Preliminary Subdivision Application

Planning and Development





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 SiteReview@raleighnc.gov.

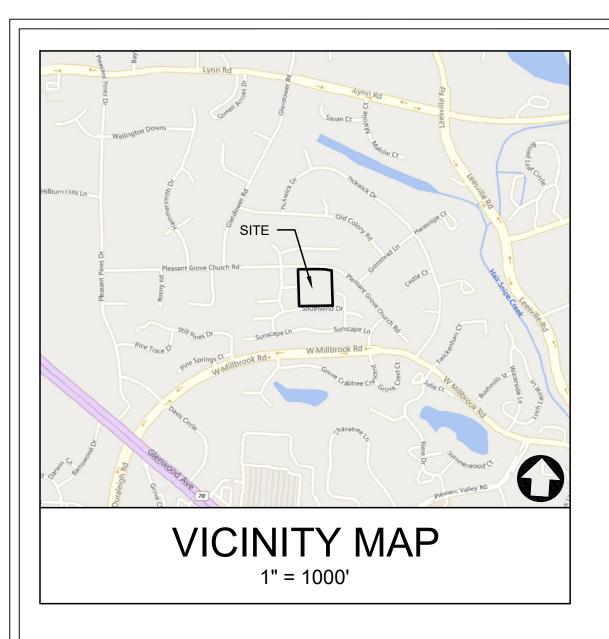
DEVELOPMENT TYPE (UDO Section 2.1.2)						
Conver	ntional Subdivision	Com	pact Development	Co	onservation Development	Cottage Court
NOTE: Subdiv	isions may require C	ity Coun	cil approval if in a M	letro Pa	rk Overlay or Historic Over	lay District
			GENERAL INFOR	RMATIO	N	
Scoping/sketch plan case number(s):						
Development name (subject to approval):						
Property Address(es):						
Recorded Deed PIN(s):						
What is your	Single	family	Townhou	ıse		Attached houses
project type?	Apartm	nent	Non-resi	dential	Other:	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form						
Company:			Owner/Developer	· Name a	and Title:	
Address:						
Phone #: Er			Email:			
APPLICANT INFORMATION						
Company:		Contact Name and Title:				
Ado			Address:	Address:		
Phone #:	Phone #: Email:					

Continue to page 2 >>

Page **1** of **2** REVISION 02.19.21

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)				
ZONING INFORMATION				
Gross site acreage: 3.07	7			
Zoning districts (if more than one, provide acreage of e	each): P. 10 CLI			
	7 N-10-CO			
M	5.			
Overlay district: N/A	Inside City limits? ✓ Yes No			
Conditional Use District (CUD) Case # Z- 50-20	Board of Adjustment (BOA) Case # A-			
STORMWAT	ER INFORMATION			
Existing Impervious Surface:	Proposed Impervious Surface:			
Acres: 0.03 Square Feet: 1,300	Acres: 1.48 Square Feet: 64,528			
Neuse River Buffer ☐ Yes ✓ No	Wetlands			
Is this a flood hazard area? ☐ Yes ✓ No	t			
If yes, please provide the following:				
Alluvial soils:				
Flood study:	**			
FEMA Map Panel #:				
NUMBER OF L	OTS AND DENSITY			
Total # of townhouse lots: Detached	Attached 24			
Total # of single-family lots:				
Proposed density for each zoning district (UDO 1.5.2.F): 7.81 units/acre				
7.81 units/acre				
Total # of open space and/or common area lots: 2				
Total # of requested lots: 26				
SIGNATURE BLOCK				
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 all 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.				
will serve as the agent regarding this application, and will receive				
and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property				
owner(s) in any public meeting regarding this application.				
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.				
Signature:	Date: 5-24-2021			
Printed Name: Clifton Minsley				
Signature:	Date:			
Printed Name:				

Please email your completed application to $\underline{\texttt{SiteReview@raleighnc.gov}}.$



PRELIMINARY SUBDIVSION PLANS FOR



PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

PLEASANT GROVE CHURCH RD TOWNHOMES

SUB-0035-2021

4301 PLEASANT GROVE CHURCH RD RALEIGH, NC 27613 PIN: 0787-70-2653

REVISION 02.19.21

raleighnc.gov

Preliminary Subdivision Application Planning and Development Planning and Development Planning and Development	Raleigh	DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2500		A STATE OF THE PROPERTY OF THE	SINFORMATION
NSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please appropriate review type and include the plan checklist document. Please email all documents and your prelingubdivision plans to SiteReview@raleighnc.gov.		Gross site acreage: 3 07 Zoning districts (if more than one, provide acreage o Overlay district: N/A	f each): R-10-CU Inside City limits? Yes No
	p: 112 07	Conditional Use District (CUD) Case # Z- 50-20	Board of Adjustment (BOA) Case # A-
DEVELOPMENT TYPE (UDO Section 2.1.2)			
✔ Conventional Subdivision Compact Development Conservation Development Cot	tage Court	R Province Street Marca (Marca to to the speciment of	TER INFORMATION
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay Distric	t	Existing Impervious Surface: Acres: 0.03 Square Feet: 1.300	Proposed Impervious Surface: Acres: 1.62 Square Feet: 70,696
GENERAL INFORMATION		Neuse River Buffer	Wetlands Yes No
coping/sketch plan case number(s): SCOPE-0139-2020		Is this a flood hazard area? Yes No If yes, please provide the following:	100 - 100 -
Development name (subject to approval): Pleasant Grove Church Rd Townhomes		Alluvial soils:Flood study:	sommeta nontre sommeta contre accompany of the someta control accompany o
roperty Address(es): 4301 Pleasant Grove Church Rd		FEMA Map Panel #:	
		NUMBER OF	LOTS AND DENSITY
corded Deed PIN(s): 0787-70-2653		Total # of townhouse lots: Detached	Attached 24
		Total # of single-family lots:	
		Proposed density for each zoning district (UDO 1.5.2	^{(F):} 7.81 units/acre
	ed houses	Total # of open space and/or common area lots: 2	
ct type? Apartment Non-residential Other:		Total # of requested lots: 26	(1985년) 전 1987년 (1985년 - 1985년 - 1985년 - 1985년 - 1987년 - 1987 - 1987년 - 1987 - 1987년 - 1987
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form		CARLESON, control of the control of	TURE BLOCK
ompany: PGC Rd 1, LLC Owner/Developer Name and Title: Cliff Minsley, Manager			s aware of this application and that the proposed project spects in accordance with the plans and specifications submitted
Address: 3301 Atlantic Ave, Raleigh, NC 27604			gulations of the City of Raleigh Unified Development Ordinance
Phone #: 919.302.1032			will serve as the agent regarding this application, and will receive
APPLICANT INFORMATION		and respond to administrative comments, resubmit plat owner(s) in any public meeting regarding this application	ns and applicable documentation, and will represent the propert
Company: PGC Rd 1, LLC Contact Name and Title: Cliff Minsley, Manager			Str.
Address: 3301 Atlantic Ave, Raleigh, NC 27604		the proposed development use. I acknowledge that this	ct is conforming to all application requirements applicable with s application is subject to the filing calendar and submittal policy
hone #: 919.302.1032 Email: cliff@10federal.com		which states applications will expire after 180 days of it	nactivity.
		Signature:	Date: 9-9-20Z1
Continue to page 2 >>		Printed Name: Clifton Minsley	
		Signature:	Date:
		Printed Name:	
		Please email your completed a	application to SiteReview@raleighnc.gov.
		Page 2 of 2	REVISION 02.1
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ral	eighnc.gov		0

Z-50-20 ZONING CONDITIONS

- 1. THE FOLLOWING PRINCIPLE USES SHALL BE PROHIBITED ON THE PROPERTY: OUTDOOR SPORTS OR ENTERTAINMENT FACILITIES. NO OUTDOOR SPORTS OR ENTERTAINMENT FACILTIES ARE PROPOSED ON
- 2. A MAXIMUM OF 24 DWELLING UNITS SHALL BE PERMITTED ON THE PROPERTY. NO MORE THAN 24 DWELLING UNITS ARE PROPOSED ON THE
- NO BUILDING CONTAINING ANY RESIDENTIAL DWELLING UNIT SHALL BE LOCATED WITHIN 30 FEET OF THE EASTERN AND WESTERN BOUNDARIES OF THE PROPERTY, WHICH ARE ADJACENT TO ALL OR A PORTION OF THOSE LOTS DESCRIBED ON EXHIBIT A, ATTACHED. NO BUILDING CONTAINING ANY RESIDENTIAL DWELLING UNIT IS PROPOSED TO BE LOCATED WITHIN 30 FEET OF THE EASTERN AND WESTERN BOUNDARIES OF THE PROPERTY.
- THE AREA WITHIN 15 FEET OF THE WESTERN, SOUTHERN, AND EASTERN BOUNDARIES OF THE SITE, WHICH ARE ADJACENT TO THOSE LOTS LISTED ON EXHIBIT B, ATTACHED, WHERE NOT COMPRISING PART OF ANY RECORDED TREE CONSERVATION AREA OR EASEMENT ON THE PROPERTY, SHALL CONTAIN AN OPAQUE FENCE A MINIMUM OF 6 FEET IN HEIGHT. THE AREA WITHIN 15 FEET OF THE WESTERN, SOUTHERN, AND EASTERN BOUNDARIES OF THE SITE, WHERE NOT COMPRISING PART OF ANY RECORDED TREE CONSERVATION AREA OR EASEMENT ON THE PROPERTY, CONTAINS A PROPOSED OPAQUE FENCE A MINIMUM OF 6 FEET IN HEIGHT.
- ALL RESIDENTIAL BUILDINGS SHALL INCLUDE (I) PITCHED, SHINGLED ROOFS WITH A MINIMUM PITCH OF 4:12; (II) BUILDING FACADES, EXCLUSIVE OF ROOFS, WINDOWS, DOORS, SOFFITS, TRIM, AND FOUNDATIONS, SHALL BE COMPRISED OF ONE OR MORE OF WOOD, MASONRY (INCLUDING WITHOUT LIMITATION, NATURAL AND MANUFACTURED MASONRY), AND CEMENTITIOUS SIDING (AND SHALL NOT CONSIST OF ALUMINUM, VINYL, OR SYNTHETIC STUCCO (EIFS)); AND (III) AT LEAST TWO (2) OF THE FOLLOWING ARCHITECTURAL FEATURES OR ELEMENTS: GABLES, DORMERS, COLUMNS, WINDOW SHUTTERS, PORCHES, STOOPS, AND BAY OR BOW WINDOWS. TO BE ADDRESSED AT BUILDING PERMITS.
- 6. NO ROOFTOP TERRACES SHALL BE PERMITTED. TO BE ADDRESSED AT BUILDING PERMITS.

NOTES

- MAXIMUM IMPERVIOUS SURFACE PER LOT SHALL BE 1,600 SF

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SUBDIVISION PLAN
C-4	UTILITY PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	LANDSCAPING PLAN
C-7	TREE CONSERVATION PLAN
C-8	LIGHTING PLAN
C-9	LOTS & EASEMENTS PLAN

OWNER/DEVELOPER:

PGC RD 1, LLC CONTACT: CLIFF MINSLEY 3301 ATLANTIC AVE RALEIGH, NC 27604 919.302.1032 CLIFF@10FEDERAL.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC CONTACT: JON FRAZIER, PE PO BOX 91727 RALEIGH, NC 27675 919.610.1051 JFRAZIER@FLMENGINEERING.COM

REVISION HISTORY

COR COMMENTS

COR COMMENTS

DATE

9/7/2021 FLM

10/12/2021 FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY PRELIMINARY SUBDIVISION PLANS

SUB-0035-2021 PLEASANT GROVE CHURCH RD **TOWNHOMES** 4301 PLEASANT GROVE CHURCH RD RALEIGH, NC 27604

PGC RD 1, LLC

DATE:	05-19-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20058

COVER

SHEET 1 OF 9

© 2021 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.

SUMMARY INFORMATION

DEVELOPMENT NAME: PLEASANT GROVE CHURCH RD TOWNHOMES

PIN NUMBER: 0787-70-2653

TOTAL AREA: 3.07 AC, 133,695 SF LESS PLEASANT GROVE CHURCH RD R/W DEDICATION AREA: 0.02

STREET ADDRESS: 4301 PLEASANT GROVE CHURCH RD

NET AREA: 3.05 AC, 132,993 SF

EXISTING USE: SINGLE FAMILY RESIDENTIAL PROPOSED USE: TOWNHOUSES

JURISDICTION: CITY OF RALEIGH **ZONING DISTRICT**: R-10-CU

MAX ALLOWABLE DENSITY: 7.82 UNITS/AC MAX ALLOWABLE UNITS: 24 UNITS **PROPOSED UNITS**: 24 UNITS

REQUIRED MIN LOT WIDTH: 16' **PROPOSED MIN LOT WIDTH: 21.67'**

BUILDING/STRUCTURE SETBACKS: FROM PRIMARY STREET (MIN): 10' FROM SIDE STREET (MIN): 10' FROM SIDE LOT LINE (MIN): 0' OR 6' FROM REAR LOT LINE (MIN): 20'

PARKING SETBACKS: FROM PRIMARY STREET (MIN): 20' FROM SIDE STREET (MIN): 10' FROM SIDE (MIN): 0' OR 3' FROM REAR LOT LINE (MIN): 3'

PRINCIPAL BUILDING (MAX): 45'/3 STORIES **ACCESSORY STRUCTURE (MAX): 25'**

PARKING CALCULATIONS: PARKING REQUIRED: MULTI-UNIT LIVING, 3 BEDROOMS: 2 SPACES PER UNIT = 2 SPACES X 24 UNITS = 48 SPACES PARKING PROVIDED: 4 SPACES PER UNIT (2 DRIVEWAY AND 2 GARAGE) X 24 UNITS + 14 ON-STREET PARKING SPACES = 112

REQUIRED AMENITY AREA PER UDO SECTION 2.2.3.A: 0.305 AC, 13,299 SF (10%) **PROPOSED AMENITY AREA:** 0.379 AC, 16,509 SF (12.4%)

EXISTING IMPERVIOUS SURFACE: 0.03 AC, 1,300 SF (1.0%) PROPOSED IMPERVIOUS SURFACE: 1.62 AC, 70,696 SF (53.2%)

WATERSHED: NEUSE (CRABTREE CREEK)

PRIMARY STREET: ROAD 1 - MULTI-FAMILY STREET

DEVELOPER: PGC RD 1, LLC 3301 ATLANTIC AVE RALEIGH, NC 27604 919.302.1032

ENGINEER: FLM ENGINEERING, INC. PO BOX 91727 RALEIGH, NC 27675

919.423.8975

NOTES

- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT

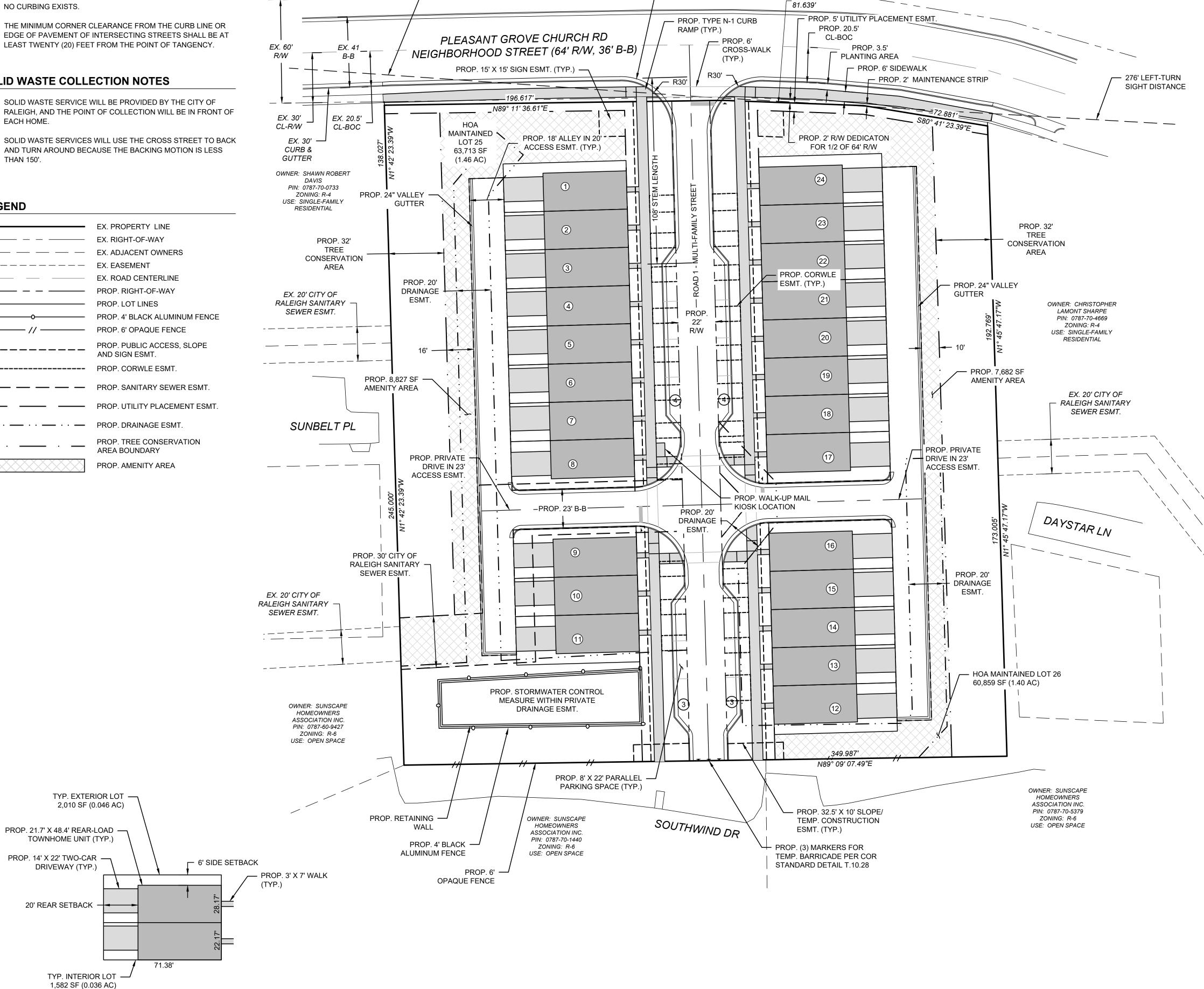
SOLID WASTE COLLECTION NOTES

- SOLID WASTE SERVICE WILL BE PROVIDED BY THE CITY OF RALEIGH, AND THE POINT OF COLLECTION WILL BE IN FRONT OF EACH HOME.
- SOLID WASTE SERVICES WILL USE THE CROSS STREET TO BACK AND TURN AROUND BECAUSE THE BACKING MOTION IS LESS THAN 150'.

LEGEND

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. ROAD CENTERLINE
	PROP. RIGHT-OF-WAY
	PROP. LOT LINES
	PROP. 4' BLACK ALUMINUM FENCE
//	PROP. 6' OPAQUE FENCE
	PROP. PUBLIC ACCESS, SLOPE AND SIGN ESMT.
	PROP. CORWLE ESMT.
	PROP. SANITARY SEWER ESMT.
	PROP. UTILITY PLACEMENT ESMT.
	PROP. DRAINAGE ESMT.
	PROP. TREE CONSERVATION

TYPICAL TOWNHOME LOTS



— PROP. 30" STANDARD

CURB & GUTTER (TYP.)

— S87° 51′ 23.39″E _—

— 239' RIGHT-TURN

SIGHT DISTANCE



POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

DATE BY DESCRIPTION COR COMMENTS 9/7/2021 FLM COR COMMENTS 10/12/2021 FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 30 FEET

SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS SUB-0035-2021 PLEASANT GROVE CHURCH RD **TOWNHOMES**

4301 PLEASANT GROVE

CHURCH RD

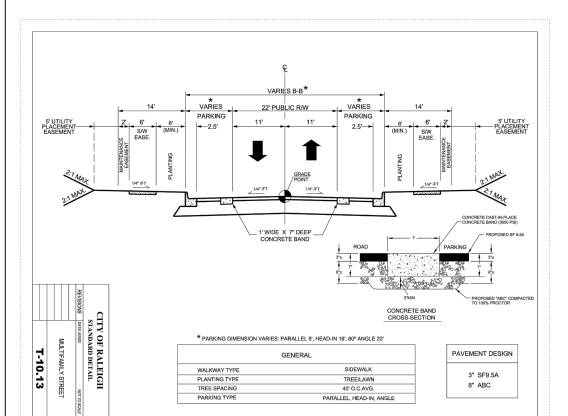
RALEIGH, NC 27604

PGC RD 1, LLC

DATE:	05-19-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20058

SUBDIVISION PLAN

SHEET 3 OF 9



PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.