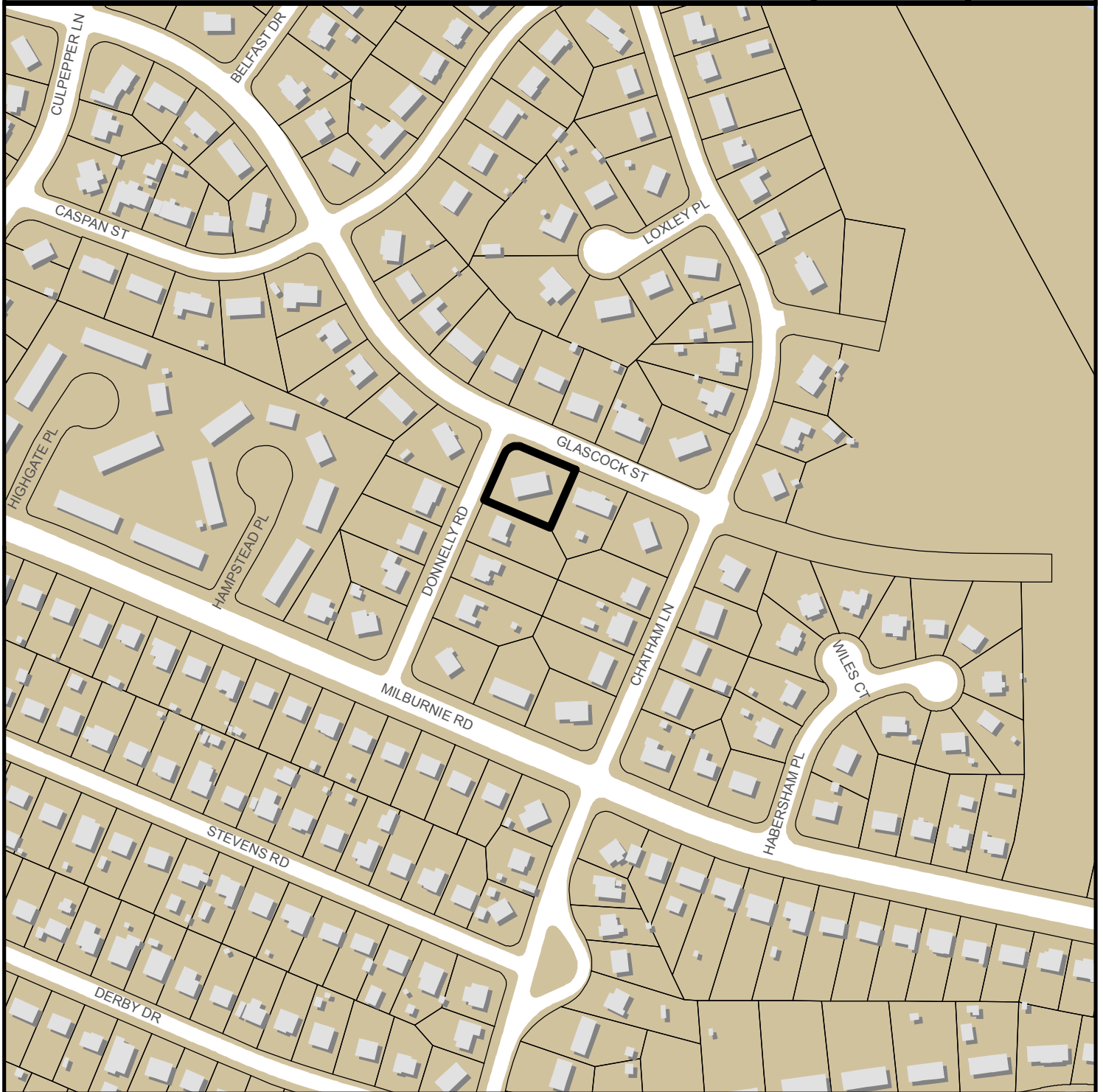


716 DONNELLY ROAD S-41-2017



0 300 600 Feet

Zoning: **R-6**
CAC: **East Raleigh**
Drainage Basin: **Crabtree Basin**
Acreage: **0.34**
Number of Lots: **2**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**

Applicant: **Ashkan Hosseini**
Phone: **(919) 413-1005**





Administrative Approval Action

S-41-17, 716 Donnelly Road Subdivision
Transaction# 520448 AA#3668

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 south side of Glascock Street, at the southeast corner of the intersection of Glascock Street and Donnelly Road. The site's address is 716 Donnelly Road and the PIN number is 1714920399.

REQUEST: Subdivision of a 0.34 acre parcel into 2 lots zoned Residential-6 (R-6). Lot 1 is 7,060 square feet and Lot 728 is 7,211 square feet. Overall density is 5.8 units per acre, based on a maximum of 6 units per acre.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: Design Adjustments have been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment permitting the required street trees for Glascock Street in a planting strip less than 6' in width. (UDO Section 8.5.2 D.)

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 submitted by Herb Proctor of Stewart & Proctor PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

STORMWATER

1. This site is claiming an exemption to stormwater control regulations under Section 9.2.2.A.2 (as amended by TC-2-16) of the UDO as a single family residential subdivision less than 1 acre in cumulative size.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City prior to the issuance of a grading permit for the site.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

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

URBAN FORESTRY

2. Obtain required stub and tree impact permits from the City of Raleigh.
3. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.



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ENGINEERING

4. The required right of way for existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation as follows: Glascock Street to dedicate ½-64' right of way and Donnelly Road to dedicate 1/2 -55' right of way.
5. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk width on Glascock Street frontage is paid to the City of Raleigh.
7. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety for incomplete public improvements is to be provided to the City of Raleigh Development Services-Development Engineering program at 125% of construction costs for City maintained streets.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all subdivisions, right of way and easement dedications, and tree save areas.
2. A right of way obstruction permit shall be obtained from Right of Way Services for any construction activity within the right of way.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

1. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. Next Step: Final inspection of all required right of way tree protection areas 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: 10-25-2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) Austin Billy Tyle Date: 10/25/2017

Staff Coordinator: Daniel L. Stegall

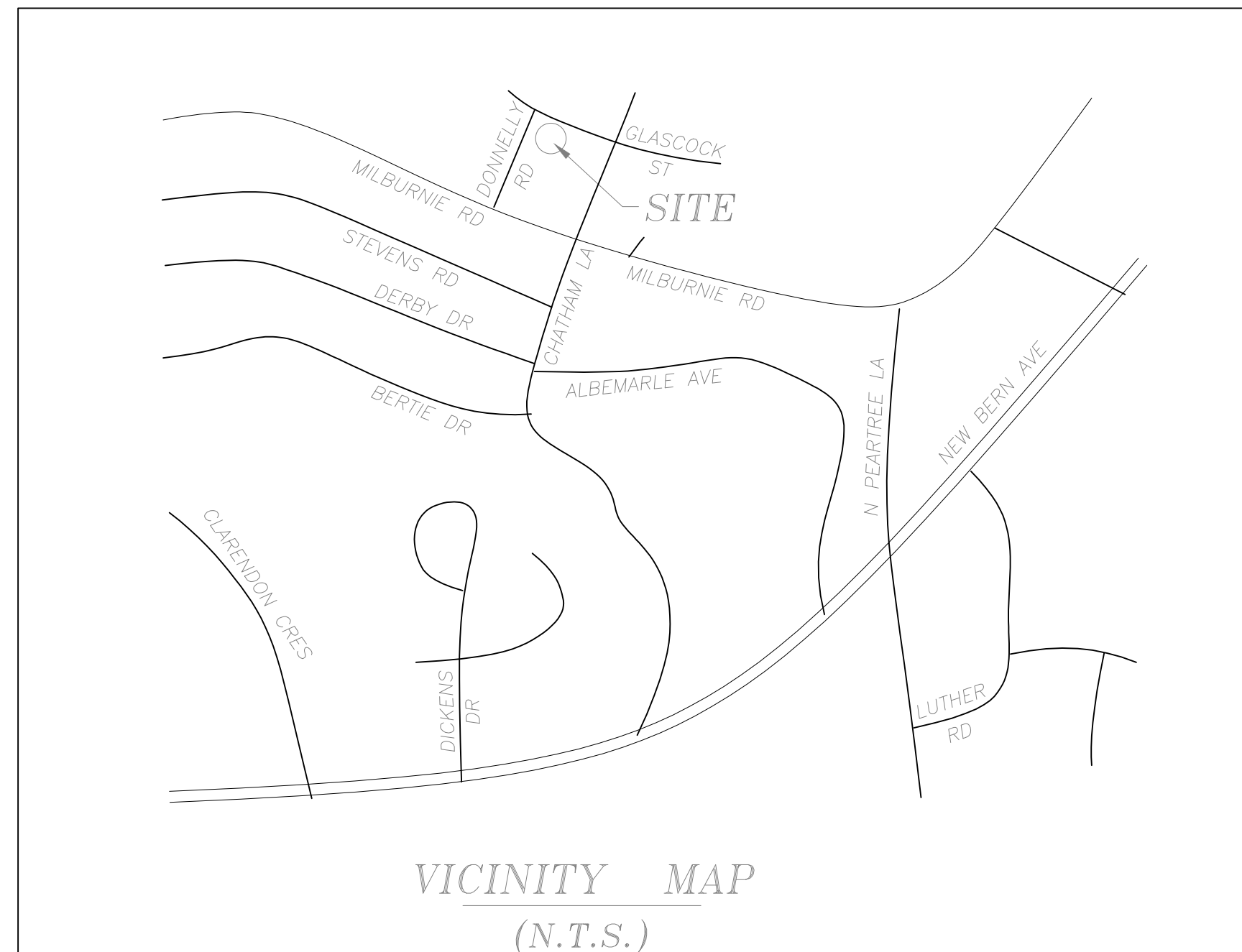
PRELIMINARY SUBDIVISION PLAN FOR 716 DONNELLY ROAD

716 DONNELLY ROAD
CITY OF RALEIGH, NORTH CAROLINA

OWNER: 33 POL LLC
LOT 728 LOCKWOOD SUBDIVISION
DEED BOOK 16612, PAGE 318
BOOK OF MAPS 1960, PAGE 85

S-41-17

IMPERVIOUS SURFACE AREAS (EXISTING)	
HOUSE =	1,734 S.F.
CONC. =	918 S.F.
CARPORT =	190 S.F.
MISC. =	50 S.F.
TOTAL =	2,892 S.F. / 0.066 ACS.
PROPOSED =	11,000 S.F. / 0.253 ACS.



SITE DATA TABLE	
TRANSACTION #	520448
PIN#:	1714-92-0399
ZONED:	R-6
OVERLAY DISTRICT	NONE
TOTAL AREA:	14,816 S.F. (0.34 ACS.)
TOTAL LOTS PROPOSED:	2 SINGLE FAMILY
AVERAGE LOT SIZE:	0.17 ACRES
MINIMUM LOT SIZE:	0.14 ACRES
DENSITY: 2 LOTS / 0.34 ACS. =	5.8 UNITS/ACRE
EXISTING IMPERVIOUS SURFACE:	0.066 ACS. / 2,892 S.F.
PROPOSED USE:	RESIDENTIAL

PROPOSED LAND USE: SINGLE FAMILY DETACHED
PROPERTY LIES WITHIN RALEIGH CITY LIMITS

INDEX TO PLANS	
SHEET 1	COVER SHEET
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THIS SUBDIVISION WILL CLAIM AN EXEMPTION TO ACTIVE STORMWATER CONTROLS UNDER 9.2.2.A.2.b OF THE UDO AS THIS IS A SUBDIVISION LESS THAN 1 ACRE IN CUMULATIVE SIZE

SITE IS LESS THAN 2 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION REQUIREMENTS, AS PER CITY OF RALEIGH UDO 9.1.2.

LOTS CREATED BY THIS SUBDIVISION WILL BE SUBJECT TO MAXIMUM IMPERVIOUS LIMITATIONS AS DESCRIBED IN UDO 9.2.2.A.4 (AS AMENDED BY TC-2-16)

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720171400J MAY 2, 2006

OWNER:
33POL LLC

SITE ADDRESS:
716 DONNELLY ROAD
RALEIGH, N.C.

TRANSACTION #520448
S-41-17
DEMOLITION PERMT #441551

PRELIMINARY PLAT
NOT FOR RECORDATION,
SALES, OR CONVEYANCES

SHEET 1 OF 3

STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING (FIRM LICENSE # P-0148) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661			SUBDIVISION PLAN 33 POL LLC	
DATE 6/28/2017	SURVEYED BY	JOB	RALEIGH TOWNSHIP	NORTH CAROLINA
SCALE 1"=20'	DRAWN BY		WAKE COUNTY	OWNER
REVISIONS:	DWG. NO. 716-DONNELLY ROAD-PRELIM		ZONED R-6	P.I.N. 1714-92-0399

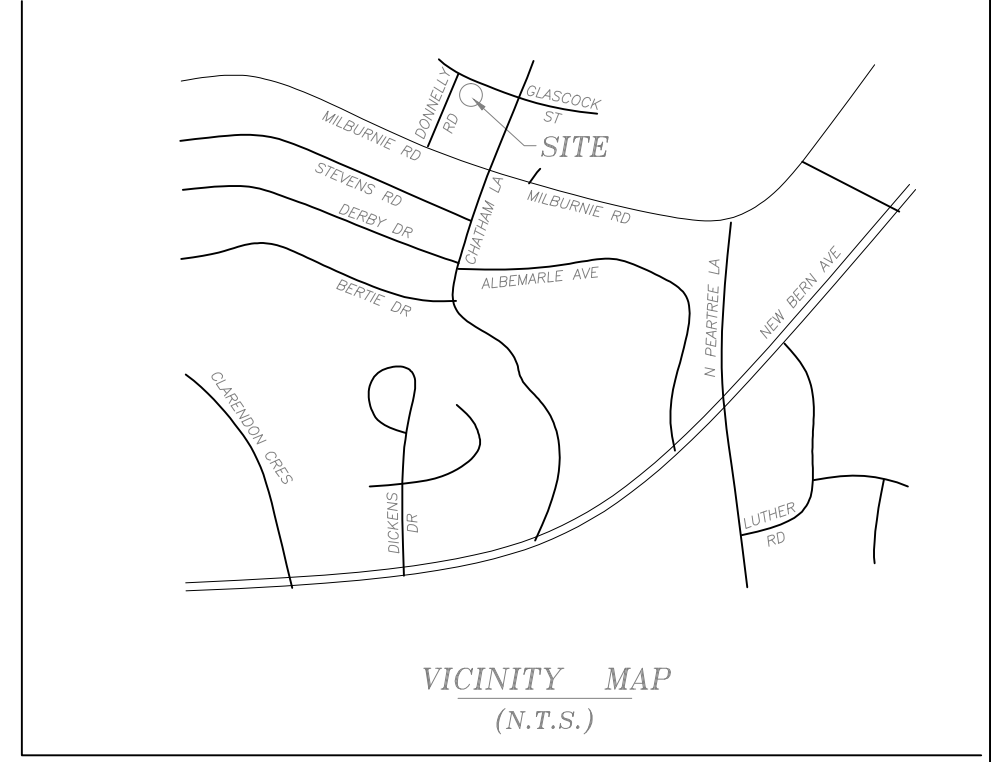
NOTE*

A FEE-IN-LIEU FOR 1' SIDEWALK IS REQUIRED TO SUPPLEMENT THE EXISTING 5' SIDEWALK AS REQUIRED BY THE UDO ALONG 140 LINEAR FEET OF FRONTAGE ON GLASCOCK STREET

REFERENCES

- B.M. 1960, PG. 85
- D.B. 16612, PG. 318
- ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
- WAKE COUNTY G.I.S. INFO.

EXISTING DRIVEWAY LOCATION TO BE ABANDONED NEW DRIVEWAY LOCATION FOR LOT 728 TO BE DETERMINED AT TIME OF SITE PLAN.



IMPERVIOUS SURFACE AREAS (EXISTING)

HOUSE = 1,734 S.F.
 CONC. = 918 S.F.
 MISC. = 190 S.F.
 TOTAL = 2,892 S.F. / 0.066 ACS.
 PROPOSED = 11,000 S.F. / 0.253 ACS.

NOTE: TREES SHALL BE PLANTED BETWEEN BACK OF CURB AND SIDEWALK

NOTE* DEVELOPER WILL INSTALL A SHADE TREE IN THE RIGHT-OF-WAY AS DESCRIBED IN SECTION 12.2 OF THE CITY OF RALEIGH UDO.

NOTE* THE TREES SHOULD BE SHOWN ON PLAN, WITHIN THE RIGHT-OF-WAY, AND SPACED 40' APART

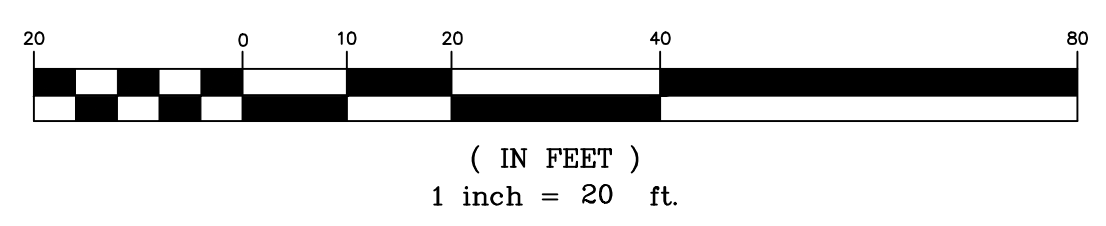
- 1 TREE ON LOT 1
- 4 TREES ON LOT 728

LEGEND

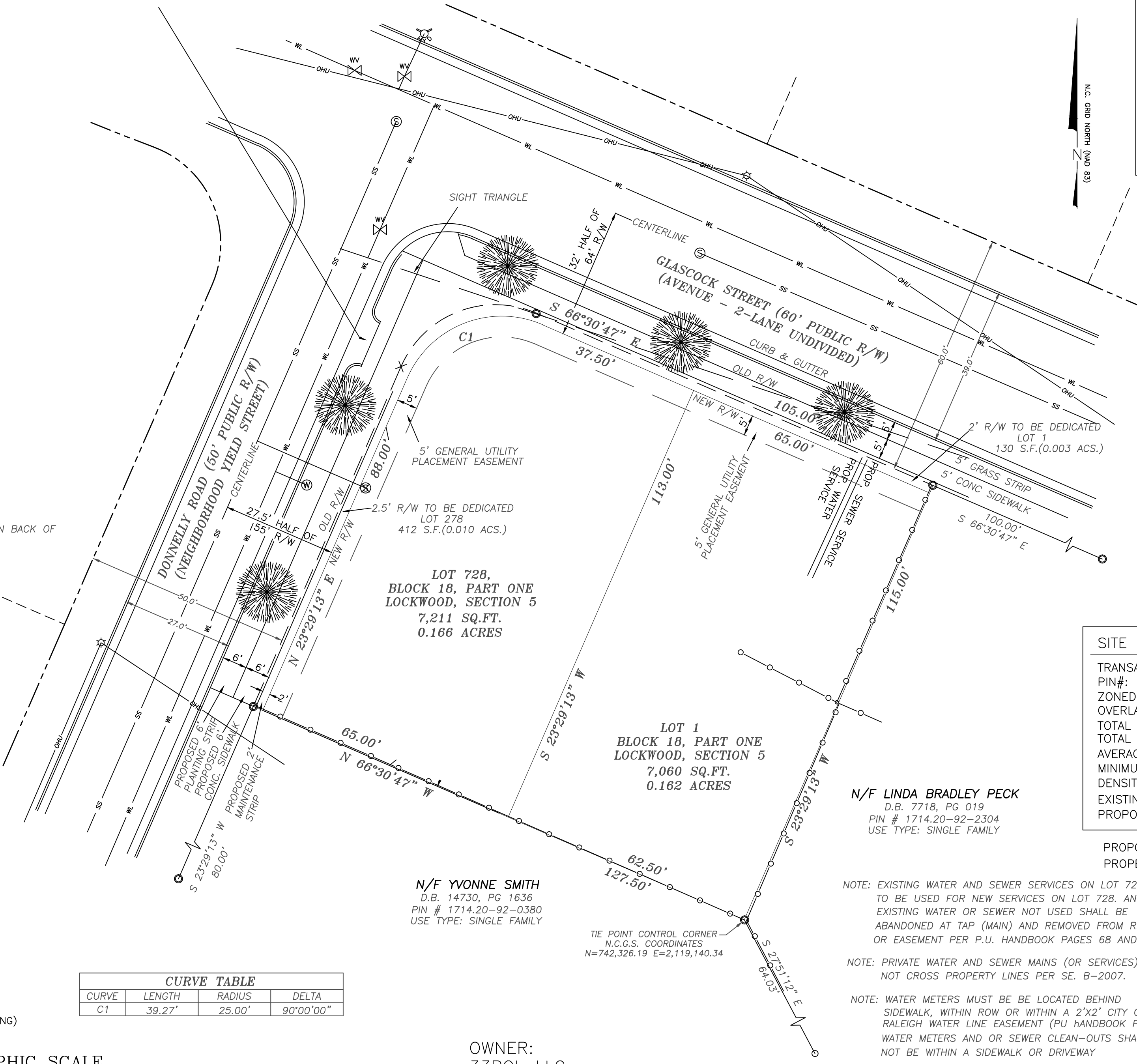
- = EXISTING IRON PIPE
- = CABLE TV BOX
- ⊙ = SANITARY SEWER MANHOLE
- = TELEPHONE BOX
- ⊕ = EXISTING WATER METER
- WV = WATER VALVE
- OHU = OVERHEAD UTILITY LINE
- ☆ = UTILITY POLE
- = CHAIN LINK FENCE
- ☼ = WHITE OAK TREE ALSO KNOWN AS QUERCUS ALBA (W/ 3" CALIPER TREE AT TIME OF PLANTING)

CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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PROPOSED LAND USE: SINGLE FAMILY DETACHED
 PROPERTY LIES WITHIN RALEIGH CITY LIMITS

NOTE: EXISTING WATER AND SEWER SERVICES ON LOT 728 TO BE USED FOR NEW SERVICES ON LOT 728. ANY EXISTING WATER OR SEWER NOT USED SHALL BE ABANDONED AT TAP (MAIN) AND REMOVED FROM R.O.W. OR EASEMENT PER P.U. HANDBOOK PAGES 68 AND 125.

NOTE: PRIVATE WATER AND SEWER MAINS (OR SERVICES) MAY NOT CROSS PROPERTY LINES PER SE. B-2007.

NOTE: WATER METERS MUST BE LOCATED BEHIND SIDEWALK, WITHIN ROW OR WITHIN A 2'X2' CITY OF RALEIGH WATER LINE EASEMENT (PU HANDBOOK P. 38) WATER METERS AND OR SEWER CLEAN-OUTS SHALL NOT BE WITHIN A SIDEWALK OR DRIVEWAY

INDEX TO PLANS

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OWNER:
33POL LLC

SITE ADDRESS:
716 DONNELLY ROAD
RALEIGH, N.C.

TRANSACTION #520448
 S-41-17
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