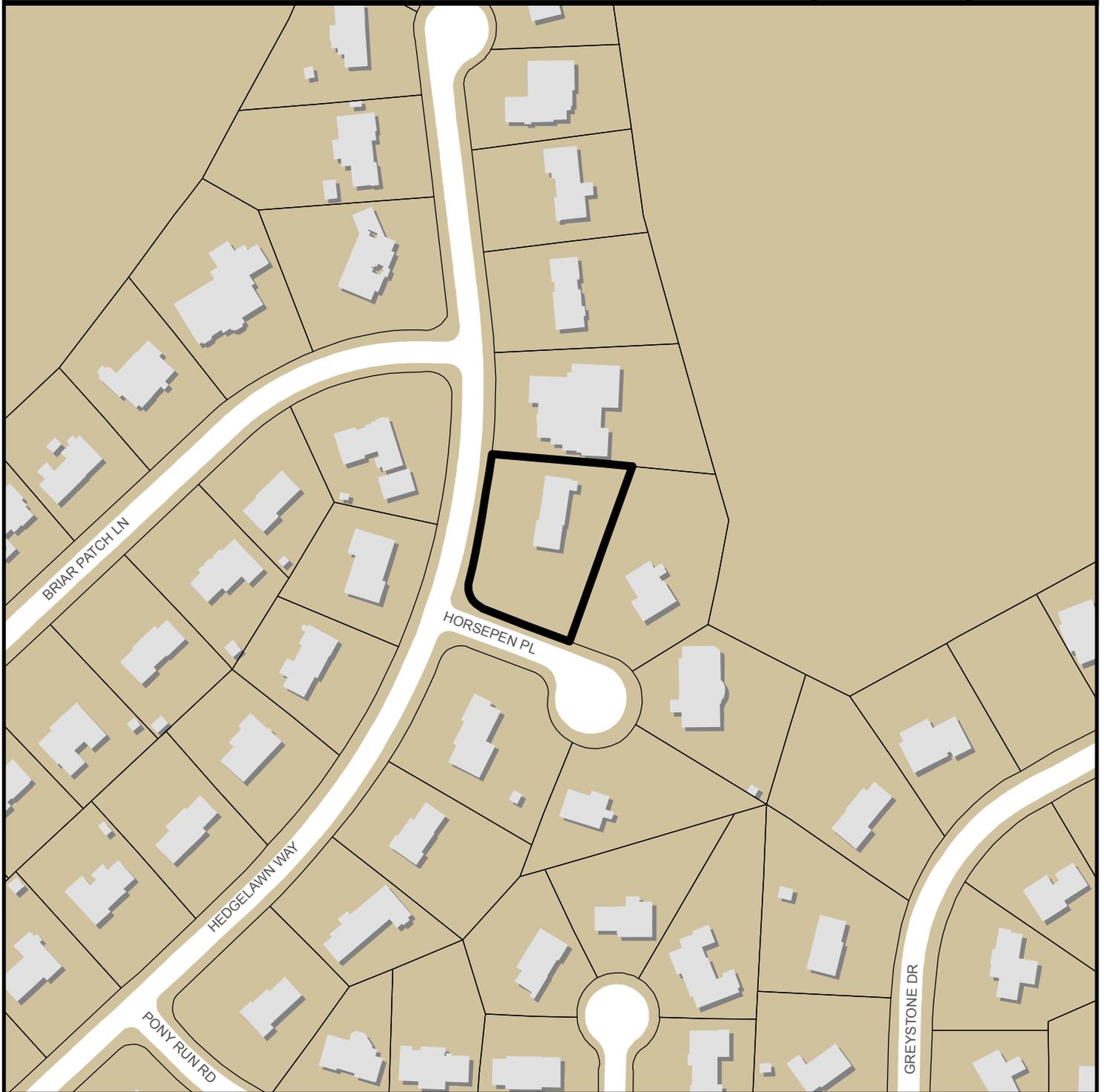


PONY HEDGE SUBDIVISION S-28-2016



Zoning: **R-6**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **0.66**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Moseley**
Phone: **919-412-6655**



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 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.

S-28-16

| Office Use Only: Transaction # <u>471097</u> Project Coordinator <u>CHIP</u> Team Leader <u>Walters</u> | | | |
|--|--|---|---|
| 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 <u>Pony Hedge Subdivision</u> | | | |
| Proposed Use <u>two single family lots</u> | | | |
| Property Address(es) <u>1400 Hedgewa Way, Raleigh</u> <u>Hedgelawn</u> | | | |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: | | | |
| PIN Recorded Deed <u>1795165137 177432281</u> | PIN Recorded Deed | 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 <u>Angela Moseley / Hazim Dahir</u> | | Owner/Developer Name <u>Moseley / Dahir</u> | |
| Address <u>9713 Pentland Ct., Raleigh, NC 27614</u> | | | |
| Phone <u>919-412-6655</u> | Email <u>advantagehomesearch@hotmail.com</u> | Fax <u>919-800-3000</u> | |
| CONSULTANT/CONTACT PERSON FOR PLANS | | | |
| Company Name <u>Alison A. Pockat, ASLA</u> | | Contact Name <u>Alison A. Pockat</u> | |
| Address <u>106 Steep Bank Dr., Cary, NC 27518</u> | | | |
| Phone <u>919 363-4415</u> | Email <u>aapockat@earthlink.net</u> | Fax <u>919 363-4415</u> | |

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? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface **5288 sf** acres/sf Flood Hazard Area Yes No

Proposed Impervious Surface **10,000 sf** acres/sf Neuse River Buffer Yes No

Wetlands Yes 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 **6**

Total # of Open Space and/or Common Area Lots **0**

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 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

Signature

April 29, 2016

Date

Date

| GENERAL REQUIREMENTS | TO BE COMPLETED BY APPLICANT | | OFFICE USE ONLY | | |
|---|-------------------------------------|-------------------------------------|-----------------|----|-----|
| | YES | N/A | YES | NO | N/A |
| 1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal | <input checked="" type="checkbox"/> | | ✓ | | |
| 2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination) | <input checked="" type="checkbox"/> | | ✓ | | |
| 3. Preliminary Subdivision Plan Application must be completed and signed by the property owner | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| 4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| 5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City | <input checked="" type="checkbox"/> | | ✓ | | |
| 6. Provide the following plan sheets: | <input type="checkbox"/> | | | | |
| a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address | <input checked="" type="checkbox"/> | | ✓ | | |
| b) Existing conditions sheet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| c) Proposed Subdivision Plan | <input checked="" type="checkbox"/> | | ✓ | | |
| d) Proposed Grading and Stormwater Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |
| e) Proposed Utility Plan, including Fire | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | ✓ |
| f) Proposed Tree Conservation Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |
| g) Proposed Landscaping | <input type="checkbox"/> | <input checked="" type="checkbox"/> | ✓ | | |
| h) Transportation Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |
| 7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates. | <input checked="" type="checkbox"/> | | ✓ | | |
| 8. Plan size must be 18" x 24" or 24" x 36" | <input checked="" type="checkbox"/> | | ✓ | | |
| 9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan | <input checked="" type="checkbox"/> | | ✓ | | |
| 10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map | <input checked="" type="checkbox"/> | | ✓ | | |
| 11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review | <input checked="" type="checkbox"/> | | ✓ | | |
| 12. Wake County School form, if dwelling units are proposed | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| 13. Preliminary stormwater quantity and quality summary and calculations package | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |
| 14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |

351

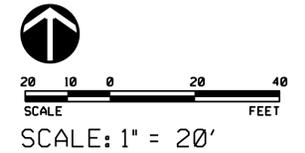
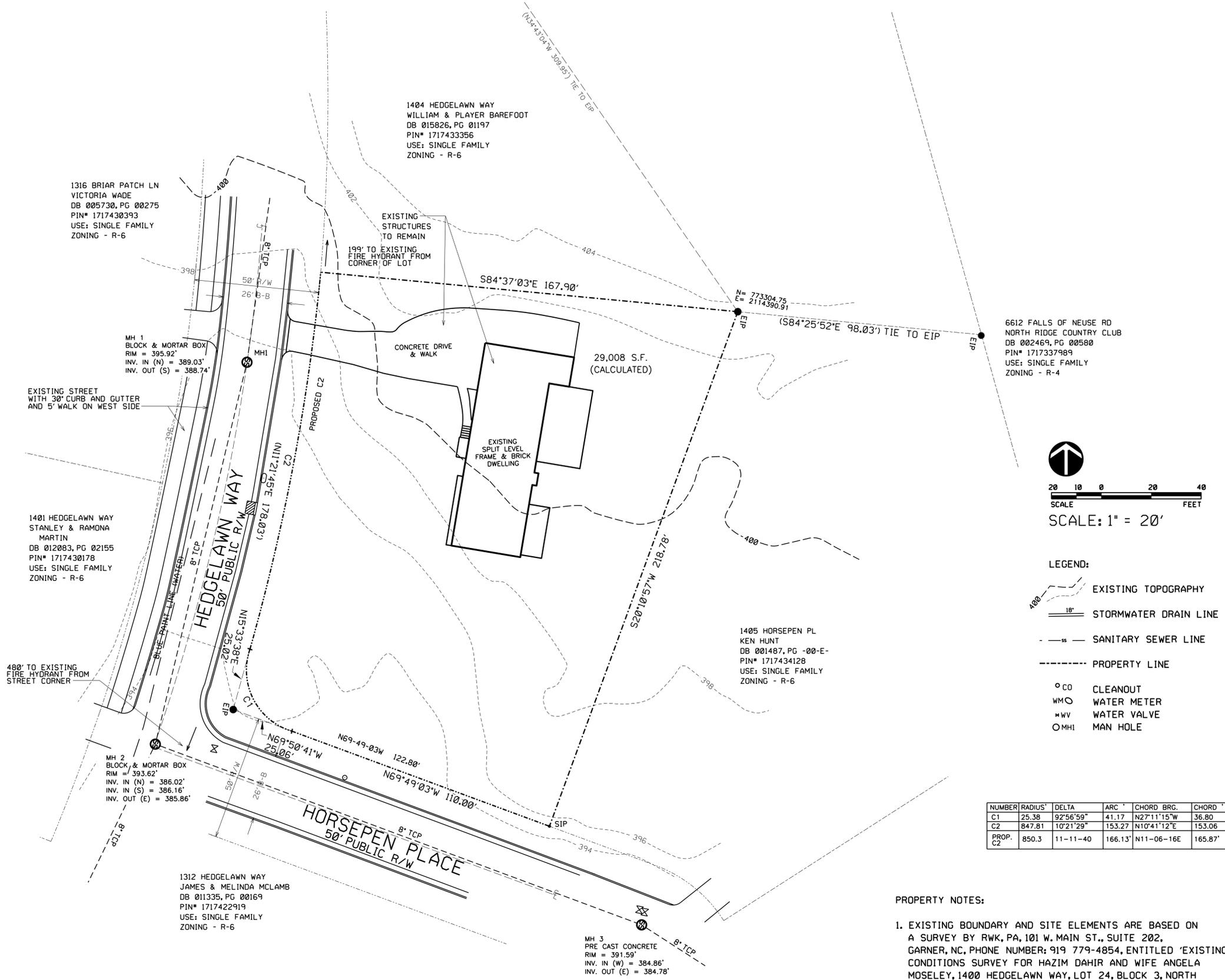
SITE DATA:

PIN NUMBER - 1717432281
 ADDRESS: 1400 HEDGELAWN WAY, RALEIGH
 TOTAL ACREAGE - 29,008 SF - 0.666 AC

EXISTING IMPERVIOUS AREA - 5,288 SF - 0.121 AC
 HOUSE - 2,401, HVAC - 14, DRIVE / WALK - 162
 PATIO - 731, DRIVE - 1,980

ZONING - R-6
 CITIZENS ADVISORY COUNCIL -
 NORTH CAC

POTENTIAL AREA OF DISTURBANCE = 5,500 SF



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

| NUMBER | RADIUS' | DELTA | ARC' | CHORD BRG. | CHORD' |
|----------|---------|-----------|---------|-------------|---------|
| C1 | 25.38 | 92°56'59" | 41.17 | N27°11'15"W | 36.80 |
| C2 | 847.81 | 10°21'29" | 153.27 | N10°41'12"E | 153.06 |
| PROP. C2 | 850.3 | 11-11-40 | 166.13' | N11-06-16E | 165.87' |

PROPERTY NOTES:

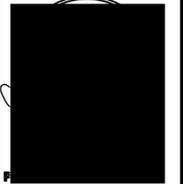
1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC, PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY FOR HAZIM DAHIR AND WIFE ANGELA MOSELEY, 1400 HEDGELAWN WAY, LOT 24, BLOCK 3, NORTH RIDGE, NEW MARKET SECTION' AND DATED 4-20-16.
2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
4. ELEVATIONS OF MANHOLES ARE ALSO BASED ON THIS EXISTING CONDITIONS SURVEY.
5. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY CHARLES R. PIRATZKY, NC PE AND DATED 4/21/16.

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



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

DESIGNED: AAP
 DRAWN:
 APPROVED:

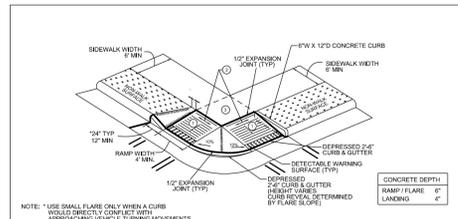


PONY HEDGE SUBDIVISION
 1400 HEDGELAWN WAY, RALEIGH, NC
 ANGELA MOSELEY & HAZIM DAHIR
 9713 PENTLAND CT.
 RALEIGH, NC 27614

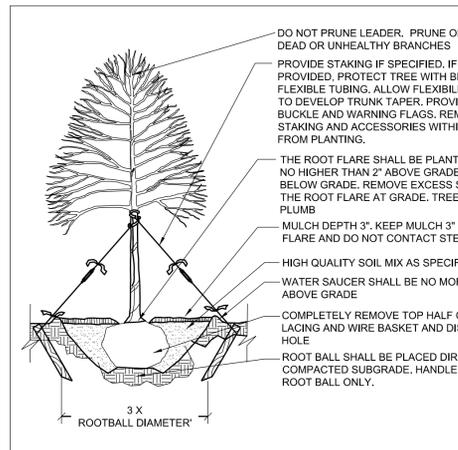
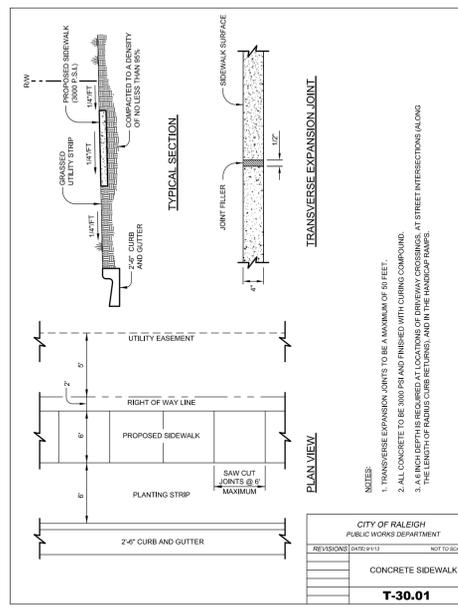
| NO. | DATE | REVISIONS |
|-----|------|-----------|
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| | | |

SCALE: NTS
 DATE: APRIL 29, 2016

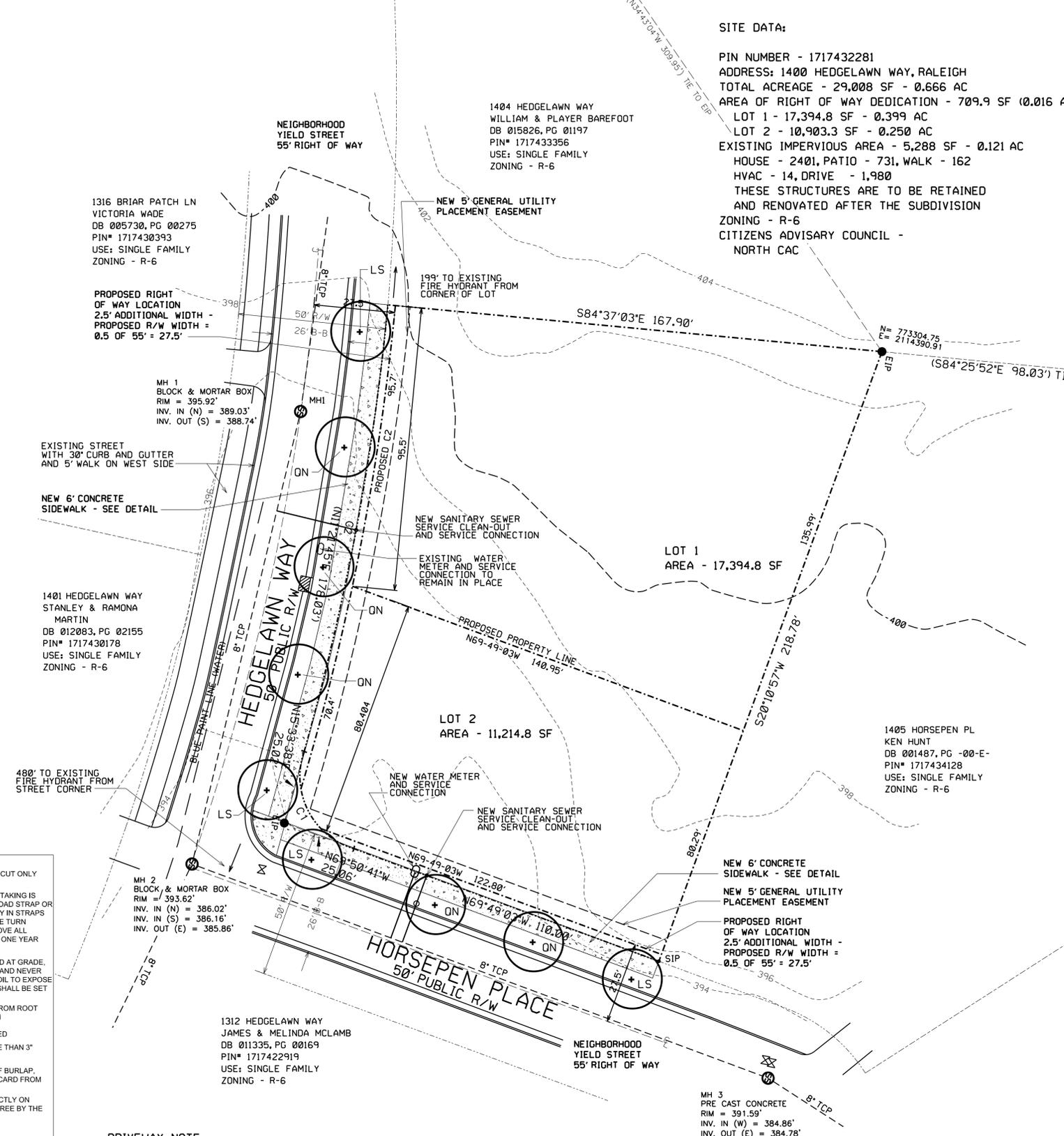
SHEET NO. 1
 EXISTING
 CONDITIONS
 EC-1



- CITY OF RALEIGH PUBLIC WORKS DEPARTMENT**
- REVISIONS: DATE: 01/13 NOT TO SCALE
1. CITY OF RALEIGH STANDARD CURB RAMP HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROVADA).
 2. CURB RAMP SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMP SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN CONFORMANCE WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROPPED INLETS, AFFECT PLACEMENT.
 3. DOUBLE WHEELCHAIR RAMP ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
 4. THE WARNING SURFACE SHALL BE SUB PRESENTANT. COLORS FOR THE DETECTABLE WARNING AREA SHALL BE DARK CHARCOAL GRAY FOR CONTRAST WITH LIGHT PATHWAY COLORS AND LIGHT CONCRETE GRAY FOR CONTRAST WITH DARK PATHWAY COLORS.
 5. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1% (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
 6. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 4' HOWEVER, RAMP MAY EXCEED 4'.
 7. USE CLASS A (OR F) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSLIP SURFACE.
 8. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE MEETS EXISTING CONCRETE.
 9. CURB RAMP SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.
- T-20.01.3**



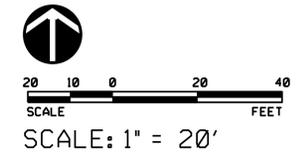
- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5" MINIMUM FIRST BRANCH HEIGHT.
 - PLANTING SEASON: OCTOBER - APRIL.
 - A TREE 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 DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV
- CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT**
- REVISIONS: DATE: 01/13 NOT TO SCALE
- TREE PLANTING DETAIL
- PRCR-03**



SITE DATA:

PIN NUMBER - 1717432281
 ADDRESS: 1400 HEDGELAWN WAY, RALEIGH
 TOTAL ACRES - 29,008 SF - 0.666 AC
 AREA OF RIGHT OF WAY DEDICATION - 709.9 SF (0.016 AC)
 LOT 1 - 17,394.8 SF - 0.399 AC
 LOT 2 - 10,903.3 SF - 0.250 AC
 EXISTING IMPERVIOUS AREA - 5,288 SF - 0.121 AC
 HOUSE - 2401, PATIO - 731, WALK - 162
 HVAC - 14, DRIVE - 1,980
 THESE STRUCTURES ARE TO BE RETAINED AND RENOVATED AFTER THE SUBDIVISION
 ZONING - R-6
 CITIZENS ADVISORY COUNCIL - NORTH CAC

- SITE NOTES:**
- THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THE TWO LOTS EQUALS 29,008 SQ FT. IT IS NOT ANTICIPATED THAT WITH THE ADDITION OF HOUSES AND PAVING THAT THE TOTAL DISTURBED AREA WILL TOTAL OVER 12,000 SQFT. UNDER SECTION 9.4.6 OF THE UDO, NO LAND DISTURBING PERMIT WILL BE REQUIRED, AS PER 9.2.1 A STORMWATER EXEMPTION EXISTS.
 - THE SITE IS 0.666 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED.
 - EXISTING HOUSE, PATIO AND DRIVEWAY STRUCTURES ARE TO BE RETAINED. PRESENT WATER AND SEWER IS TO REMAIN UNDISTURBED.
 - ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE INSTALLATION OF STREET TREES.
 - THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THIS SITE.



- LEGEND:**
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WMO WATER METER
 - WV WATER VALVE
 - MHI MAN HOLE

| NUMBER | RADIUS' | DELTA | ARC' | CHORD BRG. | CHORD' |
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| C1 | 25.38 | 92°56'59" | 41.17 | N27°11'15"W | 36.80 |
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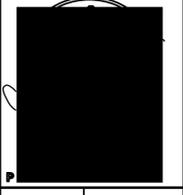
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 - UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY CHARLES R. PIRATZKY, NC PE AND DATED 4/21/16.

RWK, PA
 Registered Professional Engineer
 101 W. Main St., Suite 202
 Cary, NC 27513
 Phone: (919) 779-4854
 Fax: (919) 779-4858



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 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:



PONY HEDGE SUBDIVISION
 1400 HEDGELAWN WAY, RALEIGH, NC

ANGELA MOSELEY & HAZIM DAHIR
 9713 PENTLAND CT.
 RALEIGH, NC 27614

SCALE: NTS
 DATE: APRIL 29, 2016
 SHEET NO. 1
SITE PLAN
 SP-1
 SEQUENCE NO. 3 OF 4