



Administrative Approval Action

Case File / Name: SUB-0020-2023
DSLCL - FARM GATE TOWNHOMES

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

- LOCATION:** This 2.56 acre site is located on the west side of Farm Gate Road south of the intersection of Farm Gate Road and Sunpointe Drive at 6001 Farm Gate Road.
- REQUEST:** This is a townhome subdivision consisting of 24 residential lots and one HOA/Common Area parcel.
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** FIL-0153-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
- 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 March 15, 2024 by REDEEMING DEVELOPMENT GROUP LLC..

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:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. If required, a nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
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.



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<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way 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:

Engineering

1. A fee-in-lieu for 5' bike lane is paid to the City of Raleigh (UDO 8.1.10).
2. 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)
3. 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.
4. 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)

Public Utilities

5. 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

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



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7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
8. 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).
9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .27 acres of tree conservation area.
11. A public infrastructure surety for 5 street trees along Farm Gate Rd 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.

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:

General

1. The proposed building type for multi-unit townhomes for Lots 1-24 is issued. No other building type per the approved preliminary subdivision plan for SUB-0020-2023 Farm Gate Townhomes will be permitted.

Engineering

2. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

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

Stormwater



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4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
5. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
6. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Farm Gate Rd.
8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: May 1, 2027

Record at least 1/2 of the land area approved.

5-Year Sunset Date: May 1, 2029

Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____

Development Services Dir/Designee

Date: 05/01/2024

Staff Coordinator: Jermont Purifoy

FARM GATE TOWNHOMES

6001 FARM GATE RD, RALEIGH NC, 27606

CITY OF RALEIGH SUBMITTAL
SUB-0020-2023

SUBMITTED ON: 03.15.2024

SHEET INDEX

Sheet Number	Sheet Title
C020	COVER SHEET
C030	GENERAL NOTES
C100	EXISTING CONCEPT & DEMOLITION PLAN
C101	RECOMBINATION PLAN
C300	SUBMISSION PLAN
C300	GRADING AND DRAINAGE PLAN
C510	SCA DETAILS SHEET
C600	UTILITY PLAN
L500	PLANTING PLAN



FIRM LICENSE: P-2187

Preliminary Subdivision Application Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2200

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to UDOReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)

Conventional Subdivision Compact Development Conservation Development

Cottage Court High Rise Transit Oriented Development Option

GENERAL INFORMATION

Scoping/sketch plan case number(s):

Development name (subject to approval): FARM GATE TOWNHOMES

Property Address: 6001 FARM GATE RD RALEIGH, NC 27606

Recorded Deed PIN(s): 0773678003

Building type(s): Detached House Attached House Townhouse Apartment

General Building Mixed Use Building Civic Building Open Lot Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Name: REDEEMING DEVELOPMENT GROUP, LLC

Company: REDEEMING DEVELOPMENT GROUP, LLC Title: OWNER

Address: 618 CUMBERLAND ST RALEIGH, NC 27610

Phone #: 919-210-0079 Email: CHRIS@RDGNC.COM

Applicant Name (if different from owner. See "who can apply" in instructions):

Relationship to owner: lessee or contract purchaser Owner's authorized agent Easement holder

Company: Address: Signature: Date: 01/16/2024

Printed Name: CHRISTOPHER HODGES

Developer Contact Name: CHRISTOPHER HODGES

Company: REDEEMING DEVELOPMENT GROUP Title: PRESIDENT/MANAGER

Address: 618 CUMBERLAND ST RALEIGH, NC 27610

Phone #: 919-210-0079 Email: CHRIS@RDGNC.COM

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

Gross site acreage: 2.56 AC

Zoning districts (if more than one, provide acreage of each): R-6 (2.01 AC), R-10 (0.55 AC)

Overlay district(s): Inside City Limits? Yes No Historic District/Landmark: N/A

Conditional Use District (CUD): Board of Adjustment Case # Design Alternative Case # DA:

Case # Z- BOA-

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) 35010 Proposed total (sf) 56,920

Impervious Area for Compliance (includes roof-of-way): Existing (sf) 35010 Proposed total (sf) 56,920

NUMBER OF LOTS AND DENSITY

of Detached House Lots: 0 # of Attached House Lots: 0 # of Townhouse Lots: 24

of Tiny House Lots: 0 # of Open Lots: 1 # of Other Lots (Apartment, General, Mixed Use, Civic):

Total # of Lots: 25 Total # Dwelling Units: 24

Proposed density for each zoning district (UDO 1.5.2.F): R-6: 4,842 SF/UNIT; R-10: 3,993 SF/UNIT

SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160C-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160C-403(a)) to make the application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160C-403(b).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in full respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-750(d)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: Date: 01/16/2024

Printed Name: CHRISTOPHER HODGES

Signature: Date:

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VICINITY MAP

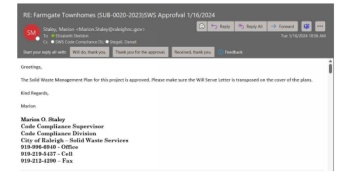
- RIGHT-OF-WAY OBSTRUCTION NOTES:**
1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY@RALEIGHNC.GOV.
 2. THE STREET, LAKE, SIDEWALK, CLOSURE PERMITS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL FOOT STREETS WITH RALEIGH JURISDICTION.
 3. A PERMIT REQUIRED WITH A CLOSURE PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
 4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTOR'S COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.
 5. ALL TYPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS INCLUDING BUT NOT LIMITED TO:
 - 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES;
 - 5.2. PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - 5.3. AMERICAN DISABILITY ACT (ADA) TECHNICAL GUIDE;
 - 5.4. RALEIGH STREET DESIGN MANUAL (SDM).
 6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS, ENTERING AND EXITING 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).
 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

- GENERAL NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONTRACTS AND PERMITS REQUIREMENTS AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL ORDINANCES. ALL CITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY OBSCURANCES OR CONFLICTS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCAL TRIP SERVICES INCLUDING TRAVEL AND LOCAL SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE TO THE DEVELOPER AND CITY OFFICE PRIOR TO BEGINNING EXCAVATION, EXCAVATION DEPTH SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
 4. ALL SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION OBTAINED FROM FIELD INSPECTION AND/OR ANY OTHER APPROPRIATE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY OBSCURANCES OR CONFLICTS.
 5. EXISTING #600 BOREHOLE DAWGERS OR OBSERVED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT THE CONTRACTORS EXPENSE.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THE CONTRACT.
 7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PILING PERFORMED ON CONTRACT. ALL WAIVER AND AMENDMENT CHANGES AND REVISIONS OR LANDSCAPE CHANGES DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
 8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF EACH DEPARTURE AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLY WITH ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
 11. THE ENDORSE AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHOD ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
 12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (80,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

SOLID WASTE:

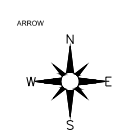
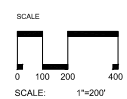
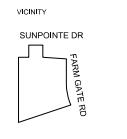
SOLID WASTE WILL BE HANDLED VIA DUMPSTERS IN A FENCED CORRAL TO BE PICKED UP BY OPL - PLEASE REFERENCE THE WASTE SERVICE LETTER ON THE FOLLOWING PAGE.

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



SITE DATA

PROJECT NAME:	FARM GATE TOWNHOMES
SITE ADDRESS:	6001 FARM GATE RD, RALEIGH NC, 27606
COUNTY:	WAKE
PARCEL PIN #:	0773678003
TOTAL SITE GROSS ACRES:	REDEEMING DEVELOPMENT GROUP, LLC
ROW DESIGNATION:	2.88 AC / 111.01 SF
NET ACRES:	0.51 AC / 401.9F
CURRENT ZONING:	2.88 AC / 111.01 SF
PROPOSED ZONING:	R6 (2.01 AC) R67 (56 SF) R-10 (0.55 AC) 23 (98 SF)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY LIVING
FLOOD PLAIN DATA:	NA
SEWER MAIN:	NEE/UNE
DEVELOPMENT TYPE:	TOWNHOME (3 BR/1.5B)
MAX BUILDING HEIGHT:	48 FT
PROPOSED BUILDING HEIGHT:	NA
PROPOSED NUMBER OF LOTS:	25
TREE CONSERVATION AREA:	0.27 AC / 11,777 SF
TOTAL LIMITS OF DISTURBANCE:	0.85 AC / 103,671 SF
EXISTING IMPERVIOUS AREA:	0.85 AC / 35,010 SF
PROPOSED IMPERVIOUS AREA:	1.30 AC / 96,000 SF
AMENITY AREA REQUIRED:	0.26 AC / 11,107 SF
AMENITY AREA PROVIDED:	0.31 AC / 13,839 SF
PARKING DATA:	
REQUIRED PARKING MAX:	NO MAX
PROPOSED PARKING:	59 (2) SPACES PER UNIT WITH 12 MOTOR SPOTS
BIKE PARKING PROVIDED:	NONE
BIKE PARKING REQUIRED:	NONE
DENSITY CALCULATIONS:	
DENSITY REQUIRED:	R6: 4,000 SF AREA PER UNIT
DENSITY PROVIDED:	R-10: 3,993 SF AREA PER UNIT
AMENITY AREA CALCULATIONS:	
REQUIRED AMENITY AREA:	R6: 87,105 SF / 1.0 UNITS = 4,842 SF / UNIT
PROPOSED AMENITY AREA:	R-10: 23,699 SF / 1 UNITS = 3,993 SF / UNIT
REQUIRED AMENITY AREA:	10% NET SITE AREA = 0.26 AC / 11,111 SF
PROPOSED AMENITY AREA:	0.31 AC / 13,839 SF

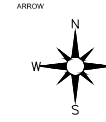
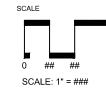


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No.	Date	Description
1	08/15/2024	ISSUED FOR PERMITS
2	08/15/2024	ISSUED FOR PERMITS
3	08/15/2024	ISSUED FOR PERMITS
4	08/15/2024	ISSUED FOR PERMITS
5	08/15/2024	ISSUED FOR PERMITS
6	08/15/2024	ISSUED FOR PERMITS
7	08/15/2024	ISSUED FOR PERMITS
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19	08/15/2024	ISSUED FOR PERMITS
20	08/15/2024	ISSUED FOR PERMITS

VICINITY



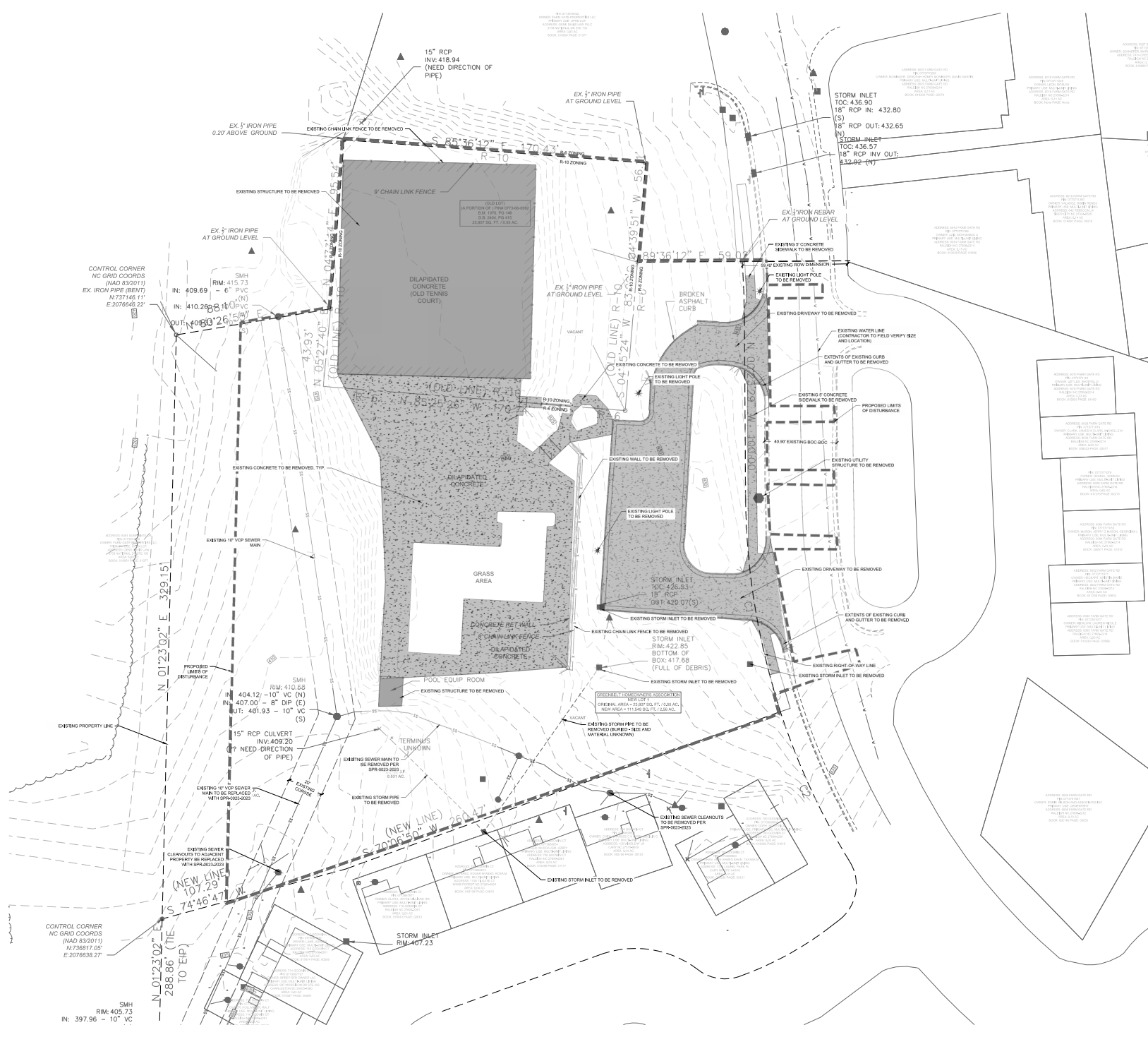
- SURVEY LEGEND:**
- ▲ SURVEY CONTROL POINT
 - EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - COMPUTED POINT
 - STORM DRAIN MANHOLE
 - STORM DRAIN CURB INLET
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - SANITARY FORCE MAIN VALVE
 - HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER MANHOLE
 - WATER WALK
 - WELL
 - GAS VALVE
 - GAS METER
 - TELEPHONE MANHOLE
 - TELEPHONE PRESTAL
 - TV MANHOLE
 - TV PRESTAL
 - FIBER OPTIC WIRELESS POST
 - FIBER OPTIC BOX
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC BOX
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - MANHOLE
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POST
 - NONFERROUS WIRE
 - BORING LOCATION
 - BOLLARD
 - SR#
 - FINISHED FLOOR ELEVATION
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - BUSH
 - WIRE FENCE
 - CHAIN LINK FENCE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND FIBER OPTIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND WATER LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - OVERHEAD WIRES
 - UNIDENTIFIED LINE
 - UNKNOWN DESTINATION
 - CONCRETE SURFACE
 - DUCTILE IRON PIPE
 - PVC
 - POLYVINYL CHLORIDE PIPE
 - HIGH-DENSITY POLYETHYLENE PIPE
 - RCP
 - REINFORCED CONCRETE PIPE
 - CMP
 - CORRUGATED METAL PIPE
 - GCB
 - GATCH BASIN

DEMOLITION LEGEND:

- REMOVE BUILDING
- REMOVE ASPHALT
- REMOVE BRICK WALKWAY
- REMOVE CONCRETE
- REMOVE RIPRAP
- REMOVE VEGETATION
- REMOVE WATER LINE
- REMOVE SANITARY SEWER LINE
- REMOVE STORM DRAINAGE
- REMOVE FENCE
- TP TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- COORDINATE LIGHT POLE REMOVAL
- REMOVE TREE
- REMOVE TREE LINE
- REMOVE WHEEL STOP
- REMOVE CURB & GUTTER
- REMOVE BRGN

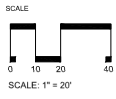
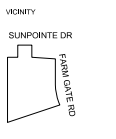
NOTES:

- SEE SHEET C01 FOR GENERAL AND DEMOLITION NOTES.





No.	Date	Description
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24		ISSUED FOR PERMIT REVIEW



SITE LEGEND

SYMBOL	DESCRIPTION
[Pattern]	PROPOSED BUILDING
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED BRICK SIDEWALK
[Pattern]	PROPOSED HEAVY DUTY PAVEMENT
[Pattern]	PROPOSED CONCRETE PAVERS
[Pattern]	PROPOSED GRAVEL
[Pattern]	PROPOSED CURB & GUTTER
[Pattern]	PROPOSED STOP BAR
[Pattern]	PROPOSED CROSSWALK
[Pattern]	PROPOSED 6" WIDE STANDARD CROSSWALK
[Pattern]	PROPOSED 10" WIDE HIGH VISIBILITY CROSSWALK
[Pattern]	PROPOSED SIGN
[Pattern]	PROPOSED ADA PARKING SPACE
[Pattern]	PROPOSED KEYSTONE WALL
[Pattern]	PROPOSED OP WALL
[Pattern]	PROPOSED WHEEL STOP
[Pattern]	PROPOSED GRAVEL TRAIL
[Pattern]	PROPOSED ASPHALT TRAIL
[Pattern]	PROPOSED TREE CONSERVATION AREA
[Pattern]	PROPOSED FENCE
[Pattern]	PROPOSED VEHICLE GATE (X WIDE)
[Pattern]	PROPOSED LIGHT
[Pattern]	PROPOSED BKE RACK
[Pattern]	PROPOSED BENCH
[Pattern]	PROPOSED BOLLARD
[Pattern]	LIMITS OF DISTURBANCE

NOTES

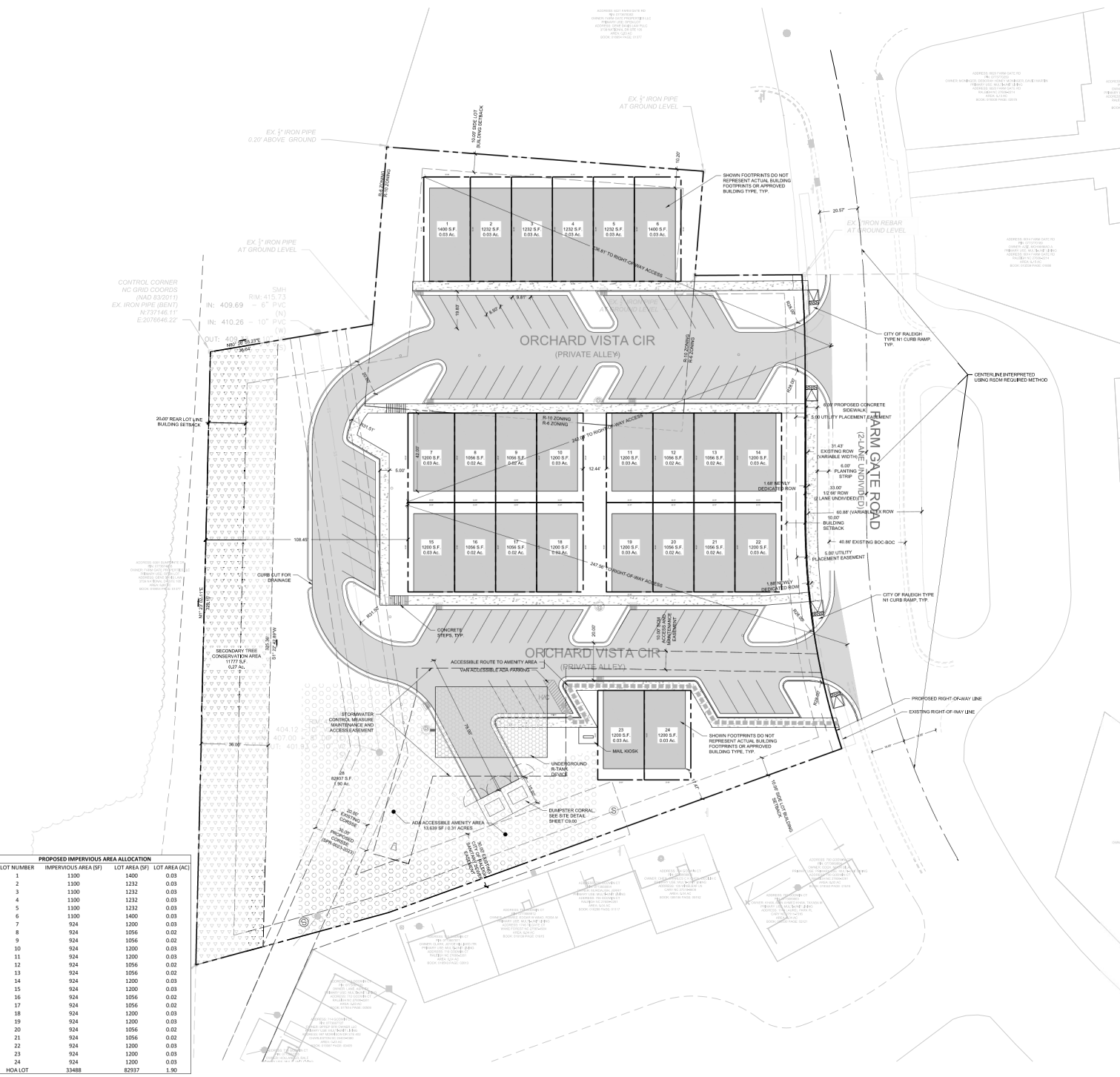
- SEE SHEET C01.0 FOR GENERAL AND SITE NOTES.
- SHOWN FOOTPRINTS DO NOT REPRESENT ACTUAL BUILDING FOOTPRINTS OR APPROVED BUILDING TYPE. ALL PROPOSED STRUCTURES WILL BE REVIEWED FOR SCOPIC COMPLIANCE AT SITE PERMIT REVIEW.

SITE DATA

PROJECT NAME	FARM GATE TOWNHOMES
SITE ADDRESS	6024 FARM GATE RD, RALEIGH, NC, 27608
COUNTY	WAKE
PARCEL PIN #	073878003
PARCEL OWNER	REDEMPS DEVELOPMENT GROUP, LLC
TOTAL SITE CROSS ACRES	2.06 AC ± 111,514 SF
NET ACRES	0.01 AC ± 431 SF
CURRENT ZONING	R6 (2.01 AC) / 11,113 SF
PROPOSED ZONING	R6 (2.01 AC) / 11,113 SF
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MIXED-USE LINKING
FLOOD HAZARD DATA	N/A
RIVER BASIN	NEUSE
DEVELOPMENT TYPE	TOWNHOME (3 BR UNITS)
MAX BUILDING HEIGHT	45 FT
PROPOSED BUILDING HEIGHT	N/A
PROPOSED NUMBER OF LOTS	25
TREE CONSERVATION AREA	0.27 AC ± 11,727 SF
TOTAL LIMITS OF DISTURBANCE	2.08 AC ± 103,671 SF
EXISTING BENEVOLENT AREA	0.06 AC ± 2,610 SF
PROPOSED BENEVOLENT AREA	1.30 AC ± 56,900 SF
AMENITY AREA REQUIRED	0.26 AC ± 11,127 SF
AMENITY AREA PROVIDED	0.31 AC ± 13,639 SF
PARKING DATA	
REQUIRED PARKING MAX	NO MAX
PROPOSED PARKING	99 (2 SPACES PER UNIT WITH 12 VISITOR SPOTS)
BIKE PARKING REQUIRED	NONE
BIKE PARKING PROVIDED	NONE
DENSITY CALCULATIONS	
DENSITY REQUIRED	R-6: 4.000 SF AREA PER UNIT
DENSITY PROVIDED	R-6: 3.000 SF AREA PER UNIT
AMENITY AREA CALCULATIONS	
REQUIRED AMENITY AREA	R-6: 87,155 SF / 18 UNITS = 4,842 SF / UNIT
PROPOSED AMENITY AREA	R-6: 102,358 SF / 18 UNITS = 5,686 SF / UNIT
	10% NET SITE AREA = 0.26 AC ± 11,111 SF
	0.31 AC ± 13,639 SF

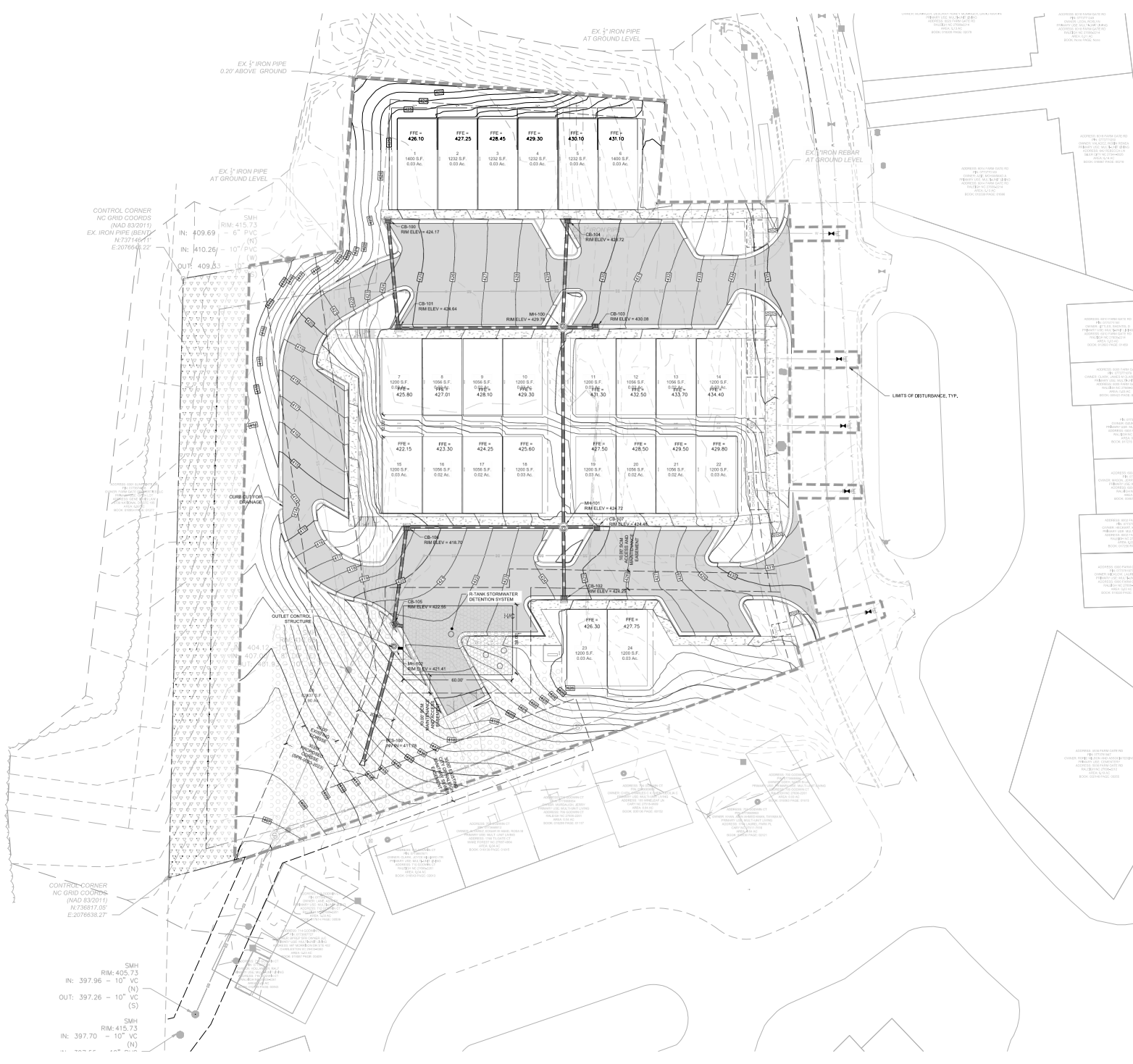
Sec 2.2.3.1 Townhouse

A. Site Dimensions	R-6				R-30			
	Min. (ft)	Max. (ft)	Min. (ft)	Max. (ft)	Min. (ft)	Max. (ft)	Min. (ft)	Max. (ft)
1. Max. lot width	30.00	45.00	30.00	45.00	30.00	45.00	30.00	45.00
2. Min. lot width	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
3. Max. lot depth	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4. Min. lot depth	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
5. Max. lot area	3,000	4,500	3,000	4,500	3,000	4,500	3,000	4,500
6. Min. lot area	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000



PROPOSED IMPERVIOUS AREA ALLOCATION

LOT NUMBER	IMPERVIOUS AREA (SF)	LOT AREA (SF)	LOT AREA (AC)
1	1100	1400	0.03
2	1100	1232	0.03
3	1100	1232	0.03
4	1100	1232	0.03
5	1100	1232	0.03
6	1100	1400	0.03
7	924	1200	0.03
8	924	1056	0.02
9	924	1056	0.02
10	924	1200	0.03
11	924	1200	0.03
12	924	1056	0.02
13	924	1056	0.02
14	924	1200	0.03
15	924	1200	0.03
16	924	1056	0.02
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18	924	1200	0.03
19	924	1200	0.03
20	924	1056	0.02
21	924	1056	0.02
22	924	1200	0.03
23	924	1200	0.03
24	924	1200	0.03
HOA LOT	33488	82937	1.90



- GRADING LEGEND:**
- | SYMBOL | DESCRIPTION |
|--------|-------------------------|
| | LIMITS OF DISTURBANCE |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED STORM DRAINAGE |
| | PROPOSED JUNCTION BOX |
| | PROPOSED CATCH BASIN |
| | PROPOSED AREA DRAIN |
| | INLET PIPE |
| | FLOW DIRECTION |
| | PROPOSED ELEVATION |
| | TOP/BOTTOM OF CLUB |
| | TOP/BOTTOM OF WALL |
- NOTES:**
- SEE SHEET C5.01 FOR GENERAL AND GRADING NOTES.



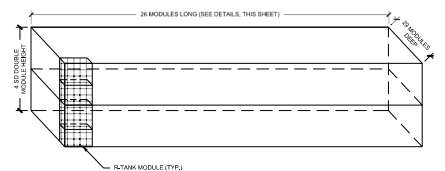
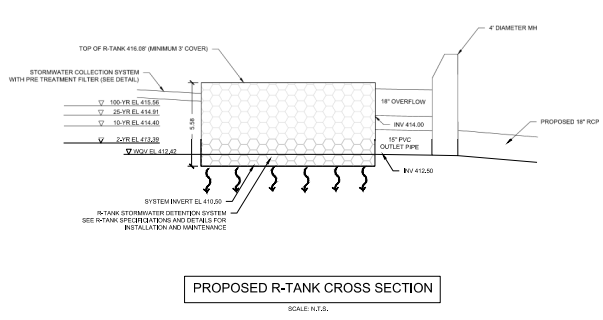
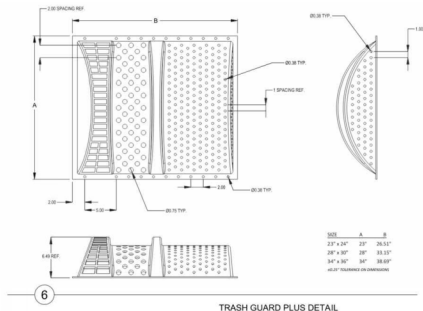
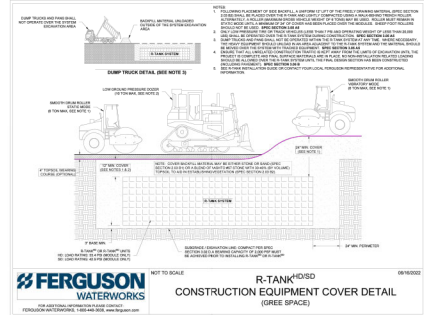
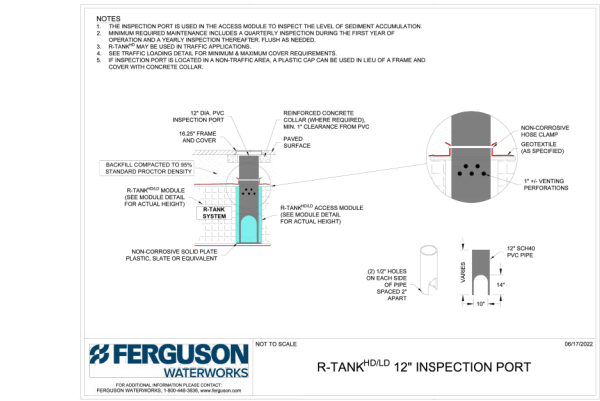
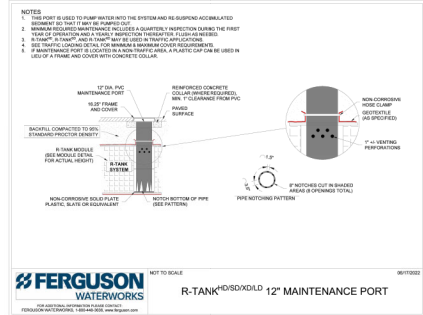
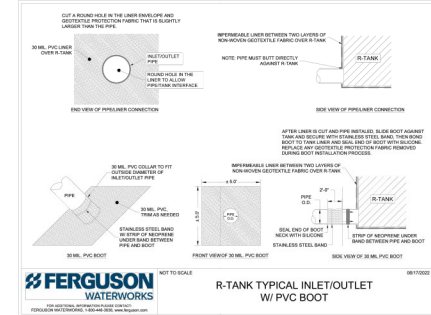
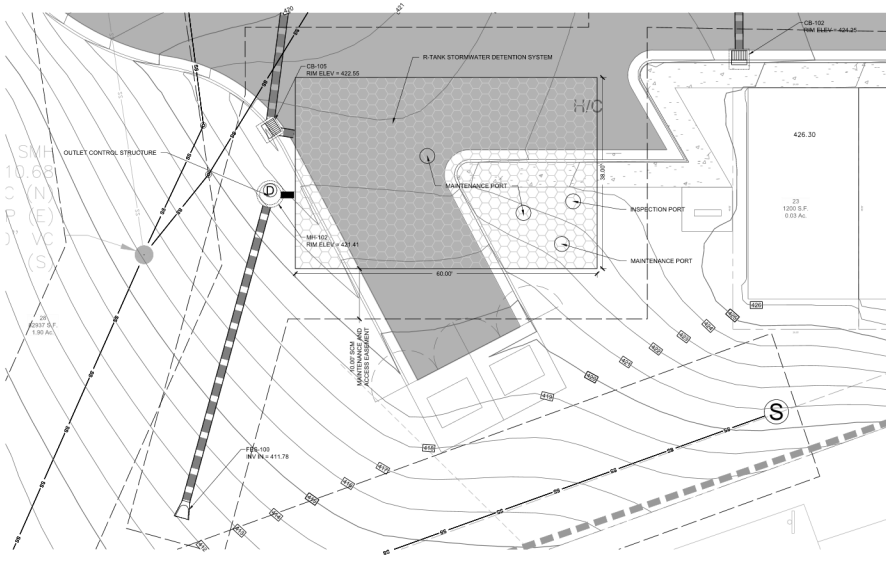
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VICINITY

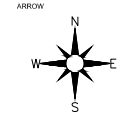
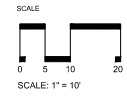
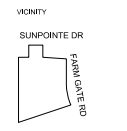
SCALE

SCALE: 1" = 20'

ARROW



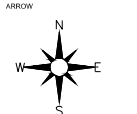
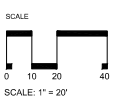
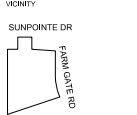
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3	BY
4	DESCRIPTION
5	DATE
6	BY
7	DESCRIPTION
8	DATE
9	BY
10	DESCRIPTION
11	DATE
12	BY
13	DESCRIPTION



DRAWN BY: SCM
CHECKED BY: JMM
DATE: 11/15/2024
PROJECT: C51024
SHEET TITLE: SCM DETAILS SHEET



No.	Date	Description
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50	11/15/24	FOR REVIEW



- UTILITY LEGEND:**
- W — EXISTING WATER LINE
 - W — PROPOSED WATER LINE
 - SS — EXISTING SANITARY SEWER LINE
 - SS — PROPOSED SANITARY SEWER LINE
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED WATER VALVE
 - ⊕ EXISTING SANITARY SEWER MANHOLE
 - ⊕ PROPOSED SANITARY SEWER MANHOLE
 - ⊕ PROPOSED CLEANOUT
 - ⊕ PROPOSED FDC
 - ⊕ PROPOSED BACKFLOW METER
 - ⊕ PROPOSED POST INDICATOR VALVE (PIV)
 - ⊕ GREASE INTERCEPTOR
 - ⊕ 300' MINIMUM COVERAGE CIRCLE
 - ⊕ 30' LIMIT OF DISTURBANCE

- NOTES:**
- SEE SHEET C6.01 FOR GENERAL AND UTILITY NOTES.
 - CONTRACTOR SHALL MAINTAIN EXISTING SEWER SERVICE THROUGHOUT PROJECT CONSTRUCTION & ANY EXCEPTION SHALL BE COORDINATED WITH OWNERS & CITY INSPECTOR 24 HOURS IN ADVANCE.

STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DESIGN & SPECIFICATIONS FOR THE HYDRAULIC CONTROL AND/OR CURRENT EDITION.

2. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THIS PLAN OR BY THE CITY OF RALEIGH WATERLINE ASSEMBLY (LINES 140-145).

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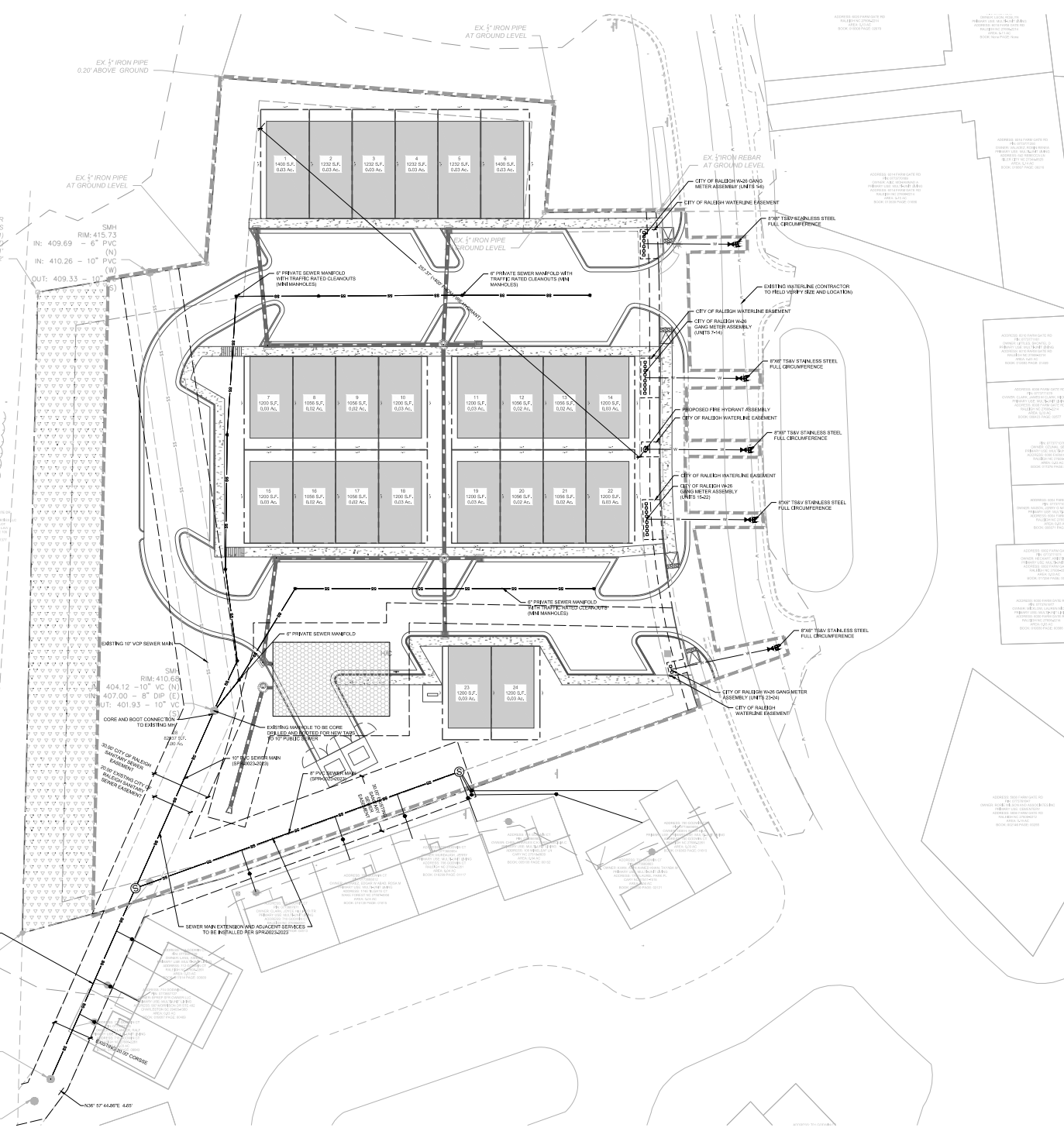
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CONTROL CORNER
NC GRID COORDS
(NAD 83/2011)
EX. IRON PIPE (BENT)
N 33° 14' 48.71"
E 207° 56' 22.22"

SMH
RM: 415.73
IN: 409.69 - 6" PVC
(N)
OUT: 410.26 - 10" PVC
(W)
OUT: 409.33 - 10" (S)

SMH
RM: 410.00
404.12 - 10" VC (N)
407.00 - 8" DIP (E)
OUT: 401.03 - 10" VC
(S)

DORE AND ROOT CONNECTIONS
TO EXISTING MAIN

SMH
RM: 405.73
IN: 397.96 - 10" VC
(N)
OUT: 397.26 - 10" VC
(S)

SMH
RM: 415.73
IN: 397.70 - 10" VC
(N)
OUT: 397.55 - 10" PVC

N30° 57' 44.80" 425'



No.	Date	Description
1	11/15/24	ISSUED FOR PERMITS
2	11/15/24	ISSUED FOR PERMITS
3	11/15/24	ISSUED FOR PERMITS
4	11/15/24	ISSUED FOR PERMITS
5	11/15/24	ISSUED FOR PERMITS
6	11/15/24	ISSUED FOR PERMITS
7	11/15/24	ISSUED FOR PERMITS
8	11/15/24	ISSUED FOR PERMITS
9	11/15/24	ISSUED FOR PERMITS
10	11/15/24	ISSUED FOR PERMITS
11	11/15/24	ISSUED FOR PERMITS
12	11/15/24	ISSUED FOR PERMITS
13	11/15/24	ISSUED FOR PERMITS
14	11/15/24	ISSUED FOR PERMITS
15	11/15/24	ISSUED FOR PERMITS
16	11/15/24	ISSUED FOR PERMITS
17	11/15/24	ISSUED FOR PERMITS
18	11/15/24	ISSUED FOR PERMITS
19	11/15/24	ISSUED FOR PERMITS
20	11/15/24	ISSUED FOR PERMITS
21	11/15/24	ISSUED FOR PERMITS
22	11/15/24	ISSUED FOR PERMITS
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24	11/15/24	ISSUED FOR PERMITS
25	11/15/24	ISSUED FOR PERMITS
26	11/15/24	ISSUED FOR PERMITS
27	11/15/24	ISSUED FOR PERMITS
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30	11/15/24	ISSUED FOR PERMITS
31	11/15/24	ISSUED FOR PERMITS
32	11/15/24	ISSUED FOR PERMITS
33	11/15/24	ISSUED FOR PERMITS
34	11/15/24	ISSUED FOR PERMITS
35	11/15/24	ISSUED FOR PERMITS
36	11/15/24	ISSUED FOR PERMITS
37	11/15/24	ISSUED FOR PERMITS
38	11/15/24	ISSUED FOR PERMITS
39	11/15/24	ISSUED FOR PERMITS
40	11/15/24	ISSUED FOR PERMITS



SHEET TITLE
PLANTING PLAN
DATE: 11/15/24
DRAWN BY: JPL
CHECKED BY: JPL
PROJECT #: C2024

SHEET NO.
L5.00

- SITE LEGEND:**
- | SYMBOL | DESCRIPTION |
|-----------|---|
| [Pattern] | PROPOSED BUILDING |
| [Pattern] | PROPOSED CONCRETE SIDEWALK |
| [Pattern] | PROPOSED BRICK SIDEWALK |
| [Pattern] | PROPOSED HEAVY DUTY PAVEMENT |
| [Pattern] | PROPOSED CONCRETE PAVERS |
| [Pattern] | PROPOSED GRAVEL |
| [Pattern] | PROPOSED CURB & GUTTER |
| [Pattern] | PROPOSED STOP BAR |
| [Pattern] | PROPOSED CROSSWALK |
| [Pattern] | PROPOSED 8" WIDE STANDARD CROSSWALK |
| [Pattern] | PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK |
| [Symbol] | PROPOSED SIGN |
| [Symbol] | PROPOSED ADA PARKING SPACE |
| [Symbol] | PROPOSED KEYSTONE WALL |
| [Symbol] | PROPOSED C/P WALL |
| [Symbol] | PROPOSED WHEEL STOP |
| [Symbol] | PROPOSED GRAVEL TRAIL |
| [Symbol] | PROPOSED ASPHALT TRAIL |
| [Symbol] | PROPOSED FENCE |
| [Symbol] | PROPOSED VEHICLE GATE (X WIDE) |
| [Symbol] | PROPOSED LIGHT |
| [Symbol] | PROPOSED BIKE RACK |
| [Symbol] | LIMITS OF DISTURBANCE |

- NOTES:**
- SEE SHEET C0.05 FOR GENERAL AND SITE NOTES.
 - NO UNDER MINES AND/OR STREAMS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCELS AS SHOWN.
- TREE CONSERVATION AREA REQUIREMENTS:**
NET PARCEL AREA: 2.55 AC / 111,078 SF
TREE CONSERVATION AREA REQUIREMENT (10%): 0.26 AC / 11,108 SF
PROVIDED: 0.27 AC / 11,773 SF
- LANDSCAPING REQUIREMENTS:**
FARM GATE ROAD (24' AVE UNDEVELOPED AVENUE)
REQUIREMENT: 1 SPECIES MATURED TREE PER 40 LF ± 300 LF / 40 LF ± 3 TREES
PROVIDED: 5 TREES

- TREE CONSERVATION AND LANDSCAPING NOTES:**
- THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

- LANDSCAPING NOTES:**
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, T09000.
 - STREET TREE PLANTINGS SHALL ADHERE TO THE CITY OF RALEIGH TREE MANUAL. SHALL BE SEEDED AND WATERED.
 - ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
 - SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
 - ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3"; KEEP MULCH 2" FROM ROOT FLARE AND DO NOT CONTACT STEM
 - A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSES.
 - MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO FILL ALL UNBUILT TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO COVER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THE PROJECT.
 - ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL. CONDITIONS FOR EACH TYPE OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONS SHALL BE FULLY VERIFIED FINE BARK, PEAT MOSS OR FINE SEED COMPOSTED LEAVES.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
 - CONTRACTOR TO KEEP QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS SPECIFIED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES.
 - ALL PLANTS ARE TO BE THOROUGHLY WATERED BY THE SAME DAY AS PLANTED.
 - THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
 - CONTRACTOR REMOVE TOP HALF OF BURLAP LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
 - ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
 - LANDSCAPING SHOWN MEETS REQUIREMENTS.
 - ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
 - ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS MISSING OR NON-ACCEPTED WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	AT PLANTING	CONTAINER	MATURE	
TM	10	ACER BURGERSPIRANUM	THREEMILE MAPLE	100"	15-GAL"	B&B 40"	300"
UNDERSORY TREES							

