLE PARKING - NONE REQUIRED ONG-TERM BICYCLE PARKING - NONE REQUIRED

SHEET INDEX

- ELLINUEZ.
 COVER SHEET
 EXISTING CONDITIONS PLAN
 PRELIMINARY DEMOUTTON PLAN
 PRELIMINARY TOT LAYOUT PLAN
 PRELIMINARY COTTUNG PLAN
 PRELIMINARY COTTUNG PLAN
 PRELIMINARY CRADINIS AND DRAINAGE PLAN
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 PRELIMINARY TUTTY PLAN
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 PRELIMINARY TUTTY PLAN

ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR RELISE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE IMPROSTRUCTURE INSPECTIONS DIVISION TO SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BETTAINED, AND CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BETTAINLY AND CONSTRUCTION.

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PRELIMINARY PLANS NOT FOR CONSTRUCTION





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1"=200"

OCTOBER 31, 2024 N2025 Ist CYCLE REVIEW Q/21/25 2nd CYCLE REVIEW

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Cnossen RING, PLLC

VICINITY MAP

5 TOWNHOME

DIVISION

BATTLE BRIDGE PRELIMINARY SU

PDC

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- GENERAL NOTES:

 1. ALL MATERIAS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PALEGIES STANDARDS AND SECURICATIONS.

 2. FOR LANGER STANDARDS AND SECURICATIONS.

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 3. TOPICAS PARTICLE INFORMATION FOR THE PRACEDS WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ROBINSON IN PLANTE, P.C. THE DIGITAL INFORMATION WAS BOUNDED BY THE PRACED.

 4. THERE IS NO FEMA MARPED PLOOPICALIN AREA ON THIS PROPERTY FER MARP ASSTOLING TO KING MADE AND THE ANALYSIS OF TH

Jones & Cnossen ENGINEERING, PLLC

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

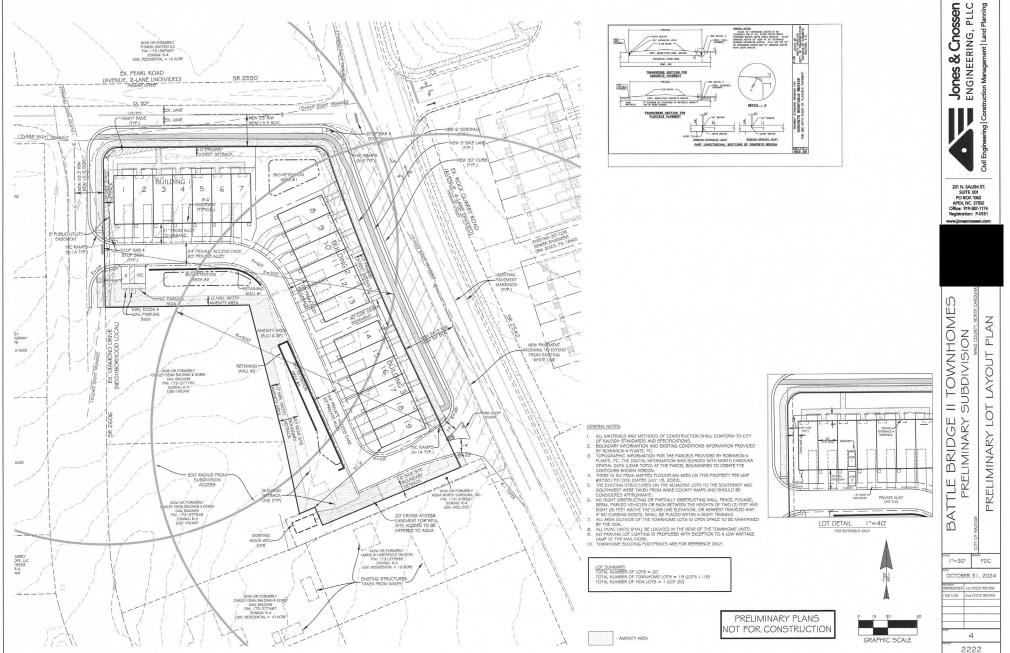
BATTLE BRIDGE II TOWNHOME PRELIMINARY SUBDIVISION

1*=30 PDC OCTOBER 31, 2024

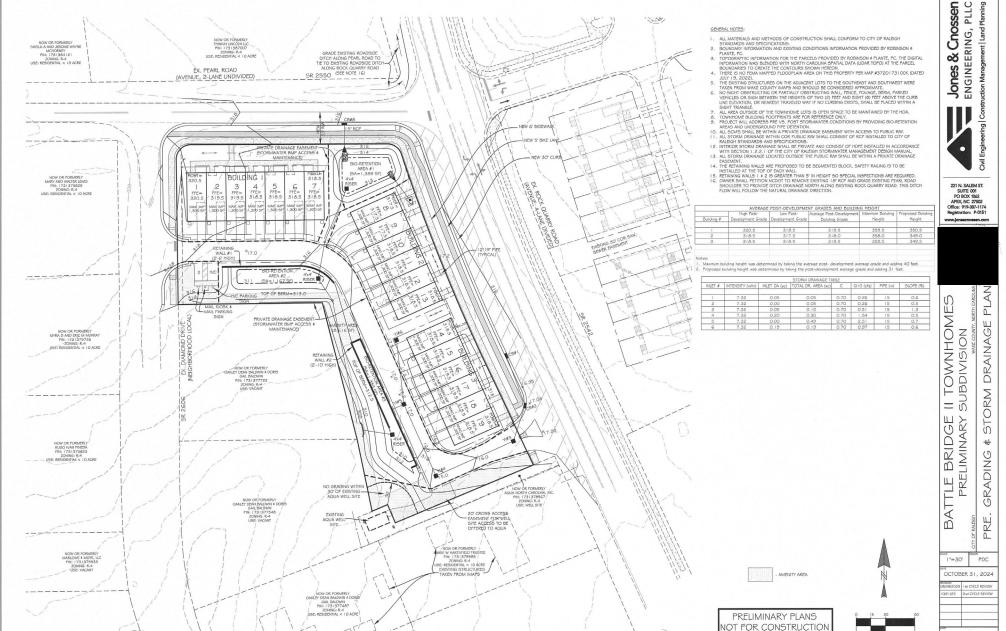
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PRELIMINARY PLANS IOT FOR CONSTRUCTION

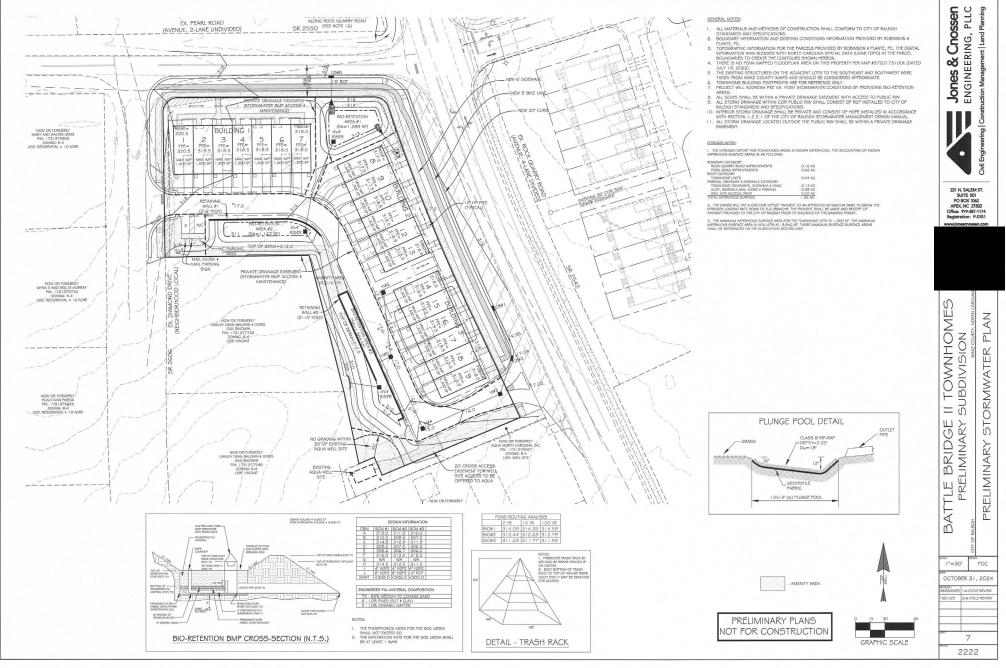
CASE NO.: SUB-0060-2024 PLAN DEMOLITION PRELIMINARY



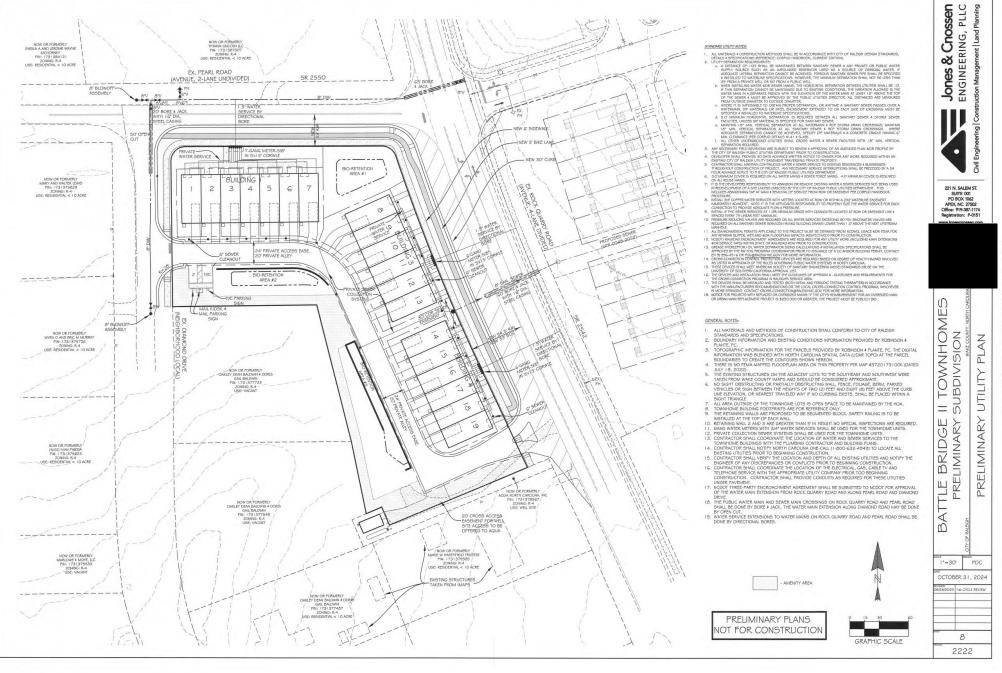
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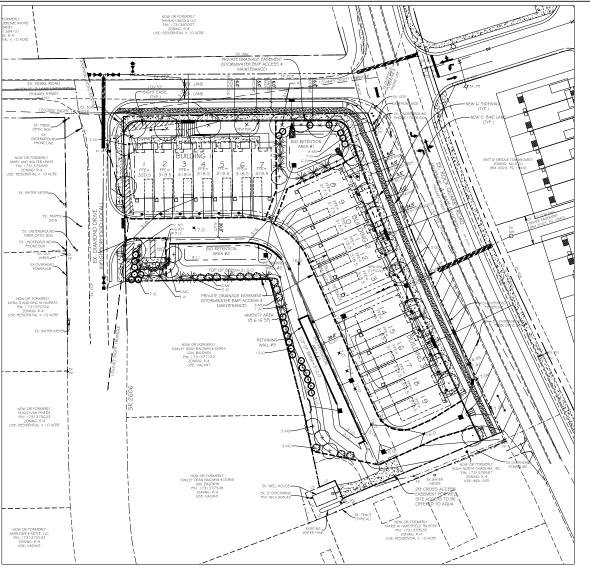












PLANTING NOTES:

- PLANTINE NOTES:

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CITY NOTE: Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the City Tree Manual

I) STREET TREES:

Pearl Road: Required: (1) 3" Caliper tree per 40 lf.

Trees placed behind the sidewalk on private property. The clear zone set back from Pearl Road is 10' from the travel lane. Large maturing trees utilized.

Rock Quarry Road: Required: (1) 3" Caliper tree per 40 lf.

Trees planted behind the sidewalk on private property. The clear zone set back from Rock Quarry Road is 20' from the travel lane.

This section indicates a bike lane and sidewalk between the back of curb and right of way.

Large maturing trees utilized.

Overhead power lines exist but trees set back from under the line.

Diamond Drive: Required: (1) 3" Caliper tree per 40 lf.

Trees placed behind the sidewalk on private property. The clear zone set back from Pearl Road is 10' from the travel lane. Large maturing trees utilized.

SEE ATTACHED STREET TREE PLAN THAT WAS SENT TO DOT FOR THEIR REVIEW. THE DENIAL LETTER IS PAGE TWO OF THE STREET TREE PLAN.

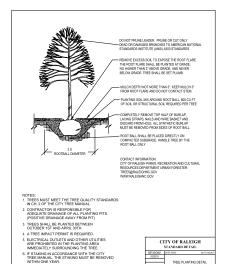
2) VEHICLE SURFACE AREA:

I tree provided at the mail kiosk area parking. (NS) Screening shrubs provided

3) C3 YARD - PARKING AT DIAMOND DRIVE:

Required: Screening of parking along street edge by C3 Yard.
Provided: 43 LF of frontage: 13 shrubs, placed clear of the sight triangle.

PLA ary.		CHEDULE BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	MATURE HT. / SP.
7	NS	Nyssa sylvatica / Black Gum	3° Cal. /10' HT.	848	an indicated / 40' O.C.	40 / 30
13	QL	Quercus lyrata 'Highteam' / Overcup Dak	3" Cal. / 10" HT.	D4D	as indicated / 40' O.C.	507.40
6	ICH	liex creruta 'Heller' / Japanese Holly	3 Gal. / 24" HT.	CONT.	4' O.C.	475
9	LC	Loropetalum chinensis v.r. 'Danuna' / Pringeflower	3 Gal. / 24° HT.	CONT.	4' O.C.	475
13	JV	Junperus vinginiara / Eastern Red Cedar	2° Cal. /6' HT.	B # B	10' O.C.	30 / 20
12	MC	Mynca ceniera / Southern Wax Myrtle	24° HT.	CONT	7 O.C.	8/8
9	MG	Magnolia grandiflora 'Little Gerri / Magnolia	1.5° Cal. / 6' HT.	B # B	8' O.C.	20/8
27	IG	Bercelabra Childreny Bolly	24° HT.	CONT	7' O.C.	6/6



7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

LANDSCAPE PLAN



TREE PLANTING DETAIL

TPP-03



BRIDGE COUAPRY ROAD RALEIGH, NC BATTLE BRIC TOWNES

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Consultants

Date By 8.14.25 KJS 10.15.25 KJS

