



# Administrative Approval Action

Case File / Name: SUB-0002-2023  
DSL - 505 COLLETON ROAD SUBDIVISION

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 west side of Colleton Road, south of the intersection with Milburnie Road, at 505 Colleton Road. The tract has frontage on both Colleton Road and Raleigh Boulevard.

**REQUEST:** This is the proposed subdivision of a 0.53 acre vacant parcel zoned R-6 into two lots.

**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 May 8, 2023 by BOARDWALK ENTERPRISES INC..

## **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. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☒ **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"/>	Slope Easement Deed of Easement Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement 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:***



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## Engineering

1. A fee-in-lieu for 160' of 6' sidewalk and curb and gutter along Colleton Road is paid to the City of Raleigh (UDO 8.1.10).
2. A fee-in-lieu for 150' of 1' of sidewalk along Raleigh Blvd is paid to the City of Raleigh (UDO 8.1.10).
3. 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)
4. A slope 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)
5. 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)

## Public Utilities

6. 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.

## Stormwater

7. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.



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## Urban Forestry

9. A public infrastructure surety for 5 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 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:*

## Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
2. 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.)
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## Urban Forestry

4. Tree impact permits must be obtained for the approved streetscape tree installations in the right of way. This development proposes 5 street trees along Colleton Road.

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

## General

1. Final inspections of right-of-way street trees by Urban Forestry Staff.

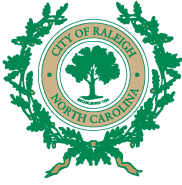
**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: May 31, 2026**

**Record at least ½ of the land area approved.**

**5-Year Sunset Date: May 31, 2028**

**Record entire subdivision.**



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currentplanning@raleighnc.gov  
www.raleighnc.gov

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 05/31/2023  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**

# 505 COLLETON ROAD

## PRELIMINARY SUBDIVISION PLANS

### SUB-0002-2023

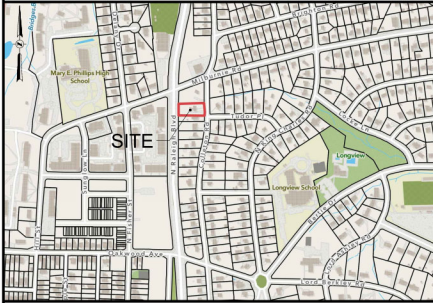
**INFILL STANDARDS:**  
PER UDO SEC. 2.2.1 B.B.5 INFILL STANDARDS WILL BE APPLICABLE AT BUILDING PERMIT REVIEW FOR PROPOSED STRUCTURES.

**STORMWATER INFORMATION:**  
THE TOTAL PROPOSED PROJECT AREA IS LESS THAN ONE (1) ACRE. THIS SUBDIVISION IS EXEMPT FROM ACTIVE STORMWATER MEASURES

**SOLID WASTE COMPLIANCE STATEMENT:**  
Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual. Trash services will be by the City of Raleigh SWS, with rollout containers that will be stored in the individual lot garages or on a concrete pad beside residence per design manual.

#### NOTES:

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



VICINITY MAP

SCALE: 1" = 500'

#### INDEX OF DRAWINGS

	COVER SHEET
1	EXISTING CONDITIONS
2	PRELIMINARY SUBDIVISION PLAN
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY GRADING PLAN
5	PRELIMINARY LANDSCAPE PLAN

PROPERTY OWNER/DEVELOPER:  
BOARDWALK ENTERPRISES INC.

PO BOX 32038  
RALEIGH NC 27622

PROPERTY ADDRESS:

505 COLLETON ROAD  
RALEIGH, N.C. 27609

PIN: 1714 41 7775  
ZONE: R-6

TOTAL AREA: 0.53 AC. (22,959 SQ. FT.)  
INSIDE CITY LIMITS

PER TC-SA & UDO SEC. 1.5.4.A, LOT 1  
PRIMARY STREET DESIGNATION SHALL BE  
COLLETON ROAD.

PLANS PREPARED BY:

**DIEHL & PHILLIPS, P.A.**

CONSULTING ENGINEERS - LIC. NO. C-0465  
1500 PINEY PLAINS ROAD, SUITE 200  
CARY, N.C. 27518 • (919) 467-9972

**Preliminary Subdivision Application**  
Planning and Development Customer Service Center • One Centex Place, Suite 400 • Raleigh, NC 27601 • (919) 996-2000

**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-relevant document. Please email all documents and your preliminary subdivision plans to [subdivisions@raleighnc.gov](mailto:subdivisions@raleighnc.gov).

**DEVELOPMENT OPTIONS (UDO Chapter 2):**  
☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development  
☐ Cottage Court ☐ Tiny Lot ☐ Request a Transit Development Option  
NOTE: Subdivisions may require City Council approval if a Metro Park Overlay or Historic Overlay District.

**GENERAL INFORMATION**  
Scoping/Health plan case number(s):  
Development name (subject to approval): 505 Colleton Road Subdivision  
Property Address(es): 505 Colleton Road  
Recorded Deed PIN(s): 1714 41 7775  
Building type(s): ☒ Detached House ☐ Attached House ☐ Townhouse ☐ Apartment  
☐ General Building ☐ Mixed Use Building ☐ Civic Building ☐ Town Lot ☐ Tiny House  
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION  
Current Property Owner(s) Name: Boardwalk Enterprises, Inc.  
Company: Boardwalk Enterprises, Inc. Title:  
Address: 32038 Raleigh, NC 27622  
Phone #: 919 235 2063 Email: [mking@boardwalkenterprisesinc.com](mailto:mking@boardwalkenterprisesinc.com)  
Applicant Name (if different from owner. See "who can apply" in instructions):  
Relationship to owner: ☐ Issuer or contract purchaser ☐ Owner's authorized agent ☐ Assessment holder  
Company: Boardwalk Enterprises, Inc. Address: P.O. Box 32038 Raleigh, NC 27622  
Phone #: 919 235 2063 Email: [mking@boardwalkenterprisesinc.com](mailto:mking@boardwalkenterprisesinc.com)  
NOTE: Please attach purchase agreement or contract, lease or assessment when submitting this form.  
Developer Contact Name: Michelle King  
Company: Boardwalk Enterprises, Inc. Title: President  
Address: P.O. Box 32038 Raleigh, NC 27622  
Phone #: 919 235 2063 Email: [mking@boardwalkenterprisesinc.com](mailto:mking@boardwalkenterprisesinc.com)

Page 1 of 2

**DEVELOPMENT TYPE • SITE DATA • ZONING INFORMATION**  
Gross site acreage: 0.53 acres  
Zoning districts (if more than one, provide acreage of each):  
R-6  
Overlay district(s): N/A Inside City Limits? ☒ Yes ☐ No Historic District landmark: N/A  
Conditional Use District (CUD): Board of Adjustment Case # Design Alternate Case #  
Case # Z: B04 DA  
STORMWATER INFORMATION  
Impervious Area on Parcel(s): Impervious Area for Compensated (includes right-of-way)  
Existing (sf): +13,295 Proposed total (sf): 10,645 Existing (sf): 3,295 Proposed total (sf): 13,079  
NUMBER OF LOTS AND DENSITY  
# of Detached House Lots: 2 # of Attached House Lots: # of Townhouse Lots:  
# of Tiny House Lots: # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):  
Total # of Lots: 2 Total # of Dwelling Units: 2  
Proposed density for each zoning district (UDO 1.5.2.F): 3.77

**SIGNATURE BLOCK**  
Pursuant to state law (N.C. Gen. Stat. § 160C-403), applications for development approval 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 assessment holder may also apply for development approval for such development as is authorized by the landowner.  
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 this application, as specified in the application. The undersigned also acknowledges that the information and statements made in this application are correct and the undersigned understands that development approvals are subject to revocation in 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 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.  
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 160C-709(a)), 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 submit to the Commission or the Board of Adjustment a new application for the same project, the Commission may, at its discretion, then the application review is discontinued and a new application is required to present and the development regulations in effect at the time of the new application shall apply to the new application.  
Signature: *Michelle King* Date: 6/11/2023  
Printed Name: Michelle King Date:  
Printed Name: Digitally signed by  
Jermont Purifoy@ra  
leighnc.gov  
Date: 2023.05.30  
13:37:20-0400leightnc.gov

Page 2 of 2

Revised Per City Comments 5/8/23

DATE: 5/8/2023



- NOTES:
1. BOUNDARY SURVEY INFORMATION FROM TURNING POINT SURVEYING, PLLC RALEIGH, N.C.
  2. TOPOGRAPHIC INFORMATION FROM TURNING POINT SURVEYING, PLLC RALEIGH, N.C.

DATE: 8/9/23  
DRAWN: J.M.T.  
CHECKED: J.M.T.  
SCALE: 1" = 20'  
FILE: 2023-08-09-01  
BY: J.M.T.

REVISIONS:  
1. REVISED PER CITY COMMENTS 8/9/23

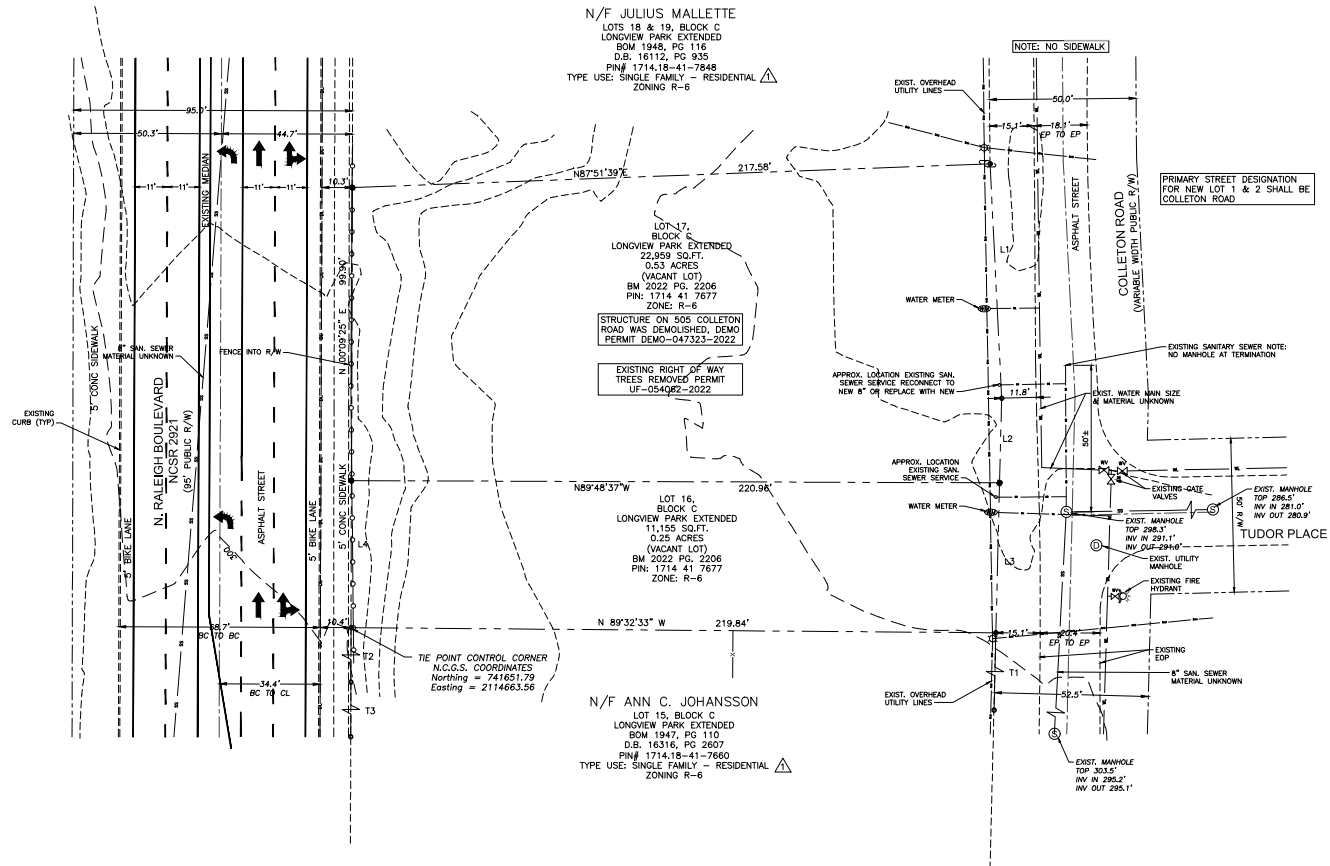
DIEHL & PHILLIPS, P.A.  
CONSULTING ENGINEERS - LIC. NO. C-6465  
1300 Piney Plains Rd., Suite 200  
CARY, NC 27513-4121 919.292.2972

D&P

PRELIMINARY SUBDIVISION PLAN  
505 COLLETON ROAD  
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

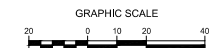
SHEET  
1  
OF  
5



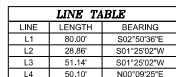
LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00'	S02°30'28"E
L2	28.86'	S01°25'02"W
L3	51.14'	S01°25'02"W
L4	50.10'	N00°09'25"E

TIE LINE TABLE		
LINE	LENGTH	BEARING
T1	80.00'	S01°25'02"W
T2	76.90'	S00°09'25"W
T3	74.36'	S00°09'25"W

EXISTING CONDITIONS  
SCALE: 1"=20'

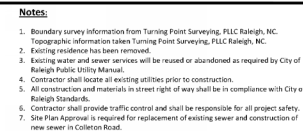






LINE	LENGTH	BEARING
T1	80.00'	S01°25'02"W
T2	79.90'	S00°09'25"W
T3	74.95'	S00°09'26"W

SCALE: 1"=20'



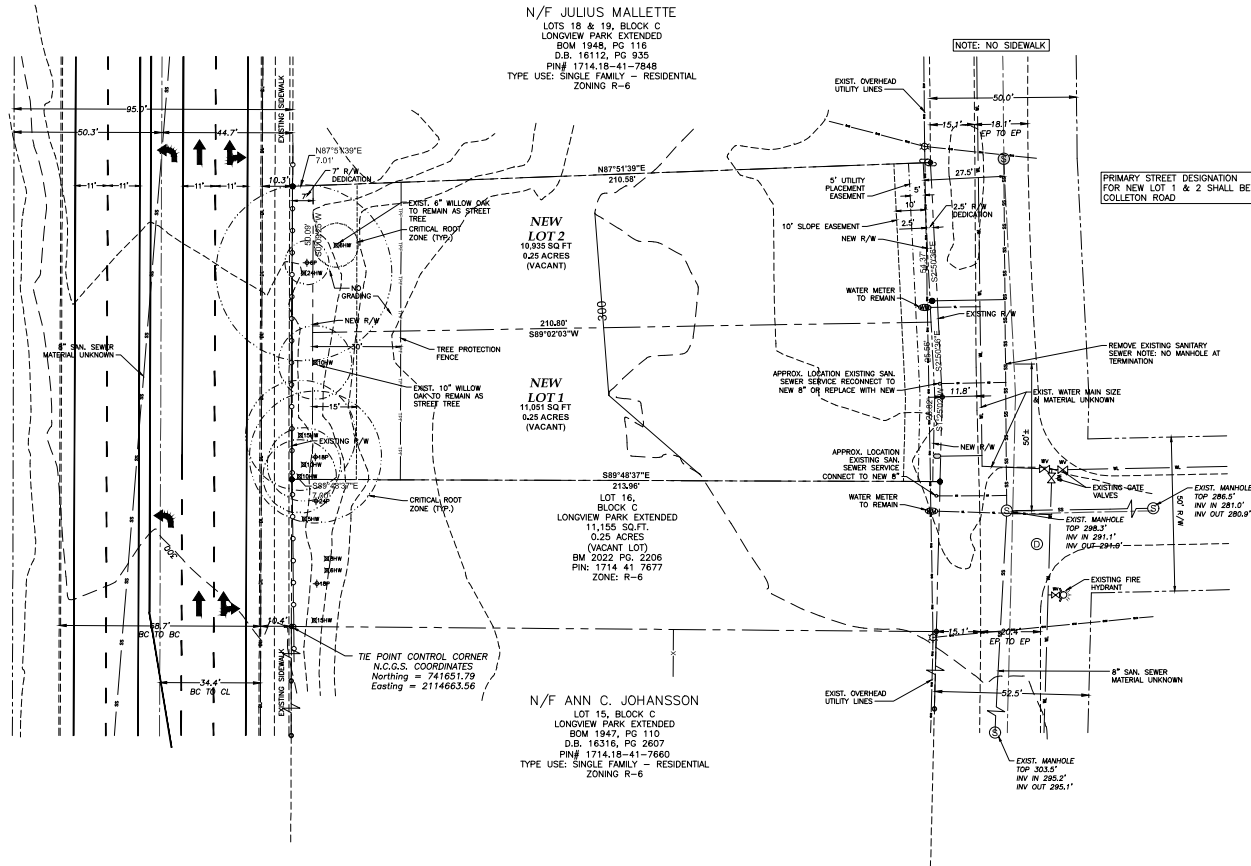




#### NOTES:

1. BOUNDARY SURVEY INFORMATION FROM TURNING POINT SURVEYING, PLLC RALEIGH, N.C.
2. TOPOGRAPHIC INFORMATION FROM TURNING POINT SURVEYING, PLLC RALEIGH, N.C.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AND EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH CITY OF RALEIGH CODE OF ORDINANCES AND CITY STANDARDS.

**THERE ARE NO FLOOD HAZARD SOILS ON THE SUBJECT PROPERTY**  
**THERE ARE NO FUSE RIPARIAN BUFFERS ON THE SUBJECT PROPERTY**  
**THERE ARE NO FEMA MAPPED AREAS ON THE SUBJECT PROPERTY**  
**ACCORDING TO FLOOD INSURANCE RATE MAP 3720171400K EFFECTIVE JULY 19, 2022**

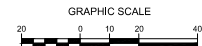


LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00	S32°30'30"E
L2	28.86	S01°25'02"W
L3	51.14	S01°25'02"W
L4	50.10	N00°09'25"E

TIE LINE TABLE		
LINE	LENGTH	BEARING
T1	80.00	S01°25'02"W
T2	79.90	S00°09'25"W
T3	74.80	S00°09'25"W

#### PRELIMINARY GRADING PLAN

SCALE: 1"=20'



DATE	7/19/2022
BY	APK
CHECKED	APK
SCALE	1" = 20'
FILE	22071400K Subdiv Plan

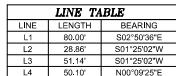
DESIGNED BY

**DIEHL & PHILLIPS, P.A.**  
CONSULTING ENGINEERS - LIC. NO. C0465  
1500 Piny Plains Rd., Suite 200  
CARY, NC 27513 • 419.483.9972

**D&P**

PRELIMINARY SUBDIVISION PLAN  
505 COLLETON ROAD  
RALEIGH, NORTH CAROLINA

PRELIMINARY GRADING PLAN  
4  
5



LINE	LENGTH	BEARING
T1	80.00'	S01°25'02"W
T2	79.90'	S00°09'25"W
T3	74.95'	S00°09'25"W

SCALE: 1"=20'

Street Trees								
Quantities		Total Quantity	Key	Botanical Name Tree	Common Name	Caliper	Height	Mature Spread
Lot 1	Lot 2							
1	2							
2	3	5		Lagerstroemia indica "Natchez"	Crape Myrtle	1.5"	10' Ht. Min.	
	2	2		Quercus phellos	Willow Oak	6" - 10"	10' Ht. Min.	30' Min.



COLLETON ROAD FRONTAGE 109'

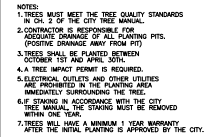
109' / 20' = 5 TREES REQUIRED  
5 TREES PROVIDED

RALEIGH BLVD. FRONTAGE 99.0'

99' / 40' = 2 TREES REQUIRED  
2 TREE PROVIDED

NOTES:

1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
2. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03.
3. ALL TREES SHALL BE SINGLE STEM.



CITY OF RALEIGH		
STANDARD DETAIL		
DATE	REV	REV TO SCALE
2019		
TREE PLANTING DETAIL		
TPP-03		

**PHILLIPS**  
CONSULTING ENGINEERS - LIC. NO. C-10000  
1500 Piney Plains Rd., Suite 200  
CARY, N.C. 27518 • (919) 467-9972

**Q**

PRELIMINARY SUBDIVISION PLAN  
505 COLLETON ROAD  
RALEIGH, NORTH CAROLINA

## PRELIMINARY LANDSCAPING

SHEET  
5  
of  
5

_____	Property Line
_____	Property Line (not Center Line)
_____	Right-of-Way Line
_____	Easement Line
_____	Drain Line
_____	Water Line
_____	Sanitary Sewer
_____	Overhead Utility
_____	Overhead Service
_____	Chain Line
_____	Wood Fence
_____	Welded Wire Fence
○	Existing Iron Pipe
○	Iron Pipe (unless Otherwise Designated)
▲	Existing Concrete Monument
■	Concrete Monument Set
×	Computed Corner
●	PK Nail
●	Cable TV Box
●	Telephone Box
●	Power Box
●	Light Pole
●	Utility Pole
○	Drop Inlet
○	Storm Drainage Manhole
○	Curb Inlet
○	Water Valve
○	Fire Hydrant
○	Existing Water Meter (3/4" Service line)
○	Proposed Water Meter (3/4" Service line)
○	Sewer Manhole
○	Proposed Sewer Manhole
○	Existing Sewer Clean Out (4" service line)
○	Proposed Sewer Clean Out (4" service line)
—	Existing Iron Pipe
—	Iron Pipe Set
—	Dead End
—	Pass
—	Right of Way
—	Tax Map
—	Now or Formerly
NXX	DENOTES ADDRESS

THIS PLAT NOT TO BE RECORDED  
AFTER 13 DAY OF Dec '22  
1 COPY TO BE RETAINED FOR THE  
CITY.  
THIS PLAT IS ☒ IN ☐ OUT OF THE  
CITY LIMITS.

 <p><b>TURNING POINT SURVEYING PLLC</b> 4113 JOHN S. BAROTEAU WYND RALEIGH, NORTH CAROLINA 27612 FAX 800-948-0213 PH 919-781-0234</p>	<p>OWNER: KENTONWAY LUMBER, S.S. INC. BY MICHELLE KING (member/manager) RALEIGH, NORTH CAROLINA RALEIGH, NC 27622</p>		<p>REVISIONS</p>
	<p>DATE: 07-29-2022</p> <p>DRAWN BY: LB</p> <p>CHECK'D BY: JMD</p> <p>JOB NO. C-1093-1</p> <p>SCALE: 1" = 30'</p> <p>C.N. = 29565</p> <p>DWG. NO.</p>		
<p>RECOMBINATION MAP</p> <p>NEW LOTS 16 &amp; 17, BLOCK C LONGVIEW PARK EXTENDED 501 &amp; 505 COLLETON ROAD WAKE COUNTY, NORTH CAROLINA</p>			

RECOMBINATION MAP

NEW LOTS 16 & 17, BLOCK C  
LONGVIEW PARK EXTENDED  
501 & 505 COLLETON ROAD  
WAKE COUNTY  
MOBILE, CALIFORNIA

DATE: 07-29-2022

DRAWN BY: LB

CHK'D. BY: JMD

JOB NO. C-1093-1

SCALE:  $1'' = 30'$

C.N. = 29666

Dwg. No.

0 1007 1

C-1093-1

SHEET 1 OF 1