



# Administrative Approval Action

Case File / Name: SUB-0056-2019  
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:** This site is located on the west side of Kent Road at 1322 Kent Road (PIN# 0793-08-6561). This site is inside the city limits.

**REQUEST:** Development of a 0.505 acre/21,989 sf tract zoned R-10 with SRPOD (Special Residential Parking Overlay District) into a proposed 2 lot subdivision. Proposed New Lot 1 being 10,671 sf/0.245 acres and New Lot 2 being 11,118 sf/0.255 acres. Also, the subdivision will propose right-of-way dedication of 200 sf/0.005 acres along Kent Rd.

**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 January 17, 2020 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.

☒ Sidewalk Easement Required

☒ 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. A demolition permit shall be issued and this building permit number shown on all maps for recording.

### **Engineering**

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.



# Administrative Approval Action

Case File / Name: SUB-0056-2019  
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

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).
6. That the 20 ft x 20 ft shared driveway easement is shown on the final subdivision plat for recording

## Public Utilities

7. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. Impervious amounts for improvements in the ROW must be subtracted from the maximum impervious for each lot.
9. A mass grading permit will be required prior to demolition. (UDO 9.4.6)

## Urban Forestry

10. A public infrastructure street tree surety for 4 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:***

## 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. Impervious amounts for improvements in the ROW must be subtracted from the maximum impervious for each lot.



# Administrative Approval Action

Case File / Name: SUB-0056-2019  
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

3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

## Urban Forestry

4. 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 Road.

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

## Stormwater

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

## Urban Forestry

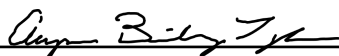
2. Final inspection of all right of way street trees by Urban Forestry Staff.

**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:

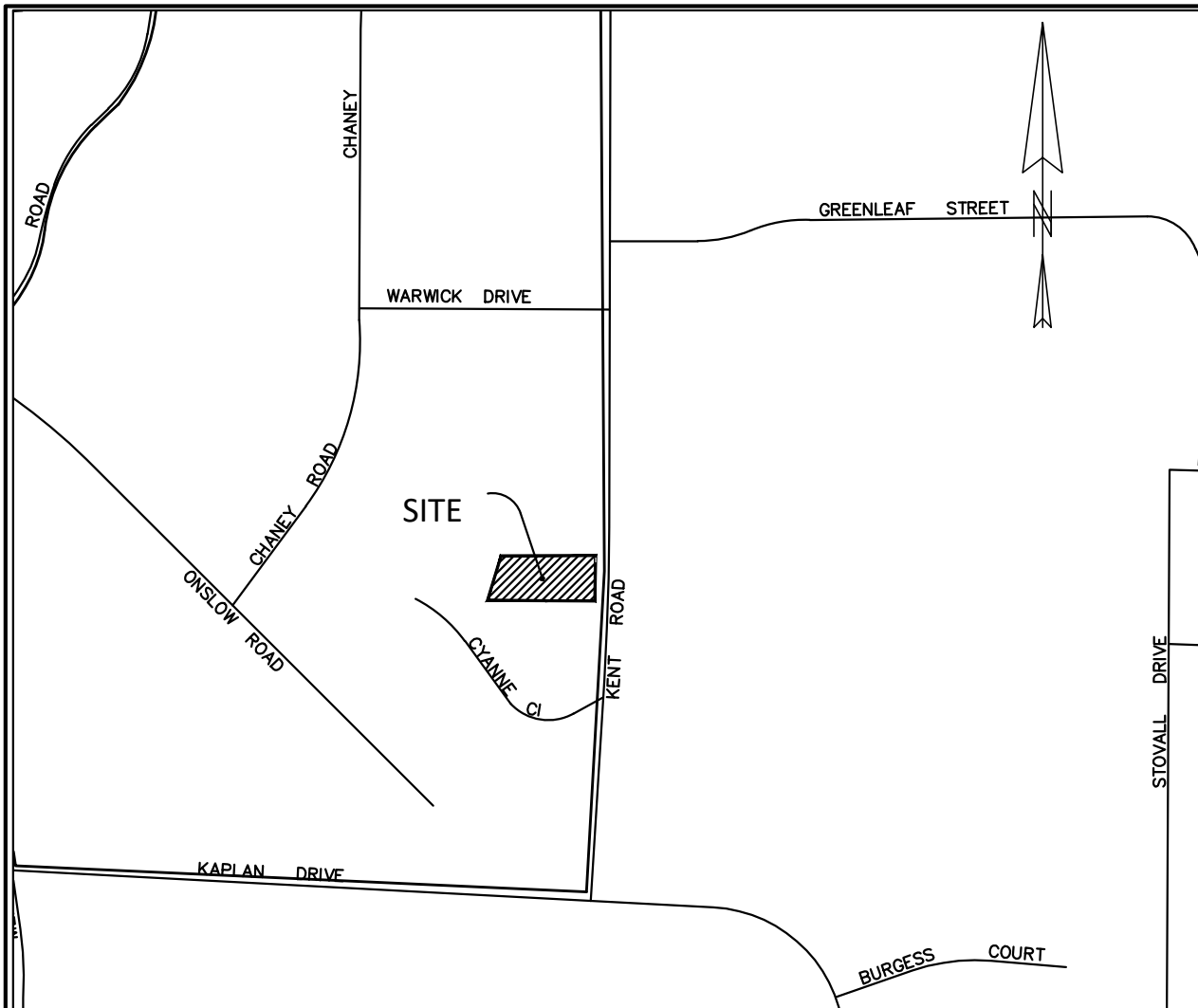
**3-Year Sunset Date: February 25, 2023**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: February 25, 2025**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 02/26/2020  
Development Services Dir/Designee

Staff Coordinator: **Jermont Purifoy**



VICINITY MAP  
SCALE: 1"=400'

#### INDEX OF SHEETS

TITLE .....	PS-1
EXISTING CONDTIONS .....	PS-2
DEMOLITION PLAN .....	PS-3
SUBDIVISION PLAN .....	PS-4
UTILITY PLAN .....	PS-5
STREETSCAPE PLAN .....	PS-6

# PRELIMINARY SUBDIVISION

## 1322 Kent Road, Raleigh, NC

### SUB-0056-2019

#### PLAN SUMMARY

WAKE CO PIN	0793-08-6561
OWNER/DEVELOPER	4200 Reavis LLC
P.O. Box 6356	Raleigh, NC 27628
(919) 630-5577	justin@jrhuntleyhomes.com
ZONING	R-10 w/SRPOD
TOTAL AREA	0.505 AC (21,989 sf)
AREA IN R/W TO BE DEDICATED	0.005 AC (200 sf)
NET AREA	0.500 AC (21,789 sf)
NUMBER OF PROPOSED LOTS	2
MAXIMUM DENSITY	10 UNITS/ACRE
LOT SIZE	4,000 SF
PROPOSED LOT 1	10,671 SF
PROPOSED LOT 2	11,118 SF
AVG. LOT SIZE	10,894 SF
MINIMUM LOT STANDARDS FOR R-10 Detached (UDO 2.2.1)	
Area - 4,000 sf	Min. Width - 45'
Min. Depth - 60'	Front Setback - 10'
Side Setback - 5'	Rear Setback - 20'
MINIMUM LOT STANDARDS FOR R-10 Attached (UDO 2.2.2)	
Area - 6,000 sf	Min. Width - 50'
Min. Depth - 60'	Front Setback - 10'
Side Setback - 5'	Rear Setback - 20'

#### NOTES

- BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING.
- CONTOURS TAKEN FROM WAKE COUNTY GIS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- KENT ROAD IS DESIGNATED AVENUE 2 LANE UNDIVIDED. DEDICATE 2' OF RIGHT-OF-WAY TO 1/2 OF 64'.
- THE TWO LOTS WILL HAVE A SHARED DRIVEWAY ENTRANCE.
- 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-GALLON STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.
- A SURETY EQUAL TO 125% OF THE COST OF DEVELOPMENT FOR INCOMPLETE PUBLIC IMPROVEMENTS.
- PER SECTION 9.1 OF THE UDO, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
- PER UDO SEC. 9.2.2.A.2.b, THIS SITE IS EXEMPT FROM STORMWATER REGULATIONS EXCEPT THE FOLLOWING: PER UDO 9.2.2.A.4.a. (TC-02-16) THE MAXIMUM IMPERVIOUS AREA PER LOT IS AS FOLLOWS (65%): LOT 1 6,936 SF, LOT 2 7,227 SF
- INFILL RESIDENTIAL RULES MAY APPLY TO THE CURRENT SITE LAYOUT PER UDO 2.2.7.

DEVELOPMENT SERVICES

**Preliminary Subdivision Plan Application**  
Development Services Customer Service Center • One Exchange Place, Suite 401 | Raleigh, NC 27601 | 919-996-3486

This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.1).  
Please check the appropriate review type and include the plan checklist document.  
Please email your completed application to [DS.intake@raleighnc.gov](mailto: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): \_\_\_\_\_  
Development name (subject to approval): 1322 Kent Road  
Property Address(es): 1322 Kent Road  
Recorded Deed PIN(s): 0793-08-6561  
DB 17490 Page 2281  
What is your project type? ☐ Single family ☐ Townhouse ☐ Non-residential ☒ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION  
NOTE: Please attach purchase agreement when submitting this form.  
Company: 4200 Reavis LLC Owner/Developer Name and Title: Justin R. Huntley/Managing Member  
Address: P.O. Box 6356, Raleigh, NC 27628  
Phone #: (919) 630-5577 Email: justin@jrhuntleyhomes.com  
Company: CMS Engineering PLLC Contact Name and Title: Patti Hildreth/Member  
Address: P.O. Box 780, Knightdale, NC 27545  
Phone #: (919) 833-0830 Email: patti@cmsengineering.net

APPLICANT INFORMATION  
Contact Name and Title: Patti Hildreth/Member  
Address: P.O. Box 780, Knightdale, NC 27545  
Phone #: (919) 833-0830 Email: patti@cmsengineering.net

Continue to the next page>

Page 1 of 2

REVISION 06.01.19  
raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE  
(Applicable to all developments)

ZONING INFORMATION  
Gross site acreage: 0.50 ac  
Zoning districts (if more than one, provide acreage of each): R-10  
Overlay district: SRPOD Inside City limits? ☒ Yes ☐ No  
Conditional Use District (CUD) Case # Z- \_\_\_\_\_ Board of Adjustment (BOA) Case # A- \_\_\_\_\_

STORMWATER INFORMATION  
Existing Impervious Surface: Acres: 0.09 AC Square Feet: 3,598 SF  
Proposed Impervious Surface: Acres: TBD Square Feet: \_\_\_\_\_  
Neuse River Buffer: ☐ Yes ☒ No Wetlands: ☐ Yes ☒ No  
Is this a flood hazard area? ☐ Yes ☒ No  
If yes, please provide the following:  
Alluvial soils: \_\_\_\_\_  
Flood study: \_\_\_\_\_  
FEMA Map Panel #: \_\_\_\_\_

NUMBER OF LOTS AND DENSITY  
Total # of townhouse lots: Detached: \_\_\_\_\_ Attached: \_\_\_\_\_  
Total # of single-family lots: 2  
Proposed density for each zoning district (UDO 1.5.2.F): 10 units per acre  
Total # of open space and/or common area lots: 0  
Total # of requested lots: 2

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 CMS Engineering PLLC to serve as my agent regarding this application, to receive and respond 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: Justin R. Huntley/Managing Member Date: 9/27/19  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

Page 2 of 2

REVISION 06.01.19  
raleighnc.gov

#### 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

PRELIMINARY - NOT FOR CONSTRUCTION

CMS Engineering, PLLC

P.O. Box 780  
Knightdale, NC 27545  
PHONE: (919) 833-0830  
[info@cmsengineering.net](mailto:info@cmsengineering.net)

P-1867

1322 Kent Road  
PRELIMINARY SUBDIVISION  
SUB-0056-2019  
Raleigh, NC

#### REVISIONS

01/17/2020 PER  
REVIEW COMMENTS

#### TITLE

DWG NAME:  
1322 Kent PSD R1

DRAWN:  
PDH

CHECKED:  
CMS

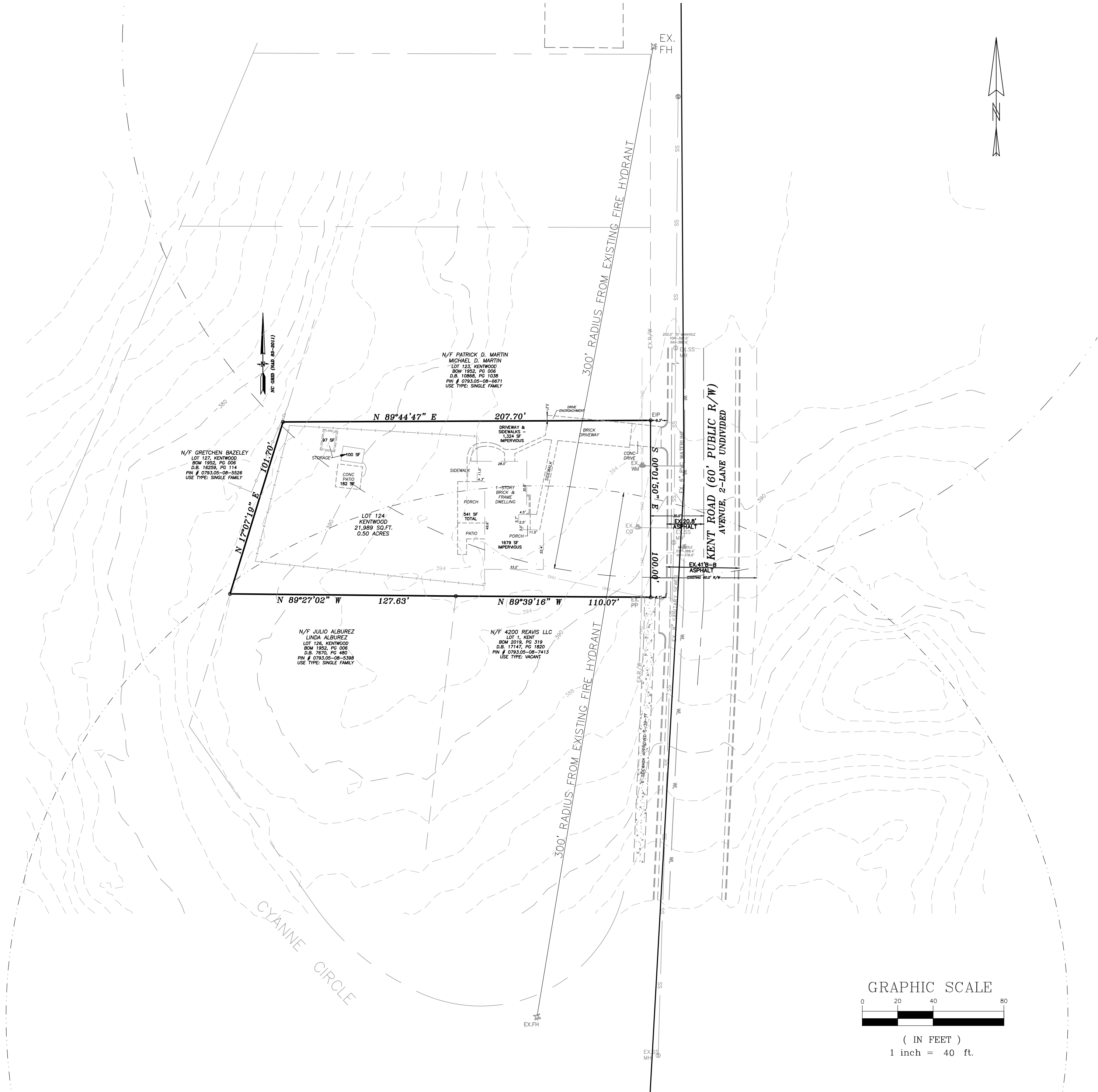
DATE:  
09/30/19

DATE ISSUED:  
01/17/2020

SCALE: AS SHOWN

PS-1

525729



PRELIMINARY - NOT FOR CONSTRUCTION

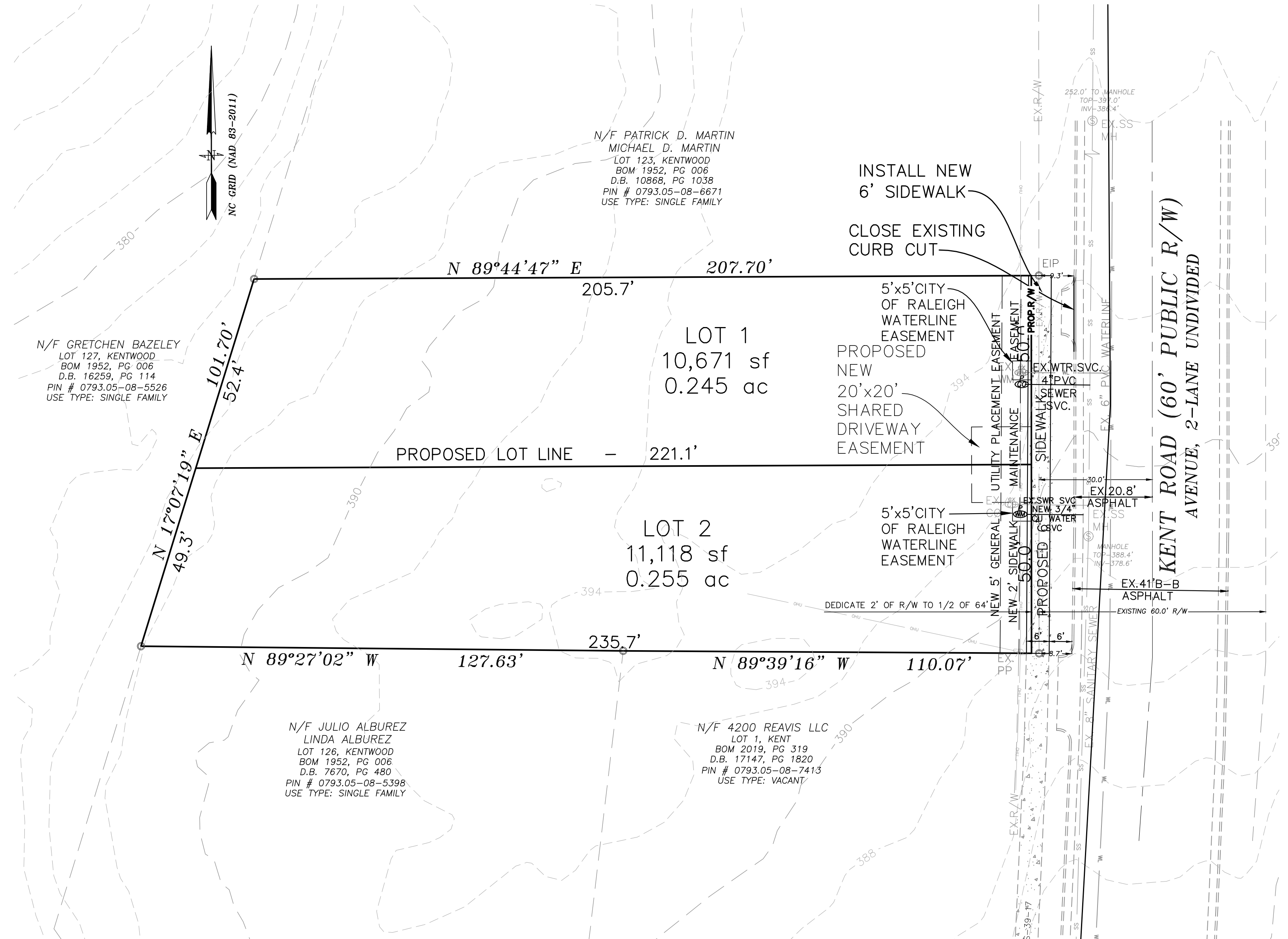
1322 Kent Road  
PRELIMINARY SUBDIVISION  
SUB-0056-2019  
Raleigh, NC

REVISIONS
01/17/2020 PER REVIEW COMMENTS
EXISTING CONDITIONS
DWG NAME: 1322 Kent PSD R1
DRAWN: PDH
CHECKED: CMS
DATE: 09/30/19
DATE ISSUED: 01/17/2020
SCALE: 1"=40'
PS-2

CMS Engineering , PLLC

P.O. Box 780  
Knightdale, NC 27545  
PHONE: (919) 833-0830  
info@cmsengineering.net

P-1867



N/F GRETCHEN BAZELEY  
LOT 127, KENTWOOD  
BOM 1952, PG 006  
D.B. 16259, PG 114  
PIN # 0793.05-08-5526  
USE TYPE: SINGLE FAMILY

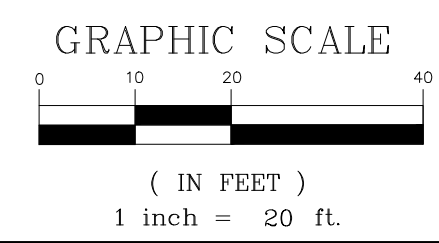
N/F PATRICK D. MARTIN  
MICHAEL D. MARTIN  
LOT 123, KENTWOOD  
BOM 1952, PG 006  
D.B. 10868, PG 1038  
PIN # 0793.05-08-6671  
USE TYPE: SINGLE FAMILY

N/F JULIO ALBUREZ  
LINDA ALBUREZ  
LOT 126, KENTWOOD  
BOM 1952, PG 006  
D.B. 7670, PG 480  
PIN # 0793.05-08-5398  
USE TYPE: SINGLE FAMILY

N/F 4200 REAVIS LLC  
LOT 1, KENT  
BOM 2019, PG 319  
D.B. 17147, PG 1820  
PIN # 0793.05-08-7413  
USE TYPE: VACANT

NOTES:  
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



PRELIMINARY - NOT FOR CONSTRUCTION

CMS Engineering , PLLC		P-1867
P.O. Box 780 Knightdale, NC 27545 PHONE: (919) 833-0830 info@cmsengineering.net		
1322 Kent Road PRELIMINARY SUBDIVISION SUB-0056-2019 Raleigh, NC		
REVISIONS		
01/17/2020 PER REVIEW COMMENTS		
SUBDIVISION PLAN		
DWG NAME: 1322 Kent PSD R1		
DRAWN: PDH		
CHECKED: CMS		
DATE: 09/30/19		
DATE ISSUED: 01/17/2020		
SCALE: 1"=20'		
PS-4		

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)

- 
- ETCHEN BAZELEY  
127, KENTWOOD  
1952, PG 006  
16259, PG 114  
0793.05-08-5526  
E: SINGLE FAMILY
- N 17°07'19" E  
49.3'
- 101.70'  
52.4'
- N 89°44'47" E  
205.7'
- 207.70'
- LOT 1  
10,671 sf  
0.245 ac
- PROPOSED LOT LINE - 221.1'
- LOT 2  
11,118 sf  
0.255 ac
- 235.7'
- N 89°27'02" W  
127.63'
- N 89°39'16" W  
110.07'
- N/F PATRICK D. MARTIN  
MICHAEL D. MARTIN  
LOT 123, KENTWOOD  
BOM 1952, PG 006  
D.B. 10868, PG 1038  
PIN # 0793.05-08-6671  
USE TYPE: SINGLE FAMILY
- N/F JULIO ALBUREZ  
LINDA ALBUREZ  
LOT 126, KENTWOOD  
BOM 1952, PG 006  
D.B. 7670, PG 480  
PIN # 0793.05-08-5398  
USE TYPE: SINGLE FAMILY
- N/F 4200 REAVIS LLC  
LOT 1, KENT  
BOM 2019, PG 319  
D.B. 17147, PG 1820  
PIN # 0793.05-08-7413  
USE TYPE: VACANT
- INSTALL NEW  
6' SIDEWALK
- CLOSE EXISTING  
CURB CUT
- 5'x5' CITY  
OF RALEIGH  
WATERLINE  
EASEMENT
- PROPOSED  
NEW  
20'x20'  
SHARED  
DRIVEWAY  
EASEMENT
- 5'x5' CITY  
OF RALEIGH  
WATERLINE  
EASEMENT
- UTILITY PLACEMENT EASEMENT  
MAINTENANCE  
NEW 2' SIDEWALK  
NEW 5' GENERAL EASEMENT
- EXISTING 6" PVC WATERLINE  
EXISTING 6" PVC SEWER  
EXISTING 3/4" CU WATER  
EXISTING 8" SANITARY SEWER
- EXISTING 20.8' ASPHALT  
EXISTING 41' B-B ASPHALT  
EXISTING 60.0' R/W
- MANHOLE  
TOP - 385.4'  
INV - 378.6'
- MANHOLE  
TOP - 389.0'  
INV - 381.4'
- KENT ROAD (60' PUBLIC R/W)  
AVENUE, 2-LANE UNDIVIDED
- NC GRID (NAD 83-2011)

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

( IN FEET )  
inch = 20 ft.

P.O. Box 780  
Knightdale, NC 27545  
PHONE: (919) 833-0830  
info@cmsengineering.net

P-1867

1322 Kent Road  
PRELIMINARY SUBDIVISION  
SUB-0056-2019  
Raleigh, NC

01/17/2020 PER  
REVIEW COMMENTS

# UTILITY PLAN

DWG NAME:  
1322 Kent PSD R

DRAWN:  
PDH

CHECKED  
PDH

DATE:  
09/30/19

DATE ISSUED:  
01/17/2020

SCALE: 1"=20'

PS-5

