LOCATION: The site is located on the west side of Grove Avenue. The site is addressed at 738 Grove Ave, which is inside City limits.

REQUEST: Subdivision of a 8.43-acre tract zoned R-6 and located in the Special Residential Parking Overlay District (SRPOD). The plans propose 15 lots for detached homes and 1 common open lot.

Design Adjustment (A-89-19) approved for relief from Block Perimeter requirements in UDO 8.3.2.A.

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 15, 2019 by FLM Engineering.

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:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

4. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

5. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

Urban Forestry
6. 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).

7. 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.

<table>
<thead>
<tr>
<th>Slope Easement Required</th>
<th>Utility Placement Easement Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Code Covenant Required</td>
<td>Stormwater Maintenance Covenant Required</td>
</tr>
</tbody>
</table>

☐ **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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

2. 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**

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

4. 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.

5. 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.
6. Slope easement(s) 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.

Stormwater

7. 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).

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

9. 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).

10. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina
regulations, shall be shown on plats for recording along with required buffer statement (Recorded
Map Checklist).

11. 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).

12. 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

13. A public infrastructure Street Tree surety for 27 trees is provided to the City of Raleigh Development
Services – Development Engineering program (UDO 8.1.3).

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree
conservation areas (UDO 9.1). This development proposes .88 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:

Urban Forestry
1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Grove Ave and 20 street trees along "Road 1".

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

Urban Forestry

1. 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: November 20, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: November 20, 2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________ Date: 11/21/2019

Development Services Dir/Designee

Staff Coordinator: Ryan Boivin
# Preliminary Plans for Grove Avenue Subdivision

738 Grove Avenue
Raleigh, North Carolina
PIN: 0783-38-7915
TRANS. # 588784
S-11-19

## Developer:

A Squared LLC
51 Kilmane Drive, Suite 110
Cary, NC 27511
336-740-4401
buildraleigh@gmail.com

Engineer of Record:

FLM Engineering, Inc.
Contact: Chase Massey
PO Box 91277
Raleigh, NC 27625
919-423-8975
chasem@flmengineering.com

### Summary Information

- **Development Name:** Grove Avenue Subdivision
- **Street Address:** 738 Grove Avenue
- **Pin Number:** 0783-38-7915
- **Total Acreage:** 8.43 AC (367,039 SF)
- **Less Road R/W Dedication:** 0.04 AC (1,706 SF)
- **Net Acreage:** 8.39 AC (365,333 SF)
- **Existing Use:** Vacant
- **Proposed Use:** Single Family
- **Jurisdiction:** City of Raleigh
- **Zoning District:** R-6
- **Overlay District:** Special Residential Parking Overlay District (SRPOD)
- **Proposed Units:** 15
- **Max Allowable Density:** 6 UNITS/AC
- **Proposed Density:** 1.78 UNITS/AC
- **Required Min Lot Width:** 50' (Interior)
- **Proposed Min Lot Width:** 50'
- **Existing Impervious Surface:** 0.0 AC
- **Proposed Impervious Surface Area:**
  - Lots: 60,000 SF (4,000 SF per lot)
  - Roads: 21,915 SF
  - Sidewalk: 5,672 SF
  - Total Impervious Area: 87,587 SF (2.01 AC)
- **Watershed:** Neuse (Simmons)

### Notes

1. **Solid Waste Inspections Statement:** The developer has reviewed and is in compliance with the requirements set forth in the Solid Waste Design Manual. City of Raleigh Solid Waste Services (SWS) is intended to handle trash needs through use of standard 96-gallon residential individual rollout refuse containers.

2. **Block Perimeter (23.3.3.2 Design Adjustment) Approved by City on July 8, 2019 per Case Number A-89-19.**

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**Development Type and Site Data Table**

- **Acres of Residential:**
  - If none show acre, please show square footage.

- **Roof Decks:**
  - No

- **Special Residential Parking Overlay District (SRPOD):**

- **Flood Hazard Area:**
  - Yes

- **Street Improvement Area:**
  - No

- **Electrical Subdivision:**
  - Yes

- **Water Subdivision:**
  - Yes

- **Soil Subdivision:**
  - No

- **Sewer Subdivision:**
  - Yes

- **Density:** 1.78 UNITS/AC

- **Number of Lots and Density:**
  - 15 lots

- **Signatures:**
  - Developer
  - Engineer of Record

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**Vicinity Map**

1" = 1000'