



# Administrative Approval Action

S-30-18 North Ridge Block 10 Lot 14  
Transaction# 562529 AA#3901

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 Rd & Barcroft Place at 1208 Hunting Ridge Road.

**REQUEST:** Development of a 0.62 acre tract zoned R-4 into a two (2) lot subdivision, Lot 141 being 13,371 sf/.31 acres & Lot 142 being 13,242 sf/.30 acres with 269 sf/.006 acres of right-of-way dedication.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** A design adjustment to the block perimeter requirements found in Article 8.3 of the Raleigh UDO 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 9/6/2018 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 of 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](mailto: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"/>		<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 is 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).



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**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.

*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 3 street trees along Hunting Ridge Rd. and 5 street trees along Barcroft Pl.

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

1. Final inspection of all right of way 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:

11/19/15

**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.

<b>PROJECT</b>	<b>Project Name</b>	North Ridge Block 10, Lot14	
	<b>Development Case Number</b>	S-30-2018	
	<b>Transaction Number</b>	562529	
	<b>Design Adjustment Number</b>	DA - 94 - 2018	
<b>Staff recommendation based upon the findings in the applicable code(s):</b>			
<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"/> <b>SUPPORTS</b> <input type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.			
<b>DEPARTMENTS</b>			
<input type="checkbox"/> <b>Dev. Services Planner</b>		<input type="checkbox"/> <b>City Planning</b>	
<input checked="" type="checkbox"/> <b>Development Engineering</b> <i>K. Kead 10-1-18</i>		<input type="checkbox"/> <b>Transportation</b>	
<input type="checkbox"/> <b>Engineering Services</b>		<input type="checkbox"/> <b>Parks &amp; Recreation and Cult. Res.</b>	
<input type="checkbox"/> <b>Public Utilities</b>			
<b>STAFF RESPONSE</b>	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> <b>APPROVE</b> <input type="checkbox"/> <b>APPROVE WITH CONDITIONS</b> <input type="checkbox"/> <b>DENY</b>			


**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 Barcroft Place. 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.

<b>PROJECT</b>	<b>Project Name</b> North Ridge Block 10, Lot 14	
	<b>Case Number</b> S-30-18	
	<b>Transaction Number</b> 562529	
<b>OWNER</b>	<b>Name</b> Homestead Building Company, John H. Heidel, President	
	<b>Address</b> PO Box 848	<b>City</b> Wake Forest
	<b>State</b> NC	<b>Zip Code</b> 27588 <b>Phone</b> 919-760-9340
<b>CONTACT</b>	<b>Name</b> Stoney Chance	
	<b>Firm</b> Chance & Associates	
	<b>Address</b> 500 Benson Road, Ste. 207	<b>City</b> Garner
<b>REQUEST</b>	<b>State</b> NC	<b>Zip Code</b> 27529 <b>Phone</b> 919-779-7245
	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>	
	<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	
<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
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.

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](mailto:designadjustments@raleighnc.gov).

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

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>
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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 Barcroft Place, a Neighborhood Yield Street which will not have any significant increase in congestion or compromise safety. A public 6' sidewalk will be installed along Barcroft Place for the length of the 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-30-18, all new lots have frontage on a public street, Barcroft Place.
- 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



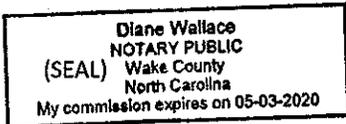
DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

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

This the 15<sup>th</sup> day of August, 2018.



Notary Public Diane Wallace

My Commission Expires: 05-03-2020

State of North Carolina  
County of Wake

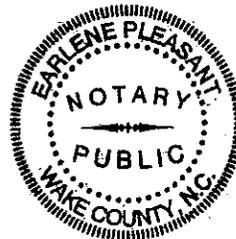
I, Earlene Pleasant, a Notary Public  
for said County and State, do hereby certify  
that Stacy Chance  
personally appeared before me this day and  
acknowledged the due execution of the  
foregoing instrument.

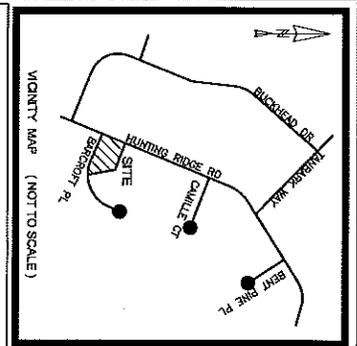
Witness my hand and official seal,

this the 22 day of August, 2018  
month year

Earlene Pleasant  
signature of notary public

My commission expires 02/24, 2020  
month year





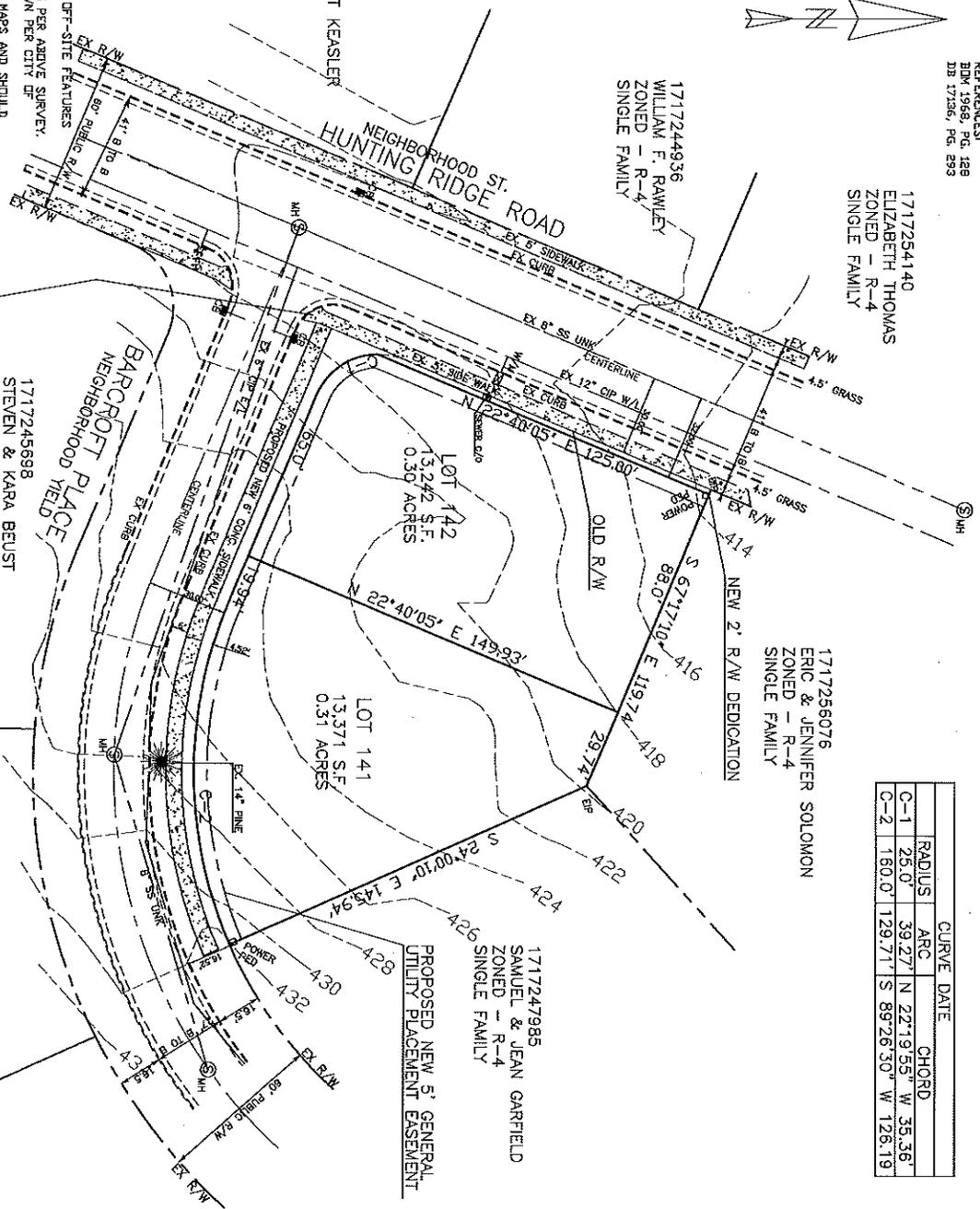
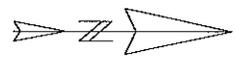
**BLOCK PERIMETER:**  
 MIXED ZONING BY PERIMETER DIST: 20.284'  
 BLOCK PERIMETER ALLOWED: 3,000'  
 ADMINISTRATIVE DESIGN ADJUSTMENT  
 APPLICATION WILL BE REQUESTED.

REFERENCES:  
 BDM 1968, PG. 128  
 DB 17156, PG. 293

1717254140  
 ELIZABETH THOMAS  
 ZONED - R-4  
 SINGLE FAMILY

1717244936  
 WILLIAM F. RAWLEY  
 ZONED - R-4  
 SINGLE FAMILY

1717243898  
 ANDREW & MARGARET KEASLER  
 ZONED - R-4  
 SINGLE FAMILY



CURVE	DATE	RADIUS	ARC	CHORD
C-1		25.0'	39.27'	N 22°19'55" W 35.36'
C-2		180.0'	129.71'	S 89°26'30" W 126.19'

1717256076  
 ERIC & JENNIFER SOLOMON  
 ZONED - R-4  
 SINGLE FAMILY

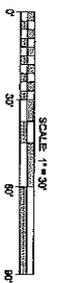
1717247985  
 SAMUEL & JEAN GARFIELD  
 ZONED - R-4  
 SINGLE FAMILY

1717245698  
 STEVEN & KARA BEUST  
 ZONED - R-4  
 SINGLE FAMILY

1717247658  
 JAMES, JR. & AMY WALSH  
 ZONED - R-4  
 SINGLE FAMILY

**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.



- 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.
  - CONDUITS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE CONFIRMED BY VISUAL COMPARISON 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 SURVEY WILL BE REQUIRED FOR THE PROPOSED 6' SIDEWALK AND STREET TREES PRIOR TO RECORDING OF RECORDED PLAN.
  - DEMOLITION PERMIT FOR THE EXISTING STRUCTURE MUST BE ISSUED BY CITY AND PERMIT NUMBER MUST BE SHOWN ON ALL MAPS FOR RECORDING.
  - REVISION 91 HAS PROJECT AS EXEMPT FROM CITY OF RALEIGH TREE PRESERVATION REGULATIONS.
  - PER 92.244, 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. 22.7.

**STORMWATER EXEMPTION:**  
 PER SEC. 92.242(a), 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.

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

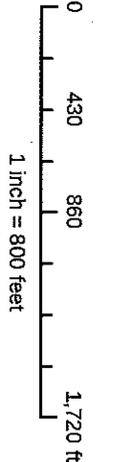
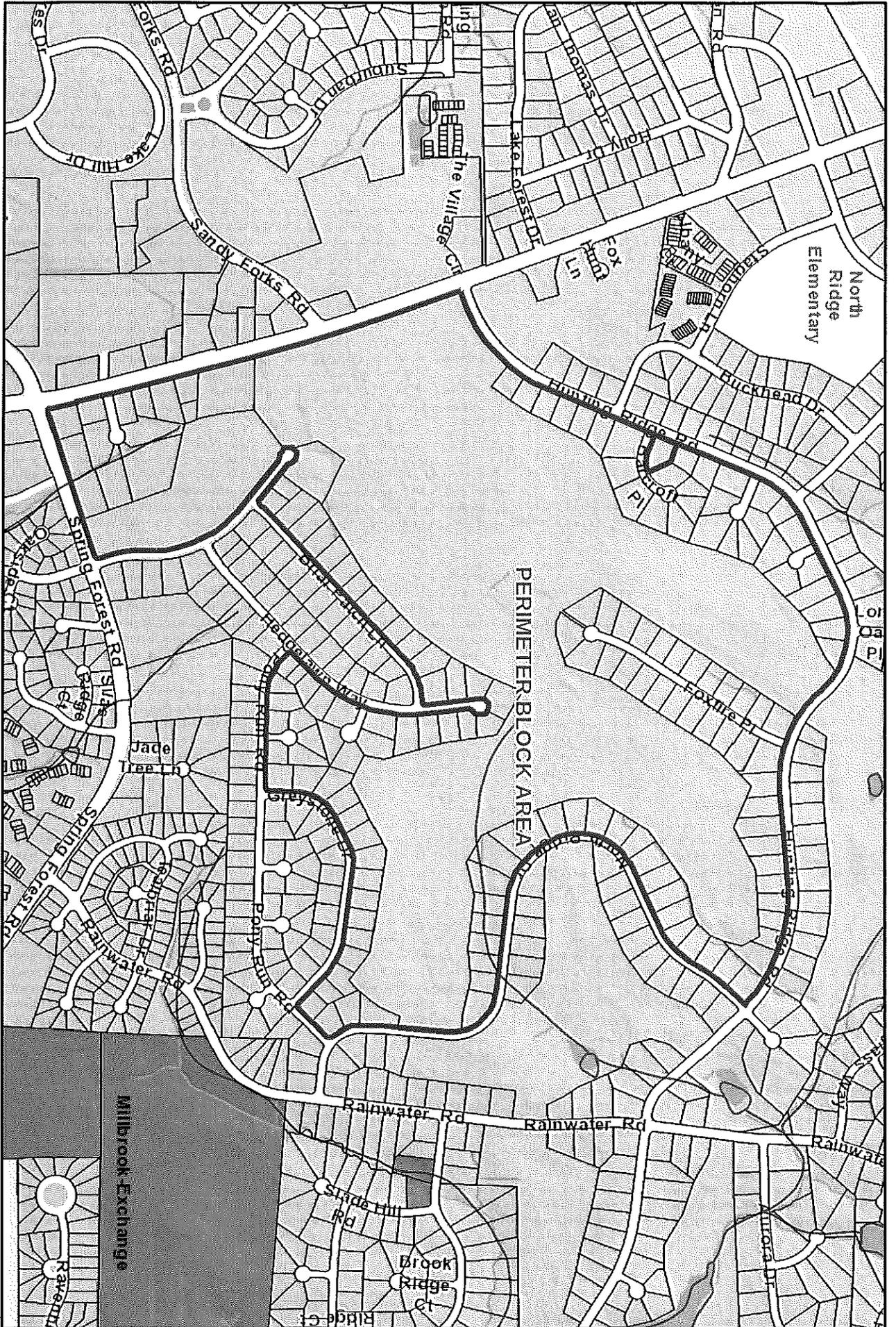
SHEET: **3** OF **6**

TITLE:  
**PROPOSED PRELIMINARY SUBDIVISION PLAN**  
**NORTH RIDGE, BLOCK 10, LOT 14**  
 NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

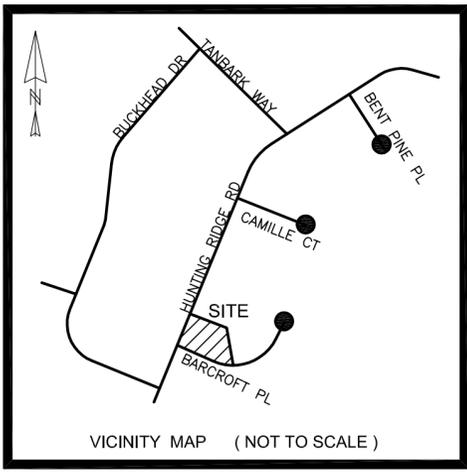
DATE	REVISIONS PER C.O.R. COMMENTS	BY
06-12-18		

DATE: JUNE 15, 2018  
 SCALE: 1" = 30'  
 DRAWN BY: SC  
 CHECKED BY: STONEY CHANCE  
 FILE NAME: North Ridge Lot 14 Sub.dwg

**NORTH RIDGE LOT 22 BLOCK PERIMETER**



**Disclaimer:**  
Maps make 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.



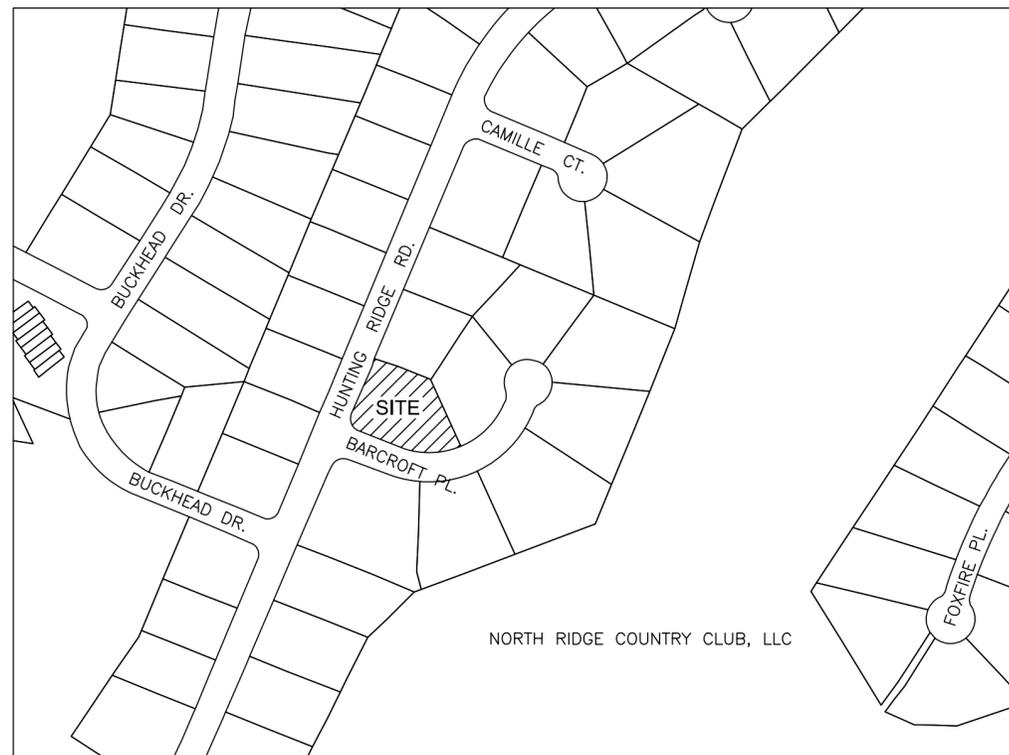
VICINITY MAP (NOT TO SCALE)

# NORTH RIDGE BK. 10, LOT 14 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



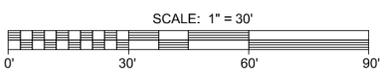
REFERENCES:  
 BOM 1968, PG. 128  
 DB 17136, PG 293

SUMMARY DATA:  
 PROJECT ADDRESS:  
 1208 HUNTING RIDGE RD.  
 RALEIGH, NC 27615

TOTAL AREA OF SITE: 0.62 AC.  
 TOTAL NUMBER OF LOTS: 2  
 MIN. LOT SIZE: 13,242 SF  
 AVER. LOT SIZE: 13,306.5 SF  
 CURRENT ZONING: R-4  
 PIN#: 1717246931  
 INSIDE RALEIGH CITY LIMITS  
 AREA IN NEW R/W: .006AC/268.78SF  
 EXIST. IMPERVIOUS AREA: .129AC./5,642.4SF  
 LOT 141 AREA: .31 AC./13,371 SF  
 LOT 142 AREA: .30 AC./13,242 SF

- NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY JOHN Y. 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. ALL CONSTRUCTION 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 6' SIDEWALK AND STREET TREES PRIOR TO RECORDING OF RECORD 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 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
  11. PER 9.2.2.A.4.a. IMPERVIOUS AREA IN THE R-4 ZONE WILL BE LIMITED TO 38% OF LOT AREA.
  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 UDO SEC. 2.2.7.

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



### Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2055 | ext. 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
<b>PRELIMINARY APPROVALS</b>		
<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 14**  
 Proposed Use: **Residential**  
 Property Address(es): **1208 Hunting Ridge Road, Raleigh, NC 27615**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:  
 PIN Recorded Deed 1717246931 PIN Recorded Deed PIN Recorded Deed PIN Recorded Deed

What is your project type?  
 Single family  Townhouse  Subdivision in a non-residential zoning district  
 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](http://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?  Yes  No  
 Inside City Limits?  Yes  No  
 CUD (Conditional Use District) Case # Z: **N/A**  
 COA (Certificate of Appropriateness) Case # **N/A**  
 BOA (Board of Adjustment) Case # A- **N/A**

##### STORMWATER INFORMATION

Existing Impervious Surface: <b>0.129/5,642.4</b> acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: <b>N/A</b> 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 <b>N/A</b> Attached	Total # of All Lots <b>2</b>
Total # of Single Family Lots <b>2</b>	
Overall Unit(s)/Acre Densities Per Zoning Districts: <b>2/.62=3.22</b>	
Total # of Open Space and/or Common Area Lots: <b>N/A</b>	

##### 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.

*John H. Heidel, President* Signature Date: **June 22, 2018**  
*John H. Heidel, President* Signature Date:

PAGE 2 OF 3 [WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) REVISION 03.11.16

COVER SHEET FOR

DATE:	APRIL 13, 2018
SCALE:	1" = 30'
DRAWN BY:	SC
CHECKED BY:	STONEY CHANCE
FILE NAME:	North Ridge Lot 14 Cover.dwg

NO.	REVISIONS PER C.O.R. COMMENTS	SC	BY
09-06-18	REVISIONS PER C.O.R. COMMENTS <td>SC</td> <td></td>	SC	
08-13-18	REVISIONS PER C.O.R. COMMENTS <td>SC</td> <td></td>	SC	
	REVISIONS <td></td> <td>DATE</td>		DATE

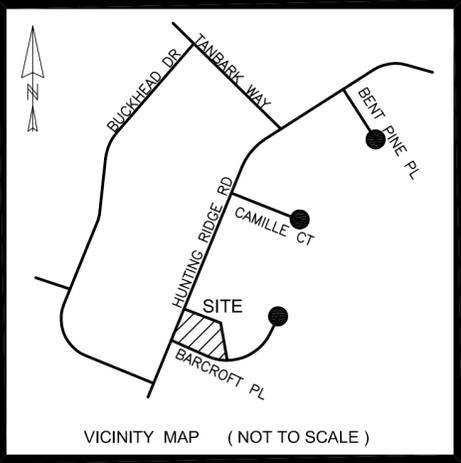
TITLE: **PRELIMINARY SUBDIVISION**  
**NORTH RIDGE, BLOCK 10, LOT 14**  
**S-30-18, TRANS#:562529**  
 NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

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

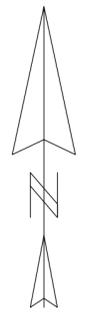
**CHANCE & ASSOCIATES**  
 Land Planning Services  
 500 Benson Road Ste. 207, Garner, North Carolina 27529  
 Phone: 919-779-7245 Fax: 919-779-3889  
 Email: cstoney@bellsouth.net

DA-99-2018

NOT RELEASED FOR CONSTRUCTION



REFERENCES:  
BDM 1968, PG. 128  
DB 17136, PG. 293



	CURVE DATE		
	RADIUS	ARC	CHORD
C-1	25.0'	39.27'	N 22°19'55" W 35.36'
C-2	160.0'	129.71'	S 89°26'30" W 126.19'

1717254140  
ELIZABETH THOMAS  
ZONED - R-4  
SINGLE FAMILY

1717256076  
ERIC & JENNIFER SOLOMON  
ZONED - R-4  
SINGLE FAMILY

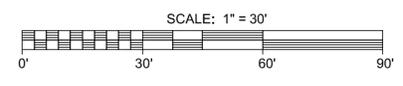
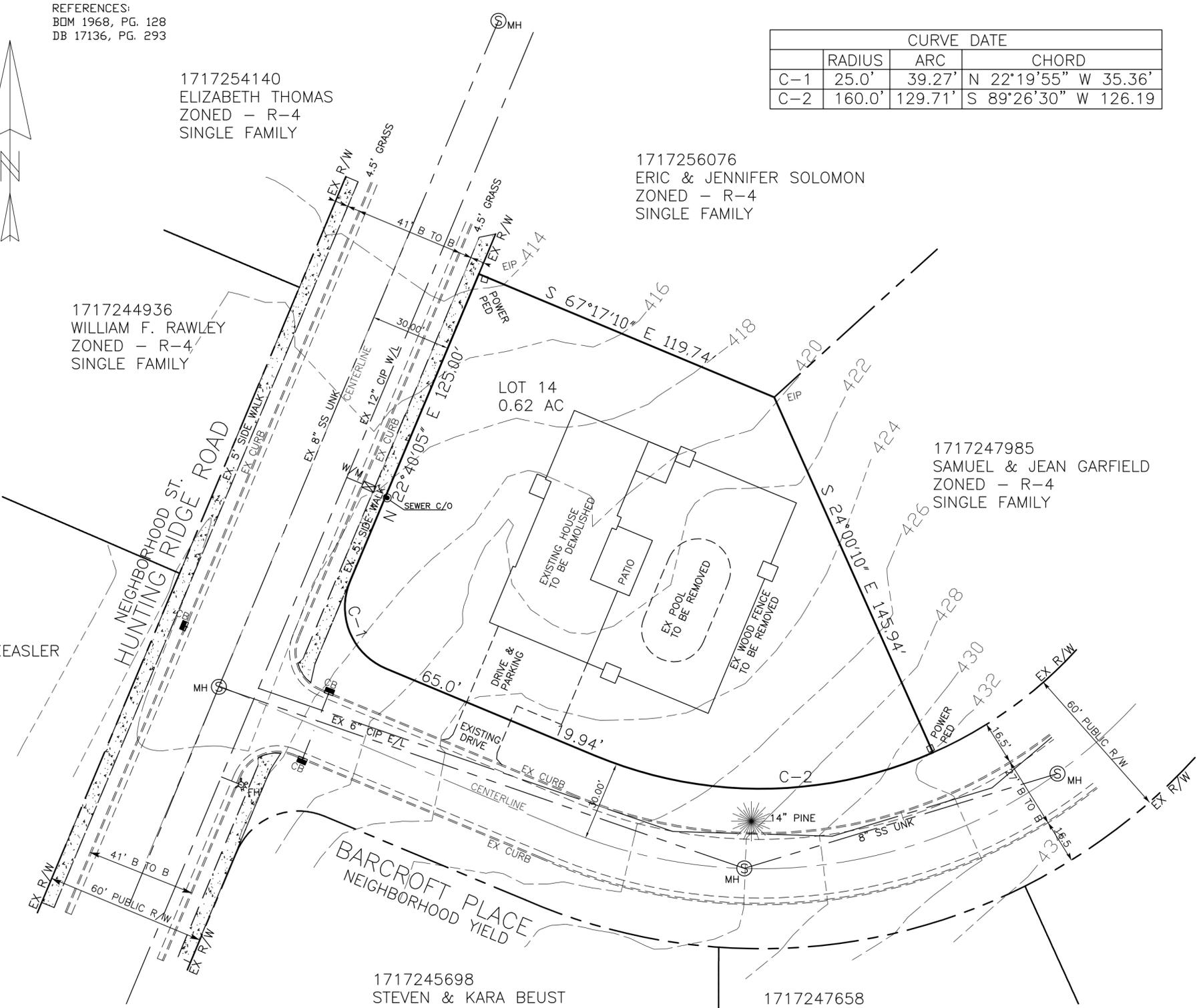
1717244936  
WILLIAM F. RAWLEY  
ZONED - R-4  
SINGLE FAMILY

1717247985  
SAMUEL & JEAN GARFIELD  
ZONED - R-4  
SINGLE FAMILY

1717243898  
ANDREW & MARGARET KEASLER  
ZONED - R-4  
SINGLE FAMILY

1717245698  
STEVEN & KARA BEUST  
ZONED - R-4  
SINGLE FAMILY

1717247658  
JAMES, JR. & AMY WALSH  
ZONED - R-4  
SINGLE FAMILY



DATE:	JUNE 15, 2018
SCALE:	1" = 30'
DRAWN BY:	SC
CHECKED BY:	STONEY CHANGE
FILE NAME:	North Ridge Lot 14 Existing.dwg

NO.	DATE	REVISIONS	BY
10-21-18		REVISIONS PER C.O.R. COMMENTS	SC
09-06-18		REVISIONS PER C.O.R. COMMENTS	SC
08-13-18		REVISIONS PER C.O.R. COMMENTS	SC

EXISTING CONDITIONS SHEET

# NORTH RIDGE, BLOCK 10, LOT 14

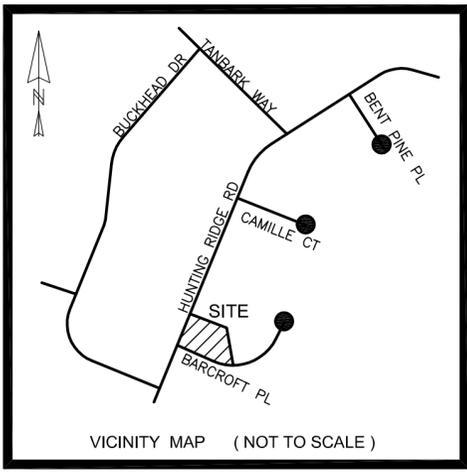
NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

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

NOT RELEASED FOR CONSTRUCTION



REFERENCES:  
BDM 1968, PG. 128  
DB 17136, PG. 293

1717254140  
ELIZABETH THOMAS  
ZONED - R-4  
SINGLE FAMILY

1717256076  
ERIC & JENNIFER SOLOMON  
ZONED - R-4  
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1717244936  
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ZONED - R-4  
SINGLE FAMILY

1717245698  
STEVEN & KARA BEUST  
ZONED - R-4  
SINGLE FAMILY

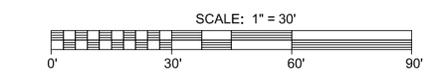
1717247658  
JAMES, JR. & AMY WALSH  
ZONED - R-4  
SINGLE FAMILY

CURVE DATE		
RADIUS	ARC	CHORD
C-1 25.0'	39.27'	N 22°19'55" W 35.36'
C-2 160.0'	129.71'	S 89°26'30" W 126.19'

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

- 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 SUREY 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.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.



**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.

DATE:	JUNE 15, 2018
SCALE:	1" = 30'
DRAWN BY:	SC
CHECKED BY:	STONEY/CHANGE
FILE NAME:	North Ridge Lot 14 Sub.dwg

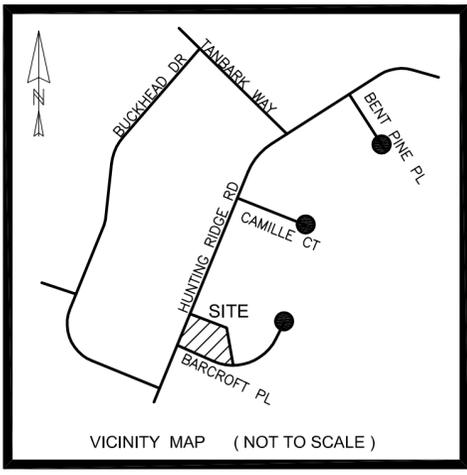
NO.	DATE	REVISIONS	BY
10-21-18		REVISIONS PER C.O.R. COMMENTS	SC
09-06-18		REVISIONS PER C.O.R. COMMENTS	SC
08-13-18		REVISIONS PER C.O.R. COMMENTS	SC

TITLE:  
**PROPOSED PRELIMINARY SUBDIVISION PLAN**  
**NORTH RIDGE, BLOCK 10, LOT 14**  
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



VICINITY MAP (NOT TO SCALE)

REFERENCES:  
BDM 1968, PG. 128  
DB 17136, PG. 293



TOTAL SITE AREA: 0.62 AC.

	CURVE DATE		
	RADIUS	ARC	CHORD
C-1	25.0'	39.27'	N 22°19'55" W 35.36'
C-2	160.0'	129.71'	S 89°26'30" W 126.19'

1717254140  
ELIZABETH THOMAS  
ZONED - R-4  
SINGLE FAMILY

1717256076  
ERIC & JENNIFER SOLOMON  
ZONED - R-4  
SINGLE FAMILY

1717244936  
WILLIAM F. RAWLEY  
ZONED - R-4  
SINGLE FAMILY

1717247985  
SAMUEL & JEAN GARFIELD  
ZONED - R-4  
SINGLE FAMILY

1717243898  
ANDREW & MARGARET KEASLER  
ZONED - R-4  
SINGLE FAMILY

LOT 142  
13,242 S.F.  
0.30 ACRES

LOT 141  
13,371 S.F.  
0.31 ACRES

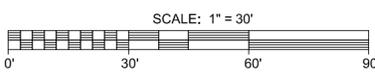
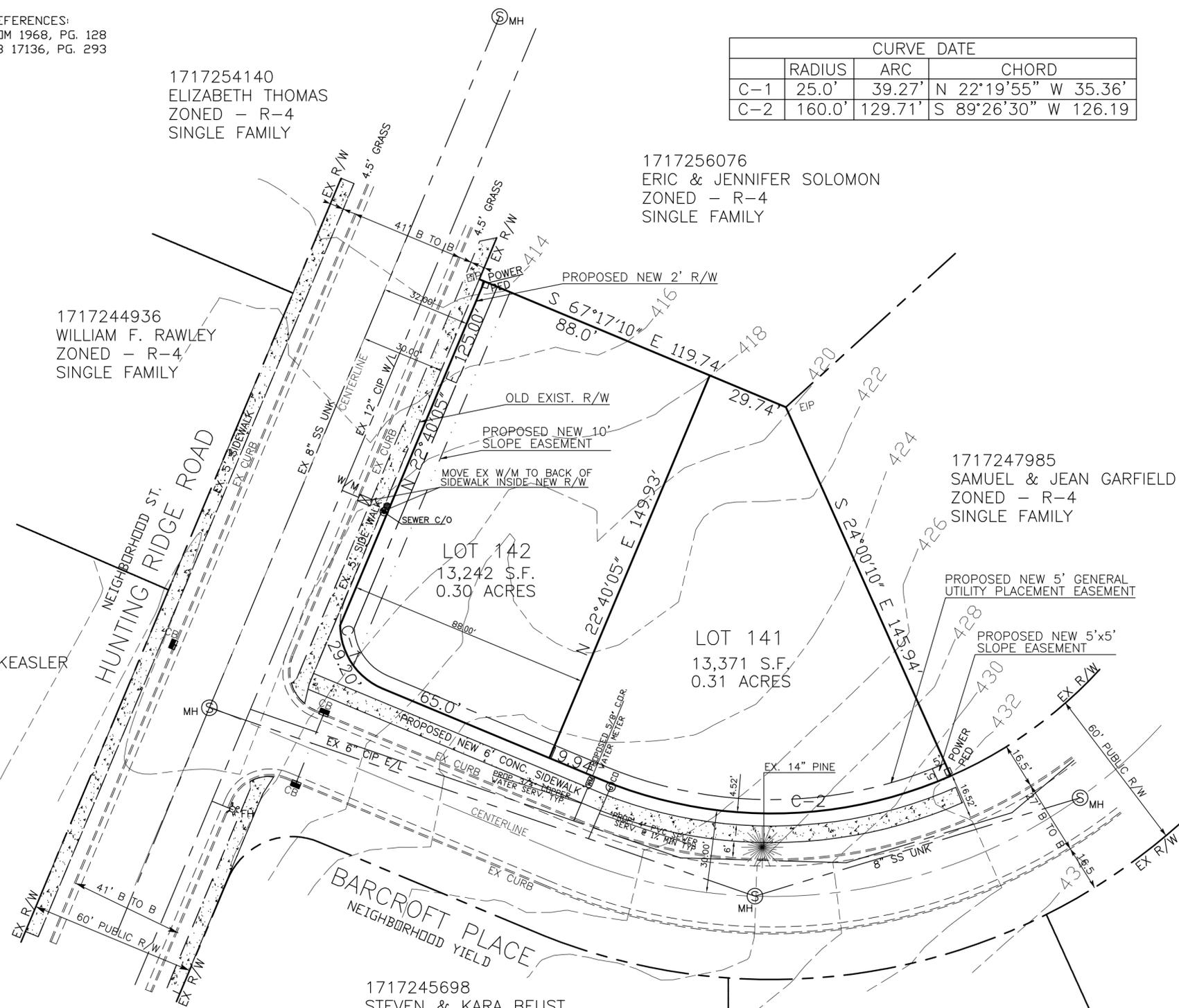
1717245698  
STEVEN & KARA BEUST  
ZONED - R-4  
SINGLE FAMILY

1717247658  
JAMES, JR. & AMY WALSH  
ZONED - R-4  
SINGLE FAMILY

NOTE:  
EXISTING WATER & SEWER SERVICES WILL BE USED TO PROVIDE WATER & SANITARY SEWER SERVICES TO LOT 142. EXISTING WATER METER FOR LOT 142 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.



SCALE: 1" = 30'

DATE:	JUNE 15, 2018
SCALE:	1" = 30'
DRAWN BY:	SC
CHECKED BY:	STONEY/CHANGE
FILE NAME:	North Ridge Lot 14 Utility.dwg

NO.	DATE	REVISIONS	BY
10-21-18		REVISIONS PER C.O.R. COMMENTS	SC
09-06-18		REVISIONS PER C.O.R. COMMENTS	SC
08-13-18		REVISIONS PER C.O.R. COMMENTS	SC

TITLE: PROPOSED PRELIMINARY UTILITY PLAN  
**NORTH RIDGE, BLOCK 10, LOT 14**  
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  
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