



Administrative Approval Action

Case File / Name: SUB-0035-2021

DSLCL - Pleasant Grove Church Rd Townhomes (SUB)

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

LOCATION: This site is located on the south side of Pleasant Church Rd. The site is zoned R-10-CU and within the corporate city limits of the City of Raleigh. The current address listed 4301 Pleasant Church Rd and PIN number is listed as 0787702653.

REQUEST: Conventional Townhome Subdivision for existing 3.07 acre lot into 26 lots. Of these 26 lots, 2 are common area lots and 24 are for Townhome Residential. The subdivision will create a density of 7.81 units per acre. Lots 1-26 will be created with access from new Multifamily street proposed as Tanner Oaks Lane.

**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 November 11, 2021 by 10 FEDERAL CONSTRUCTION, 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 nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
5. 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).



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☒ **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"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Public Access Easement Required

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

☒ **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. Provide documentation indicating a Property Owner's Association has been established for the subject development.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

3. A public infrastructure surety for 8 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
4. A Pedestrian and Bicycle Access deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
5. A 5' utility placement 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.



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6. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
7. 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.

Public Utilities

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
9. A plat must be recorded at the Wake County Register of Deeds office for all public utility easement dedications including sanitary sewer and waterline easements.

Stormwater

10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
11. 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).
12. 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).
13. 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).

Urban Forestry

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .481 acres of tree conservation area.

☒ **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



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1. Zoning Conditions from Case Z-50-20 must be met prior to issuance of Building Permits.
2. A demolition permit shall be obtained.

Public Utilities

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

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Pleasant Grove Church Road.
5. 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. 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.
2. 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: April 7, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: April 7, 2027

Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 12/09/2021
Development Services Dir/Designee
Staff Coordinator: Cara Russell

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1. SURVEY AND TOPOGRAPHIC DATA PROVIDED CAWTHORNE, MOSS & PANCIERA, PC.
2. SITE INVESTIGATED FOR THE PRESENCE OF JURISDICTIONAL WETLANDS AND STREAMS BY SOIL & ENVIRONMENTAL CONSULTANTS, PA (SECO), NO FEATURES ARE PRESENT OBSERVED.
3. PER FEMA FIRM PANEL NO. 3720708709, THE PROPERTY DOES NOT CONTAIN ANY FLOOD PRONE AREAS.
4. ALL ONSITE SOILS ARE CLASSIFIED AS C/C (CECIL-JURBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES) PER THE NRCS SOIL SURVEY.
5. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
6. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
7. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
8. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

=====	EX. PROPERTY LINE
-----	EX. RIGHT-OF-WAY
-----	EX. ADJACENT OWNERS
-----	EX. EASEMENT
-----	EX. ROAD CENTERLINE
-----	EX. MAJOR CONTOUR (5')
-----	EX. MINOR CONTOUR (1')

C ----- C	EX. COMMUNICATIONS LINE
W ----- W	EX. WATER LINE
G ----- G	EX. GAS LINE
SS ----- SS	EX. SANITARY SEWER
SD ----- SD	EX. STORM SEWER

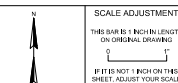


REVISION HISTORY

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

DO NOT USE FOR CONSTRUCTION



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

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

C-2

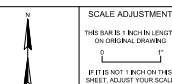
SHEET 2 OF 9

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	9/7/2021	FLM
2	COR COMMENTS	10/12/2021	FLM
3	COR COMMENTS	11/11/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 30 FEET



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

C-3

SHEET 3 OF 9

SUMMARY INFORMATION

DEVELOPMENT NAME: PLEASANT GROVE CHURCH RD TOWNHOMES

STREET ADDRESS: 4301 PLEASANT GROVE CHURCH RD

PN NUMBER: 0787-70-2653

TOTAL AREA: 3.07 AC, 133,695 SF
LESS PLEASANT GROVE CHURCH RD R/W DEDICATION AREA: 0.02 AC, 702 SF
NET AREA: 3.05 AC, 132,993 SF

EXISTING USE: SINGLE FAMILY RESIDENTIAL

PROPOSED USE: TOWNHOUSES

JURISDICTION: CITY OF RALEIGH

ZONING DISTRICT: R-10-02U

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): 5' OR 3'

FROM REAR LOT LINE (MIN): 3'

HEIGHT: TBD

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 UOD SECTION 2.2.3.A:

0.355 AC, 15,299 SF (10%): 0.379 AC, 16,509 SF (12.4%)

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, 70,686 SF (53.2%)

WATERSHED: NEUSE (CHARTER 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

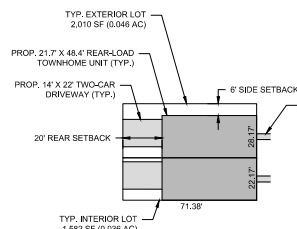
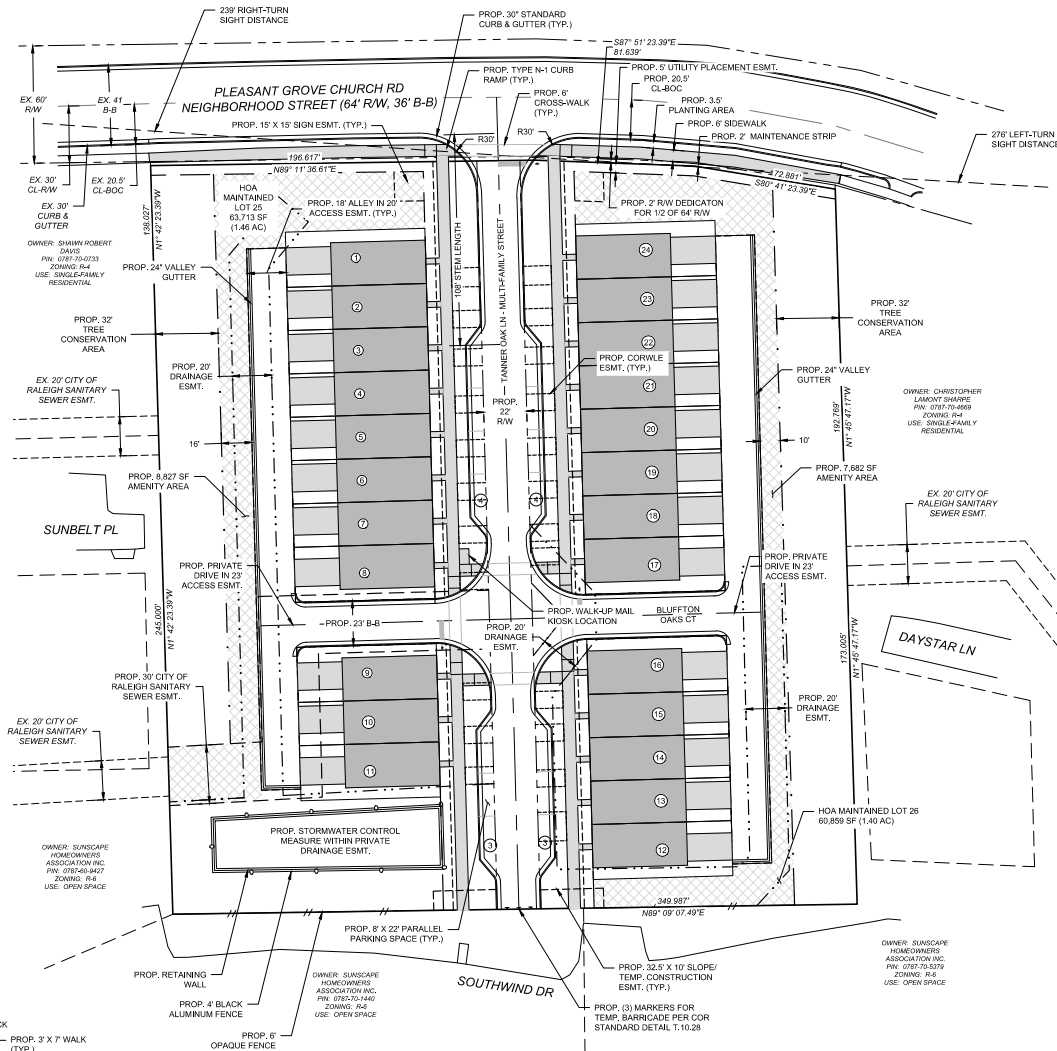
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADI ARE 5' UNLESS OTHERWISE NOTED.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT 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 LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

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'.

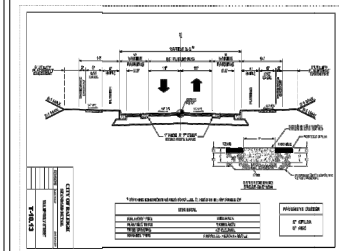
LEGEND

---	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. CORNWELL ESMT.
---	PROP. SANITARY SEWER ESMT.
---	PROP. UTILITY PLACEMENT ESMT.
---	PROP. DRAINAGE ESMT.
---	PROP. TREE CONSERVATION AREA BOUNDARY
---	PROP. AMENITY AREA



TYPICAL TOWNHOME LOTS

1" = 30'



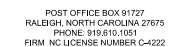
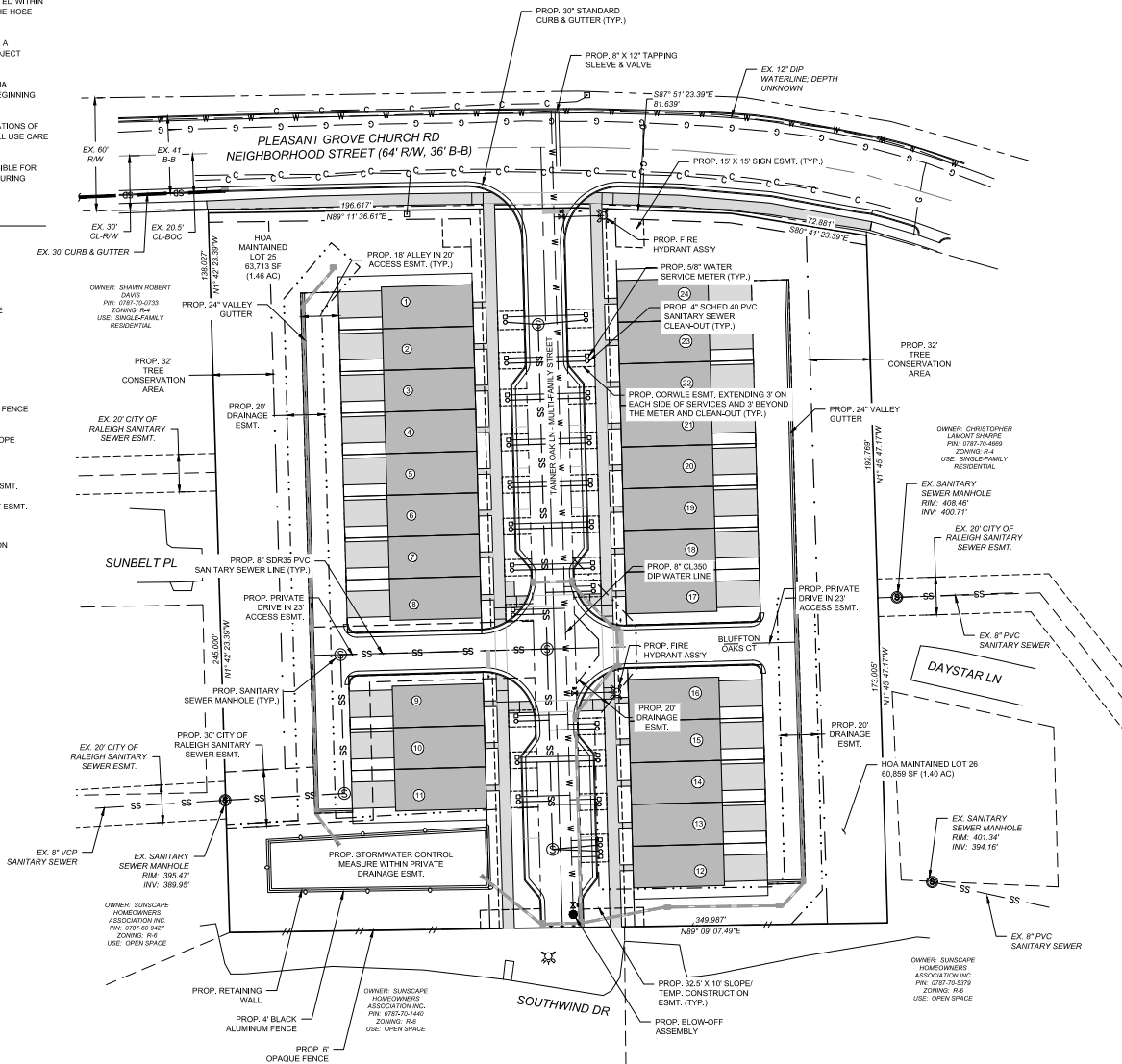
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

- [illegible]

1. ALL PARTS OF ALL BUILDINGS AS SHOWN ARE LOCATED WITHIN 400' OF A FIRE HYDRANT MEASURED BY THE PULL-THE-HOSE METHOD

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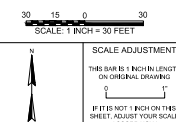
_____	EX. PROPERTY LINE
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_____	EX. EASEMENT
_____	EX. ROAD CENTERLINE
_____ C _____ C	EX. COMMUNICATIONS LINE
_____ W _____ W	EX. WATER LINE
_____ G _____ G	EX. GAS LINE
_____ SS _____ SS	EX. SANITARY SEWER
_____ SD _____ SD	EX. STORM SEWER
_____	PROP. RIGHT-OF-WAY
_____	PROP. LOT LINES
_____	PROP. 4" BLACK ALUMINUM
_____ //	PROP. 6" OPAQUE FENCE
_____	PROP. PUBLIC ACCESS, SIGN AND SIGN ESMT.
_____	PROP. CORVUE ESMT.
_____	PROP. SANITARY SEWER ESMT.
_____	PROP. UTILITY PLACEMENT
_____	PROP. DRAINAGE ESMT.
_____	PROP. TREE CONSERVATION AREA BOUNDARY
_____ W _____ W	PROP. WATER LINE
_____ SS _____ SS	PROP. SANITARY SEWER
_____	PROP. STORM SEWER

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS

DO NOT USE FOR CONSTRUCTION



PRELIMINARY SUBDIVISION
PLANS
SUB 2225-2224

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

UTILITY PLAN

C-4

SHEET 4 OF 4

LANDSCAPING CALCULATIONS

STREET TREES

REQUIRED:

SHADE TREES SPACED AT 40' O.C.

PROVIDED:

SHADE TREES SPACED AT 40' O.C.

SCM SCREENING

REQUIRED:

75% LOCALLY-ADAPTED EVERGREEN SPECIES SCREEN OCCUPYING 75% OF VERTICAL PLANE AROUND PERIMETER

PROVIDED:

EVERGREEN SHRUBS AT 5' O.C.

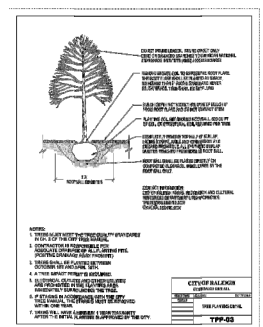
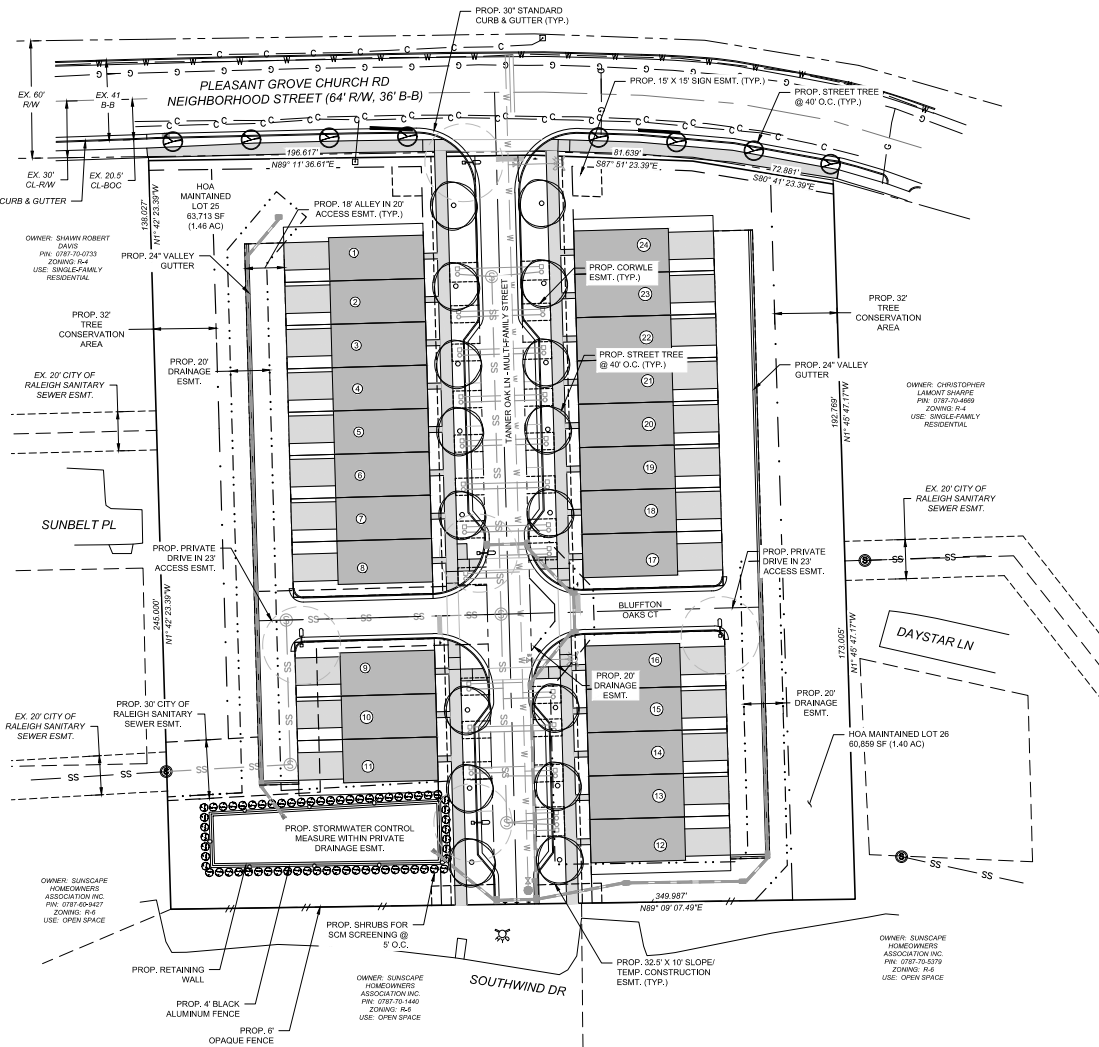
NOTES

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

LEGEND

---	EX. PROPERTY LINE
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---	EX. EASEMENT
---	EX. ROAD CENTERLINE
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---	EX. WATER LINE
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---	PROP. LOT LINES
---	PROP. 4" BLACK ALUMINUM FENCE
---	PROP. 6" OPAQUE FENCE
---	PROP. PUBLIC ACCESS, SLOPE AND SKIN ESMT.
---	PROP. CORVLE ESMT.
---	PROP. SANITARY SEWER ESMT.
---	PROP. UTILITY PLACEMENT ESMT.
---	PROP. DRAINAGE ESMT.
---	PROP. TREE CONSERVATION AREA BOUNDARY
---	PROP. WATER LINE
---	PROP. SANITARY SEWER
---	PROP. STORM SEWER

	PROP. LARGE MATURING TREE (QA)
	PROP. MEDIUM MATURING TREE (ZS)
	PROP. SHRUB (IV)
	PROP. LIGHT FIXTURE WITH 20' RADIUS



PLANT LIST						
KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	INSTALL HT.	MATURE HT.
LARGE MATURING TREES						
QA	QUERCUS ALBA	WHITE OAK	16	3"	10'	50' - 80'
MEDIUM MATURING TREES						
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	8	3"	10'	50' - 80'
SHRUBS						
IV	ILEX VOMITORIA	YAUPOIN HOLLY	63	-	18"	10' - 20'



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.810.1051
FIRM NC LICENSE NUMBER C-4222

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	9/7/2021	FLM
2	COR COMMENTS	10/12/2021	FLM
3	COR COMMENTS	11/11/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
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SCALE: 1" = 30 FEET

SCALE ADJUSTMENT
THIS IS A 1" SCALE LENGTH
ON ORIGINAL DRAWING
IF IT IS NOT 1" ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS
SUB-0035-2021
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TOWNHOMES
4301 PLEASANT GROVE CHURCH RD
RALEIGH, NC 27604

PGC RD 1, LLC

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LANDSCAPING PLAN

C-6
SHEET 6 OF 9