Administrative Approval Action
S-5-19 / Glendale Park Subdivision
Transaction# 583760 AA#3939

LOCATION: This site is located on the west side of Ridge Road, south of Glendale Drive at 1201 Glendale Drive.

REQUEST: Development of a 32,225 SF, 0.74 acre tract zoned R-4 into a two lot subdivision. Proposed New Lot 1 being 15,663.6 SF/.36 AC and new Lot 2 being 16,165.4 SF/.37 AC with an additional 396 SF of right-of-way dedication.

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 2/15/2019 by Alison A. Pockat, ASLA.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering
1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater
2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ 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.
Adminis trative Approval Action  
S-5-19 / Glendale Park Subdivision 
Transaction# 583760 AA#3939

☐ City Code Covenant ☒ Slope Easement
☐ Stormwater Maintenance Covenant ☐ Transit Easement
☒ Utility Placement Easement ☐ Cross Access Easement
☐ Sidewalk Easement ☐ Public Access Easement
☐ Other:

☒ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

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

General
1. A demolition permit shall be issued and this permit number shall be shown on all maps for recording.

Stormwater
2. Any impervious added for right-of-way improvements must be subtracted from the maximum impervious allowed on each lot. The impervious restriction for each lot must be recorded on a plat prior to building permit.

Engineering
3. The required right of way and slope easement for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

4. A 5’ general utility 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.

5. A fee-in-lieu for a 6’ sidewalk is to be paid to the City of Raleigh (UDO 8.1.10).

6. A public infrastructure surety for street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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. Any impervious added for right-of-way improvements must be subtracted from the maximum impervious allowed on each lot. The impervious restriction for each lot must be recorded on a plat prior to building permit.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Glendale Drive.

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

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.

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

3. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

4. Final inspection of all right of way street trees by Urban Forestry Staff.

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: 3-13-2022
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee)  
Date: 3/13/19

Staff Coordinator: Jermont Purifoy
GLENDALE PARK SUBDIVISION

1201 GLENDALE DR.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

OFFICE PHONE - 919-385-1528
CONTACT: TIM THOMPSON

SITE DATA

ADDRESS: LOT GLENDALE CTRL, RALEIGH, NC 27615
SITE NO. 27615 8 & 27615 7.24 AC ZONING: R-4

TOTAL SURFACE AREA FOR LOT: 5,592 SF, 0.26 AC
EXISTING IMPERVIOUS SURFACE AREA FOR LOT: 2,879 SF

PROPOSED USE: TWO RESIDENTIAL LOTS
LOT 2 - 2,879 SF, 0.26 AC

SITE SATISFIES 3.72 UNITS PER ACRE

WATER DISCHARGE FLOW 1,000 CFH
2 DWELLINGS X 4 BEDROOMS X 120 SF

LIST OF DRAWINGS

SEQ. NO. DWG. NO. TITLE
1 CO-1 COVER SHEET
2 EC-1 EXISTING CONDITIONS PLAN
3 SP-1 SUBDIVISION PLAN
4 D-1 UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL 27615 AND 27615 OF RALEIGH 8 FOR RESIDENTIAL ZONING AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT:
DEVELOPERS WILL REVIEW AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
SITE NOTES:

1. The total area available for development of the two lots equals 32,225 sqft - 0.74 AC. Per Section 14.2.2.2.2.2, subject to 4.4.4. of the Parks & Recreation Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface.
2. The site is 0.74 acre. Section 4.4.2.2.2.2 of the UDO states that 4.4.2.2.2.2 units per acre shall be shown on all maps for recording.
3. The developer is responsible for the installation of all utility lines necessary to provide service to these lots.
4. All construction is to be in accordance with all City of Raleigh and/or NCDOT standards.
5. All trees are to be planted at specified size and single stem.
6. Trees shall be planted 3' from the back of curb and 10' from the driveways where possible.
7. Site density as per UDO 1.5.2.F is 2.70 units per AC.
8. Site notes must be reviewed upon placement of impervious surface.

SITE TREE PLANTING

1. Existing boundary and site elements are based on a plot plan by SGR Construction, Inc. signed by W. M. Haines, NC. 27,000 home numbers 7-31-1995.
2. The developer is responsible for the installation of all utility lines necessary to provide service to these sites.
3. Electrical outlets and other utilities are to be provided by the developer.
4. Adequate drainage of all planting pits is required.
5. Tree planting details are as follows:
   - All trees are to be planted at specified size and single stem.
   - Trees shall be planted 3' from the back of curb and 10' from the driveways where possible.
6. Contact information:
   - TRAVIS & LAUREN LEAGER
   - 5450 Riverland Rd.
   - Cary, NC 27511
   - (919) 363-4415
   - Fax (919) 779-4056

SITE DATA

1. The existing boundary and site elements are based on a plot plan by SGR Construction, Inc. signed by W. M. Haines, NC. 27,000 home numbers 7-31-1995.
2. The developer is responsible for the installation of all utility lines necessary to provide service to these sites.
3. All construction is to be in accordance with all City of Raleigh & ACC standards.
4. All trees are to be planted at specified size and single stem.
5. Existing right of way = 50'.
6. All streets are to be currently in place.
7. Additional information is based on Wake County GIS. Utility grades were provided by RWK, PA.
8. Street tree planting is as follows:
   - Tree planting details are as follows:
     - All trees are to be planted at specified size and single stem.
     - Trees shall be planted 3' from the back of curb and 10' from the driveways where possible.

CONTACT INFORMATION:

1. Existing boundary and site elements are based on a plot plan by SGR Construction, Inc. signed by W. M. Haines, NC. 27,000 home numbers 7-31-1995.
2. The developer is responsible for the installation of all utility lines necessary to provide service to these sites.
3. All construction is to be in accordance with all City of Raleigh & ACC standards.
4. All trees are to be planted at specified size and single stem.
5. Existing right of way = 50'.
6. All streets are to be currently in place.
7. Additional information is based on Wake County GIS. Utility grades were provided by RWK, PA.
8. Street tree planting is as follows:
   - Tree planting details are as follows:
     - All trees are to be planted at specified size and single stem.
     - Trees shall be planted 3' from the back of curb and 10' from the driveways where possible.

SITE DATA

1. The existing boundary and site elements are based on a plot plan by SGR Construction, Inc. signed by W. M. Haines, NC. 27,000 home numbers 7-31-1995.
2. The developer is responsible for the installation of all utility lines necessary to provide service to these sites.
3. All construction is to be in accordance with all City of Raleigh & ACC standards.
4. All trees are to be planted at specified size and single stem.
5. Existing right of way = 50'.
6. All streets are to be currently in place.
7. Additional information is based on Wake County GIS. Utility grades were provided by RWK, PA.
8. Street tree planting is as follows:
   - Tree planting details are as follows:
     - All trees are to be planted at specified size and single stem.
     - Trees shall be planted 3' from the back of curb and 10' from the driveways where possible.