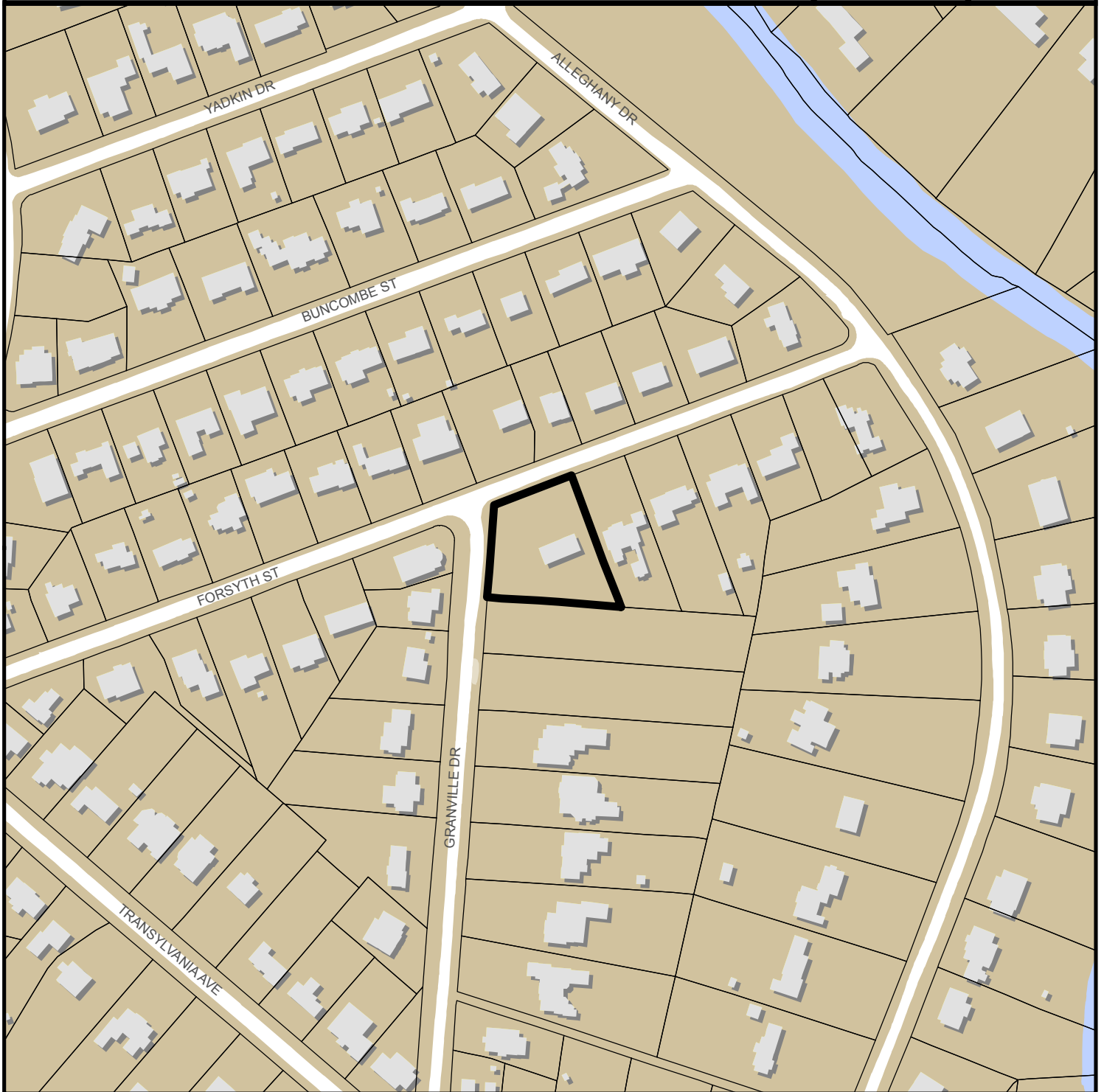


COUNTRY CLUB GRANVILLE EXPANSION S-60-2016



0 300 600 Feet

Zoning: **R-4**

CAC: **Glenwood**

Drainage Basin: **Crabtree Basin**

Acreage: **0.86**

Number of Lots: **2**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Alison Pockat**

(919) 363-4415





Administrative Approval Action

AA # 3733 / S-60-16, Country Club-Granville Expansion Revision
Transaction# 539024

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

LOCATION: The site is located on the southeast corner of Granville Drive and Forsyth Street, at 3352 and 3356 Granville Drive.

REQUEST: Subdivision of a .82 acre parcel into two single family lots zoned R-4. **This is a REVISION to a previously approved and recorded subdivision (S-60-16) recorded in BM 2017 pg 457. This revision is to allow the installation of street trees in the right of way rather than the previously required payment of a fee in lieu and to meet the required 6' sidewalk standard in the form of a fee in lieu rather than construction. New/revised conditions of approval below are 1, 2 3, 6 and 7. If these conditions are not fulfilled then future building permits and certificates of occupancy on these lots may be withheld.**

**ESIGN
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 submitted by Alison A. Pockat, ASLA.

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:

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. 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.

URBAN FORESTRY

3. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

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



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ENGINEERING

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.
7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6' wide sidewalks along the street frontage is paid to the City of Raleigh. The fee-in-lieu must be paid prior to the refund of the surety previously paid to construct the sidewalks.

EXPIRATION DATES: The sunset date for this subdivision is unchanged. 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: 12-14-2019
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)



Date: 2/23/2018

Staff Coordinator: Michael Walters