



Administrative Approval Action

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

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

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.



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<input type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	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.



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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:

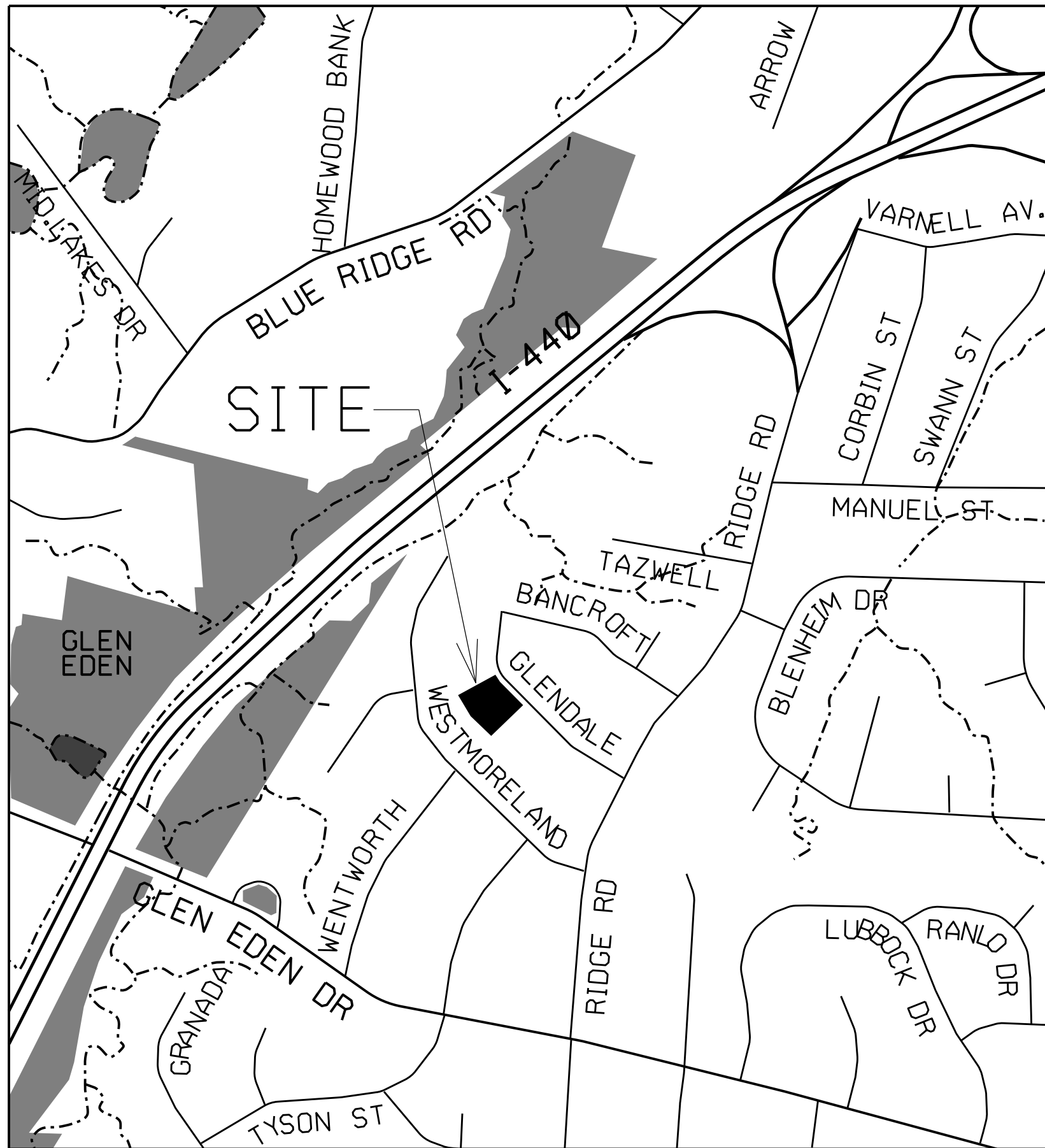
3-Year Sunset Date: 3-13-2022
Record the entire subdivision.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 3/13/19

Staff Coordinator: Jermont Purifoy



VICINITY MAP

RALEIGH CASE NUMBER: S-5-19
TRANSACTION NUMBER: 583760

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-0	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 CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

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

GLENDAL PARK
SUBDIVISION

1201 GLENDAL DR.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615
OFFICE PHONE - 919 395-1529
CONTACT: TIM THOMPSON

SITE DATA

ADDRESS: 1201 GLENDAL DR., RALEIGH
PIN #: 0795563435 ACREAGE: 32,225 SF, 0.74 AC
ZONING: R-4
BOOK OF MAPS 2015, PAGE 655 - RECORDED 4/28/15

LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
CITIZENS ADVISORY COUNCIL - GLENWOOD CAC
WATERSHED: CRABTREE CREEK
NEUSE BASIN

PROPOSED USE - SINGLE UNIT DETACHED HOUSE

THE SITE IS A SUBDIVISION OF LOT NO. 59,
WESTCHESTER SUBDIVISION SECTION 3 -
BOOK OF MAPS 1963, PAGE 106

TOTAL SURFACE AREA FOR LOT = 32,225 SF, 0.74 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 4,534 SF


PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 15,663.6 SF - 0.36 AC
LOT 2 - 16,165.4 SF - 0.37 AC

SITE DENSITY = 2.7 UNITS PER ACRE

PROJECTED WASTEWATER FLOW = 1080 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

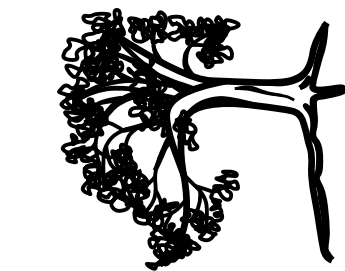
Office Use Only:	Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision			
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #:			
GENERAL INFORMATION			
Development Name: Glendale Park Subdivision			
Proposed Use: two single family lots			
Property Address(es): 1201 Glendale Dr., Raleigh, NC			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 0795563435	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district			
<input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name: Raleigh Custom Homes Inc.		Owner/Developer Name: Tim Thompson	
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615			
Phone: 919 395-1529	Email: tim@raleighcustomhomes.net	Fax: 919 847-2665	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name: Alison A. Pockat, ASLA		Contact Name: Alison Pockat	
Address: 106 Steep Bank Dr., Cary, NC 27518			
Phone: 919 363-4415	Email: aapockat@earthlink.net	Fax:	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) R-4			
If more than one district, provide the acreage of each:			
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
CUD (Conditional Use District) Case # Z-			
COA (Certificate of Appropriateness) Case #			
BOA (Board of Adjustment) Case # A-			
STORMWATER INFORMATION			
Existing Impervious Surface 4,534 SF	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 9,500 SF	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	Flood Study	FEMA Map Panel #	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots:	Detached	Attached	
Total # of Single Family Lots	2	Total # of All Lots 2	
Overall Unit(s)/Acre Densities Per Zoning Districts 2.7 Units / acre			
Total # of Open Space and/or Common Area Lots: None			
SIGNATURE BLOCK (Applicable to all developments)			
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.			
I hereby designate: Alison A Pockat to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.			
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.			
Signature: 		President, Raleigh Custom Homes	
Signature: _____		Date: Jan. 18, 2019	
Signature: _____		Date: _____	

RALEIGH CASE NUMBER: S-5-19
TRANSACTION NUMBER: 583760

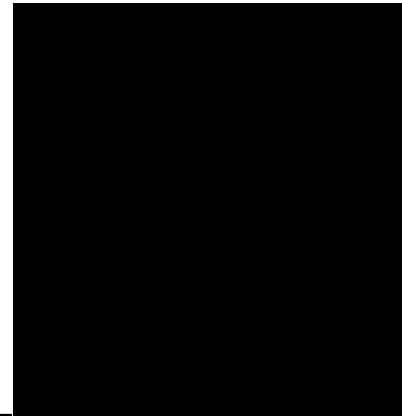
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND CONDITIONS OF THE SUBDIVISION, IS THE PROPERTY OF THE CITY OF RALEIGH. IT IS TO BE USED ONLY FOR THE PURPOSES AND DATES FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM THE CITY OF RALEIGH.

RWA P/A
engineering - surveying
101 W. Main St., Suite 202
Cary, NC 27518
Phone: (919) 363-4415
Fax: (919) 778-4068



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

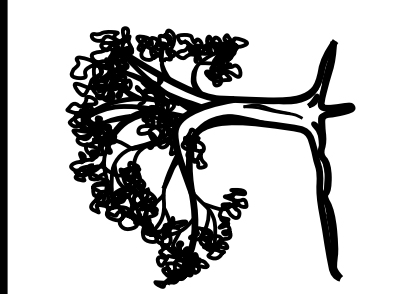
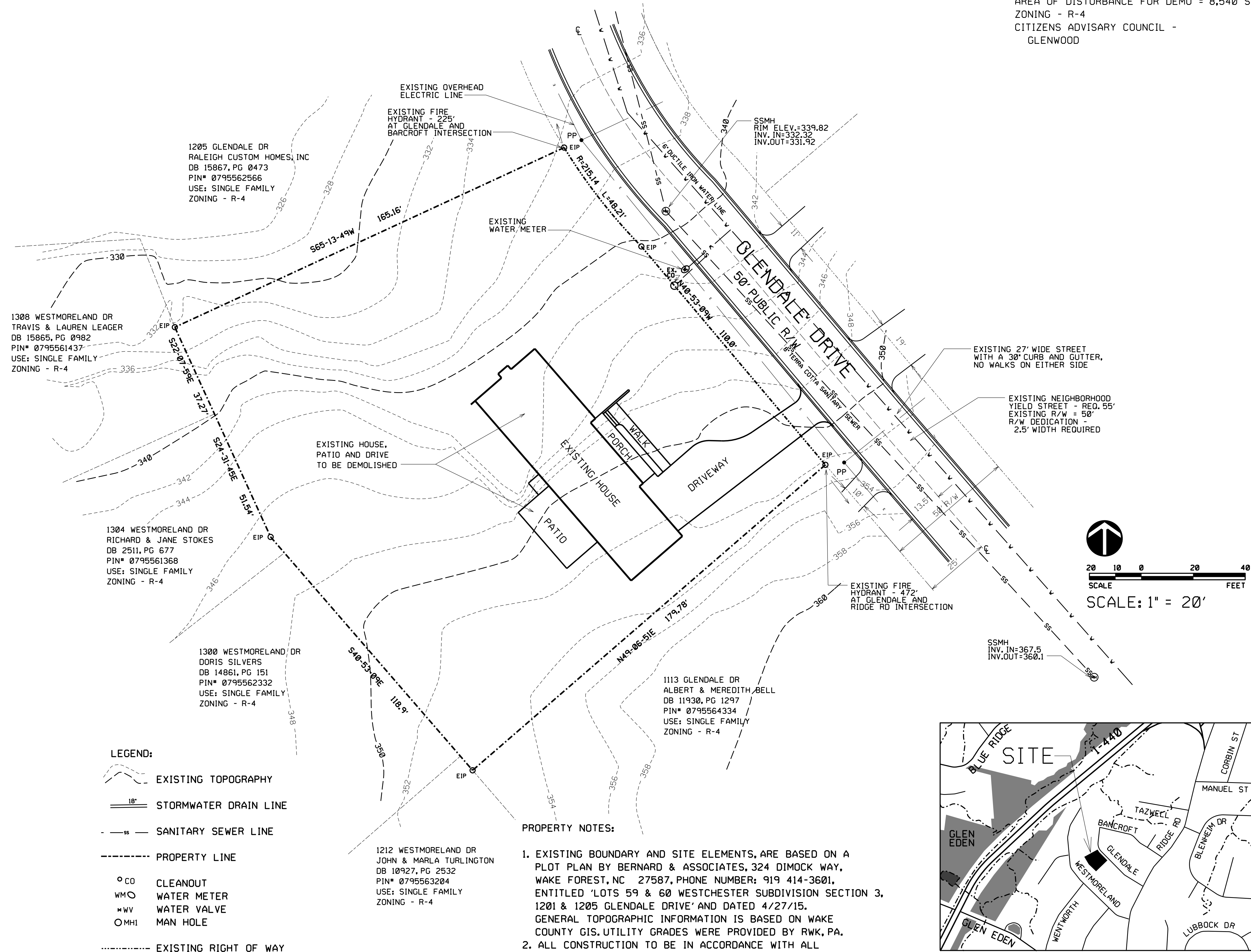
DESIGNED: AAP
DRAWN:
APPROVED:



GLENDAL PARK SUBDIVISION
1201 GLENDAL DR., RALEIGH NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

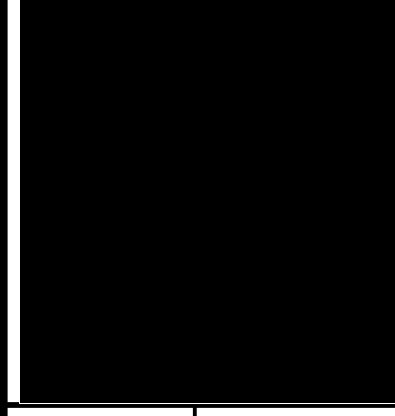
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2.15.19	RALEIGH REVIEW COMMENTS	

SCALE: NTS
DATE: DEC. 21, 2018
SHEET NO.:
COVER SHEET
CO-1
SEQUENCE NO. 1 OF 4



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:



GLENDALE PARK SUBDIVISION
1201 GLENDALE DR., RALEIGH, NC

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

REVISIONS	
1	12.15.19 RALEIGH COMMENTS - CYCLE 1

SCALE: NTS
DATE: DEC 21, 2018
SHEET NO.:
**EXISTING
CONDITIONS
EC-1**
SEQUENCE NO. 2 OF 4

SITE NOTES:

1. THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THE TWO LOTS EQUALS 32,225 SQFT (0.74 ACRE), PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.8 OF THE PART 10A RALEIGH 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 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. THE EXISTING HOUSE, DRIVE, WALKS AND PATIO ARE TO BE DEMOLISHED. THE DEMOLITION PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. A FEE-IN-LIEU FOR A 6' SIDEWALK ACROSS THE ENTIRE FRONTAGE OF GLENDALE IS REQUIRED PRIOR TO MAP RECORDATION. A SURETY IS REQUIRED FOR THE FOUR STREET TREES PROPOSED.
7. SITE DENSITY AS PER UDO 1.5.2.F IS 2.70 UNITS PER AC.
8. RESIDENTIAL INFILL COMPATIBILITY REQUIREMENTS AS DEFINED IN THE UDO SECTION 2.2.7 WILL APPLY TO THE DEVELOPMENT OF THESE PROPOSED LOTS.
9. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE ISSUE OF A BUILDING PERMIT.
10. ENSURE THAT WATER METERS AND CLEANOUTS ARE A 5' MINIMUM FROM DRIVEWAYS AS LOTS ARE DEVELOPED.
11. NOTE THAT INFILL RESIDENTIAL REQUIREMENTS MAY APPLY. PLEASE SEE RALEIGH UDO SEC.2.2.7.
12. IMPERVIOUS SURFACE ADDED FOR RIGHT OF WAY IMPROVEMENTS MUST BE SUBTRACTED FROM THE MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED ON EACH LOT. THE IMPERVIOUS SURFACE RESTRICTION FOR EACH LOT MUST BE RECORDED ON A PLAT PRIOR TO OBTAINING A BUILDING PERMIT.

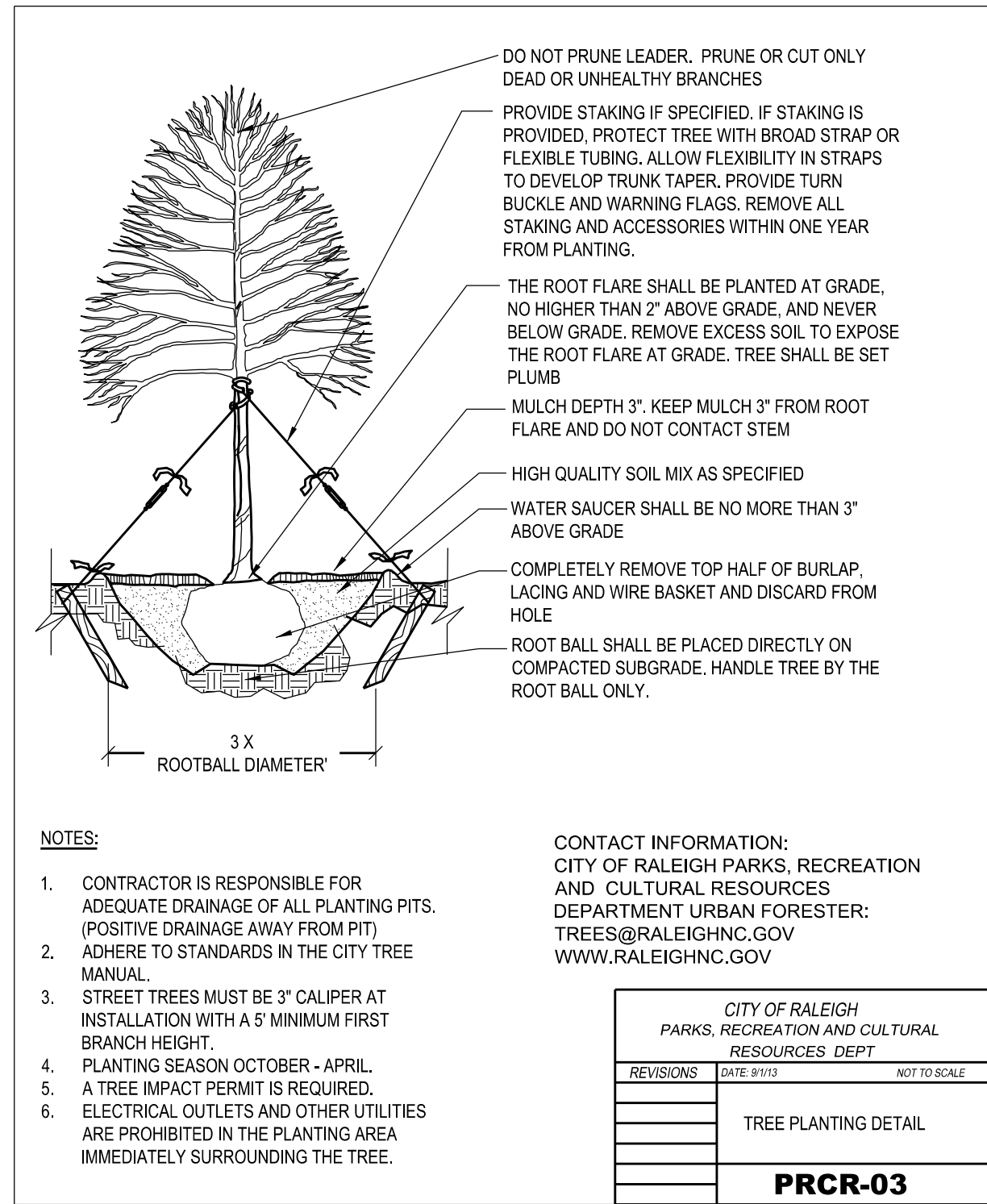
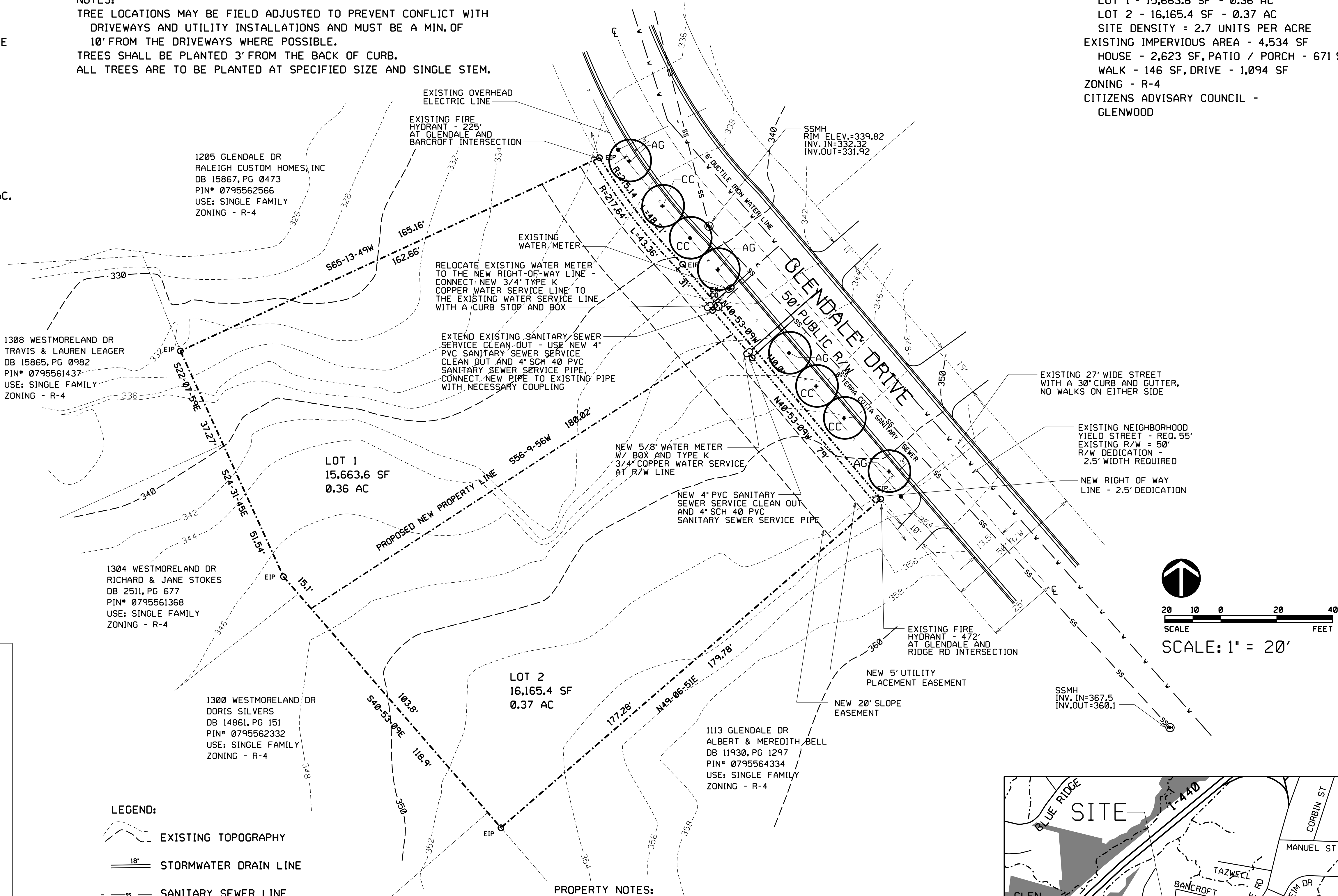
STREET TREE PLANTING

			O/C		
KEY	COUNT	PLANT NAME	SPACE	PLANTING SIZE	MATURE SIZE
AG	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE', SERVICEBERRY	20'	1.5'CAL,6-8'HT	15'HT,15'SP
CC	4	CERCIS CANADENSIS, REDBUD	20'	1.5'CAL,6-8'HT	25'HT,20'SP

NOTES:
TREE LOCATIONS MAY BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE.
TREES SHALL BE PLANTED 3' FROM THE BACK OF CURB.
ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.

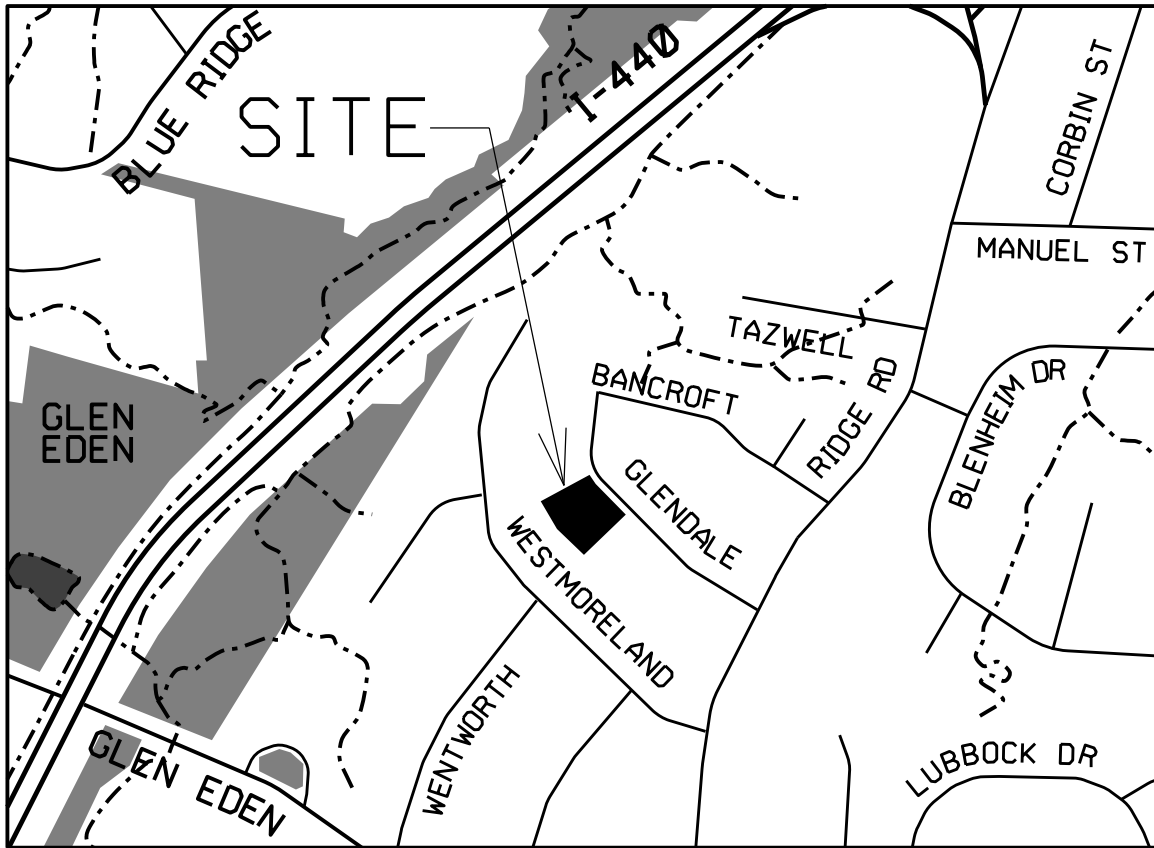
SITE DATA:

PIN NUMBER - 0795563435
ADDRESS: 1201 GLENDALE DR., RALEIGH
TOTAL ACREAGE - 32,225 SF - 0.74 AC
AREA OF RIGHT OF WAY DEDICATION - 396 SF
PROPOSED LOTS -
LOT 1 - 15,663.6 SF - 0.36 AC
LOT 2 - 16,165.4 SF - 0.37 AC
SITE DENSITY = 2.7 UNITS PER ACRE
EXISTING IMPERVIOUS AREA - 4,534 SF
HOUSE - 2,623 SF, PATIO / PORCH - 671 SF
WALK - 146 SF, DRIVE - 1,094 SF
ZONING - R-4
CITIZENS ADVISORY COUNCIL - GLENWOOD

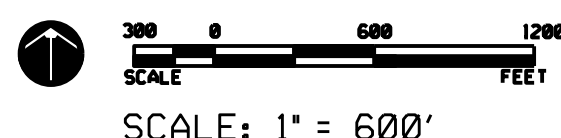


PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS, ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC 27587, PHONE NUMBER: 919 414-3601, ENTITLED 'LOTS 59 & 60 WESTCHESTER SUBDIVISION SECTION 3, 1201 & 1205 GLENDALE DRIVE' AND DATED 4/27/15. GENERAL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS. UTILITY GRADES WERE PROVIDED BY RWK, PA.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED JAN. 16, 2019.



VICINITY MAP



THIS DOCUMENT, INCLUDING THE COVER SHEET AND UTILITY RECORD, IS THE PROPERTY OF THE CITY OF RALEIGH. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF RALEIGH.

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Raleigh, NC 27601
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DESIGNED: AAP
DRAWN:
APPROVED:

REVISIONS

NO.	DATE	REVISIONS
1	2.15.19	RALEIGH COMMENTS - CYCLE 1

SCALE: NTS
DATE: DEC 21, 2018

SHEET NO. 1
PROPOSED LANDSCAPING & SUBDIVISION PLAN
SP-1
SEQUENCE NO. 3 OF 4

GLENDAL PARK SUBDIVISION
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