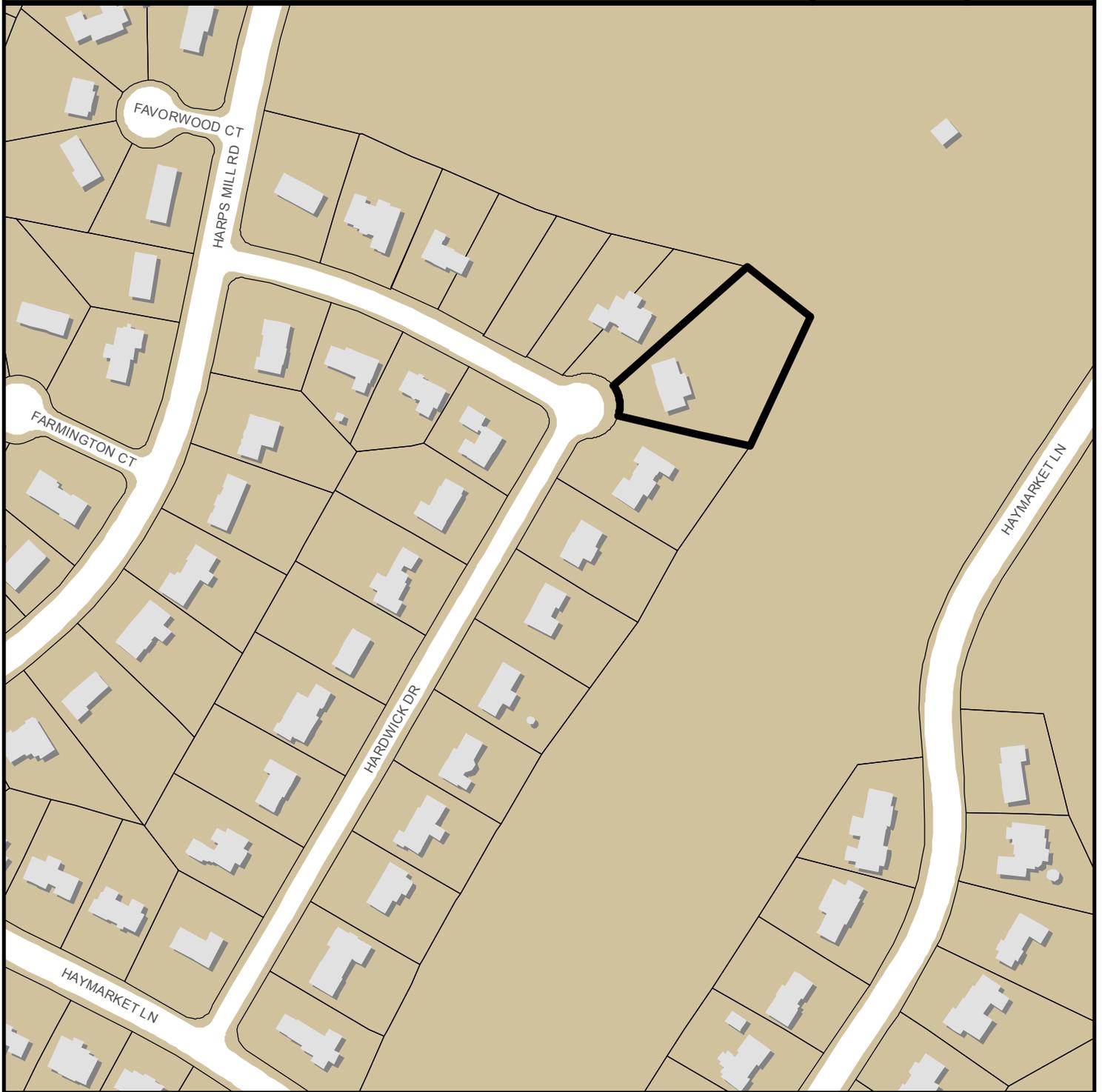


# HARDWICK BEND SUBDIVISION S-22-2016



0 300 600 Feet

Zoning: **R-6**  
CAC: **North**  
Drainage Basin: **Perry Creek**  
Acreage: **1.04**  
Number of Lots: **2**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Raleigh Custom  
Homes, LLC**  
Phone: **919 395-1529**



# 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.

Preliminary Approvals		S-22-16		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 467869 Assigned Project Coordinator 1 Assigned Team Leader Walters	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #					
GENERAL INFORMATION					
Development Name <b>Hardwick Bend Subdivision</b>					
Proposed Use <b>single family residential</b>					
Property Address(es) <b>7900 Hardwick Dr., Raleigh, NC</b>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <b>1717584437</b>					
P.I.N. Recorded Deed Book: 016248, Page: 02390		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:					
PRELIMINARY ADMINISTRATIVE REVIEW		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. <b>This subdivision site is not located in the Metro Park or Historic Overlay Districts and thus should not require Planning Com. or City Council Approval</b>			
PLANNING COMMISSION		Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.			
CLIENT (Owner or Developer)		Company <b>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>	
CONSULTANT (Contact Person for Plans)		Company <b>Alison A. Pockat, ASLA</b>		Name (s) <b>Alison A. Pockat</b>	
		Address <b>106 Steep Bank Dr., Cary, NC 27518</b>			
		Phone <b>919-363-4415</b>		Email <b>aapockat@earthlink.net</b>	

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

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 1.04 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface 5,026 SqFt acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.23 / 10,000 SF 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, currently R-6, and in a low density residential area on the Comprehensive Plan. The proposed use is for Low density residential at a rate of two units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.

The anticipated area of disturbance is estimated to be 10,990 SqFt which is under the 12,000 SqFt threshold set in the UDO Sect. 9.4.6 as the determination for the requirement for a land disturbing permit. As per Sect. 9.2.2 A 1, stormwater control measures are required for any site over 1 acre. As this site is barely over the 1 acre threshold, the owner proposes an off-site buy down as described in 9.2.2 B 2 b i. In addition, Section 9.1.3 allows for the exemption of a tree conservation plan as the total land area is 1.04 acres which is under the two acre threshold.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	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) 2	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) 4	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	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)

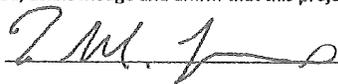
SIGNATURE BLOCK (Applicable to all developments)

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 Alison Pocket 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 March 30, 2016

Signed

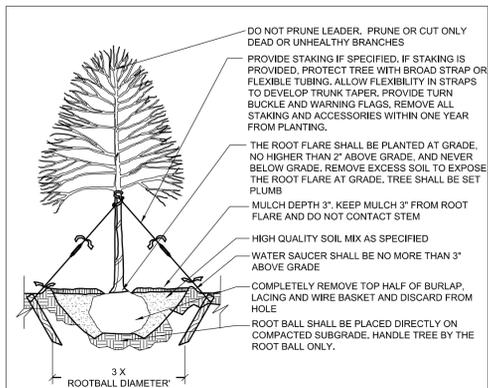
Date

	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 checked="" type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			○ noted
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			○ noted
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<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 checked="" type="checkbox"/>			✓
i) Transportation Plan	<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. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>			✓	
7. Plan size 18"x24" or 24"x36"	<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 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 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 checked="" type="checkbox"/>			✓	
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓	
12. Preliminary stormwater quantity and quality summary and calculations package	<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 checked="" type="checkbox"/>			○

951/36

noted  
noted





**NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- 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 DEPT.  
 DEPARTMENT URBAN FORESTER:  
 TREES@RALEIGHNC.GOV  
 WWW.RALEIGHNC.GOV

**CITY OF RALEIGH  
 PARKS, RECREATION AND CULTURAL RESOURCES DEPT.**

REVISIONS DATE: 9/19/19

TREE PLANTING DETAIL

**PRCR-03**

**CURVE DATA**

NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	50.00	46.35	N 14°01'48" W	44.71	53°06'36"

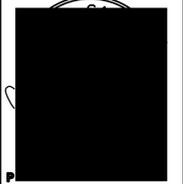
**SITE DATA:**

PIN NUMBER - 1717584437  
 REID - 0092651  
 ADDRESS: 7900 HARDWICK DR., RALEIGH  
 TOTAL ACREAGE - 45243.35 SF - 1.039 AC  
 WITH RIGHT OF WAY DEDICATION - 92.69 SF (0.0021 AC)  
 LOT 1 - 25,553.3 SF - 0.5866 AC  
 LOT 2 - 19,597.36 SF - 0.4499 AC  
 EXISTING IMPERVIOUS AREA - 5,026 SF - 0.115 AC  
 HOUSE - 2,685, DECK - 673,  
 DRIVE / WALK - 1,659, PLAY AREA - 108  
 THESE STRUCTURES ARE TO BE DEMOLISHED PRIOR TO SUBDIVISION OF LOT  
 ZONING - R-6  
 CITIZENS ADVISORY COUNCIL - NORTH CAC



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

DESIGNED: AAP  
 DRAWN:  
 APPROVED:



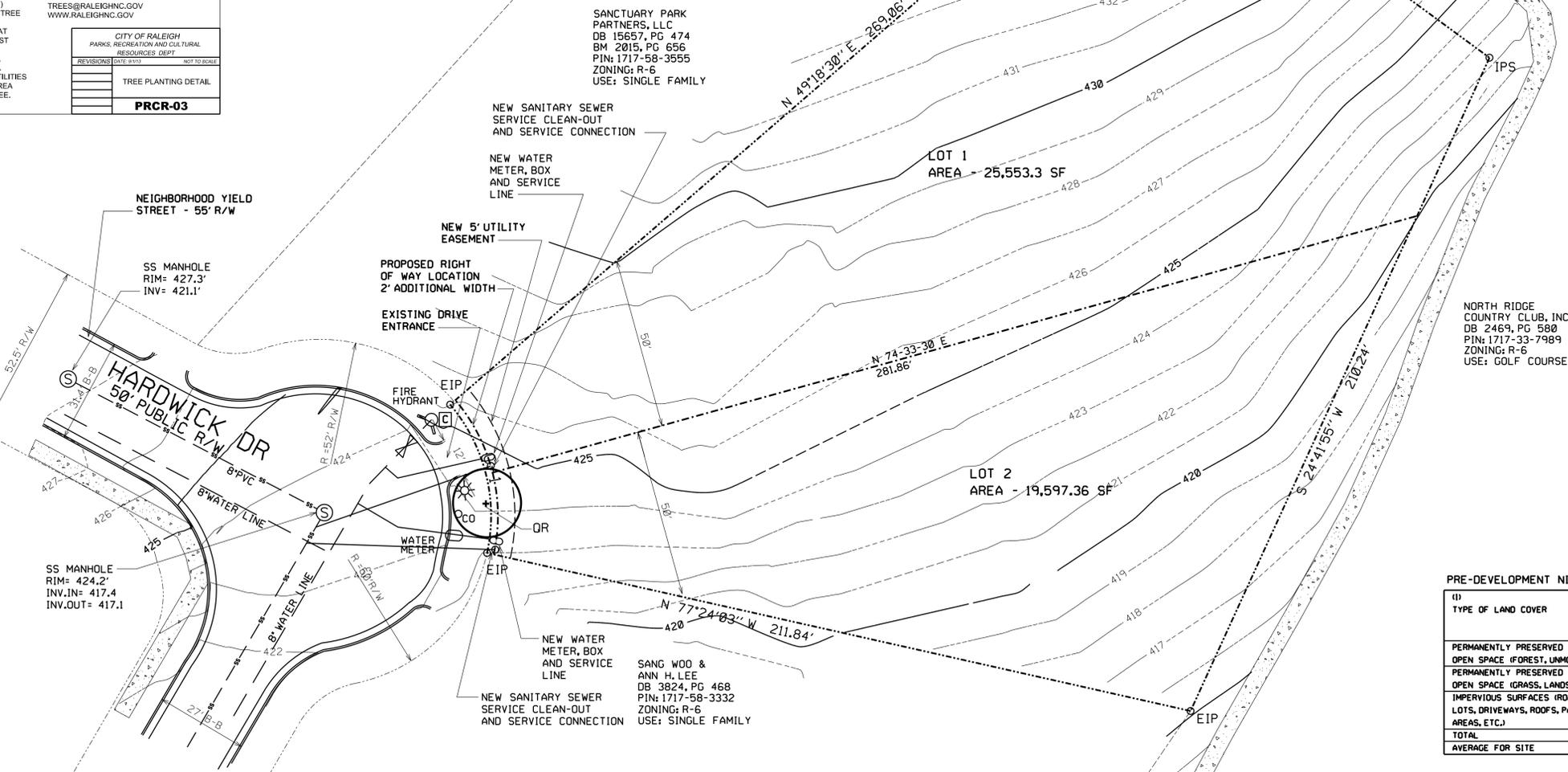
HARDWICK BEND SUBDIVISION  
 7900 HARDWICK DR., RALEIGH, NC  
 RALEIGH CUSTOM HOMES INC.  
 6736 FALLS OF NEUSE RD., SUITE 300  
 RALEIGH, NC 27615

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: NTS  
 DATE: MARCH 25, 2016  
 SHEET NO.:

**SITE PLAN**  
 SP-1



**NOTES:**

- THE SITE IS A TWO LOT SUBDIVISION FOR USE FOR SINGLE FAMILY RESIDENTIAL HOMES. THE TOTAL ACREAGE FOR THE SUBDIVISION IS JUST OVER AN ACRE. UNDER SECTION 9.2.2.A.1 OF THE UDO, A LAND DISTURBING PERMIT WILL BE REQUIRED. UNDER 9.2.2.B.2.b AN OFF-SET PAYMENT MAY BE USED TO BUY DOWN THE NITROGEN FROM 6 LBS TO 3.6 LBS.
- THE SITE IS 1.037 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- A FEE-IN-LIEU WILL BE REQUIRED TO BE PAID FOR THE ADDITION OF SIDEWALK ALONG THE STREET AND A SURETY BOND FOR THE STREET TREE IN THE RIGHT OF WAY PRIOR TO MAP RECORDATION.
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION RECORDATION.

**STREET TREE PLANTING**

KEY CT.	PLANT NAME	SPACE	SIZE
OR 1	QUERCUS RUBRA, RED OAK	40' O/C	3" CAL., 10' HT

**PROPERTY NOTES:**

- EXISTING BOUNDARY, TOPOGRAPHY AND SITE ELEMENTS ARE BASED ON A SURVEY BY B L SCOTT & CO., P.O. BOX 12493, RALEIGH, NC. PHONE NUMBER: 919 859-0464, ENTITLED 'RALEIGH CUSTOM HOMES - 7900 HARDWICK DR. AND DATED 2-10-16.
- UTILITY LAYOUT ISSUED AND SEALED BY CHARLES R. PIRATZKY, NC PE 026395 ON MARCH 28, 2016.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

PRE-DEVELOPMENT NITROGEN LOAD = 3.418

(1) TYPE OF LAND COVER	(2) SITE AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT BY LAND USE (LBS/YR)	(5) TN EXPORT FROM SITE (LBS/AC/YR)
PERMANENTLY PRESERVED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)	0	0.6	0	
PERMANENTLY PRESERVED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	0.922	1.2	1,106.4	
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	0.115	21.2	2,438	
<b>TOTAL</b>	<b>1.037</b>		<b>3,544</b>	<b>3,418</b>
<b>AVERAGE FOR SITE</b>				

POST-DEVELOPMENT NITROGEN LOAD = 5.635

(1) TYPE OF LAND COVER	(2) SITE AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT BY LAND USE (LBS/YR)	(5) TN EXPORT FROM SITE (LBS/AC/YR)
PERMANENTLY PRESERVED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)	0.0	0.6	0.0	
PERMANENTLY PRESERVED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	0.807	1.2	9,688	
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	0.23	21.2	4,876	
<b>TOTAL</b>	<b>1.037</b>		<b>5,844</b>	<b>5,635</b>
<b>AVERAGE FOR SITE</b>				

UDO 9.2.2.B.2.b -  
 POST-DEVELOPMENT NITROGEN -  
 5.635 LBS/YR / 1.037 AC = 5,434 LBS/AC/YR  
 5.434 - 3.6 (ALLOWED LOAD) = 1,834 LBS/AC/YR  
 BUY-DOWN AMOUNT - 1,834 LBS/AC/YR