



Administrative Approval Action

Case File / Name: SUB-0077-2022
DSLC - HAMPTON ROAD

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 0.54 acre parcel is located at 3315 Hampton Road, north of Lake Boone Trail, south of Cobblestone Court, east of I-440 W and west of Ridge Road. The parcel is zoned R-4 and identified as Lot 24 on the A.C. Barefoot, Jr. Subdivision Plat, recorded in Book of Maps 1954, Page 120.

REQUEST: A conventional subdivision to divide the 0.52 acre parcel into two lots (Lot 1: 0.26 acre; 11,312 SF and Lot 2: 0.26 acre; 11,325 SF). The existing parcel has a single-unit dwelling which will be demolished. Each new lot shall be developed with a detached single-unit dwelling.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** FIL-0977-2022: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 March 23, 2023 by DJF BUILDERS, INC..

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.

| | |
|-------------------------------------|--|
| <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.

The following items must be approved prior to recording the plat:

Engineering

1. A fee-in-lieu for 6' sidewalk (130') is paid to the City of Raleigh (UDO 8.1.10).



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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)

Stormwater

3. If demolition causes a land disturbance of more than 12,000 sf, a mass land disturbance grading permit will be required.(UDO 9.4.6)
4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

5. A public infrastructure surety for (3) understory 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:

Engineering

1. 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

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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
4. 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



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5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (5) single-stem understory street trees and (1) existing 8-inch dogwood along Hampton Rd.

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).

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 23, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: March 23, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* **Date:** 03/23/2023
Development Services Director/Designee

Staff Coordinator: Jessica Gladwin

SUB-0077-2022

SUBMITTAL 1: 11.21.22

SUBMITTAL 2: 01.16.23

SUBMITTAL 3: 02.08.23



SCALE: NTS

PROJECT PLAN

SCALE: 1" = 40'

OWNER:

OWNER:
JAMES ALLEN, LLC.
6500 FALLS OF NEUSE ROAD
SUITE 100
RALEIGH, NC 27609

DEVELOPER:

DJF BUILDERS, INC.
CONTACT: DENNIS FITZGERALD
3717 NATIONAL DRIVE, SUITE 140
RALEIGH, NC 27612

ENGINEER:

BATEMAN CIVIL SURVEY COMPANY
CONTACT: TIM GRISSINGER
2524 RELIANCE AVE.
APEX, NC 27539



2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

Preliminary Subdivision Application

Site Review

Site Review

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 planning@cityofdenver.org.

| DEVELOPMENT OPTIONS (UDO Chapter 2) | | |
|--|--|--|
| <input checked="" type="checkbox"/> Conventional Subdivision | <input type="checkbox"/> Compact Development | <input type="checkbox"/> Conservation Development |
| <input type="checkbox"/> Customary Caret | <input type="checkbox"/> Urban Lot | <input type="checkbox"/> Resource Transit Development Option |

NOTE: Subdivisions may require City Council approval if in a Metro Park

| GENERAL INFORMATION | |
|--|--------------|
| Scoping/sketch plan case number(s) | N/A |
| Development name (subject to approval) | HAMPTON ROAD |

Property Address(es) 3315 HAMPTON ROAD, RALEIGH, NC 27607
Recorded Deed PIN(X) 0795-43-8051

| | | | | |
|---|--|---|------------------------------------|-------------------------------------|
| Building type(s) | <input checked="" type="checkbox"/> Detached House | <input type="checkbox"/> Attached House | <input type="checkbox"/> Townhouse | <input type="checkbox"/> Apartment |
| <input type="checkbox"/> General Building | <input type="checkbox"/> Mixed Use Building | <input type="checkbox"/> Club Building | <input type="checkbox"/> Open Lot | <input type="checkbox"/> Tiny House |

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Estimated Property Owner(s) Name: JAMES ALLEN, LLC.

Company: JAMES ALLEN, LLC. Tax: N/A
Address: 5000 FALLS OF NEISE ROAD, RALEIGH, NC 27607
Phone #: 010.845.9000 Email: INFO@JAMESALLEN.COM

Relationship to owner: ☐ Lessee or contract purchaser ☒ Owner's authorized agent ☐ Easement holder

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names: DENNIS FITZGERALD
Company: DJF BUILDERS, INC. Title: PRESIDENT
Address: 3717 NATIONAL DRIVE, SUITE 140

Phone #: 919.363.1700 Email: info@qjbuilders.com
 Page 1 of 2 Raleigh, NC 27601
 813.533.6611
 raleighnc.qj

NOTES:

NOTES:

- | | |
|-----|---|
| 2. | BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY INTERNET CADA SURVEY COMPANY. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION. |
| 3. | ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND ORDINANCES. |
| 4. | CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK ON THESE PLANS. |
| 5. | ALL EXISTING AND EXTERIOR POINT LOCATIONS ARE TO BE CARED FOR UNDER LANDSCAPE MAINTENANCE. |
| 6. | ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT. |
| 7. | LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME. |
| 8. | CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND ARRANGEMENTS FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE. |
| 9. | CALL NORTH CAROLINA ONE CALL CENTER AT 1-800-455-4646 BEFORE DIGGING. |
| 10. | TRAFFIC STOP WILL BE BY PRIVATE COMPANY, NOT CITY OF RALEIGH. |
| 11. | THIS PLAN IS CALIBRATED AND DEEDED PROPER TO OBTAIN A CERTIFICATE OF OCCUPANCY. |

TRAFFIC CONTROL & PEDESTRIAN (TCPED) NOTES:

- 6.1. PRIOR TO ANY WORK THAT AFFECTS THE HIGHWAY-GRANTEE OR DETOURING OF ANY STREET, LANE OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE HIGHWAY-GRANTEE. RELEASE ANY QUESTIONS TO THE HIGHWAY-GRANTEE IMMEDIATELY.
- 6.2. THE CITY OF PALM BEACH HAS AN APPROVED TRUCK-LOADING PERMIT FOR ANY PUBLIC OR PRIVATE DRIVEWAY AND MUST OBTAIN A PERMIT FROM PALM BEACH JURISDICTION. A PERMIT REQUEST FROM THE TRUCK PLAN SHALL BE SUBMITTED TO HIGHWAY SERVICES THROUGH THE CITY OF PALM BEACH PERMIT AND DEVELOPMENT PORTAL.
- 6.3. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTORS COORDINATOR TO REVIEW THE SPECIFIC CONDITIONS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE IN ORDER.
- 6.4. ALL TYPED PLANS SHALL COMPLY WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - 6.4.1. MANUAL ON UNIFORM TRAFFIC CONTROL, MUTCD
 - 6.4.2. PUBLIC HIGHWAY ACCESSIBILITY (ADA) AND ITS PROVISION
 - 6.4.3. AMERICAN CRIMINAL JUSTICE ASSOCIATION
 - 6.4.4. PUBLIC STREET DESIGN MANUAL (PSDM)
- 6.5. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILE DEVICE CONCERN. EXISTING AND FUTURE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE OBVIOUSLY MARKED BY PLACED OR SIGNAGE TO MAINTAIN ACCESSIBILITY. THE SIGNAGE FOR ACCESSIBILITY SHALL BE THE SIGNAGE FOR ACCESSIBILITY AND THE MARKING AND/OR TRAFFIC CONTROL DEVICES MUTCD.
- 6.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE PROTECTION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SOLID WASTE COMPLIANCE STATEMENT:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL

PROJECT DETAILS:

1. IMPVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.
2. ALL DRIVEWAY ACCESS SHALL BE FROM HAWTHORN ROAD.
3. ALL DRIVEWAYS SHALL BE A FURNISH-BUILD (FURNISH) AREAS NOTED IN THE SITE DATA TABLE.
4. DEVELOPMENT MAY BE SUBJECT TO INCIDENTAL NFPA STANDARDS (USE SECTION 22.07, IF A COMPARATIVE SAMPLE CAN BE OBTAINED, THESE STANDARDS WILL NEED TO BE MET AT BUILDING PERMIT REVIEW.
5. PER SECTION 22.02.02, SUBJECT TO ALL OF THE RAISED-LEVEL DEVELOPMENT CRITERIA, THESE LOTS ARE EXEMPT FROM ACTIVE MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF MINOR SURFACE AREAS.

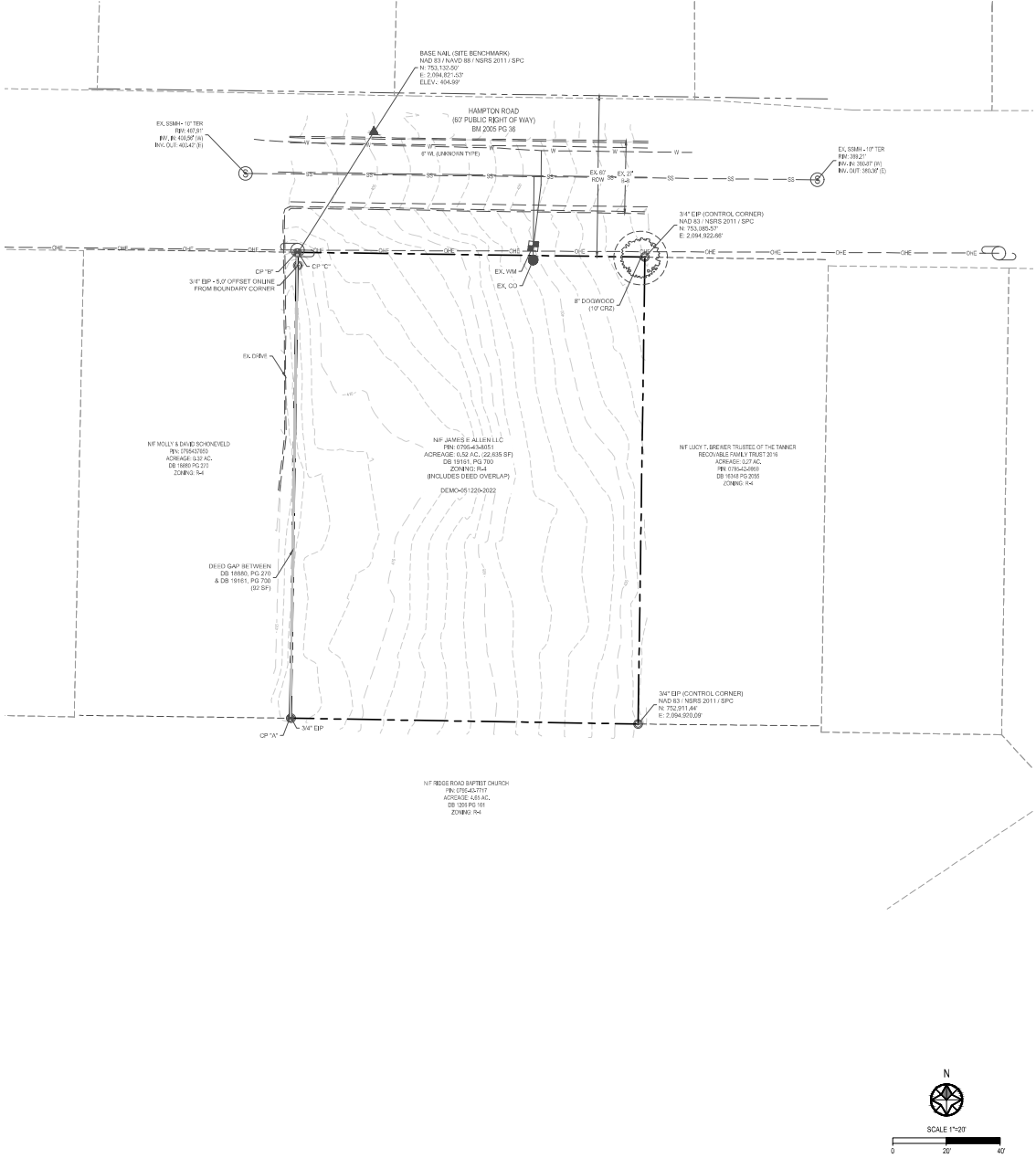
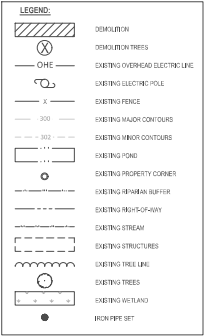
Logo:  **Logo of the University of Applied Sciences**



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CALL BEFORE YOU DIG

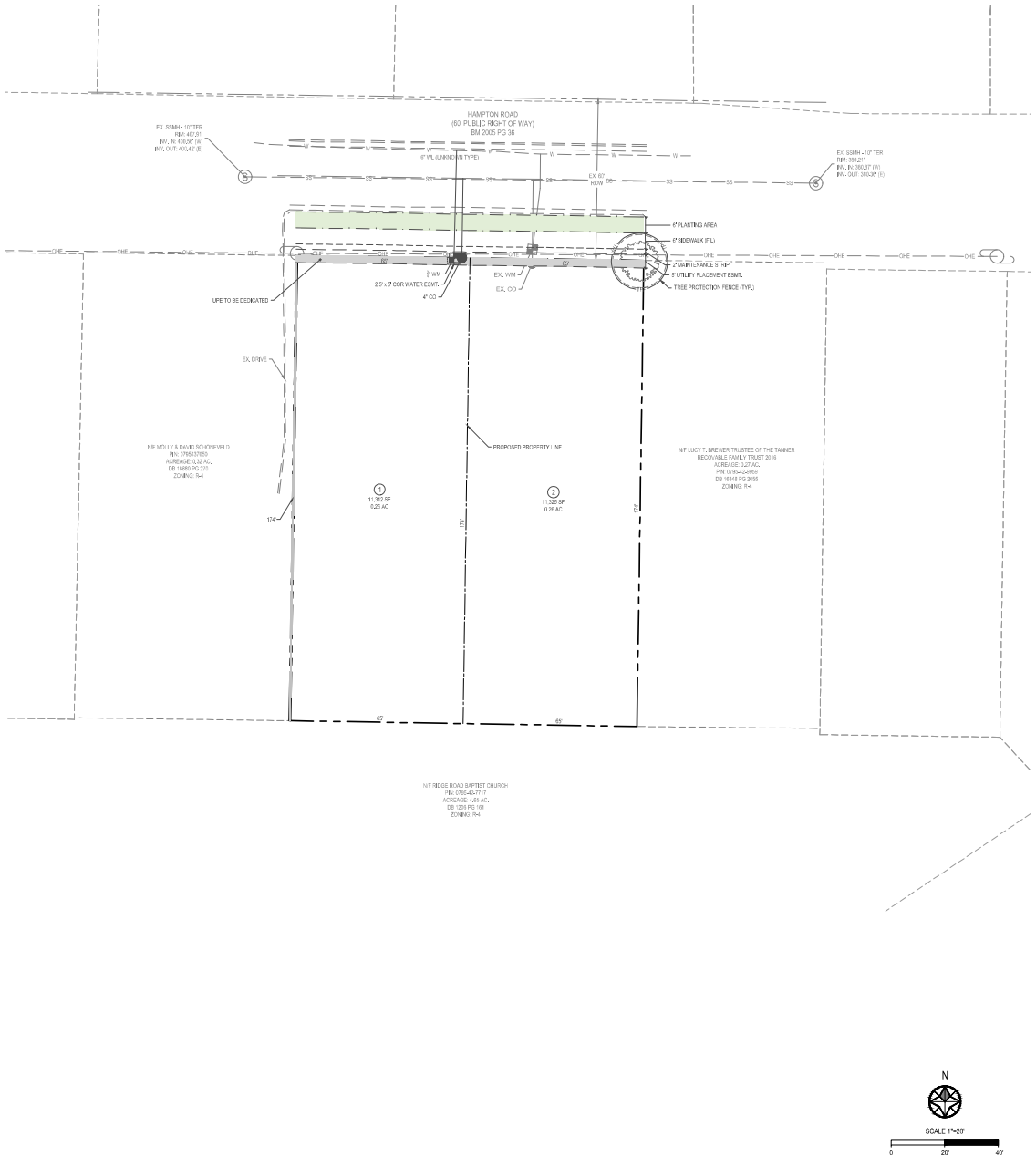
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| Date: | 11.21.2 |
| Project #: | P22067 |
| SHEET | |
| C000 | |

| REV# | DATE | DESCRIPTION |
|------|------------|--------------------------|
| 1 | 01.16.2023 | COR RC #1 Dated 12.30.22 |
| 2 | 02.08.23 | COR RC #2 Dated 02.07.23 |
| | | |



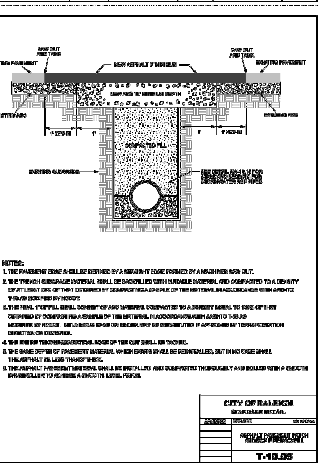
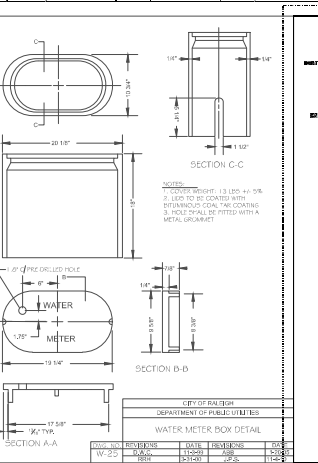
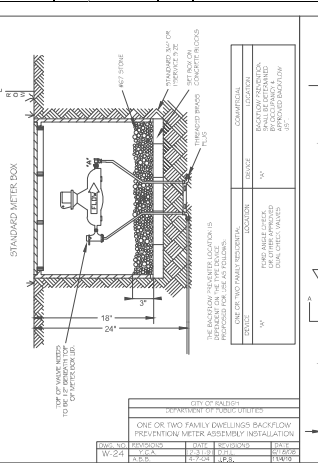
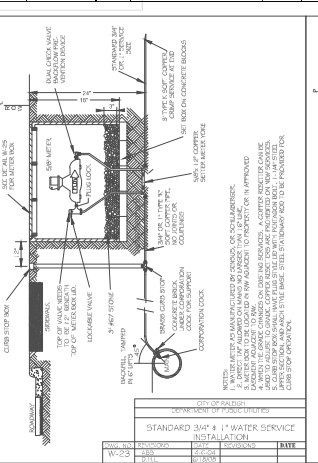
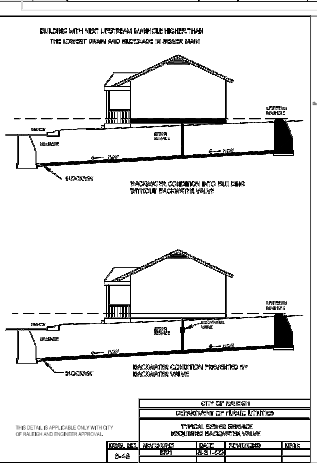
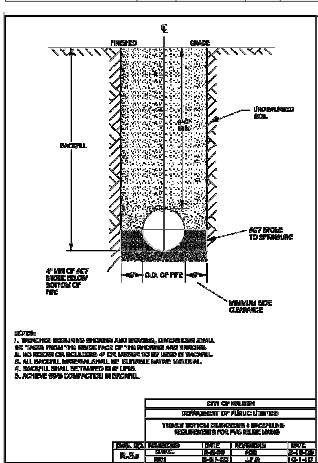
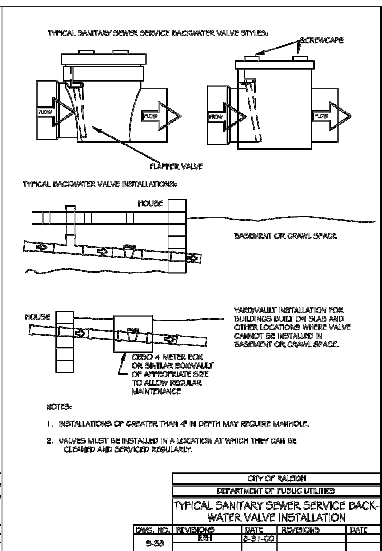
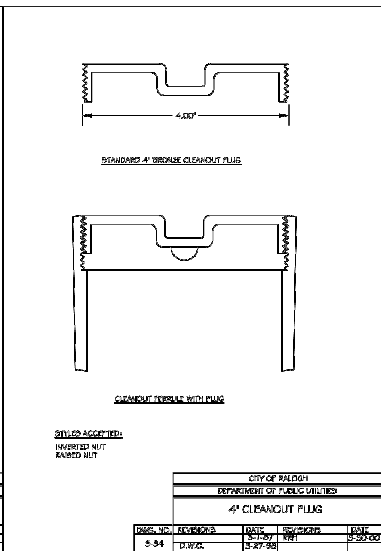
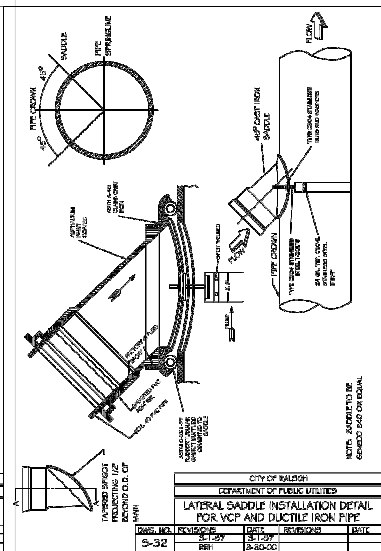
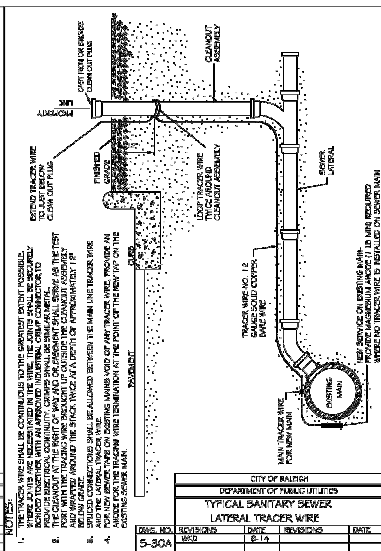
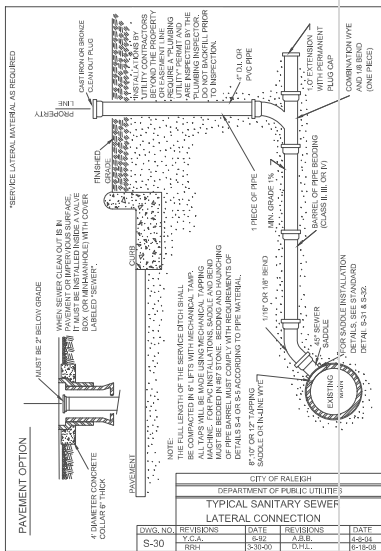
GENERAL NOTES:

1. PER SECTION 22.24.2, SUBJECT TO AS OF THE RAILROAD UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS AREAS.
2. HAMPTON ROAD IS A NEIGHBORHOOD LOCAL WITH THE FOLLOWING REQUIREMENTS. ALL DIMENSIONS ARE BASED OFF THE EXISTING CENTERLINE.
 - 2.1 16' ROW
 - 2.2 31' B-W
 - 2.3 6' SIDEWALK (FREE-4-4-10)
 - 2.4 6' PLANTING AREA
 - 2.5 5' LPS
 - 2.6 2' MS
3. HAMPTON ROAD IS THE PRIMARY STREET FOR LOT 1 AND LOT 2.



| REV# | DATE | DESCRIPTION |
|------|------------|--------------------------|
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| 1 | 01/15/2023 | COR RC #1 Dated 12/30/22 |
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| WORK NO. | REVISIONS | DATE | BY | APPROVED | DATE |
|----------|-----------|------------|-----|----------|------------|
| 5-42 | 1 | 01/15/2023 | MEM | MEM | 01/15/2023 |

| WORK NO. | REVISIONS | DATE | BY | APPROVED | DATE |
|----------|-----------|------------|-----|----------|------------|
| 5-43 | 1 | 01/15/2023 | MEM | MEM | 01/15/2023 |

| WORK NO. | REVISIONS | DATE | BY | APPROVED | DATE |
|----------|-----------|------------|-----|----------|------------|
| 5-44 | 1 | 01/15/2023 | MEM | MEM | 01/15/2023 |

| WORK NO. | REVISIONS | DATE | BY | APPROVED | DATE |
|----------|-----------|------------|-----|----------|------------|
| 5-45 | 1 | 01/15/2023 | MEM | MEM | 01/15/2023 |

| WORK NO. | REVISIONS | DATE | BY | APPROVED | DATE |
|----------|-----------|------------|-----|----------|------------|
| 5-46 | 1 | 01/15/2023 | MEM | MEM | 01/15/2023 |

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2525 Raleigh Avenue, Suite 200, Raleigh, NC 27603
Phone: 919.577.0801 Fax: 919.577.0801
NCEES #PM NC 0229

HAMPTON ROAD - PRELIMINARY SUBDIVISION
SUB-0077-2022
300 HAMPTON ROAD
RALEIGH, NC 27607
WAKE COUNTY

UTILITY DETAILS

Designed by: MEM
Date: 11.21.22
Project: P220973

SHEET
C201

