



Administrative Approval Action

Case File / Name: SUB-0077-2022
DSL - 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

HAMPTON ROAD - PRELIMINARY SUBDIVISION

SUB-0077-2022

SUBMITTAL 1: 11.21.22

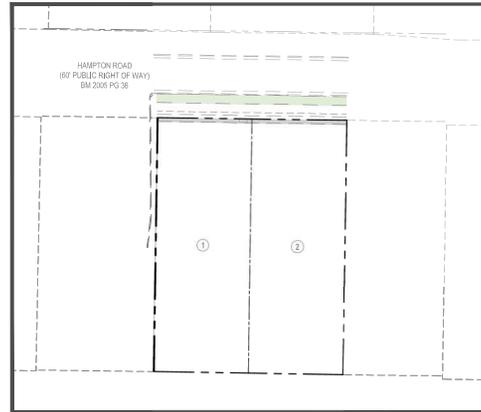
SUBMITTAL 2: 01.16.23

SUBMITTAL 3: 02.08.23



VICINITY MAP
SCALE: NTS

3315 HAMPTON ROAD
RALEIGH, NC 27607
WAKE COUNTY



PROJECT PLAN
SCALE: 1" = 40'

SITE DATA	
OWNER	JAMES ALLEN, LLC
ADDRESS	5000 FALLS OF NEUSE ROAD RALEIGH, NC 27608
PIN	076-43-8061
OVERLAY	NA
EXISTING USE	SINGLEFAM
ZONING	R-4
WATERSHED	CRABTREE CREEK
RIVER BASIN	NEUSE
FEMA MAP	MAP#932007500K DATE 07/19/22
GROSS TRACT AREA	0.52 AC (22,636 SF)
ROW SEGREGATION	0 AC (0 SF)
NET TRACT AREA	0.52 AC (22,636 SF)
DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION (CONVENTIONAL)	
PROPOSED USE	DETACHED SINGLE FAMILY
DENSITY	3.85 UNITS/AC (MAX.)
UNITS PROVIDED	1 UNIT/LOT
LOT 1 - 0.26 AC. (11,312 SF)	
MIN. LOT AREA	10,000 SF
PROPOSED LOT AREA	11,312 SF
MIN. LOT WIDTH	66'
PROPOSED LOT WIDTH	66'
LOT DEPTH	100'
LOT 2 - 0.26 AC. (11,325 SF)	
MIN. LOT AREA	10,000 SF
PROPOSED LOT AREA	11,325 SF
MIN. LOT WIDTH	66'
PROPOSED LOT WIDTH	66'
LOT DEPTH	100'
BUILDING SETBACKS - SINGLE UNIT LIVING	
PRIMARY STREET	20'
SIDE STREET	20'
SIDE LOT LINE	40'
PEARL LOT LINE	30'
LOT 1 - 0.26 AC. (11,312 SF) IMPERVIOUS	
LOT AREA MAX.	4,289 SF (38%)
8' SIDEWALK (FL)	300 SF
ROADWAY B-B	0 SF
LOT AREA IMPEVIOUS (MAX. ALLOWED)	3,989 SF (35%)
LOT 2 - 0.26 AC. (11,325 SF) IMPERVIOUS	
LOT AREA MAX.	4,304 SF (38%)
8' SIDEWALK (FL)	366 SF
ROADWAY B-B	0 SF
LOT AREA IMPEVIOUS (MAX. ALLOWED)	3,938 SF (34%)

OWNER:
JAMES ALLEN, LLC
5000 FALLS OF NEUSE ROAD
SUITE 100
RALEIGH, NC 27608

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

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



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1000 Fax: 919.577.1001
NCBELS FIRM No. C-2378

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	EXISTING CONDITIONS PLAN
C200	SUB & UTILITY PLAN
C301	UTILITY DETAILS
L100	LANDSCAPE PLAN

Preliminary Subdivision Application
Site Review

DEVELOPMENT TYPE & SITE DATA TABLE - ZONING INFORMATION

DEVELOPMENT TYPE (Check one): Conventional Subdivision Planned Development Conservation Development

GENERAL INFORMATION

DEVELOPMENT TYPE (Check one): Single-Family Detached Attached Single-Family Townhouse Apartment

EXISTING PROPERTY OWNER/APPLICATOR/DEVELOPER INFORMATION

Current Property Owner(s) Name: JAMES ALLEN, LLC
Address: 5000 FALLS OF NEUSE ROAD, RALEIGH, NC 27607
Phone #: 919.845.9959
Email: INFO@JAMALLEN.COM

APPLICATOR INFORMATION

Applicant Name (if different from owner): DUF BUILDERS, INC.
Address: 3717 NATIONAL DRIVE, SUITE 140
Phone #: 919.363.1700
Email: info@dublders.com

DEVELOPER INFORMATION

Developer Name: DENNIS FITZGERALD
Company: DUF BUILDERS, INC.
Title: PRESIDENT
Address: 3717 NATIONAL DRIVE, SUITE 140
Phone #: 919.363.1700
Email: info@dublders.com

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATEMAN CIVIL SURVEY COMPANY - CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKED POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 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.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CALL NORTH CAROLINA ONE CALL CENTER @ 488-6848 BEFORE DIGGING.
- TRASH PICK-UP WILL BE PRIVATE COMPANY, NOT CITY OF RALEIGH.
- SITE SHALL BE STABILIZED AND SEEDDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

TRAFFIC CONTROL & PEDESTRIAN (TRIPPED) NOTES:

- PERKS TO ANY WORK THAT BLOCKS THE "RIGHT-OF-WAY", CLOSING OR DETOURING OF ANY STREET, LANE OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE "RIGHT-OF-WAY" SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALPHS.CO.NC.
- THE CITY OF RALEIGH REQUIRES AN APPROVED "RIGHT-OF-WAY" PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NOTED ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH TORED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEERING INSPECTING DEPARTMENT TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TORED PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS INCLUDING BUT NOT LIMITED TO:
 - 6.A. MANUAL ON TRAFFIC CONTROL (MUTCD)
 - 6.B. N.C. REG. TITLE 15A - ACCESSIBILITY (C.A.B. 15A 01.03) (PROVAD)
 - 6.C. AMERICAN BUILDING MATERIALS ACT (ABA) REQUIREMENTS
 - 6.D. BLUE PRINT DESIGN MANUAL (BDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND / OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND / OR TEMPORARY PEDESTRIAN PATHWAYS DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC SIDEWALK ACCESSIBILITY GUIDELINES (PROVAD), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND ADDED ON SITE DURING THE OPERATION.

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

PROJECT DETAILS:

- APPROXIMATE LIMIT FOR EACH LOT TO BE RECORDED ON PLAN PRIOR TO BUILDING PERMITS.
- ALL DRIVEWAY ACCESS SHALL BE FROM HAMPTON ROAD.
- ALL SIDEWALKS SHALL BE A 6'-0" MINIMUM (FL) SET-BACK AS NOTED IN THE SITE DATA TABLE.
- DEVELOPMENT MAY BE SUBJECT TO RESIDENTIAL FINAL STANDARDS (UDO SECTION 2.2.2) IF A COMPANHMENT SAMPLE CAN BE OBTAINED. THESE STANDARDS WILL NEED TO BE MET AT BUILDING PERMIT REVIEW.
- PER SECTION 6.2.2.2.2, SUBJECT TO ALL OF THE RALEIGH UNIFORM DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE MEASURES AND SUBJECT TO FURTHER REVIEW UPON COMPLETION OF IMPERVIOUS SURFACE AREAS.

REV#	DATE	DESCRIPTION
1	01.16.23	CDR RC #1 Dated 12.30.22
2	02.08.23	CDR RC #2 Dated 02.07.23



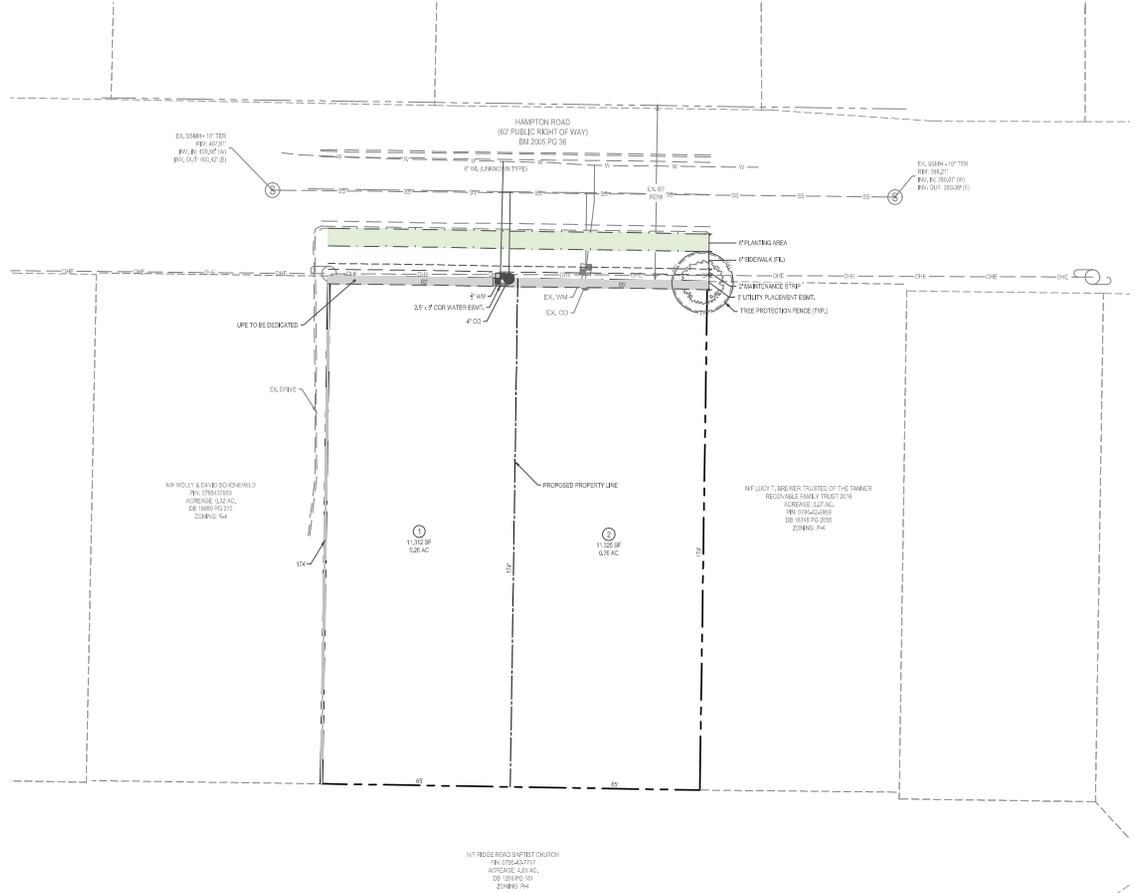
Date:	11.21.22
Project #:	P232673
SHEET	C000

LOT 1 - 1.26 AC. (11,312 SF) IMPERVIOUS	
LOT AREA MAX.	4,229 SF (36%)
8' SIDEWALK (F.L.)	300 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	3,929 SF (33%)

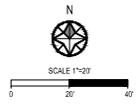
LOT 2 - 0.36 AC. (11,253 SF) IMPERVIOUS	
LOT AREA MAX.	4,304 SF (36%)
8' SIDEWALK (F.L.)	386 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	3,918 SF (34%)

GENERAL NOTES:

- FOR SECTION 024200 SUBJECT TO 44 OF THE RAIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS AREAS.
- HAMPTON ROAD IS A NEIGHBORHOOD LOCAL WITH THE FOLLOWING REQUIREMENTS. ALL DIMENSIONS ARE SHOWN OFF THE ENDING CENTERLINE.
 - 01. ASPHALT
 - 02. 10' WIDE
 - 03. 8' SIDEWALK (F.F.E.+8")
 - 04. 8" PLAN CONC. AREA
 - 05. 5' CURB
 - 06. 2" R/S
- HAMPTON ROAD IS THE PRIMARY STREET FOR LOT 1 AND LOT 2.



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



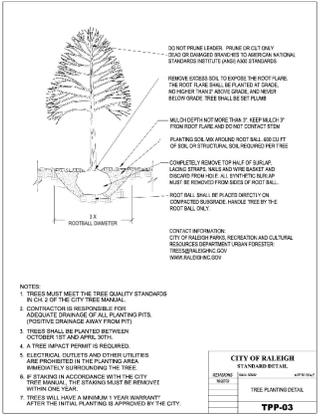
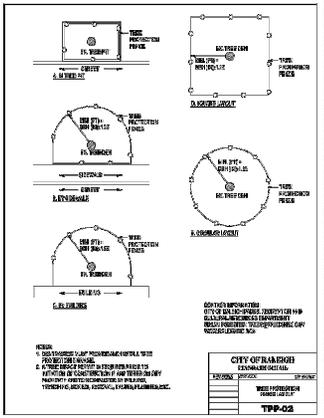
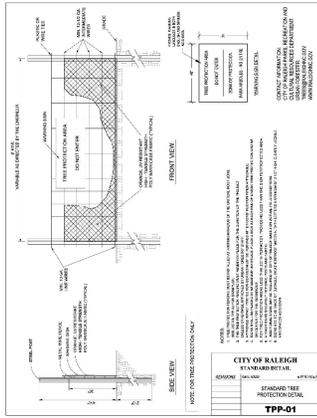
Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2201 S. Raleigh Avenue, Suite 100, Raleigh, NC 27607
 Phone: 919.577.1000 Fax: 919.577.1001
 NCELES Firm No. CCE278



HAMPTON ROAD - PRELIMINARY SUBDIVISION
 SUB-0077-2022
 3016 HAMPTON ROAD
 RALEIGH, NC 27607
 WAKE COUNTY

SITE & UTILITY PLAN

Designed By: MEM
 Date: 11.21.22
 Project: P2209673
 SHEET
 C200



STREETS TREES

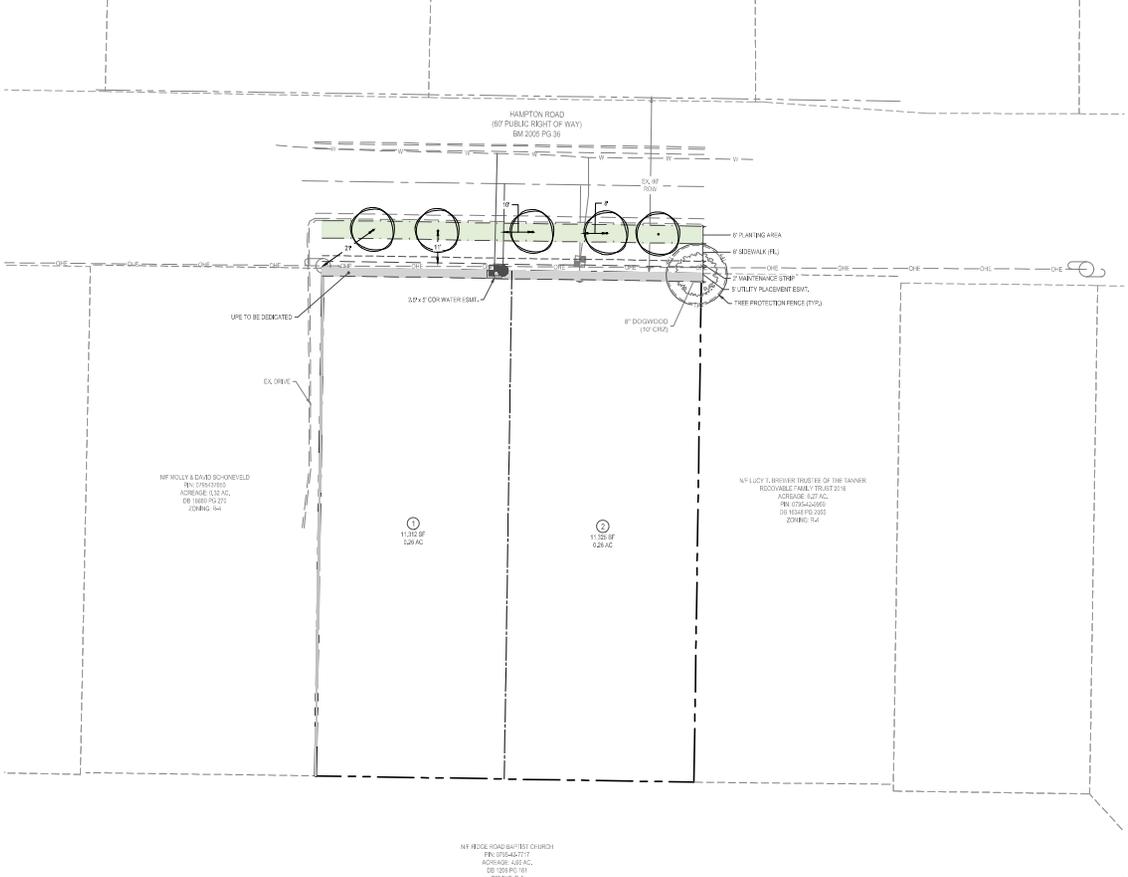
NEIGHBORHOOD (OO) (SIC 63.43)

- STREET PLANTING AREA (P)
- TREE SPACING: 40' O.C. AVG.
- PLANTED QUANTITY: 1

HAIGHTON ROAD (22 LF)
 3 TREES REQUIRED IN UNDERSTORY (ONE)
 UNDERSTORY PROFILES: 1 - URBINE CONTEMPORAL

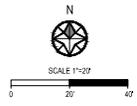
GENERAL NOTES: (SIC 63.43)

- ALL TREES MEET MINIMUM DISTANCE REQUIREMENTS FROM WALLS, CURBS AND UTILITIES.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED BY ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



PLANT SCHEDULE

PLANT TYPE	REQUIREMENT	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SPR	HEIGHT	NOTES	MATURE HEIGHT / CROWN SPREAD
UNDERSTORY TREES	○	1	AC	Palms (various)	Clusia Palmetto	88"	1.5" CA	20' H	MATCHED: SINGLE STEM	15' / 15' MIN. CROWN



REV#	DATE	DESCRIPTION
1	01.16.2023	COR RC #1 Dated 12.31.22
2	02.08.23	COR RC #2 Dated 02.07.23

Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2525 S. Main Street, Suite 100, Raleigh, NC 27605
 Phone: 919.877.0801 Fax: 919.877.0801
 NCELES FIRM No. CCE278



HAMPTON ROAD - PRELIMINARY SUBDIVISION
 SUB-0077-2022
 3018 HAMPTON ROAD
 RALEIGH, NC 27607
 WAKE COUNTY

LANDSCAPE PLAN

Designed by: MEM
 Date: 11.21.22
 Project: P220673

SHEET
 L100