



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is used when submitting a Preliminary Subdivision ([UDO Section 10.2.5.](#))
Please check the appropriate review type and include the plan checklist document.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s):
Scope - 0007-2020

Development name (subject to approval): 1400 Kent Road

Property Address(es): 1400 Kent Road

Recorded Deed PIN(s):
0793 08 6111

What is your project type?	3 lots <input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	Townhouse <input type="checkbox"/> Non-residential	1 Lot <input checked="" type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____
----------------------------	--	---	--

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company:	Owner/Developer Name and Title: Michael Petty & Rogers Clark, Jr.
Address: 127 W. Hargett Street Suite 600 Raleigh, NC 27602	
Phone #: 919 821 5959	Email: mpetty@michaelpettylaw.com

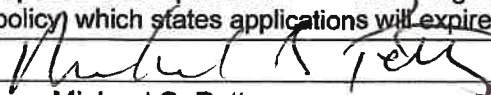
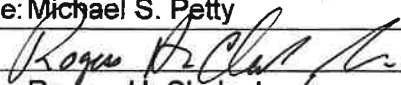
APPLICANT INFORMATION

Company:	Contact Name and Title: Michael Petty & Rogers Clark, Jr.
Address: 127 W. Hargett Street Suite 600 Raleigh, NC 27602	
Phone #: 919 821 5959	Email: mpetty@michaelpettylaw.com

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.62	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: SRPOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: 3,642	Proposed Impervious Surface: Acres: _____ Square Feet: 17,544
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 3 Attached 2
Total # of single-family lots: 3	
Proposed density for each zoning district (UDO 1.5.2.F): 5 units / 0.62 acre = 8.06 units per acre	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 4	

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Alan R. Keith, P.E.</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy which states applications will expire after 180 days of inactivity.	
Signature: 	Date: 5-3-20
Printed Name: Michael S. Petty	
Signature: 	Date: 5/1/2020
Printed Name: Rogers H. Clark, Jr.	

Please email your completed application to DS.intake@raleighnc.gov.

1400 KENT ROAD SUBDIVISION

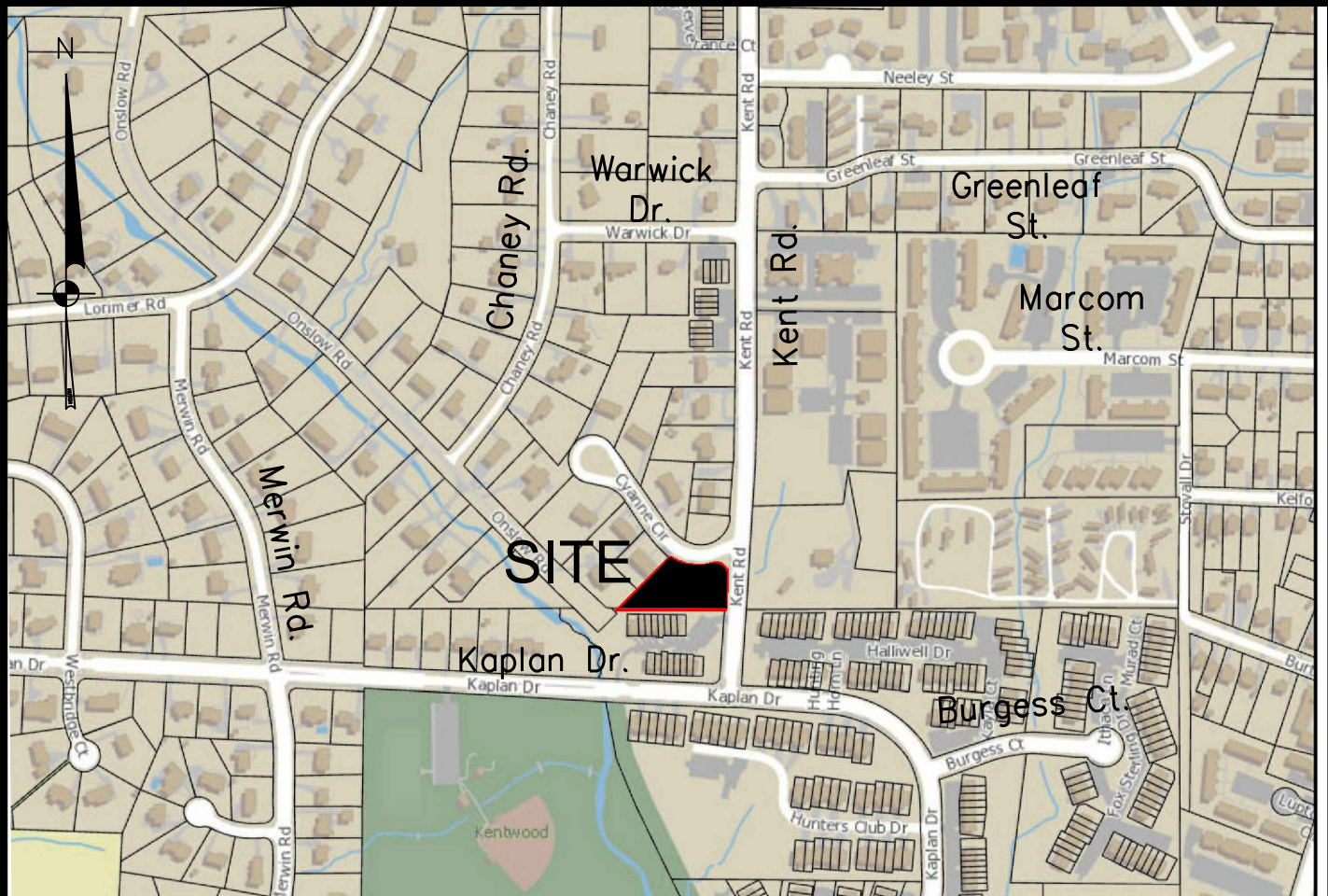
PRELIMINARY SUBDIVSION PLANS

SUB-0035-2020

The Solid Waste Design Manual has been reviewed. 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 GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	LANDSCAPE PLAN

OWNERS:
MICHAEL S. PETTY
ROGERS H. CLARK, JR.
127 W. HARGETT STREET SUITE 600
RALEIGH, N.C. 27602
(919) 821-5959

PROPERTY ADDRESS:
1400 KENT ROAD
RALEIGH, N.C.
PIN 0793 08 6111
ZONE: R-10 SRPOD OVERLAY
TOTAL AREA: 0.62 AC.
INSIDE CITY LIMITS

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

1	Site Data
PIN	0793 08 6111
Address	1400 Kent Road
Zone	R-10 SRPOD Overlay
Total Area	0.62 acre
No. Proposed Lots	4
No. of Livable Units	5
Open Space	No
Proposed Density	5 units / 0.62 = 8.06 units per acre
Allowable Density	10 units per acre

DATE: 6/25/2020

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-899-2606

Raleigh

This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.)
Please check the appropriate review type and include the plan checklist document.

Please email your completed application to CS.mike@raleighnc.gov.

Office Use Only: Case #: _____ Planner (print): _____

Pre-application Conference Date: _____ Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s):
Scope - 0007-2020

Development name (subject to approval): 1400 Kent Road

Property Address(es):
1400 Kent Road

Recorded Deed PIN(s):
0793 08 6111

What is your project type? ☐ 3 lots ☒ Single family ☐ Apartment ☐ Townhouse ☐ Non-residential ☐ 1 Lot ☒ Attached houses ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach business agreement when submitting this form.

Company: _____ Owner/Developer Name and Title: Michael Petty & Rogers Clark, Jr.

Address: 127 W. Hargett Street Suite 600 Raleigh, NC 27602

Phone #: 919 821 5959 Email: mpetty@michaelpettylaw.com

APPLICANT INFORMATION

Company: _____ Contact Name and Title: Michael Petty & Rogers Clark, Jr.

Address: 127 W. Hargett Street Suite 600 Raleigh, NC 27602

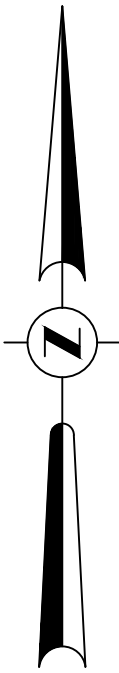
Phone #: 919 821 5959 Email: mpetty@michaelpettylaw.com

Continue to the next page>

Page 1 of 2

revisions 06.01.18
raleighnc.gov

CURVE DATA					
NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	150.00	125.72	S 82°02'31" E	122.07	48°01'11"
C-2	25.00	22.10	S 80°43'28" E	21.39	50°39'17"
C-3	25.00	25.95	S 25°39'44" E	24.80	59°28'10"



N/F
WALTER G. DAVIS
DB 4285, PG. 586
BM 1987, PG. 02134
PIN#: 0793086287
ZONE: R-10
VACANT

N=738,185.52'
E=2,090,599.46'
(NAD 83/2011)

B
C. S. STEINGA
DB 13317, PG. 238
BM 1966, PG. 171
PIN#: 0793085106
ZONE: R-10

C
A. C. JOHNSON
DB 17507, PG. 2526
BM 1966, PG. 171
PIN#: 0793084103
ZONE: R-10

KAPLAN SQUARE
TOWNHOUSES HOMEOWNERS
DB 3247, PG. 455
BM 1984, PG. 257
PIN#: 0793075964
ZONE: R-10

NOTES:
1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD
AREA ACCORDING TO FEMA MAP # 3720079300J EFFECTIVE DATE:
MAY 2, 2006

TRANSPORTATION NOTES:

- RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCR OACH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSTION RADIUS AND NO CLOSER THA 3.5' FROM AN ADJACENT PROPERTY LINE.
- NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

Impervious Surface Summary

Allowable Impervious Surface Coverage R-10 Zoning = 65%

Total Site Area = 26,995 Sq. ft.

Maximum Allowable Impervious for Subdivision = 26,995 Sq. ft. x 0.65 = 17,546 Sq. ft.

Existing Impervious Surface Lot 1:

3,642 Sq. ft.

Required Right of Way Improvement Impervious

Sidewalk Fee in Lieu Kent Road (1 foot) = 119 feet x 1' = 119 Sq. ft.

New Sidewalk Cynanne Circle (6 foot) = 926 Sq. ft.

Total Right of Way Improvements Impervious = 1,045 Sq. ft.

Proposed Impervious Surface

	Area (Sq. Ft.)	Allowable Impervious @65% (Sq. Ft.)	Right of Way Improvement Impervious (Sq. Ft.)	Maximum Lot Impervious (Sq. Ft.)
Lot 1	12,451	8,092	280	7,812*
Lot 2	4,003	2,602	171	2,431
Lot 3	4,532	2,946	540	2,406
Lot 4	6,009	3,906	54	3,852
Total Proposed Impervious		17,546 Sq. ft.		

*Lot 1 Existing Impervious = 3,642 Sq. ft.

Notes

- Survey information from B.L. Scott Land Surveying.
- Existing residence will remain. Lot 1 and 2 will have shared driveway.
- This lot is subject to UDO Section 2.2.7 Infill Rules.
- Per UDO Section 9.2.2.A.2 subdivision is exempt from active stormwater control requirements. The lots are subject to impervious surface coverage requirements of UDO Section 9.2.2.
- Per UDO Section 9.1.2 subdivision is exempt from tree conservation requirements.
- All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.
- Fee-in-lieu-for-6-foot-of-sidewalk-(one-side-of-Cynanne-Circle)-for-street-frontage. Fee-in-lieu for 1 foot of sidewalk (Kent Road) for street frontage.
- Sanitary Sewer extension on Cynanne Circle will require construction plan approval and recordation of City of Raleigh public sanitary sewer easement.
- Due to overhead utility lines on Cynanne Circle, understorey trees are proposed for street trees.
- Lot 133 Kentwood was subject of street closing. See STC - 01 - 2018 Dated May 3, 2018, Resolution Number 2018- 583.

Site Data

Owner and Developer:	Michael Petty & Rogers Clark, Jr. 127 West Hargett Street Suite 600 Raleigh, NC 27602 919 821 5959
Street Address	1400 Kent Road (inside City limits)
PIN	0793 08 6111
Area	0.62 acre
Zoning	R-10 SRPOD Overlay
Existing Land Use	Single Family Residential
Proposed Number of Lots	4 (One Phase)
Prosed Number of Livable Units	5 (3 single family & 1 duplex)
Open Space	No
Minimum Lot Size	4,000 sq. ft. single family 6,000 sq. ft. duplex
Proposed Minimum Lot Area	4,003 sq. ft. single family 6,008.9 sq. ft. duplex
Proposed Density: 5 units / 0.62 ac = 8.06 units / ac	
Allowable Density: 10 units per acre	

