

Case File / Name: SUB-0040-2020 PHOENIX PLACE LOT 77 City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site (Lot 77 of BM1953, page 111) is located on the east side of N. Raleigh

Blvd, east of N. King Charles Road at 1001 Phoenix Place.

REQUEST: Subdivision of a vacant Lot 77, 0.83 acre/36,363.47 sf tract (PIN#1714-74-0214)

zoned R-6 into 2 lots and 0.003ac/124.31 sf of right-of-way dedication. New Lot 1 being 0.42ac (18,160.81 sf) and new Lot 2 being 0.41 ac (18,078.35sf) with a net

area of 0.83 ac (36,239.16 sf) and density of 2.41 units/ac.

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 February 1, 2021 by Jones &

Cnossen Engineering, PLLC.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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

- A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.
- 2. The developer has split the Phoenix Place improvements over 3 subdivisions SUB-0040-2020, SUB-0041-2020 and SUB-0042-2020. The public improvements however are to be shown on a site permitting review set for full review of the public improvements at time of site permitting review.

Stormwater

- 3. 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). Provide flood study approval memo and files for permitting flood study to address downstream structural flooding.
- 4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- 5. 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.

SUB-0040-2020 PHOENIX PLACE LOT 77



Case File / Name: SUB-0040-2020 PHOENIX PLACE LOT 77 City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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

☑ <u>LEGAL DOCUMENTS</u> - Email to legaldocumentrev	[,] iew@raleighnc.gov. Legal documents must be
approved, executed, and recorded prior to or in conjunction	on with the recorded plat on which the associated
easements are shown. Copies of recorded documents must	st be returned to the City within one business day
of recording to avoid withholding of further permit issuance	e.
☑ Utility Placement Easement 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. The subdivision plat for SUB-0040-2020 (1001 Phoenix PI) shall be recorded at the Wake County Register of Deeds and an electronic copy returned to the Planning and Development Department within 14 days of recordation.

Engineering

- 2. The lots will have a shared driveway easement for the two lot property owners. It is a residential driveway shared access easement for the two property owners. It is not a cross access easement and will need to be shown on the plat for recording.
- 3. 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.
- 4. 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.
- 5. A public infrastructure surety is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3).

Public Utilities

6. Infrastructure Construction Plans must be approved by the City of Raleigh Public Utilities Department for all public water and public sewer extensions.

Stormwater



Case File / Name: SUB-0040-2020 PHOENIX PLACE LOT 77 City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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

Urban Forestry

9. A public infrastructure surety for 6 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☑ <u>BUILDING PERMITS</u> - 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

- 1. A subdivision plat for SUB-0040-2020 (1001 Phoenix PI) shall be recorded with the Wake County Register of Deeds for Lots 1 and 2.
- 2. Prior to issuance of a building permit, a separate permit for the retaining wall shown on Lot 2 of SUB-0040-2020 shall be reviewed and approved by staff.

Stormwater

3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Phoenix Place.

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

General

- 1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- 2. All street lights and street signs required as part of the development approval are installed.

Stormwater



Case File / Name: SUB-0040-2020 PHOENIX PLACE LOT 77 City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: March 3, 2024

Record at least ½ of the land area approved.

5-Year Sunset Date: March 3, 2026

Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 03/03/2021

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

Office Law O			attenting	a Profit inary Substi- sertion and Industrial	Non-S, DC Secto	0.302.53
Office Law O				c application to DS.P.		
	ake Orner			Flamer color.		
for applicable	at Conferen	nie OME		Phone (42nd	76	-
		teve	construct	THE LOVE AND		
				ekyneri [] Con		
TYP TEL GUEST	vietore reas	y reade Sty Cou		ed filt a Vario Park	Overtisy or Hiscoria	Overlay Skelout
				NU SECURALITICAL		
Scopogueso	to-byte des	SC Stranger	OPE	-0035-2019)	
		sect to approval? If				
Property Acc	trades).	001 Phos	nix P	lace		
				10.0-0		
Federaled Do				10.00		
Federaled Do West in soon project type?			E	Trunitesa Ino-miantar	[] Davies	□ Attention To.
What is soon	ed PW(s).	D Apactoric Constitution	elatore	Transitions	WORLDSON LEGIS	
Well is soon project type?	MC To Fig.	Dryanachia Dryanachia Dryanachia Dryanachia Dryanachia Dryanachia Dryanachia Dryanachia	Printers of the provider of th	Trunysessa tron-cashandar pananoca-yaccana sagnocana laffed tile-siogas Narse es	e one channing than	Taras .
Well is soon project type? Company: Anthonys 2 ()	MC 3 Th Pq W. Miller	2 Stripe verily Apacities Constitutor Pro- Constitutor Pr	Platory of the portion of the portio	Trunymena Inpresentation photographic or affect the alogue Name or ph. RC 27502	e one charactery that sufferiging that falls However to	Taras .
Well is soon project type?	MC 3 Th Pq W. Miller	2 Stripe verily Apacities Constitutor Pro- Constitutor Pr	Creation of Connection of Conn	Thurstein top-contental phrestantiaffer cleutopa Name or ph. PC 27007 heroyol@ggraf co	e she chlow those full middle of the t	twasi CyreMacegar
What is soon project few? Company: Analysis 2) 6 Phoses 6:31 9	MC D To Pq W. Millor HEALTHAN	DYAFACO14 Displacement CONSTRUCTOR CONSTRUCTOR L.L.C. CON ROSO, Sciol 1	Planty of a gonetic Owner Committee	Therritesia teneralisedal Managedal Tarress os agrecianos artes Cleudogas Marress gá. PG 2700 ano reficiental co ano reficientas ca	e sercidos races subrecising this to fall ricesors to	twai Cyrel/anagar
What is soon project few? Company: Analysis 2) 6 Phoses 6:31 9	MC D To Pq W. Millor HEALTHAN	2 Stripe verily Apacities Constitutor Pro- Constitutor Pr	Printry of a porsible Overeit Trail: APPT10 Doese	Thurstein top-contental phrestantiaffer cleutopa Name or ph. PC 27007 heroyol@ggraf co	e sercijose race sullenický stás s r Tiller Hussans to s s	twai kye-Morispar proje

	O REPORMATION
Grpts sto soxeogu 0-84	
Zonang districts (Assess than one, provide acrange o	of earth):
не	
Over bey stable:	Inelda City Initia? Yes Sta
Conciliance Line Elegate (SUG) Caro #-2.	Street of Arthurs and O'CA) Class & A.
BIOLOGIC	MILK HEILE/MATICIE
Citating Importions Surface:	Proposed Impervious Surface.
Acros: 1 Srp. are Fired:	Armer 9 601 Square Faul 1930
Notes Siver Sulter - Wes : 15	Vallanto Yes (2) No
in the advantage of the 12 to	
If you, greened provide the following:	
Mustal rolls:	
FERSA Majo Passeld: WENTHAM	
	FLPTS AND DEBUTY
Tebu # of townhouse lots 0 Debuted	Married
Total If it' elegite family loss: 3	
Proposed socially for each stocking chartel (ISO 185)	2.38
Table P of some agrade and/or consistent area (see 8	
Tebs/# of requested total 2	
500/	ATURIT BLOCK
is filling two plan as the property ownering, two to he execution, polisiveletarons, excouserors, and sostigate j all rendeality are alsown on this proposed downcom	juicity and assumity to construct all beginning sent and male
Dentity contrasts: Folia Grosses Jones & Grosses Brance	eng. PLEC to easier as my egent require
this application, to receive and inepower to administr	tedus converts, to resucced place comy tehod, and to
representative to any public in tacking requirely this wa	DICTOR.
twenthern mod, actnowledge, and after that this pri- with the proposed development use. I acknowledge south that policy, which where again ordines will see the	ojec is cothoning to all application requirements applicable tradition application in subject to the filing calender and earlier 100 days of linearists.
	Date 5 - 51 - 60
Speaker - 175 A	Manager Measurement
Special - 175 /-	Maryan Maurick
Spenior - 1 5 1 Provid sarro Houseard 15	Maryan Maurickin
Special - 175 /-	
Openium I I I I I I I I I I I I I I I I I I I	Shie
Openium I I I I I I I I I I I I I I I I I I I	
Openium I I I I I I I I I I I I I I I I I I I	Shie

CNT	CN	CON	TIP A	CTO	220

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTRISION OF THE WATER AND DEVER, AS APPROVED IN THESE FLAID, IS RESPONSIBLE FOR CONTRACTION THE PUBLIC WORKS DEPARTMENT AT \$1.95.19, AND THE FUBLIC OUTLINES DEPARTMENT AT \$1.95.19, AND THE FUBLIC OUTLINES DEPARTMENT AT \$1.96.19, AND THE PUBLIC OUTLINES DEPARTMENT AT \$1.96.19, AND THE PUBLIC OUTLINES OF THE RESPONSIBLE CONSTRUCTION OF THE PUBLIC OUTLINES O

PALLIKE TO MOTEY BOTH CITY DEPARTMENTS IN ADVANCE OF BIGGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REPOLIER REINSTRULATION OF ANY WATER OR SEMER FACILITIES NOT REPICTED AS A REBULT OF THIS NOTIFICATION PAULURE.

PHOENIX PLACE LOT 77 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

SUB-0040-2020



PROJECT NAME	PHOENIX "LACE LOT 77 SUBDIVISION
PREPARENS CONTACT INFORMATION	JONES 4 CNOSSEN ENGREENING, PLIC P.D. BOX 1052 AFEN, NORTH CAROUNA 275C2 FIGHE 19 19 387-1174 FAX - (919) 367-3375 COMIACT PERSON - PETER D. CNOSSEN
OWNER/ DEVELOPER CONTACT INFORMATION	3BM, LLC PO BOX 20667 RALBEH, NORTH CAROLINA 27619 PHONE - (919) 644-7668 CONTACT PERSON - HOWARD MOYE
SITE ADDRESS	100 PHOENIX PLACE
CURRENT PROPERTY JONING	R-G
WAKE COUNTY PIN	1714-74-0214
TOTAL AREA.	0.63 ACRE (36,363.47 SF)
RVM DEDICTION	0.003 AC (124.3 3F)
NET SUBDIVIS ON ARM	0.83 ACRE (36,239.16.5F)
EXISTING USE	VACANT
PROPOSED LISE	DETACHED SINGLE-FAMILY
PROPOSED NUMBER OF LOTS	2
LOT / AREA	0.42 ACRE (15,160.51 SF)
LCT 2 ARZA	0.4 ACRE (15,078.35 SF)
PROFOSED DENSITY	2.41 UNITS/AC
FRONT SETBACK	10
REAR SETBACK	201
SIDE STRACK	51 MINU/15/ AGGREGATE

- MILES.

 MILES AND CONTROL MACROST CONTROL CONT
- 50.

 THE CINCENCTION OF PICCHAIN FLACE IS WITHIN RECORDED AND WITHOUT RECORDED AND 1.0. THE LITTLE AND THE CONTROL THROUGH THR

DESTING PROPRIETUCE WAYS RECORDED IN DM 1950, PG 11.
 DESTING 20 SENCE VACUABLE & RECORDED IN DM 1953, PG 111.

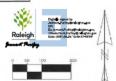
SUBDIVISION DRAWING SHEET INDEX

BLOCK PERINTER EXEMPTION

CITY OF PALBISH, T.C.-118 SECTION AS'S STATES THAT THE MINIMUM SITE AREA APPLICABLE FOR BLOCK PERMETER, IN R.G. 2001ING 51 35 ACRES FOR AN AVERAGE (UT) SEC 57 O. 3 ACRE ON THE BLOCK, SHICK THE PROPEN PLACE, LOTS SHOULD SECTION AREA (ALSA ACRE) 5 LIESS THAN 12 ACRES, THIS PROJECT IS DIGITAL FROM BLOCK, PERMEYER REQUIREMENTS OF DOD ARTICLE 3.3.

LOT ADDRESS

LOT 1 1003 PHOONIX PLACE 10.42 AC) LOT 2 1001 PHOONIX PLACE 10.41 AC)



PRELIMINARY PLANS NOT FOR CONSTRUCTION



SUB-0040-2020 SUB! CASE NO. PLACE LOT

PHOENIX

1"-100" MAY 28, 2020

NORTH SECOND REVIEW

1920

