

Preliminary Subdivision Application

Planning and Development

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.

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): Phoenix Place Lots 75/76 Subdivision-Phases 1 & 2

Property Address(es): 1005 Phoenix Place

Recorded Deed PIN(s): 1714-64-8340

What is your project type?

☒
☐

Single family
Apartment

☐
☐

Townhouse
Non-residential

☐

Other: ☐ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: 3BM, LLC

Owner/Developer Name and Title: Howard Moye, Manager

Address: PO Box 20667 Raleigh, NC 27619

Phone #: 919-844-7888

Email: hmoyeiii@gmail.com

APPLICANT INFORMATION

Company: Marlowe & Moye, LLC

Contact Name and Title: Howard Moye - Manager

Address: 314 W. Millbrook Road, Suite 013 Raleigh, NC 27609

Phone #: 919-844-7888

Email: hmoyeiii@gmail.com

Continue to page 2 >>

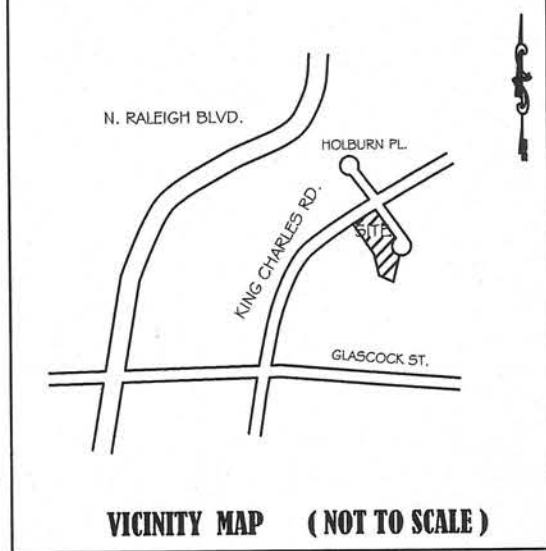
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.61	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.05 Square Feet: 2375	Proposed Impervious Surface: Acres: 0.23 Square Feet: 10,000
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils: N/A	
Flood study: Jones & Cnossen Engineering, PLLC (SPR-0059-2021)	
FEMA Map Panel #: 3720171400J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 3	
Proposed density for each zoning district (UDO 1.5.2.F): 4.91	
Total # of open space and/or common area lots:	
Total # of requested lots: 3	

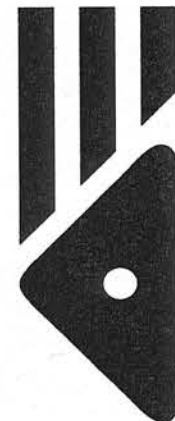
SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, <u>Jones & Cnossen Engineering, PLLC/Peter Cnossen</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>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.</p>	
Signature: <u>[Signature]</u>	Date: 10.21.21
Printed Name: <u>Howard Moya - Manager</u>	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

PHOENIX PLACE LOT 75 SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
SUB-0077-2021



Jones & Cnossen
ENGINEERING, PLLC



Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151

www.jonescnossen.com

PHOENIX PLACE LOT 75 SUB'D

PRELIMINARY SUBDIVISION PLAN

COVER SHEET

SCALE	1"=100'	DRAWN	PDC
DATE	OCTOBER 21, 2021		
REVISION	03/10/22	1st CYCLE REVIEW	
	04/05/22	2nd CYCLE REVIEW	
SHEET	1		
PROJECT	2146		

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DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> 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): Phoenix Place Lot 75 Subdivision	
Property Address(es): 1005 Phoenix Place	
Recorded Deed PIN(s): 1714-64-8340	
What is your project type?	
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Other:	<input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form:	
Company: 3BM, LLC	Owner/Developer Name and Title: Howard Moye, Manager
Address: PO Box 20667 Raleigh, NC 27619	
Phone #: 919-844-7888	Email: hmoye@3bm.com
APPLICANT INFORMATION	
Company: Marlowe & Moye, LLC	Contact Name and Title: Howard Moye - Manager
Address: 314 W. Millbrook Road, Suite 013 Raleigh, NC 27609	
Phone #: 919-844-7888	Email: hmoye@3bm.com

Continue to page 2 >>

Page 1 of 2

REVISION 02.10.21
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DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.33	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district:	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Board of Adjustment (BOA) Case # A:
Conditional Use District (CUD) Case # Z:	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.05 Square Feet: 2,075	Proposed Impervious Surface: Acres: 0.24 Square Feet: 9,000
Nause River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide the following:	
Flood study:	
FEMA Map Panel #: 3720171500	
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):	
Total # of open space and/or common area lots:	
Total # of requested lots: 2	
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in the 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.	
I, Jones & Cnossen Engineering, PLLC/Peter Cnossen will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
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 substantial policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 10-21-21
Printed Name: Howard Moye - Manager	Date:
Signature:	Date:
Printed Name:	

Please email your completed application to SubReview@raleighnc.gov.

Page 2 of 2

REVISION 02.10.21
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ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 919-211-59, AND THE PUBLIC UTILITIES DEPARTMENT AT 919-454-40, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

SOLID WASTE INSPECTION NOTES

- THE DEVELOPMENT PROPOSES USE OF COR SOLID WASTE SERVICES (SWS) FOR TRASH PICKUP. ACCESS TO CURB PICKUP IS AVAILABLE VIA PUBLIC STREET FRONTAGE ALONG N. KING CHARLES ROAD AS SHOWN ON SHEET 3.
- STANDARD 56 GALLON ROLL-OUT REFUSE CARTS SHALL BE STORED IN GARAGES OR REAR OF SINGLE-FAMILY HOMES.

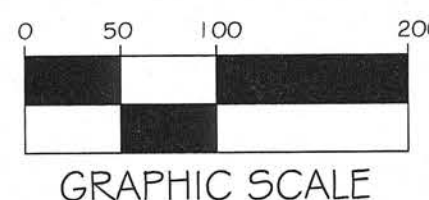
NOTES:

- THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAN SUBMITTAL IS TO SUBDIVIDE THE EXISTING PARCEL INTO TWO (2) LOTS FOR SINGLE-FAMILY HOUSING.
- THE EXISTING PARCEL IS LESS THAN 2 ACRES SO NO CONSERVATION AREA IS NOT REQUIRED PER UDO SECTION 9.1.2.
- PER SECTION 9.2.2.A.2.b.1, SUBJECT TO 4.a OF THE PART 10A RALEIGH UDO, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- N. KING CHARLES ROAD IS AN EXISTING NEIGHBORHOOD STREET SECTION THAT REQUIRES 2' OF ADDITIONAL RW DEDICATION.
- PHOENIX PLACE IS AN EXISTING NEIGHBORHOOD YIELD STREET SECTION THAT REQUIRES 2.5' OF ADDITIONAL RW DEDICATION.
- PHOENIX PLACE PUBLIC IMPROVEMENTS ARE APPROVED UNDER SFR-0059-2021.
- PHOENIX PLACE PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED BY THE OWNER/DEVELOPER (3BM, LLC).
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- RESIDENTIAL INFILL RULES MAY APPLY PER UDO SECTION 2.2.1.B.b6 AND SECTION 2.2.7 AT BUILDING PERMIT ISSUANCE.
- PER TC-SA-1.B, THE PRIMARY STREET DESIGNATION FOR PROPOSED NEW LOT 1 SHALL BE N. KING CHARLES ROAD.

REFERENCES:

- EXISTING PHOENIX PLACE RW IS RECORDED IN BM 1953, PG 111.
- EXISTING 20' COR SANITARY SEWER EASEMENT IS RECORDED IN BM 1953, PG 111.
- PHOENIX PLACE SUBDIVISION LOTS SFR-0059-2021 DRAWINGS PROVIDE DESIGN INFORMATION FOR CONSTRUCTION OF PHOENIX PLACE.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



SITE DATA

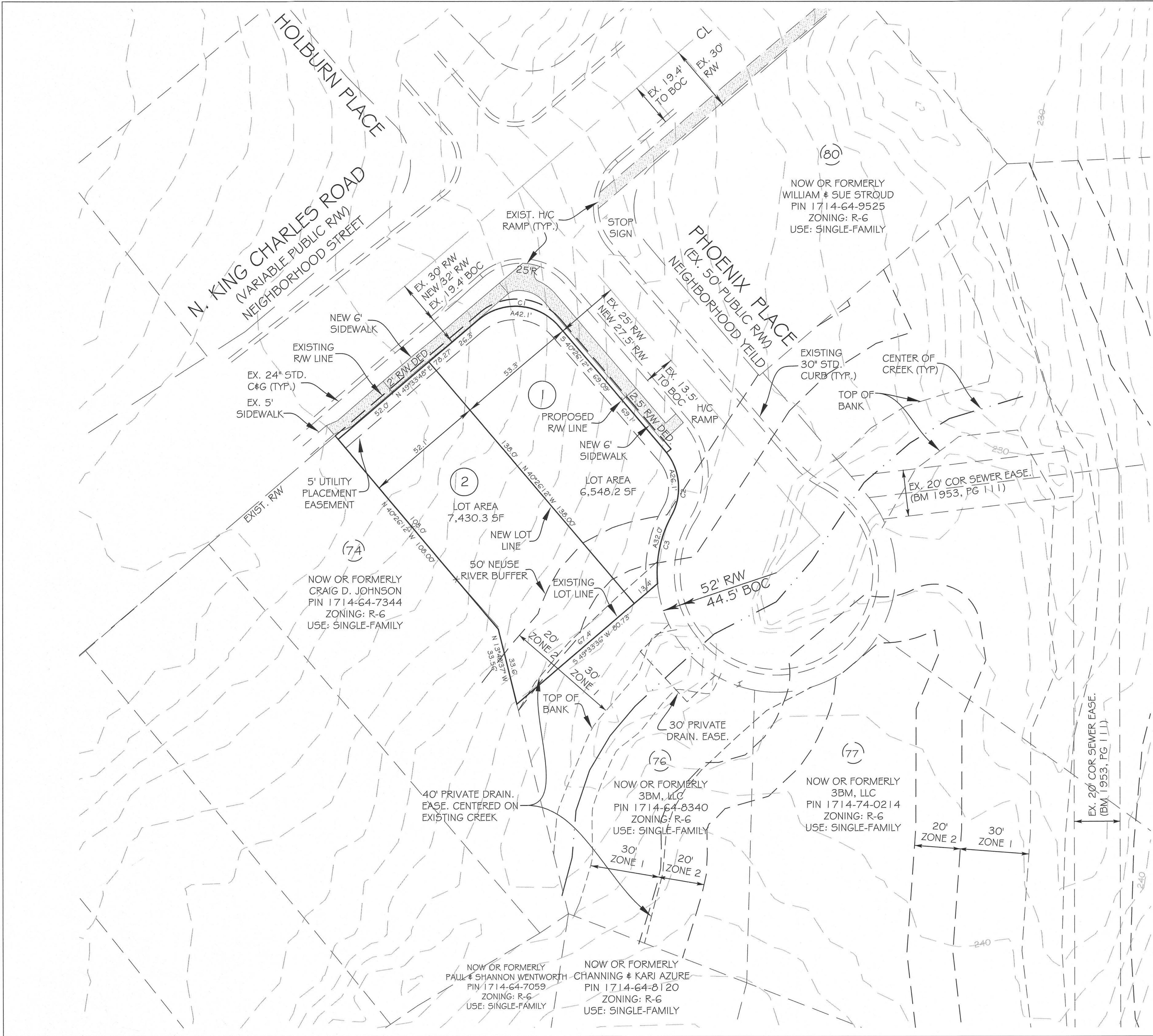
PROJECT NAME	PHOENIX PLACE LOT 75 SUBDIVISION
PREPARED BY CONTACT INFORMATION	JONES & CNOSSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. CNOSSSEN
OWNER / DEVELOPER CONTACT INFORMATION	3BM, LLC PO BOX 20667 RALEIGH, NORTH CAROLINA 27619 PHONE - (919) 844-7888 CONTACT PERSON - HOWARD MOYE
SITE ADDRESS	1118 N. KING CHARLES ROAD
CURRENT PROPERTY ZONING	R-6
WAKE COUNTY PIN	1714-64-7493
TOTAL AREA	0.33 ACRE (14,467.3 SF)
RAW DEDICATION	0.01 AC (488.8 SF)
NET SUBDIVISION AREA	0.32 ACRE (13,978.5 SF)
EXISTING USE	DETACHED SINGLE-FAMILY
PROPOSED USE	DETACHED SINGLE-FAMILY
PROPOSED NUMBER OF LOTS	2
LOT 1 AREA	0.15 ACRE (6,548.2 SF)
LOT 2 AREA	0.17 ACRE (7,430.3 SF)
R-6 LOT DIMENSIONS (UDO SECTION 2.2.1.A)	
LOT AREA (MIN)	6,000 SF
LOT WIDTH (MIN)	50 FT
LOT DEPTH (MIN)	80 FT
R-6 BUILDING SETBACKS (UDO SECTION 2.2.1.B)	
FROM PRIMARY STREET (MIN)	10 FT
FROM SIDE STREET (MIN)	10 FT
FROM SIDE LOT LINE (MIN)	5 FT
FROM REAR LOT LINE (MIN)	20 FT
R-6 BUILDING HEIGHT (UDO SECTION 2.2.1.D)	
PRINCIPAL BUILDING (MAX)	40 FT / 3 STORIES

BLOCK PERIMETER EXEMPTION

CITY OF RALEIGH, TC-6-19 SECTION A2b STATES THAT THE MINIMUM SITE AREA APPLICABLE FOR BLOCK PERIMETER IN R-6 ZONING IS 1.3 ACRES FOR AN AVERAGE LOT SIZE OF 0.3 ACRE ON THE BLOCK. SINCE THE SUBJECT PARCELS AT 1118 N. KING CHARLES ROAD & 1005 PHOENIX PLACE AREA (0.61 ACRE) IS LESS THAN 1.3 ACRES, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS OF UDO ARTICLE 6.3.

SUBDIVISION DRAWING SHEET INDEX

- | | |
|-----|------------------------------------|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS & DEMO PLAN |
| 3 | PRELIMINARY SUBDIVISION PLAN |
| 4 | PRELIMINARY GRADING & UTILITY PLAN |
| 5 | PRELIMINARY STREETScape PLAN |
| R-1 | RECOMBINATION RECORD MAP |



- NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, PA AND ELINGBURG LAND SURVEY COMPANY.
 3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM NC SPATIAL DATA.
 4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 37201 71400J DATED MAY 2, 2006.
 5. THE SITE HAS BEEN REVIEWED FOR WETLANDS, NEUSE RIVER BUFFERS AND CREEKS BY SOIL & ENVIRONMENTAL CONSULTANTS, INC. THE BUFFERED STREAM IS BASED ON TOP OF BANK SURVEY SHOTS BY ELINGBURG LAND SURVEY COMPANY.
 6. THE EXISTING PARCELS COMBINED TOTAL LESS THAN 2 ACRES SO TREE CONSERVATION AREA IS NOT REQUIRED PER UDO SECTION 9.1.2.
 7. PHOENIX PLACE PUBLIC IMPROVEMENTS ARE APPROVED UNDER SFR-0059-2021.
 8. PHOENIX PLACE PUBLIC IMPROVEMENTS APPROVED UNDER SFR-0059-2021 ARE CURRENTLY UNDER CONSTRUCTION BY THE OWNER/DEVELOPER OF LOT 76 (3BM, LLC).
 9. THE DEVELOPER PROPOSES PAYMENT OF A FEE-IN-LIEU FOR 2 STREET TREES REQUIRED ALONG THE N. KING CHARLES ROAD FRONTAGE.

EXISTING SITE DATA	
SITE ADDRESS	1110 N. KING CHARLES ROAD
PIN NUMBER	1714-64-7493
DEED BOOK	DB 018642, PG 353
RECORDED MAP	BK 1953, PG 111
ZONING	R-6
ACREAGE	0.33 ACRE (14,467.3 SF)
USE	SINGLE-FAMILY

OVERALL SITE DATA	
ZONING	R-6
PARCEL INFORMATION	
ACREAGE IN LOTS	0.32 ACRE (13,978.5 SF)
PROPOSED LOTS	
LOT 1	0.15 ACRE (6,548.2 SF)
LOT 2	0.17 ACRE (7,430.3 SF)
PROPOSED USE	
LOT 1	SINGLE-FAMILY
LOT 2	SINGLE-FAMILY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	90°00'00"
C2	25.00'	30.12'	28.33'	69°01'14"
C3	52.00'	30.60'	30.23'	33°47'55"

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

