



Administrative Approval Action

Case File / Name: SUB-0048-2019
3621 Glackens Court

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Mitchell Mill Road, east of Singleleaf Lane at 3621 Glackens Court.

REQUEST: Development of a vacant 0.8 acre/34,848 sf tract zoned R-4, into a proposed 2 lot subdivision. New Lot 1 area being 17,300 sf/.397 acres and New Lot 2 being 17,300 sf/.397 acres with a total right-of-way dedication of 248 sf or 0.006 acres.

**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 dated July 23, 2019 by Blake King.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General



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1. A note is placed on all plat recordings revising the density requirements for the site & the error shown on the preliminary subdivision plan coversheet correcting the density (2.5 units/acre) for the site.
2. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

Engineering

3. 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.
4. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Stormwater

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.
2. A Type C2 Street Protective Yard is required for this project and street protective yard plantings shall be shown on all plans for permitting. A zoning permit for the required plantings shall be obtained.

Stormwater

3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

The following are required prior to issuance of building occupancy permit:



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General

1. Final inspection and zoning permit approval for the required Type C2 street protective yard plantings shall be obtained.

Stormwater

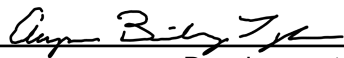
2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: May 21, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: May 21, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 05/21/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

3621 GLACKENS COURT PRELIMINARY SUBDIVISION PLAN RALEIGH, WAKE COUNTY, NORTH CAROLINA PIN:1747278257

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Northgate Plaza, Suite 401 • Raleigh, NC 27611 • 919-996-0986

This form is used when submitting a Preliminary Subdivision (UDC Section 22.2.5).
Please attach the appropriate review type and include the plan check document.
Please email your completed application to UDC@raleighnc.gov

Office Use Only: Case # _____ Planner print: _____
Pre-application Conference Date: _____ Planner signature: _____

DEVELOPMENT TYPE (UDC Section 22.2.5)
☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court
NOTE: Subdivisions may require City Council approval if in a Multi-Park Overlay or Historic Overlay District

GENERAL INFORMATION

Subdivision/Block plan case number(s): _____

Development name (subject to approval): N/A

Property Address(es): 3621 Glackens Ct., Raleigh NC 27616

Recorded Deed PIN(s): 1747278257

What is your project type? ☒ Single family ☐ Townhouse ☐ Attached houses

☐ Apartment ☐ Non-residential ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form.

Company: Neuse Crossing Homeowners Assn. Owner/Developer Name and Title: Blake King

Address: 205 W. Millbrook Rd. Ste. 210, Raleigh NC 27609

Phone # 919-448-4505 Email: neuse44@gmail.com

APPLICANT INFORMATION

Company: Neuse Crossing Homeowners Assn. Contact Name and Title: Blake King

Address: 205 W. Millbrook Rd. Ste. 210, Raleigh NC 27609

Phone # 919-448-4505 Email: neuse44@gmail.com

Continue to the next page

Page 1 of 2

revised 06/18/19
mrl@raleighnc.gov

DEVELOPMENT TYPE - SITE DATA TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 0.800 acre

Zoning district (if more than one, provide acreage of each): R-4 (Residential 4)

Overlay district: none

Conditional Use District (CUD): Case # 2: none

Board of Adjustment (BOA) Case # A: none

STOREWATER INFORMATION

Existing Impervious Surface: Acres: 0.000

Proposed Impervious Surface: Acres: 0.000

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following: _____

Flood study: _____

FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of lots/units: 160

Total # of single-family lots: 160

Proposed density for each zoning district (UDC 15.7.F.2): 2 Units / 0.8 acre

Total # of open space and/or common area lots: NONE

Total # of requested lots: 2

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree to comply with all city, county, and state laws, rules, regulations, and ordinances, and I/we agree to be bound by the terms and conditions of this application and the terms and conditions of the subdivision map.

I hereby designate Blake King as my agent regarding this application. To receive and respond to all correspondence, to receive plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development and I acknowledge that the application is subject to the filing calendar and subdivision map, which states applications will expire after 180 days of filing.

Signature: Blake King Date: 1/13/2020

Printed Name/Block 1 Top: Neuse Crossing Homeowners Assn.

Signature: _____ Date: _____

Printed Name: _____

Please email your completed application to UDC@raleighnc.gov

Page 2 of 2

revised 06/18/19
mrl@raleighnc.gov



SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SUBDIVISION PLAN
4	LANDSCAPE PLAN

SITE DATA TABLE

OWNER: NEUSE CROSSING HOMEOWNERS ASSOCIATION, INC.
ADDRESS: 205 W. MILLBROOK RD. STE 210
RALEIGH NC 27609-4697
PIN: 1747278257
RECD: 01/13/20
DB 16655 PG 628
EXISTING PROPERTY ADDRESS:
3621 GLACKENS COURT
RALEIGH, NC 27616
PLANNING JURISDICTION: RA
LAND USE: VACANT
LOW DENSITY MAX FOR R-4 IS 4 UNITS PER ACRE
PER SEC. 22.2.1 OF THE CITY OF RALEIGH U.D.C.
LOT DENSITY CALCULATION: 2 UNITS / 0.8 AC
ZONED: R-4
EXISTING USE = VACANT
PROPOSED USE = DETACHED SINGLE FAMILY DWELLINGS
EXISTING PROPERTY ACREAGE = 34,848 SF / 0.800 ACRE
NEW LOT 1 AREA = 17,300 SF / 0.397 ACRE
NEW LOT 2 AREA = 17,300 SF / 0.397 ACRE
RW DEDICATION #1 AREA = 117 SF / 0.003 AC
RW DEDICATION #2 AREA = 131 SF / 0.003 AC
TOTAL NEW LOTS AREA = 34,848 SF / 0.800 ACRE

NOTES:

1. ANY LOT WITH PARTIAL FRONTAGE ON A CUL-DE-SAC MUST HAVE DRIVEWAY ACCESS VIA THE CUL-DE-SAC.
2. RESIDENTIAL INFILL RULES MAY APPLY PER SEC. 22.7.
3. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

Digitally signed by Jermont Purifoy
DN: C=US,
E=jermont.purifoy@raleighnc.gov,
O=City of Raleigh, OU=Planning &
Development - Current Planning,
CN=Jermont Purifoy
Reason: I am approving this document
Date: 2020.05.15 13:27:34-04'00'

COVER SHEET

WAKE FOREST TNSHP	WAKE COUNTY
DATE: JULY 23, 2019	SCALE: 1"= 40'
SHEET 1 OF 5	J.N.: 43988
DRAWN BY: MW	CHECK BY: AZ
FIELD EDIT BY: ZH ON 7/23/2019	
MAP CHECKED BY: MM ON 7/23/2019	
REVISED:	

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
4415 W. HARTS CREEK RD., SUITE 100, RALEIGH, NC 27607
TEL: 919.996.4505 FAX: 919.996.5663 www.raleighnc.gov
NORTH CAROLINA LICENSE NUMBER: C-552

YOUR VISION. ACHIEVED THROUGH OURS.

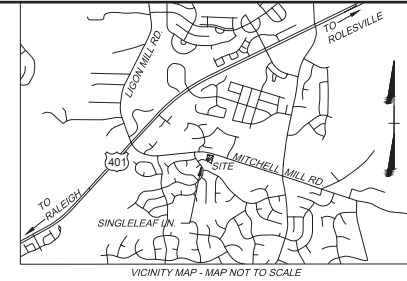
Site Development Residential Infrastructure Technology

TIMMONS GROUP

SUB-0048-2019

EXISTING CONDITIONS	
WAKE FOREST TOWNSHIP	WAKE COUNTY
DATE: JULY 23, 2019	SCALE: 1"= 40'
SHEET 2 OF 5	J.N.: 43988
DRAWN BY: MW	CHECK BY: AZ
FIELD EDIT BY: ZH ON 7/23/2019	
MAP CHECKED BY: MM ON 7/23/2019	
REVISED:	

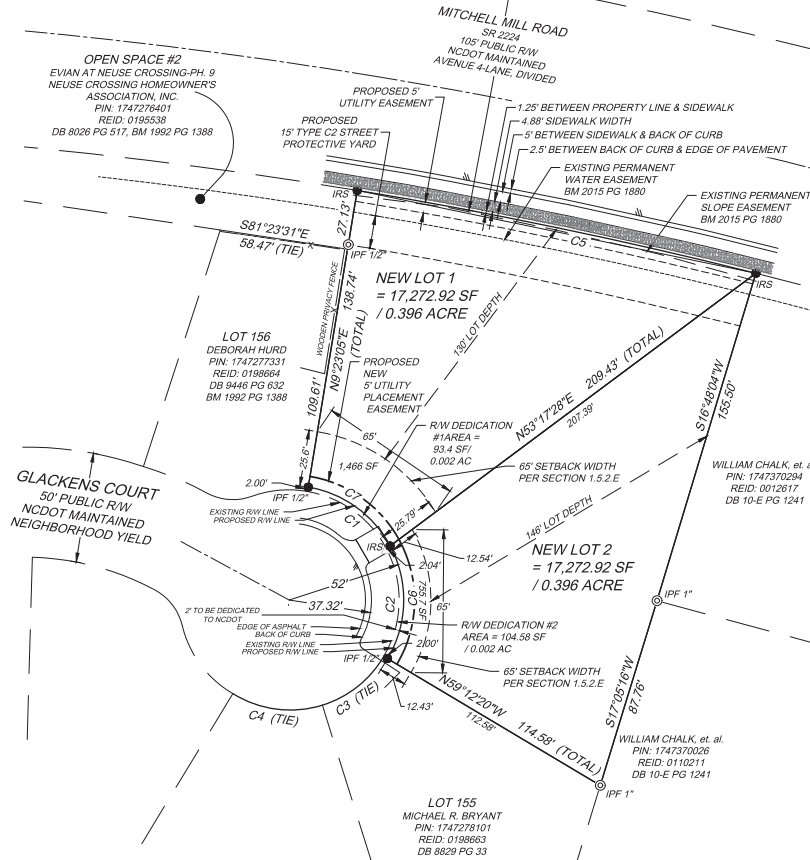
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	45.93'	N54°07'03"W	44.33'
C2	50.00'	51.11'	N1°29'07"E	48.92'
C3	49.21'	36.47'	N51°28'16"E	35.64'
C4	49.21'	42.31'	S82°40'03"E	41.02'
C5	2247.50'	185.12'	S78°15'05"E	185.07'



SITE DATA TABLE:
 OWNER: NEUSE CROSSING HOMEOWNER'S ASSOCIATION, INC.
 ADDRESS: 205 W MILLBROOK RD STE 210
 PIN: 1747278257
 REID: 0197578
 DB 16655 PG 628
 EXISTING PROPERTY ADDRESS: 3021 GLACKENS COURT
 RALEIGH, NC 27616
 PLANNING JURISDICTION: RA
 LAND USE: VACANT
 LOT DENSITY CALCULATION: 2 UNITS / 0.8 AC
 ZONED: R-4

REFERENCES
 DB 10-E PG 1241
 DB 8026 PG 517
 DB 8829 PG 33
 DB 9446 PG 632
 DB 1992 PG 1388
 DB 2015 PG 1880

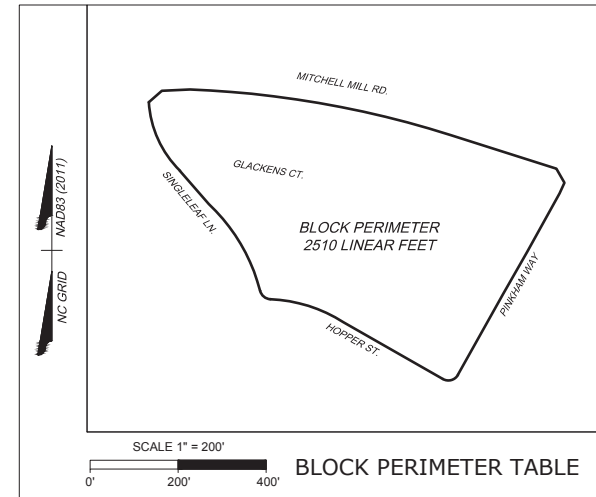
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 NEW LOT 1 AREA = 17,300 SF / 0.397 ACRE
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 R/W DEDICATION #1 AREA = 117 SF / 0.003 AC
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 TOTAL NEW LOTS AREA = 34,848 SF / 0.800 ACRE



- NOTES:**
- THIS PLAT PREPARED FOR SKYE CREECH.
 - NO TITLE REPORT FURNISHED & ALL ENCUMBRANCES MAY NOT BE SHOWN.
 - THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA, PER FIRM # 3720174700J, PANEL 1747, EFFECTIVE DATE MAY 2, 2006.
 - AREAS COMPUTED BY COORDINATE METHOD.
 - PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
 - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - ALL PROPERTY CORNERS SET ARE 5/8" IRON REBAR WITH CAP UNLESS OTHERWISE NOTED HEREON.
 - RESIDENTIAL INFILL RULES MAY APPLY PER SEC. 2.2.7.
 - SEE DB 14216 PG 943 FOR THE DEMOLITION AND ABANDONMENT OF THE WATER TOWER ON THE PROPERTY.

LEGEND

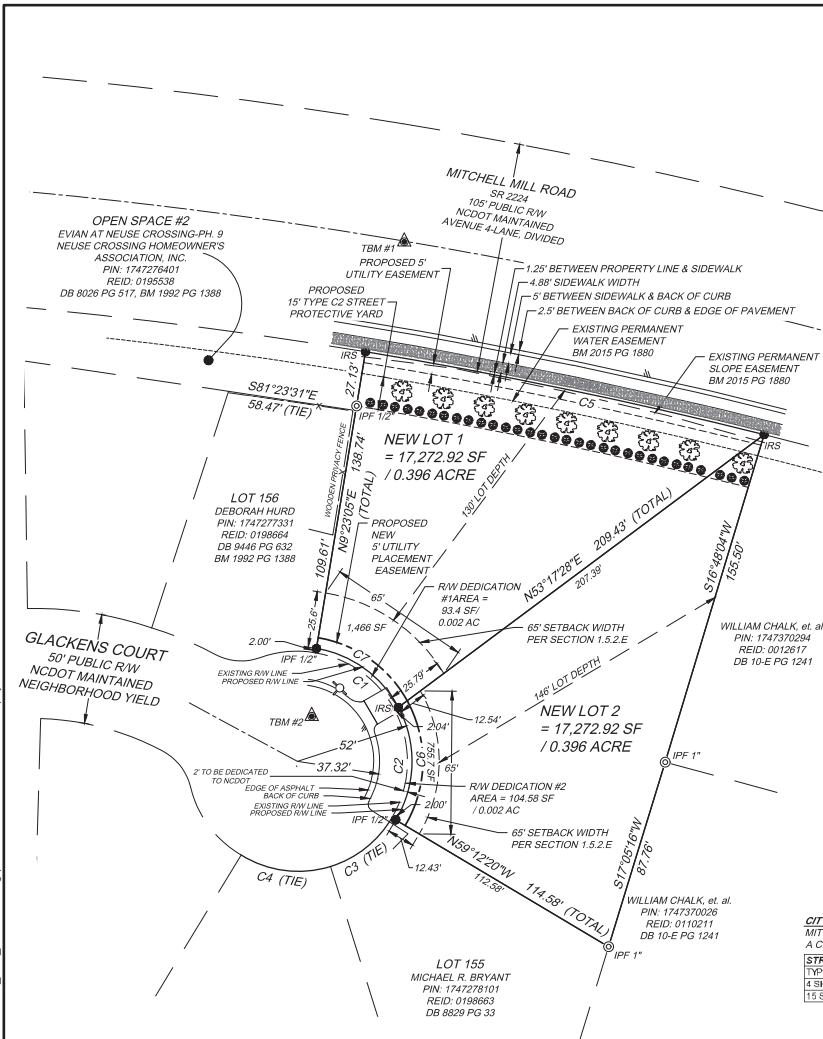
- PROPERTY LINE SURVEYED
 LINE NOT SURVEYED
 EXISTING FENCE
 LINE TO BE REMOVED / DEDICATED
 EXISTING IRON PIPE FOUND
 EXISTING IRON ROD FOUND
 EXISTING CONG MONUMENT FOUND
 5/8" IRON REBAR SET
 COMPUTED POINT
- TBM #2**
 IRK NAIL SET IN ASPHALT
 TIMMONS GROUP GPS #2
 N: 777,222.37'
 E: 2,142,768.09'
 ELEV.: 286.33'
- TBM #1**
 5/8" CAPPED REBAR SET IN GRASS MEDIAN
 TIMMONS GROUP GPS #1
 N: 777,437.98'
 E: 2,142,810.13'
 ELEV.: 274.31'



PRELIMINARY SUBDIVISION SURVEY
 OF
 DB 16655 PG 628
 PIN: 1747278257
 GLACKENS COURT
 RALEIGH, NORTH CAROLINA

WAKE FOREST TOWNSHIP	WAKE COUNTY
DATE: JULY 23, 2019	SCALE: 1" = 40'
SHEET 3 OF 5	J.N.: 43988
DRAWN BY: MW	CHECK BY: AZ
FIELD EDIT BY: ZH ON 7/23/2019	
MAP CHECKED BY: MM ON 7/23/2019	
REVISED:	

Y:\02\43988-Glakens Court\DWG\PRELIMINARY SUBDIVISION AAA\43988-02V-PRELIMINARY_AAA_SHEET 4.dwg [Plotted on 5/12/2020 12:11 PM] by Martin Webb



- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL, OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

1 TREE PLANTING DETAIL TYP-03

NOT TO SCALE

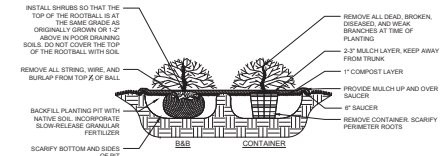
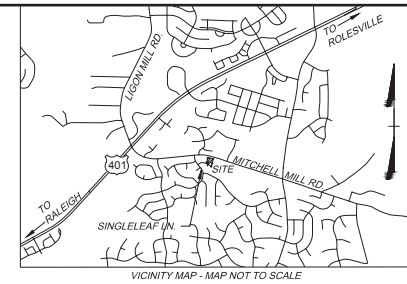
CITY OF RALEIGH LANDSCAPE REQUIREMENTS
MITCHELL MILL ROAD IS AN NCDOT ROAD (SR 224).
A CITY TYPE C2 STREET PROTECTIVE YARD IS REQUIRED.

STREET PROTECTIVE YARD:		LOT 1 - 185.07 LF FRONTAGE	LOT 2 - 6 LF FRONTAGE
TYPE C2 - UDO SECTION 2.2.4.B		(185.07 / 100) x 4 = 8 TREES	* 1 TREE AND 3 SHRUBS HAVE
4 SHADE TREES - MINIMUM PER 100 LF		(185.07 / 100) x 15 = 28 SHRUBS	BEEN SHOWN HERE AND BASED
15 SHRUBS - MINIMUM PER 100 LF			ON PROPORTED DISTANCE
			BETWEEN LOT LINES.

PLANT SCHEDULE

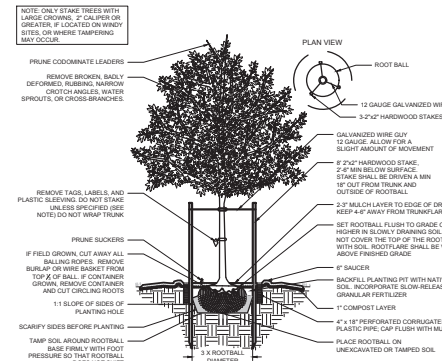
SYMBOL	TREE	QTY.		BOTANICAL NAME	COMMON NAME	MIN. INSTALLATION SIZE	MATURE HEIGHT/CROWN SIZE	COMMENTS
		REQ'D	PROV'D					
	RB	9	9	BETULA NIGRA	RIVER BIRCH	3.5" CAL. 14' HT.	35' HT. MIN. 30' MIN. CROWN SIZE	STREET PROTECTIVE YARD
	TOTAL	9	9					
	IH	31	31	ILEX GLABRA	INKBERRY HOLLY	42" HT.	5' HT. MIN. WITHIN 3 YEARS OF PLANTING	STREET PROTECTIVE YARD
	TOTAL	31	31					

CURVE TABLE				
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C5	2247.50'	185.12'	S78°15'05"E	185.07'



2 SHRUB DETAIL

NOT TO SCALE



4 DECIDUOUS TREE - STAKING SPECIFIED

NOT TO SCALE

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8. RESIDENTIAL INFILL RULES MAY APPLY PER SEC. 2.2.7.
9. SEE DB 14218 PG 943 FOR THE DEMOLITION AND ABANDONMENT OF THE WATER TOWER ON THE PROPERTY.

LEGEND

PROPERTY LINE SURVEYED
LINE NOT SURVEYED
EXISTING FENCE
LINE TO BE REMOVED / DEDICATED
EXISTING IRON PIPE FOUND
EXISTING IRON ROD FOUND
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LANDSCAPE PLAN
DB 16655 PG 628
PIN: 1747278257
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RALEIGH, NORTH CAROLINA

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REVISED:	

SCALE 1" = 40'

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
4415 WINTHROP AVENUE, SUITE 100, RALEIGH, NC 27607
TEL: 919.966.4931 FAX: 919.967.5663
WWW.TIMMONSGROUP.COM
NORTH CAROLINA LICENSE NUMBER C-5152

YOUR VISION. ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology

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