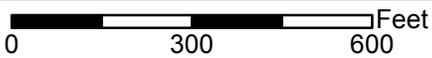
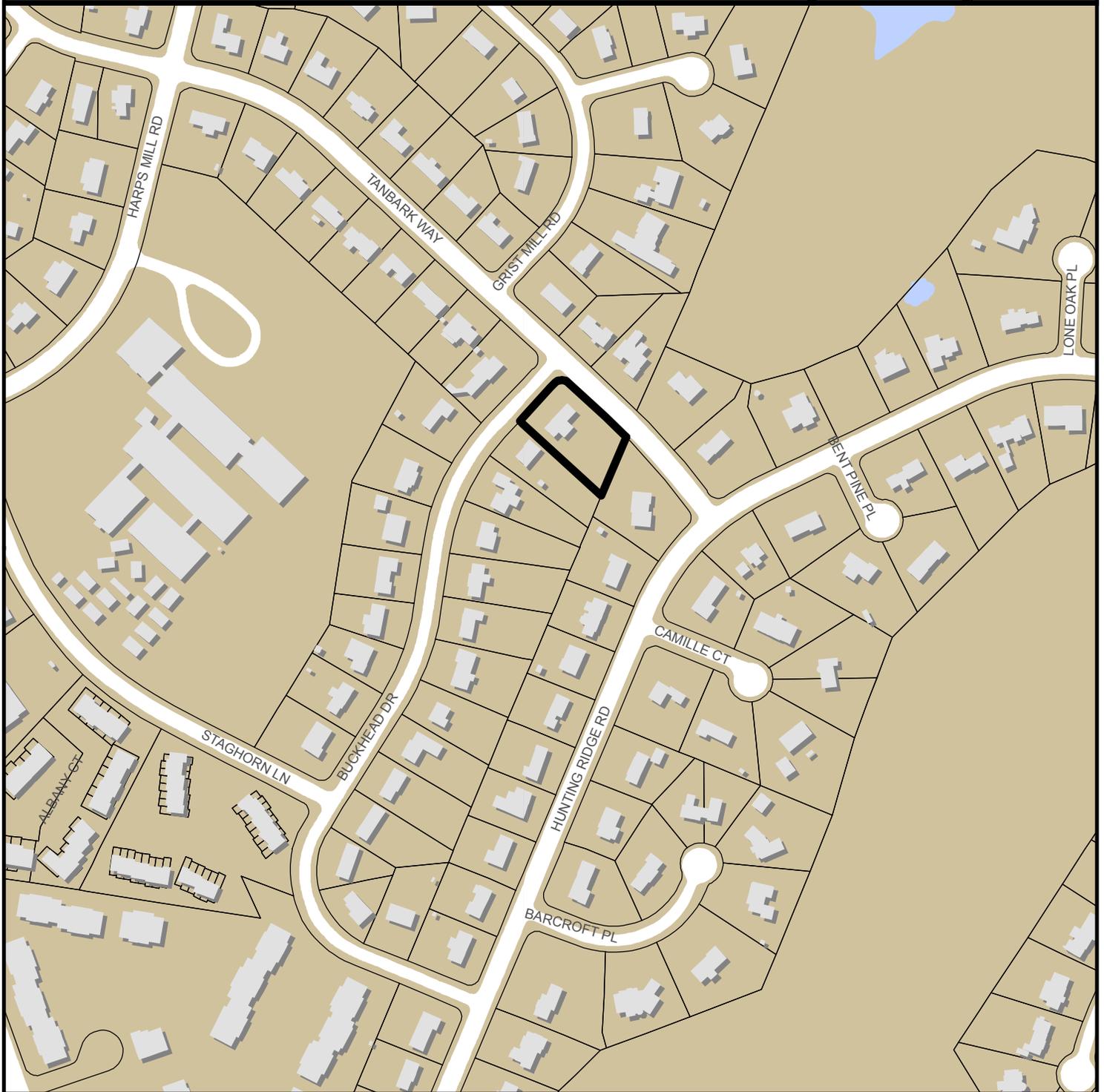


NORTH RIDGE BUCKHEAD SUBDIVISION S-93-17



Zoning: **R-6**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **0.70**
Number of Lots: **2**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Raleigh Custom
Homes**
Phone: **(919) 410-5542**





Administrative Approval Action

S-93-17 North Ridge Buckhead Subdivision
Transaction # 540098, AA # 3788

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 a corner lot located on the south side of Buckhead Drive, and south side of Tanbark Way. The site is addressed at 7012 Buckhead Drive, which is inside City limits.

REQUEST: Subdivision of a 0.74 acre tract zoned R-6 into two lots. Proposed lot 1 will be 18,268 SF/0.419 acres and lot 2 will be 13,306 SF/0.305 acres.

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 Pockat of Alison Pockat, ASLA.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

ENGINEERING

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

PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

1. 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.
2. 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.
3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1.5' of sidewalk for 210' is paid to the City of Raleigh.
4. 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.



Administrative Approval Action

S-93-17 North Ridge Buckhead Subdivision
Transaction # 540098, AA # 3788

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STORMWATER

5. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4.

URBAN FORESTRY

6. Obtain required Tree Impact Permit from the City of Raleigh.

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

3-Year Sunset Date: 4-18-2021
Record the subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) *Austin Riley* Date: 4/19/2018

Staff Coordinator: Ryan Boivin

SITE DATA:

PIN NUMBER - 1717256914
 ADDRESS: 7012 BUCKHEAD DR., RALEIGH
 TOTAL ACREAGE - 31,995 SF - 0.735
 EXISTING IMPERVIOUS AREA - 4,965 SF - 0.11 AC
 HOUSE / GARAGE - 2,437 SF
 DECK / STOOP / ENTRY - 331 SF
 WALK / PATIO - 899 SF
 DRIVE - 1,298 SF

ZONING - R-6
 CITIZENS ADVISORY COUNCIL -
 NORTH CAC

7013 BUCKHEAD DR.
 JOSEPHINE HAAG
 PIN# 1717264036
 USE: SINGLE FAMILY
 ZONING - R-6

EXISTING NEIGHBORHOOD YIELD
 26' B-B, WITH 30" CURB AND
 GUTTER AND 6" CONCRETE WALK
 ON NORTH SIDE

EXISTING FIRE HYDRANT -
 235' FROM LOT CORNER
 AT CORNER OF GRISTMILL
 AND TANBARK WAY

6912 TANBARK WAY
 JOHN & LESLEY KELSCH
 DB 004648, PG 00602
 PIN# 1717266177
 USE: SINGLE FAMILY
 ZONING - R-6

6908 TANBARK WAY
 BARBARA THOMPSON
 PIN# 1717267152
 USE: SINGLE FAMILY
 ZONING - R-6

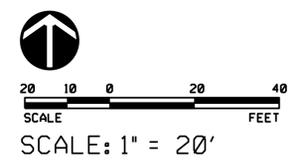
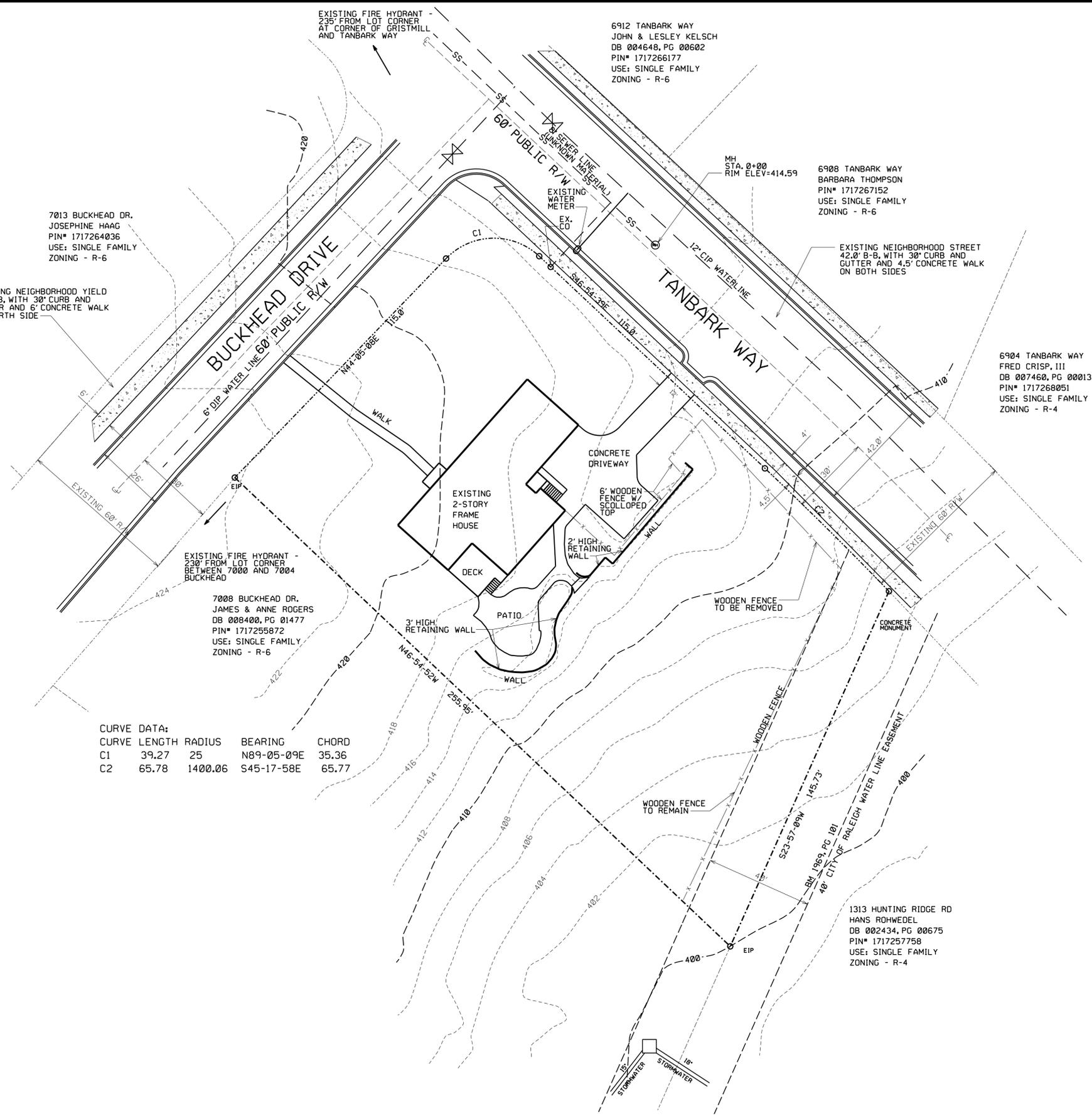
6904 TANBARK WAY
 FRED CRISP, III
 DB 007460, PG 00013
 PIN# 1717268051
 USE: SINGLE FAMILY
 ZONING - R-4

EXISTING FIRE HYDRANT -
 230' FROM LOT CORNER
 BETWEEN 7000 AND 7004
 BUCKHEAD

7008 BUCKHEAD DR.
 JAMES & ANNE ROGERS
 DB 008400, PG 01477
 PIN# 1717255872
 USE: SINGLE FAMILY
 ZONING - R-6

CURVE DATA:

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27	25	N89-05-09E	35.36
C2	65.78	1400.06	S45-17-58E	65.77



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

RWK PA
 ARCHITECTURE & PLANNING
 101 W. Main St., Suite 202
 Cary, NC 27529
 Phone (919) 779-4054
 Fax (919) 779-4056



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

DESIGNED: AAP
 DRAWN:
 APPROVED:

PROJECT 17014

NORTH RIDGE BUCKHEAD SUBDIVISION
 7012 BUCKHEAD DR., RALEIGH, NC
 RALEIGH CUSTOM HOMES
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

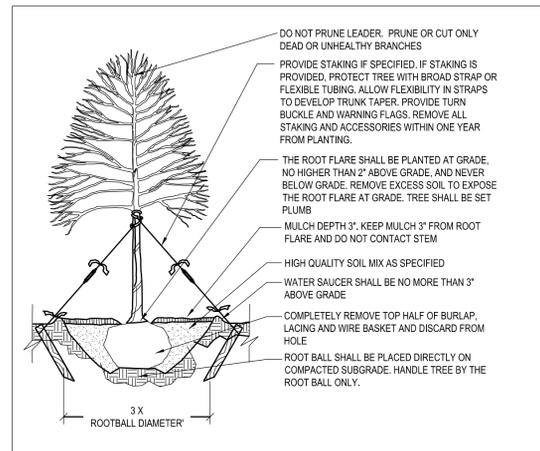
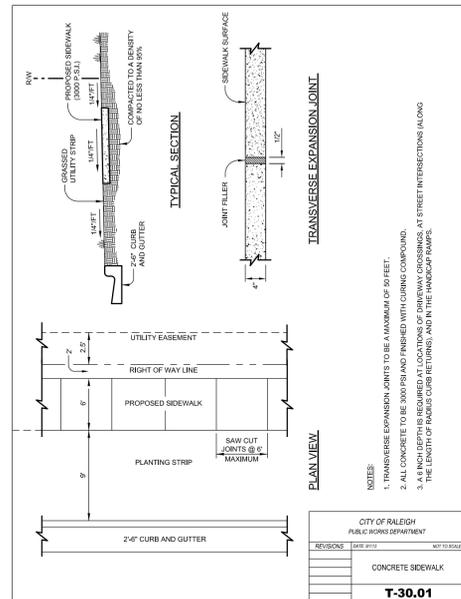
NO.	DATE	REVISIONS
1	2.2.18	RALEIGH REVIEW COMMENTS
2	3.14.18	RALEIGH REVIEW COMMENTS 2

SCALE: NTS
 DATE: OCT. 30, 2017

SHEET NO.:
**EXISTING
 CONDITIONS**
 EC-1

SITE DATA:

PIN NUMBER - 1717256914
 ADDRESS: 7012 BUCKHEAD DR., RALEIGH
 TOTAL ACREAGE - 31,995 SF - 0.735 AC
 AREA OF RIGHT OF WAY DEDICATION - 421 SF (0.01 AC)
 LOT 1 - 18,268.1 SF - 0.419 AC
 WITH EXISTING DEVELOPMENT - 27.2% IMPERVIOUS
 LOT 2 - 13,305.9 SF - 0.305 AC
 PROPOSED SITE DENSITY - 2.76 UNITS / ACRE
 EXISTING IMPERVIOUS AREA - 4,965 SF - 0.11 AC
 HOUSE, GARAGE - 2,437 SF
 DECK, STOOP, ENTRY - 331 SF
 WALK, PATIO - 899 SF
 DRIVE - 1,298 SF
 THESE STRUCTURES ARE TO REMAIN
 WITH SUBDIVISION OF LOT -
 ALL EXISTING IMPERVIOUS WILL
 BE LOCATED ON LOT 1 WITH
 SUBDIVISION
 ZONING - R-6
 CITIZENS ADVISORY COUNCIL -
 NORTH CAC



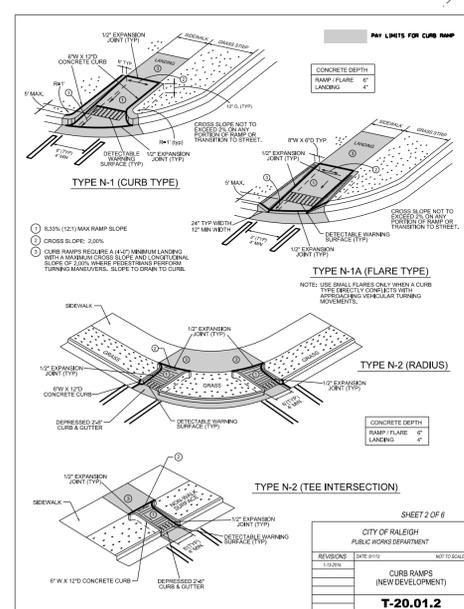
NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT
 4. PLANTING SEASON OCTOBER - APRIL
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

**CONTACT INFORMATION:
 CITY OF RALEIGH
 PARKS, RECREATION AND CULTURAL
 AND CULTURAL RESOURCES
 DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV**

**CITY OF RALEIGH
 PARKS, RECREATION AND CULTURAL
 RESOURCES DEPT
 REVISIONS DATE BY MPT TO SCALE
 TREE PLANTING DETAIL
 PRCR-03**

CURVE DATA:

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27	25	N89-05-09E	35.36
C2	65.78	1400.06	S45-17-58E	65.77



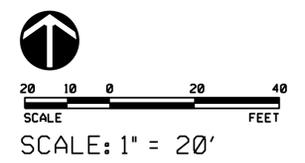
STREET TREE PLANTING

KEY COUNT	PLANT NAME	SPACE	SIZE
NS 5	NYSSA SYLVATICA, TUPELO	40'	3" CAL, 10' HT
OR 4	QUERCUS RUBRA, RED OAK	40'	3" CAL, 10' HT

6912 TANBARK WAY
 JOHN & LESLEY KELSCH
 DB 004648, PG 00602
 PIN# 1717266177
 USE: SINGLE FAMILY
 ZONING - R-6

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY NEWCOMB LAND SURVEYORS, LLC, 7008 HARPS MILL RD., STE 105, RALEIGH, NC 27615
 PHONE NUMBER: 919 847-1800, ENTITLED 'PROPERTY OF BRANDON J. MOOREFIELD & WIFE MEGAN D. MOOREFIELD - LOT 3, NORTH RIDGE, SECTION ONE, PART B' AND DATED JULY 20, 2017.
 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 11-21-17.



- 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

SITE NOTES:

- PER SECTION 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.
- THE SITE IS 0.725 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE, WALKS AND DRIVEWAY STRUCTURES ARE TO REMAIN IN PLACE AFTER SUBDIVISION OF 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.
- THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAT FOR EACH LOT.
- A FEE-IN-LIEU FOR 1.5' OF SIDEWALK IS REQUIRED FOR THE ENTIRE FRONTAGE OF TANBARK WAY AND FOR 0.5' OF ADDITIONAL WIDTH ALONG BUCKHEAD. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDED.
- SUBDIVISION PLAN CREATES TWO LOTS. NO SITE GRADING IS ANTICIPATED AS A RESULT OF THIS PLAN.

RWK PA
 ARCHITECTURE & PLANNING
 101 W. Main St., Suite 202
 Raleigh, NC 27601
 Phone (919) 779-4084
 Fax (919) 779-4086



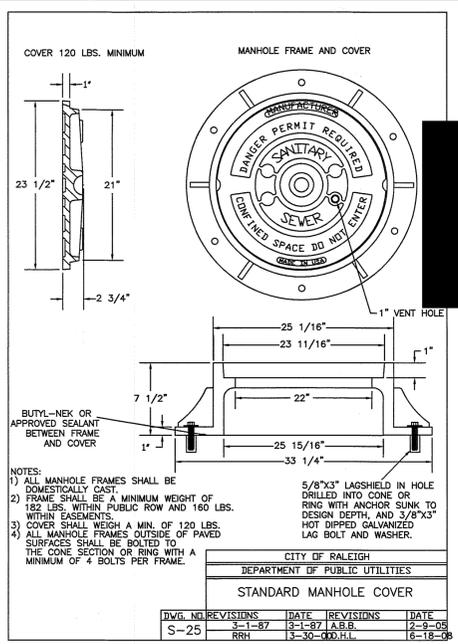
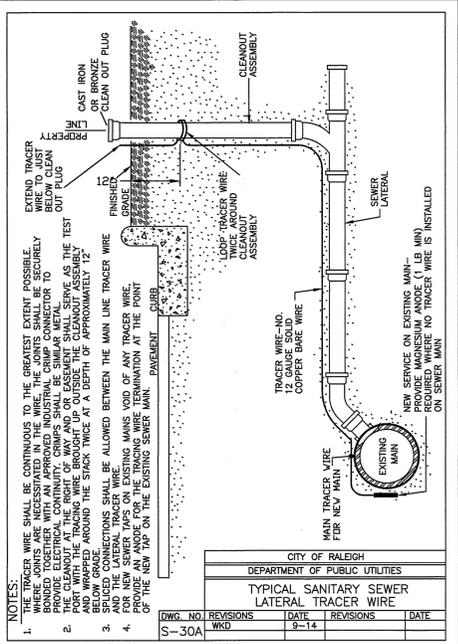
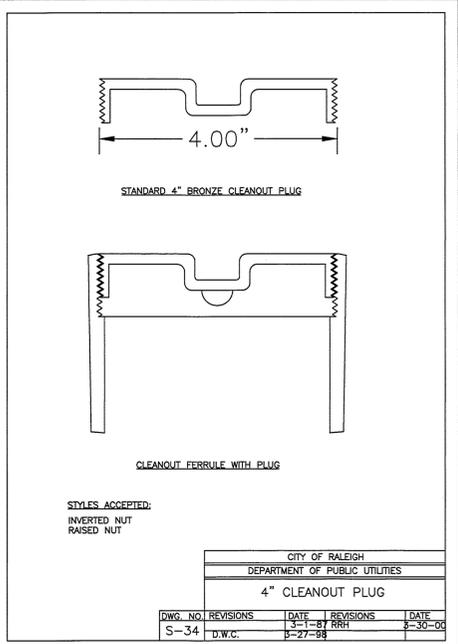
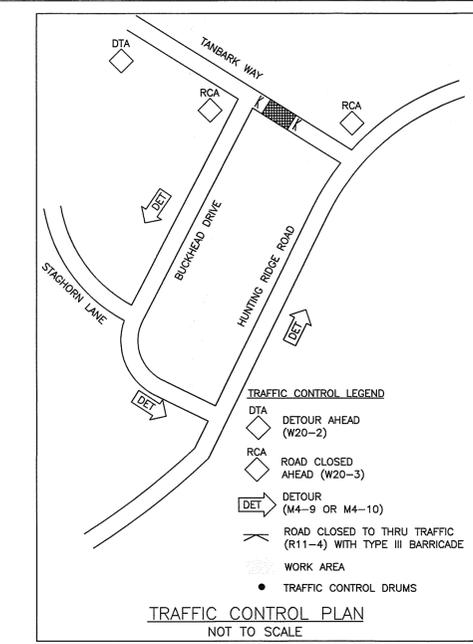
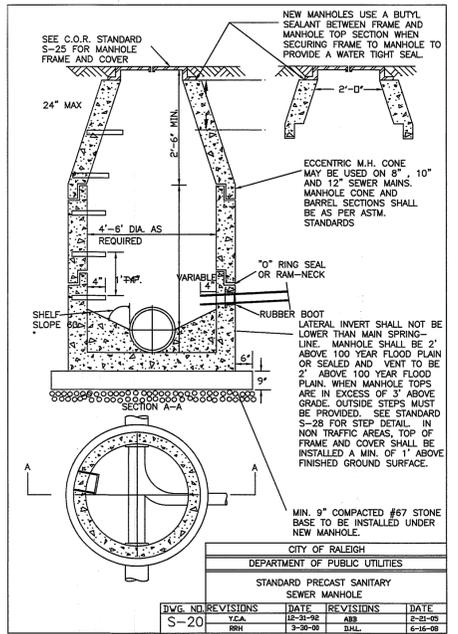
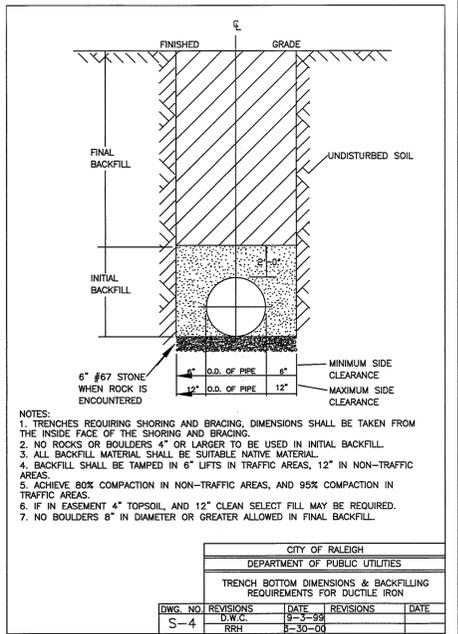
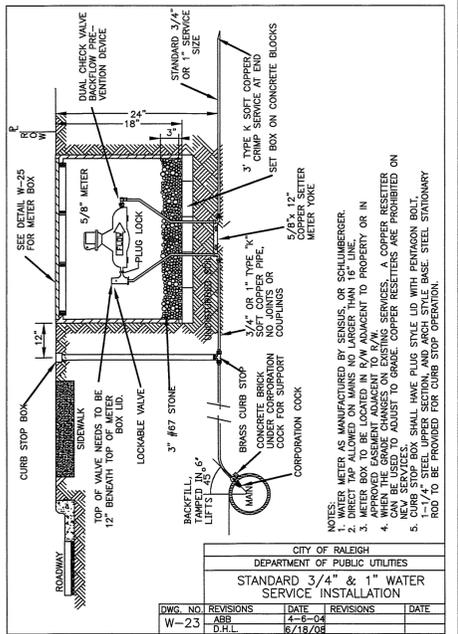
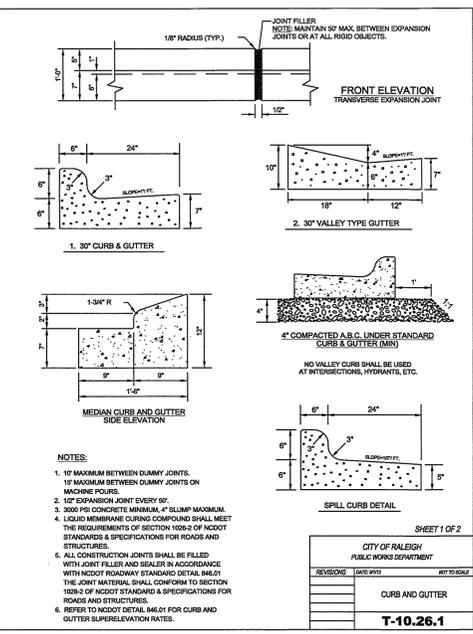
ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

NORTH RIDGE BUCKHEAD SUBDIVISION
 7012 BUCKHEAD DR., RALEIGH, NC
RALEIGH CUSTOM HOMES
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

NO.	DATE	REVISIONS
1	2.2.18	RALEIGH REVIEW COMMENTS
2	3.14.18	RALEIGH REVIEW COMMENTS 2

SCALE: NTS
DATE: OCT. 30, 2017
SHEET NO. 1
SUBDIVISION PLAN
 SP-1
SEQUENCE NO. 3 OF 4



RWK PA
engineering ~ surveying
101 W. Main St., Suite 202
Carrer, NC 27529
Phone (919) 779-4854
Fax (919) 779-4056

DESIGNED: SMM
DRAWN: SMM
APPROVED: CRP

NORTH RIDGE BUCKHEAD SUBDIVISION
UTILITY DETAILS

7012 BUCKHEAD DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SEE NOTE 6 OF THE STANDARD UTILITY NOTES, SHEETS D1 AND D2.

SEE NOTES FOR ABANDONING EXISTING WATER SERVICES, WHICH INCLUDES ABANDONED SEWER SERVICES.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

Public
Sewer Collection / Extension System

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh

Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

TRANSACTION#
SCO#

CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES	_____
PUBLIC UTILITIES	_____
STORMWATER	_____
PLANNING/ZONING	_____
FIRE	_____
URBAN FORESTRY	_____
SITE ACCESSIBILITY	_____

REVISIONS

SCALE:

DATE: 07-06-2017

SHEET NO.:

D1

SEQUENCE NO. OF