



Administrative Approval Action

Case File / Name: SUB-0077-2021
DSLCL - Phoenix Place Lot 75

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 east side of N. Raleigh Boulevard, north of Glascock Street, at 1118 N. King Charles Road.

REQUEST: Development of an existing parcel with a detached single-family 0.33 acre/14,495 sf tract zoned R-6 into 2 proposed single-family detached lots, with 498.5' sf/.01 acres of right-of-way dedication, leaving a net area .32 acres/13,997 sf. Proposed New Lot 1 being .15 acres/6,548.2 sf & proposed New Lot 2 being .17 acres/7,448.3 sf. Note the site data lot area on the preliminary approved subdivision plan, SUB-0077-2021, is incorrectly shown for the overall gross, right-of-way, net, proposed new lot areas, and will be revised at SPR review.

**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 April 5, 2022 by Marlowe & Moye LLC.

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:

General

1. Applicant reviews & revises the site data table existing & new lot area information as shown on the approved preliminary plans, in the Site Permit Review (SPR) plans set, and as noted on the AA document summary coversheet.

☒ **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
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<input checked="" type="checkbox"/>	Utility Placement 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.



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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.

Engineering

2. 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)
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.

Stormwater

5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

6. A public infrastructure surety for (2) street trees 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.

☒ **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.



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The following items must be approved prior to the issuance of building permits:

Public Utilities

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

Stormwater

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.
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.)
4. The 100-year floodplain boundary and flood storage easement as approved with SPR-0059-2021 and shown on preliminary plans must be recorded on a plat prior to building permit issuance.

shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit. (UDO 9.3).

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

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) understory street trees along N. King Charles Rd.

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

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

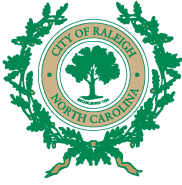
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: August 31, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: August 31, 2027

Record entire subdivision.



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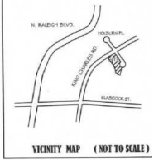
I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 05/04/2022
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

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 C01
FPO BOX 0062
APEX, NC 27502
Office: 919-367-1174
Registration: P-0151
www.jonescnossen.com

PHOENIX PLACE LOT 75 SUBD
PRELIMINARY SUBDIVISION PLAN
CITY OF RALEIGH

COVER SHEET

CASE NO. SUB-0077-2021

Preliminary Subdivision Application

Planning and Development

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 2.2.1.1) to the City of Raleigh. Please provide the appropriate information and include the site plan and other documents. Please email all documents and your preliminary subdivision plan to planning@raleighnc.gov.

PROJECT INFORMATION: UDO Section 2.2.1.1
1. Description: Subdivision, Compact Development, Conservation Development, Outcrop Development
NOTE: Subdivisions may require City Council approval if it is a Public Park Overlay or Historic Overlay District.
2. Subdivision Name: 1005 Phoenix Place
3. Subdivision Name: 1005 Phoenix Place

Development Name: 1005 Phoenix Place

Recorded Deed Number: 1714-04-0200

What is your project type?
☒ Single-Family Residential ☐ Townhouse ☐ Other: ☐ Attached: ☐ Other: ☐

CLIENT PROPERTY AND DEVELOPER INFORMATION
NOTE: Please provide information to contact the owner and the developer.

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Address: PO Box 20077 Raleigh, NC 27617
Phone: 919-444-7838
Email: jbl@jbl.com

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SITE DATA	
PROJECT NAME	PHOENIX PLACE LOT 75 SUBDIVISION
PREPARED CONTACT INFORMATION	JONES & CNOSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE: (919) 367-1174 FAX: (919) 367-3379 CONTACT PERSON: PETER D. CNOSSEN
OWNER/DEVELOPER CONTACT INFORMATION	JBL, LLC PO BOX 20067 RALEIGH, NORTH CAROLINA 27619 PHONE: (919) 444-7838 CONTACT PERSON: HOWARD MOYE
SITE ADDRESS	1116 N. KING CHARLES ROAD
CURRENT PROPERTY ZONING	R-6
RALEIGH COUNTY PIN	714-64-7493
TOTAL AREA	0.33 ACRE (14,467.3 SF)
RAW DEDICATION	0.01 AC (435.6 SF)
NET SUBDIVISION AREA	0.32 ACRE (13,979.5 SF)
EXISTING USE	DETACHED SINGLE-FAMILY
PROPOSED USE	DETACHED SINGLE-FAMILY
PROPOSED NUMBER OF LOTS	2
LOT 1 AREA	0.15 ACRE (6,545.2 SF)
LOT 2 AREA	0.17 ACRE (7,430.3 SF)
R-6 LOT DIMENSIONS (UDO SECTION 2.2.1A)	
LOT AREA (MIN)	6,000 SF
LOT WIDTH (MIN)	50 FT
LOT DEPTH (MIN)	60 FT
R-6 BUILDING SETBACKS (UDO SECTION 2.2.1B)	
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 2.2.1C)	
PRINCIPAL BUILDING (MAX)	40 FT / 3 STORIES

BLOCK PERMETER EXEMPTION
CITY OF RALEIGH, TC-G-19 SECTION 2.2.1B STATES THAT THE MINIMUM SITE AREA APPLICABLE FOR BLOCK PERMETER IN R-6 ZONING IS 13 ACRES FOR AN AVERAGE LOT SIZE OF 0.3 ACRE OR THE BLOCK. SINCE THE SUBJECT PARCELS AT 1116 N. KING CHARLES ROAD + 1005 PHOENIX PLACE AREA (0.61 ACRES) IS LESS THAN 13 ACRES, THIS PROJECT IS EXEMPT FROM BLOCK PERMETER 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
6	RECOMMENDATION RECORD MAP

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 TREE CONSERVATION AREA IS NOT REQUIRED PER UDO SECTION 2.2.1.
- PER UDO SECTION 2.2.1.1, SUBJECT TO 4.0 OF THE PART (1) R-6 ZONING, THESE LOTS ARE EXEMPT FROM ACTIVE OVERWATER MEASURES AND SUBJECT TO FUTURE REVIEW UPON PLACEMENT OF IMPROVED SURFACE AREAS.
- N. KING CHARLES ROAD IS AN EXISTING NEIGHBORHOOD STREET SECTION THAT REQUIRES 2' OF ADDITIONAL RIGHT-OF-WAY.
- PHOENIX PLACE IS AN EXISTING NEIGHBORHOOD STREET SECTION THAT REQUIRES 2' OF ADDITIONAL RIGHT-OF-WAY.
- PHOENIX PLACE PUBLIC IMPROVEMENTS ARE APPROVED UNDER ORDINANCE 2021-001.
- PHOENIX PLACE PUBLIC IMPROVEMENTS ARE DEEMED TO BE BY THE OWNER/DEVELOPER (JBL, LLC) DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- RESOLUTION, RPL 1115, MAY APPLY PER UDO SECTION 2.2.1.1.B AND SECTION 2.2.1.7 AT BUILDING FRONT ELEVANCE.
- PER TC-G-1.9, THE PRIMARY STREET DESIGN ON FOR PROPOSED NEW LOT 1 SHALL BE N. KING CHARLES ROAD.

REFERENCES

- EXISTING PHOENIX PLACE SW IS RECORDED IN BM 1853, PG. 111.
- EXISTING 8' OR MORE SANITARY SEWERAGE IS RECORDED IN BM 1853, PG. 111.
- PHOENIX PLACE SUBDIVISION LOTS 31A-0009-0001 DRAWINGS PROVIDE DESIGN INFORMATION FOR CONSTRUCTION OF PHOENIX PLACE.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



DATE	1"=100'	PCD
DATE	OCTOBER 21, 2021	
REVISION	DATE	BY
001	10/21/2021	PCD
002	10/21/2021	PCD
003	10/21/2021	PCD
004	10/21/2021	PCD
005	10/21/2021	PCD
006	10/21/2021	PCD
007	10/21/2021	PCD
008	10/21/2021	PCD
009	10/21/2021	PCD
010	10/21/2021	PCD

ATTENTION CONTRACTORS

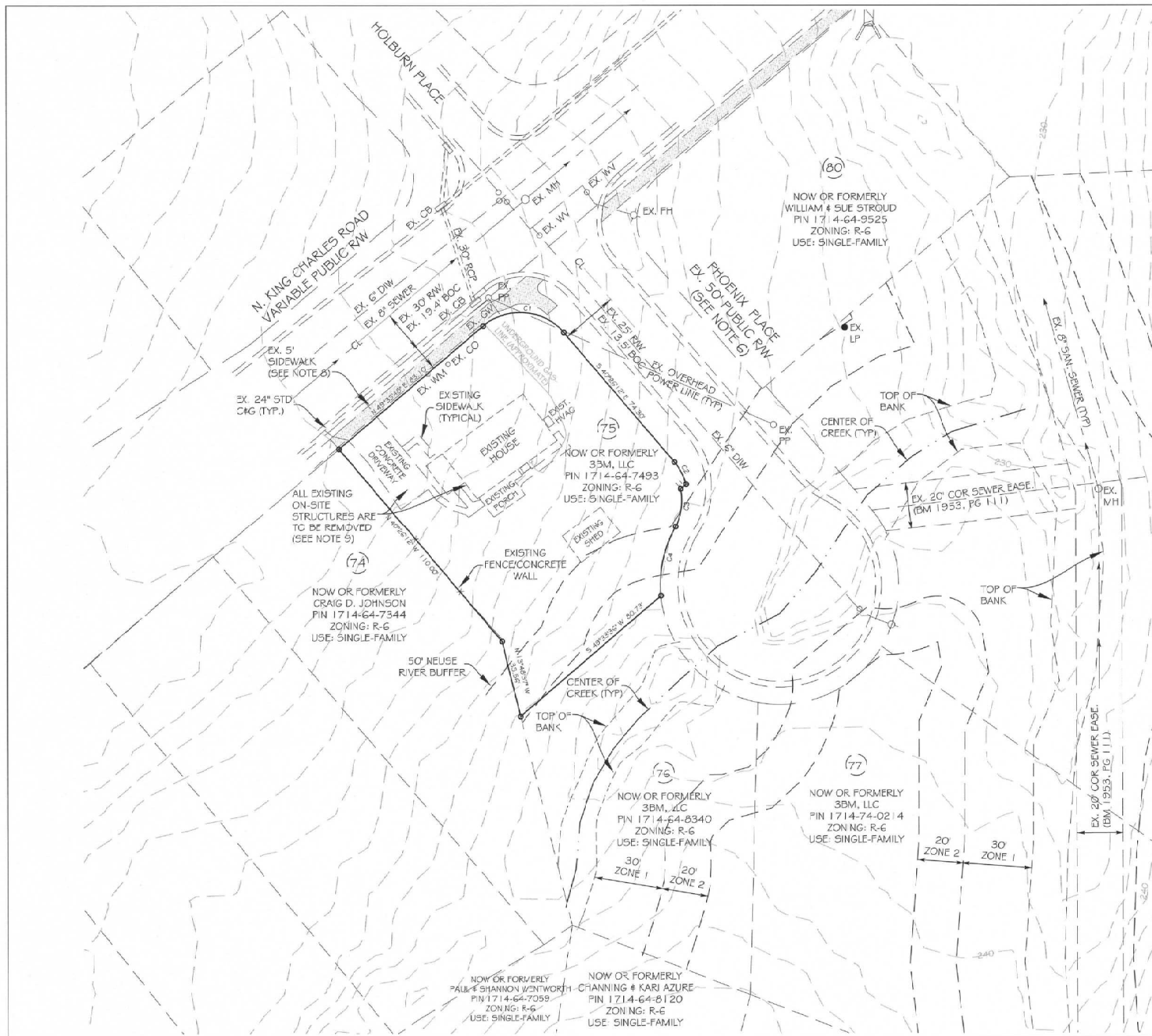
THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE ITEMS ON OF FOR THE WATER AND SEWER, AS APPLICABLE IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 316.2.1.59, AND THE PUBLIC UTILITIES DEPARTMENT AT 316.45.40, AT LEAST TWENTY (20) HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

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 NOTICE ON FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITS TIED PLANS ON, OR 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 DEVELOPER PROPOSES USE OF COMBUSTIBLE WASTE SERVICES (CWS) FOR TRASH PICKUP, ACCESS TO CURB PICKUP IS AVAILABLE VIA PUBLIC STREET FRONTAGE ALONG N. KING CHARLES ROAD AS SHOWN ON SHEET 3.
- STANDARD 85 GALLON ROLL-OUT PESTO CANS SHALL BE STORED IN GARAGES OR REAR OF SINGLE-FAMILY HOMES.



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 ADDRESS & PLAT, INC. AND SURVEY, LAND SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A.C. SPATIAL DATA.
4. NO FEMA FLOOD PLANE DATA ON THIS SITE PER FEMA MAP NUMBER 37200-14-000 DATED MAY 5, 2005.
5. THE SITE HAS BEEN REVIEWED FOR WETLANDS, WATERSHED SUPPLIES AND CREEKS BY SOL & ASSOCIATES CONSULTANTS, INC. THE BUFFERED STREAM IS BASED ON TOP OF BANK SURVEY SPICES BY JAMES L. AND BARRY COMPANY.
6. PHOENIX PLACE PUBLIC IMPROVEMENTS INCLUDING STREET TREES ARE APPROVED UNDER SPK-0009-2021.
7. PHOENIX PLACE PUBLIC IMPROVEMENTS APPROVED UNDER SPK-0009-2021 HAVE BEEN COMPLETED BY THE CITY OF RALEIGH (SPK-0009-2021). THIS 6" IS WATERLINE AND FIRE HYDRANT IN THE PHOENIX PLACE CL. 6" IS WATERLINE CONSTRUCTED UNDER WATER FRONT. NUMBER 11-8725.
8. THE 50' 10" SIDEWALK ALONG THE 4' 6" CHANNELED PROPOSED WILL BE REPLACED AND REPLACED WITH 6' SIDEWALK & 6' PLANTING STRIP FOR THE NEIGHBORHOOD STREET STANDARDS.
9. THE EXISTING ON-SITE STRUCTURES INCLUDING THE CONCRETE DRIVEWAY SHALL BE REMOVED FROM THE SITE. A DEMOLITION PERMIT WILL NEED TO BE OBTAINED PRIOR TO RAZING THE EXISTING STRUCTURES.

REFERENCES:

1. EXISTING PHOENIX PLACE RW IS RECORDED IN RM 1953, PG 111.
2. EXISTING 20" COR SEWER EASEMENT IS RECORDED IN RM 1953, PG 111.
3. PHOENIX PLACE SUBDIVISION LOTS 75-0009-2021 DRAWINGS PROVIDE DESIGN INFORMATION FOR CONSTRUCTION OF PUBLIC PLACE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CURVE BEARING
C1	25.00'	38.77'	35.36'	309°00'00"
C2	25.00'	11.00'	9.26'	237°00'00"
C3	25.00'	19.17'	17.77'	48°45'00"
C4	25.00'	31.59'	31.48'	35°15'00"

CURVE	BEARING	DISTANCE
1	N 0°00'00" E	2.32'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



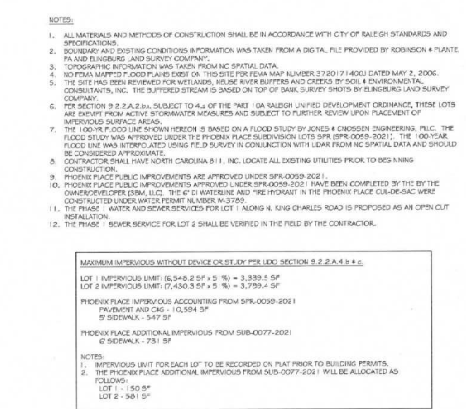
Jones & Crossen
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PHOENIX PLACE LOTS 75 SUB'D
PRELIMINARY SUBDIVISION PLAN
CITY OF RALEIGH
SWAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS & DEMO PLAN

DATE: 10/20/21
SCALE: 1"=20'
PROJECT: 2146
SHEET: 2

[illegible]

ATTENTION CONTRACTORS

THE CONTRACTOR/CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE "PUBLIC WORKS DEPARTMENT" AT 595-2409, AND THE "PLUMBING DEPARTMENT" AT 595-4540, 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 DOWNGRADE PUMP, 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 WORKS IN THE CITY OF RALEIGH.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



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PHOENIX PLACE LOTS 75 SUB'D
PRELIMINARY SUBDIVISION PLAN
TOWN OF WALFORD
WALKE COUNTY, NORTH CAROLINA
PRELIMINARY GRADING & UTILITY PLAN

DATE		PAGES	
11-20		PDC	
DATE			
OCTOBER 21, 2021			
DIVISION		1st CYCLE REVIEW	
03/12/22			
04/05/22		2nd CYCLE REVIEW	
ORDER		4	
REORDER		2146	

