

# Preliminary Subdivision Application

## Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

*NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.*

GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

### CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

<b>Current Property Owner(s) Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:

**NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.**

<b>Developer Contact Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:

**DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION**

Gross site acreage:			
Zoning districts (if more than one, provide acreage of each):			
Overlay district(s):	Inside City Limits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
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**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots:	# 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:	Total # Dwelling Units:	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F):		

**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals 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 easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

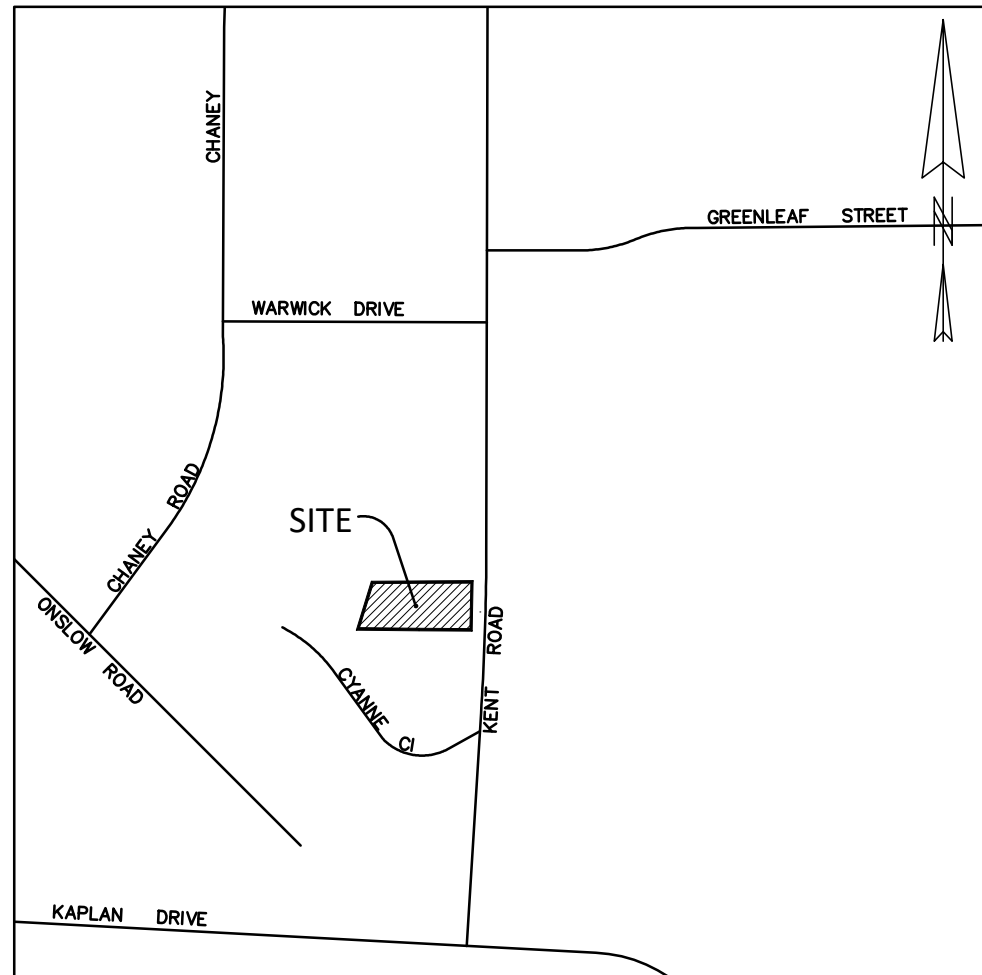
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: <i>Jonathan W. Anderson</i>	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

# 1322 KENT ROAD

## Preliminary Subdivision

### SUB-XXXX-2024



**VICINITY MAP**  
SCALE: 1"=400'

**INDEX**

TITLE SHEET .....	PS-1
EXISTING CONDITIONS & BOUNDARY SURVEY ..	PS-2
DEMOLITION PLAN .....	PS-3
SUBDIVISION PLAN .....	PS-4
UTILITY PLAN .....	PS-5
STREETSCAPE PLAN .....	PS-6

**PLAN SUMMARY**

Address	1322 Kent Road
Wake Co. PIN	0793-08-6561
Reference	DB 19609 PG 1959
OWNER/DEVELOPER	KENT ROAD ASSEMBLAGE, LLC 2021 Fairview Road Raleigh, NC 27608 builtrighthomesnc@gmail.com (919) 427-3629

**PROPOSED ATTACHED HOUSE SITE DATA**

Zoning	R-10 with SRPOD
Total Area	0.5048 ac/21,989 sf
Area in R/W to be dedicated	0.0046 ac/200 sf
Net Area	0.500 ac/21,789 sf
Proposed Use - Residential Duplex	UDO 2.2.2
Proposed Lot 1	0.254 ac/11,080 sf
Proposed Lot 2	0.245 ac/10,685 sf
Average Lot Size	0.250 ac/10,883 sf
R-10 Net Site Area/Unit (min. - 4,000 sf)	UDO 2.2.2.A1 21,789 sf/4,000 sf = 5.45 Units

Maximum Site Density Per UDO	5.45 Units
Total Units Proposed	4 Units

**ATTACHED HOUSE DEVELOPMENT REQUIREMENTS**

**SITE DIMENSIONS - UDO 2.2.2.A**

Min. Lot Area	UDO 2.2.2.A1	4,000 sf
Min. Lot Width	UDO 2.2.2.A2	45 feet
Min. Lot Depth	UDO 2.2.2.A3	60 feet

**PRINCIPLE BUILDING/STRUCTURE SETBACK - UDO 2.2.2.B**

From Primary Street	UDO 2.2.2.B1	10 feet
From Side Street	UDO 2.2.2.B2	10 feet
From Side Lot Line	UDO 2.2.2.B3	5 feet
From Rear Lot Line	UDO 2.2.2.B4	20 feet

**HEIGHT - UDO 2.2.2.D**

Maximum Building Height	UDO 2.2.2.D1	40 feet/3 stories
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**PARKING - UDO 7.1.2.C**

Maximum Parking Allowed	UDO 7.1.2.C	No maximum
Bicycle Parking Required	UDO 7.1.2.C	None

**NOTES:**

1. BOUNDARY & TOPOGRAPHIC SURVEY BY TURNING POINT SURVEYING.
2. TOPOGRAPHIC DATA FROM WAKE COUNTY GIS.
3. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
4. KENT ROAD IS CATEGORIZED AS AVENUE 2 LANE UNDIVIDED WHICH REQUIRES 64' R/W AND 36' B-B STREET WITH 6' SIDEWALK. 2' OF RIGHT OF WAY WILL BE DEDICATED TO 1/2 OF 64'. THE EXISTING STREET IS 41'B-B SO NO STREET IMPROVEMENTS ARE REQUIRED. A 6' SIDEWALK WILL BE INSTALLED.
5. THE SOUTHERN LOT WILL HAVE A SHARED DRIVEWAY WITH 1328 KENT ROAD.
6. RESIDENTIAL INFILL RULES APPLY (SEC.2.2.7) AND PROPOSED SETBACKS AND BUILDING HEIGHTS ARE BASED ON SAID RULES.
7. A SURETY WILL PROVIDED EQUAL TO 125% OF THE COST OF DEVELOPMENT FOR INCOMPLETE PUBLIC IMPROVEMENTS.
8. PER UDO SEC. 9.2.2.A.2.b THIS SITE IS EXEMPT FROM STORMWATER REGULATIONS EXCEPT TH EFOLLOWING: PER UDO 9.2.2.A.4.a THE MAXIMUM IMPERVIOUS AREA PER LOT IS 65% OF THE LOT AREA.

**SOLID WASTE SERVICES**

- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.

**BLOCK PERIMETER EXEMPTION**

UDO 8.3.2.A.2.b  
MINIMUM SITE AREA APPLICABLE IS 5 ACRES, THIS SITE IS EXEMPT

**FREQUENT TRANSIT DEVELOPMENT OPTION**

NOT USED FOR THIS PROJECT

**TREE CONSERVATION**

THIS SITE IS LESS THAN 2 ACRES AND THEREFORE IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS.

**LIGHTING PLAN**

A LIGHTING PLAN IS NOT REQUIRED FOR THIS PROJECT.

**LEGEND**

	Existing Iron Pipe
	Iron Pipe Set (Unless Otherwise Designated)
	Property Corner
	PK Nail
	Cable TV Box
	Telephone Box
	Power Box
	Light Pole
	Utility Pole
	Water Valve
	Existing Fire Hydrant
	Existing Water Meter (3/4" Service)
	Proposed Water Meter (3/4" Service)
	Existing Sewer Manhole
	Proposed Sewer Manhole
	Existing Sewer Clean Out (4" service)
	Proposed Sewer Clean Out (4" service)
EIP	- Existing Iron Pipe
NIP	- Iron Pipe Set
DB	- Deed Book
PG	- Page
R/W	- Right of Way
TM	- Tax Map
N/F	- Now or Formerly

**PUBLIC IMPROVEMENT QUANTITIES**

Phase Number(s)	1
Number of Lot(s)	2
Lot Number(s) by Phase	1-2
Number of Units	4
Livable Buildings	4
Common Area?	No
Number of Common Area Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF)	100'
Street Signs (LF)	0
Water Service Stubs	3
Sewer Service Stubs	3

PREVIOUSLY APPROVED  
SUB-056-2019

CMS Engineering, PLLC

9320 St. Johns Church Road  
Zebulon, NC 27597  
PHONE: (919) 210-5899  
patti.cmseng@gmail.com

P-1867

1322 KENT ROAD  
PRELIMINARY SUBDIVISION  
SUB-XXXX-2024  
1322 Kent Road, Raleigh, NC

**REVISIONS**

TITLE  
SHEET

DWG NAME:  
KENT RD PSD24

DRAWN:  
PDH

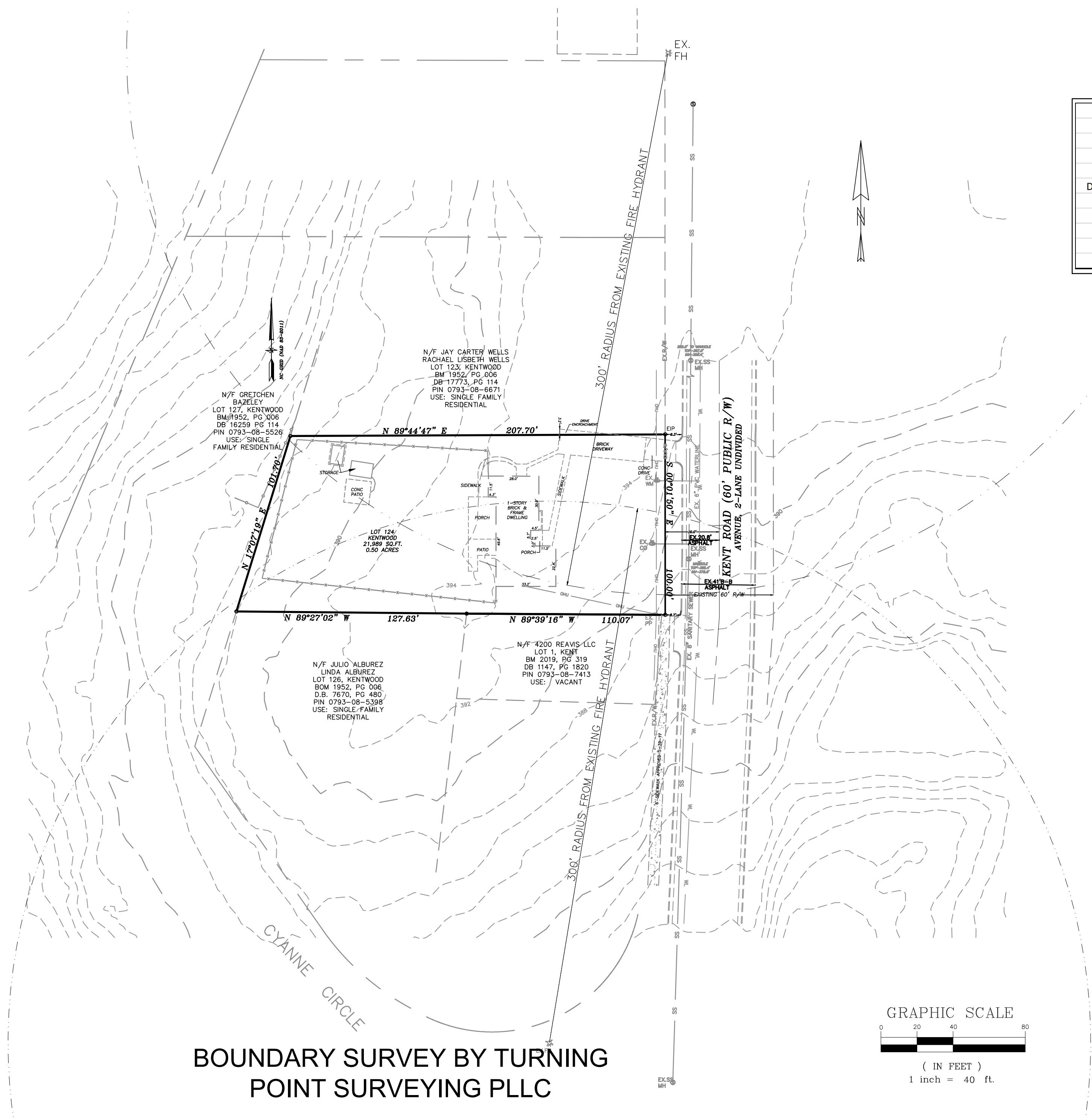
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PDH

DATE:  
08/13/24

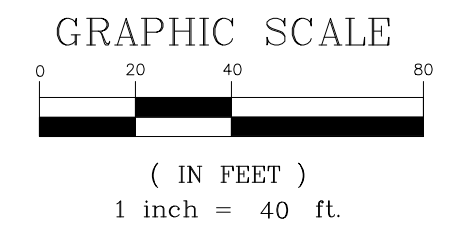
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SCALE: 1"=20'

PS-1



**BOUNDARY SURVEY BY TURNING  
POINT SURVEYING PLLC**



EXISTING IMPERVIOUS AREAS	
House	1679 sf
Sheds	197 sf
Porches, Patios	723 sf
Driveway, Sidewalk	1219 sf
	3818 sf
Driveway in R/W	141 sf
<b>Total Exist.</b>	<b>3959 sf</b>

**PRELIMINARY - NOT FOR CONSTRUCTION**

**1322 KENT ROAD  
PRELIMINARY SUBDIVISION  
SUB-XXXX-2024  
1322 Kent Road, Raleigh, NC**

REVISIONS

EXISTING  
CONDITIONS  
& BOUNDARY  
SURVEY

DWG NAME:  
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PDH

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DATE ISSUED:  
08/13/24

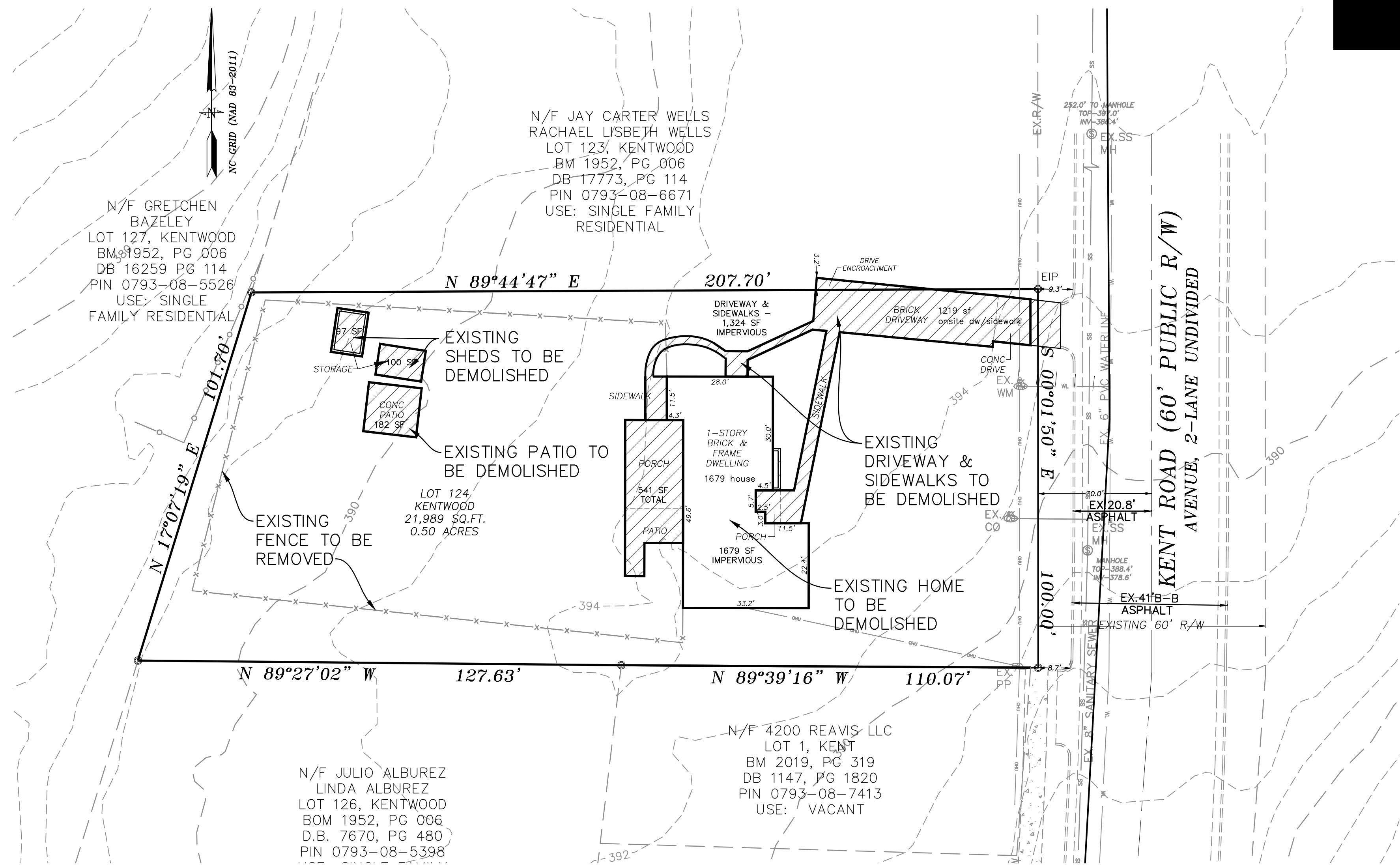
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PS-2

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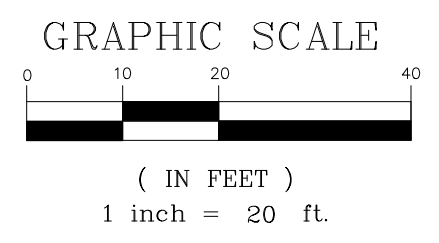
N/F GRETCHEN BAZELEY  
 LOT 127, KENTWOOD  
 BM 1952, PG 006  
 DB 16259 PG 114  
 PIN 0793-08-5526  
 USE: SINGLE FAMILY RESIDENTIAL

N/F JAY CARTER WELLS  
 RACHAEL LISBETH WELLS  
 LOT 123, KENTWOOD  
 BM 1952, PG 006  
 DB 17773, PG 114  
 PIN 0793-08-6671  
 USE: SINGLE FAMILY RESIDENTIAL

N/F JULIO ALBUREZ  
 LINDA ALBUREZ  
 LOT 126, KENTWOOD  
 BOM 1952, PG 006  
 D.B. 7670, PG 480  
 PIN 0793-08-5398

N/F 4200 REAVIS LLC  
 LOT 1, KENT  
 BM 2019, PG 319  
 DB 1147, PG 1820  
 PIN 0793-08-7413  
 USE: VACANT

**LEGEND**  
 [Hatched Box] TO BE DEMOLISHED



**PRELIMINARY - NOT FOR CONSTRUCTION**

1322 KENT ROAD  
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REVISIONS

DEMOLITION PLAN

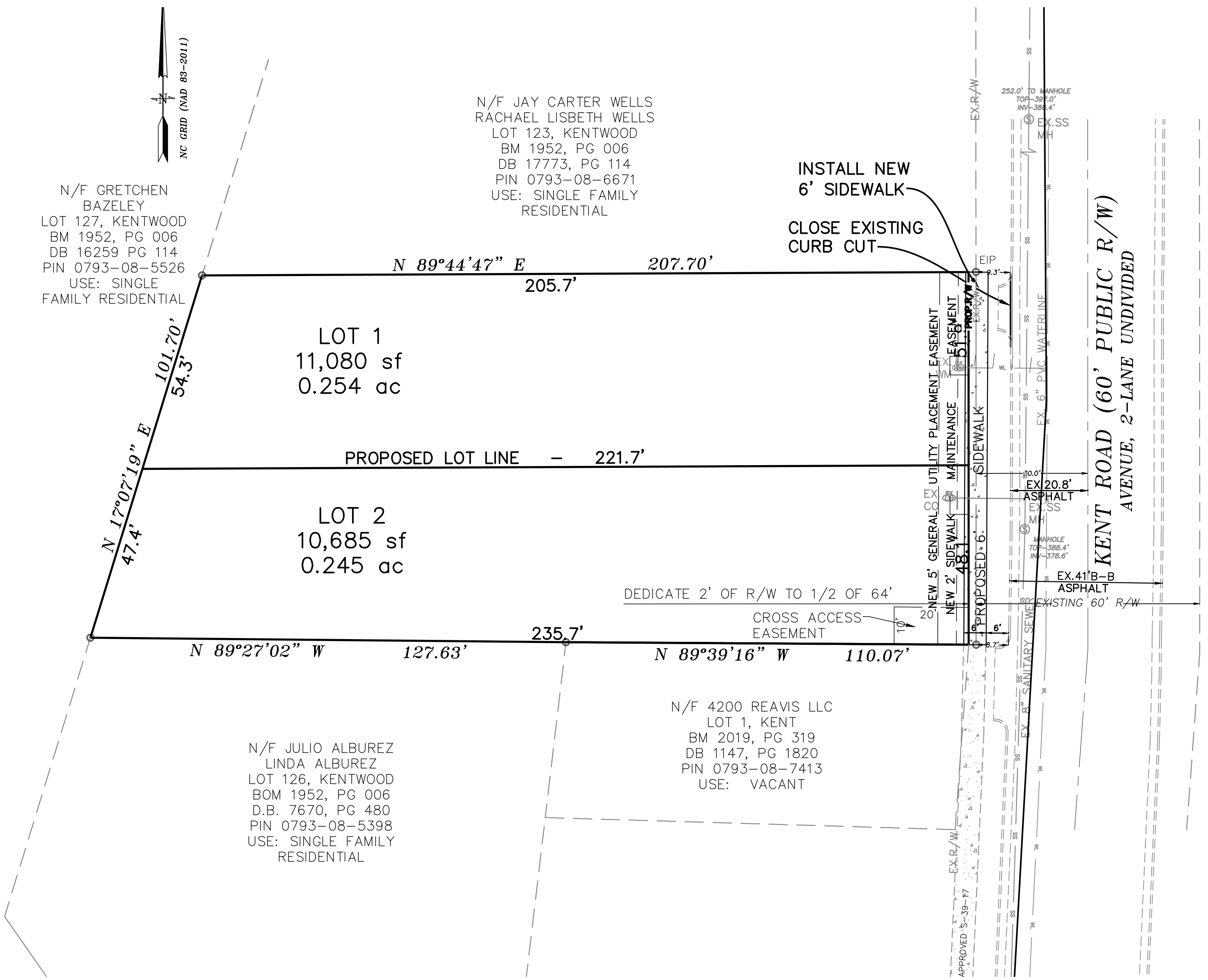
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PS-3

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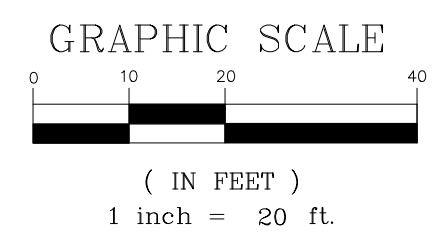
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USE: SINGLE FAMILY  
RESIDENTIAL

N/F 4200 REAVIS LLC  
LOT 1, KENT  
BM 2019, PG 319  
DB 1147, PG 1820  
PIN 0793-08-7413  
USE: VACANT

RIGHT-OF-WAY DEDICATION

- RIGHT-OF-WAY DEDICATION ALONG 100' OF ROAD FRONTAGE
- APPROXIMATE AREA OF RIGHT-OF-WAY DEDICATION = 200 sf = 0.005 AC



NOTES:  
EXISTING DRIVEWAY ENTRANCE WILL BE CLOSED. NEW LOTS WILL USE SHARED DRIVEWAY ENTRANCE ALONG LOT LINE.

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REVISIONS

SUBDIVISION  
PLAN

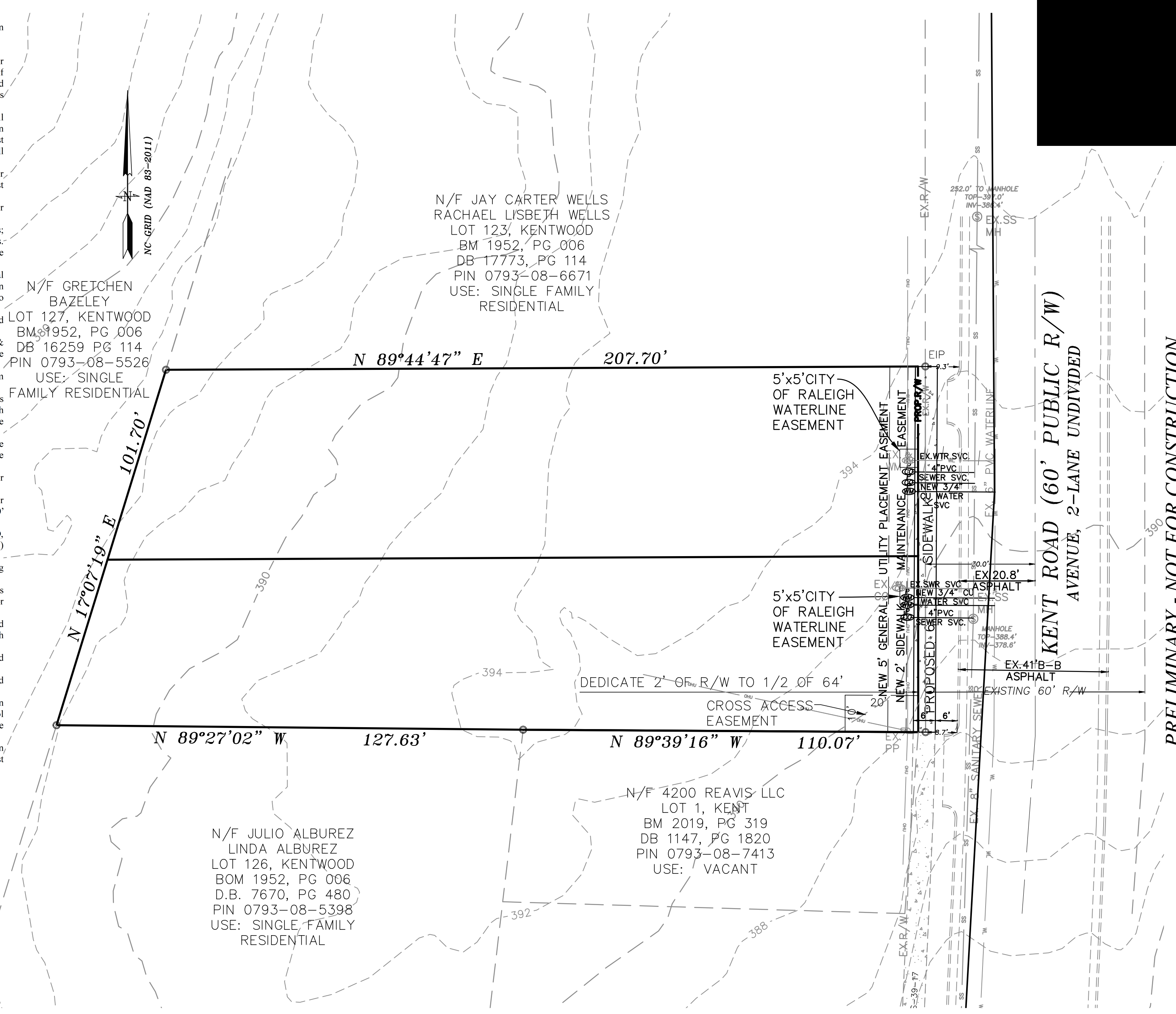
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PS-4

P-1867

**STANDARD UTILITY NOTES:**

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
  - a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
  - b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
  - c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications.
  - d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
  - e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W41 & S-49).
  - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required. 3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
5. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department
6. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
7. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
8. Install **3/4" copper**\* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
9. Install **4" PVC**\* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
10. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
11. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
12. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
13. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
14. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina.
15. The devices shall meet American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
16. The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
17. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact cross.connection@raleighnc.gov for more information.
18. NOTICE for projects with replaced or oversized mains: If the City's reimbursement for an oversized main or urban main replacement project is \$250,000 or greater, the project must be publicly bid.



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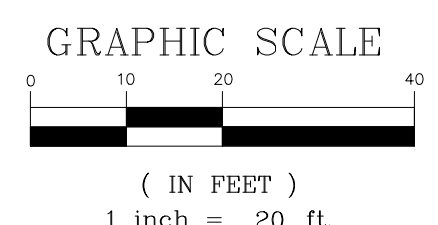
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REVISIONS

UTILITY PLAN

DWG NAME:  
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PS-5

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