



# Administrative Approval Action

Case File / Name: SUB-0061-2021  
DSLCL - TURNERS ALLEY 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 south side of Van Dyke Avenue, east of Chamberlain St at 718 Chamberlain St. and involves two lots to be recombined and redeveloped.

**REQUEST:** Subdivision of a 0.94 acre/40,921 sf tract zoned R-10 NCOD, SRPOD with 0.39 acres / 16,827 sf of new right-of-way dedication (Turner's Alley) and four lots. Proposed Lot 1 being 0.14 acres/ 6,039 sf; Proposed Lot 2 being 0.13 acres/ 5,489 sf; Proposed Lot 3 being 0.14 acres/ 6,027 sf; and Lot 4 being 0.15 acres/ 6,539 s

**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 October 4, 2021 by JOHN A EDWARDS AND CO.

## **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:***

### **Stormwater**

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City if land disturbance equal or exceeds 12,000 sf (UDO 9.4.4).
2. 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.

☒ **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"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Public Access Easement Required

<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.



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***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.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. Amend the zoning data information to reflect R-10, NCOD, SRPOD and comply with UDO Section 5.6.1. as applicable.
4. A copy of the Will Serve letter for private SWS service is provided at plat recordation.
5. Revise the 'new lot line' label shown on the rear of Lots 2-4.
6. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract.

## **Engineering**

7. A cross access agreement among the lots identified as NINEONENINE LLC DB 13274, PG 737 BM 2021 PG 1475 and Lot 1 of shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
8. 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.
9. A Public Access deed of easement 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.
10. 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.



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11. 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.

## Public Utilities

12. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

## Urban Forestry

13. A public infrastructure surety for (5) 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.

☒ **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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (5) street trees along Turners Alley.

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

## General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

## Stormwater

2. 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 2, 2025**



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Record at least  $\frac{1}{2}$  of the land area approved.

5-Year Sunset Date: March 2, 2027  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 11/03/2021  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy



VICINITY MAP  
(NOT TO SCALE)

#### SITE DATA

OWNERS: NINEONEONE LLC  
PO BOX 10330  
RALEIGH, NC 27605  
  
WILLIAM ALPHIN & KAY JORDAN  
915 TOWER STREET  
RALEIGH, NC 27607  
  
ADDRESS: 718 CHAMBERLAIN STREET  
RALEIGH, NC 27607  
  
2303 TURNERS ALLEY  
RALEIGH, NC 27607  
  
2309 TURNERS ALLEY  
RALEIGH, NC 27607

ZONING: R-10 NCOD  
LOT AREA: 36,883 S.F. (0.847 AC.)  
DENSITY: 4.7 DU / AC  
CURRENT LAND USE: VACANT  
REFERENCE: BM 2021, PG 1475  
WAKE COUNTY REGISTRY

#### OBERLIN VILLAGE NEIGHBORHOOD - NCOD REQUIREMENTS

- MINIMUM LOT SIZE: 5,000 SQUARE FEET.
- MAXIMUM LOT SIZE: 12,500 SQUARE FEET.
- MINIMUM LOT WIDTH: 50 FEET.
- FRONT YARD SETBACK: WITHIN 10% OF THE MEDIAN FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING.
- BUILDING ENTRANCE: ALL BUILDINGS SHALL HAVE A MINIMUM OF 1 ENTRANCE FACING THE PUBLIC STREET.
- MAXIMUM BUILDING HEIGHT: 28.7 FEET AND 2 STORIES.

SOLID WASTE COMPLIANCE STATEMENT  
DEVELOPERS HAVE REVIEWED AND ARE IN  
COMPLIANCE WITH THE REQUIREMENTS SET  
FORTH IN THE SOLID WASTE DESIGN MANUAL.  
PRIVATE SERVICE TO BE PROVIDED.

#### INDEX

CE-1	COVER SHEET
CE-2	RECORDED MAP
CE-3	EXISTING CONDITIONS
CE-4	SUBDIVISION PLAN
CE-5	UTILITY / STORMWATER MANAGEMENT PLAN
CE-6	SIGHT DISTANCE / LANDSCAPE PLAN
CE-6	SITE & UTILITY DETAILS

# TURNERS ALLEY SUBDIVISION

## PRELIMINARY SUBDIVISION

### SUB-0061-2021

## RALEIGH, NORTH CAROLINA

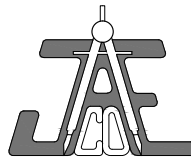
AUGUST, 2021  
REVISED OCTOBER, 2021

#### DEVELOPER:

**LEGACY CUSTOM HOMES, INC**  
Ward Russell  
3304 Six Forks Road, Suite 100  
Raleigh, N.C. 27609  
919-781-3800  
ward@legacycustomhomes.com

#### CIVIL ENGINEER:

**JAECO**  
**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
NC License F-0289  
333 Wade Ave., Raleigh, NC 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com



ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH CITY OF RALEIGH  
AND / OR NCDOT STANDARDS AND  
SPECIFICATIONS.

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD83

#### Preliminary Subdivision Application Planning and Development

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDC Section 10.2.0). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [StateReview@raleighnc.gov](mailto:StateReview@raleighnc.gov).

<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Conventional Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District		
Scoping/plan sheet case number(s)		
Development name (subject to approval): Turners Alley Subdivision		
Property Address(es): 718 Chamberlain St. - 2309 Turners Alley - 2303 Turners Alley		
Recorded Deed (PUD): 0794-16-04-3254 - 0794-16-04-4288 - 0794-16-04-5245		
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other
Attached houses		
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION		
NOTE: Please attach purchase agreement when submitting this form		
Company: Legacy Custom Homes, Inc.   Owner/Developer Name and Title: Ward Russell, President		
Address: 3304 Six Forks Road, Suite 100, Raleigh NC 27609		
Phone #: (919) 781-3800   Email: ward@legacycustomhomes.com		
APPLICANT INFORMATION		
Company: John A. Edwards & Company   Contact Name and Title: Johnny Edwards		
Address: 333 Wade Ave., Raleigh NC 27605		
Phone #: (919) 828-4428   Email: johnny@jaeco.com		

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DEVELOPMENT TYPE - SITE GATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.9384 Acres	
Zoning district (if more than one, provide acreage of each): R-10	
Overlay district: NCOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case #:	Board of Adjustment (BOA) Case #:
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 5.18	Proposed Impervious Surface: Acres: 1.07
Nearest Street Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Stormwater Management: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please provide the following: <input type="checkbox"/> Flood study <input type="checkbox"/> ERM Map Panel #: 10000000	
NUMBER OF LOTS AND DENSITY	
Total # of lots: 4	Detached
Total # of single-family lots: 4	
Proposed density for each zoning district (UDC 10.2.2):	4.7 DU/AC PER TC-6-20
Total # of open space and/or common area lots: 0	
Total # of requested lots: 4	
SIGNATURE BLOCK	
I hereby designate <u>JOHNNY EDWARDS</u> to serve as my agent regarding this application. I request and reserve to administrative commission. In reserving power in my behalf, and to represent me in any public meeting regarding this application.	
I have read, acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed development use. I acknowledge that this application is subject to the final ordinance and standard policy, which states applications will expire after six consecutive months of inactivity.	
Signature: <u>Ward Russell</u>	Date: <u>8-18-21</u>
Printed Name: <u>WARD RUSSELL</u>	Date:
Printed Name:	Date:

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

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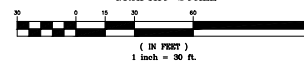


LOT 1 - 6,039 S.F. (0.1386 AC.)  
 LOT 2 - 5,489 S.F. (0.1260 AC.)  
 LOT 3 - 6,027 S.F. (0.1384 AC.)  
 LOT 4 - 6,539 S.F. (0.1501 AC.)

**TOTAL AREA - 40.921 S.F. (0.9394 AC.)**

FRONT SETBACK: 10'  
REAR SETBACK: 20'  
SIDE SETBACK: 5'

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.34'	25.00'	090°09'36"	35.40'	N45°13'57.16"E



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