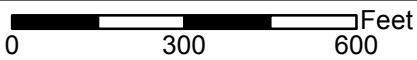
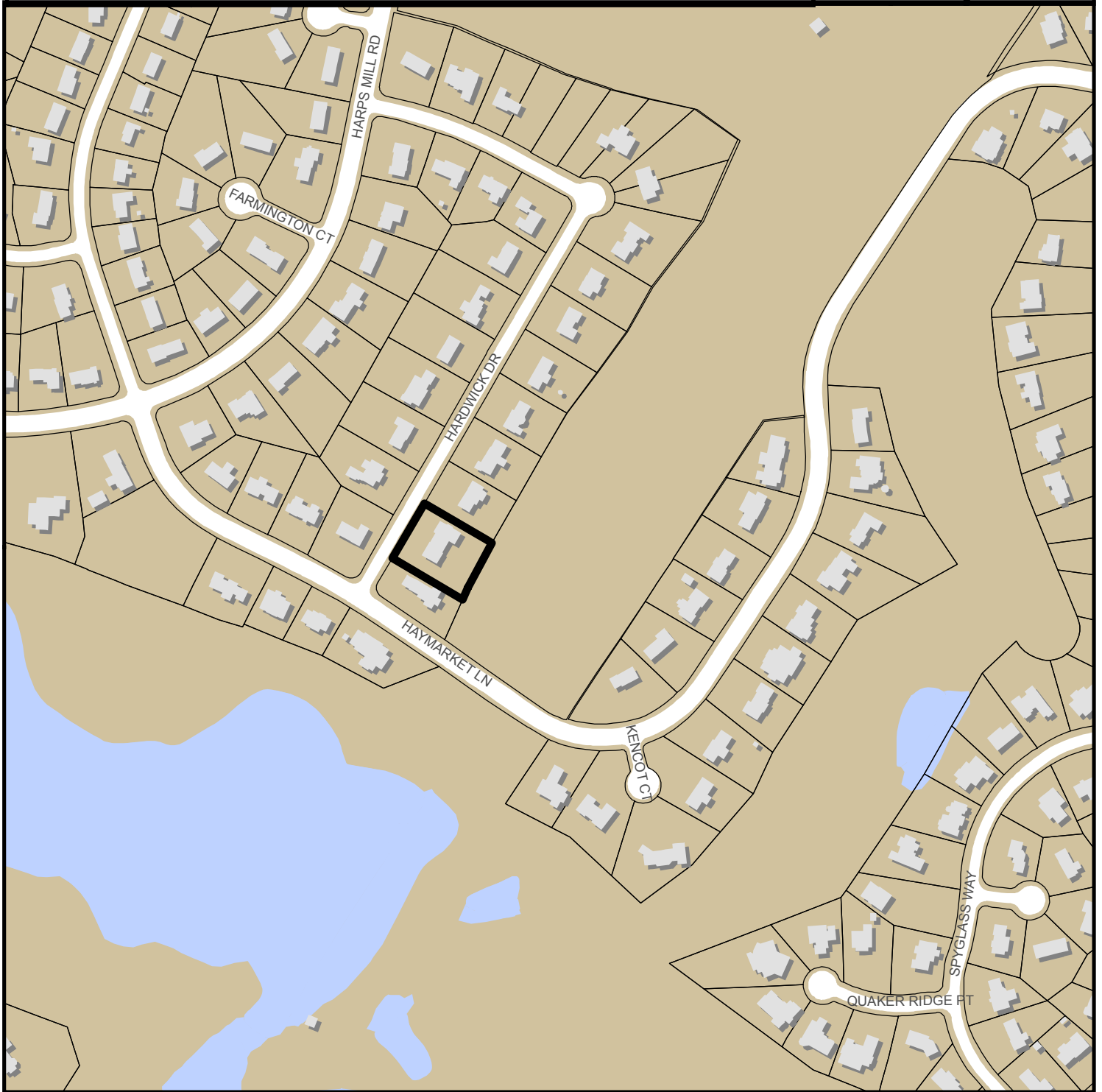
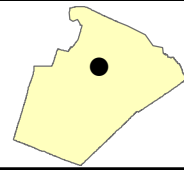


FAIRWAY VIEW SUBDIVISION S-77-2017



Zoning: **R-6**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **0.65**
Number of Lots: **2**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Alison A Pcoat**
Phone: **(919) 363-4415**





Administrative Approval Action

S-77-17, Fairway View Subdivision
Transaction # 535336, AA # 3715

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 east side of Hardwick Drive, near the intersection of Hardwick Drive and Haymarket Lane. The site's address is 7804 Hardwick Drive, which is located inside City limits.
- REQUEST:** Subdivision of a 0.65 acre/28,317 SF tract zoned R-6 into two lots for residential detached buildings.
- DESIGN ADJUSTMENT:** A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.
- 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 12/8/19.

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 AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit shall be issued and this permit number be shown on all maps for recording.

ENGINEERING

2. The required right of way and slope easement for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A 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 are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 150' of 6' sidewalk is paid to the City of Raleigh.
5. 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.

STORMWATER

6. The maximum impervious surface area limitations of lot 1 = 7,134 SF and lot 2 = 7,114 SF and shall be shown on the final subdivision map for recordation.



Administrative Approval Action

S-77-17, Fairway View Subdivision
Transaction # 535336, AA # 3715

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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: 1-29-2021
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie B. Long* Date: 1/29/2018

Staff Coordinator: Ryan Boivin

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name Fairview Subdivision	Date completed Application received 12/29/2017
	Case Number S-77-17	Transaction Number 535336

DEPARTMENT RESPONSE/RECOMMENDATION	Staff <u>SUPPORTS</u> the Design Adjustment based upon the findings in these applicable code:																					
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets																			
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets		<input type="checkbox"/> Raleigh Street Design Manual <input type="checkbox"/> Other																			
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td rowspan="2"><i>Will [Signature]</i></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td><input type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input type="checkbox"/> PRCR</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner	<i>Will [Signature]</i>	<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		<input type="checkbox"/> Public Utilities		
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<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR																				
<input type="checkbox"/> Public Utilities																						
<p>Findings: Staff supports the request for a Design Adjustment regarding block perimeter due to existing development. An existing golf course abuts the property in the rear, which restricts potential future access. Also, the property's proximity to an existing corner does not provide a beneficial future connection. Any future connections to create a conforming block perimeter will need to occur further north on the block where a potential future intersection exists.</p>																						

Development Services Director or Designee Action: Approve Approval with Conditions Deny

Authorized Signature

KENLYN W. RITCHIE, FE, MPA
DEVELOPMENT ENGINEERING MANAGER

1/29/2018
Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS	
-------------------	--

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).



Planning & Development

Public Works
Transportation Field Services
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Thom

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name	Fairview Subdivision <i>(7004 Hardwick Dr)</i>	
	Case Number	S-77-17	Transaction Number 535336

Owner	Name	Tim Thompson, Owner, Raleigh Custom Homes		
	Address	6736 Falls of Neuse Rd., Suite 300	City	Raleigh
	State	NC	Zip Code	27615
			Phone	919-395-1529

Applicant	Name	Alison Pockat	Firm	Alison A. Pockat, ASLA	
	Address	106 Steep Bank Dr.		City	Cary
	State	NC	Zip Code	27518	Phone

***Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

Design Adjustment Request	Code Section Referenced	UDO 8.3.2.A.2.b
	Justification	The site borders a golf course and is part of an irregularly shaped block that is longer than the prescribed as the block includes a portion of the golf course and measures approximately 9,000 SF. It is approximately 100' from an existing intersection and an additional street through the site would dead-end into the golf course.

*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

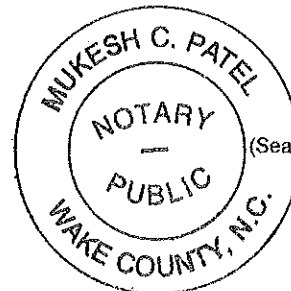
Alison Pockat
Owner/Owner's Representative Signature

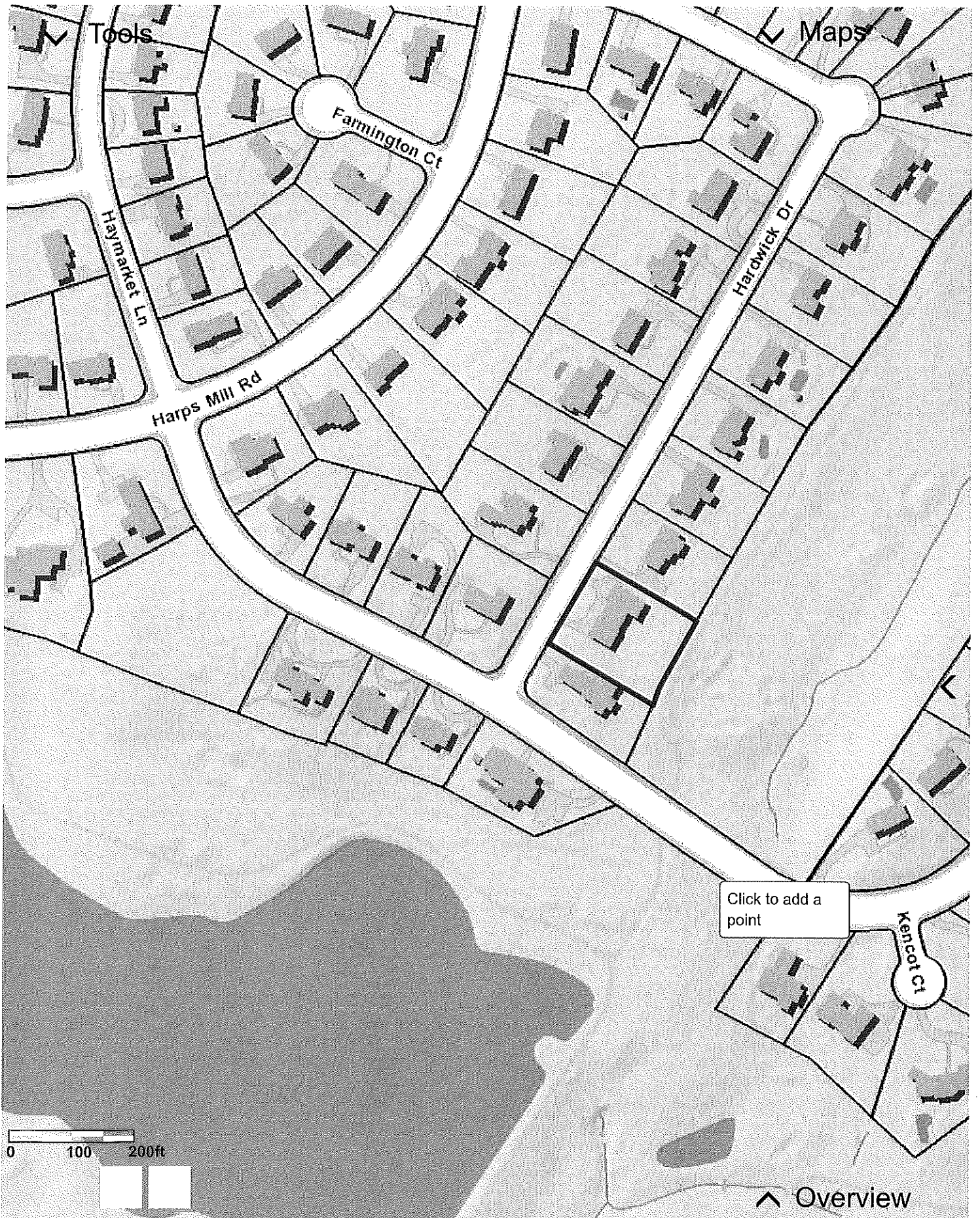
12/11/17
Date

In witness whereof, the parties signed have executed this document on this date.

Mukesh C. Patel
Notary Signature

12/11/17
Date



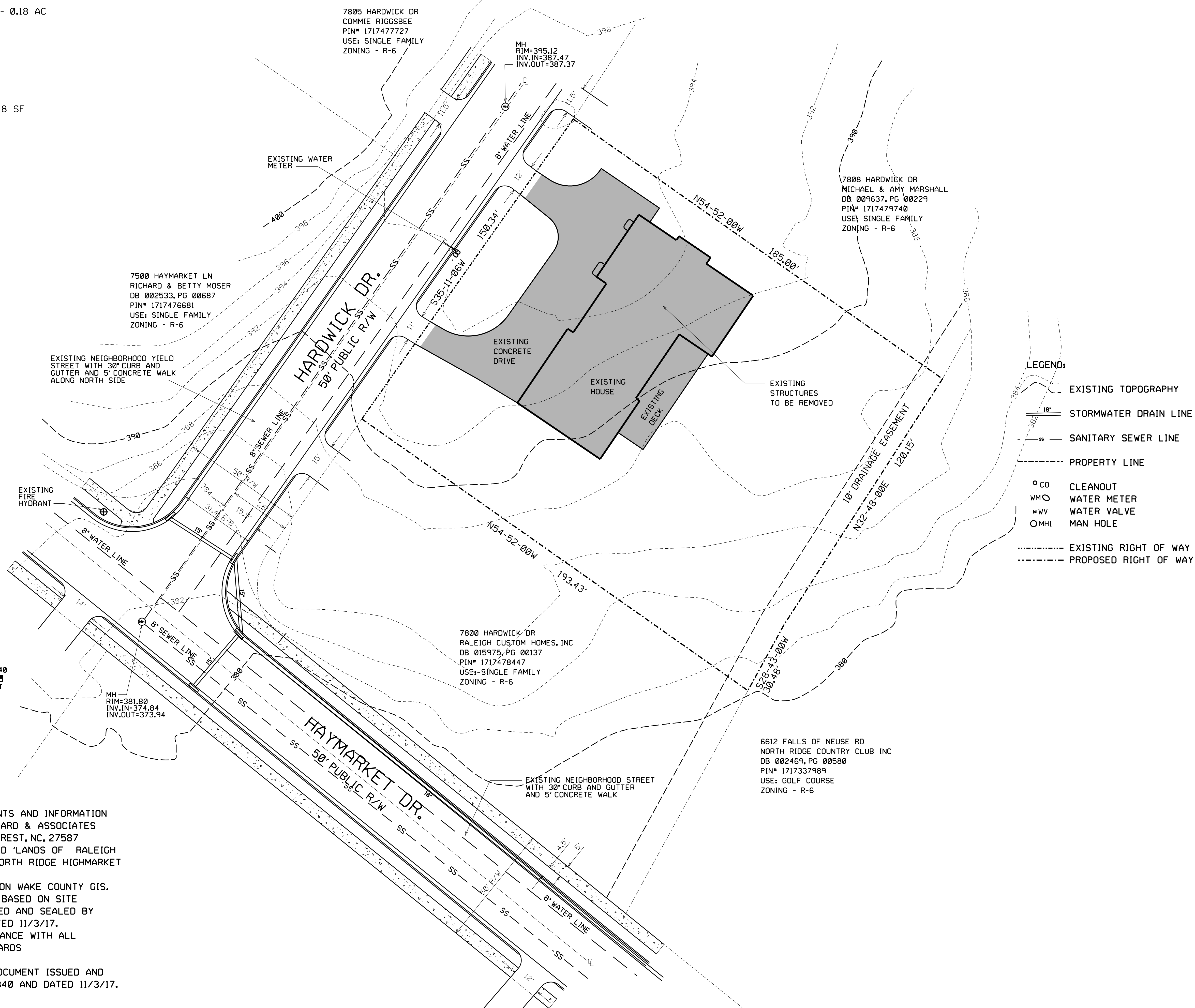


SITE DATA:

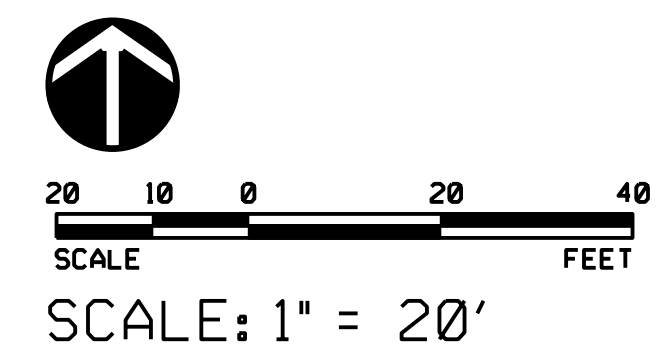
PIN NUMBER - 1717478598
 ADDRESS: 7804 HARDWICK DR., RALEIGH
 TOTAL ACREAGE - 28,317 SF - 0.65
 EXISTING IMPERVIOUS AREA - 7,878 SF - 0.18 AC
 HOUSE / GARAGE / PATIO - 4,800 SF
 DRIVE / WALK - 3,078 SF

ZONING - R-6
 CITIZENS ADVISORY COUNCIL -
 NORTH CAC

POTENTIAL AREA OF DISTURBANCE = 11,118 SF



- LEGEND:**
- - - - - EXISTING TOPOGRAPHY
 - 18" — STORMWATER DRAIN LINE
 - SS — SANITARY SEWER LINE
 - — — — — PROPERTY LINE
 - CO CLEANOUT
 - WMO WATER METER
 - WV WATER VALVE
 - OMHI MAN HOLE
 - — — — — EXISTING RIGHT OF WAY
 - - - - - PROPOSED RIGHT OF WAY



PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES SURVEYORS, 324 DIMOCK WAY, WAKE FOREST, NC, 27587 PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF RALEIGH CUSTOM HOMES, 7804 HARDWICK DR., NORTH RIDGE HIGHMARKET BLOCK 32' AND DATED 2.3.17. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS. UTILITY CONNECTION INFORMATION IS BASED ON SITE INFORMATION FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 11/3/17.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 11/3/17.

7805 HARDWICK DR
 COMMIE RIGGSBEE
 PIN# 1717477727
 USE: SINGLE FAMILY
 ZONING - R-6

MH RIM=395.12
 INV.IN=387.47
 INV.OUT=387.37

7808 HARDWICK DR
 MICHAEL & AMY MARSHALL
 DB 009637, PG 00229
 PIN# 1717479740
 USE: SINGLE FAMILY
 ZONING - R-6

7500 HAYMARKET LN
 RICHARD & BETTY MOSER
 DB 002533, PG 00687
 PIN# 1717476681
 USE: SINGLE FAMILY
 ZONING - R-6

EXISTING NEIGHBORHOOD YIELD
 STREET WITH 30" CURB AND
 GUTTER AND 5' CONCRETE WALK
 ALONG NORTH SIDE

7800 HARDWICK DR
 RALEIGH CUSTOM HOMES, INC
 DB 015975, PG 00137
 PIN# 1717478447
 USE: SINGLE FAMILY
 ZONING - R-6

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

EXISTING NEIGHBORHOOD STREET
 WITH 30" CURB AND GUTTER
 AND 5' CONCRETE WALK

RWM PA
 engineering - surveying
 101 W. Main St., Suite 202
 Cary, NC 27509
 Phone (919) 779-4444
 Fax (919) 779-4085



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

DESIGNED: AAP
 DRAWN:
 APPROVED:

FAIRWAY VIEW SUBDIVISION
 7804 HARDWICK DR., RALEIGH, NC
 RALEIGH CUSTOM HOMES
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

NO.	DATE	REVISIONS
1	12-9-17	REVISED FOR CITY COMMENTS

SCALE: NTS
 DATE: OCT. 27, 2017
 SHEET NO.:
EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 4

SITE DATA:

PIN NUMBER - 1717478598
 ADDRESS: 7804 HARDWICK DR., RALEIGH
 TOTAL ACREAGE - 28,317 SF - 0.65 AC
 AREA OF RIGHT OF WAY DEDICATION - 375.85 SF (0.009 AC)
 LOT 1 - 13,989.5 SF - 0.32 AC
 LOT 2 - 13,949.8 SF - 0.32 AC
 EXISTING IMPERVIOUS AREA - 7,878 SF - 0.18 AC
 HOUSE, GARAGE, PATIO - 4,800 SF
 DRIVE, WALK - 3,078 SF
 THESE STRUCTURES ARE TO BE DEMOLISHED
 PRIOR TO SUBDIVISION OF LOT
 DENSITY OF SUBDIVISION - 3.08 UNITS / ACRE
 ZONING - R-6
 CITIZENS ADVISORY COUNCIL -
 NORTH CAC

DRIVEWAY NOTE:

DRIVEWAY LOCATIONS WILL BE DETERMINED AT SITE PLAN FOR EACH LOT. THE RESTRICTIONS FOR DRIVEWAYS ARE:
 - MUST BE A RAMP DRIVEWAY
 - DRIVEWAY MUST HAVE A WIDTH OF 10' MIN. - 18' MAX
 - DRIVEWAYS ARE TO BE 40' APART ON THE SAME LOT
 - DRIVEWAY MAY NOT BE WITHIN THE 20' MINIMUM CORNER CLEARANCE FROM THE POINT OF TANGENCY OF THE INTERSECTION RADIUS
 - DRIVEWAY MUST BE LOCATED A MINIMUM OF 3.5' FROM AN ADJACENT PROPERTY LINE UNLESS IT IS SHARED

STREET TREE PLANTING

KEY COUNT	PLANT NAME	SPACE	SIZE
ON 4	QUERCUS NUTTALLII, NUTTALL OAK	40' O/C	3" CAL, 10' HT

TREE NOTES:

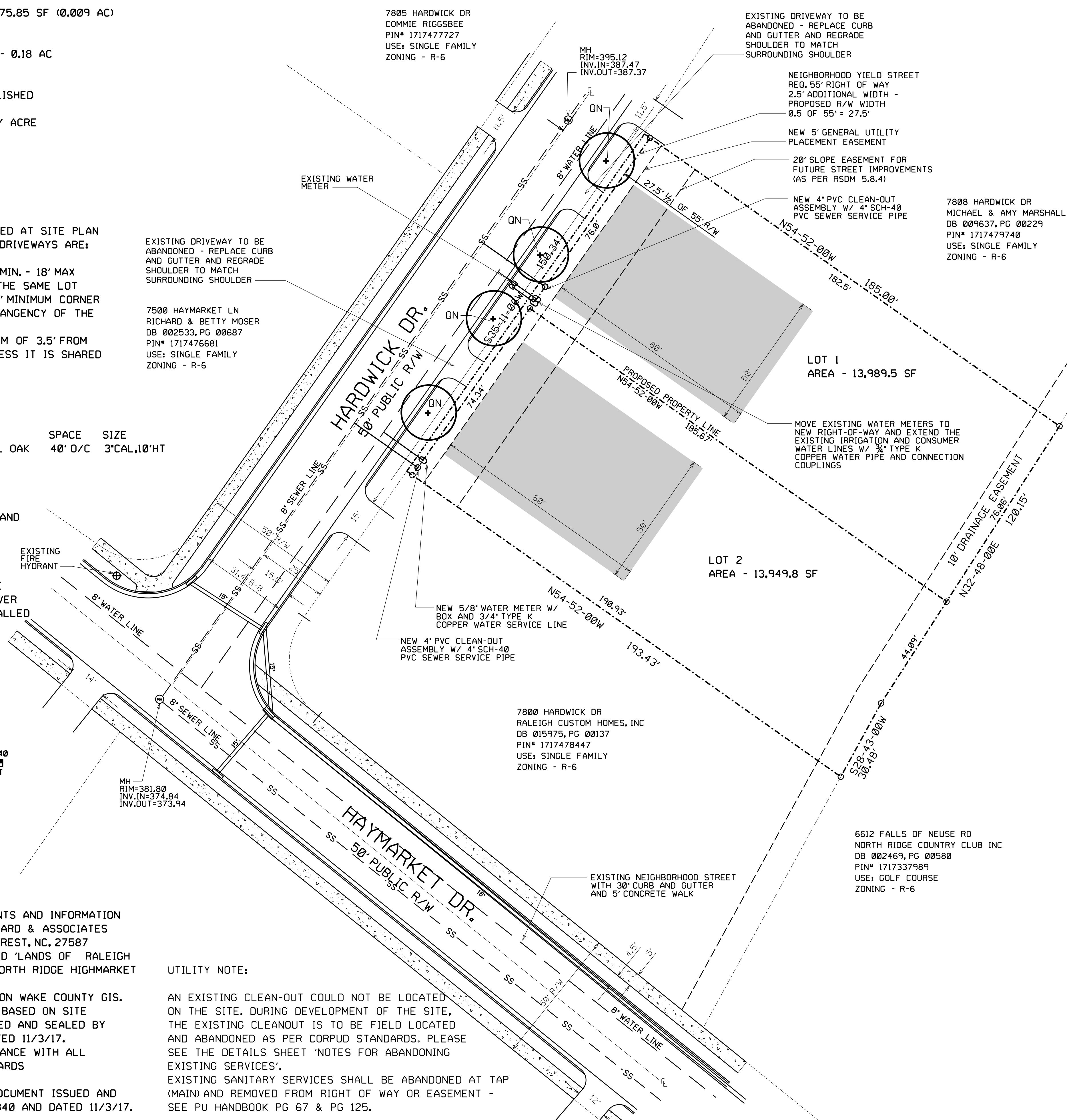
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION OR PRIOR TO THE ISSUANCE OF BUILDING PERMITS, WHICHEVER OCCURS FIRST, FOR STREET TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES SURVEYORS, 324 DIMOCK WAY, WAKE FOREST, NC, 27587 PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF RALEIGH CUSTOM HOMES, 7804 HARDWICK DR., NORTH RIDGE HIGHMARKET BLOCK 32' AND DATED 2.3.17. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS. UTILITY CONNECTION INFORMATION IS BASED ON SITE INFORMATION FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 11/3/17.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 11/3/17.

UTILITY NOTE:

AN EXISTING CLEAN-OUT COULD NOT BE LOCATED ON THE SITE. DURING DEVELOPMENT OF THE SITE, THE EXISTING CLEANOUT IS TO BE FIELD LOCATED AND ABANDONED AS PER CORPUD STANDARDS. PLEASE SEE THE DETAILS SHEET 'NOTES FOR ABANDONING EXISTING SERVICES'. EXISTING SANITARY SERVICES SHALL BE ABANDONED AT TAP (MAIN) AND REMOVED FROM RIGHT OF WAY OR EASEMENT - SEE PU HANDBOOK PG 67 & PG 125.



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

THE ROOT FLARE SHALL BE PLANTED AT GRADE. NO HIGHER THAN 2" ABOVE GRADE. AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

HIGH QUALITY SOIL MIX AS SPECIFIED

WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

3 X
ROOTBALL DIAMETER

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" CAL PER 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

REVISIONS	DATE	BY	NOT TO SCALE

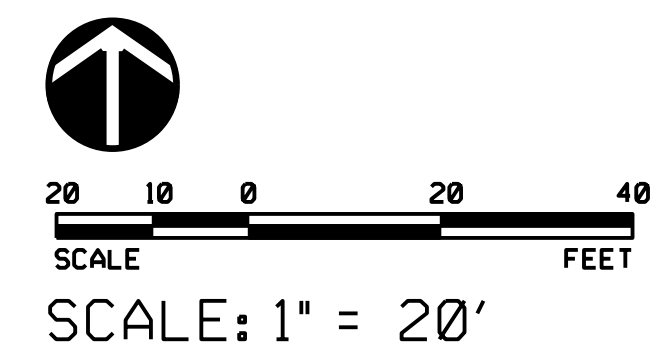
TREE PLANTING DETAIL
PRCR-03

LEGEND:

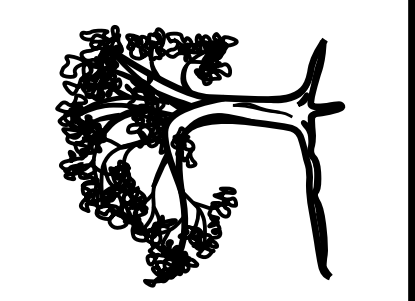
- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY

SITE NOTES:

- THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THE TWO LOTS EQUALS 28,317 SQFT (0.65 ACRE). AS PER UDO SEC. 9.2.2.A.2b.1 A STORMWATER EXEMPTION EXISTS FOR THE LOTS CREATED. AS A SUBDIVISION OF A PARCEL OF LAND UNDER AN ACRE, THESE LOTS SHALL COMPLY WITH THE IMPERVIOUS SURFACE LIMITATIONS DEFINED IN THE UDO SEC. 9.2.2.A.4. THE COMBINED MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 51% OF THE TOTAL LOT AREA - MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED: LOT 1 - 7,134 SF, LOT 2 - 7,114 SF. THE TOTAL AREA TO BE DISTURBED WITH BOTH LOTS COMBINED IS TO BE LIMITED TO 12,000 SF. UNDER SECTION 9.4.6 OF THE UDO, A LAND DISTURBING PERMIT WILL NOT BE REQUIRED IF LAND DISTURBANCE IS LIMITED TO 12,000 SF.
- THE SITE IS 0.65 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE, WALKS AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND. THE DEMO BUILDING PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
- THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAN FOR EACH LOT.
- A FEE-IN-LIEU FOR A 6' SIDEWALK IS REQUIRED FOR THE ENTIRE 150.34' FRONTAGE OF THE SITE AND A SURETY FOR THE PLANTING OF FOUR STREET TREES.



RWM PA
 engineering & surveying
 101 W. Main St., Suite 202
 Cary, NC 27529
 Phone: (919) 779-4084
 Fax: (919) 779-4085



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
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DESIGNED: AAP
 DRAWN:
 APPROVED:

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NO.	DATE	REVISIONS
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SUBDIVISION PLAN
 SHEET NO. SP-1