



# Administrative Approval Action

Case File / Name: SUB-0052-2019  
HARDWICK ON THE GREEN SUBDIVISION

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This 0.64 acre site zoned R-6, is located on the northeast corner of the intersection of Harps Mill Road and Hardwick Drive. the parent tract is at 7920 Hardwick Drive

**REQUEST:** Subdivision of a 0.64 acre tract zoned R-6 into a total of two residential lots.

**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 dated January 12, 2020 by ALISON A POCKAT, ASLA.

## **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:*

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

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

### **Stormwater**

1. 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 and subject to further review upon placement of impervious surface areas.
2. 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. 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.

☒ Slope Easement Required

☒ Utility Placement Easement Required

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

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

### **General**



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1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. A 10' 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.

## Engineering

3. A fee-in-lieu for 1' of sidewalk along Harps Mill Road is paid to the City of Raleigh (UDO 8.1.10).
4. A 5' utility placement 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. 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.
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## Stormwater

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. The square footage of impervious to be added in the ROW shall be deducted from the overall maximum impervious for the each lot.
8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

## Urban Forestry

9. A public infrastructure street tree surety for 7 trees 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 Site Permitting 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:***

## Stormwater



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1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
2. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

## Urban Forestry

3. 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 Hardwick Dr and 4 street trees along Harps Mill Rd.

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

## Urban Forestry

1. Final inspection of all right of way street trees 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:

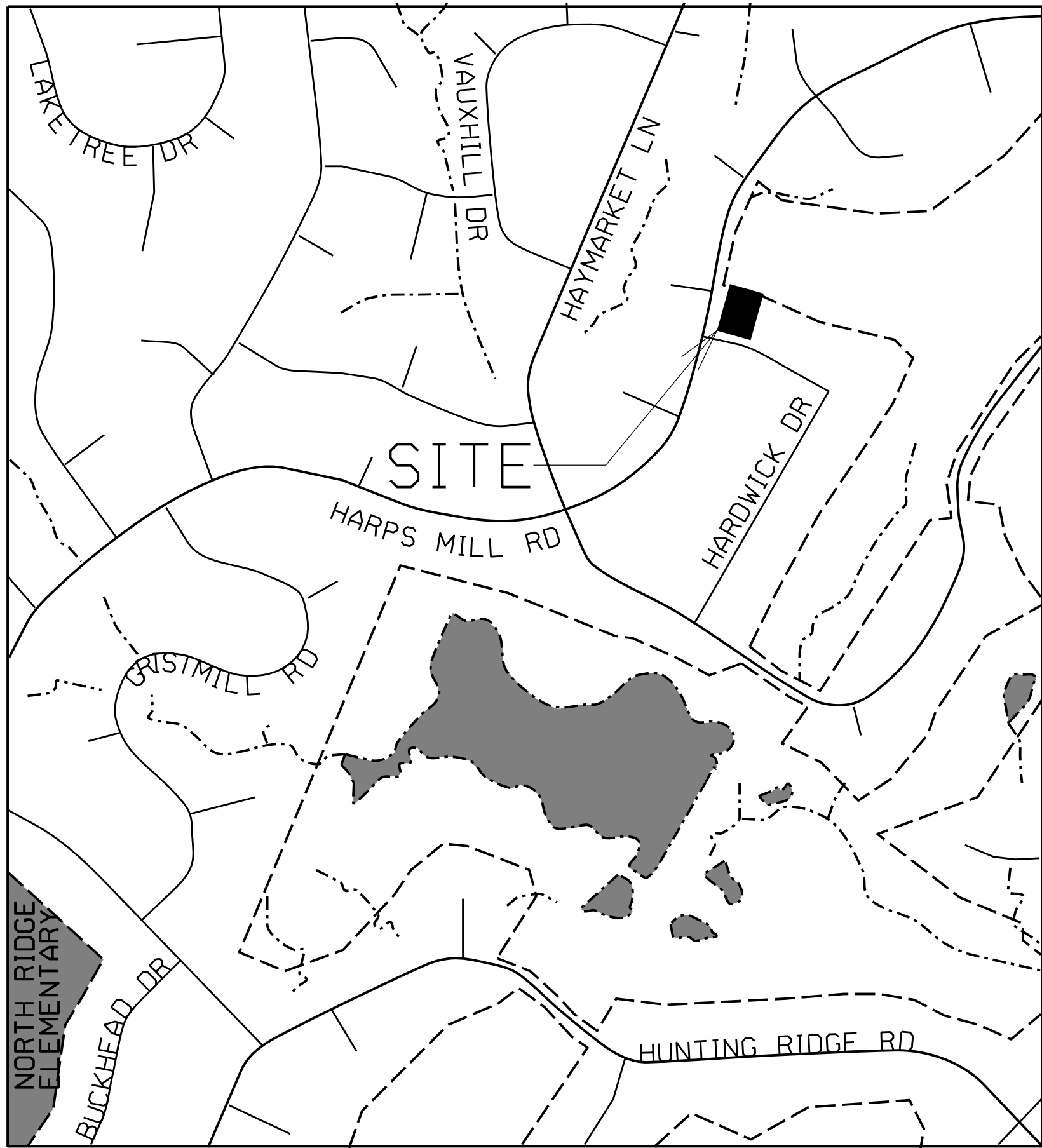
**3-Year Sunset Date: February 11, 2023**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: February 11, 2025**  
Record entire subdivision.

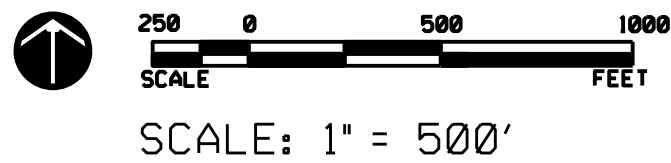
I hereby certify this administrative decision.

Signed:   
Development Services Dir/Designee  
Staff Coordinator: Michael Walters

Date: 02/12/2020



VICINITY MAP



RALEIGH CASE NUMBER: SUB-0052-2019

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

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

# HARDWICK ON THE GREEN SUBDIVISION

7920 HARDWICK 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: 7920 HARDWICK DR., RALEIGH  
PIN #: 1717488724 ACREAGE: 27,721 SF, 0.64 AC  
ZONING: R-6  
BOOK OF MAPS 1972, PAGE 208, VOL. 2  
LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE  
CITIZENS ADVISORY COUNCIL - NORTH CAC  
WATERSHED: LOWER NEUSE  
UPPER NEUSE BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 44,  
NORTH RIDGE HIGHMARKET BLOCK 32

TOTAL SURFACE AREA FOR LOT = 27,365 SF, 0.628 ACRES  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 4,306 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 31 = 15.74%

PROPOSED USE - TWO RESIDENTIAL LOTS  
LOT 1 - 14,574.8 SF - 0.33 AC  
LOT 2 - 13,146.2 SF - 0.30 AC  
AREA TO BE DEDICATED TO RIGHT OF WAY - 742.5 SF = 0.017 AC

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 51%  
LOT 1 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 7,169 SF  
LOT 2 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 6,591 SF

PROJECTED WASTEWATER FLOW = 960 GPD  
2 DWELLINGS X 4 BEDROOMS X 120 GRP

## DEVELOPMENT SERVICES

### Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.)  
Please check the appropriate review type and include the plan checklist document.

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

Office Use Only: Case #:	Planner (print):
Pre-application Conference Date:	Planner (signature):

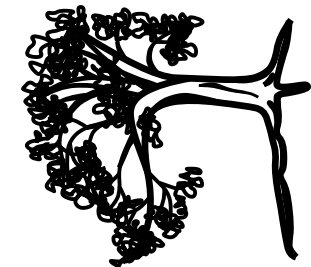
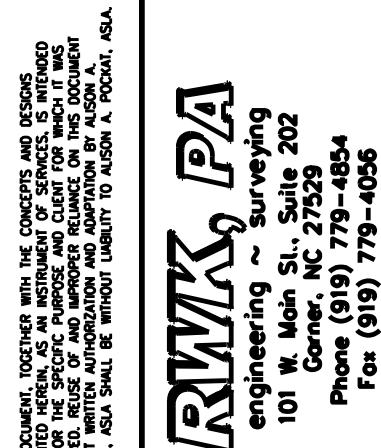
DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval): Hardwick on the Green Subdivision	
Property Address(es): 7920 Hardwick Dr	
Recorded Deed PIN(s): 1717488724	
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment
	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential
	<input type="checkbox"/> Other: _____
	<input type="checkbox"/> Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Raleigh Custom Homes Inc.	Owner/Developer Name and Title: Tim Thompson
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615	
Phone #: 919 395-1529	Email: <a href="mailto:tim@raleighcustomhomes.net">tim@raleighcustomhomes.net</a>
APPLICANT INFORMATION	
Company: Raleigh Custom Homes Inc.	Contact Name and Title: Alison Pockat
	Address: 106 Steep Bank Dr., Cary, NC 27518
Phone #: 919 363-4415	Email: <a href="mailto:aapockat@earthlink.net">aapockat@earthlink.net</a>

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.628 acres	
Zoning districts (if more than one, provide acreage of each):	
R-6	
Overlay district: none	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface:	Proposed Impervious Surface:
Acreage: .099 Square Feet: 4,306	Acreage: _____ Square Feet: _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please 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	
Proposed density for each zoning district (UDO 1.5.2.F):	3.185
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	
SIGNATURE BLOCK	
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 development plan as approved by the City of Raleigh.	
I hereby designate <u>Alison Pockat</u> to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Timothy W. Thompson</u>	Date: <u>9-24-19</u>
Printed Name: <u>Timothy W. Thompson</u>	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).



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

DESIGNED: AAP

DRAWN:

APPROVED:

RALEIGH CASE NUMBER: SUB-0052-2019

11.15.19 RALEIGH COMMENTS

SCALE: NTS

DATE: SEPT. 19, 2019

SHEET NO.:

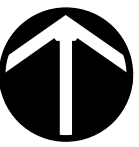
COVER SHEET  
CO-1

SEQUENCE NO. 1 OF 4



PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS, ARE BASED ON A PLOT PLAN BY JOHN A. EDWARDS & CO., RALEIGH, NC ENTITLED 'PROPERTY OF EARLE E. ARUNDEL JR. & WIFE' AND DATED 7/25/74. GENERAL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS. UTILITY GRADES WERE PROVIDED BY RWK, PA.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 ON SEPT. 27, 2019.

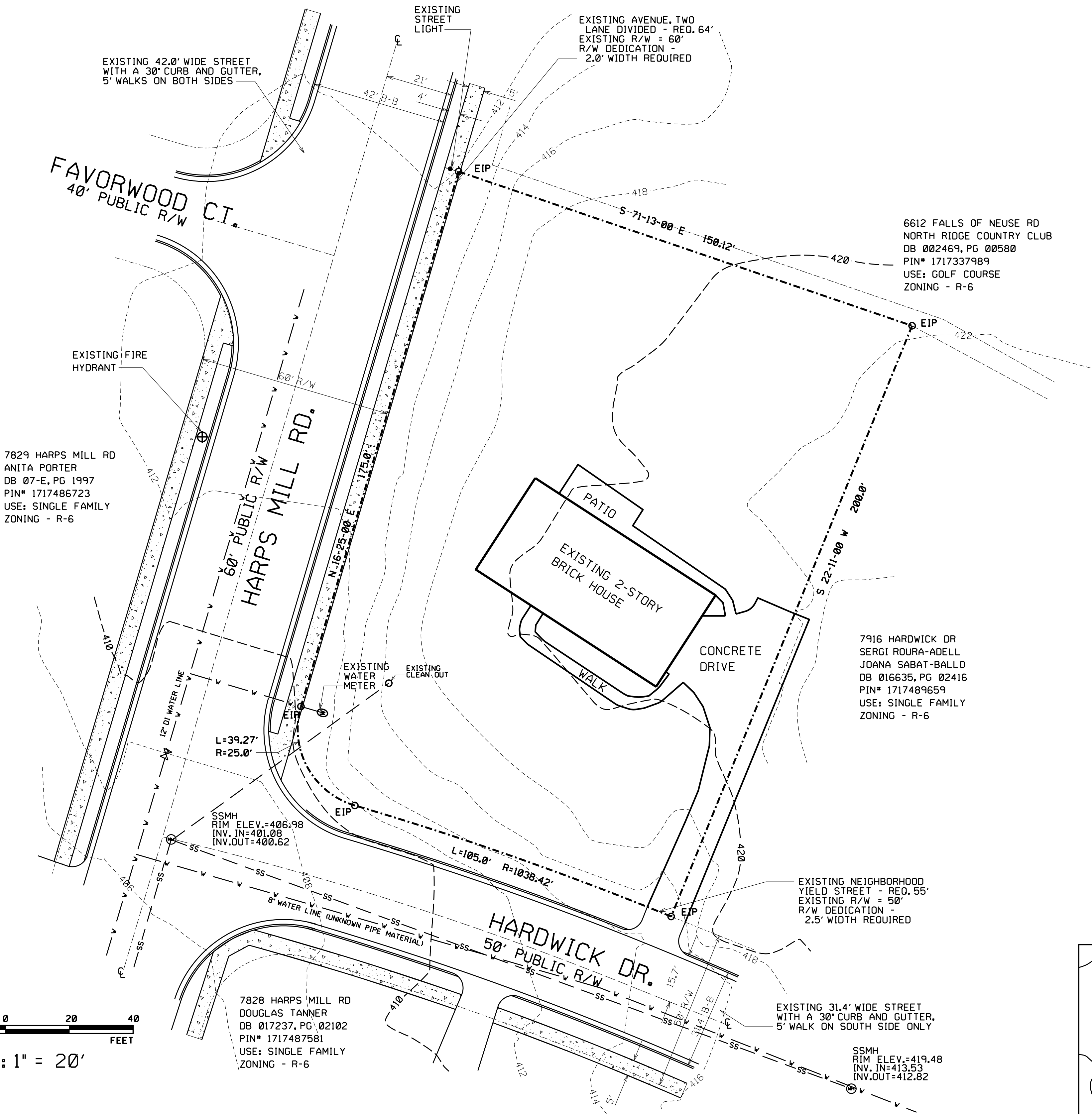


20 10 0 20 40  
SCALE FEET

SCALE: 1" = 20'

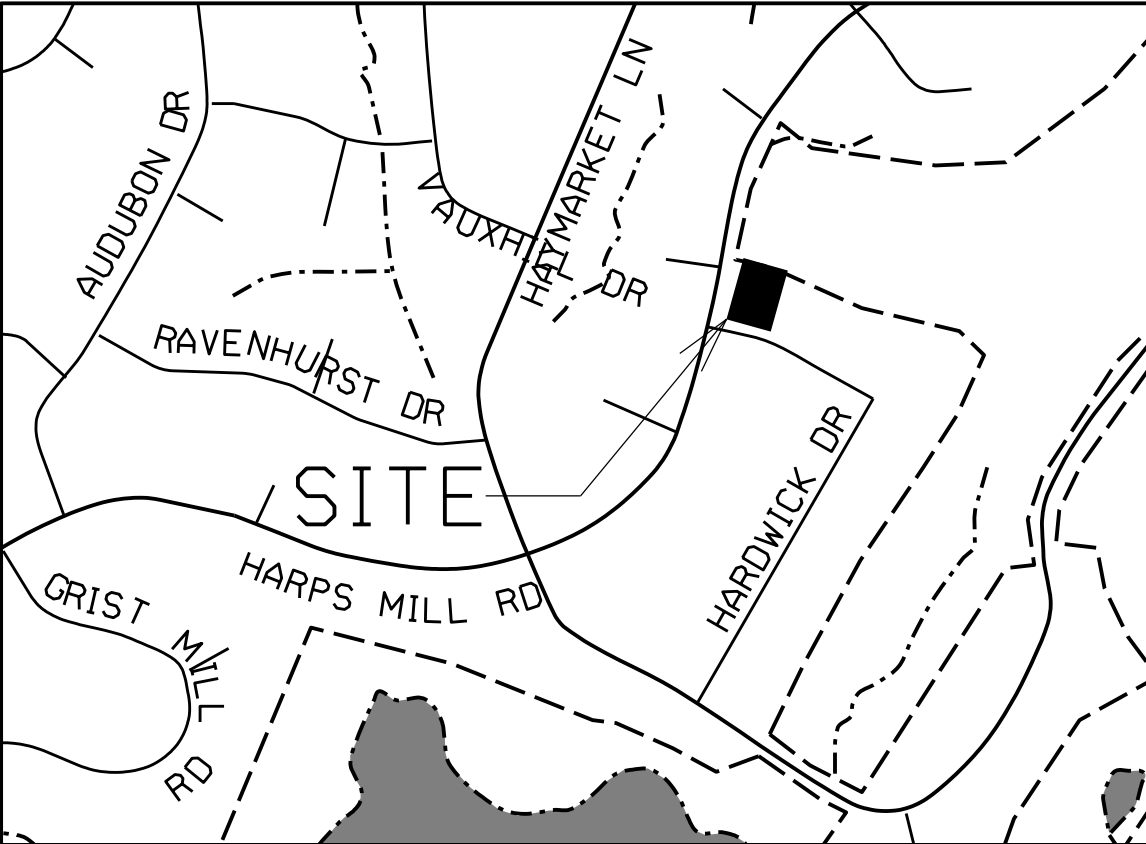
LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- EXISTING RIGHT OF WAY



SITE DATA:

PIN NUMBER - 1717488724  
ADDRESS: 7920 HARDWICK DR., RALEIGH  
TOTAL ACREAGE - 27,721 SF - 0.64  
EXISTING IMPERVIOUS AREA - 4,306 SF  
HOUSE - 2,305 SF, PATIO / WALKS - 676 SF  
DRIVE - 1,325 SF  
AREA OF DISTURBANCE FOR DEMO = 7,364 SF  
ZONING - R-6  
CITIZENS ADVISORY COUNCIL - NORTH



VICINITY MAP

300 0 600 1200  
SCALE FEET  
SCALE: 1" = 600'

ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER

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106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:

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7920 HARDWICK DR., RALEIGH, NC

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

SCALE: NTS  
DATE: SEPT. 19, 2019

SHEET NO.:

EXISTING  
CONDITIONS  
EC-1

SEQUENCE NO. 2 OF 4

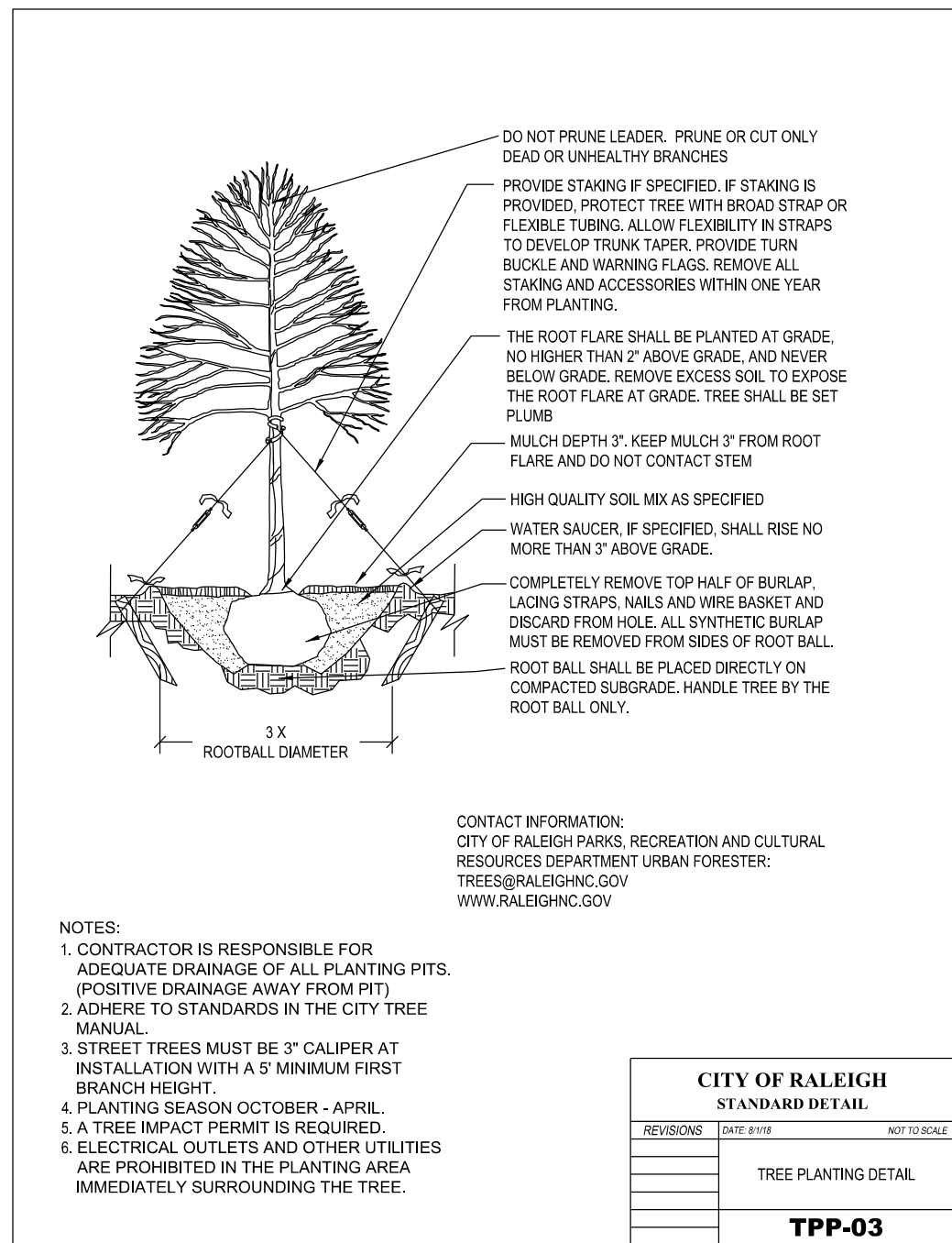
RWK, PA  
Engineering & Surveying  
101 W. Main St., Suite 202  
Cary, NC 27513  
Phone (919) 779-4854  
Fax (919) 779-4856

SITE NOTES:

1. THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THE TWO LOTS EQUALS 27,721 SQFT (0.64 ACRE). 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.
2. THE SITE IS 0.64 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. THE EXISTING HOUSE, DRIVE, WALKS AND PATIO ARE TO BE DEMOLISHED. THE DEMOLITION PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. A SURETY FOR A 6' SIDEWALK ACROSS THE ENTIRE FRONTAGE OF HARDWICK AND A FEE-IN-LIEU FOR 1' OF SIDEWALK ALONG HARPS MILL IS REQUIRED PRIOR TO MAP RECORDATION. A SURETY IS REQUIRED FOR THE SEVEN STREET TREES PROPOSED AND ALL INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THE CITY.
7. SITE DENSITY AS PER UDO 1.5.2.F IS 3.125 UNITS PER AC.
8. RESIDENTIAL INFILL COMPATIBILITY REQUIREMENTS AS DEFINED IN THE UDO SECTION 2.2.7 WILL APPLY TO THE DEVELOPMENT OF THESE PROPOSED LOTS.
9. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE ISSUE OF A BUILDING PERMIT.
10. ENSURE THAT WATER METERS AND CLEANOUTS ARE A 5' MINIMUM FROM DRIVEWAYS AS LOTS ARE DEVELOPED.
11. NOTE THAT INFILL RESIDENTIAL REQUIREMENTS MAY APPLY. PLEASE SEE RALEIGH UDO SEC. 2.2.7.
12. IMPERVIOUS SURFACE ADDED FOR RIGHT OF WAY IMPROVEMENTS MUST BE SUBTRACTED FROM THE MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED ON EACH LOT. THE IMPERVIOUS SURFACE RESTRICTION FOR EACH LOT MUST BE RECORDED ON A PLAT PRIOR TO OBTAINING A BUILDING PERMIT
13. THE PRIMARY STREET AS PER TC-5-18 IS HARDWICK. HARDWICK HAS THE NARROWEST STREET FRONTAGE.

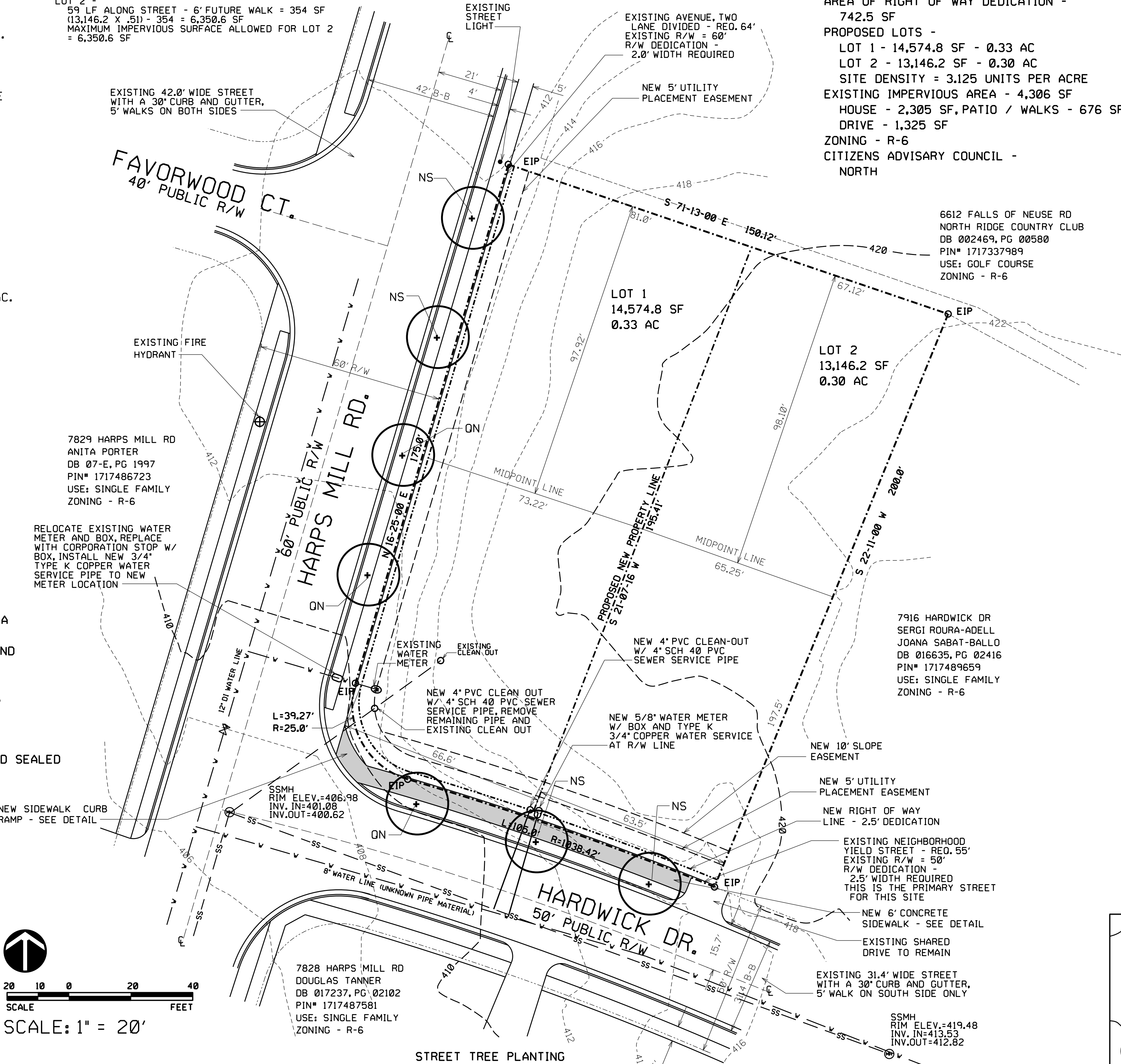
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IMPERVIOUS SURFACE AREA LIMITS:

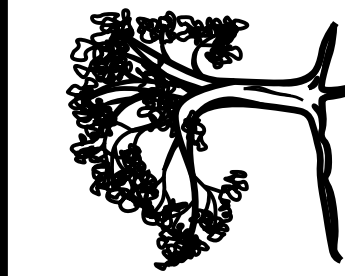
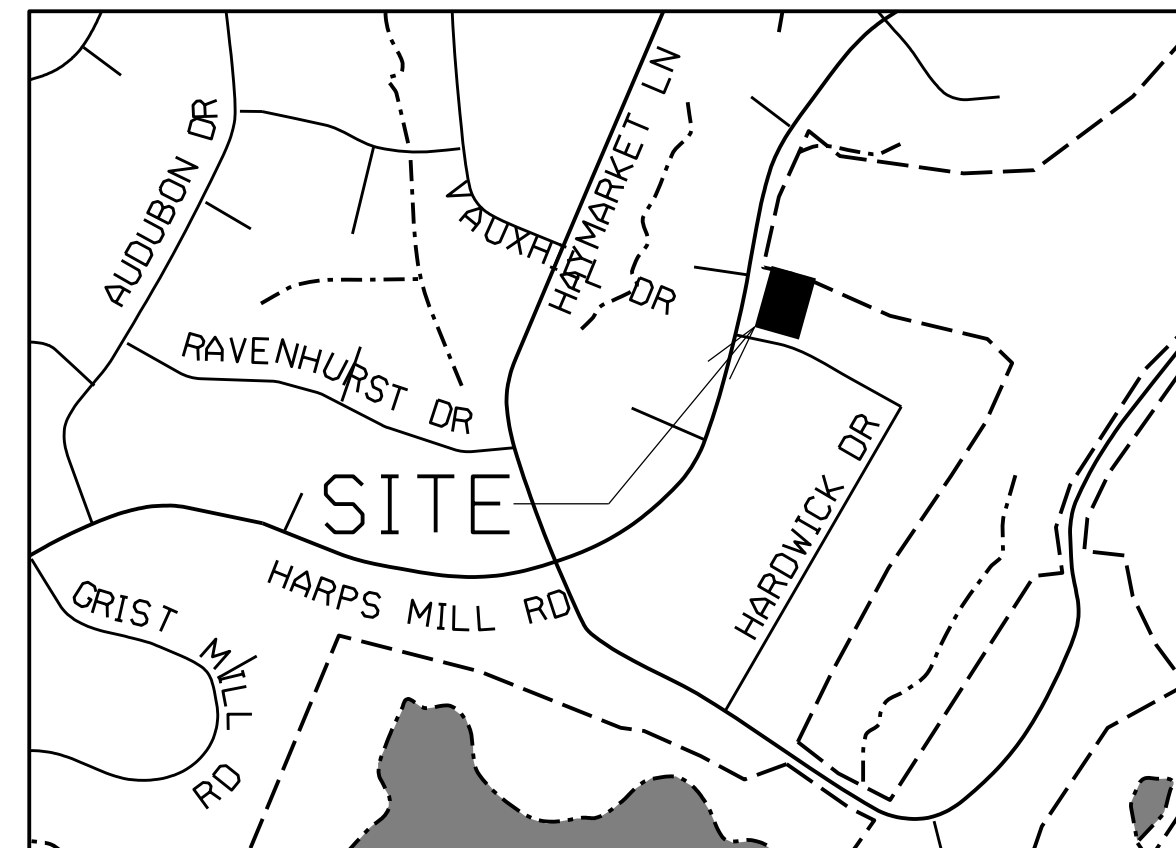
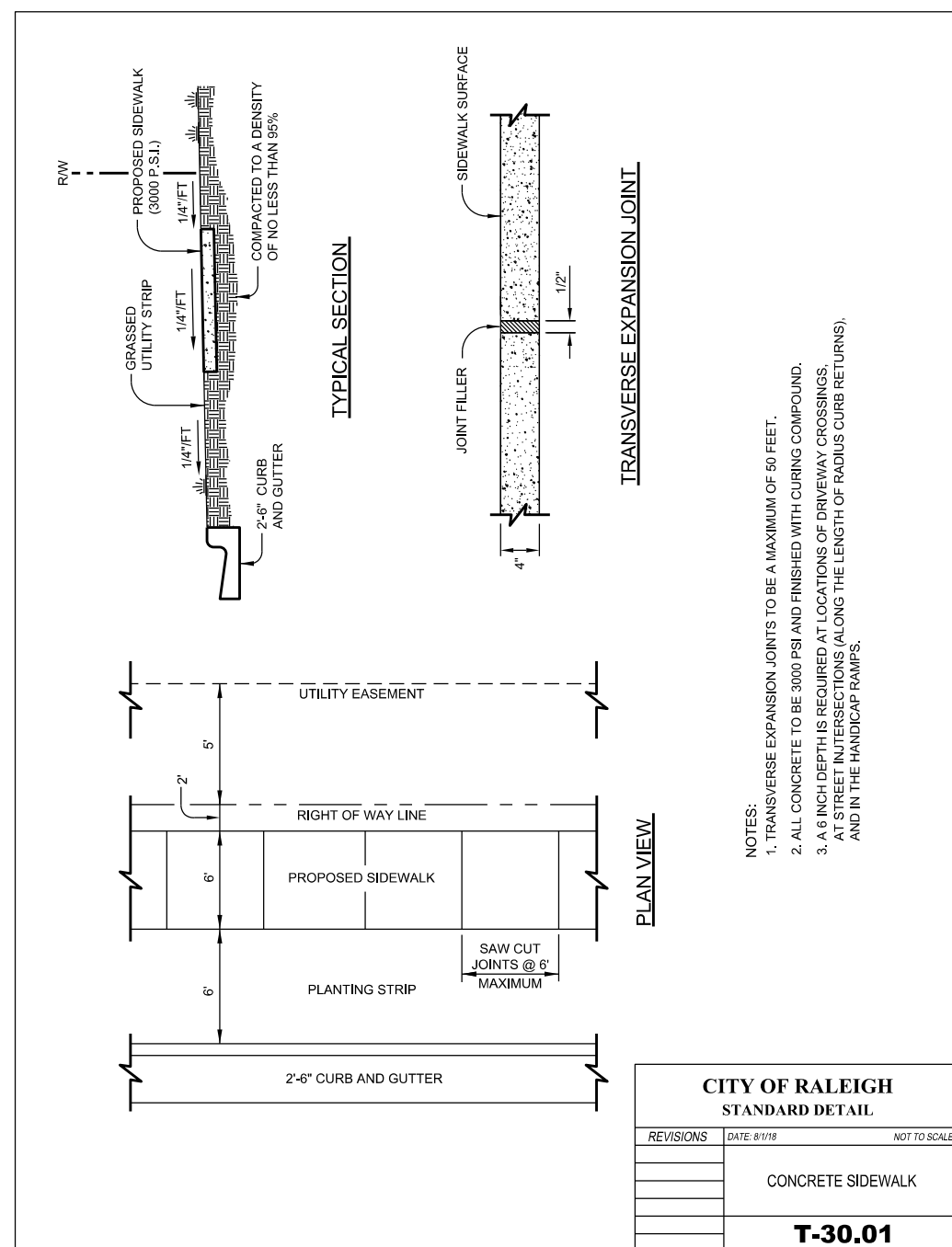
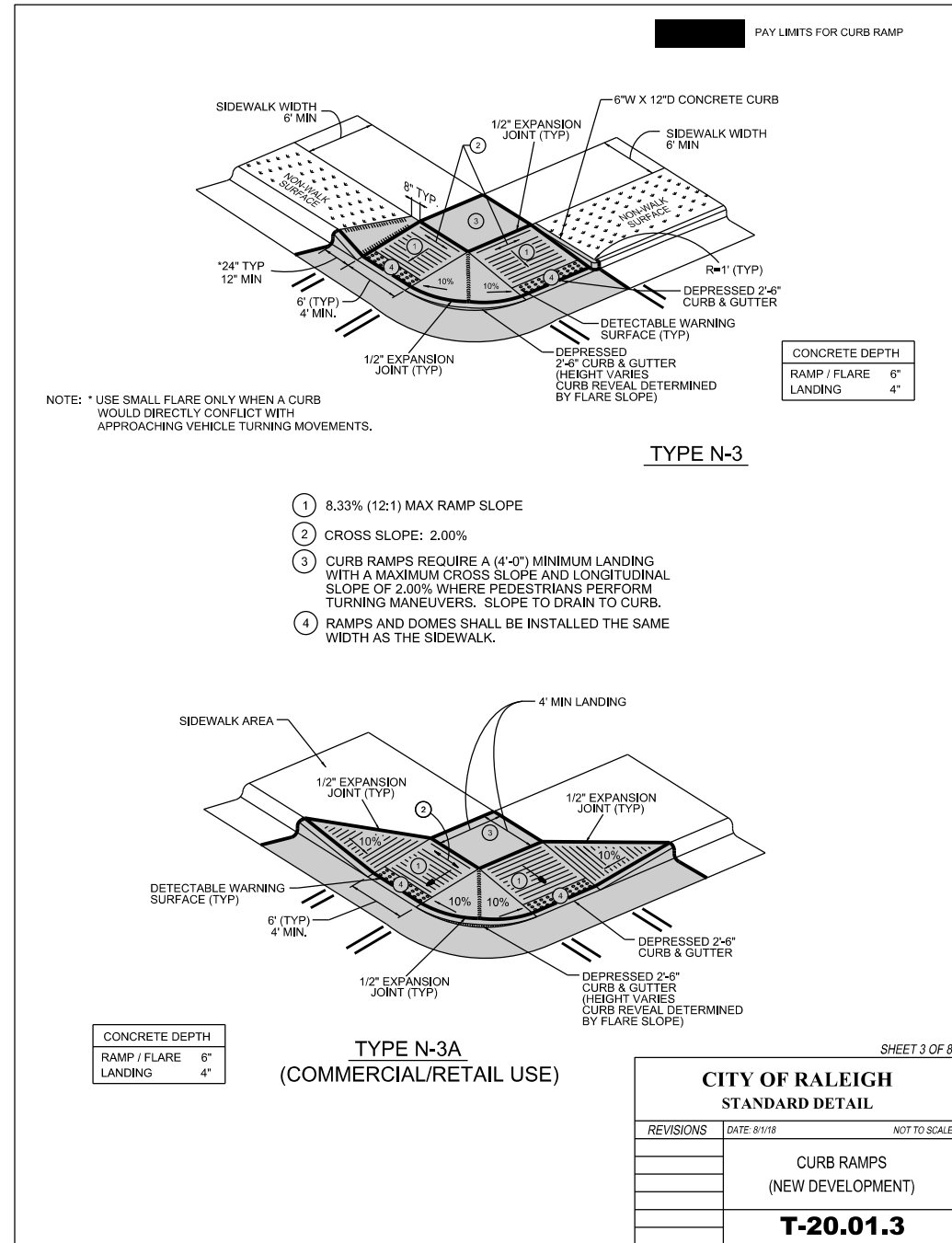
- LOT 1 -  
65 LF ALONG STREET - 6' FUTURE WALK = 390 SF  
(14,574 X .51) - 390 = 7,042.7 SF  
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 1 = 7,042.7 SF
- LOT 2 -  
59 LF ALONG STREET - 6' FUTURE WALK = 354 SF  
(13,146.2 X .51) - 354 = 6,350.6 SF  
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 2 = 6,350.6 SF



- LEGEND:
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  - 18" STORMWATER DRAIN LINE
  - SANITARY SEWER LINE
  - PROPERTY LINE
  - EXISTING RIGHT OF WAY

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REVISIONS
1 11.12.20

SCALE: NTS  
DATE: SEPT. 19, 2019  
SHEET NO.:  
PROPOSED  
LANDSCAPING &  
SUBDIVISION  
PLAN  
SP-1  
SEQUENCE NO. 3 OF 4