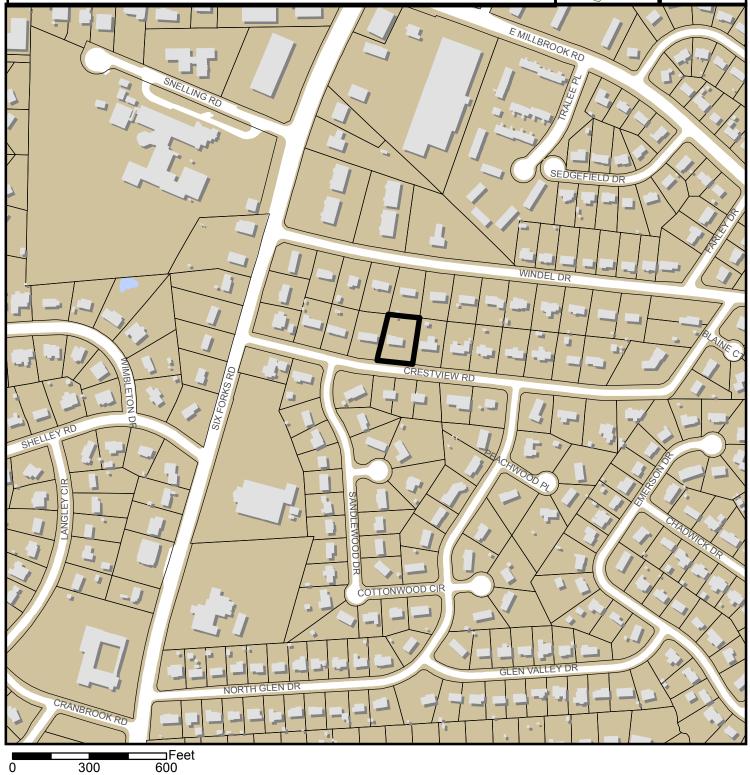
115 CRESTVIEW SUBDIVISION S-83-2017







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. <u>Next Step:</u> 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.

S-83-17 115 Crestview Subdivision



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

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.

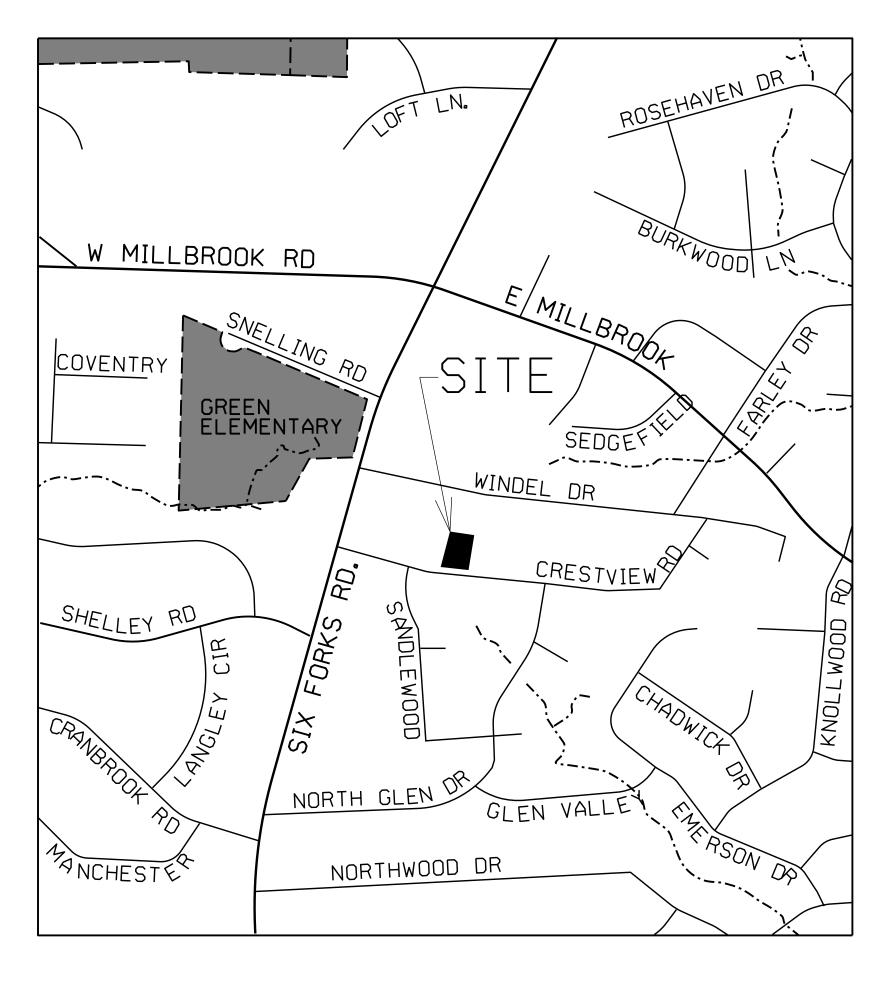
URBAN FORESTRY

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: Rvan Boivin	



115 CRESTVIEW SUBDIVISION

115 CRESTVIEW RD. RALEIGH, NORTH CAROLINA

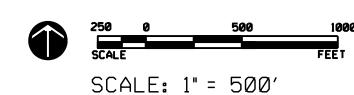
OWNER:

RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH,NC 27615
OFFICE PHONE - 919 395-1529

TIM

THOMPSON

VICINITY MAP



RALEIGH CASE NUMBER: S-83-17 TRANSACTION NUMBER: 537025

LIST OF DRAWINGS				
SEQ. NO.	DWG. NO.	TITLE		
1	C0-0	COVER SHEET		
2	EC-1	EXISTING CONDITIONS PLAN		
3	SP-1	SUBDIVISION PLAN		
4	D-1	UTILITY DETAILS		

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SITE DATA

CONTACT

ADDRESS: 115 CRESTVIEW RD., RALEIGH
PIN *: 1706654332 ACREAGE: 24,461.40 SF, 0.56 AC
ZONING: R-4
BOOK OF MAPS 1965, PAGE 00205
LAND CLASS: LOW DENSITY RESIDENTIAL LESS THAN 10 UNITS PER AC - HOMESITE
CITIZENS ADVISARY COUNCIL - MIDTOWN CAC

WATERSHED: CRABTREE CREEK
NEUSE BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 11. CRESTVIEW SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 24,461.4 SF, 0.56 ACRES EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 3,778 SF PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 11 = 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
SITE DENSITY = 3.57 UNITS PER ACRE

PROJECTED WASTEWATER FLOW = 960 GPD 2 DWELLINGS X 4 BEDROOMS X 120 GRP

Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831 Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

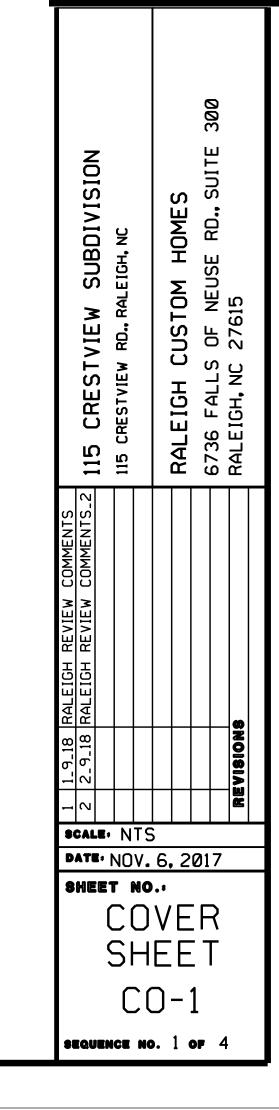
Office Use Only: Transaction #	‡	Project Coordinator		Team Leader	
		PRELIMINA	ARY APPROVALS		
Subdivision *	X Conventio	nal Subdivision	Compact Develo	pment	Conservative Subdivision
*May	require City Cou	ncil approval if in a	Metro Park Overlay or	Historic Over	lay District
If your project has been thro	ough the Due Dili	gence process, pro	vide the transaction #:		
		GENERAL	INFORMATION		
Development Name 115 Cre	estview Subdivisi	on			
Proposed Use two single fa	mily lots				
Property Address(es) 115 Cr Raleig					
Wake County Property Ident	tification Number	(s) for each parcel	to which these guidelin	es will apply:	
PIN Recorded Deed 1706654332	PIN Record	ed Deed	PIN Recorded Deed	PIN Recorded Deed PIN Recorded Deed	
What is your project type? X Single family Other (describe):	Townhouse	Subdivisio	on in a non-residential zo	oning district	
	(OWNER/DEVEL	OPER INFORMATIO	N	
Company Name Raleigh Custom Homes Inc.		Owner/Developer N	Owner/Developer Name Tim Thompson		
Address 6736 Falls of Neuse	Rd., Suite 300, F	Raleigh, NC 27615			
Phone 919 395-1529 Email tim@raleighc		customhomes.net	Fax 919 8	347-2665	
	CON	SULTANT/CON	TACT PERSON FOR F	PLANS	
Company Name Alison A. Pockat, ASLA		Contact Name Alise	Contact Name Alison Pockat		
Address 106 Steep Bank Dr	., Cary, NC 2751	3			
Phone 919 363-1/15		Email aanockat@	earthlink net	Fav	

PAGE 1 OF 3

WWW.RALEIGHNC.GOV

REVISION 03.11.16

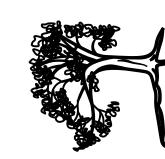
		TE TABLE (Applicable to	ali developm	ents)
	ZONING	INFORMATION		
Zoning District(s) R-4				
If more than one district, provide the acreag	e of each:			
Overlay District?				
Inside City Limits?				
CUD (Conditional Use District) Case # Z-				
COA (Certificate of Appropriateness) Case #				
BOA (Board of Adjustment) Case # A-				
	STORMWA	TER INFORMATION		
Existing Impervious Surface 3,778 SF	acres/sf	Flood Hazard Area	Yes	□ X No
Proposed Impervious Surface 9,000 SF	acres/sf	Neuse River Buffer	Yes	□ X No
		Wetlands	Yes	□ X No
If in a Flood Hazard Area, provide the follow	ing:	·		
Alluvial Soils Flood	Study	FEMA Map	Panel #	
	NUMBER OF	LOTS AND DENSITY		
Total # of Townhouse Lots: Detached		Attached		
Total # of Single Family Lots 2		Total # of All Lots 2		
Overall Unit(s)/Acre Densities Per Zoning Dis	stricts 3.57 Unit	s / acre		
Total # of Open Space and/or Common Area	Lots None			
SIGNAT	URE BLOCK (Ap	pplicable to all developn	nents)	
In filing this plan as the property owner(s), I, successors and assigns jointly and severally t subdivision plan as approved by the City.			•	
I hereby designate Alison A Pockat administrative comments, to resubmit plans		s my agent regarding this app I to represent me in any publi		
I/we have read, acknowledge, and affirm that development use.	at this project is co	onforming to all application re	equirements app	olicable with the proposed
Diglad June				
		Owner, Rale Date Nov. 11	eigh Custom I 2017	<u>Hom</u> es
Signatiire		Date NOV. II	, 2011	
Signature 				



DESIGNED: AAP

APPROVED:





DESIGNED: AAP APPROVED:

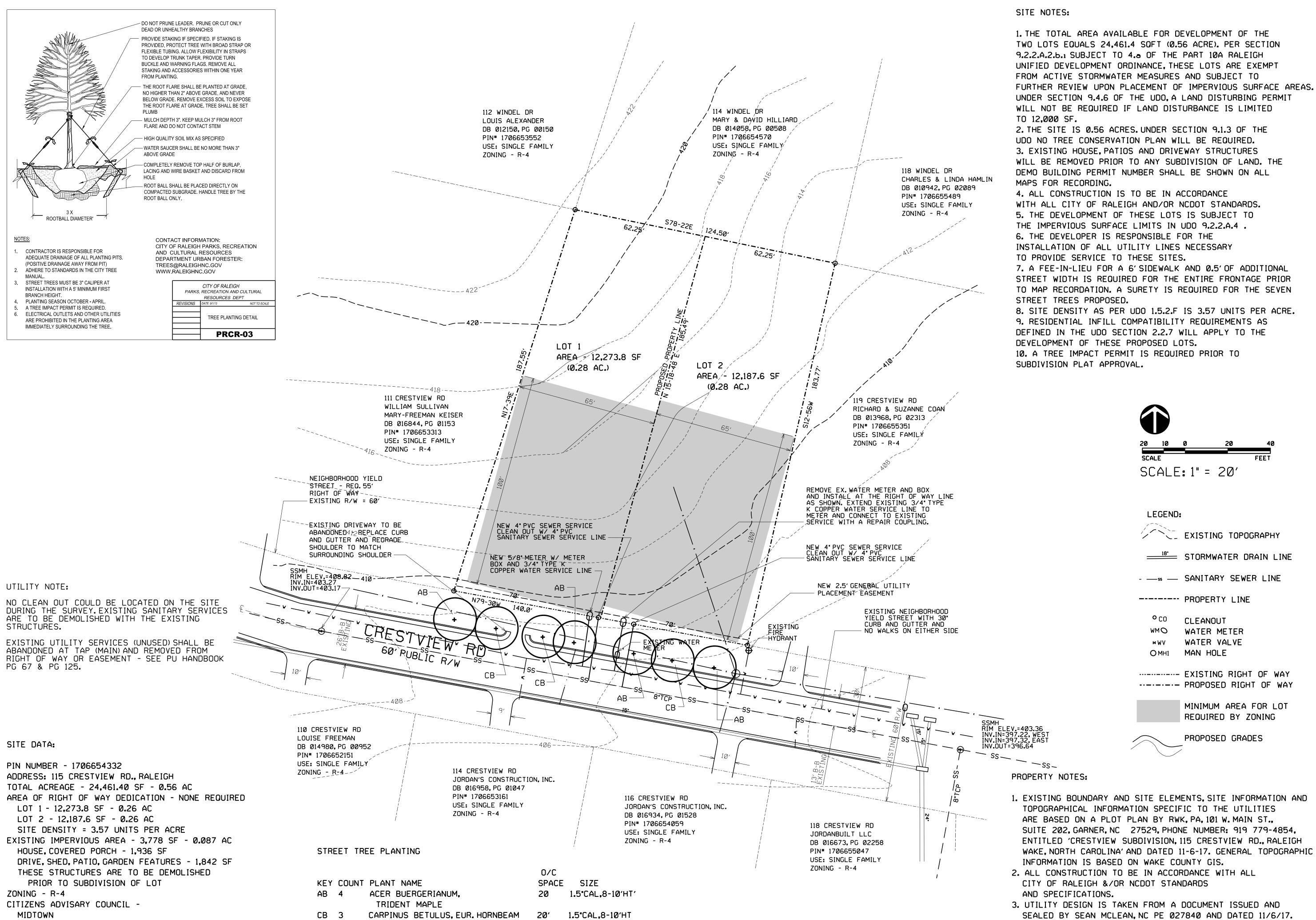
S SUITE ت ی RALEIGH 6736 FALL RALEIGH, NO

DATE: NOV. 6, 2017

SHEET NO.: EXISTING

EC-1

sequence no. 2 of 4



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A.PO(

DESIGNED: AAP DRAWN: APPROVED:

SUBDI' ≥ % ပ္က RAL 6736

SCALE: NTS

DATE: NOV. 6, 2017

SHEET NO .: SUBDIVISION

PLAN