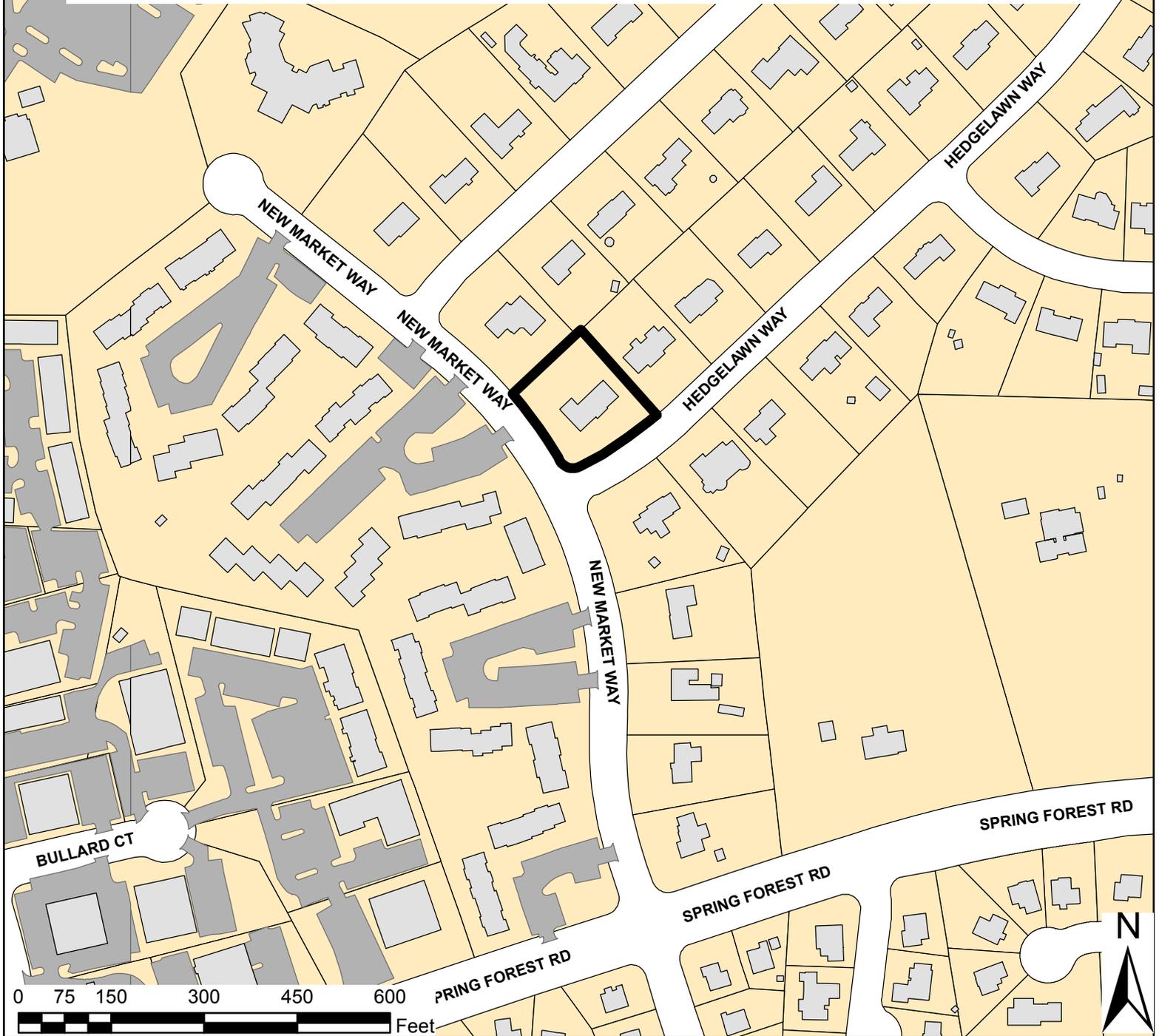


# NORTH RIDGE SUBDIVISION LOT 23

## S-59-2013



Zoning: **R-6**  
CAC: **North**  
Drainage Basin: **Marsh Creek**  
Acreage: **0.65**

Number of Lots: **2**  
Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant Contact: **RWK, PA**  
Phone: **(919) 779-4854**



# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

### Preliminary Development Plan Application

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

**5-59-2013**

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <b>383033</b> Assigned Project Coordinator <i>Jack</i> Assigned Team Leader <i>Watters</i> <i>Bennett</i>	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name <b>Subdivision of Lot 23, North Ridge, New Market Way</b>			
Proposed Use <b>single family residential</b>			
Property Address(es) <b>1201 Hedgelawn Way</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <b>1717322229</b>			
P.I.N. Recorded Deed Book: 15337, Pages: 0900	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. This is a subdivision plan but is not located in the Metro Park or a historic overlay district and therefore should not require Planning Commission or City Council Approval		
<b>PLANNING COMMISSION</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
<b>CLIENT (Owner or Developer)</b>	Company: <b>Jacobs Building Co., Inc &amp; Raleigh Custom Homes</b>		Name (s) <b>Tim Thompson</b>
	Address <b>6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615</b>		
	Phone <b>919 395-1529</b>	Email <b>tim@raleighcustomhomes.net</b>	Fax
<b>CONSULTANT (Contact Person for Plans)</b>	Company: <b>RWK, PA</b>		Name (s) <b>Charles Piratzky</b>
	Address: <b>101 W. Main St., Garner, NC 27529</b>		
	Phone <b>919 779-4854</b>	Email <b>cpiratzky@nc.rr.com</b>	Fax <b>919 779-4056</b>

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning Information	Building Information
Zoning District(s) <b>R-6</b>	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District <b>N/A</b>	Proposed Building(s) sq. ft. gross
Total Site Acres <b>0.646</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required <b>N/A</b> Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case # <b>n/a</b>	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # <b>A- n/a</b>	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # <b>Z- n/a</b>	

**Stormwater Information**

Existing Impervious Surface <b>5,955 square feet</b>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface _____ acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The area is located in a low density residential zone, R-6, currently and in a low density residential area on the comprehensive plan. The proposed use is low density residential at a rate of three units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.

The anticipated area of disturbance is estimated to be 11,000 SF which is under the 12,000 SF threshold set in the UDO Section 9.4.6 as the determination for the requirement of a land disturbing permit. As per Section 9.2.1 a stormwater exemption also exists. In addition, Section 9.1.3 allows for the exemption of a tree conservation plan as the total land area is 0.646 acres and under the acre threshold.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots <b>2</b>
2. Total # Of Single Family Lots <b>2</b>	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) <b>2</b>	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more X	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>4</b>	f) Total Number of Phases
10. Total number of Open Space (only) lots <b>0</b>	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit 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 use.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

*Tim Thompson -  
Signature on plan cover sheet*

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input type="checkbox"/>			<input checked="" type="checkbox"/>	
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	exempt per # 2.1
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	(res. landscape plan is not required)
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
i) Transportation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input type="checkbox"/>			<input checked="" type="checkbox"/>	
7. Plan size 18"x24" or 24"x36"	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input type="checkbox"/>			<input checked="" type="checkbox"/>	
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	

- filing fee (check) n
- 10 sets
- digital copy
- wake county school form
- Preliminary Subdivision
- signature!

SANITARY			
MANHOLE	TOP	INV. IN	INV. OUT
MH1	104.23'		96.68'
MH2	81.83'	74.03'	70.61'

WATER STRUCTURE			
STRUCTURE	TOP	INV. IN	INV. OUT
CI1	109.90'		106.50'
CI2	109.79'	105.99'	105.99'
CI3	108.70'	104.60'	104.60'

CURVE DATA					
NUMBER	RADIUS'	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	606.72	14-02-08	148.63	N60-54-14E	148.25
C2	25.00	86-01-10	37.53	S69-04-07E	34.11
C3	771.87	09-34-01	128.88	S30-50-32E	128.73

1200 BRIAR PATCH LANE  
REBEKAH A DOLD  
DB 12-E-, PG 1588  
PIN# 1717321402

1204 BRIAR PATCH LANE  
WALTER R. PUPA &  
MARGARET J. PUPA  
DB 03071, PG 0753  
PIN# 1717321583

1205 HEDGELAWN WAY  
PATRICK DAVID BASTEK &  
TARA KOPP  
DB 10970, PG 1714  
PIN# 1717323339

1201 HEDGELAWN WAY  
RALEIGH CUSTOM HOMES  
DB 15337 PG 0900  
PIN# 1717322229  
0.646 AC

NO.	DATE	REVISION	BY	APPROVED



ALISON APOTKAT ASIA  
LANDSCAPE ARCHITECT  
LAND PLANNER  
PH: 352-4415  
MS STEPHAN DRIVE  
CARY, NC 27513

**RMK & PA**  
engineers & architects  
101 W. Main St., Suite 202  
Cary, NC 27513  
Phone: (919) 779-4854  
Fax: (919) 779-4056

PROJECT: JACOBS BUILDING CO., INC / RALEIGH CUSTOM HOMES  
SUBDIVISION OF LOT 23 NORTHRIDGE, NEW MARKET WAY 1201 HEDGELAWN WAY, RALEIGH, NC  
SHEET NUMBER: EC-1  
DATE: DEC. 11, 2013  
DRAWN BY: AAP  
CHKD BY:



SCALE: 1" = 20'

LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS, INCLUDING THE STORM DRAIN AND SANITARY TOPS AND INVERTS, ARE BASED ON A SURVEY BY RITCHIE SURVEYING COMPANY, 7704 LONGSTREET DR., RALEIGH, NC, PHONE NUMBER 919 801-9559.
2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

