



Administrative Approval Action

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 & Crossen 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:

☒ **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 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.



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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).

☒ **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"/>	Utility Placement 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:

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



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

☒ **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:

General

1. A subdivision plat for SUB-0040-2020 (1001 Phoenix Pl) 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



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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:

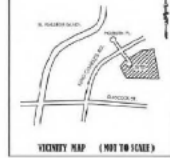
3-Year Sunset Date: March 3, 2024
Record at least ½ of the land area approved.

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

PHOENIX PLACE LOT 77 SUBDIVISION PRELIMINARY SUBDIVISION PLAN SUB-0040-2020



Jones & Cossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

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SUITE 201
PO BOX 1662
APEX, NC 27502
Office: 919-887-1174
Registration: P-4551
www.jonescossen.com

PHOENIX PLACE LOT 77 SUB'D
PRELIMINARY SUBDIVISION PLAN
CITY OF RALEIGH

COVER SHEET

CASE NO. SUB-0040-2020

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

This form is used when submitting a Preliminary Subdivision Plan Application to the City of Raleigh. It is required for all subdivisions. Please refer to the appropriate code book and the City of Raleigh website for more information.

City/County: ☐ City of Raleigh ☐ Wake County
For application: ☐ Subdivision ☐ Other: _____

Development: ☐ Residential ☐ Commercial ☐ Industrial ☐ Other: _____
Subdivision: ☐ Subdivision ☐ Other: _____

Application: ☐ Subdivision ☐ Other: _____
Development: ☐ Subdivision ☐ Other: _____

Project Name: **1001 Phoenix Place**
Project Address: **1001 Phoenix Place**
Project City: **RALEIGH**

Map Sheet: **1001**
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SITE DATA	
PROJECT NAME	PHOENIX PLACE LOT 77 SUBDIVISION
PREPARED BY	JONES & COSSON ENGINEERING, PLLC
OWNER / DEVELOPER CONTACT INFORMATION	3844, LLC PO BOX 200567 RALEIGH, NORTH CAROLINA 27619 PHONE: (919) 887-1174 FAX: (919) 887-3375 CONTACT PERSON: PETER D. COSSON
OWNER / DEVELOPER CONTACT INFORMATION	3844, LLC PO BOX 200567 RALEIGH, NORTH CAROLINA 27619 PHONE: (919) 887-1174 FAX: (919) 887-3375 CONTACT PERSON: PETER D. COSSON
SITE ADDRESS	1001 PHOENIX PLACE
CURRENT PROPERTY ZONING	R-4
WAKE COUNTY PIN	1714-74-021-4
TOTAL AREA	0.83 ACRE (36,347 SQ FT)
NET SUBDIVISION AREA	0.83 ACRE (36,347 SQ FT)
PROPOSED USE	VACANT
PROPOSED NUMBER OF LOTS	2
LOT 1 AREA	0.42 ACRE (18,160 SQ FT)
LOT 2 AREA	0.41 ACRE (17,870 SQ FT)
PROPOSED ZONING	R-4.1 URBAN
FRONT SETBACK	10'
REAR SETBACK	20'
SIDE SETBACK	5' MIN / 10' AGGREGATE

- NOTES:**
1. THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAN IS TO SUBMIT THE PROPOSED PHOENIX PLACE LOT 77 TO THE CITY OF RALEIGH FOR REVIEW AND APPROVAL.
 2. THE PROPOSED PHOENIX PLACE LOT 77 IS A VACANT LOT AND IS NOT CURRENTLY ZONED.
 3. THE PROPOSED PHOENIX PLACE LOT 77 IS A VACANT LOT AND IS NOT CURRENTLY ZONED.
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- REFERENCES:**
1. RALEIGH ZONING ORDINANCE (RZO) 1998, PG. 1.1.
 2. RALEIGH ZONING ORDINANCE (RZO) 1998, PG. 1.1.

SUBDIVISION DRAWING SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY SUBDIVISION PLAN
4	PRELIMINARY GRADING PLAN
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY STREETSCAPE PLAN

BLOCK PERMIT EXEMPTION:

CITY OF RALEIGH, TC 1-1.9 SECTION 1.9.1 STATES THAT THE MINIMUM SITE AREA APPLICABLE FOR BLOCK PERMIT EXEMPTION IS 1.5 ACRES FOR AN AVERAGE LOT SIZE OF 0.3 ACRES OR THEREABOUTS. SINCE THE PHOENIX PLACE LOT 77 SUBDIVISION AREA IS 0.83 ACRES, 5' LESS THAN 1.5 ACRES, THIS PROJECT IS EXEMPT FROM BLOCK PERMIT REQUIREMENTS OF LOT ARTICLE 8.3.

LOT ADDRESS	
LOT 1	1003 PHOENIX PLACE (0.42 AC)
LOT 2	1001 PHOENIX PLACE (0.41 AC)



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

ATTENTION CONTRACTORS:

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 515-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 515-4540, AT LEAST TWENTY (20) HOURS PRIOR TO BEGINNING ANY OF THESE CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE RESTORATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A CONSTRUCTION FLAG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

