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.

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).
**Administrative Approval Action**

**Case File / Name: SUB-0035-2021**

**DSLC - Pleasant Grove Church Rd Townhomes (SUB)**

- **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.

  - Utility Placement Easement Required
  - Slope Easement Required
  - Public Access Easement Required
  - 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.
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
Administrative Approval Action
Case File / Name: SUB-0035-2021
DSLC - Pleasant Grove Church Rd Townhomes (SUB)

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

Staff Coordinator: Cara Russell
PRELIMINARY SUBDIVISION PLANS FOR

PLEASANT GROVE CHURCH RD TOWNHOMES

SUB-0035-2021

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

Z-025 ZONING CONDITIONS

1. ZONED FOR A R-1, SINGLE-FAMILY RESIDENTIAL USE
2. PROVIDES A DECENT BUILDING SITE

NOTES

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ENGINEER OF RECORD:
FLM ENGINEERING, INC.
CONTACT: JON FRAZIER, PC
PO Box 97327
RALEIGH, NC 27615
919.872.1051
JFRAZIER@FLMENGINEERING.COM

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