



Administrative Approval Action

Gregg Street Townhomes: S-47-17,
Transaction# 524004 AA#3977

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Gregg Street and south of the intersection of Martin Luther King Junior Boulevard and Gregg Street. The site address is 1025 Gregg Street and the PIN number is 1713048255.

REQUEST: Development of a 0.4 acre tract zoned Residential Mixed Use (RX-3). The applicant is proposing 4 townhome lots to construct two 2-bedroom units and two 3-bedroom units.

**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 6/4/2019 by Sam Nye of The Site Group.

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.

☒ **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"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input checked="" type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:



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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 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

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. A cross access agreement among the 4 lots identified shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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.
3. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

Engineering

4. 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.
5. A 5' general utility 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.
6. Slope easements 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.
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
8. A shared driveway easement is required to be recorded for lots 2 and 3.

☒ **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



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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

9. A cross access agreement among the 4 lots identified shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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.
10. A demolition permit shall be obtained.

Urban Forestry

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes street trees along Gregg Street.

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

12. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
13. All street lights and street signs required as part of the development approval are installed.
14. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
15. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.

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: 6-26-2022

Record at least ½ of the land area approved.

5-Year Sunset Date: 6-26-2024

Record entire subdivision.

I hereby certify this administrative decision.

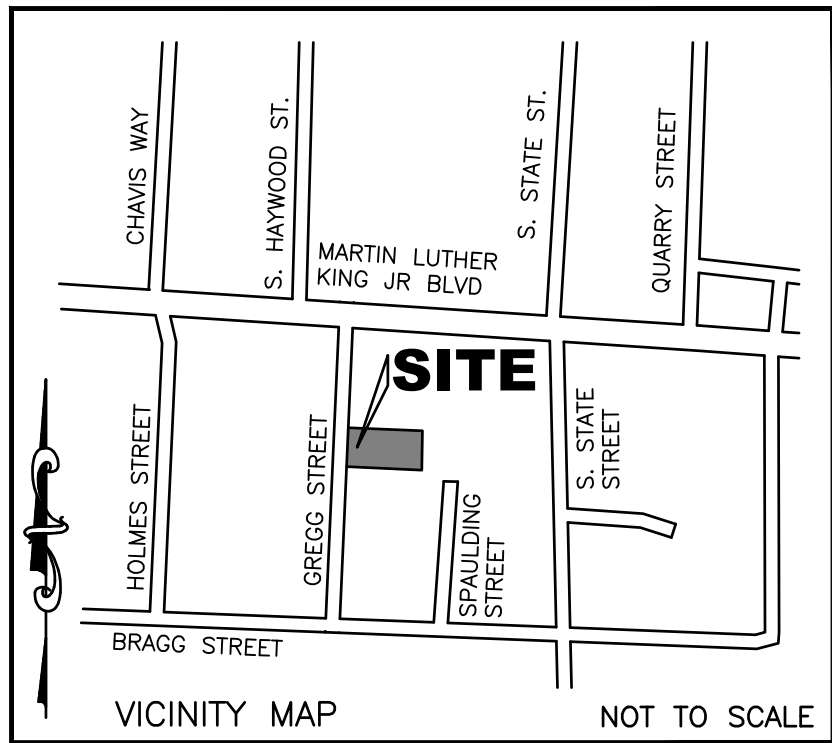
Signed:(Development Services Dir./Designee) *Angie B. Long* Date: 6/24/19

Staff Coordinator: Daniel L. Stegall

EGG STREET TOWNHOMES

1025 GREGG STREET
Raleigh, North Carolina

PRELIMINARY SUBDIVISION



SITE DATA SUMMARY

PROJECT NAME:	GREGG STREET TOWNHOMES
SITE ADDRESS:	1025 GREGG STREET RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
WAKE COUNTY PIN:	1713-04-B255
CURRENT ZONING:	RX-3
TOTAL EXISTING LOT AREA:	0.397 AC./17,280 SF.
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	4 TOWNHOUSE LOTS
TOTAL # OF UNITS:	4 TH UNITS
TOTAL # OF BEDROOMS:	3 BEDROOMS (END UNITS) 2 BEDROOMS (INSIDE UNITS)
LOT SUMMARY:	
TOTAL # OF LOTS:	4 TH LOTS
MIN. LOT WIDTH:	19.33'
MIN. LOT DEPTH:	171.83'
MIN. LOT AREA:	3,321 SF.
EXISTING IMPERVIOUS AREA:	9,476 SF
PROPOSED IMPERVIOUS AREA:	4,923 SF.
OUTDOOR AMENITY AREA REQUIRED (10%):	1,702 SF.
OUTDOOR AMENITY AREA PROVIDED:	1,780 SF.
PARKING SUMMARY:	
BASIS OF DETERMINATION:	1 SPACE / BEDROOM REQUIRED + 1 SPACE PER 10 UNITS
PARKING REQUIRED / PROVIDED	10 SPACES REQ'D / 12 SPACES PROV.
PARKING BREAKDOWN:	3 SPACES PER UNIT PROVIDED
BUILD TO WIDTH % REQUIRED:	70% (99.0') = 69.3'
BUILD TO WIDTH % PROVIDED:	78% (99.0') = 77.0'

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ECLS GLOBAL, INC., DATED NOVEMBER 01, 2018. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

DRAWINGS INDEX:

PS 1.0	COVER SHEET
PS 2.0	EXISTING CONDITIONS & DEMO PLAN
PS 3.0	SUBDIVISION & SITE LAYOUT PLAN
PS 3.1	EASEMENT & LOT LAYOUT PLAN
PS 4.0	STORMWATER & GRADING PLAN
PS 5.0	FIRE ACCESS & UTILITY PLAN
PS 6.0	LANDSCAPE PLAN
PS 7.0	DETAILS
PS 7.1	DETAILS

FLOOD PLAIN NOTE:

PROPERTY IS NOT IN THE 100 YR. FLOOD, BY FEMA FIRM MAP NO. 3720171300J PANEL 0797 EFFECTIVE DATE 5/2/08.

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

ACTIVE STORMWATER CONTROL EXEMPTION:

9.2.2.A.1.b.i. "A GRANDFATHERED LOT OF ONE-HALF ACRE OR LESS THAT HAS NOT BEEN ALTERED TO BE LARGER THAN ONE-HALF ACRE IN SIZE, USED FOR ANY LAWFUL USE REQUIRING A PLOT PLAN OR SITE PLAN."
MAXIMUM ALLOWED IMPERVIOUS SURFACE COVERAGE FOR THIS PROJECT IS 65% PER C.O.R. U.D.O. 9.2.2.A.4.g (SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACES).

SOLID WASTE COLLECTION NOTE:

EACH TOWNHOME UNIT WILL STORE THE ROLL OUT TRASH & RECYCLE RECEPTACLES IN THE GARAGE. ON COLLECTION DAY, THE ROLL OUT BINS WILL BE PLACED CURBSIDE IN FRONT OF EACH UNIT. (SEE TYPICAL LOT DIAGRAM SHEET PS-3.0)

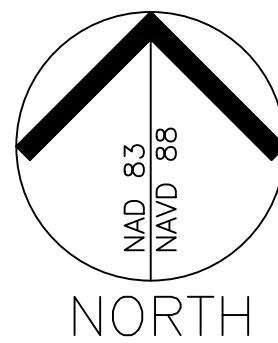
LEGEND

---	PROPERTY BOUNDARY
---	EX. ROW/ADJ LOT LINE
---	UTILITY EASEMENT
---	PROPOSED ROW
---	PROPOSED LOT LINE
---	PROPOSED WOOD FENCE
---	EX. OVERHEAD POWER LINE
---	EX. CHAINLINK FENCE

CONTACT:
SAM R NYE, P.E.
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: srn@thesitegroup.net

OWNER/DEVELOPER:
THAYER CUSTOM HOMES, INC.
TERRY THAYER
3200 GLEN ROYAL ROAD
RALEIGH, NC. 27617
PHONE: (919) 514-1000
EMAIL: terry@thayer-homes.com

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

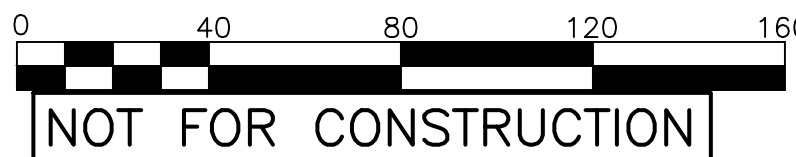


S-47-17

P.S. TRANS# 524004

COVER SHEET

SCALE: 1" = 40'



NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: ed@thesitegroup.net

PRELIMINARY SUBDIVISION PLAN (TRANS #524004) FOR:

GREGG ST. TOWNHOMES

1025 GREGG STREET
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: SRN

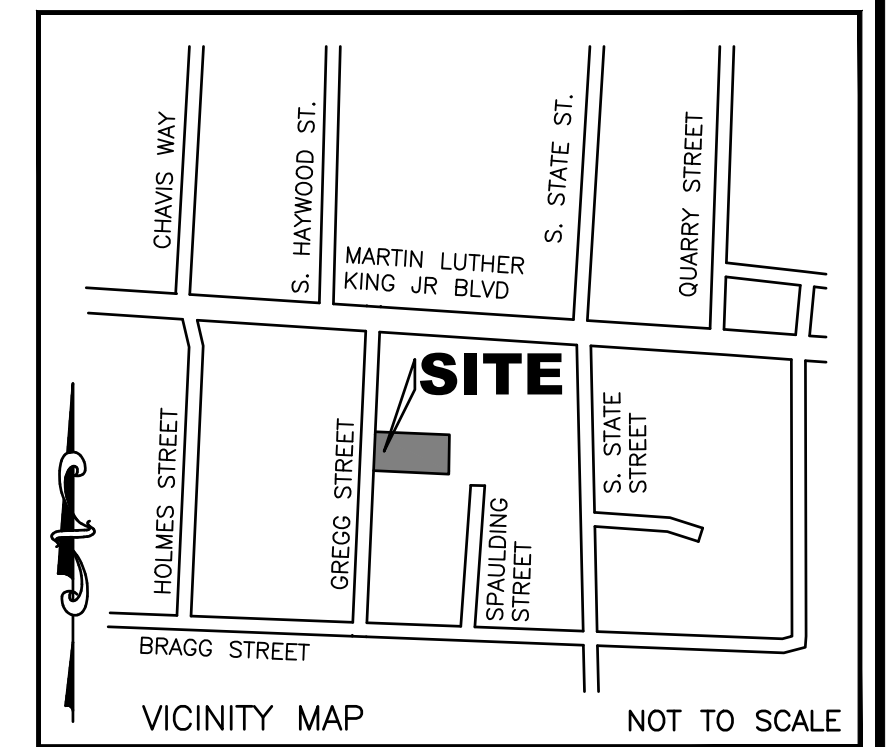
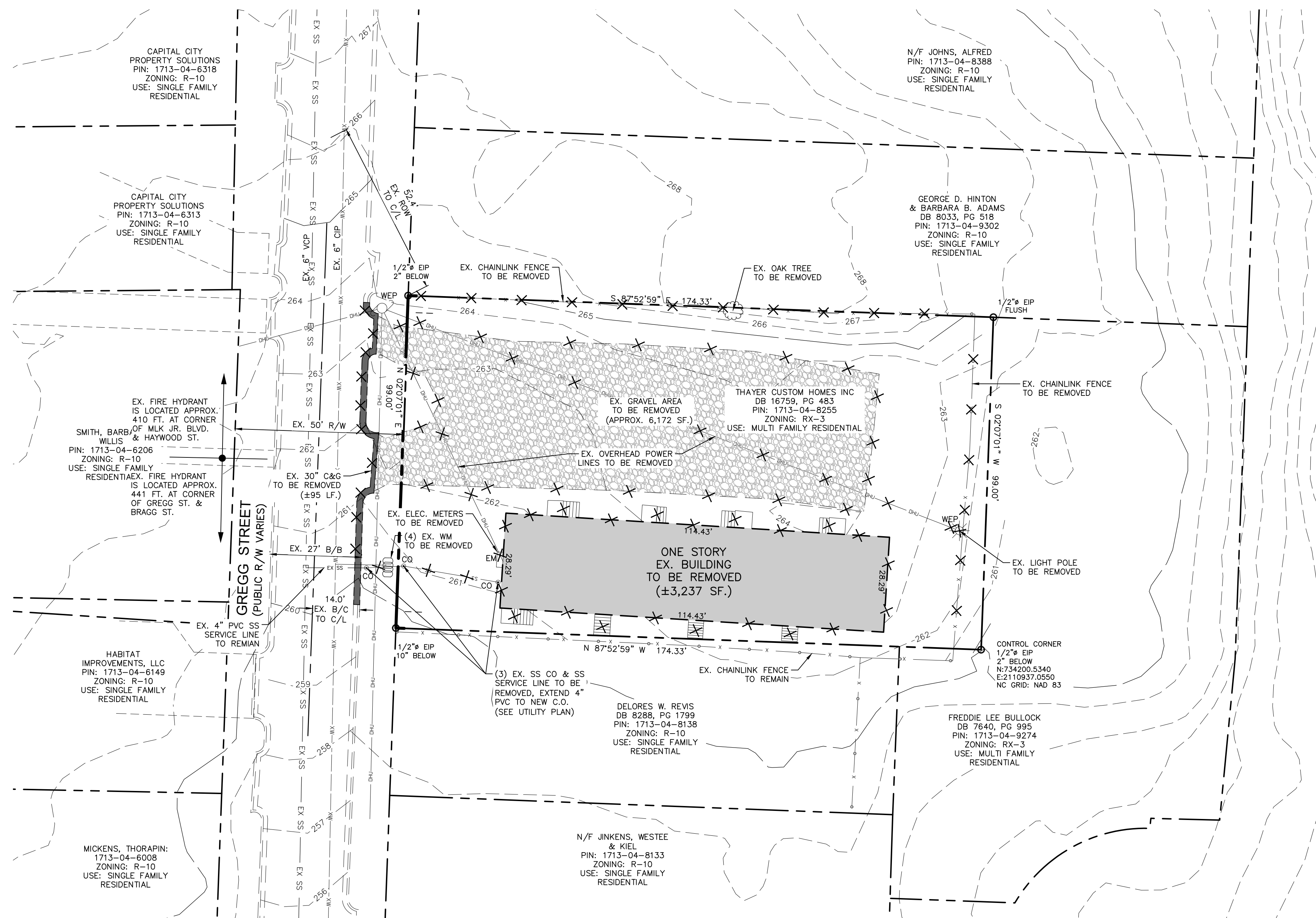
DATE: 19 DEC 2018
REVISED: 09 MAY 2019

CONSTRUCTION DOCUMENTS

COVER SHEET

Job Code: GSTH





Dwg No. PS 1.0












DEMOLITION NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
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3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ECLS GLOBAL, INC., DATED NOVEMBER 01, 2018. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
5. COORDINATE LIMIT OF AND TIMING OF REMOVALS WITH NEW CONSTRUCTION.
6. CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 333, 2012 NC BUILDING CODE).

LEGEND

 PROPERTY BOUNDARY
 EX. INTERIOR/ADJ LOT LINE
 EX. OVERHEAD POWER LINE
 EX. SAN SEWER LINE
 EX. WATER LINE
 TO BE REMOVED

LEGEND

 = PROPERTY LIMITS SURVEYED BY ECLS
 = PROPERTY LIMITS NOT SURVEYED BY ECLS
 = COMPUTED POINT (CP)
 = EXISTING IRON PIPE (EIP)
 = EXISTING IRON ROD (EIR)
 = CHAIN LINK FENCE
 = -100- = CHAIN LINK INTERVAL 1.00M
 = -100- = CONTOUR INTERVAL 5.00M
 = TREE

379.68 x = SPOT ELEVATION
MH = MANHOLE
WM = WATER METER
CO = CLEAN OUT
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
WEP = WOOD ELECTRIC POLE
WEP1 = WOOD ELECTRIC POLE TRANSFORMER

NOTE:

1. REFERENCE:
PLAT BOOK 1985, PAGE 147,
DEED BOOK 16759, PAGE 483-484,
2. DASHED PROPERTY LINES -----
SHOWN HEREON ARE FROM WAKE COUNTY
GIS DATA BASE AND WAS NOT FIELD
SURVEYED BY ECLS GLOBAL.

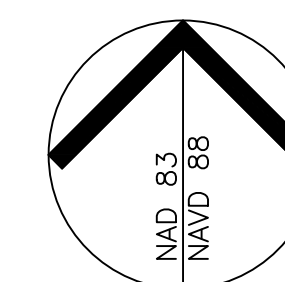
OWNER:

THAYER CUSTOM HOMES, INC
P.O. BOX 91746, RALEIGH NC 27675

SETBACK AND ZONING:

FRONT
SIDE
REAR
ZONING: RX-3

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RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

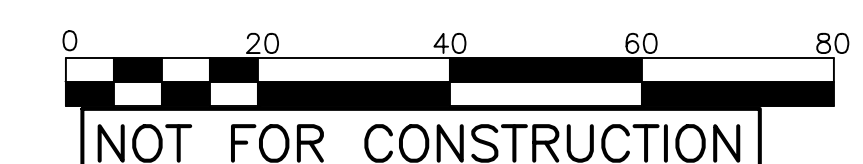


NORTH

EXISTING CONDITIONS & DEMO PLAN

SCALE: 1" = 20'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

1111 Oberlin Road
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PRELIMINARY SUBDIVISION PLAN (TRANS #524004) FOR:
GREGG ST TOWNHOMES

GREGG ST. TOWNHOMES

1025 GREGG STREET
RALEIGH, NORTH CAROLINA

Drawn
By
Checked
By

JHJ
EFS

DATE:

19 DEC 2018

REVISÉ:

1 09 MAY 2019

PRELIMINARY
SUBDIVISION

EXISTING
CONDITIONS
& DEMO
PLAN

Job Code **GSTH**

Dwg No.
PS
2.0

