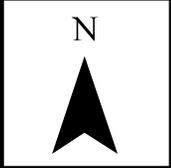
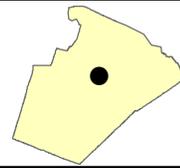


115 CRESTVIEW SUBDIVISION S-83-2017



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**





Administrative Approval Action

S-83-17 / 115 Crestview Subdivision
Transaction # 537025, AA # 3764

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 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.



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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)

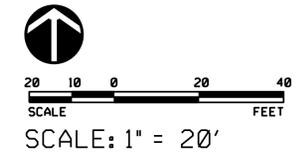
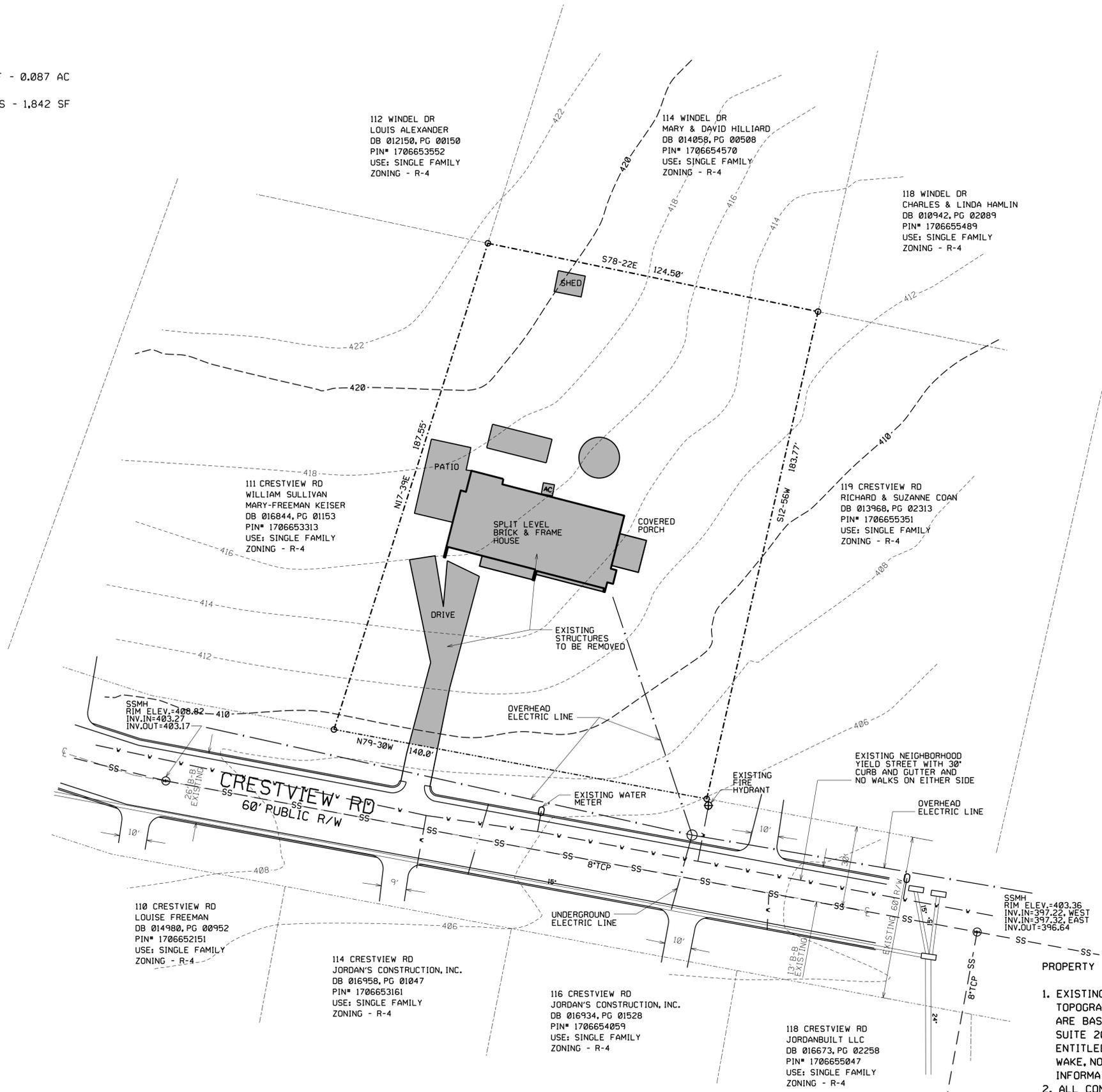
Date: 3/6/18

Staff Coordinator: Ryan Boivin

SITE DATA:

PIN NUMBER - 1706654332
 ADDRESS: 115 CRESTVIEW RD., RALEIGH
 TOTAL ACREAGE - 24,461.4 SF - 0.56
 EXISTING IMPERVIOUS AREA - 3,778 SF - 0.087 AC
 HOUSE, COVERED PORCH - 1,936 SF
 DRIVE, SHED, PATIO, GARDEN FEATURES - 1,842 SF

ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 MIDTOWN



- LEGEND:
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE
 - EXISTING RIGHT OF WAY

- PROPERTY NOTES:
- EXISTING BOUNDARY AND SITE ELEMENTS, SITE INFORMATION AND TOPOGRAPHICAL INFORMATION SPECIFIC TO THE UTILITIES ARE BASED ON A PLOT PLAN BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'CRESTVIEW SUBDIVISION, 115 CRESTVIEW RD., RALEIGH WAKE, NORTH CAROLINA' AND DATED 11-6-17. GENERAL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
 - UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 11/6/17.

RWK, PA
 Registered Professional Engineer
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4056



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

DESIGNED: AAP
 DRAWN:
 APPROVED:

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

NO.	DATE	REVISIONS
1	11.9.18	RALEIGH REVIEW COMMENTS
2	12.9.18	RALEIGH REVIEW COMMENTS.2

SCALE: NTS
 DATE: NOV. 6, 2017
 SHEET NO.:
EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 4

