Zoning: **R-4**  
CAC: **Midtown**  
Drainage Basin: **Big Branch**  
Acreage: **0.55**  
Number of Lots: **2**

Planner: **Ryan Boivin**  
Phone: **(919) 996-2681**

Applicant: **Alison Pockat**  
Phone: **(919) 363-4415**
LOCATION: This site is located on the north side of Crestview Road and is addressed at 115 Crestview Rd. The site is located inside City limits.

REQUEST: Subdivision of a 0.55 acre tract zoned R-4 into 2 lots for residential detached homes.

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 submitted by Alison Pockat, dated 2/9/18.

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. Next Step: 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.

URBAN FORESTRY

2. Obtain required tree impact permit from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

3. A demolition permit for the existing structure shall be issued and this building permit number shall be shown on all maps for recording.

ENGINEERING

4. A 2.5’ 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 is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

5. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 140’ of 6’ sidewalk is paid to the City of Raleigh.
6. **Next Step:** 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.

**URBAN FORESTRY**

7. A tree impact permit will need to be obtained.

**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: 3-6-2021  
Record the subdivision.

I hereby certify this administrative decision.

**Signed:**(Planning Dir./Designee) [Signature]  
Date: 5/6/18

**Staff Coordinator:** Ryan Boivin
### Site Data

- **Address:** 115 Crestview Rd, Raleigh, NC 27615
- **Total Surface Area for Lot 1:** 24,461.4 SF, 0.56 AC
- **Existing Impervious Surface Area:** 3,778 SF
- **Percent Impervious ExistingCOND for Lot 1:** 15.45%
- **Proposed Use:** Two Residential Lots
- **Lot 1:** 12,273.8 SF, 0.28 AC
- **Lot 2:** 12,187.6 SF, 0.28 AC
- **Percent Impervious:** 23.7% per acre
- **Projected Waterfront Area:** 0.67 SF
- **2 Dwellings X 4 Bedrooms X 3/4 Bath**

### Site Plan

- **Scale:** 1" = 500'

### Vicinity Map

- **Vicinity Map of Raleigh &/or NCDOT Standards and Specifications**

### Notes

- All construction to be in accordance with all City of Raleigh and NC DOT Standards and Specifications.

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**Owners:** Raleigh Custom Homes

**Office Phone:** 919-363-4415

**Website:** www.railegh.com

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**Development Type and Site Data:**

- **Lot 1:** 12,273.8 SF, 0.28 AC
- **Lot 2:** 12,187.6 SF, 0.28 AC

**General Information:**

- **Housing Density:** Low Density Residential
- **Zoning:** R-4
- **Land Class:** Low Density Residential

**Notes:**

- All data and information provided herein is intended for the specific purpose and client for which it was prepared. Use or improper reliance on this document without written authorization by Allison A. Pockat, ASLA is void.