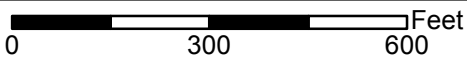
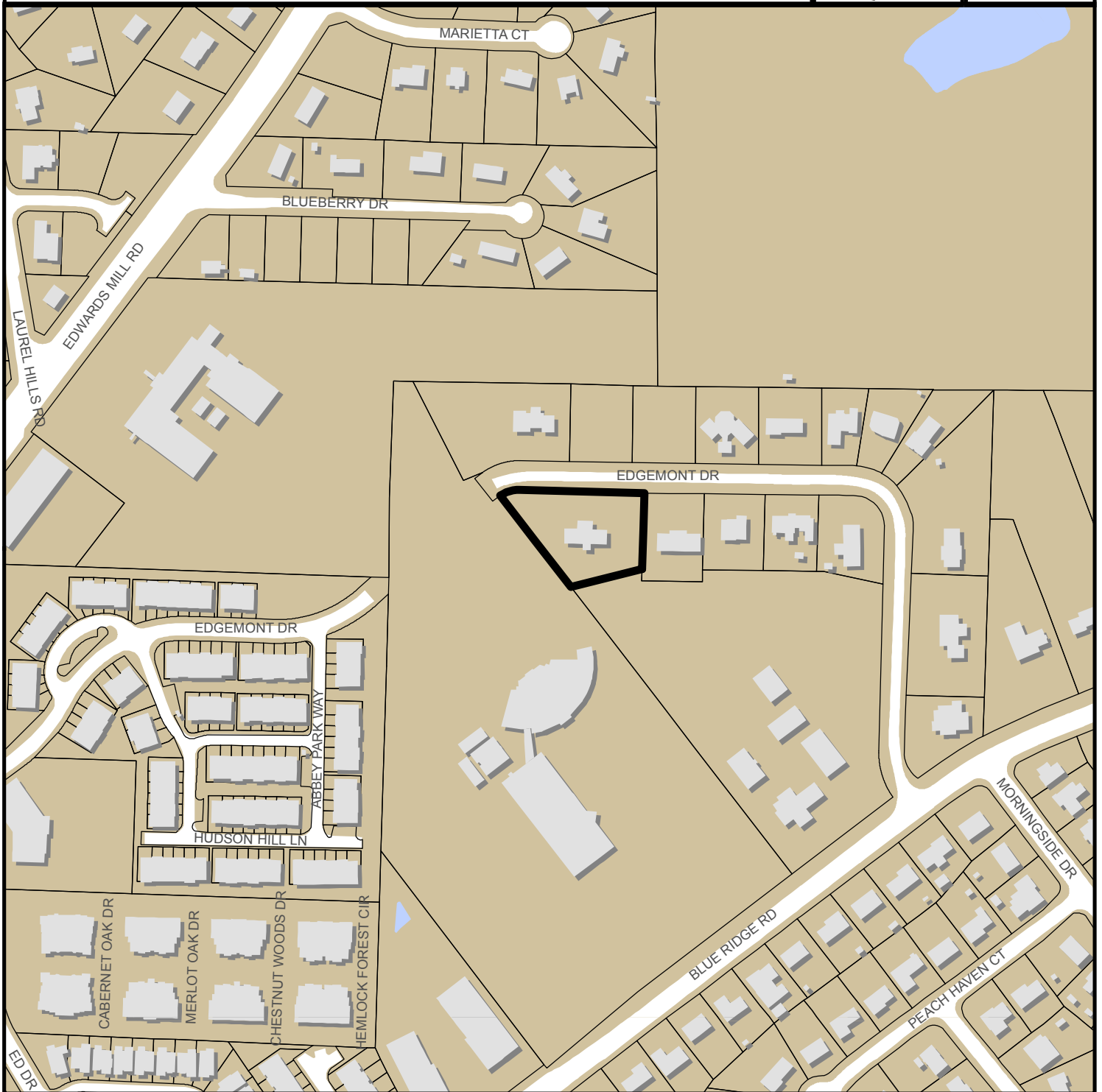
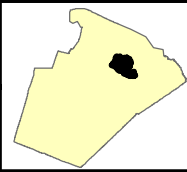


EDGEMONT RESERVE 1

S-7-2018



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Crabtree Basin**
Acreage: **1**
Number of Lots: **3**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Raleigh Custom Homes**
Phone: **919 395-1529**





Administrative Approval Action

S-7-18, Edgemont Reserve I Subdivision
Transaction # 545581, AA # 3790

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 south side of Edgemont Drive. The site is addressed at 3419 Edgemont Drive, which is inside City limits.

REQUEST: Subdivision of a 0.96 acre tract zoned R-4 into 3 lots for detached house single unit use.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: 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 of Alison Pockat, ASLA.

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 THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

3. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

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

ENGINEERING

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



Administrative Approval Action

S-7-18, Edgemont Reserve I Subdivision
Transaction # 545581, AA # 3790

City of Raleigh
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6. 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 is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6' sidewalk and 3.5' of pavement for 296' is paid to the City of Raleigh.
8. 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

9. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4.
10. Next Step: Prior to plat recordation a grading permit will be required for demolition activities.

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: 4-25-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 4-25-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 4/25/2018

Staff Coordinator: Ryan Boivin

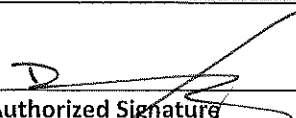
Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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	Edgemont Reserve 1 Subdivision	
	Development Case Number	S-7-2018	
	Transaction Number	545581	
	Design Adjustment Number	DA - 18 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
	Staff SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> <u>Dev. Services Planner</u>	<input type="checkbox"/> <u>City Planning</u>	
	<input checked="" type="checkbox"/> <u>Development Engineering</u>	<input type="checkbox"/> <u>Transportation</u>	
	<input type="checkbox"/> <u>Engineering Services</u>	<input type="checkbox"/> <u>Parks & Recreation and Cult. Res.</u>	
	<input type="checkbox"/> <u>Public Utilities</u>		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


Daniel Kulis
ENGINEERING REVIEW MANAGER
4/25/18
Date

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

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for a design adjustment as it relates to Block Perimeter. This property is the last house on a stubbed street. There is a planned street connection (continuation of Edgemont Dr), but there is an intervening property restricting this connection.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in 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 Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Edgemont Reserve 1 Subdivision		
	Case Number S-7-2018		
	Transaction Number 545581		
OWNER	Name Tim Thompson, Raleigh Custom Homes		
	Address 6736 Falls of Neuse Rd., Suite 300		City Raleigh
	State NC	Zip Code 27615	Phone 919 395-1529
CONTACT	Name Alison Pockat		Firm Alison A Pockat, ASLA
	Address 106 Steep Bank Dr.		City Cary
	State NC	Zip Code 27518	Phone 919 363-4415
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
The site is on the end of a dead end street. A western length of this street is currently in place, but there is a 340 foot length gap in the street that goes through The Summit Church property. Immediately to the south of this site is St. Paul's Church. As a dead end street, the length from the Blue Ridge intersection to the end is 1,400 LF. UDO Sec. 8.3.2.2.b establishes that the maximum allowed length be no greater than 1,000 LF for an R-4 zone. As it is not possible to cut an additional road through the two church properties, the developer is seeking a design adjustment to address the issue of a longer dead end street than that allowed by the UDO.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

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

[Signature] 4-3-18
 Owner/Owner's Representative Signature Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -
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Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

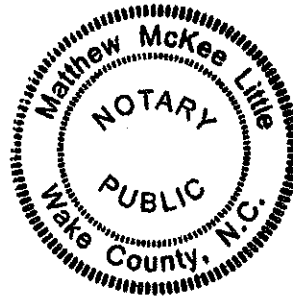
I, Matthew McKee Little, a Notary Public do hereby certify that
Timothy W. Thompson personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 3rd day of April, 2018.

(SEAL)

Notary Public Matthew McKee Little

My Commission Expires: 5-5-22



Article 8.3, Blocks, Lots, Access **Administrative Design Adjustment Findings**



**DEVELOPMENT
SERVICES
DEPARTMENT**

The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

The intent of Article 8.3 is to provide for connectivity and to encourage walking. This site is a lot in an established existing subdivision that is defined by the two churches. Adding a cut through the site would not add to pedestrian access because of existing developed church properties.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The site is located in an area identified as low density residential, currently and in the future. This design adjustment is in keeping with that definition as completed it will maintain a density of 3.19 units per acre.

C. The requested design adjustment does not increase congestion or compromise Safety;

The proposed subdivision will add two additional lots and driveways onto an existing dead end street. Very little additional traffic is anticipated from this additional lot.

D. The requested design adjustment does not create any lots without direct street Frontage;

All three lots have direct frontage onto the existing dead end street.

E. The requested design adjustment is deemed reasonable due to one or more of the following:

- 1. Topographic changes are too steep;**
- 2. The presence of existing buildings, stream and other natural features;**
- 3. Site layout of developed properties;**
- 4. Adjoining uses or their vehicles are incompatible;**
- 5. Strict compliance would pose a safety hazard; or**
- 6. Does not conflict with an approved or built roadway construction project**
- 7. adjacent to or in the vicinity of the site.**

The requested design adjustment is reasonable because of the church to the immediate south and to the immediate west. Both features prevent any additional linkages from being created.

EXISTING MAEL SMALL
 EXISTING 2" DIA. STREET
 1" DIA. UTILITY AND OTHER
 LINES, NO CHIEF AND OTHER
 NOTES, SEE PLAN SHEET
 NEIGHBORHOOD YIELD
 STREET - 40' WIDE
 NO ADDITIONAL PAV
 RELOCATION REQ.

3419 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4

EXISTING DRIVEWAY TO BE
 RECONSTRUCTED TO BE
 8' WIDE TO ACCOMMODATE
 STREET LIGHTS AND
 RELOCATE SHOULDER TO
 RELOCATE SHOULDER

3416 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4

3412 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4

3410 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4

3408 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4

3406 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4

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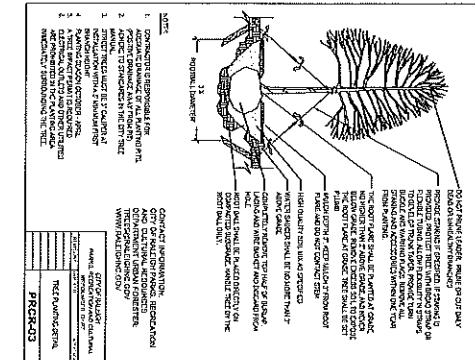
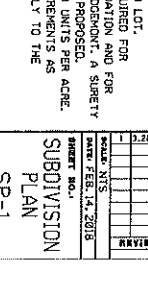
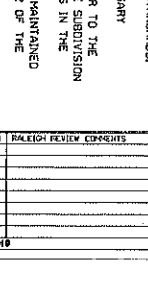
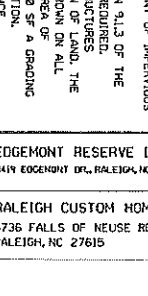
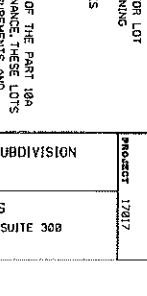
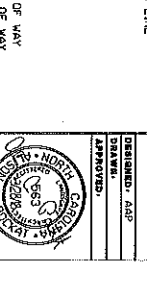
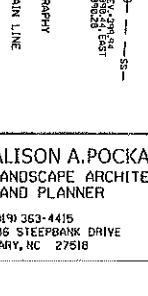
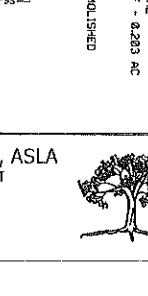
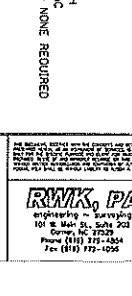
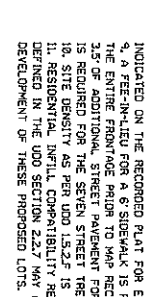
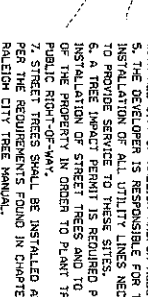
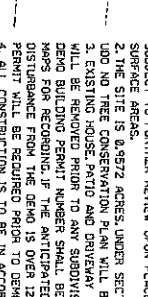
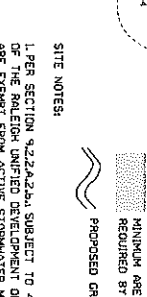
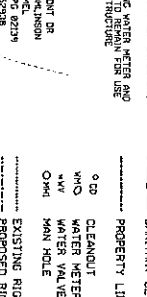
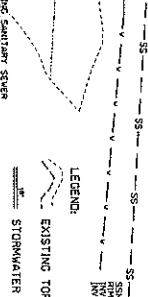
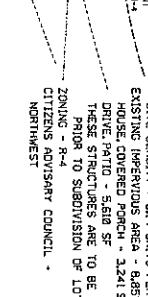
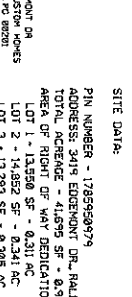
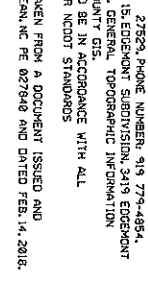
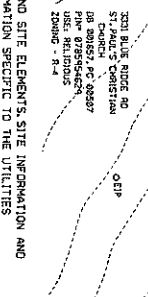
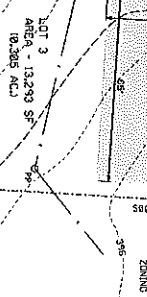
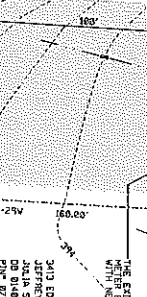
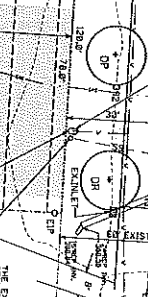
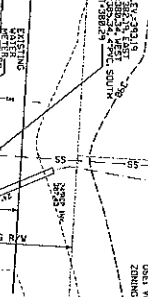
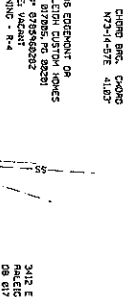
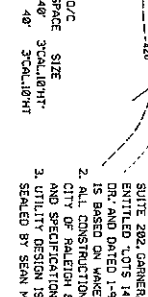
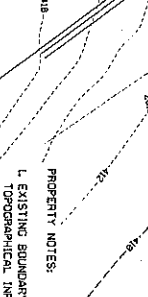
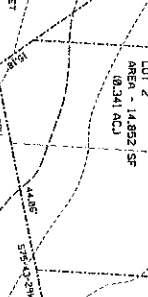
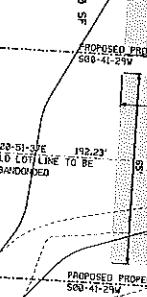
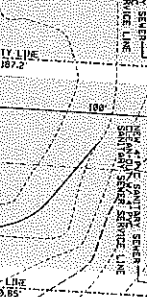
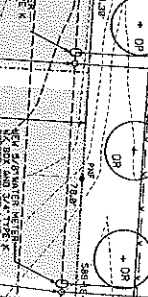
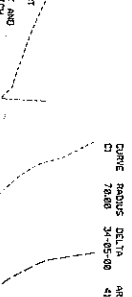
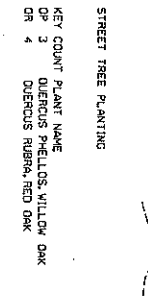
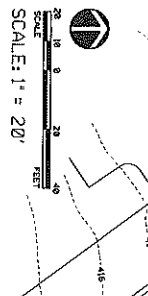
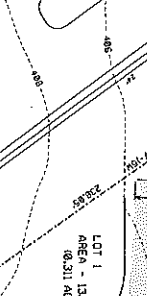
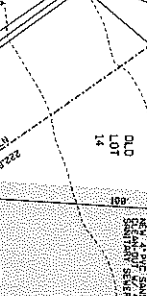
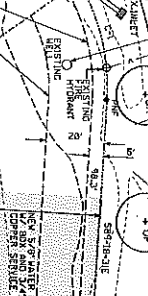
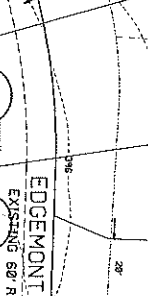
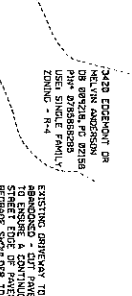
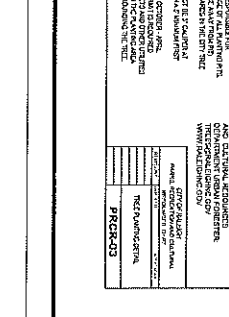
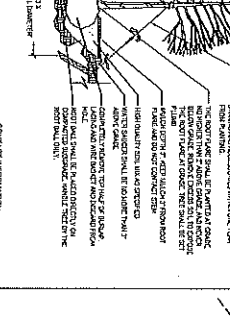
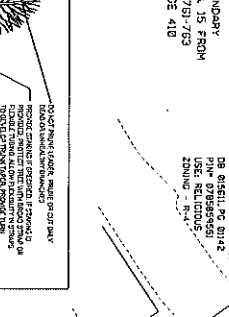
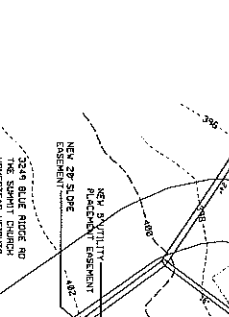
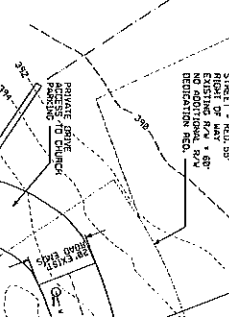
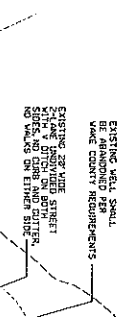
3410 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4

3408 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4

3406 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4

3404 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4

3402 EDGEWORTH DR
 RALEIGH, NC 27615
 DB 07878, PC 0215
 USER SINGLE FAMILY
 ZONING - R-4



1. CONDUCT VISUAL ASSESSMENT FOR
 PRESENT AND POTENTIAL IMPACTS
 OF THE PROPOSED DEVELOPMENT
 ON THE TREE AND ITS ROOT SYSTEM
 AND SOILS.
 2. CONDUCT VISUAL ASSESSMENT FOR
 PRESENT AND POTENTIAL IMPACTS
 OF THE PROPOSED DEVELOPMENT
 ON THE TREE AND ITS ROOT SYSTEM
 AND SOILS.
 3. CONDUCT VISUAL ASSESSMENT FOR
 PRESENT AND POTENTIAL IMPACTS
 OF THE PROPOSED DEVELOPMENT
 ON THE TREE AND ITS ROOT SYSTEM
 AND SOILS.
 4. CONDUCT VISUAL ASSESSMENT FOR
 PRESENT AND POTENTIAL IMPACTS
 OF THE PROPOSED DEVELOPMENT
 ON THE TREE AND ITS ROOT SYSTEM
 AND SOILS.

CONTACT INFORMATION:
 CITY OF RALEIGH, NC
 DEPARTMENT OF PUBLIC WORKS
 200 SOUTH SALEM STREET, SUITE 100
 RALEIGH, NC 27601
 WWW.RALEIGH-NC.GOV

NO.	DATE	DESCRIPTION
1	02/28/18	RALEIGH REVIEW COMMENTS

KEY COUNT PLANT NAME
 DP 3 OERIOUS PHELLIS WILLOW OAK
 DR 4 OERIOUS ROSEAE, RED OAK

SPACE SIZE
 40' 30'-11/16"

SCALE: 1" = 20'

STREET TREE PLANTING

PROPERTY NOTES:
 L. EXISTING BOUNDARY AND SITE ELEMENTS, SITE INFORMATION AND
 TOPOGRAPHICAL INFORMATION SPECIFIC TO THE UTILITIES
 ARE BASED ON A PLAT PLAN BY RAK, P.A. 101 W. MAIN ST.,
 SUITE 202, CHARLOTTE, NC 27224, PHONE NUMBER 919 771-4844.
 2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
 CITY OF RALEIGH AND NC DOT STANDARDS
 3. CITY OF RALEIGH &/OR NC DOT STANDARDS
 AND SPECIFICATIONS.
 4. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND
 SEALED BY SEAN McLEAN, NC PE 0279140 AND DATED FEB. 14, 2016.

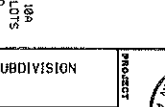
LEGEND:
 0-00 CLEANOUT
 W-00 WATER METER
 W-01 WATER VALVE
 O-01 MAN HOLE
 EXISTING RIGHT OF WAY
 PROPOSED RIGHT OF WAY
 MINIMUM AREA FOR LOT
 REQUIRED BY ZONING
 PROPOSED GRADES

SITE NOTES:
 1. PER SECTION 9.2.2.2.2.a, SUBJECT TO 4.4 OF THE PART 18A
 ARE EXEMPT FROM ACTIVE STORMWATER MEASUREMENTS AND
 SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS
 SURFACES.
 2. 9872 ACRES, LINDER SECTION 91.3 OF THE
 LUD NO TREE CONSERVATION PLAN WILL BE REQUIRED.
 3. EXISTING HOUSE, PATIO 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. IF THE ANTICIPATED AREA OF
 DISTURBANCE FROM THE DEMO IS OVER 12,000 SF A GRADING
 PERMIT WILL BE REQUIRED PRIOR TO DEMOLITION.
 4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE
 WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS.
 5. THE DEVELOPER IS RESPONSIBLE FOR THE
 INSTALLATION OF ALL UTILITY LINES NECESSARY
 TO SERVE THE PROPOSED DEVELOPMENT.
 6. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE
 INSTALLATION OF STREET TREES AND TO THE SUBDIVISION
 OF THE PROPERTY IN ORDER TO PLANT TREES IN THE
 PUBLIC RIGHT-OF-WAY.
 7. STREET TREES SHALL BE INSTALLED AND MAINTAINED
 PER THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE
 RALEIGH CITY TREE MANUAL.
 8. THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE
 INDICATED ON THE RECORDED PLAN FOR EACH LOT.
 9. A FEE-PAID FOR A 6' SIDEWALK IS REQUIRED FOR
 1.5' OF ADDITIONAL WALKER PAVEMENT AND FOR
 1.5' OF ADDITIONAL WALKER PAVEMENT AND FOR
 18. SITE DENSITY AS PER UDD 1.8.2.F IS 2.19 UNITS PER ACRE.
 11. RESIDENTIAL INFILL COMPATIBILITY REQUIREMENTS AS
 DEFINED IN THE UDD SECTION 2.2.7 MAY APPLY TO THE
 DEVELOPMENT OF THESE PROPOSED LOTS.

NO.	DATE	DESCRIPTION
1	02/28/18	RALEIGH REVIEW COMMENTS

EDGEWORTH RESERVE I SUBDIVISION
 3419 EDGEWORTH DR., RALEIGH, NC

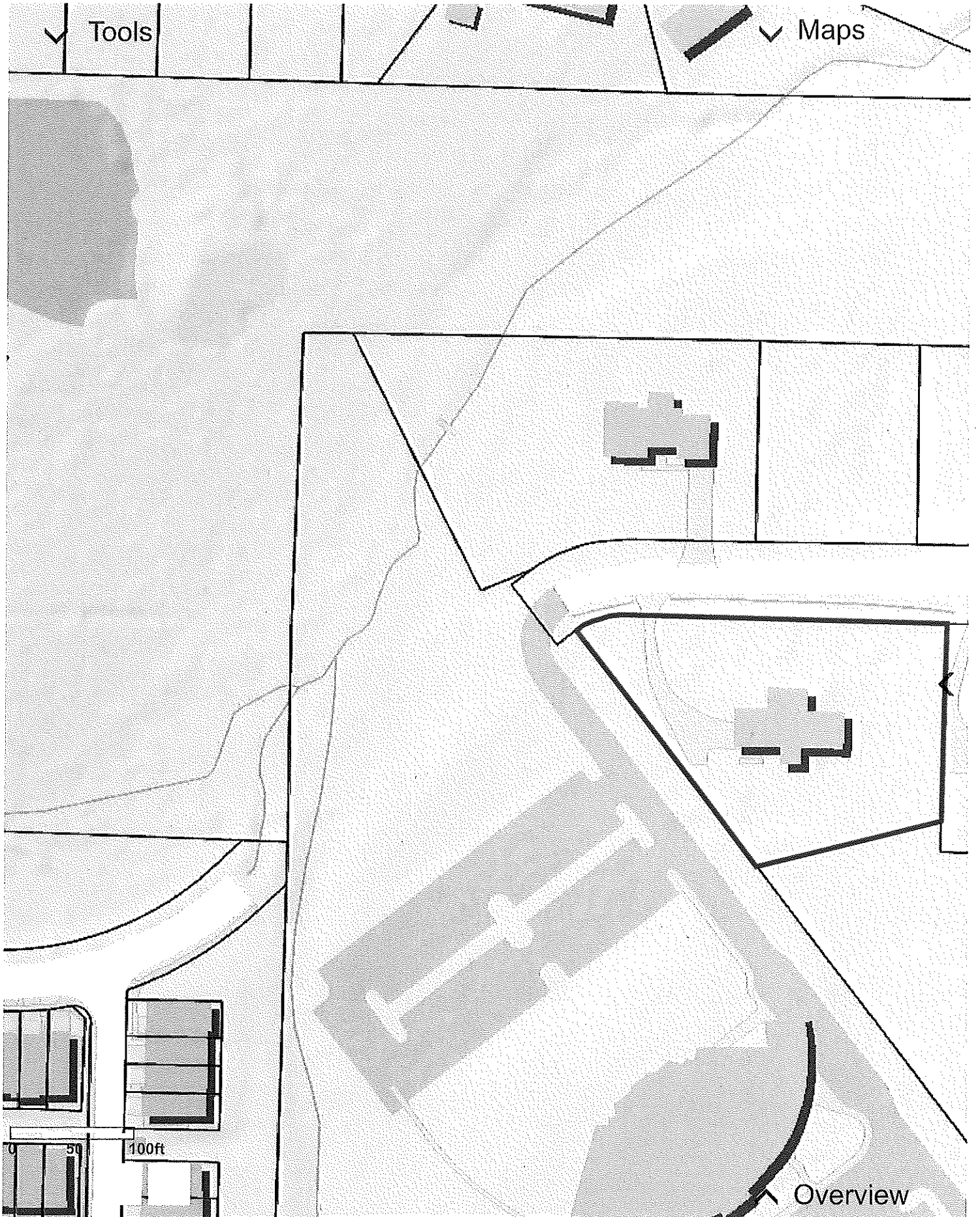
RALEIGH CUSTOM HOMES
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

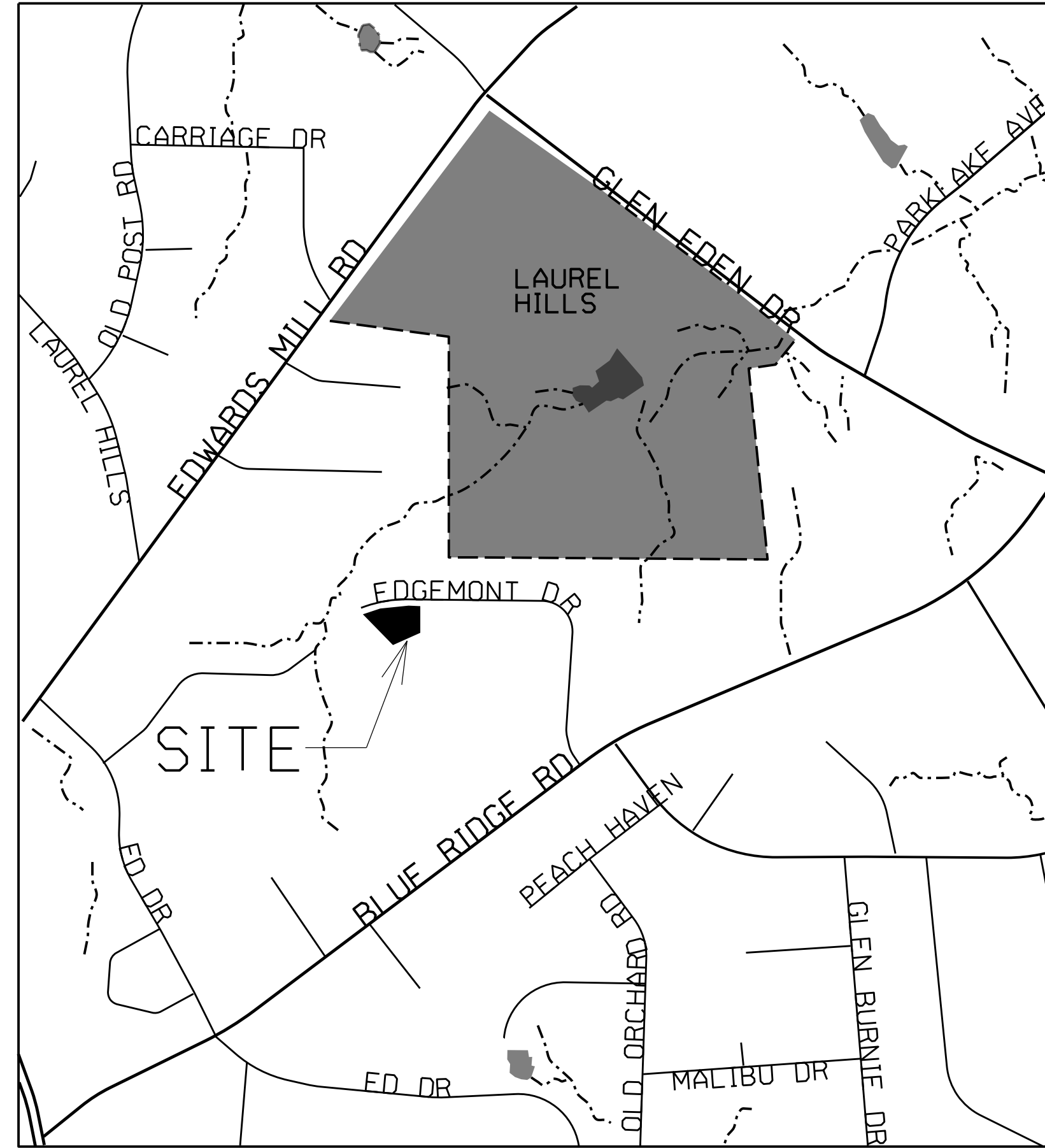


ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 919 363-4415
 196 S. WILSON DRIVE
 CARY, NC 27518

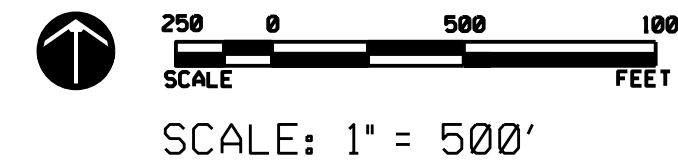
RAWK, P.A.
 101 E. Main St., Suite 202
 Raleigh, NC 27601
 Phone: (919) 771-1854
 Fax: (919) 771-1856

PROJECT 17017
 SHEET NO. 3 OF 4
 SUBDIVISION
 PLAN
 SP-1





VICINITY MAP



RALEIGH CASE NUMBER: S-7-2018
TRANSACTION NUMBER: 545581

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	SUBDIVISION PLAN
4	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

EDGEMONT RESERVE I SUBDIVISION

3419 EDGEMONT DR.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615
OFFICE PHONE - 919 395-1529
CONTACT: TIM THOMPSON

SITE DATA

ADDRESS: 3419 EDGEMONT DR., RALEIGH
PIN #: 0785950979 ACREAGE: 41,695 SF, 0.9572 AC
ZONING: R-4
BOOK OF MAPS 1973, PAGE 00410
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
CITIZENS ADVISORY COUNCIL - NORTHWEST CAC
WATERSHED: CRABTREE CREEK
NEUSE BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NOS. 14 & 15,
EDGEMONT SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 41,452 SF, 0.95 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 8,851 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOTS 14 & 15 = 21.35%

PROPOSED USE - THREE RESIDENTIAL LOTS
LOT 1 - 13,550 SF - 0.311 AC
LOT 2 - 14,852 SF - 0.341 AC
LOT 3 - 13,293 SF - 0.305 AC
SITE DENSITY = 3.19 UNITS PER ACRE

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

Preliminary Subdivision Plan Application



DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 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 #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input type="checkbox"/> Subdivision *	<input checked="" 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 #:		
GENERAL INFORMATION		
Development Name Edgemont Reserve 1 Subdivision		
Proposed Use three single family lots		
Property Address(es) 3419 Edgemont Dr. Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0785950979	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):		
OWNER/DEVELOPER INFORMATION		
Company Name Raleigh Custom Homes Inc.		Owner/Developer Name 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 Name Alison A. Pockat, ASLA		Contact Name Alison Pockat
Address 106 Steep Bank Dr., Cary, NC 27518		
Phone 919 363-4415	Email aapockat@earthlink.net	Fax

PAGE 1 OF 3

WWW.RALEIGHNC.GOV

REVISION 03.11.16

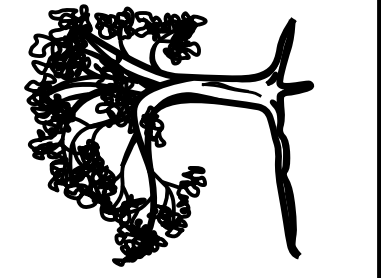
DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s) R-4		
If more than one district, provide the acreage of each:		
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
CUD (Conditional Use District) Case # Z-		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # A-		
STORMWATER INFORMATION		
Existing Impervious Surface 8,851 SF acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 15,000 SF acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	Flood Study	FEMA Map Panel #
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots: Detached	Attached	
Total # of Single Family Lots: 3	Total # of All Lots: 3	
Overall Unit(s)/Acre Densities Per Zoning Districts: 3.19 Units / acre		
Total # of Open Space and/or Common Area Lots: None		
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 <u>Alison A Pockat</u> 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 <u>Tim Thompson</u>	Owner, Raleigh Custom Homes	Date Feb. 14, 2018
Signature _____		Date _____

PAGE 2 OF 3

WWW.RALEIGHNC.GOV

REVISION 03.11.16

THE OCCUPANT, HEREIN, WITH THE CONTRACTOR AND DESIGNER, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA. THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT.



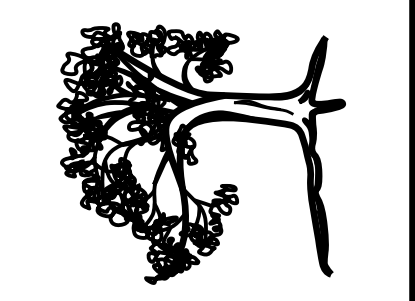
ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

EDGEMONT RESERVE I SUBDIVISION
3419 EDGEMONT DR., RALEIGH, NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

REV. NO.	DATE	REVISIONS

SCALE: NTS
DATE: JAN. 30, 2018
SHEET NO.:
COVER SHEET
CO-1
SEQUENCE NO. 1 OF 4



DESIGNED: AAP
 DRAWN:
 APPROVED:

EDGEMONT RESERVE 1 SUBDIVISION
 3419 EDGEMONT DR., RALEIGH, NC
 RALEIGH CUSTOM HOMES
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

NO.	DATE	REVISIONS
1	3-28-18	RALEIGH REVIEW COMMENTS
2	4-21-18	REVISED PIN NUMBER

SCALE: NTS
 DATE: FEB. 14, 2018
 SHEET NO.:
EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 4

CURVE	RADIUS	DELTA	ARC	CHORD	BRG.	CHORD
C1	70.00	34-05-00	41.64'	N73-14-57E	41.03'	

EXISTING 20' WIDE
 2-LANE UNDIVIDED STREET
 WITH V DITCH ON BOTH
 SIDES, NO CURB AND GUTTER,
 NO WALKS ON EITHER SIDE

3420 EDGEMONT DR
 MELVIN ANDERSON
 DB 009218, PG 02158
 PIN# 0785868285
 USE: SINGLE FAMILY
 ZONING - R-4

3416 EDGEMONT DR
 RALEIGH CUSTOM HOMES
 DB 017005, PG 00201
 PIN# 0785960282
 USE: VACANT
 ZONING - R-4

3412 EDGEMONT DR
 RALEIGH CUSTOM HOMES
 DB 017005, PG 00201
 PIN# 0785962201
 USE: VACANT
 ZONING - R-4

SSMH
 RIM ELEV.=393.19
 INV.IN=382.19, EAST
 INV.IN=380.34, WEST
 INV.IN=385.34, 4" PVC, SOUTH
 INV.OUT=380.29

SSMH
 RIM ELEV.=395.75
 INV.OUT=391.97

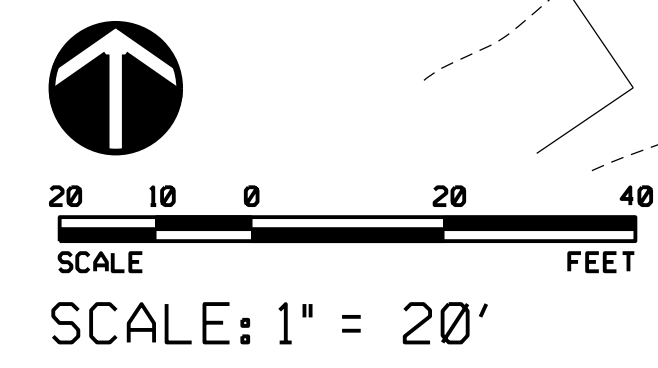
SSMH
 RIM ELEV.=399.94
 INV.IN=390.44, EAST
 INV.IN=390.28

3413 EDGEMONT DR
 JEFFREY TOMLINSON
 JULIA STIMMEL
 DB 014074, PG 02139
 PIN# 0785952938
 USE: SINGLE FAMILY
 ZONING - R-4

3331 BLUE RIDGE RD
 ST. PAUL'S CHRISTIAN
 CHURCH
 DB 001657, PG 00507
 PIN# 0785954629
 USE: RELIGIOUS
 ZONING - R-4

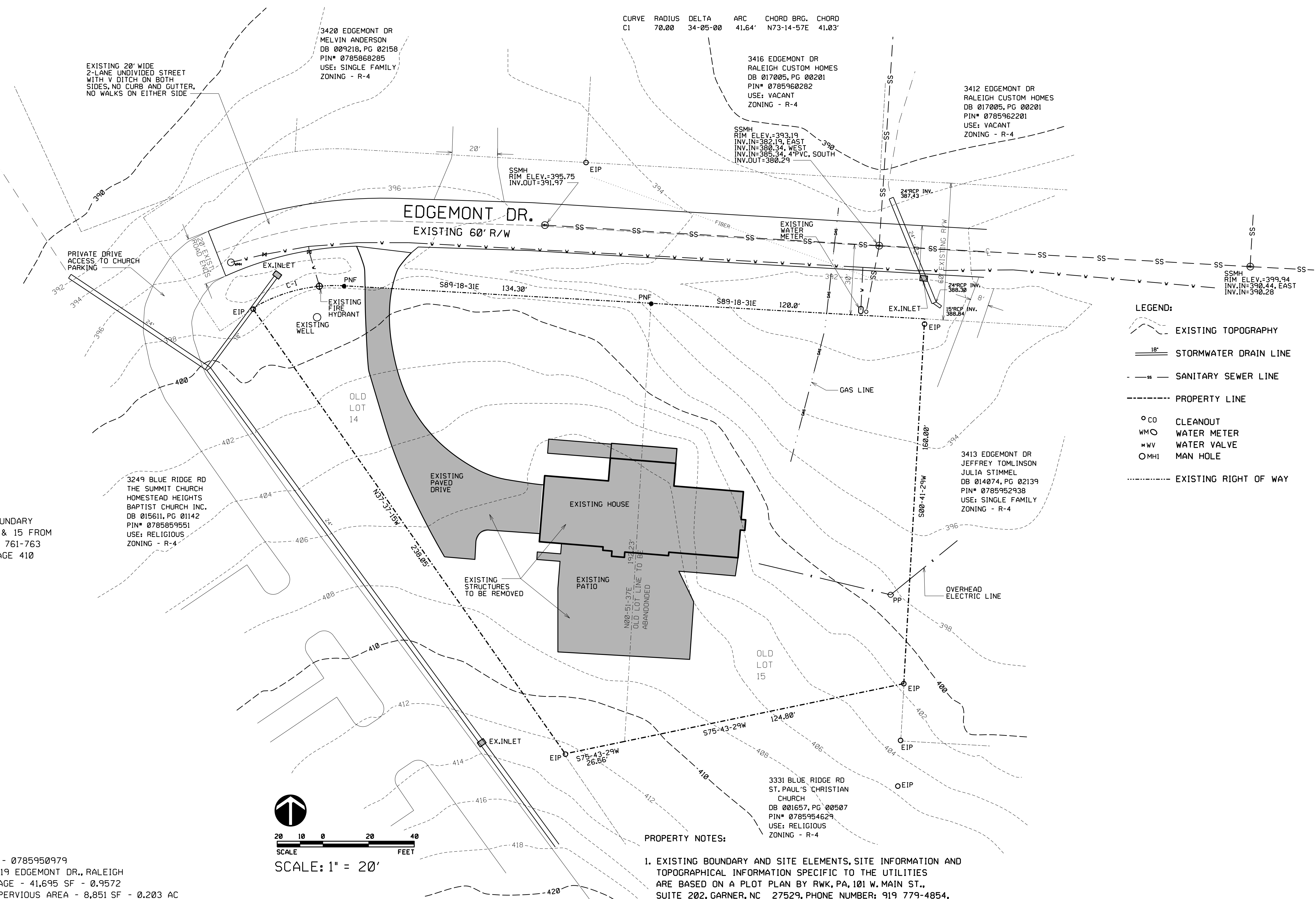
EXISTING BOUNDARY
 OF LOTS 14 & 15 FROM
 DB 12169, PG 761-763
 BOM 1973, PAGE 410

3249 BLUE RIDGE RD
 THE SUMMIT CHURCH
 HOMESTEAD HEIGHTS
 BAPTIST CHURCH INC.
 DB 015611, PG 01142
 PIN# 0785859551
 USE: RELIGIOUS
 ZONING - R-4



SITE DATA:
 PIN NUMBER - 0785950979
 ADDRESS: 3419 EDGEMONT DR., RALEIGH
 TOTAL ACREAGE - 41,695 SF - 0.9572
 EXISTING IMPERVIOUS AREA - 8,851 SF - 0.203 AC
 HOUSE, COVERED PORCH - 3,241 SF
 DRIVE, PATIO - 5,610 SF
 ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 NORTHWEST CAC

- PROPERTY NOTES:
- EXISTING BOUNDARY AND SITE ELEMENTS, SITE INFORMATION AND TOPOGRAPHICAL INFORMATION SPECIFIC TO THE UTILITIES ARE BASED ON A PLOT PLAN BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'LOTS 14 & 15, EDGEMONT SUBDIVISION, 3419 EDGEMONT DR.' AND DATED 1-9-18. GENERAL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
 - 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 FEB. 14, 2018.



EXISTING WELL SHALL BE ABANDONED PER WAKE COUNTY REQUIREMENTS

EXISTING 20' WIDE 2-LANE UNDIVIDED STREET WITH V DITCH ON BOTH SIDES, NO CURB AND GUTTER, NO WALKS ON EITHER SIDE

NEIGHBORHOOD YIELD STREET - REQ. 55' RIGHT OF WAY EXISTING R/W = 60' NO ADDITIONAL R/W DEDICATION REQ.

3420 EDMONT DR MELVIN ANDERSON DB 009218, PG 02158 PIN# 0785868285 USE: SINGLE FAMILY ZONING - R-4

EXISTING DRIVEWAY TO BE ABANDONED - CUT PAVEMENT TO ENSURE A CONTINUOUS STREET EDGE OF PAVEMENT AND REGRADE SHOULDER TO MATCH SURROUNDING SHOULDER

3416 EDMONT DR RALEIGH CUSTOM HOMES DB 017005, PG 00201 PIN# 0785960282 USE: VACANT ZONING - R-4

3412 EDMONT DR RALEIGH CUSTOM HOMES DB 017005, PG 00201 PIN# 0785962201 USE: VACANT ZONING - R-4

SITE DATA:

PIN NUMBER - 0785950979

ADDRESS: 3419 EDMONT DR., RALEIGH

TOTAL ACREAGE - 41,695 SF - 0.95 AC

AREA OF RIGHT OF WAY DEDICATION - NONE REQUIRED

LOT 1 - 13,550 SF - 0.311 AC

LOT 2 - 14,852 SF - 0.341 AC

LOT 3 - 13,293 SF - 0.305 AC

SITE DENSITY = 3.19 UNITS PER ACRE

EXISTING IMPERVIOUS AREA - 8,851 SF - 0.203 AC

HOUSE, COVERED PORCH - 3,241 SF

DRIVE, PATIO - 5,610 SF

THESE STRUCTURES ARE TO BE DEMOLISHED PRIOR TO SUBDIVISION OF LOT

ZONING - R-4

CITIZENS ADVISORY COUNCIL - NORTHWEST

RWK PA

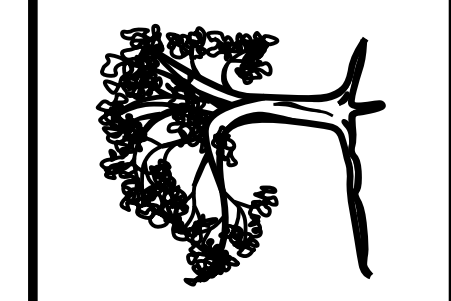
Engineering - Surveying

101 W. Main St., Suite 202

Garner, NC 27529

Phone (919) 779-4054

Fax (919) 779-4058



ALISON A. POCKAT, ASLA

LANDSCAPE ARCHITECT

LAND PLANNER

(919) 363-4415

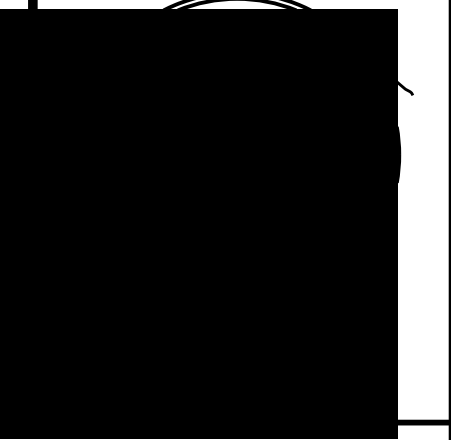
106 STEEPBANK DRIVE

CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:



EDGEMONT RESERVE I SUBDIVISION

3419 EDMONT DR., RALEIGH, NC

RALEIGH CUSTOM HOMES

6736 FALLS OF NEUSE RD., SUITE 300

RALEIGH, NC 27615

NO.	DATE	REVISION
1	3.28.18	RALEIGH REVIEW COMMENTS
2	4.21.18	REVISED PIN NUMBER

SCALE: NTS

DATE: FEB. 14, 2018

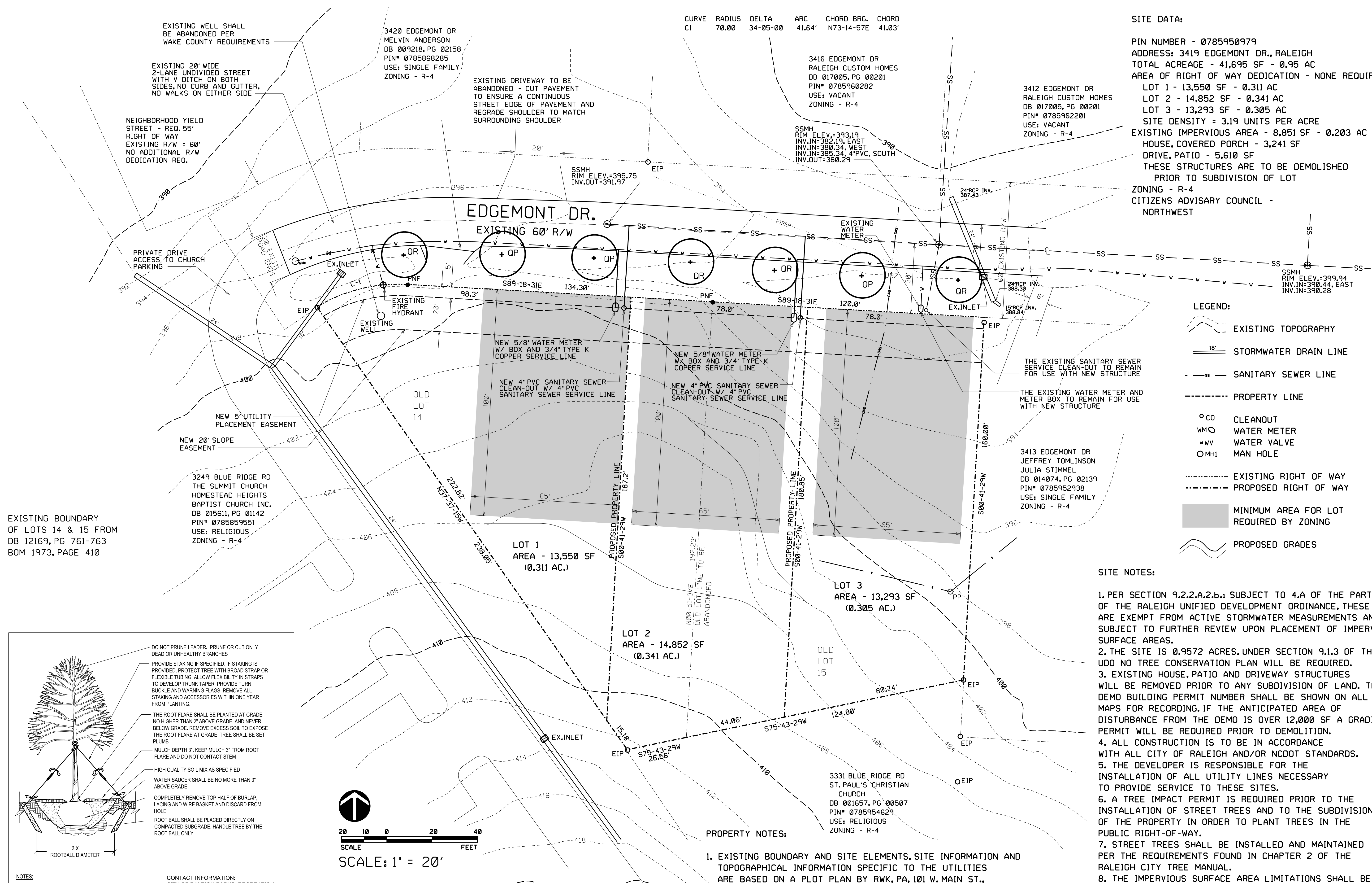
SHEET NO. 1

SUBDIVISION PLAN

SP-1

SEQUENCE NO. 3 OF 4

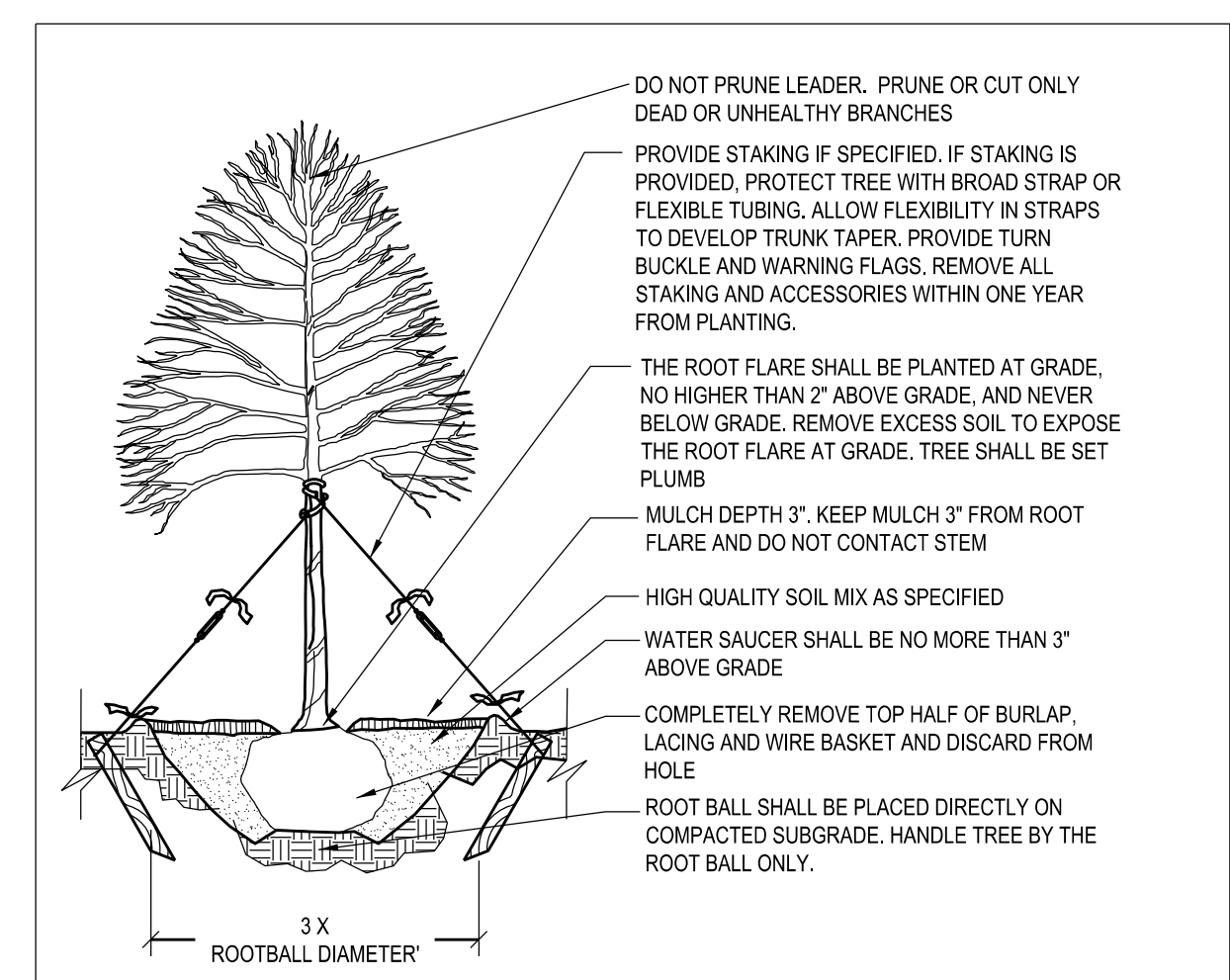
CURVE	RADIUS	DELTA	ARC	CHORD BRG.	CHORD
CI	70.00	34-05-00	41.64'	N73-14-57E	41.03'



- LEGEND:**
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WMO WATER METER
 - WV WATER VALVE
 - OMHI MAN HOLE
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - MINIMUM AREA FOR LOT REQUIRED BY ZONING
 - PROPOSED GRADES

- SITE NOTES:**
- PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.A OF THE PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASUREMENTS AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
 - THE SITE IS 0.9572 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
 - EXISTING HOUSE, PATIO 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. IF THE ANTICIPATED AREA OF DISTURBANCE FROM THE DEMO IS OVER 12,000 SF A GRADING PERMIT WILL BE REQUIRED PRIOR TO DEMOLITION.
 - 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.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE INSTALLATION OF STREET TREES AND TO THE SUBDIVISION OF THE PROPERTY IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAT FOR EACH LOT.
 - A FEE-IN-LIEU FOR A 6' SIDEWALK IS REQUIRED FOR THE ENTIRE FRONTAGE PRIOR TO MAP RECORDATION AND FOR 3.5' OF ADDITIONAL STREET PAVEMENT FOR EDMONT. A SURETY IS REQUIRED FOR THE SEVEN STREET TREES PROPOSED.
 - SITE DENSITY AS PER UDO 1.5.2.F IS 3.19 UNITS PER ACRE.
 - RESIDENTIAL INFILL COMPATIBILITY REQUIREMENTS AS DEFINED IN THE UDO SECTION 2.2.7 MAY APPLY TO THE DEVELOPMENT OF THESE PROPOSED LOTS.

- PROPERTY NOTES:**
- EXISTING BOUNDARY AND SITE ELEMENTS, SITE INFORMATION AND TOPOGRAPHICAL INFORMATION SPECIFIC TO THE UTILITIES ARE BASED ON A PLOT PLAN BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'LOTS 14 & 15, EDMONT SUBDIVISION, 3419 EDMONT DR.' AND DATED 1-9-18. GENERAL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
 - 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 FEB. 14, 2018.



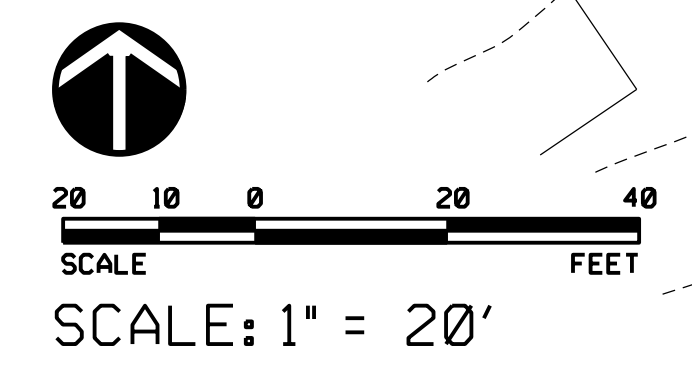
NOTES:

- 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

PRCR-03



STREET TREE PLANTING

KEY COUNT	PLANT NAME	O/C	SPACE	SIZE
OP 3	QUERCUS PHELLOS, WILLOW OAK		40'	3" CAL, 10' HT'
OR 4	QUERCUS RUBRA, RED OAK		40'	3" CAL, 10' HT'