LOCATION: The site is located on the north side of Glascock Street with common street addresses of 1005, 1009, 1013 and 1017 Glascock Street.

REQUEST: Subdivision of approximately 1.91 acres currently comprised of four lots zoned R-10 to create seven lots total intended for development with detached homes. Variance (A-69-19) approved granting a maximum block perimeter of 11,170 feet in lieu of 2,500 feet required per UDO Section 8.3.2.A. Variance (A-142-19) approved granting minimum driveway spacing ranging from 35 feet to 40.8 feet in lieu of the minimum required range of 59.2 feet to 65 feet per Section 3.2.3.A of the Raleigh Design Manual.

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 December 19, 2019 by Crumpler Consulting Services.

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:

General

1. Show calculations to support compliance with 9.2.2.B and 9.2.2.E.

Urban Forestry

2. A tree impact permit must be obtained for the removal of existing street trees in the right of way prior to the issuance of a demolition or grading permit, whichever comes first.

- 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:

Engineering
1. A fee-in-lieu for 1-ft of sidewalk along the length of frontage is paid to the City of Raleigh (UDO 8.1.10).

**Stormwater**

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

**Urban Forestry**

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☑ **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:*

**Urban Forestry**

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 12 street trees along Glascock Street.

**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:** February 18, 2023
  Record at least ½ of the land area approved.

- **5-Year Sunset Date:** February 18, 2025
  Record entire subdivision.

I hereby certify this administrative decision.

Signed: [Signature]  
Date: 02/19/2020

**Staff Coordinator:** Ryan Boivin

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City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov
5401 NORTH - LOTS 1016 & 1017

PERRY CREEK ROAD
RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION

TRANSACTION #: 581723
RALEIGH CASE NUMBER: S-2-19
PROJECT NUMBER: CRC-18030
DATE: DECEMBER 19, 2018

SHEET INDEX
C-1 EXISTING CONDITIONS
C-2 CURRENT CONDITIONS
C-3 PROJECT NOTES
C-4 SUBDIVISION PLAN
C-5 LOT DIMENSION PLAN
C-6 GRADING & STORM DRAINAGE PLAN
C-7 UTILITY PLAN
D-1 SITE AND UTILITY DETAILS

FOR REFERENCE
L-1 5401 NORTH MASTER PLAN - TRANSPORT MAP
L-2 APPROVED STREET TREE PLAN FROM LOTS 15-17 PHASES 2 & 7
L-3 APPROVED STREET TREE NOTES FROM LOTS 15-17 PHASES 2 & 7
L-4 APPROVED STREET TREE DETAILS FROM LOTS 15-17 PHASES 2 & 7

SITE DATA

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

REVISIONS

NEW LOTS LOCATED

CONTRACTOR SHALL NOTIFY "811" (111) OR (1-888-811-811) AT LEAST 7 BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY IN ANY ONE WORKING DAY PER KEEPER. THE CALLER MUST BE ABLE TO PROVIDE THE KEEPERS WITH A LOCATION OF YOUR THREE (3) POINTS. CONTRACTOR SHALL CONTRACT AND CONTACT LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION SERVICES. CONTRACTOR SHALL REPORT ANY INCORRECT LOCATION SERVICES TO "811" IMMEDIATELY.

811
Know what’s below. Call before you dig.
PRELIMINARY SUBDIVISION FOR:

5401 NORTH
LOTS 1016 & 1017
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: CRC-18030