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

Planner: Ryan Boivin
Phone: (919) 996-2681
Applicant: Alison A Pckat
Phone: (919) 363-4415
LOCATION: This site is located on the east side of Hardwick Drive, near the intersection of Hardwick Drive and Haymarket Lane. The site’s address is 7804 Hardwick Drive, which is located inside City limits.

REQUEST: Subdivision of a 0.65 acre/28,317 SF tract zoned R-6 into two lots for residential detached buildings.

DESIGN ADJUSTMENT: A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Alison Pockat, dated 12/8/19.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

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

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

3. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 150’ of 6’ sidewalk is paid to the City of Raleigh.

5. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER
6. The maximum impervious surface area limitations of lot 1 = 7,134 SF and lot 2 = 7,114 SF and shall be shown on the final subdivision map for recordation.
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 1-29-2021
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 1/29/2014

Staff Coordinator: Ryan Bolvin
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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Date completed Application received</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairview Subdivision</td>
<td>12/29/2017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Transaction Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-77-17</td>
<td>535336</td>
</tr>
</tbody>
</table>

Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:

- UDO Art. 8.3 Blocks, Lots, Access
- UDO Art. 8.5 Existing Streets
- UDO Art. 8.4 New Streets
- Raleigh Street Design Manual
- Other

**DEPARTMENT** | **REPRESENTATIVE SIGNATURE** | **DEPARTMENT** | **REPRESENTATIVE SIGNATURE**
--- | --- | --- | ---
Dev. Services Planner | | City Planning | |
Development Engineering | | Transportation | |
Engineering Services | | PRCR | |
Public Utilities | | | |

Findings: Staff supports the request for a Design Adjustment regarding block perimeter due to existing development. An existing golf course abuts the property in the rear, which restricts potential future access. Also, the property’s proximity to an existing corner does not provide a beneficial future connection. Any future connections to create a conforming block perimeter will need to occur further north on the block where a potential future intersection exists.

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

Authorized Signature: [Signature]

Date: 1/29/2018

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

**CONDITIONS**

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

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

<table>
<thead>
<tr>
<th>Project</th>
<th>Fairview Subdivision (4801 Hardscrabble Dr)</th>
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<tr>
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<td>535336</td>
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</table>

<table>
<thead>
<tr>
<th>Owner</th>
<th>Tim Thompson, Owner, Raleigh Custom Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>6736 Falls of Neuse Rd., Suite 300</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27615</td>
</tr>
<tr>
<td>Phone</td>
<td>919-395-1529</td>
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<table>
<thead>
<tr>
<th>Applicant</th>
<th>Alison Pockat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firm</td>
<td>Alison A. Pockat, ASLA</td>
</tr>
<tr>
<td>Address</td>
<td>106 Steep Bank Dr.</td>
</tr>
<tr>
<td>City</td>
<td>Cary</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27518</td>
</tr>
<tr>
<td>Phone</td>
<td>919-383-4415</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Code Section Referenced</th>
<th>UDO 8.3.2.A.2.b</th>
</tr>
</thead>
</table>

Justification

The site borders a golf course and is part of an irregularly shaped block that is longer than the prescribed as the block includes a portion of the golf course and measures approximately 9,000 SF. It is approximately 100' from an existing intersection and an additional street through the site would dead-end into the golf course.

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

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

Owner/Owner's Representative Signature

Date:

[Notary Stamp]

MUKESH C. PATEL
PUBLIC NOTARY
WAKE COUNTY, N.C.

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

Notary Signature

Date:

Page 1 of 1

Revision 08.25.14
FAIRWAY VIEW
SUBDIVISION
7804 HARDWICK DR.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
8788 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615
OFFICE PHONE - 919 385-1529
CONTACT: TIM THOMPSON

LIST OF DRAWINGS

<table>
<thead>
<tr>
<th>SEQ. NO.</th>
<th>DWG. NO.</th>
<th>TITLE</th>
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</thead>
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<tr>
<td>1</td>
<td>CO-1</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>2</td>
<td>EC-1</td>
<td>EXISTING CONDITIONS PLAN</td>
</tr>
<tr>
<td>3</td>
<td>SP-1</td>
<td>SUBDIVISION PLAN</td>
</tr>
<tr>
<td>4</td>
<td>D-1</td>
<td>UTILITY DETAILS</td>
</tr>
</tbody>
</table>

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH A&D M/N STANDARDS AND SPECIFICATIONS.

SITE DATA

ADDRESS: 7804 HARDWICK DR. RALEIGH, NC 27615
AVERAGE ELEVATION: 260 FT.
ZONING: R-6
LAND CLASS: LOW DENSITY RESIDENTIAL

EXISTING CONDITIONS PLAN:

EXISTING IMPERVIOUS SURFACE AREA FOR LOT 2 = 7,260 SF
EXISTING IMPERVIOUS SURFACE AREA FOR LOT 3 = 7,470 SF

SUBDIVISION PLAN:

TOTAL PROPOSED IMPERVIOUS SURFACE AREA = 10,700 SF
LOT 2 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 7,114 SF
LOT 1 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 7,134 SF

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 51%

AREA TO BE DEDICATED TO RIGHT OF WAY - 375.85 SF = 0.0086 AC
LOT 2 - 13,949.8 SF - 0.32 AC
LOT 1 - 13,989.5 SF - 0.32 AC

PROPOSED USE - TWO RESIDENTIAL LOTS

PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 31 = 27.82%
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 7,878 SF
TOTAL SURFACE AREA FOR LOT = 28,317 SF, 0.65 ACRES

EXPERIMENTAL ELEMENTS
NORTH RIDGE HIGHMARKET BLOCK 32
THE SITE IS A SUBDIVISION OF LOT NO. 31,
PROPOSED USE - LOW DENSITY RESIDENTIAL
UPPER NEUSE BASIN
WATERSHED: LOWER NEUSE
CITIZENS ADVISORY COUNCIL - NORTH CAC
LESS THAN 10 UNITS PER AC - HOMESITE
LAND CLASS: LOW DENSITY RESIDENTIAL - 1-4 UNITS PER AC - RESIDENTIAL
ZONING: R-6
PIN #: 1717478598                ACREAGE: 28,317 SF, 0.65 AC
ADDRESS: 7804 HARDWICK DR., RALEIGH
TRANSACTION NUMBER: 535336
RALEIGH CASE NUMBER: S-77-17

REV 03/19, 2019
WWW.SALEMART.COM

REVISIONS 03/19, 2019
WWW.SALEMART.COM

DEVELOPMENT TYPE AND SITE DATA TABLES (applicable to all developments)

ZONE INFORMATION
Zoning: Residential, R-6
Density: 1-4 units per acre

SIZING INFORMATION
Maximum allowable impervious area = 2,700 SF
Maximum allowable impervious area = 2,700 SF

WATER QUALITY INFORMATION
Design storm: 1-year, 24-hour rain event
Max. runoff volume: 2,700 SF
Max. impervious area: 2,700 SF

SUSTAINABILITY (applicable to all developments)
Including the site plan and property owner’s name, 12-digit project name, and project address, the designer (either architect, engineer, or planner) must be listed on the site plan in all developments and make all submissions as defined in this proposal.

Signature: Tim Thompson
Date: 1/29/19

REV 03/19, 2019
WWW.SALEMART.COM

REVISIONS 03/19, 2019
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Signature: Tim Thompson
Date: 1/29/19

REV 03/19, 2019
WWW.SALEMART.COM

REVISIONS 03/19, 2019
WWW.SALEMART.COM
DRIVEWAY MUST BE LOCATED A MINIMUM OF 3.5' FROM CURB.

- DRIVEWAY MAY NOT BE WITHIN THE 20' MINIMUM CORNER:

- DRIVEWAY MUST BE A RAMPS FOR EACH LOT. THE RESTRICTIONS FOR DRIVEWAYS ARE:

  REQUIREMENTS OF CHAPTER 2 OF THE
  MAINTAINED IN ACCORDANCE WITH THE

  CITY OF RALEIGH &/OR NCDOT STANDARDS

  2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL

  INFORMATION FROM A DOCUMENT ISSUED AND SEALED BY

  CUSTOM HOMES, 7804 HARDWICK DR., NORTH RIDGE HIGHMARKET
  SURVEYORS, 324 DIMOCK WAY, WAKE FOREST, NC, 27587

  SCALE: 1" = 20'

  ELECTRICAL INSTALLATION WITH A 5' MINIMUM FIRST
  BRANCH HEIGHT.

  A TREE IMPACT PERMIT IS REQUIRED.

  CONSERVATION PLAN WILL BE REQUIRED.

  UNDER SECTION 9.4.6 THE TOTAL AREA TO BE DISTURBED WITH BOTH LOTS COMBINED
  SHALL NOT EXCEED 25% OF THE TOTAL LOT AREA - MINIMUM 20% IMPERVIOUS SURFACE AREA ALLOWED.

  AS A SUBDIVISION OF A PARCEL OF LAND UNDER AN ACRE, THESE LOTS SHALL COMPLY WITH THE
  UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.


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