



Administrative Approval Action

Case File / Name: SUB-0033-2022
DSLC - 817 Rosemont Avenue (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 east of Gardner Street, west of Oberlin Rd., at 817 Rosemont Avenue.

REQUEST: Development of a 0.39 acre/16,787 gross sf tract zoned R-6- SRPOD (Special Residential Parking Overlay District) into a proposed new 2 lot Conventional Subdivision, with .02 ac/712 sf of right-of-way dedication along Rosemont Avenue and Mayview Road. New Lot 1 being .21 ac/8,955 sf & New Lot 2 being .16 ac/7,119 sf.

**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 June 27, 2022 by PHILIP BOWMAN.

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:

☒ **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. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Applicant revises the zoning data information on the site data to R-6 SRPOD on the recorded plat, noting the Special Residential Parking Overlay District (SRPOD).

Engineering

3. A fee-in-lieu for 6' sidewalk is paid to the City of Raleigh (UDO 8.1.10).
4. 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)



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5. A 10' 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)
6. A 2.5' 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)

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.

Urban Forestry

9. A public infrastructure surety for the 7 required 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, erosion control plans and grading permits will be required. (UDO 9.4.6.)



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Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Mayview Road and 4 street trees along Rosemont Avenue.
4. A public infrastructure surety for the 7 required 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.

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.

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: October 10, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: October 10, 2027

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 10/10/2022
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

817 ROSEMONT AVE

PRELIMINARY SUBDIVISION PLANS

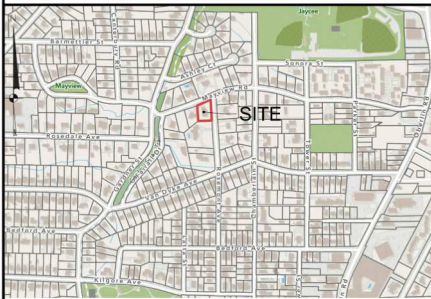
SUB-0033-2022

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 roll-out 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	DEMOLITION PLAN
3	PRELIMINARY SUBDIVISION PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY GRADING PLAN
6	PRELIMINARY LANDSCAPE PLAN

PROPERTY OWNER/DEVELOPER:

REELIN PROPERTIES, LLC
9120 WELLSLEY WAY
RALEIGH, N.C. 27613
(919) 274-7997
Philip@JimAllen.com

PROPERTY ADDRESS:

817 ROSEMONT AVENUE
RALEIGH, N.C. 27607
PIN 0794 85 8154

ZONE: R-6

TOTAL AREA: 0.39 AC. (16,787 SQ. FT.)

INSIDE CITY LIMITS

PER TC-5A-18 LOT 1 PRIMARY

STREET DESIGNATION SHALL BE MAYVIEW 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

Planning and Development Services Section • City Exchange Plaza, Suite 403 • Raleigh, NC 27601 • (919) 996-2000



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDC Section 15.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SubDiv@cityofraleigh.gov.

DEVELOPMENT TYPE (UDC Section 15.2)

NOTE: Subdivision may require City Council approval if it is a Major Plan Overlay or Historic Overlay District.

GENERAL INFORMATION

Subdivision plan (case number):

Development name (subject to approval): 817 Rosemont Subdivision

Property Address(es): 817 Rosemont Avenue

Recorded Deed/PIN#: 0794 85 8154

What is your project type? ☒ Single family ☐ Townhouse ☐ Attached houses

☐ Apartment ☐ Non-residential ☐ Other

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach and file the approved sales contract with this form.

Company: Reelin Properties, LLC Owner/Developer Name and Title: Philip Bowman, Manager

Address: 9120 Wellsley Way Raleigh, NC 27613

Phone #: 919 274 7997 Email: philip@jmallen.com

APPLICANT INFORMATION

Company: Reelin Properties, LLC Contact Name and Title: Philip Bowman

Address: 5007 Falls of Neuse Road Suite 100 Raleigh, NC 27609

Phone #: 919 274 7997 Email: philip@jmallen.com

Continue to page 2 >

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DEVELOPMENT TYPE - SITE DATA TABLE

(Applicable to all developments)

ZONING INFORMATION

Zone site acreage: 0.39

Zoning district (if more than one, provide acreage of each):

R-6

Overlay district: ☐ Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case #: Board of Adjustment (BOA) Case #: A-

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.000

Proposed Impervious Surface: Acres: 0.000

Is this a flood hazard area? ☐ Yes ☒ No

Wetlands: ☐ Yes ☒ No

If yes, please provide the following: Flood study: FEMA Map Panel #:

NUMBER OF LOTS AND DENSITY

Total # of lots/units: Detached Attached

Total # of single family lots: 2 (0.39 = 5.13)

Proposed density for each zoning district (UDC 15.2.5.2): 2 (0.39 = 5.13)

Total # of open spaces and/or common areas: 0

Total # of requested lots: 2

SIGNATURE BLOCK

The undersigned certifies that the property owner is aware of this application and that the proposed project described in this application will be carried out in accordance with the plan and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

Philip Bowman will serve as the agent regarding this application, and will receive and respond to administrative comments, needed plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I, the undersigned, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development plan. I acknowledge that this application is subject to the City's subdivision and subdivision policy, which states applications will expire after 180 days of inactivity.

Printed Name: Philip Bowman Date: 6/27/2022

Signature: [Signature] Date:

Printed Name: Date:

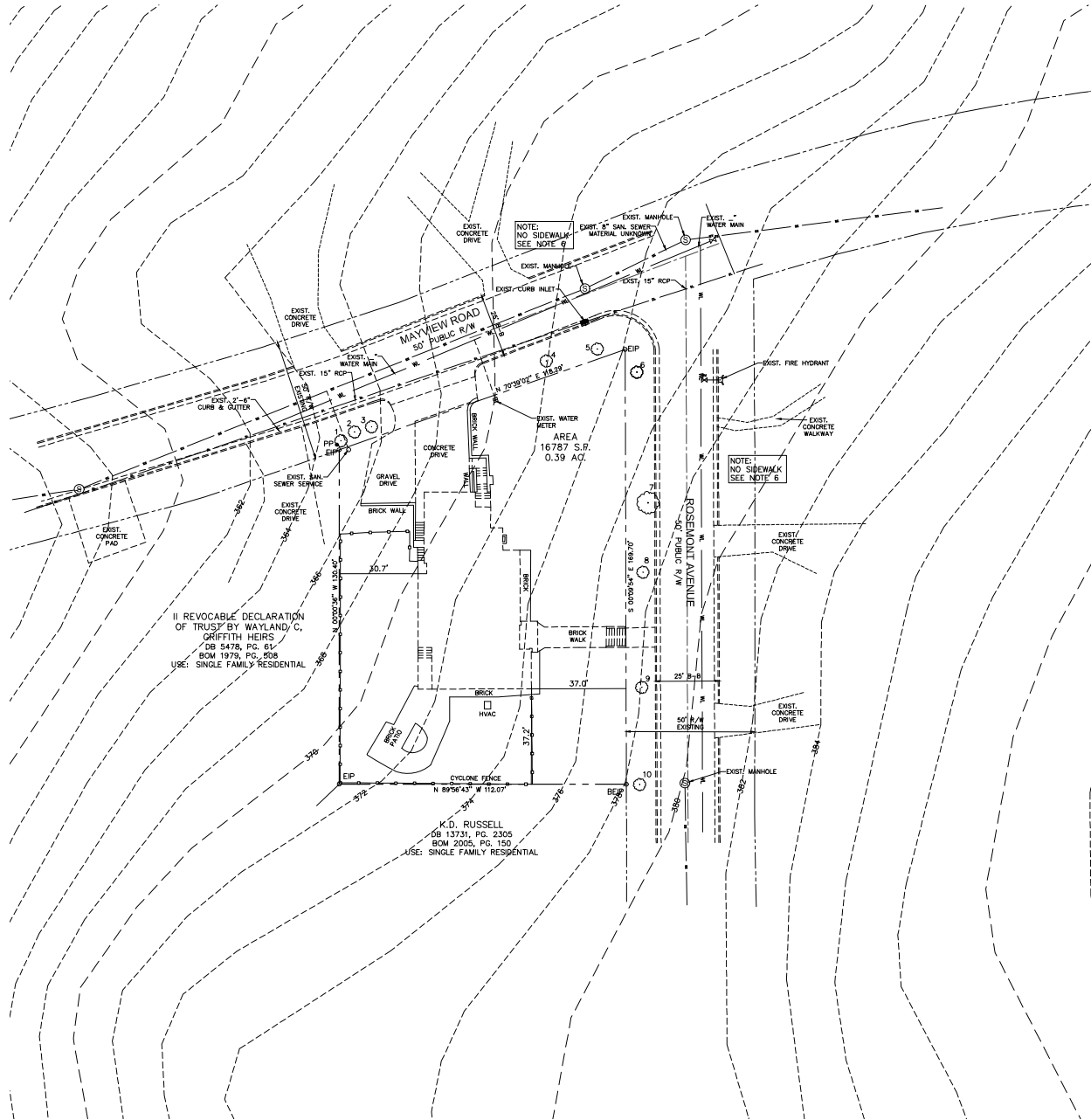
Digitally signed by Philip Bowman
DN: cn=Philip Bowman, o=City of Raleigh, ou=City of Raleigh, email=philip@jmallen.com, c=US

Please email your completed application to SubDiv@cityofraleigh.gov.

DATE: 6/27/2022

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RALEIGH, NC
cityofraleigh.gov



EXISTING CONDITIONS

SCALE: 1"=20'

NOTES:

- BOUNDARY SURVEY INFORMATION FROM BARRY L. SCOTT LAND SURVEYING, RALEIGH, N.C.
- TOPOGRAPHIC INFORMATION FROM CITY OF RALEIGH GIS.

EXISTING UTILITIES

- LAMP
- CLEAN OUT
- WATER METERS
- TEL. PED.
- CATV

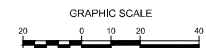
RIGHT OF WAY TREES

- 1-16" TWIN HARDWOOD
- 2-13" POPLAR
- 3-14" POPLAR
- 4-8" TWIN HARDWOOD
- 5-8" HOLLY
- 7-24" OAK
- 8-13" REDBUD
- 9-14" REDBUD
- 10-6" HARDWOOD

EXISTING IMPERVIOUS SURFACE

BRICK WALK	284 S.F.
FRONT STOOP	78 S.F.
BRICK	860 S.F.
HVAC	7 S.F.
WALLS	97 S.F.
STOOPS/STEPS	250 S.F.
GRAVEL DRIVE	517 S.F.
CONCRETE DRIVE	660 S.F.
HOUSE	2709 S.F.

TOTAL = 5502 S.F.
OR 338% OF TOTAL AREA



DATE	?
DESIGN	ARK
DRAWN	MAIT
CHECKED	
ASST.	
SCALE	1" = 20'
FILE	
BY	Barry L. Scott

REVISION

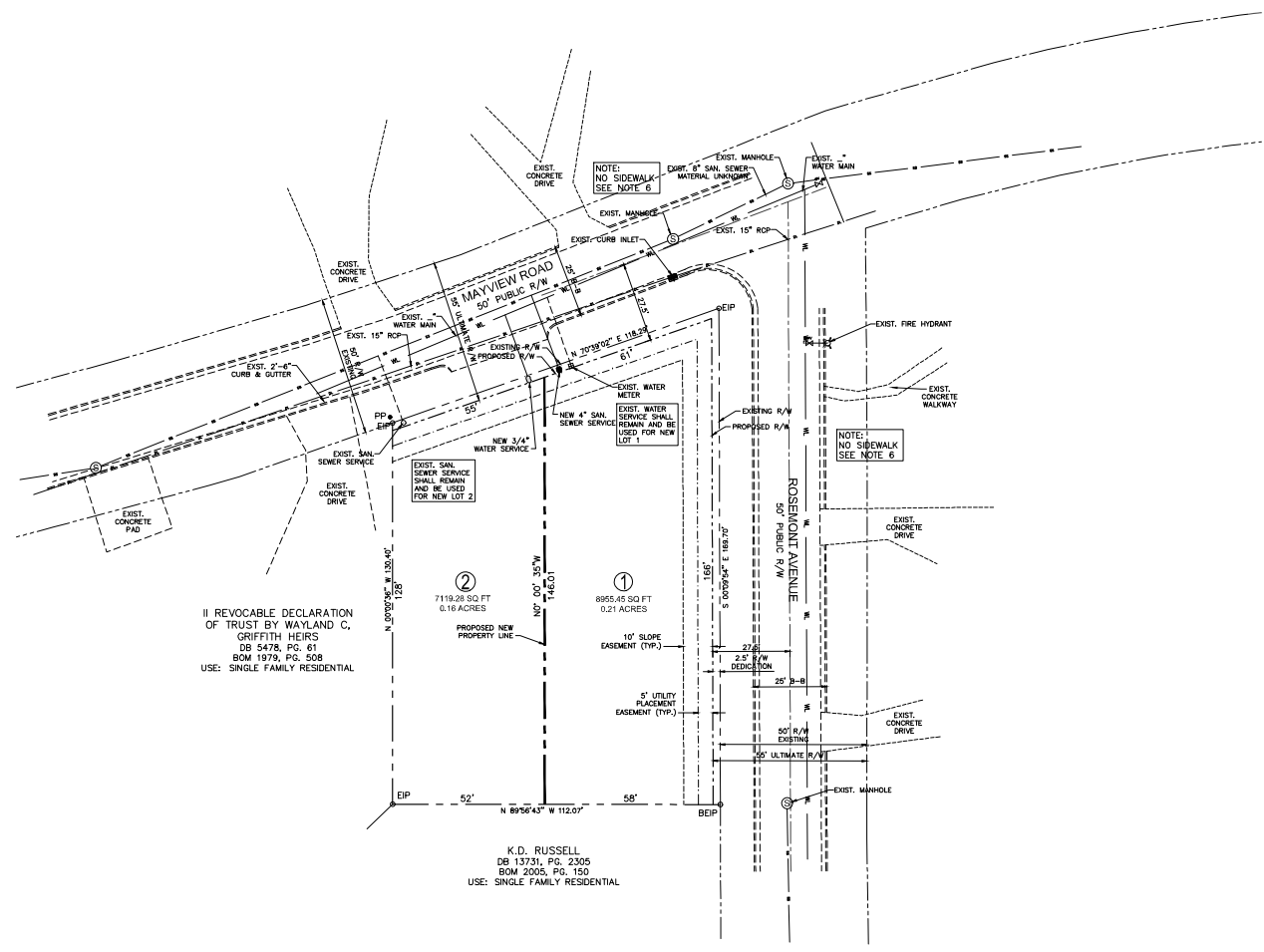
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-6465
1500 Piney Plains Rd., Suite 200
CARY, NC 27513 • 419.21.65.2222

D&P

PRELIMINARY SUBDIVISION PLAN
817 ROSEMONT AVENUE
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

SHEET
1
OF
6



- Notes:
1. Boundary survey information from Barry L. Scott Land Surveying, Raleigh, NC.
 2. Topographic information taken from City of Raleigh GIS.
 3. Existing residence will be removed.
 4. Existing water and sewer service will be reused or abandoned as required by City of Raleigh Public Utility Manual.
 5. Contractor shall locate all existing utilities prior to construction.
 6. All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.

PRELIMINARY UTILITY PLAN
SCALE: 1"=20'

