

ALTERNATES, ETC:

# **Administrative Approval Action**

Case File / Name: SUB-0056-2019 1322 Kent Road Subdivision

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)/ 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.

> $\mathbf{N}$ Sidewalk Easement Required

Utility Placement Easement Required

Z 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.

 $\checkmark$ 

#### 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.



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- 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).

☑ <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:

#### 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.
- 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.



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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  $\frac{1}{2}$  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
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SUBDIVISION PLAN	PS-4
UTILITY PLAN	PS-5
STREETSCAPE PLAN	PS-6

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

<u>PLAN SUMMARY</u> WAKE CO PIN	0793-08-6561
OWNER/DEVELOPER P.O. Box 6356	4200 Reavis LLC
(919) 630-5577	Raleigh, NC 27628 7
	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 PROPOS	SED LOTS 2
MAXIMUM DENSITY	10 UNITS/ACRE
LOT SIZE 4,0	00 SF
PROPOSED LOT 1	10,671 SF
PROPOSED LOT 2	11,118 SF
AVG. LOT SIZE	10,894 SF
Area — 4,000 sf Min. Depth — 60'	FOR R—10 Detached (UDO 2.2.1) Min. Width — 45' Front Setback — 10' 5' Rear Setback — 20'
MINIMUM LOT STANDARDS Area — 6,000 sf Min. Depth — 60' Side Setback — 5	FOR R-10 Attached (UDO 2.2.2) Min. Width — 50' Front Setback — 10' 6' Rear Setback — 20'

reliminary Subdivision Plan Application	3 o		Il developments)	e
elopment Services Customer Service Center • One Exchange Plaza, Suite 400   Raleigh, NC 27601   919-996-2495 Raleigh	0	Gross site acreage: 0.50 ac		
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.	- a .	Zoning districts (if more than one, provide acreage of ea R-10		
Please email your completed application to DS intake@raleighnc.gov.		Overlay district: SRPOD	Inside City limits? X Yes No	
ffice Use Only: Case #: Planner (print):	5	Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-	•
	р. т.	STORMWATE	RINFORMATION	<u>ه</u>
re-application Conference Date: Planner (signature):		Existing Impervious Surface:	Proposed Impervious Surface:	• •
DEVELOPMENT TYPE (UDO Section 2.1.2)		Acres: 0.09 AC Square Feet: 3.936 SF	Acres: TBDSquare Feet: Wetlands Yes X No	
X Conventional Subdivision Compact Development Conservation Development Cottage Court	n	Neuse River Buffer Yes X No Is this a flood hazard area? Yes X No	Wetlands Yes X No	
OTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	June of Colored	If yes, please provide the following:	is a contraction of the contract	P
GENERAL INFORMATION	0	Alluvial soils:		
coping/sketch plan case number(s):	n <sup>0</sup> 0	Flood study: FEMA Map Panel #:		е <sub>с</sub>
			OTS AND DENSITY	
evelopment name (subject to approval): 1322 Kent Road		Total # of townhouse lots: Detached	Attached	• •
roperty Address(es) 1322 Kent Road	a 0.6	Total # of single-family lots: 2		a
	° U	Proposed density for each zoning district (UDO 1.5.2.F)	10 units per acre	a
ecorded Deed PIN(s); 0793-08-6561 and a second seco	л с р	Total # of open space and/or common area lots: 0		0
		Total # of requested lots: 2		
/hat is your Single family Townhouse Attached houses	2	SIGNATL	IRE BLOCK	3
		In filing this plan as the property owner(s), I/we do here		ō
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form	) 0	all dedications as shown on this proposed development	tly and severally to construct all improvements and make plan as approved by the City of Raleigh.	
ompany: 4200 Reavis LLC Owner/Developer Name and Title: Justin R. Huntley/Managing Member	let.	I hereby designate CMS Engineering PLLC	to serve as my agent regarding	8
ddress: P.O. Box 6356, Raleigh, NC 27628	and a second second	this application, to receive and response to administrati represent me in any public meeting regarding this appli-		
hone #: (919) 630-5577 Email: justin@jrhuntleyhomes.com				
APPLICANT INFORMATION	0 (4	I/we have read, acknowledge, and affirm that this proje with the proposed development use. I acknowledge that	ct is conforming to all application requirements applicable t this application is subject to the filing calendar and	с a
ompany: CMS Engineering PLLC Contact Name and Title: Patti Hildreth/Member	0	submittal policy, which states applications will expire af	ter 180 days of inactivity	
Address: P.O. Box 780, Knightdale, NC 27545	- a .	Signature: //www.fl//	Date: 4/2.7/19	° - 29
hone #: (919) 833-0830 Email: patti@cmsengineering.net		Signature:	Dete:	
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	-	Please email your completed applic	ation to US.intake@raleighnc.gov.	
		6 A C A C A C A C A C A C A C A C A C A		
e 1 of 2		Page 2 of 2)		P _ 0

## <u>NOTES</u>

- 1. BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING.
- 2. CONTOURS TAKEN FROM WAKE COUNTY GIS.
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- 4. KENT ROAD IS DESIGNATED AVENUE 2 LANE UNDIVIDED. DEDICATE 2' OF RIGHT-OF-WAY TO 1/2 OF 64'.
- 5. THE TWO LOTS WILL HAVE A SHARED DRIVEWAY ENTRANCE.
- 6. 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.
- 7. A SURETY EQUAL TO 125% OF THE COST OF DEVELOPMENT FOR INCOMPLETE PUBLIC IMPROVEMENTS.
- 8. PER SECTION 9.1 OF THE UDO, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
- 9. 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
- 10. INFILL RESIDENTIAL RULES MAY APPLY TO THE CURRENT SITE LAYOUT PER UDO 2.2.7.

	PRELIMINARY
	PREL
Existing Iron Pipe	
<ul> <li>Iron Pipe Set (Unless Otherwise Design</li> <li>× Property Corner</li> <li>PK Nail</li> </ul>	
Cable TV Box	
<ul> <li>Telephone Box</li> <li>Power Box</li> </ul>	
☆ Light Pole ℃ Utility Pole	
W Water Valve	
<ul> <li>Existing Fire Hydrant</li> <li>Existing Water Meter (3/4 " Service li Proposed Water Meter (3/4 " Service</li> </ul>	
<ul><li>S Existing Sewer Manhole</li><li>S Proposed Sewer Manhole</li></ul>	
<ul> <li>Existing Sewer Clean Out (4" service</li> </ul>	
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	

	U I	525729
	CMS Engineering , PLLC P.O. Box 780 Knightdale, NC 27545 PHONE: (919) 833-0830 info@cmsengineering.net	
N	C P-1867	
PRELIMINARY - NOT FOR CONSTRUCTION	1322 Kent Road PRELIMINARY SUBDIVISION SUB-0056-2019 Raleigh, NC	
PF	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	

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## STANDARD UTILITY NOTES (as applicable):

- 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 24" 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 W-41 & S-49)
  - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- 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. 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
- 5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
- 6. 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
- 7. Install <sup>3</sup>/<sub>4</sub>" copper\* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. <u>NOTE:</u> it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
- 8. Install 4" PVC\* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- 9. 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
- 10. 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.
- 11.NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- 12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 250-7825 or timothy.beasley@raleighnc.gov for more information
- 13. 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. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. 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 Joanie Helvey at (919) 212-5923 or joanie.hartley@raleighnc.gov for more information



Back of curb	
	2'
Driveways	10'
Structures	10'
Manholes and catch basins	10'
Fire hydrants	10'
Water meters and other utility	5'
boxes	
Traffic signs	10'
Stop signs	30'
Light poles	20'
Other trees	15'
Table 1. Continued Buried Utility Lines that Traverse	e the Planting Strip
Water & sewer	10'
Sewer easements	Planting prohibited

## NOTES

- 1. ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
- 2. UNDERSTORY STREET TREES SHALL BE PLANTED AT A SPACING OF 20' ON CENTER & SHALL BE SINGLE STEM.
- 3. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 4. 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



