



Administrative Approval Action

Case File / Name: SUB-0043-2024
DSLCL - 1322 Kent Road Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is located at 1322 Kent Road (PIN 0793-08-6561) north of the intersection of Cyanne Ct and Kent Rd. This site is within a Frequent Transit area, but is not utilizing development options for that area.

REQUEST: This is a proposed two lot conventional subdivision of a 0.505 acre parcel zoned R-10 and SRPOD. Proposed Lot 1 is approximately 0.254 acres size and proposed Lot 2 is approximately 0.245 acres size. The proposed lots are intended for attached houses. Both lots meet the R-10 zoning standards.

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 September 26, 2024 by CMS 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:

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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Sidewalk Deed of 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. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering



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2. A sidewalk 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)
3. A 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)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
5. 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)
6. A fee-in-lieu for a 5' bike lane along Kent Road is paid to the City of Raleigh (UDO 8.1.10).

Stormwater

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. Note: The sidewalk in the ROW proposed with this subdivision shall be deducted from the overall maximum impervious areas for each lot prior to recordation.

Urban Forestry

8. A public infrastructure surety for (4) 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.



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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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance. Note: The sidewalk in the ROW proposed with this subdivision shall be deducted from the overall maximum impervious areas for each lot prior to recordation.

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) street trees along Kent Rd.

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

General

1. Required driveway infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Final inspection of all right-of-way street trees by Urban Forestry Staff.

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:

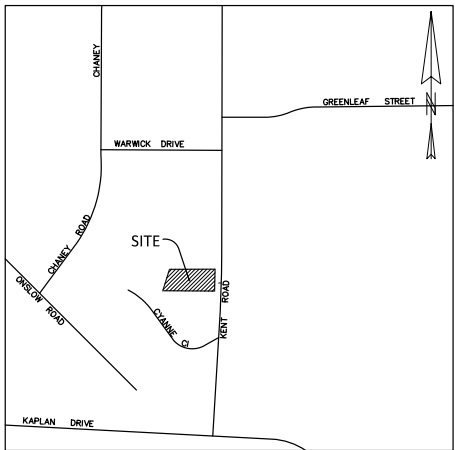
3-Year Sunset Date: October 30, 2027
Record at least ½ of the land area approved.

5-Year Sunset Date: October 30, 2029
Record entire subdivision.

1322 KENT ROAD

Preliminary Subdivision

SUB-0043-2024



VICINITY MAP
SCALE: 1"=400'

INDEX

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EXISTING CONDITIONS & BOUNDARY SURVEY ..	PS-2
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UTILITY PLAN	PS-5
STREETSCAPE PLAN	PS-6

Digitally signed by
jeff.caines@raleighnc.gov
DN:
E=jeff.caines@raleighnc.gov,
CN=jeff.caines@raleighnc.gov
Reason: I am approving this document
Date: 2024.11.13
14:14:17-05'00'

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

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 bultrighthomesnc@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	0.5000 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
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:

- BOUNDARY & TOPOGRAPHIC SURVEY BY TURNING POINT SURVEYING.
- TOPOGRAPHIC DATA FROM WAKE COUNTY GIS.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS
- KENT ROAD IS CATEGORIZED AS AVENUE 2 LANE UNDIVIDED WHICH REQUIRES 66' R/W AND 27' B B STREET, 6' PLANTING AREA, 5' BIKE LANE, 1' BUFFER, 6' SIDEWALK, 1' MAINTENANCE STRIP AND A 5' UTILITY PLACEMENT EASEMENT 3' OF RIGHT OF WAY WILL BE DEDICATED TO 1/2 OF 66'. THE EXISTING STREET IS 41'-B SO NO STREET IMPROVEMENTS ARE REQUIRED. A 6' SIDEWALK WILL BE INSTALLED AND A FEE IN LIEU WILL BE PAID FOR REQUIRED BIKE LANE
- THE SOUTHERN LOT WILL HAVE A SHARED DRIVEWAY WITH 1328 KENT ROAD
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF BUILDING PERMITS
- RESIDENTIAL INFILL RULES APPLY (SEC 2.2.7) AND PROPOSED SETBACKS AND BUILDING HEIGHTS ARE BASED ON SAID RULES
- A SURETY WILL PROVIDED EQUAL TO 125% OF THE COST OF DEVELOPMENT FOR INCOMPLETE PUBLIC IMPROVEMENTS
- PER UDO SEC. 9.2.2.2 b THIS SITE IS EXEMPT FROM STORMWATER REGULATIONS EXCEPT TH E FOLLOWING: PER UDO 9.2.2.4 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.

PREVIOUSLY APPROVED
SUB 056 2019

CMS Engineering, PLLC
9320 St. Johns Church Road
Zebulon, NC 27597
PHONE: (919) 210-5699
patt.cmseng@gmail.com

1322 KENT ROAD
PRELIMINARY SUBDIVISION
SUB-0043-2024
1322 Kent Road, Raleigh, NC

P-1867

REVISIONS

09/26/24	PER COR REVIEW

TITLE SHEET

DWG NAME:
KENT RD PS024r

DRAWN:
PDH

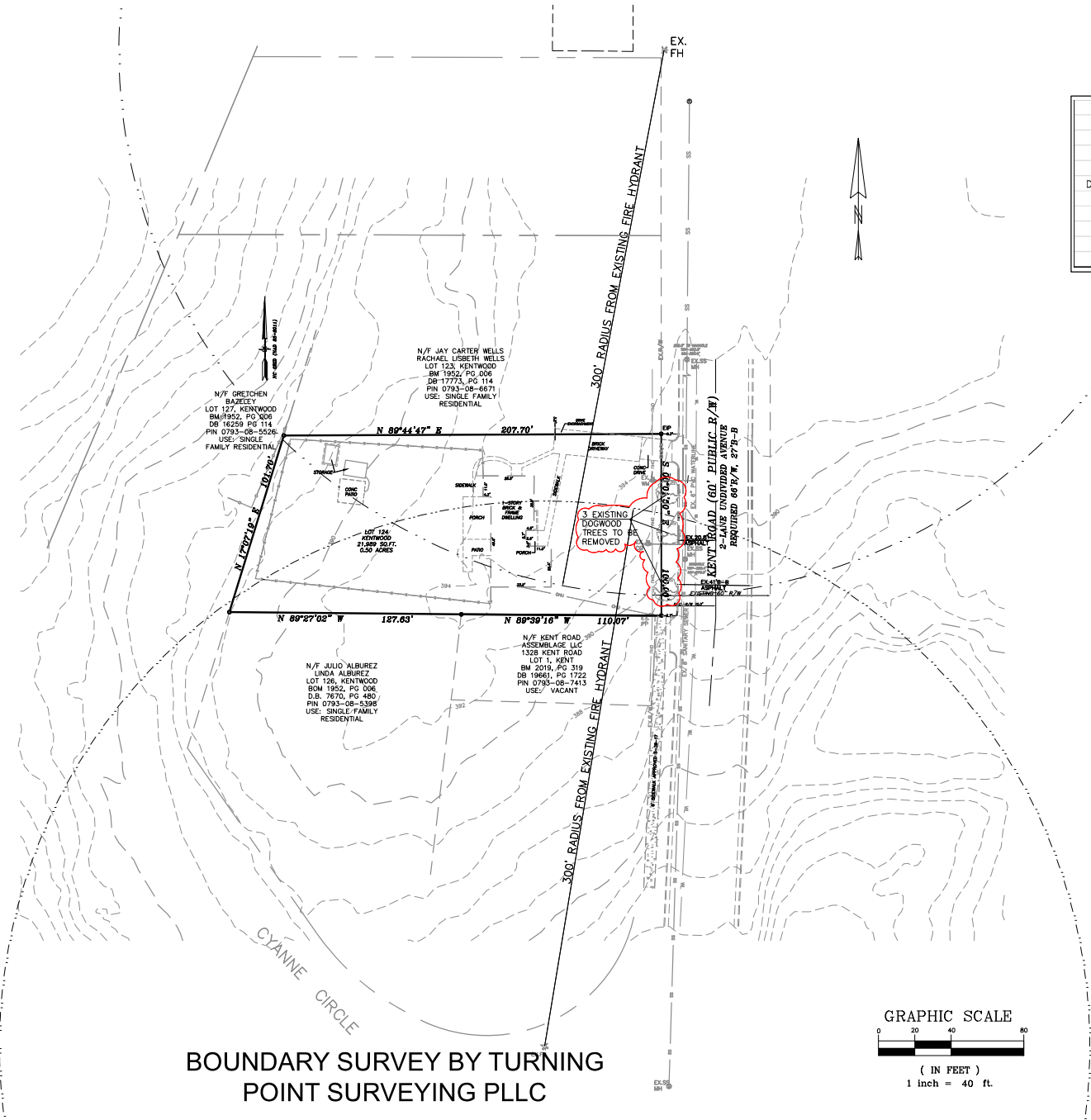
CHECKED:
PDH

DATE:
08/13/24

DATE ISSUED:
09/26/24

SCALE: 1"=20'

PS 1



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
Total Exist.	3959 sf

PRELIMINARY - NOT FOR CONSTRUCTION

1322 KENT ROAD
 PRELIMINARY SUBDIVISION
 SUB-0043-2024
 1322 Kent Road, Raleigh, NC

REVISIONS
 09/26/24 PER
 COR REVIEW

EXISTING
 CONDITIONS
 & BOUNDARY
 SURVEY

DWG NAME:
 KENT RD PSD24r

DRAWN:
 PDH

CHECKED:
 PDH

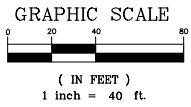
DATE:
 08/13/24

DATE ISSUED:
 09/26/24

SCALE: 1"=40'

PS 2

BOUNDARY SURVEY BY TURNING
 POINT SURVEYING PLLC



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 Zebulon, NC 27597
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 path.cmseng@gmail.com

P-1867

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

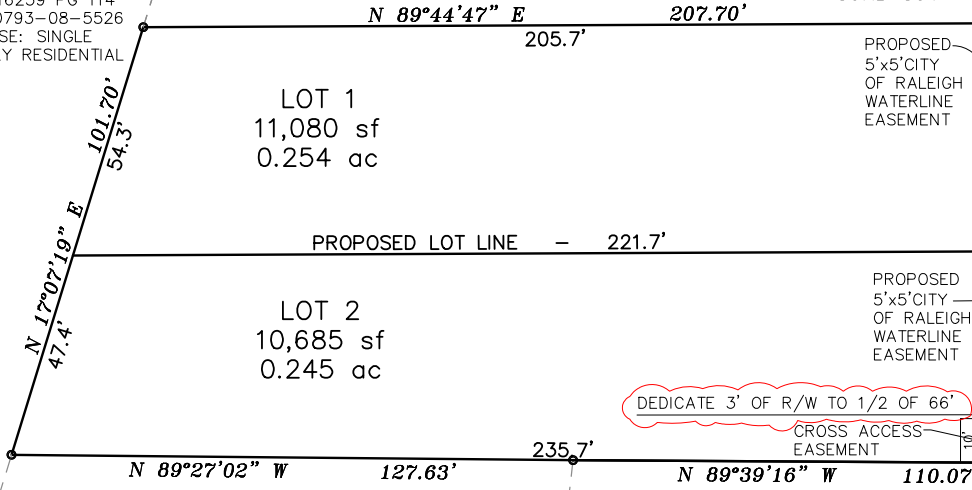
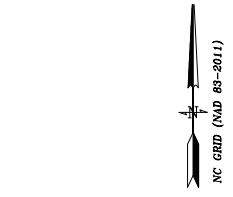
N/F JAY CARTER WELLS
RACHAEL LISBETH WELLS
LOT 123, KENTWOOD
BM 1952, PG 006
DB 17773, PG 114
PIN 0793-08-6671
USE: SINGLE FAMILY
RESIDENTIAL

LOT 1
11,080 sf
0.254 ac

LOT 2
10,685 sf
0.245 ac

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

N/F KENT ROAD
ASSEMBLAGE LLC
1328 KENT ROAD
LOT 1, KENT
BM 2019, PG 319
DB 19661, PG 1722
PIN 0793-08-7413
USE: VACANT



INSTALL NEW
6' SIDEWALK
CLOSE EXISTING
CURB CUT

PROPOSED
5'x5' CITY
OF RALEIGH
WATERLINE
EASEMENT

PROPOSED
5'x5' CITY
OF RALEIGH
WATERLINE
EASEMENT

DEDICATE 3' OF R/W TO 1/2 OF 66'

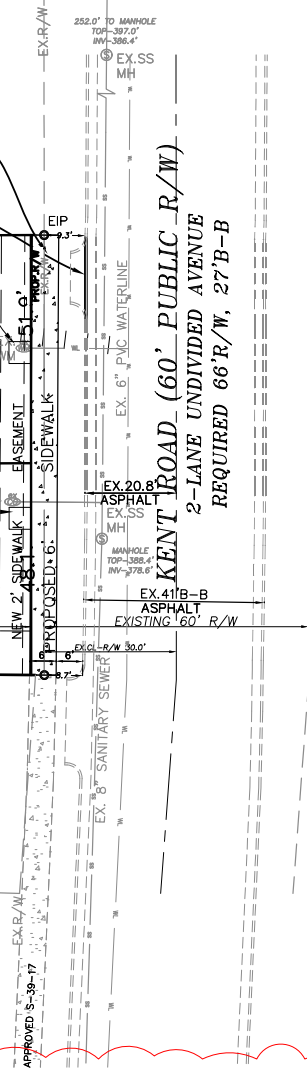
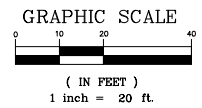
CROSS ACCESS
EASEMENT

NOTES:

- A FEE-IN-LIEU WILL BE PAID FOR THE REQUIRED BIKE LANE.
- EXISTING DRIVEWAY ENTRANCE WILL BE CLOSED.
- NEW LOTS WILL USE SHARED DRIVEWAY ENTRANCE ALONG LOT LINE.

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



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09/26/24 PER
COR REVIEW

**SUBDIVISION
PLAN**

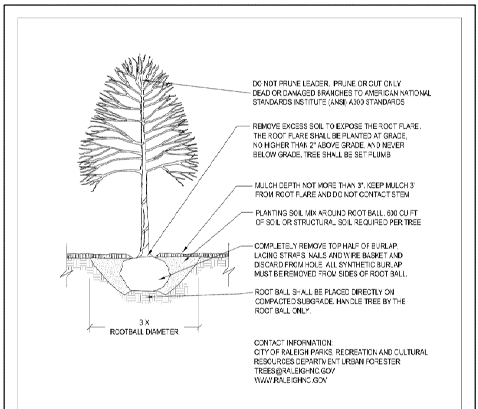
DWG NAME:
KENT RD PSD24r
DRAWN:
PDH
CHECKED:
PDH
DATE:
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09/26/24
SCALE: 1"=20'

PS 4

P-1867

- NOTES:**
1. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03.
 2. ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
 3. UNDERSTORY STREET TREES SHALL BE PLANTED AT A SPACING OF 20' ON CENTER & SHALL BE SINGLE STEM.
 4. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 5. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

- PLANTING STANDARDS:**
1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
 - a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
 - b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
 - c. HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM, 1976, MacMILLAN PUBLISHING CO., NEW YORK



- NOTES:**
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PITS)
 3. TREES SHALL BE PLANTED BETWEEN: OCTOBER 1ST AND APRIL 31TH.
 4. A TREE IMPACT PERMIT IS REQUIRED.
 5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 7. TREES SHALL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

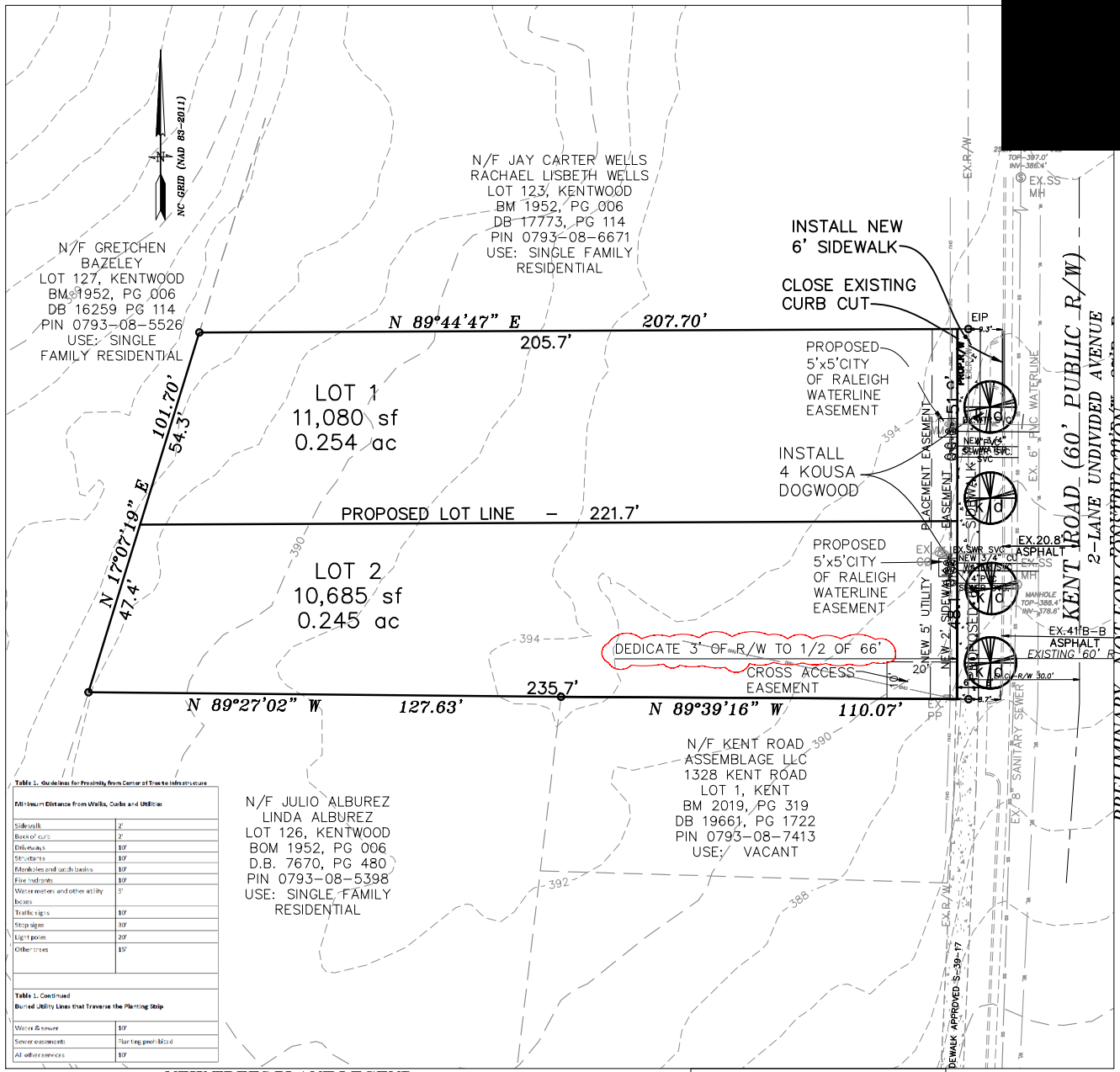
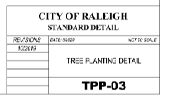


Table 1. Guidelines for Proximity from Center of Tree to Infrastructure

Minimum Distance from Walls, Curb and Utilities	Minimum Distance
Sidewalk	2'
Block of curb	2'
Driveways	10'
Structures	10'
Manholes and catch basins	10'
Fire hydrants	10'
Water meters and other utility boxes	5'
Traffic signs	10'
Stop signs	10'
Light poles	20'
Other crosses	15'

Table 2. Continued

Buried Utility Lines that Traverse the Planting Strip

Water Meters	10'
Sewer easements	Planting permitted
All other crossings	10'

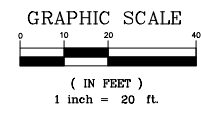
NEW TREES PLANT LEGEND:

QUANTITY	COMMON NAME	BOTANICAL NAME	CALIPER HEIGHT AT PLANTING	MATURE HEIGHT / CROWN SPREAD
4	JAPANESE KOUSA DOGWOOD	Cornus Kousa	Single Stem: 1 1/2" - CAL. 6' - 8HT - B&B	Ht. 15 - 25' Spread ~25'

RESIDENTIAL STREET FRONTAGE = 100'
less driveway width = 20'
NET RESIDENTIAL STREET FRONTAGE = 80'

USE UNDERSTORY TREES DUE TO OVERHEAD POWER LINES.

TREES REQUIRED = (100-20)/20 = 4 TREES
TREES PROVIDED: 4 UNDERSTORY TREES



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STREETSCAPE PLAN

DWG NAME: KENT RD PSD24r
DRAWN: PDH
CHECKED: PDH
DATE: 08/13/24
DATE ISSUED: 09/26/24
SCALE: 1"=20'

PS-6