



Administrative Approval Action

S-31-18 / North Ridge Block 10 Lot 22 Subdivision
Transaction#562528 AA#3902

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 Hunting Ridge Road, north of Camille Court, at 1308 Hunting Ridge Rd.

REQUEST: Development of a .60 acre tract zoned R-4 into a two (2) lot subdivision, Lot 221 being 12,240 sf/.28 acres; Lot 222 being 13,587 sf/.31 acres with 309 sf/.007 acres of right-of-way dedication.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment request to the block perimeter requirements of the Raleigh UDO Article 8.3 has been approved.

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 dated 6/6/2018 by *Chance & Associates*.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Stormwater

1. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.



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<input type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

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

Engineering

2. 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.
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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A slope 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. A fee-in-lieu for 1' in sidewalk width across the Hunting Ridge Road frontage shall be paid to the City of Raleigh (UDO 8.1.10).
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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The following items must be approved prior to the issuance of building permits:

Engineering

1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Hunting Ridge Rd. and 4 street trees along Camille Ct. for a total of 8 street trees.

The following are required prior to issuance of building occupancy permit:

1. Final inspection of all street tree plantings by Urban Forestry Staff.

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: 11-19-2021
Record the entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 11/19/18

Staff Coordinator Jermont Purifoy


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	North Ridge Block 10, Lot22	
	Development Case Number	S-31-2018	
	Transaction Number	562528	
	Design Adjustment Number	DA - 99 - 2018	
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 <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering <i>K. Klein 10-1-18</i>		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


Authorized Signature KENNETH W. RITCHIE, PE, MPA 11/19/2018
ENGINEERING AND INFRASTRUCTURE MANAGER **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

The proposed subdivision is from one residential lot to two. The parcel lies at the corner of Hunting Ridge Road and Camille Court. The parcel is within an established subdivision with frontage on a cul-de-sac. The cul-de-sac is bordered by North Ridge golf course. There is no location to create an additional public street or pedestrian passage thereby reducing the block perimeter to the parcel.

Local street intersection spacing standards is between 150' and 600', optimally. There is no location to create an additional public street or pedestrian passage without impacting private property owned by others. thereby reducing the block perimeter to the parcel.

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 North Ridge Block 10, Lot 22		
	Case Number S-31-18		
	Transaction Number 562528		
OWNER	Name Homestead Building Company, John H. Heidel, President		
	Address PO Box 848		City Wake Forest
	State NC	Zip Code 27588	Phone 919-760-9340
CONTACT	Name Stoney Chance		Firm Chance & Associates
	Address 500 Benson Road, Ste. 207		City Garner
	State NC	Zip Code 27529	Phone 919-779-7245
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):		
Due to the existing infrastructure surrounding this project, there is no opportunity for further street connectivity within this block area; therefore, owners are unable to comply with Block Perimeter requirements of UDO Article 8.3.			

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.


8/15/18
 Owner/Owner's Representative Signature Date

8/22/18

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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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;
Due to existing infrastructure surrounding this project, there is no opportunity to interconnect public streets. However, public fire, police, transit, trash and emergency services are already provided to this project through existing infrastructure system that is consistent with the intent of this Article.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
This project block area is comprised of a mix of residential and office uses. The Comprehensive Plan proposed land uses for this area are: Low and moderate density residential, private open space and office/residential mixed use. The proposed development of R-4 low density residential use is consistent with adopted Comprehensive Plan.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The two proposed lots will have their driveway access from Camille Court, a Neighborhood Yield Street which will not have any significant increase in congestion or compromise safety. A public 6' sidewalk will be installed along Camille Court project frontage per City of Raleigh Standards to provide additional pedestrian circulation in the area.
- D. The requested design adjustment does not create any lots without direct street Frontage;
Per S-31-18, all new lots have frontage on a public street, Camille Court.
- 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.

Number 3: Due to existing street and development infrastructure surrounding this project, there is no opportunity for further street connectivity within this block area; therefore, we are unable to comply with above Block Perimeter requirements. For these reasons, this Design Adjustment Application is requesting the Block Perimeter requirements of the UDO and RSDM be waived.

Individual Acknowledgement



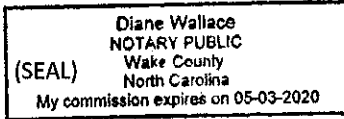
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Diane Wallace, a Notary Public do hereby certify that John H. Heidel personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 15th day of August, 2018.



Notary Public Diane Wallace

My Commission Expires: 05-03-2020

State of North Carolina
County of Wake

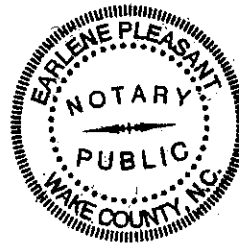
I, Earlene Pleasant, a Notary Public for said County and State, do hereby certify that John H. Heidel personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

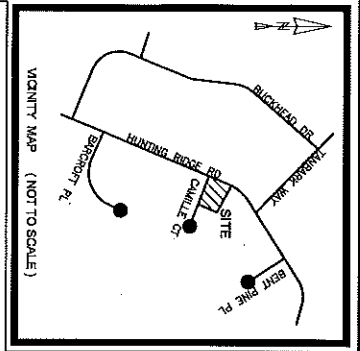
Witness my hand and official seal,

this the 22 day of August, 2018
month year

Earlene Pleasant
signature of notary public

My commission expires 05-03-2020
month year





REFERENCES:
 DEN 1368, PG 128
 DB 1738, PG 209

1717257758
 THOMAS E. &
 MARTINA B. ROHWEDER,
 ZONED - R-4
 SINGLE FAMILY

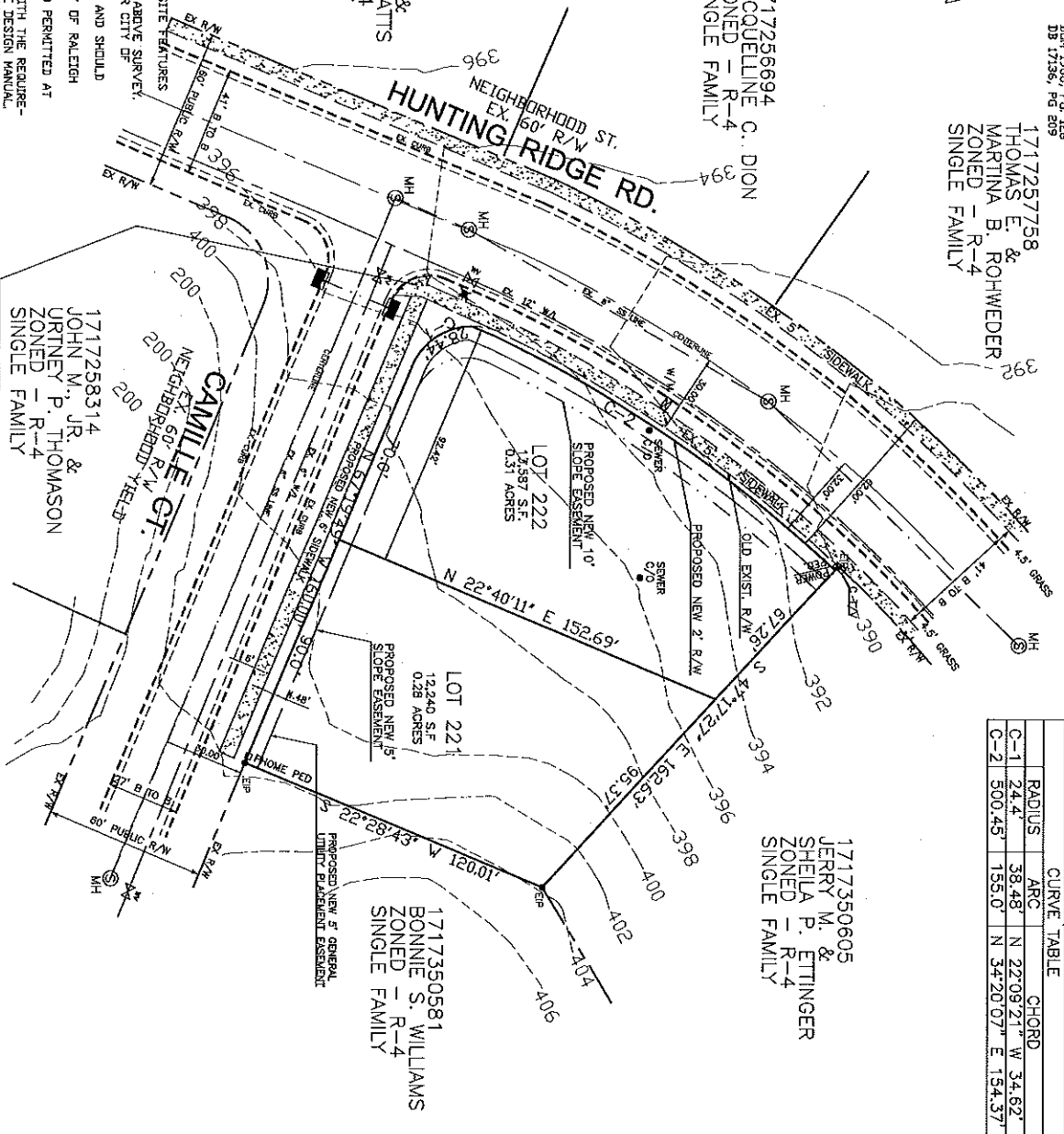
1717256694
 JACQUELINE C. DION
 ZONED - R-4
 SINGLE FAMILY

1717256542
 WARREN, JR. &
 SANDRA L. YEATTS
 ZONED - R-4
 SINGLE FAMILY

BLOCK PERIMETER:
 MIXED ZONING BK PERIMETER DIST: 20,284'
 BLOCK PERIMETER ALLOWED: 3,000'
 ADMINISTRATIVE DESIGN ADJUSTMENT
 APPLICATION WILL BE SUBMITTED.

- NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY JOHN V. PHELPS SURVEY COMPANY.
 2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 4. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
 5. DEVELOPER SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 6. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
 7. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.
 8. A SURETY WILL BE REQUIRED FOR THE PROPOSED SIDEWALK AND STREET TREES PRIOR TO RECORDING OF RECORDED PLAT.
 9. DEMOLITION PERMIT FOR THE EXISTING STRUCTURE MUST BE ISSUED BY CITY AND PERMIT NUMBER MUST BE SHOWN ON ALL MAPS FOR RECORDING.
 10. PER SECTION 91, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE PRESERVATION REQUIREMENTS.
 11. PER SECTION 91, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE PRESERVATION REQUIREMENTS.
 12. IF LAND DISTURBANCE AREA IS MORE THAN 12,000 SQ. FT. A GRADING PERMIT WILL BE REQUIRED.
 13. RESIDENTIAL INFILL RULES MAY APPLY TO THE CURRENT SITE LAYOUT PER UDD SEC. 22.7.

STORMWATER EXEMPTION:
 TO 4.4 OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.



CURVE TABLE			
RADIUS	ARC	CHORD	
C-1 24.4'	38.48'	N 22°09'21" W 34.62'	
C-2 300.45'	135.0'	N 34°20'07" E 134.37'	

SIDEWALK NOTE:
 EXISTING HANDICAP RAMP MAY HAVE TO BE REPLACED AS PART OF NEW SIDEWALK INSTALLATION, IF SO, THIS WORK WILL BE DONE PER CITY OF RALEIGH STANDARDS.

FEE NOTE:
 A FEE IN LIEU OF 1' OF SIDEWALK WILL BE REQUIRED ALONG HUNTING RIDGE ROAD.



CHANCE & ASSOCIATES
 Land Planning Services
 500 Denson Road Ste. 207, Garner, North Carolina 27529
 Phone: 919-779-7245 Fax: 919-779-3889
 Email: cstonej@bellsouth.net

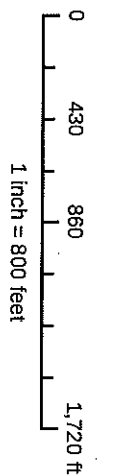
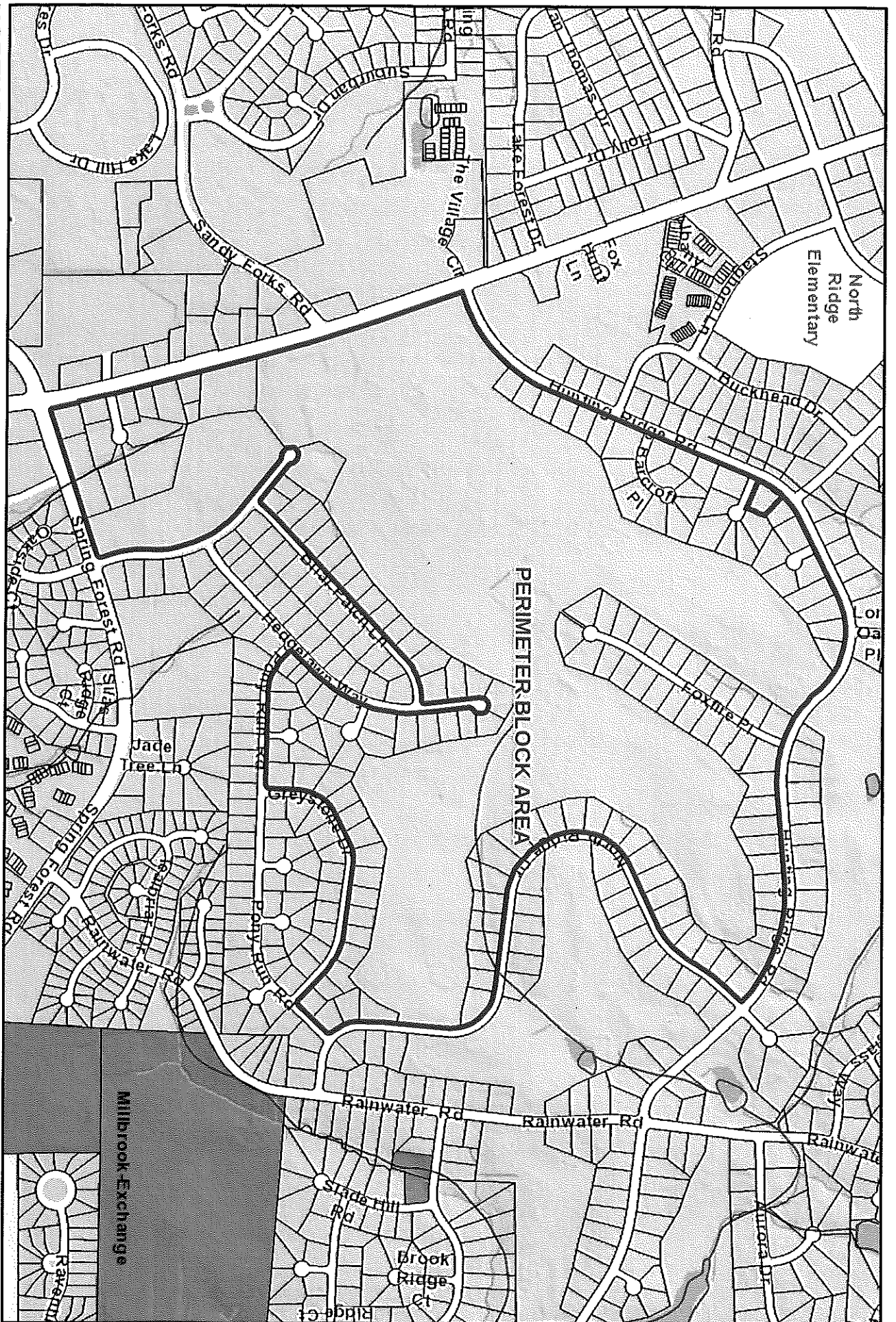
SHEET: **3**
 OF: **6**

TITLE:
PROPOSED PRELIMINARY SUBDIVISION PLAN
NORTH RIDGE, BLOCK 10, LOT 22
 NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

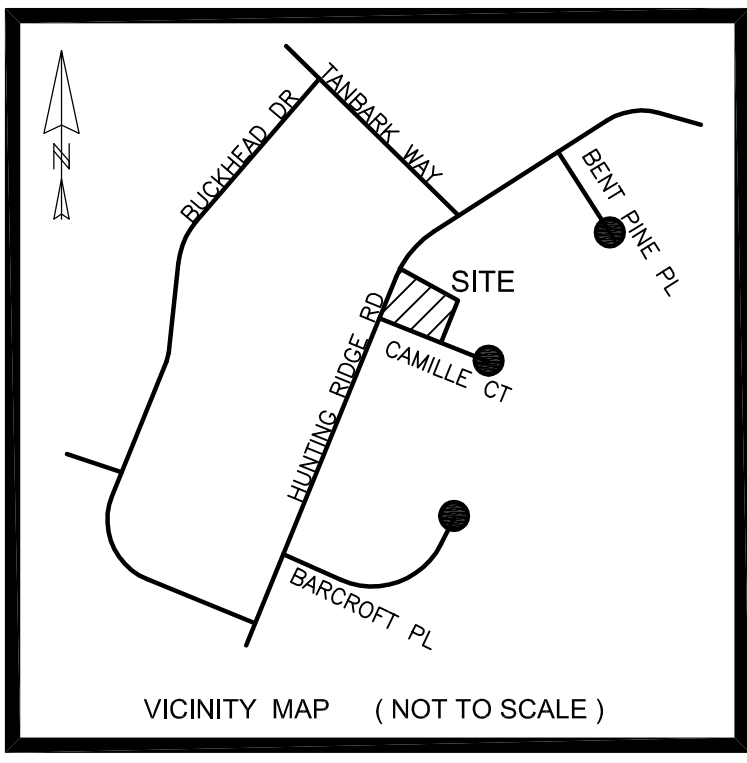
DATE	REVISIONS	BY
06-06-18	REVISIONS PER C.O.R. COMMENTS	SD
08-15-18	REVISIONS PER C.O.R. COMMENTS	SD

DATE: JUNE 06, 2018
 SCALE: 1" = 30'
 DRAWN BY: SC
 CHECKED BY: STONEY CHANCE
 FILE NAME: North Ridge Lot 22 Subdiv.dwg

NORTH RIDGE LOT 14 BLOCK PERIMETER



Disclaimer
Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



VICINITY MAP (NOT TO SCALE)

REFERENCES:
BOM 1968, PG. 128
DB 17136, PG 209

SUMMARY DATA:
PROJECT ADDRESS:
1308 HUNTING RIDGE RD.
RALEIGH, NC 27615

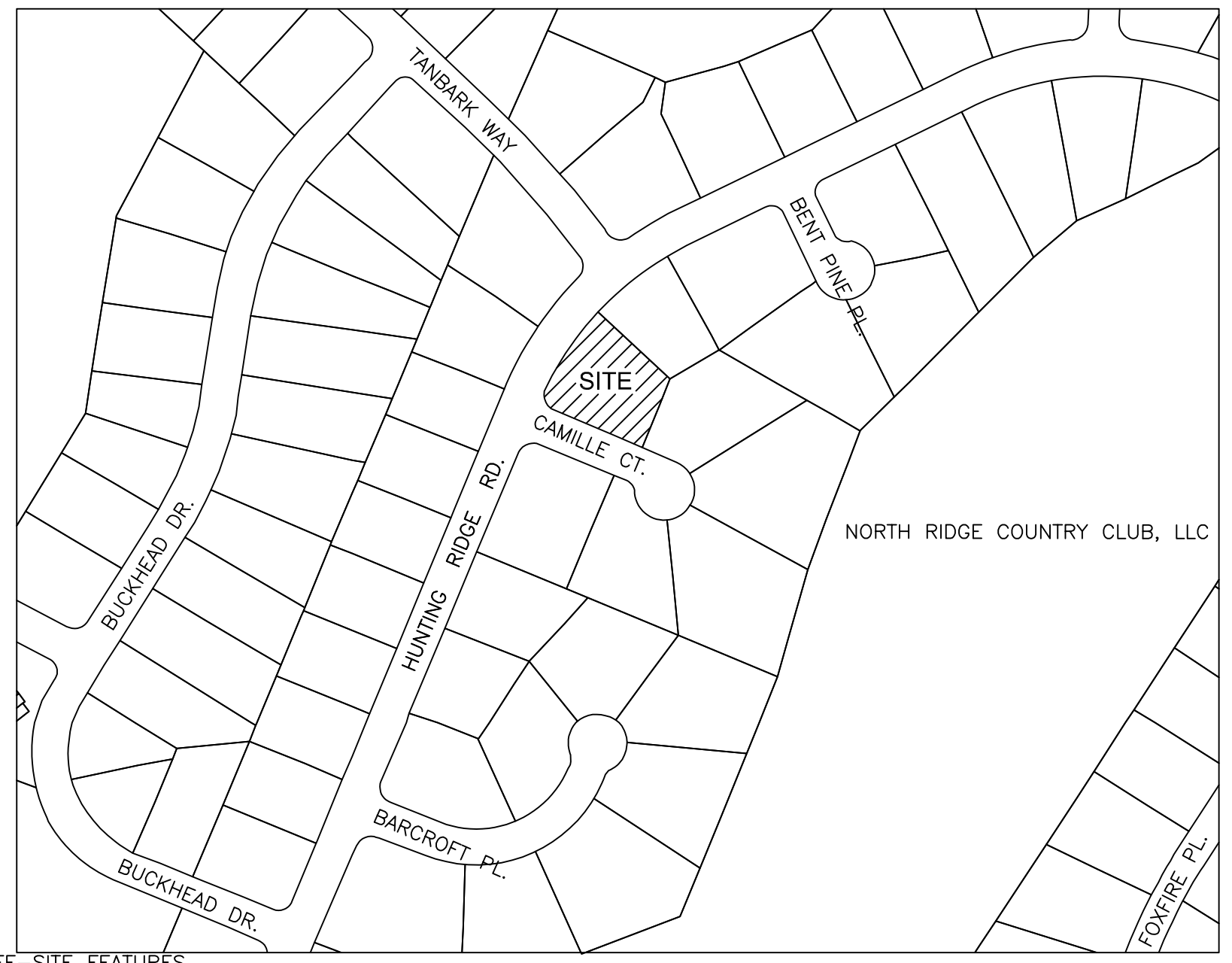
TOTAL AREA OF SITE: 0.60 AC.
TOTAL NUMBER OF LOTS: 2
MIN. LOT SIZE: 12,240 SF
AVER. LOT SIZE: 12,913.5 SF
CURRENT ZONING: R-4
PIN#: 1717259505
INSIDE RALEIGH CITY LIMITS
AREA IN NEW R/W: .007AC/308.74SF
EXIST. IMPERVIOUS AREA: .097AC/4,208.76SF
LOT 221 AREA: .28 AC/12,240 SF
LOT 222 AREA: .31 AC/13,587 SF

NORTH RIDGE BK. 10, LOT 22 SUB.

PROJECT OWNER/DEVELOPER:
JOHN H. HEIDEL, PRESIDENT
HOMESTEAD BUILDING COMPANY
PO BOX 848
WAKE FOREST, NC 27587

PLANS SHEET INDEX

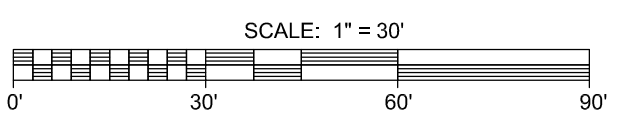
- SHEET 1 OF 6 - PROPOSED COVER SHEET
- SHEET 2 OF 6 - EXISTING CONDITIONS SHEET
- SHEET 3 OF 6 - PROPOSED PRELIMINARY SUBDIVISION PLAN
- SHEET 4 OF 6 - PROPOSED PRELIMINARY STREETScape PLAN
- SHEET 5 OF 6 - PROPOSED PRELIMINARY UTILITY PLAN
- SHEET 6 OF 6 - PROPOSED DETAILS SHEET



NORTH RIDGE COUNTRY CLUB, LLC

- NOTES:
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY JOHN Y. PHELPS SURVEY COMPANY.
 - STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 - THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 - CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
 - ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 - ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
 - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.
 - A SURETY WILL BE REQUIRED FOR THE PROPOSED 6' SIDEWALK AND STREET TREES PRIOR TO RECORDING OF RECORD PLAT.
 - DEMOLITION PERMIT FOR THE EXISTING STRUCTURE MUST BE ISSUED BY CITY AND PERMIT NUMBER MUST BE SHOWN ON ALL MAPS FOR RECORDING.
 - PER SECTION 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
 - PER 9.2.2.A.4.a. IMPERVIOUS AREA IN THE R-4 ZONE WILL BE LIMITED TO 38% OF LOT AREA.
 - IF LAND DISTURBANCE AREA IS MORE THAN 12,000 SQ. FT., A GRADING PERMIT WILL BE REQUIRED.
 - RESIDENTIAL INFILL RULES MAY APPLY TO THE CURRENT SITE LAYOUT PER UDO SEC. 2.2.7.

STORMWATER EXEMPTION:
PER SEC. 9.2.2.A.2.b.i SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.



Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831
Litchford Satellite Office | 8300 - 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 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 #:		
GENERAL INFORMATION		
Development Name North Ridge Block 10, Lot 22		
Proposed Use Residential		
Property Address(es) 1308 Hunting Ridge Road, Raleigh, NC 27615		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1717259505	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 Homestead Building Company		Owner/Developer Name John H. Heidel, President
Address PO Box 848, Wake Forest, NC 27588		
Phone 919-760-9340	Email john@homesteadbuilt.com	Fax
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name Chance & Associates		Contact Name Stoney Chance
Address 500 Benson Road, Suite 207, Garner, NC 27529		
Phone 919-779-7245	Email cstoney@bellsouth.net	Fax 919-779-3889

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATA 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 #	N/A	
COA (Certificate of Appropriateness) Case #	N/A	
BOA (Board of Adjustment) Case #	N/A	
STORMWATER INFORMATION		
Existing Impervious Surface	0.0974, 208.76 acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	N/A 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 N/A	Attached
Total # of Single Family Lots	2	Total # of All Lots 2
Overall Unit(s)/Acre Densities Per Zoning Districts 2/.60=3.33		
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 Stoney Chance 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	<i>[Signature]</i>	Date June 22, 2018
Signature	JOHN H. HEIDEL, PRESIDENT	Date

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

COVER SHEET FOR

TITLE: **PROPOSED PRELIMINARY SUBDIVISION**
NORTH RIDGE, BLOCK 10, LOT 22
S-31-18, TRANS#: 562528
NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

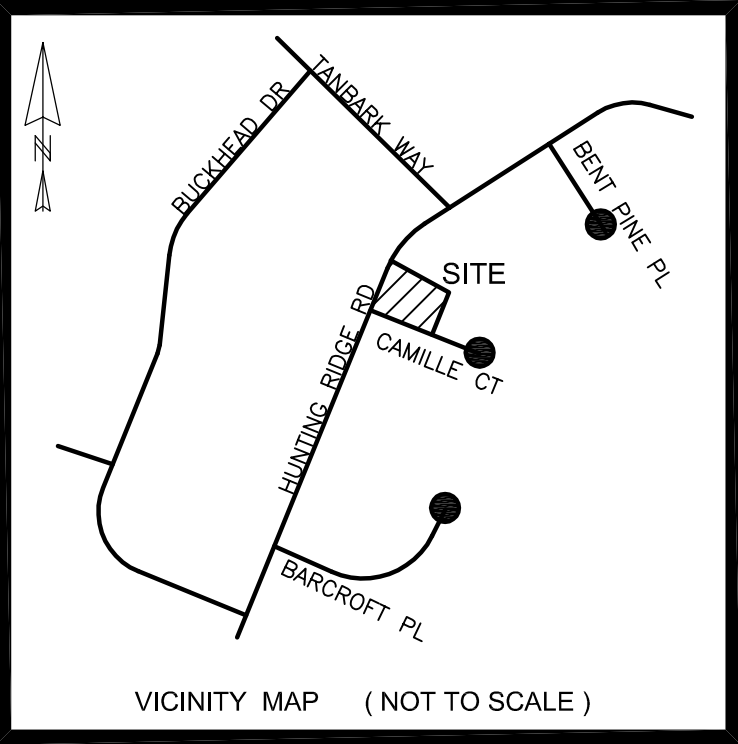
SHEET: **1** OF: **6**

CHANCE & ASSOCIATES
Land Planning Services
500 Benson Road Ste. 207, Garner, North Carolina 27529
Phone: 919-779-7245
Email: cstoney@bellsouth.net
Fax: 919-779-3889

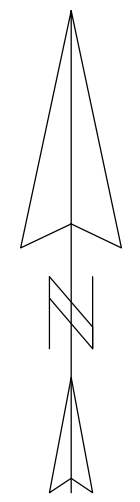
DATE: **JUNE 06, 2018**
SCALE: **1" = 30'**
DRAWN BY: **SC**
CHECKED BY: **STONEY CHANCE**
FILE NAME: **North Ridge Lot 14 Cover.dwg**

DA-94-18

NOT RELEASED FOR CONSTRUCTION



REFERENCES:
BDM 1968, PG. 128
DB 17136, PG 209



CURVE TABLE			
	RADIUS	ARC	CHORD
C-1	24.4'	38.48'	N 22°09'21" W 34.62'
C-2	500.45'	155.0'	N 34°20'07" E 154.37'

1717256694
JACQUELINE C. DION
ZONED - R-4
SINGLE FAMILY

1717256542
WARREN, JR. &
SANDRA L. YEATTS
ZONED - R-4
SINGLE FAMILY

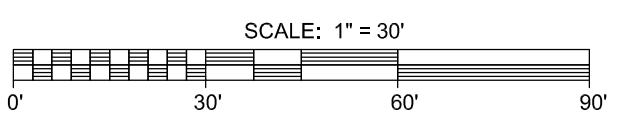
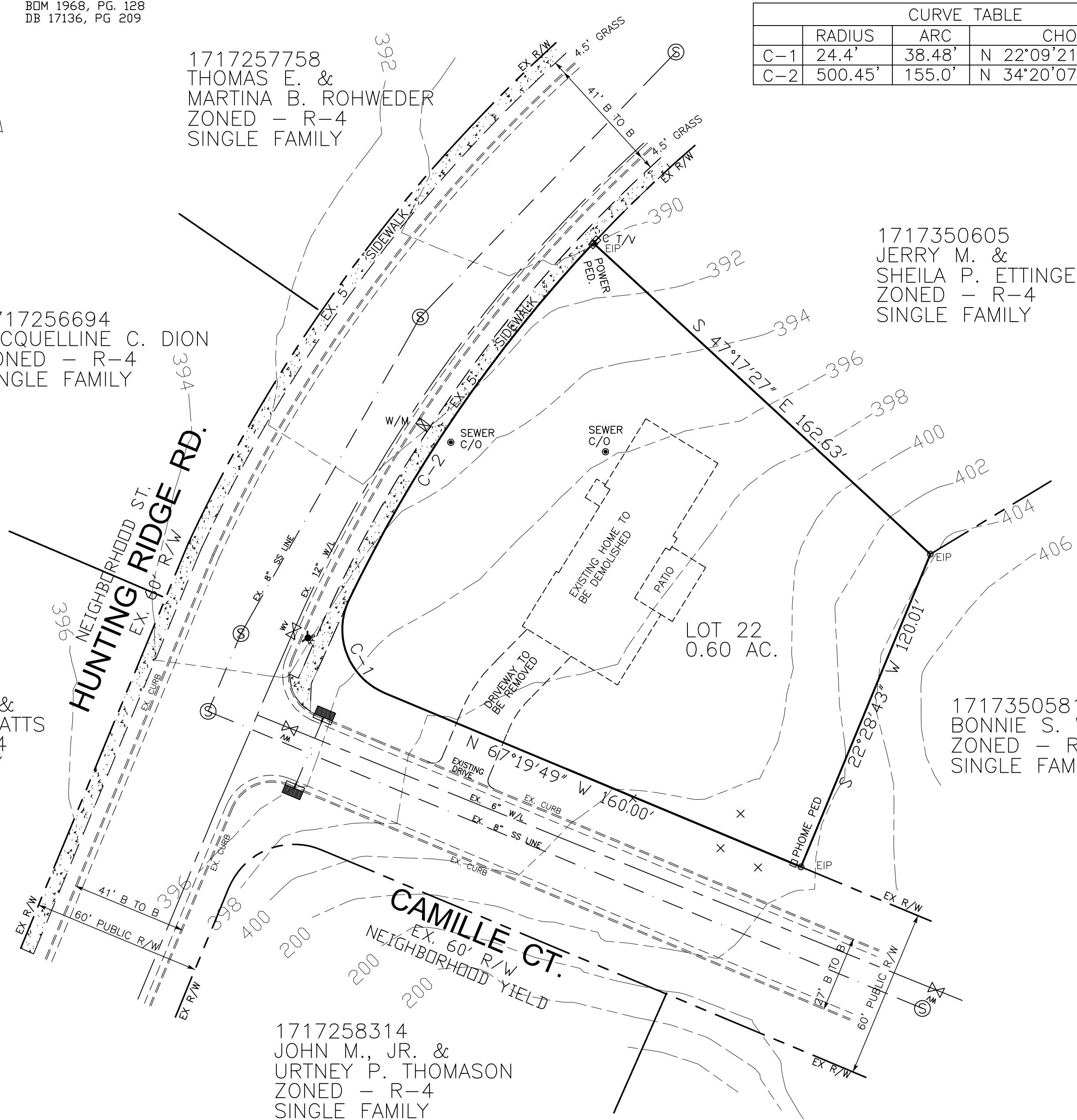
1717257758
THOMAS E. &
MARTINA B. ROHWEDER
ZONED - R-4
SINGLE FAMILY

1717350605
JERRY M. &
SHEILA P. ETTINGER
ZONED - R-4
SINGLE FAMILY

1717350581
BONNIE S. WILLIAMS
ZONED - R-4
SINGLE FAMILY

1717258314
JOHN M., JR. &
URTNEY P. THOMASON
ZONED - R-4
SINGLE FAMILY

1717259247
JAMES C. III &
AMY M. DEVER
ZONED - R-4
SINGLE FAMILY



DATE:	JUNE 06, 2018
SCALE:	1" = 30'
DRAWN BY:	SC
CHECKED BY:	STONEY CHANGE
FILE NAME:	North Ridge Lot 22 Existing.dwg

NO.	DATE	REVISIONS	BY
10-22-18		REVISIONS PER C.O.R. COMMENTS	SC
09-06-18		REVISIONS PER C.O.R. COMMENTS	SC
08-15-18		REVISIONS PER C.O.R. COMMENTS	SC

EXISTING CONDITIONS SHEET

NORTH RIDGE, BLOCK 10, LOT 22

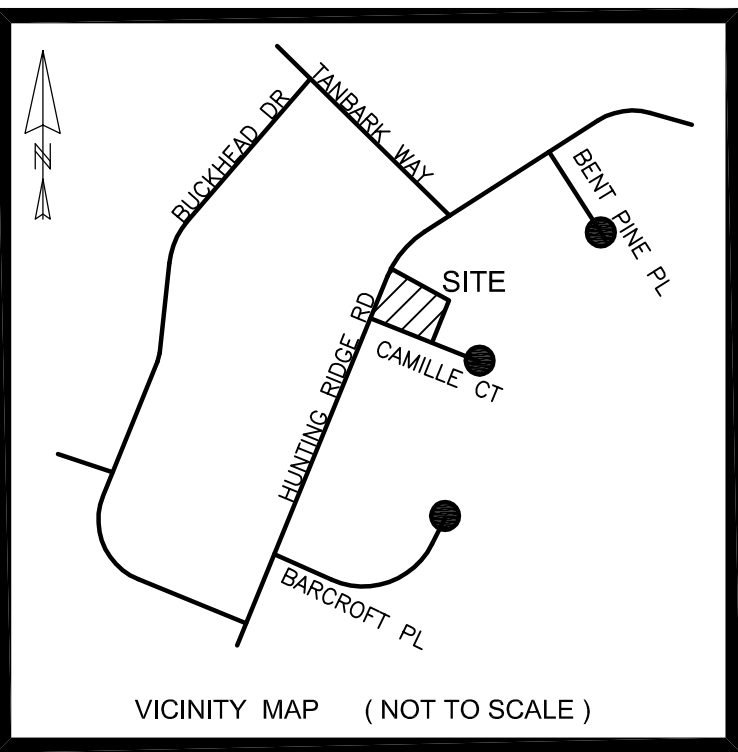
NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: **2** OF: **6**

CHANCE & ASSOCIATES
Land Planning Services

500 Benson Road Ste. 207, Garner, North Carolina 27529
Phone: 919-779-7245 Fax: 919-779-3889
Email: cstoney@bellsouth.net

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DB 17136, PG 209

1717257758
THOMAS E. &
MARTINA B. ROHWEDER
ZONED - R-4
SINGLE FAMILY

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C-2	500.45'	155.0'	N 34°20'07" E 154.37'

1717256694
JACQUELLINE C. DION
ZONED - R-4
SINGLE FAMILY

1717350605
JERRY M. &
SHEILA P. ETTINGER
ZONED - R-4
SINGLE FAMILY

BLOCK PERIMETER:
MIXED ZONING BK PERIMETER DIST.: 20,284'
BLOCK PERIMETER ALLOWED: 3,000'
ADMINISTRATIVE DESIGN ADJUSTMENT
APPLICATION WILL BE SUBMITTED.

1717256542
WARREN, JR. &
SANDRA L. YEATTS
ZONED - R-4
SINGLE FAMILY

LOT 222
13,587 S.F.
0.31 ACRES

LOT 221
12,240 S.F.
0.28 ACRES

1717350581
BONNIE S. WILLIAMS
ZONED - R-4
SINGLE FAMILY

1717258314
JOHN M., JR. &
URTNEY P. THOMASON
ZONED - R-4
SINGLE FAMILY

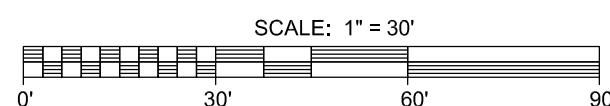
1717259247
JAMES C. III &
AMY M. DEVER
ZONED - R-4
SINGLE FAMILY

SIDEWALK NOTE:
EXISTING HANDICAP RAMP MAY HAVE TO
BE REPLACED AS PART OF NEW SIDE-
WALK INSTALLATION. IF SO, THIS WORK
WILL BE DONE PER CITY OF RALEIGH
STANDARDS.

FEE NOTE:
A FEE IN LIEU OF 1' OF SIDEWALK
WILL BE REQUIRED ALONG HUNTING
RIDGE ROAD.

- NOTES:
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY JOHN Y. PHELPS SURVEY COMPANY.
 - STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 - THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 - CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
 - ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 - ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
 - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.
 - A SURETY WILL BE REQUIRED FOR THE PROPOSED 6' SIDEWALK AND STREET TREES PRIOR TO RECORDING OF RECORD PLAT.
 - DEMOLITION PERMIT FOR THE EXISTING STRUCTURE MUST BE ISSUED BY CITY AND PERMIT NUMBER MUST BE SHOWN ON ALL MAPS FOR RECORDING.
 - PER SECTION 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
 - PER 9.2.2.A.4.a. IMPERVIOUS AREA IN THE R-4 ZONE WILL BE LIMITED TO 38% OF LOT AREA.
 - IF LAND DISTURBANCE AREA IS MORE THAN 12,000 SQ. FT., A GRADING PERMIT WILL BE REQUIRED.
 - RESIDENTIAL INFILL RULES MAY APPLY TO THE CURRENT SITE LAYOUT PER UDD SEC. 2.2.7.

STORMWATER EXEMPTION:
PER SEC. 9.2.2.A.2.b.1 SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.



DATE:	JUNE 06, 2018
SCALE:	1" = 30'
DRAWN BY:	SC
CHECKED BY:	STONEY CHANGE
FILE NAME:	North Ridge Lot 22 Sub.dwg

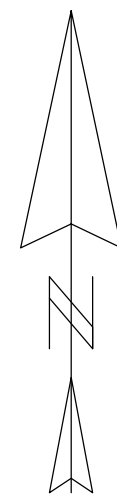
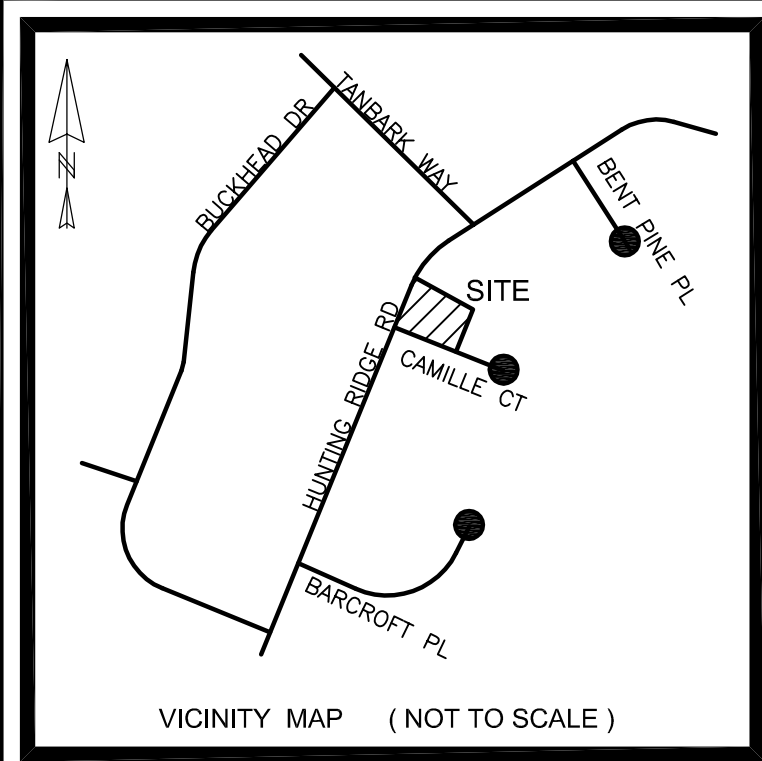
NO.	DATE	REVISIONS	BY
10-22-18		REVISIONS PER C.O.R. COMMENTS	SC
09-06-18		REVISIONS PER C.O.R. COMMENTS	SC
08-15-18		REVISIONS PER C.O.R. COMMENTS	SC

TITLE:
PROPOSED PRELIMINARY SUBDIVISION PLAN
NORTH RIDGE, BLOCK 10, LOT 22
NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: **3** OF: **6**

CHANGE & ASSOCIATES
Land Planning Services
500 Benson Road Ste. 207, Garner, North Carolina 27529
Phone: 919-779-7245
Email: cstoney@bellsouth.net

NOT RELEASED FOR CONSTRUCTION



1717257758
 THOMAS E. &
 MARTINA B. ROHWEDER
 ZONED - R-4
 SINGLE FAMILY

CURVE TABLE			
	RADIUS	ARC	CHORD
C-1	24.4'	38.48'	N 22°09'21" W 34.62'
C-2	500.45'	155.0'	N 34°20'07" E 154.37'

TOTAL SITE AREA: 0.60 AC.

1717256694
 JACQUELINE C. DION
 ZONED - R-4
 SINGLE FAMILY

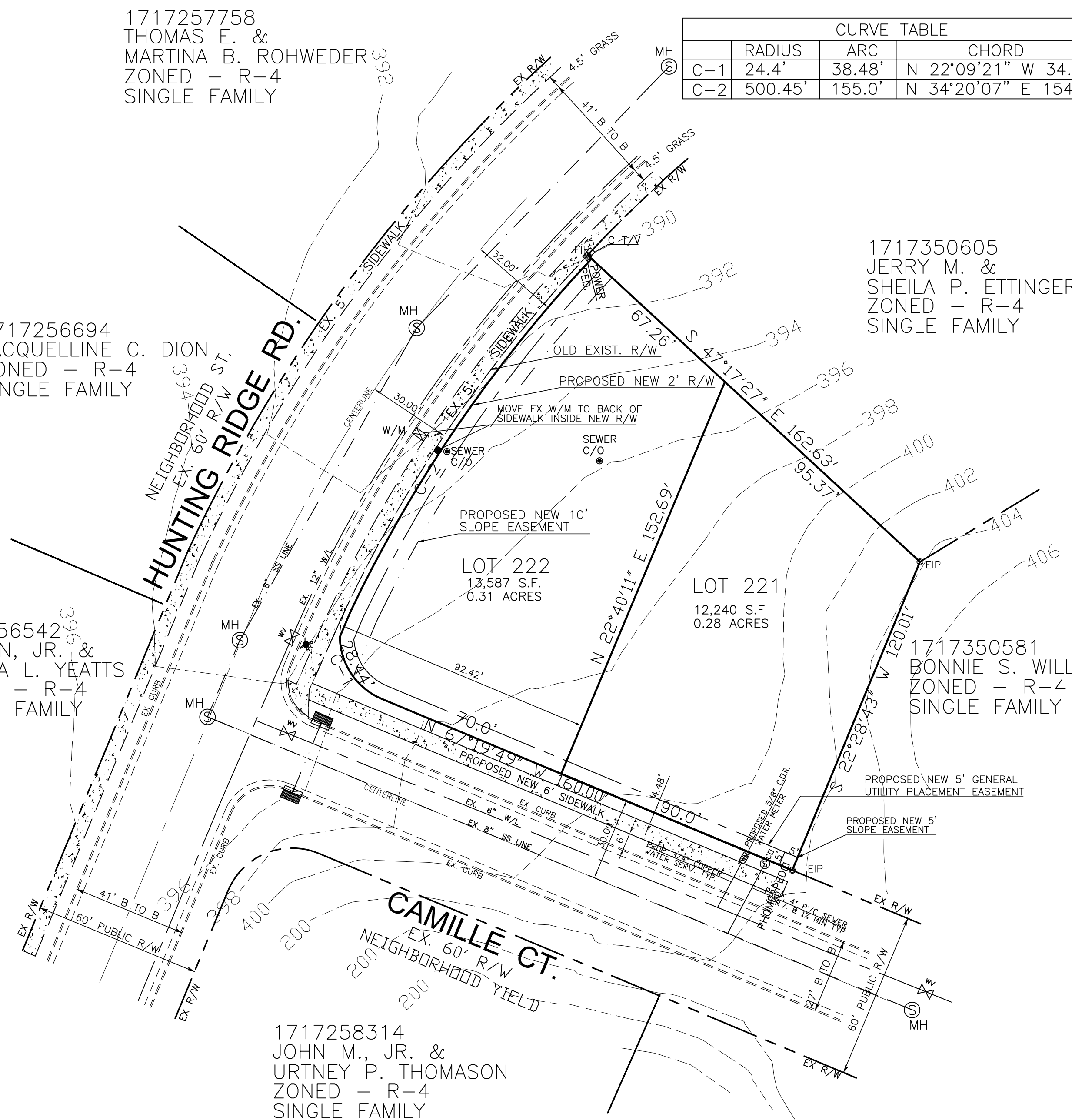
1717350605
 JERRY M. &
 SHEILA P. ETTINGER
 ZONED - R-4
 SINGLE FAMILY

1717256542
 WARREN, JR. &
 SANDRA L. YEATTS
 ZONED - R-4
 SINGLE FAMILY

1717350581
 BONNIE S. WILLIAMS
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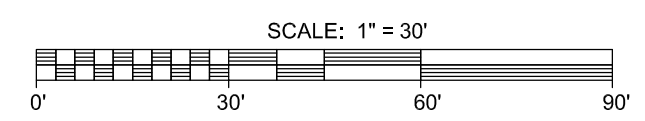
1717259247
 JAMES C. III &
 AMY M. DEVER
 ZONED - R-4
 SINGLE FAMILY



NOTE:
 EXISTING WATER & SEWER SERVICES WILL BE USED TO PROVIDE WATER & SANITARY SEWER SERVICES TO LOT 222. EXISTING LOT 222 WATER METER WILL BE RELOCATED BETWEEN R/W & SIDEWALK AS SHOWN ON PLAN.

FIRE PROTECTION NOTES:
 1. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE ALONG AN APPROVED APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE BUILDING OR HOUSE. (ENFORCED AT TIME OF BLDG. PLAN SUBMITTAL) PER THE 2012 NCFPC, SECTION 507.3.1.
 2. ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST FLOOR SHALL BE LOCATED WITHIN 150 FEET OF THE APPARATUS ROAD SURFACE.
 3. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER THE 2012 NCFPC, SECTION 507.3.

UTILITY NOTES:
 1. NEW WATER & SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.
 2. PRIVATE WATER & SEWER MAINS OR SERVICES CANNOT CROSS PROPERTY LINES, SEC. 8-2007.
 3. EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM R.O.W. OR EASEMENT-PU HANDBOOK PG. 67 & PG. 125.



DATE:	JUNE 06, 2018
SCALE:	1" = 30'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	North Ridge Lot 22 Utility.dwg

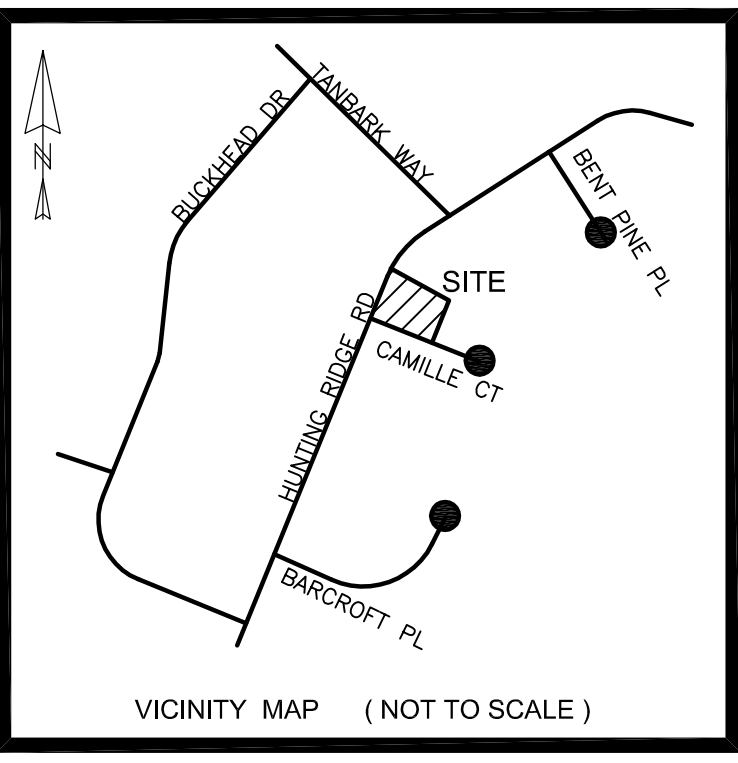
NO.	DATE	REVISIONS PER C.O.R. COMMENTS	BY
10-22-18		REVISIONS PER C.O.R. COMMENTS	SC
09-06-18		REVISIONS PER C.O.R. COMMENTS	SC
08-15-18		REVISIONS PER C.O.R. COMMENTS	SC

TITLE: PROPOSED PRELIMINARY UTILITY PLAN
NORTH RIDGE, BLOCK 10, LOT 22
 NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: **5** OF: **6**

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road Ste. 207, Garner, North Carolina 27529
 Phone: 919-779-7245 Fax: 919-779-3889
 Email: cstoney@bellsouth.net

NOT RELEASED FOR CONSTRUCTION



REFERENCES:
BDM 1968, PG. 128
DB 17136, PG. 209

1717257758
THOMAS E. &
MARTINA B. ROHWEDER
ZONED - R-4
SINGLE FAMILY

CURVE TABLE			
	RADIUS	ARC	CHORD
C-1	24.4'	38.48'	N 22°09'21" W 34.62'
C-2	500.45'	155.0'	N 34°20'07" E 154.37'

TOTAL SITE AREA: 0.602 AC.

NEW TREES PLANT LEGEND:

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
4	TRIDENT MAPLE	Acer buergerianum	3" - CAL. - B & B
4	WILLOW OAK	Quercus phellos	3" - CAL. - B & B

- NOTES:
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
 - TREES SHALL BE PLANTED ALONG CAMILLE CT. AND HUNTING RIDGE RD. AN AVERAGE OF 40' OFF CENTER AS NOTED IN STREETScape YARDS CHART.
 - A TREE IMPACT PERMIT IS REQUIRED FROM C.O.R. PRIOR TO INSTALLATION OF STREET TREES.
 - STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE NEW DRIVEWAYS & UTILITY SERVICES.

PLANTING STANDARDS:

- ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
 - AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
 - AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
 - HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM, 1976, MacMILLAN PUBLISHING CO., NEW YORK

STREETSCAPE YARDS:

HUNTING RIDGE ROAD FRONTAGE: 174.24'
TREES REQ'D: 174.24'/40' = 4.36 TREES

CAMILLE COURT FRONTAGE: 179.24'
TREES REQ'D: 179.24'/40' = 4.48 TREES

TREES PROVIDED: 8

1717256694
JACQUELINE C. DION
ZONED - R-4
SINGLE FAMILY

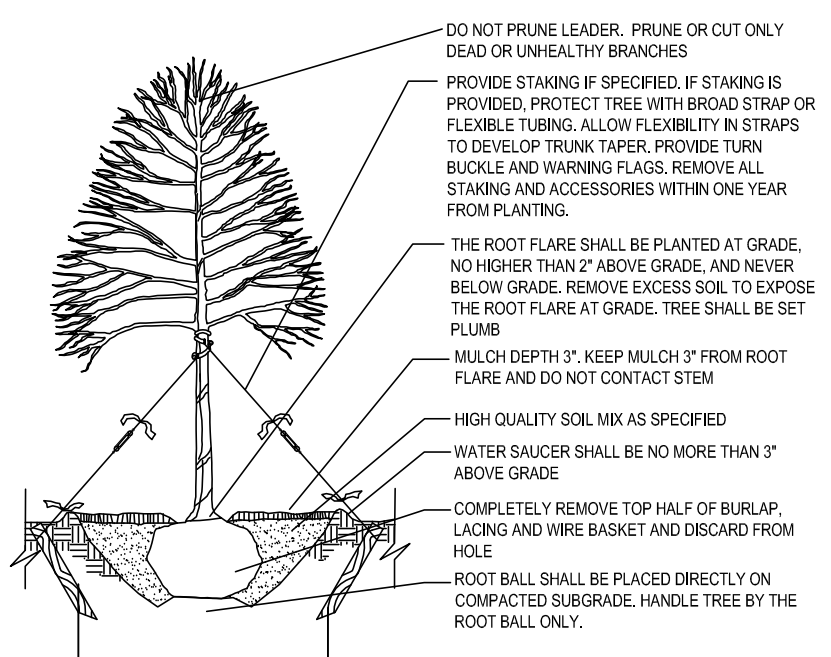
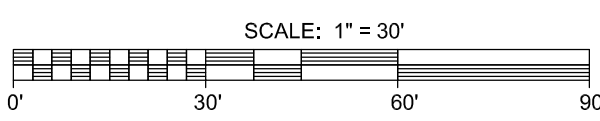
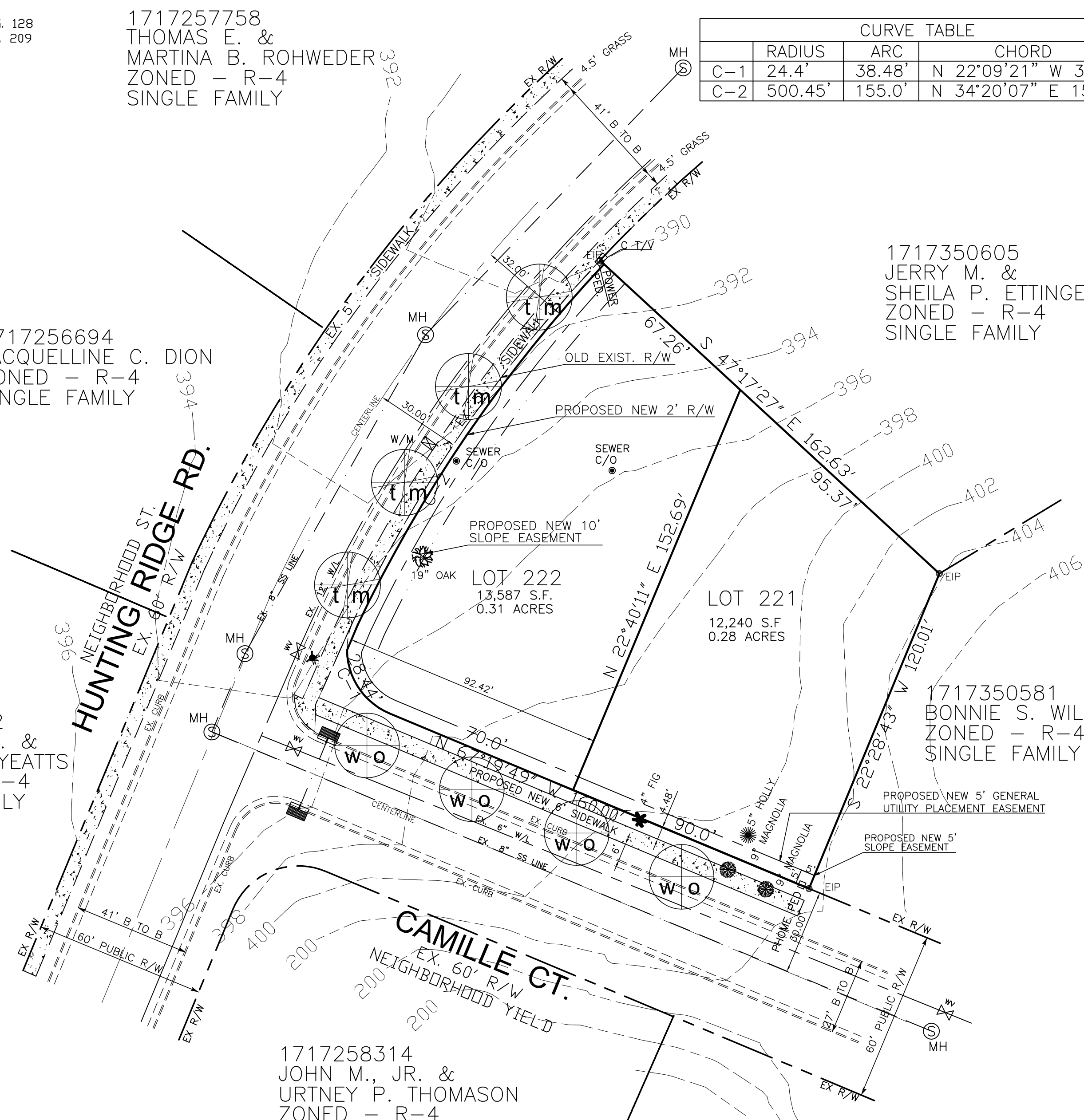
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SHEILA P. ETTINGER
ZONED - R-4
SINGLE FAMILY

1717350581
BONNIE S. WILLIAMS
ZONED - R-4
SINGLE FAMILY



- 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 DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV
- CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT
REVISIONS DATE 9/13 NOT TO SCALE
TREE PLANTING DETAIL
PRCR-03

DATE:	JUNE 06, 2018
SCALE:	1" = 30'
DRAWN BY:	SC
CHECKED BY:	STONEY CHANCE
FILE NAME:	North Ridge Lot 22 Streetscape.dwg

NO.	REVISIONS PER C.O.R. COMMENTS	SC	BY
09-06-18	REVISIONS PER C.O.R. COMMENTS	SC	
08-15-18	REVISIONS PER C.O.R. COMMENTS	SC	
	DATE		

TITLE: PROPOSED PRELIMINARY STREETSCAPE PLAN
NORTH RIDGE, BLOCK 10, LOT 22
NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: 4 OF 6

CHANGE & ASSOCIATES
Land Planning Services
500 Benson Road Ste. 207, Garner, North Carolina 27529
Phone: 919-779-7245
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Email: cstoney@bellsouth.net

NOT RELEASED FOR CONSTRUCTION