



Administrative Approval Action

S-23-18, North Ridge Staghorn Subdivision
Transaction #556920, AA#3848

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 Harps Mill Road, north of Staghorn Lane at 6901 Buckhead Drive inside the Raleigh City Limits.

REQUEST: Development of a 0.54-acre tract zone R-6 into a two (2) lot subdivision, proposed new Lot 1 being 10,238.77 sf/.235 acres & proposed new Lot 2 being 13,231.23 sf/.304 acres. There is no right-of-way being dedicated as part of this proposed subdivision plan.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 A. 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. 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 reseeded a site, shall be paid to the City.

URBAN FORESTRY

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

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

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

ENGINEERING

5. 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



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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.

6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk for 300' is paid to the City of Raleigh.
7. 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

8. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications.
9. A demolition permit shall be obtained.

URBAN FORESTRY

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

11. Next Step: Final inspection of all required right of way tree plantings by Urban Forestry Staff.

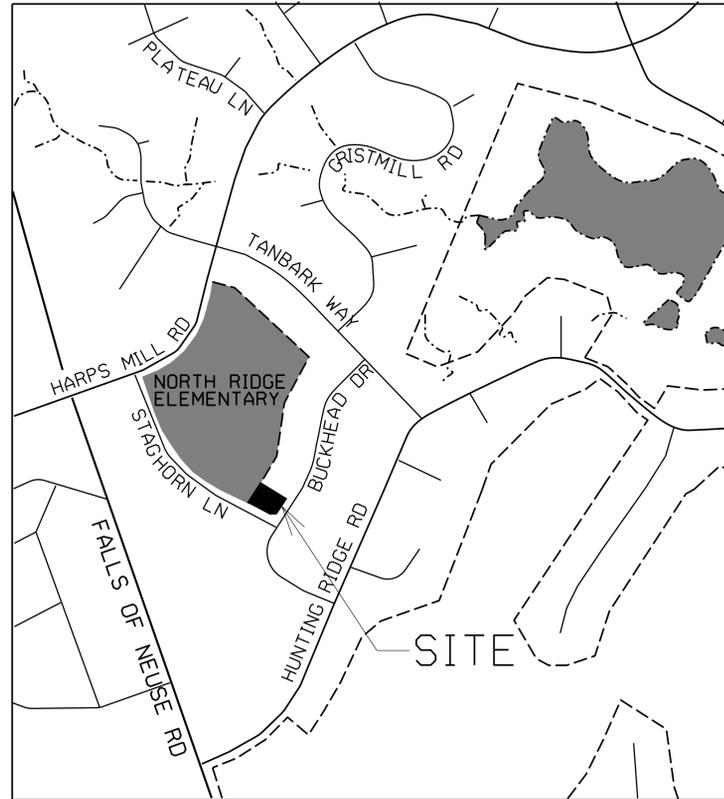
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 8-29-2021
Record the entire subdivision.

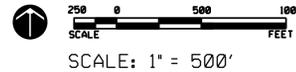
I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Angie Bily Zyl Date: 8/29/2018

Staff Coordinator: Jermont Purifoy



VICINITY MAP



RALEIGH CASE NUMBER: S-23-2018
TRANSACTION NUMBER: 556920

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	UTILITY DETAILS

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

THIS DEVELOPMENT CREATES TWO SINGLE FAMILY LOTS. THESE LOTS WILL BE PROVIDED WITH CITY SOLID WASTE COLLECTION THROUGH THE USE OF 96 GALLON ROLL-OUT CARTS BROUGHT TO THE CURB. SOLID WASTE COLLECTION WILL BE IN COMPLIANCE WITH PART 7, CHAPTER 2 'SOLID WASTE SERVICES' OF THE RALEIGH CITY CODE AND THE CITY OF RALEIGH 'SOLID WASTE COLLECTION DESIGN MANUAL.'

NORTH RIDGE STAGHORN SUBDIVISION

6901 BUCKHEAD 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: 6901 BUCKHEAD DR., RALEIGH
PIN #: 1717250213 ACREAGE: 0.54 ACRES
ZONING: R-6
DEED BOOK 17005, PAGE 173-176
BOOK OF MAPS 1969, PAGE 101
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
CITIZENS ADVISORY COUNCIL - NORTH CAC
WATERSHED: LOWER NEUSE
NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 17, BLOCK 16
NORTH RIDGE SUBDIVISION, SECTION ONE, PART B

TOTAL SURFACE AREA FOR LOT = 23,470 SF, 0.54 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 4,894 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 17 = 20%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 10,238.77 SF - 0.235 AC
LOT 2 - 13,231.23 SF - 0.304 AC
AREA TO BE DEDICATED TO RIGHT OF WAY - 0 SF

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: North Ridge Staghorn Subdivision		
Proposed Use: two single family lots		
Property Address(es): 6901 Buckhead Dr, Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1717250213	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

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s) R-6		
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 4,894 SF acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 9,500 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 2	Total # of All Lots 2	
Overall Unit(s)/Acre Densities Per Zoning Districts 3.57 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 Alison A Pockat 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 _____		President, Raleigh Custom Homes Date: May 25, 2018
Signature _____		Date _____

PAGE 2 OF 3

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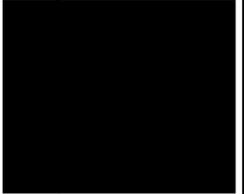
REVISION 03.11.16

RWA P/A
Engineering - Surveying
101 N. Main St., Suite 202
Cary, NC 27529
Phone (919) 778-4884
Fax (919) 778-4888



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

DESIGNED: AAP
DRAWN:
APPROVED:

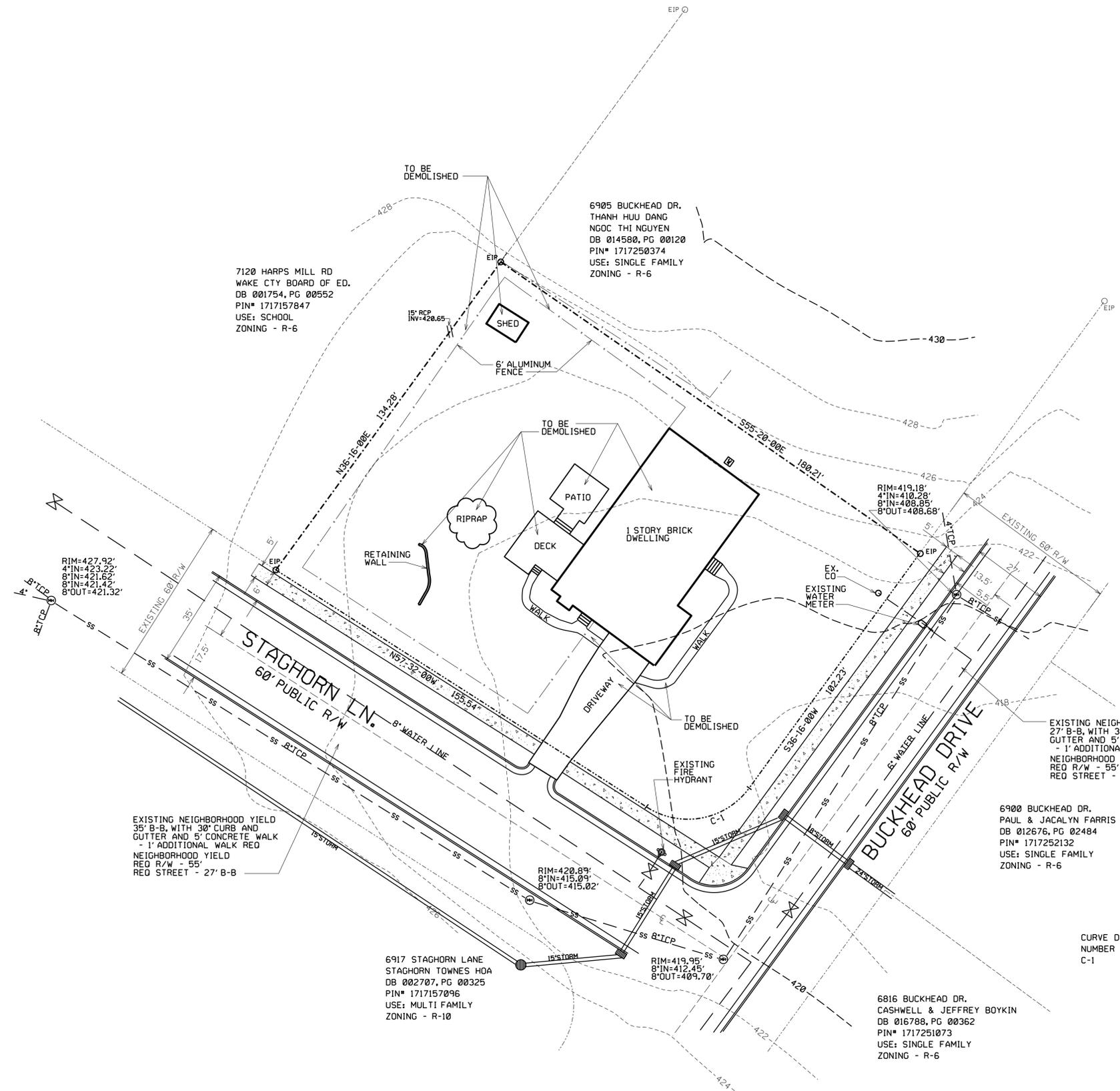


NORTH RIDGE STAGHORN SUBDIVISION
6901 BUCKHEAD DR., RALEIGH, NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

NO.	DATE	DESCRIPTION
1	17/2/18	RALEIGH COMMENT RESPONSES
2	18/7/18	IMPERVIOUS LIMIT REMOVED
3	18/24/18	REV SURVEY AREA

SCALE: NTS
DATE: MAY 15, 2018
SHEET NO.:
COVER SHEET CO-1
SEQUENCE NO. 1 OF 4

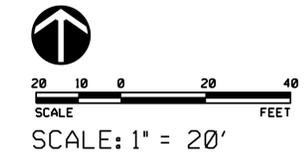
RALEIGH CASE NUMBER: S-23-2018
TRANSACTION NUMBER: 556920



SITE DATA:

PIN NUMBER - 1717250213
 ADDRESS: 6901 BUCKHEAD DR., RALEIGH
 TOTAL ACREAGE - 23,470 SF - 0.54
 EXISTING IMPERVIOUS AREA - 4,894 SF - 0.11 AC
 HOUSE / SHED - 3,051 SF
 DECK / PATIO - 637 SF
 WALKS / RETAINING WALL - 322 SF
 DRIVE - 674 SF
 RIPRAP - 210 SF

ZONING - R-6
 CITIZENS ADVISORY COUNCIL -
 NORTH CAC



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

CURVE DATA:

NUMBER	RADIUS	DELTA	ARC	CHORD	BRG	CHORD
C-1	26.83'	86-27-26	40.49	579-28-44W	36.76	

7120 HARPS MILL RD
 WAKE CTY BOARD OF ED.
 DB 001754, PG 00552
 PIN# 1717157847
 USE: SCHOOL
 ZONING - R-6

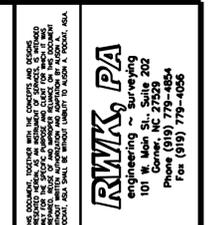
6905 BUCKHEAD DR.
 THANH HUU DANG
 NGOC THI NGUYEN
 DB 014580, PG 00120
 PIN# 1717250374
 USE: SINGLE FAMILY
 ZONING - R-6

EXISTING NEIGHBORHOOD YIELD
 35' B-B, WITH 30" CURB AND
 GUTTER AND 5' CONCRETE WALK
 - 1' ADDITIONAL WALK REQ
 NEIGHBORHOOD YIELD
 REQ R/W - 55'
 REQ STREET - 27' B-B

6917 STAGHORN LANE
 STAGHORN TOWNES HOA
 DB 002707, PG 00325
 PIN# 1717157096
 USE: MULTI FAMILY
 ZONING - R-10

6900 BUCKHEAD DR.
 PAUL & JACALYN FARRIS
 DB 012676, PG 02484
 PIN# 1717252132
 USE: SINGLE FAMILY
 ZONING - R-6

6816 BUCKHEAD DR.
 CASHWELL & JEFFREY BOYKIN
 DB 016788, PG 00362
 PIN# 1717251073
 USE: SINGLE FAMILY
 ZONING - R-6



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

DESIGNED: AAP
 DRAWN:
 APPROVED:

NORTH RIDGE STAGHORN SUBDIVISION
 6901 BUCKHEAD DR., RALEIGH, NC

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

NO.	DATE	CITY OF RALEIGH COMMENTS	FOR UTILITY COMMENTS	REV SURVEY AREA
1	7/27/18			
2	8/17/18			
3	8/24/18			

SCALE: NTS
 DATE: MAY 15, 2018

SHEET NO.:
EXISTING CONDITIONS
 EC-1

SITE NOTES:

- PER SECTION 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.
- THE SITE IS 0.56 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE, WALKS AND DRIVEWAY STRUCTURES ARE TO BE REMOVED WITH THE SUBDIVISION OF THE LAND.
- 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.
- A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. A FEE-IN-LIEU WILL BE REQUIRED FOR THE ADDITIONAL 1' OF SIDEWALK WIDTH ALONG BOTH STREETS.
- A STUB PERMIT WILL BE REQUIRED FOR NEW TAPS FOR WATER AND SEWER SERVICE.

SITE DATA:

PIN NUMBER - 1717250213
 ADDRESS: 6901 BUCKHEAD DR., RALEIGH
 TOTAL ACREAGE - 23,470 SF - 0.54 AC
 AREA OF RIGHT OF WAY DEDICATION - 0 SF
 PROPOSED -
 LOT 1 - 10,238.77 SF - 0.235 AC
 LOT 2 - 13,231.23 SF - 0.304 AC
 PROPOSED SITE DENSITY - 3.57 UNITS / ACRE
 EXISTING IMPERVIOUS AREA - 4,894 SF - 0.11 AC
 HOUSE, SHED - 3,051 SF
 DECK, PATIO - 637 SF
 WALKS, RETAINING WALL - 322 SF
 DRIVE - 674 SF
 RIPRAP - 210 SF
 THESE STRUCTURES ARE TO BE REMOVED WITH SUBDIVISION OF LOT -
 ZONING - R-6
 CITIZENS ADVISORY COUNCIL - NORTH CAC

RWK PA
 engineering & surveying
 101 W. Main St., Suite 202
 Cary, NC 27539
 Phone (919) 779-4854
 Fax (919) 779-4856



ALISON A. POKKAT, ASLA
 LANDSCAPE ARCHITECT
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 (919) 363-4415
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DESIGNED: AAP
DRAWN:
APPROVED:

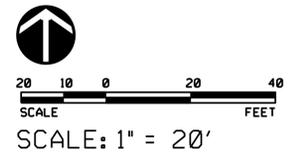
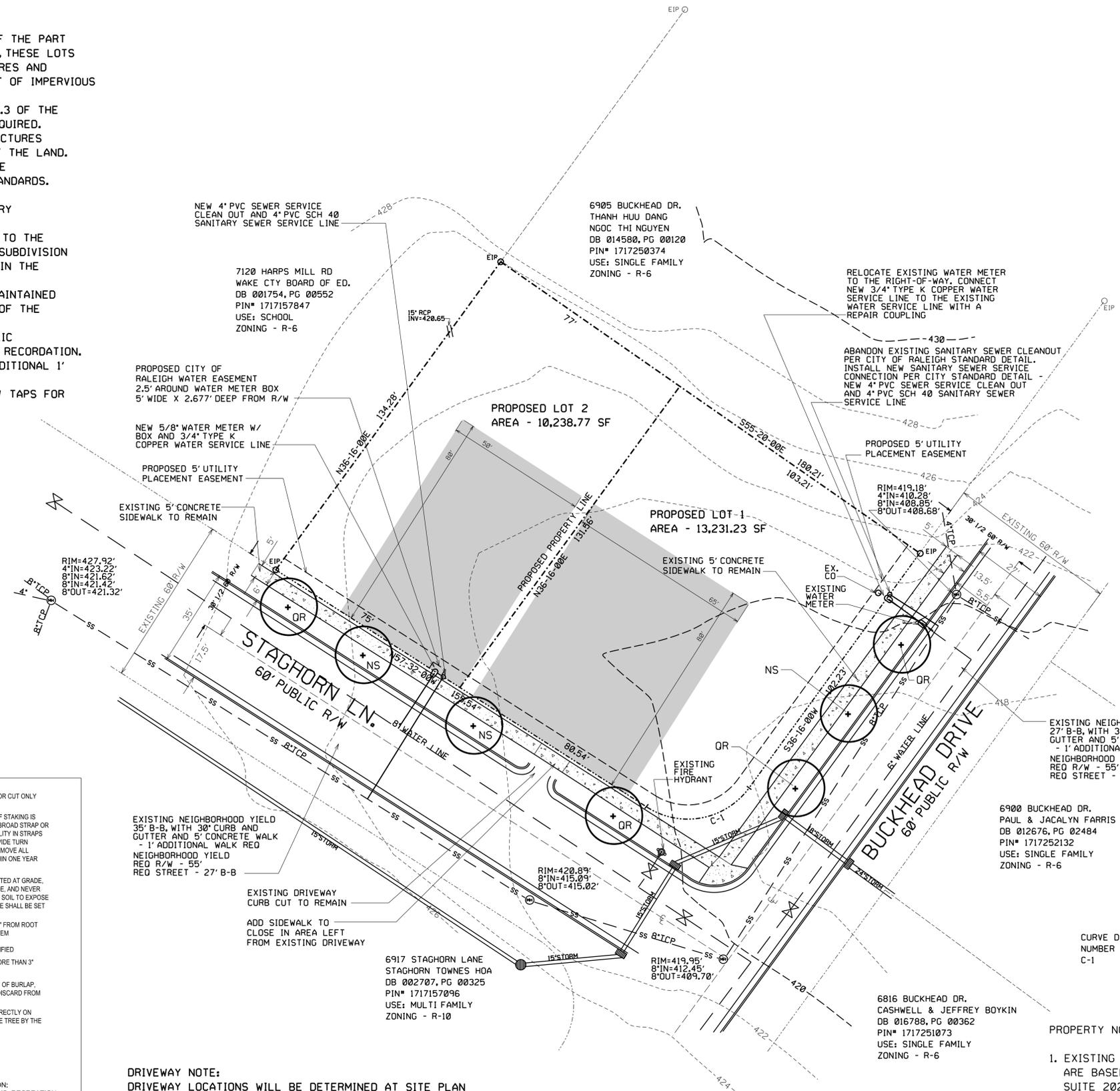
NORTH RIDGE STAGHORN SUBDIVISION
 6901 BUCKHEAD DR., RALEIGH, NC
RALEIGH CUSTOM HOMES
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

NO.	DATE	REVISIONS
1	7/27/18	CITY OF RALEIGH COMMENTS
2	8/7/18	FOR UTILITY COMMENTS
3	8/24/18	REV SURVEY AREA

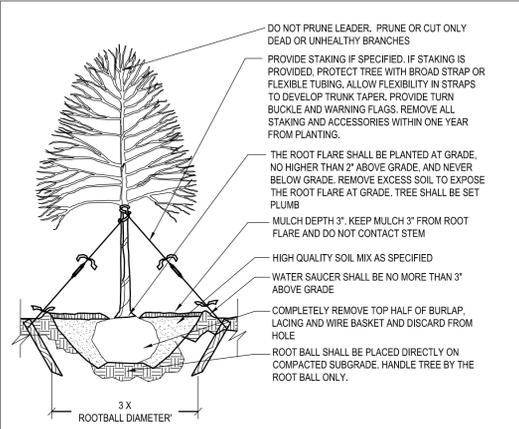
SCALE: NTS
DATE: MAY 15, 2018

SHEET NO.:
PROPOSED SUBDIVISION & LANDSCAPING PLAN

SP-1
 SEQUENCE NO. 3 OF 4



- 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
 - MINIMUM AREA FOR LOT REQ. BY ZONING



- 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
- | REVISIONS | DATE | NOT TO SCALE |
|-----------|------|--------------|
| | | |
| | | |
| | | |
| | | |
| | | |
- PRCR-03**

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	O/C	SPACE	SIZE
NS 3	NYSSA SYLVATICA, TUPELO		40'	3" CAL, 10' HT
OR 4	QUERCUS RUBRA, RED OAK		40'	3" CAL, 10' HT

CURVE DATA:

NUMBER	RADIUS	DELTA	ARC	CHORD	BRG	CHORD
C-1	26.83'	86-27-26	40.49'	579-28-44W		36.76'

- PROPERTY NOTES:**
- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854 ENTITLED 'RALEIGH CUSTOM HOMES, INC., 6901 BUCKHEAD DRIVE, LOT 17, BLOCK 16 NORTH RIDGE, SECTION ONE, PART B' AND DATED MARCH 14, 2018. 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 05-24-18.