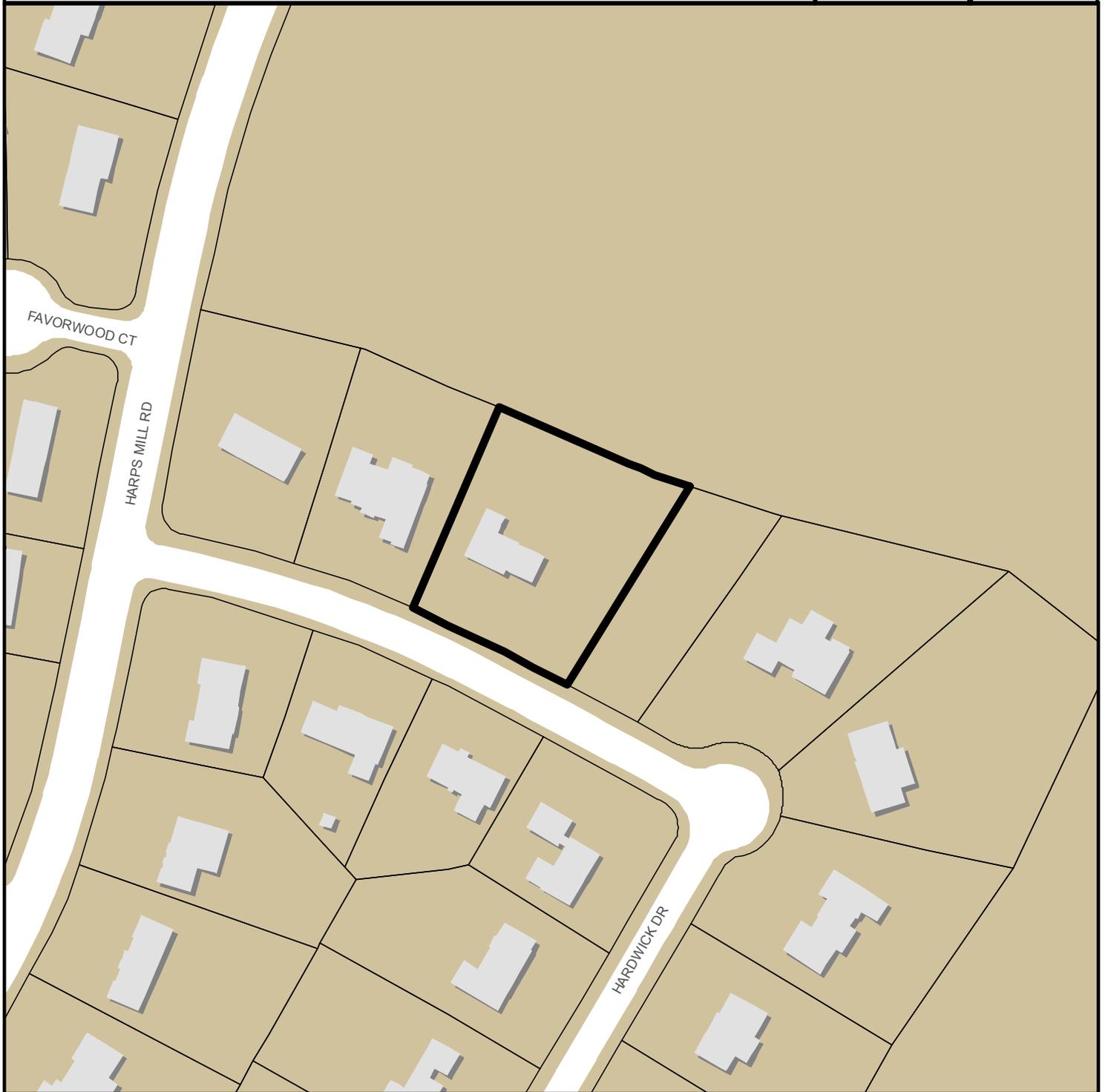


# HAYMARKET VILLAGE LOT 42

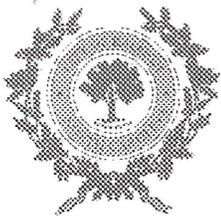
## S-24-2015



Zoning: **R-6**  
CAC: **North**  
Drainage Basin: **Perry Creek**  
Acreage: **0.07**  
Number of Lots: **2**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Raleigh Custom Homes**  
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		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)**	<div style="text-align: right; font-size: 2em; color: blue;">5-24-13</div> <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 <div style="font-size: 2em; color: blue;">429080</div> Assigned Project Coordinator  Assigned Team Leader	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name		Subdivision of Lot 42 North Ridge, Additions to Haymarket Village	
Proposed Use		single family residential	
Property Address(es)		7912 Hardwick Dr., Raleigh, NC 27615	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		1717580684	
P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
Book: 015644, Page: 02011			
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 Raleigh Custom Homes		Name (s) Tim Thompson
	Address 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615		
	Phone 919-395-1529	Email tim@raleighcustomhomes.net	Fax 919-847-2665
CONSULTANT (Contact Person for Plans)	Company Alison A. Pockat, ASLA		Name (s) Alison A. Pockat
	Address 106 Steep Bank Dr., Cary, NC 27518		
	Phone 919-363-4415	Email aapockat@earthlink.net	Fax 919-363-4415

.07 acreage Perry drainage North  
 R/O no overlay

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

Development Information	Site Data 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 0.86 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	

Supplemental Information

Existing Impervious Surface 6,827 SqFt acres/square feet	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	Alkivial 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 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 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. 9.2.1, 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 0.86 acres which is under the one 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 ROCKAT 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 [Signature] Date 3-30-15

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

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY				
	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"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" 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"/>			<input checked="" type="checkbox"/>
i) Transportation Plan	<input type="checkbox"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" 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 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 checked="" 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 checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" 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"/>			<input checked="" type="checkbox"/>

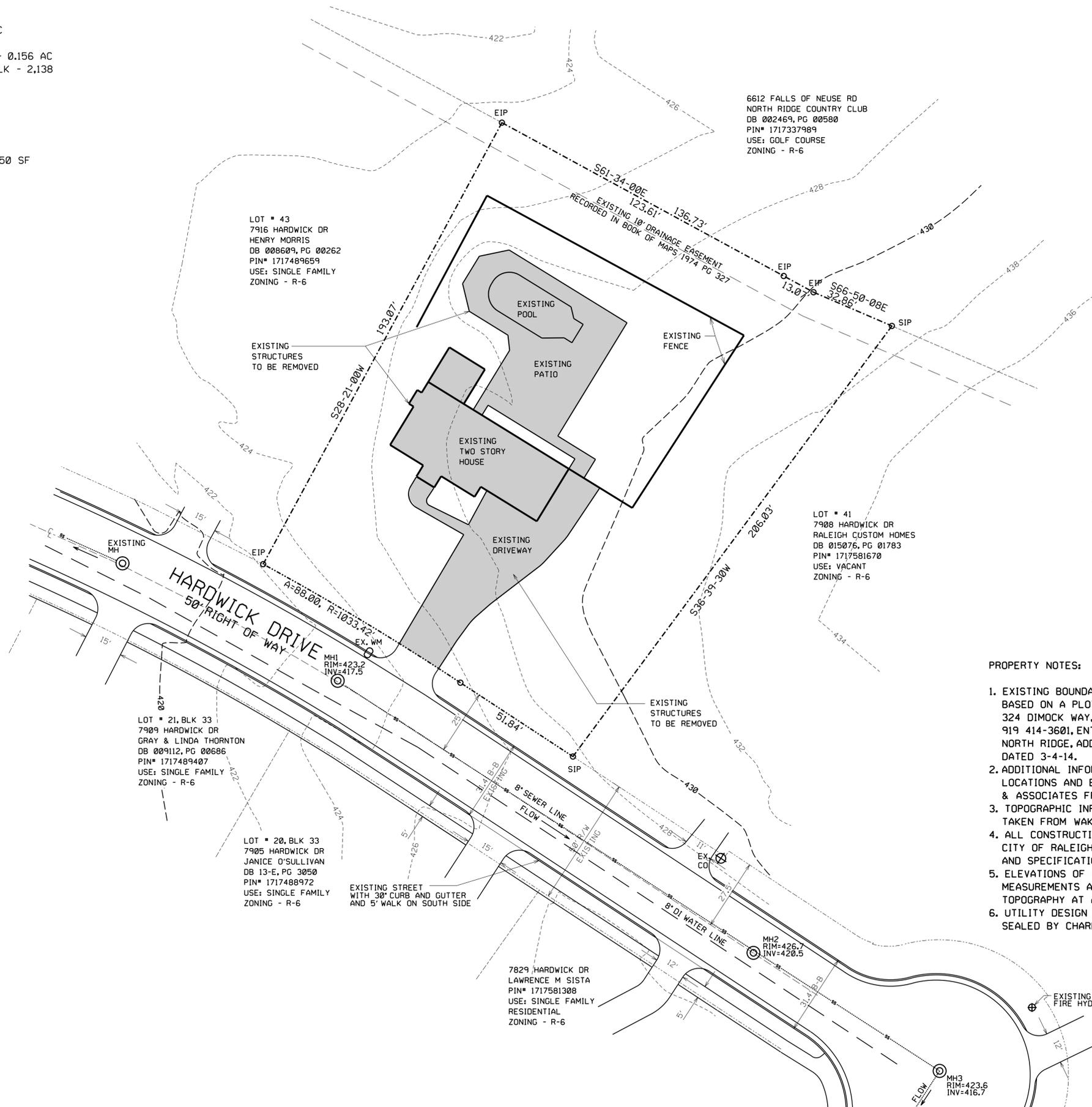
SITE DATA:

PIN NUMBER - 1717580684  
 ADDRESS: 7912 HARDWICK DR., RALEIGH  
 TOTAL ACREAGE - 30,326.7 SF - 0.70 AC

EXISTING IMPERVIOUS AREA - 6,827 SF - 0.156 AC  
 HOUSE - 1,985, HVAC - 14, DRIVE / WALK - 2,138  
 PATIO - 2,160, POOL - 530

ZONING - R-6  
 CITIZENS ADVISORY COUNCIL -  
 NORTH CAC

POTENTIAL AREA OF DISTURBANCE = 10,850 SF



6612 FALLS OF NEUSE RD  
 NORTH RIDGE COUNTRY CLUB  
 DB 002469, PG 00580  
 PIN# 1717337989  
 USE: GOLF COURSE  
 ZONING - R-6

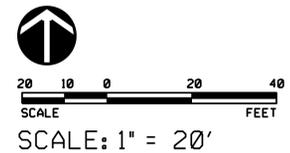
LOT # 43  
 7916 HARDWICK DR  
 HENRY MORRIS  
 DB 008609, PG 00262  
 PIN# 1717489659  
 USE: SINGLE FAMILY  
 ZONING - R-6

LOT # 41  
 7908 HARDWICK DR  
 RALEIGH CUSTOM HOMES  
 DB 015076, PG 01783  
 PIN# 1717581670  
 USE: VACANT  
 ZONING - R-6

LOT # 21, BLK 33  
 7909 HARDWICK DR  
 GRAY & LINDA THORNTON  
 DB 009112, PG 00686  
 PIN# 1717489407  
 USE: SINGLE FAMILY  
 ZONING - R-6

LOT # 20, BLK 33  
 7905 HARDWICK DR  
 JANICE O'SULLIVAN  
 DB 13-E, PG 3050  
 PIN# 1717488972  
 USE: SINGLE FAMILY  
 ZONING - R-6

7829 HARDWICK DR  
 LAWRENCE M SISTA  
 PIN# 1717581308  
 USE: SINGLE FAMILY  
 RESIDENTIAL  
 ZONING - R-6



- 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 ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC. PHONE NUMBER: 919 414-3601, ENTITLED 'RECOMBINATION MAP LOTS 40-42 NORTH RIDGE, ADDITIONS TO HAYMARKET VILLAGE' AND DATED 3-4-14.
2. ADDITIONAL INFORMATION CONCERNING THE UTILITY LOCATIONS AND ELEVATIONS WAS PROVIDED BY BERNARD & ASSOCIATES FROM FIELD NOTES.
3. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
5. ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD MEASUREMENTS AND NORMALIZED TO WAKE COUNTY IMAPS TOPOGRAPHY AT A COMPUTED ELEVATION ON MH2 OF 426.7'.
6. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY CHARLES R. PIRATZKY, NC PE AND DATED 4/10/15.

**RWM PA**  
 engineering - surveying  
 101 W. Main St., Suite 202  
 Cary, NC 27509  
 Phone (919) 775-4884  
 Fax (919) 775-4885



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

DESIGNED: AAP  
 DRAWN:  
 APPROVED:



PROJECT 14012

SUBDIVISION OF LOT 42, NORTH RIDGE  
 ADDITIONS TO HAYMARKET VILLAGE, RALEIGH, NC  
 RALEIGH CUSTOM HOMES  
 6736 FALLS OF NEUSE RD., SUITE 300  
 RALEIGH, NC 27615

NO.	REVISIONS

SCALE: NTS  
 DATE: MARCH 25, 2015

SHEET NO. 1  
 EXISTING  
 CONDITIONS  
 EC-1

