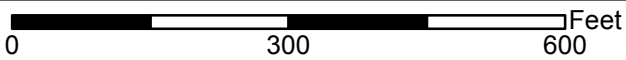
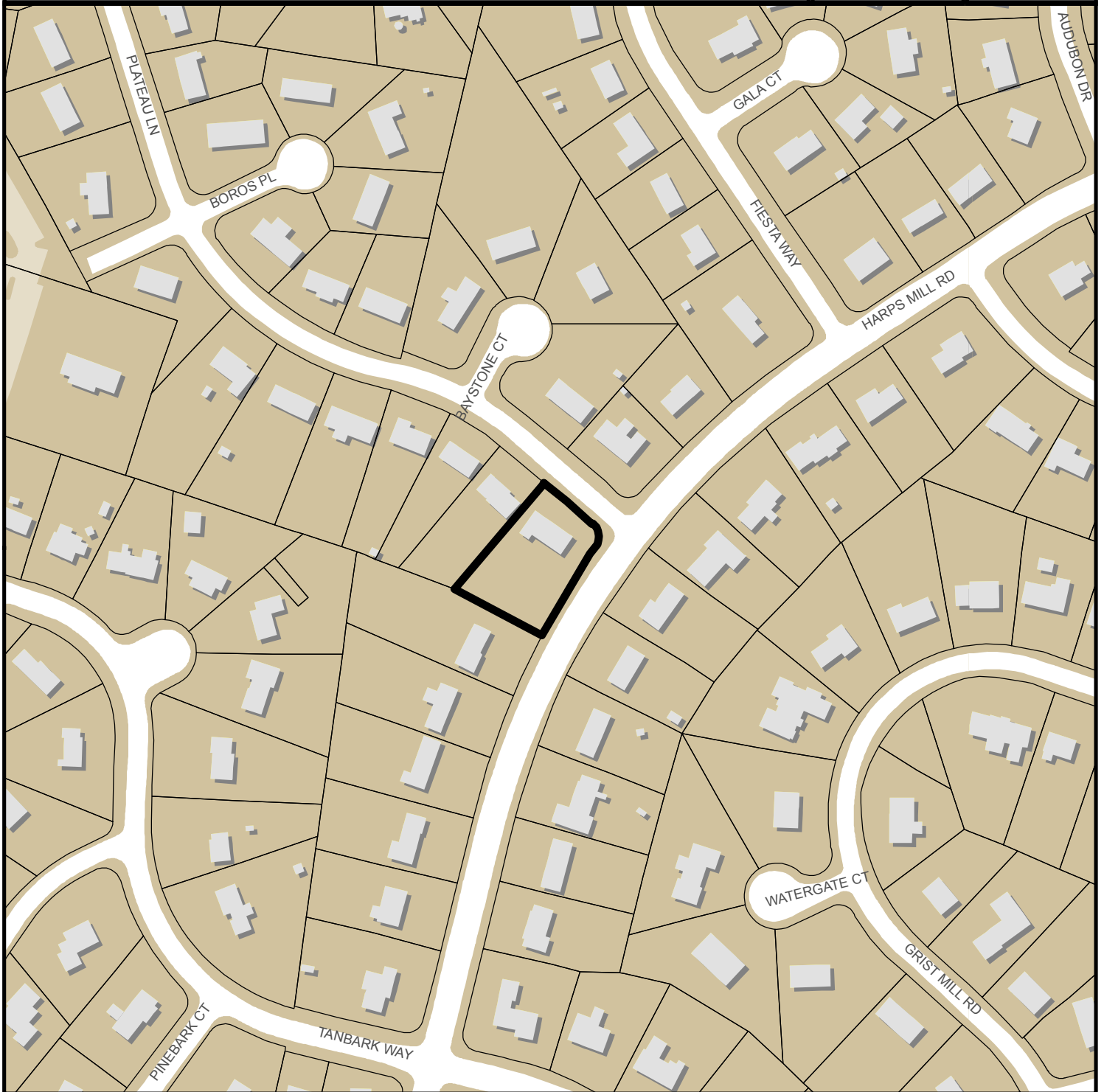


# NORTH RIDGE GARDENS S-7-2017



Zoning: **R-4**  
CAC: **North**  
Drainage Basin: **Perry Creek**  
Acreage: **0.56**  
Number of Lots: **2**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**  
Applicant: **Lev & Hadassah  
Cotlar**  
Phone: **(919) 741-1008**



# Preliminary Subdivision Plan Application

5-7-17



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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 # <u>5035917</u>		Project Coordinator		Team Leader <u>D Stegall</u>	
<b>PRELIMINARY APPROVALS</b>					
<input checked="" type="checkbox"/> Subdivision *		<input type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
		<input type="checkbox"/> Conservative Subdivision			
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
<b>GENERAL INFORMATION</b>					
Development Name <u>North Ridge Gardens</u>					
Proposed Use <u>R-4 Single Family Lots</u>					
Property Address(es) <u>1124 Plateau Ln Raleigh, NC 27615</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <u>RE 0044410</u>					
PIN Recorded Deed <u>1717178455</u>		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input checked="" type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
<b>OWNER/DEVELOPER INFORMATION</b>					
Company Name			Owner/Developer Name <u>Lev Cotlar</u>		
Address <u>1124 Plateau Ln Raleigh, NC 27615</u>					
Phone <u>(919) 741-1008</u>		Email <u>rabbilev@jewishraleigh.org</u>			
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>					
Company Name <u>L &amp; K Development</u>			Contact Name <u>Doug Ledson</u>		
Address <u>6505 New Market Way, Raleigh, NC 27615</u>					
Phone <u>(919) 395-1299</u>		Email <u>landdeveloping@gmail.com</u>			

**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

**ZONING INFORMATION**

Zoning District(s) R-4

If more than one district, provide the acreage of each:

Overlay District?  Yes  No

Inside City Limits?  Yes  No

CUD (Conditional Use District) Case # Z- N/A

COA (Certificate of Appropriateness) Case # N/A

BOA ( Board of Adjustment) Case # A- N/A

**STORMWATER INFORMATION**

Existing Impervious Surface 3300 acres <sup>(sf)</sup>

Flood Hazard Area  Yes  No

Proposed Impervious Surface 7700 acres <sup>(sf)</sup>

Neuse River Buffer  Yes  No

Wetlands  Yes  No

If in a Flood Hazard Area, provide the following: N/A

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 Districts 4

Total # of Open Space and/or Common Area Lots N/A

**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 Doug Ledson 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.

Signature

[Handwritten Signature]

Date

2-6-17

Signature

[Handwritten Signature]

Date

2-13-17

D.54  
\$ 351.00

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>				
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>				
b) Existing conditions sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
7. 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 checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. 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"/>		✓		
10. 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"/>		✓		
11. 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"/>				
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
14. 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"/>		✓	

**FLOOD CERTIFICATION**

THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD AREA PER FIRM MAP NO. 3720171700J PANEL 1717 EFFECTIVE DATE MAY 2, 2006.

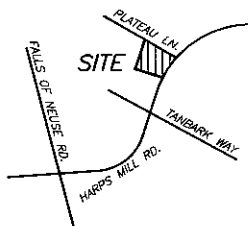
**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	80°10'06"	25.00'	34.98'	32.20'	21.04'	S 04°03'57" E
C2	7°18'05"	1224.19'	156.00'	155.89'	78.11'	S 35°48'09" W

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 44°09'00" E	92.04'
L2	S 72°49'55" E	61.37'
L3	N 45°32'24" W	310.87'

**VICINITY MAP**



NOT TO SCALE

**REFERENCES:**

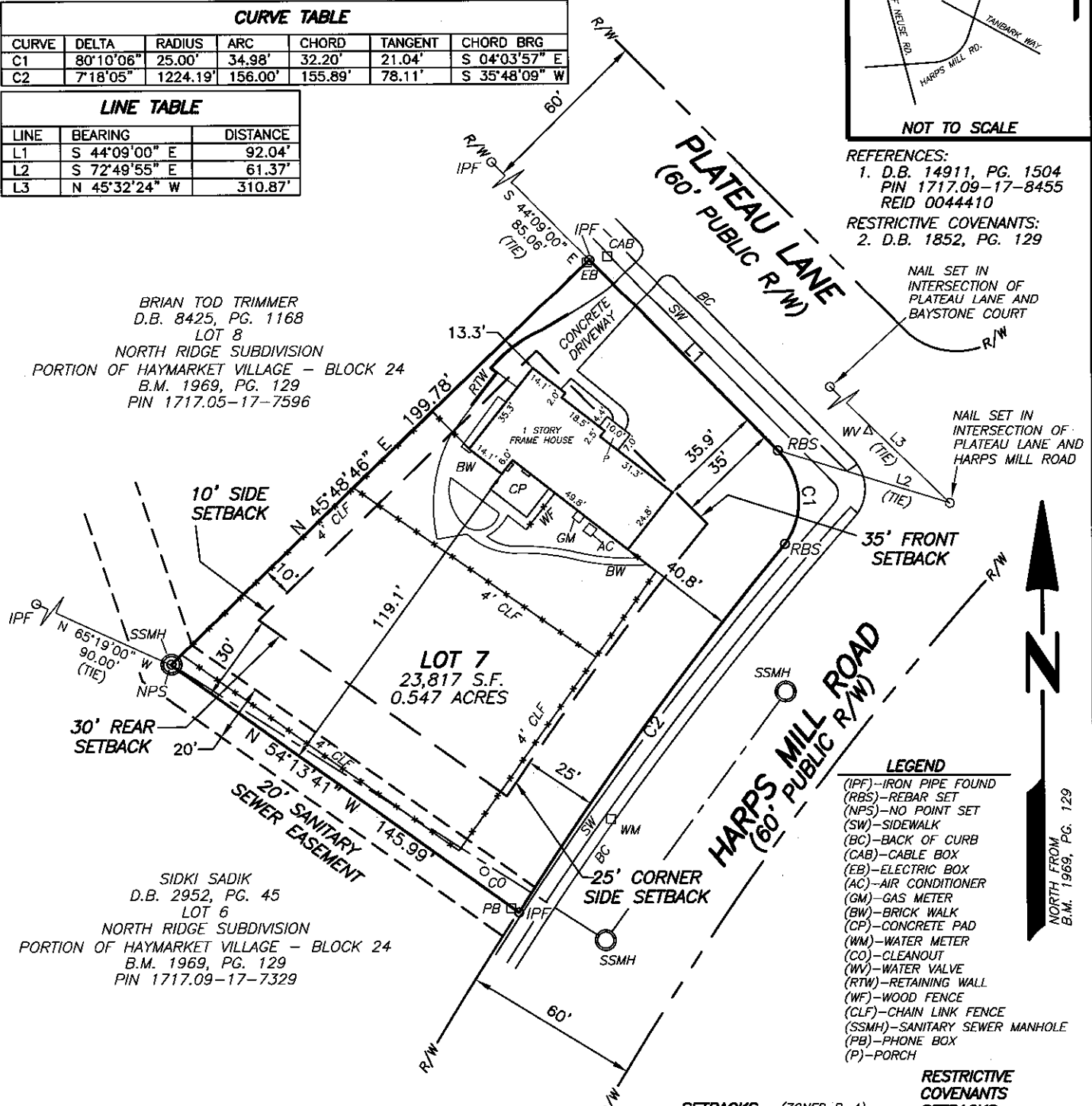
- D.B. 14911, PG. 1504  
PIN 1717.09-17-8455  
REID 0044410

**RESTRICTIVE COVENANTS:**

- D.B. 1852, PG. 129

BRIAN TOD TRIMMER  
D.B. 8425, PG. 1168  
LOT 8  
NORTH RIDGE SUBDIVISION  
PORTION OF HAYMARKET VILLAGE - BLOCK 24  
B.M. 1969, PG. 129  
PIN 1717.05-17-7596

SIDKI SADIK  
D.B. 2952, PG. 45  
LOT 6  
NORTH RIDGE SUBDIVISION  
PORTION OF HAYMARKET VILLAGE - BLOCK 24  
B.M. 1969, PG. 129  
PIN 1717.09-17-7329



**LEGEND**

- (IPF)-IRON PIPE FOUND
- (RBS)-REBAR SET
- (NPS)-NO POINT SET
- (SW)-SIDEWALK
- (BC)-BACK OF CURB
- (CAB)-CABLE BOX
- (EB)-ELECTRIC BOX
- (AC)-AIR CONDITIONER
- (GM)-GAS METER
- (BW)-BRICK WALK
- (CP)-CONCRETE PAD
- (WM)-WATER METER
- (CO)-CLEANOUT
- (WV)-WATER VALVE
- (RTW)-RETAINING WALL
- (WF)-WOOD FENCE
- (CLF)-CHAIN LINK FENCE
- (SSMH)-SANITARY SEWER MANHOLE
- (PB)-PHONE BOX
- (P)-PORCH

**RESTRICTIVE COVENANTS SETBACKS**

- SETBACKS (ZONED R-4)**
- FRONT YARD-20'
  - SIDE YARD-10' (20' AGGREGATE)
  - REAR YARD-30'
  - CORNER SIDE-15'

- FRONT YARD-35'
- INTERIOR YARD-10'
- CORNER SIDE-25'

**NOTES:**

- ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM B.M. 1969, PG. 129 UNLESS OTHERWISE NOTED.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.

**PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCE, OR SALE**

LOT 7 NORTH RIDGE SUBDIVISION  
PORTION OF HAYMARKET VILLAGE - BLOCK 24  
1124 PLATEAU LANE  
WAKE COUNTY  
RALEIGH, N.C. 27615

REFERENCE: BOOK OF MAPS 1969 PAGE 129

SURVEY FOR  
**LEV COTLAR**  
AND WIFE  
**HADASSAH COTLAR**



GRAPHIC SCALE

FILE: NRL07F

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION RECORDED IN REFERENCES AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN \_\_\_\_\_; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.16000).  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

PROFESSIONAL LAND SURVEYOR L-4433

**ROBINSON & PLANTE PC**  
LAND SURVEYING

C-2687  
1240 SE MAYNARD ROAD  
SUITE 203  
CARY, N.C. 27511  
PHONE (919) 481-1245  
FAX (919) 481-1213

DATE: 12-15-16

SCALE: 1"=50'

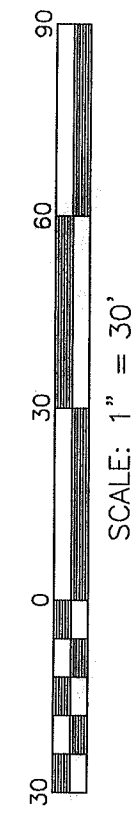
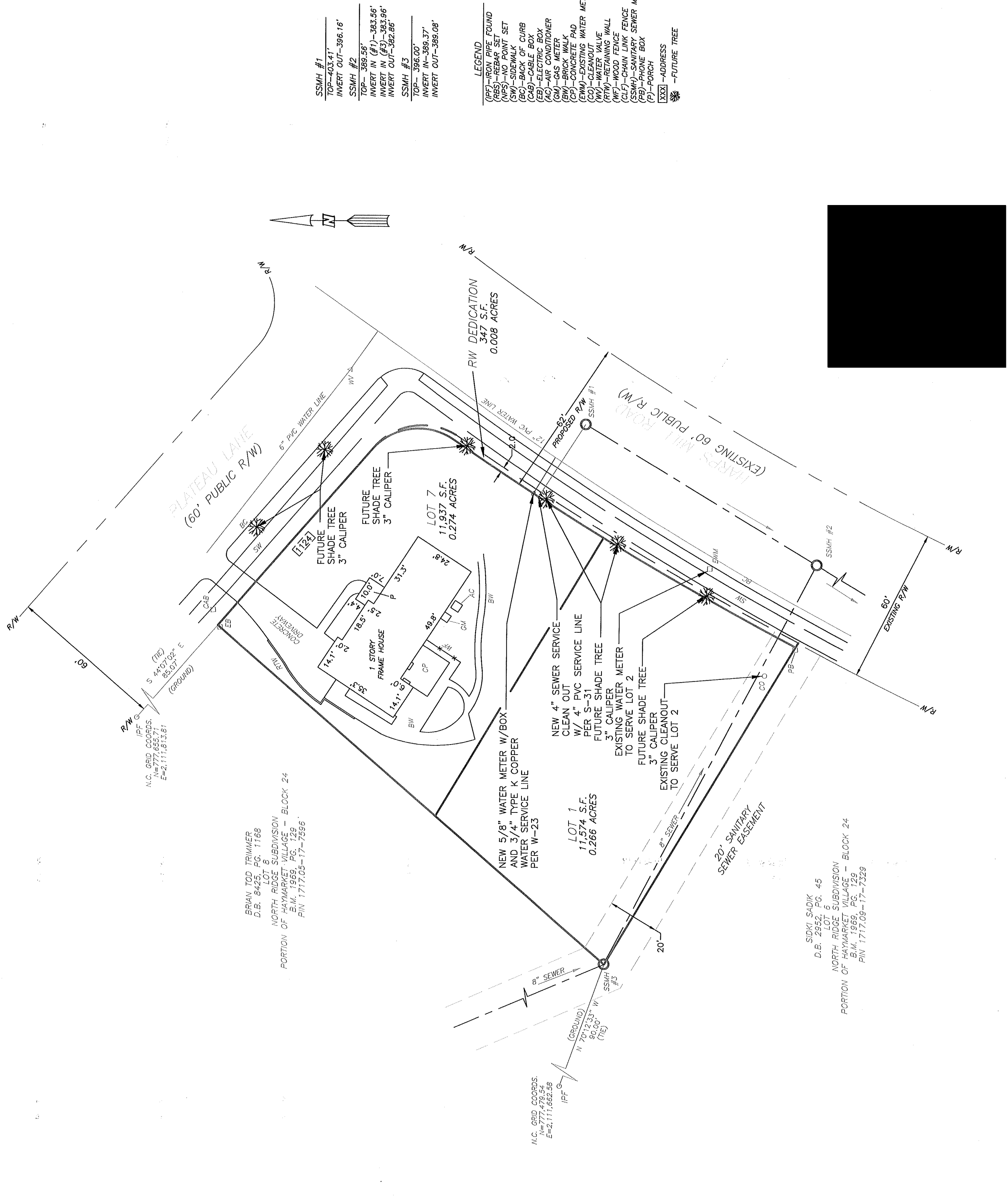
DESIGNED: **SMM**  
 DRAWN: **SMM**  
 APPROVED: **CRP**

UTILITY PLAN  
 PORTION OF HAYMARKET VILLAGE - BLOCK 24  
 AND  
 LOT 1 NORTH RIDGE GARDENS SUBDIVISION  
 RALEIGH, WAKE, NORTH CAROLINA

REVISIONS	
NO.	DESCRIPTION

SCALE: **NTS**  
 DATE: **01-18-17**  
 SHEET NO.:

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REVIEW OF AND RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY RWK, PA SHALL BE WITHOUT LIABILITY TO RWK, PA.



- LEGEND**
- (PF) - IRON PIPE FOUND
  - (RS) - REBAR SET
  - (NP) - NO POINT SET
  - (SW) - SIDEWALK
  - (CB) - CABLE BOX
  - (EB) - ELECTRIC BOX
  - (AC) - AIR CONDITIONER
  - (GM) - GAS METER
  - (CP) - CROCK POT
  - (CP) - CROCK POT
  - (EW) - EXISTING WATER METER
  - (CO) - CLEANOUT
  - (RV) - WATER VALVE
  - (RW) - RETAINING WALL
  - (CL) - CHAIN LINK FENCE
  - (SFM) - SANITARY SEWER MANHOLE
  - (PB) - PHONE BOX
  - (P) - PORCH
  - (XX) - ADDRESS
  - (\*) - FUTURE TREE

- SSMH #1**  
 TOP - 403.41'  
 INVERT OUT - 396.16'
- SSMH #2**  
 TOP - 389.58'  
 INVERT IN (#1) - 383.96'  
 INVERT IN (#3) - 383.96'  
 INVERT OUT - 382.86'
- SSMH #3**  
 TOP - 396.00'  
 INVERT IN - 389.37'  
 INVERT OUT - 389.08'

BRIAN TOD TRIMMER  
 D.B. 8425, PG. 1168  
 NORTH RIDGE SUBDIVISION  
 LOT 8  
 PORTION OF HAYMARKET VILLAGE - BLOCK 24  
 S.M. 1969, PG. 129  
 PIN 1717.09-17-7536

SIDDIK SADIK  
 D.B. 2852, PG. 45  
 NORTH RIDGE SUBDIVISION  
 LOT 6  
 PORTION OF HAYMARKET VILLAGE - BLOCK 24  
 S.M. 1969, PG. 129  
 PIN 1717.09-17-7536