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
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.
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 ¾-64’ 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) [Signature] Date: 10/25/2017

Staff Coordinator: Daniel L. Stegall
PRELIMINARY SUBDIVISION PLAN FOR
716 DONNELLY ROAD

716 DONNELLY ROAD
CITY OF RAILEH, NORTH CAROLINA

OWNED: 33 POL LLC
LOT 726 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.
COND. = 918 S.F.
CARPORT = 180 S.F.
MISC. = 50 S.F.
TOTAL = 2,892 S.F. / 0.066 ACRS.

PROPOSED = 11,000 S.F. / 0.253 ACR.

SITE DATA TABLE
TRANSACTION # 520448
DATE: 1714-02-0399
ZONE: R-6
OVERLAY DISTRICT: NONE
TOTAL AREA: 14,816 S.F. (0.34 ACRES)
TOTAL LOTS PROPOSED: 2 SINGLE FAMILY
AVERAGE LOT SIZE: 0.17 ACRES
MINIMUM LOT SIZE: 0.14 ACRES
DENSITY: 2 LOTS / 0.34 ACRES = 5.8 UNITS/ACRE
EXISTING IMPERVIOUS SURFACE: 0.066 ACRES / 2,892 S.F.
PROPOSED USE: RESIDENTIAL

PROPERTY LIES WITHIN RAILEH CITY LIMITS

INDEX TO PLANS
SHEET 1 OF 3

STEWART-PROCTOR, PLLC
ENGINEERING AND SURVEYING
1501 W. HAYES ST.
RALEIGH, NC 276010.9

DATE: 6/28/2017 SURVEYED BY: JOE
SCALE: 1"=20' DRAWN BY: RAILEH TOWNSHIP

33 POL LLC
OWNER

PRELIMINARY PLAT
NOT FOR RECORDEATION,
SALES, OR CONVEYANCES

VICTORY MAP
(N.T.S.)

THIS SUBDIVISION WILL CLAIM AN EXEMPTION TO ACTIVE STORMWATER
CONTROLS UNDER 9.2.2.4.A.4 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 RAILEH UDO 9.1.3.

LLOTS CREATED BY THIS SUBDIVISION WILL BE SUBJECT TO MAXIMUM
IMPERVIOUS LIMITATIONS AS DESCRIBED IN UDO 9.2.2.4.A (AS AMENDED BY TC-2-16)

THIS PROPERTY NOT LOCATED IN A F.M.A.
100 YEAR FLOOD HAZARD AREA

REFERENCE: F.M.A. COMMUNITY PANEL NO. MAY 2, 2006

DEMOLITION PERMIT #41551
IMPERVIOUS SURFACE AREAS (EXISTING)

- HOUSE = 1,234 S.F.
- CONC. = 918 S.F.
- CARPORT = 190 S.F.
- WSC = 50 S.F.
- TOTAL = 2,992 S.F. / 0.008 ACRES

PROPOSED = 11,000 S.F. / 0.253 ACRES

SITE DATA TABLE

- TRANSACTION #: 53044A
- ZONED: R-6
- OVERLAY DISTRICT: NONE
- TOTAL SIZE: 14,816 S.F. (0.34 ACRES)
- TOTAL LOTS PROPOSED: 0 Single Family
- AVERAGE LOT SIZE: 0.17 ACRES
- MINIMUM LOT SIZE: 0.14 ACRES
- DENSITY: 2 LOTS / 0.34 ACRES
- PROPOSED USE: RESIDENTIAL

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

Preliminary Plat
Not for Recodrocn, Sales, or Conveyances

INDEX TO PLANS
Sheet 1. Cover Sheet
Sheet 2. Existing Conditions
Sheet 3. Subdivision Plan