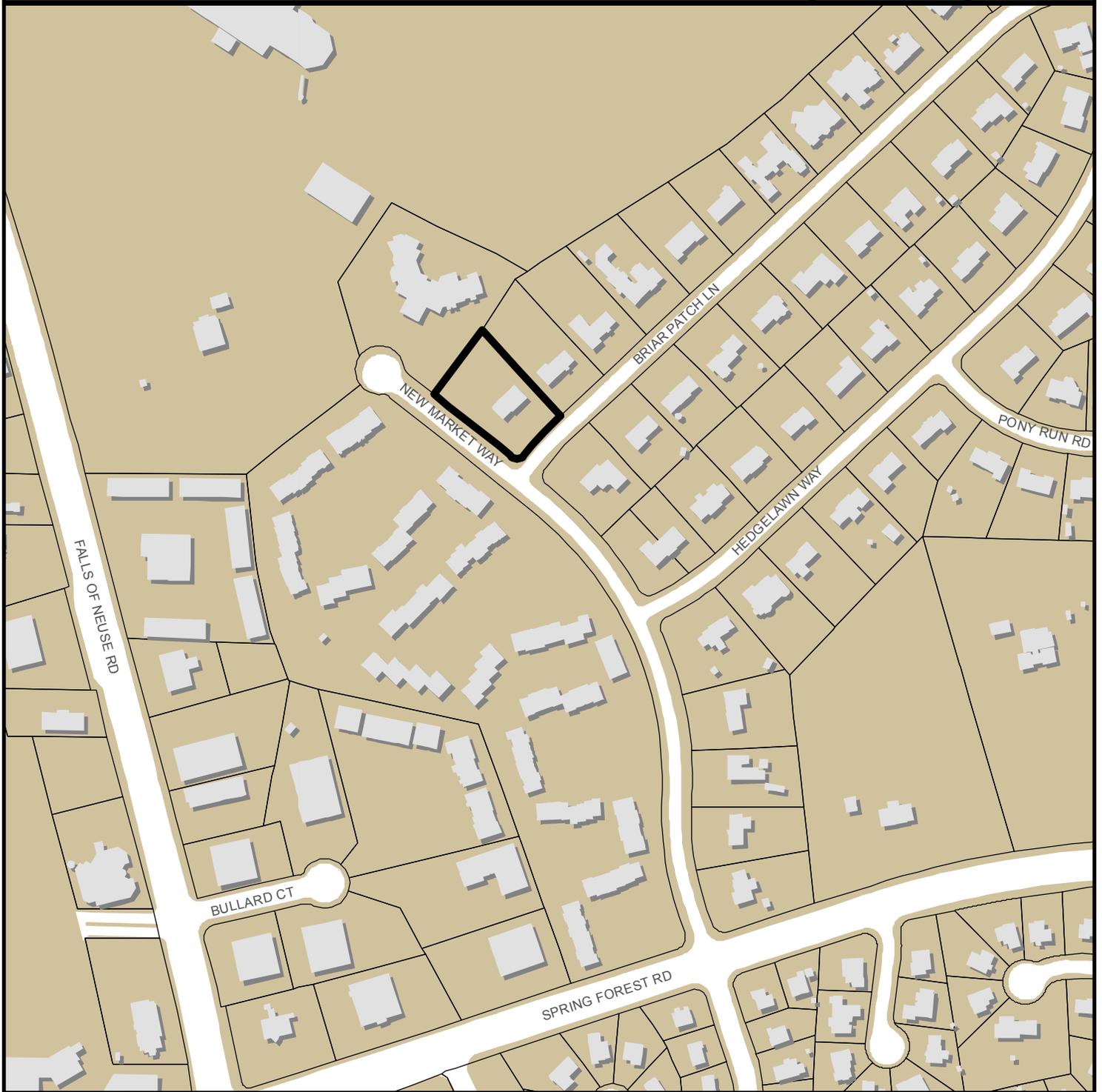


# NEW BRIAR PATCH SUBDIVISION S-9-2016



0 300 600 Feet

Zoning: **R-6**  
CAC: **North**  
Drainage Basin: **Marsh Creek**  
Acreage: **0.8**  
Number of Lots: **3**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Raleigh Custom  
Homes Inc**  
Phone: **(919) 395-1529**





# Planning & Development

5-9-16

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

\$351.00

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <b>462359</b> Assigned Project Coordinator <b>Chip</b> Assigned Team Leader <b>Mike Walters</b>	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name <b>New Briar Patch Subdivision</b>			
Proposed Use <b>single family residential</b>			
Property Address(es) <b>1201 Briar Patch Lane, Raleigh, NC</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <b>1717228598</b>			
P.I.N. Recorded Deed <b>REID: 051493</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. <b>This subdivision site is not located in the Metro Park or Historic Overlay Districts and thus should not require Planning Com. or City Council Approval</b>		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company <b>Raleigh Custom Homes</b>		Name (s) <b>Tim Thompson</b>
	Address <b>6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615</b>		
	Phone <b>919-847-2664</b>	Email <b>tim@raleighcustomhomes.net</b>	Fax <b>919-395-1529</b>
CONSULTANT (Contact Person for Plans)	Company <b>Alison A. Pockat, ASLA</b>		Name (s) <b>Alison A. Pockat</b>
	Address <b>106 Steep Bank Dr., Cary, NC 27518</b>		
	Phone <b>919-363-4415</b>	Email <b>aapockat@earthlink.net</b>	Fax <b>919-363-4415</b>

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning District(s) R-6	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 0.80 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Existing Impervious Surface 4,528 Sqft acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The area is located in a low density residential zone, currently R-6, and in a low density residential area on the Comprehensive Plan. The proposed use is for Low density residential at a rate of three units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.

The anticipated area of disturbance is estimated to be 15,000 Sqft. A mass grading / land disturbing permit will be made for this subdivision. As per Sect. 9.2.1, a stormwater exemption also exists. In addition, Section 9.1.3 allows for the exemption of a tree conservation plan as the total land area is 0.80 acres which is under the one acre threshold.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 3
2. Total # Of Single Family Lots 3	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 3	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more X	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

**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 Packal 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.

Signed [Signature] Date 2-8-16

Signed \_\_\_\_\_ Date \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

YES      N/A

**General Requirements**

1. Filing Fee for Plan Review ~ Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or 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 Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. 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"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. 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"/>		✓		
9. 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"/>		✓		
10. 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"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. 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"/>			✓

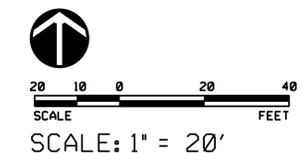
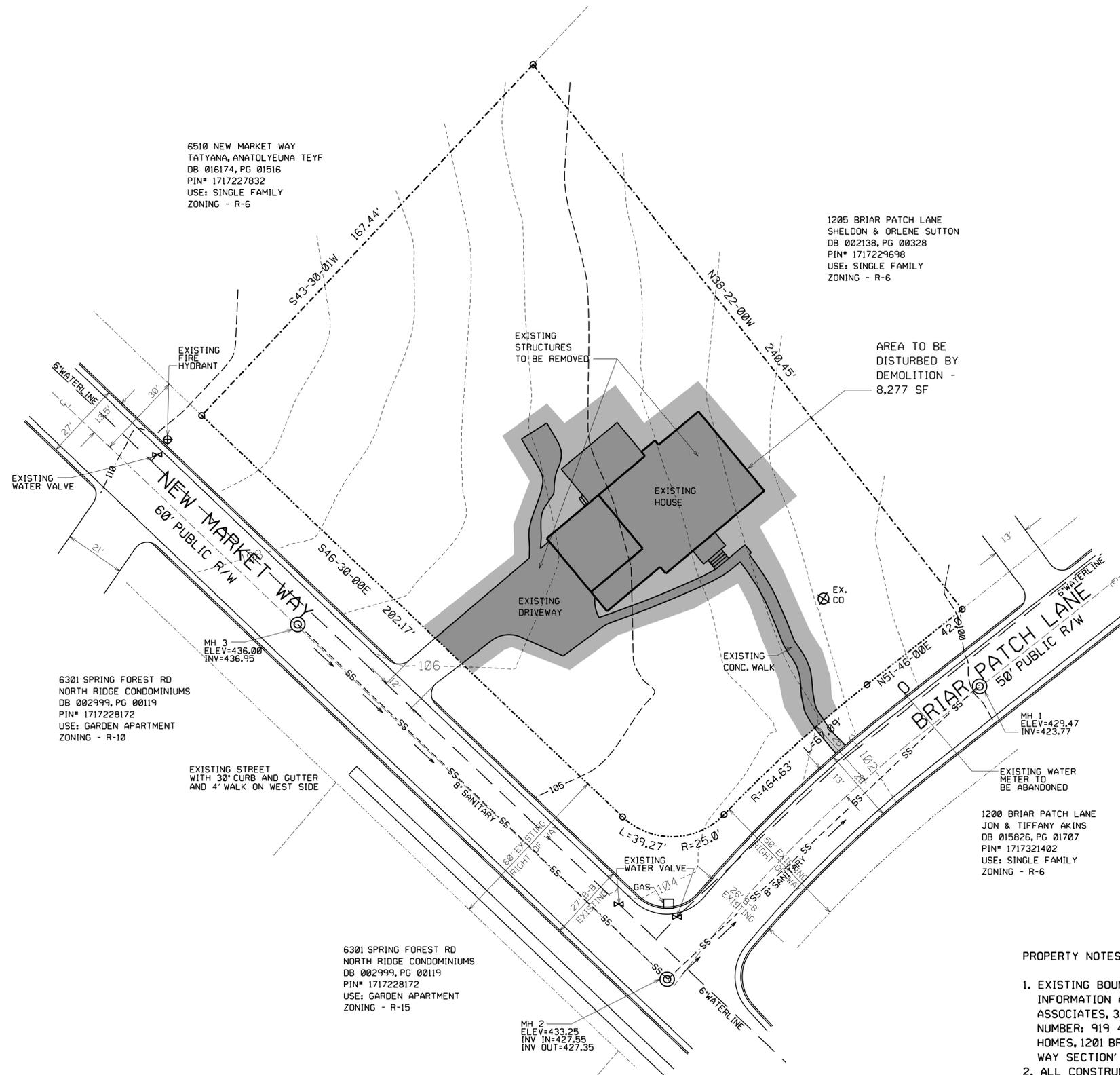
SITE DATA:

PIN NUMBER - 1717228598  
 ADDRESS: 1201 BRIAR PATCH LN., RALEIGH  
 TOTAL ACREAGE - 34,657 SF - 0.80 AC

EXISTING IMPERVIOUS AREA - 4,528 SF - 0.104 AC  
 HOUSE - 2,462  
 DRIVE / WALK - 2,066

ZONING - R-6  
 CITIZENS ADVISORY COUNCIL -  
 NORTH CAC

POTENTIAL AREA OF DISTURBANCE = 8,277 SF



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

- PROPERTY NOTES:
1. EXISTING BOUNDARY AND SITE ELEMENTS AND TOPOGRAPHIC INFORMATION ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC, PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF RALEIGH CUSTOM HOMES, 1201 BRIAR PATCH LANE, NORTH RIDGE NEW MARKET WAY SECTION' AND DATED 1-25-16.
  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 CHARLES R. PIRATZKY, NC PE AND DATED 2/8/16.

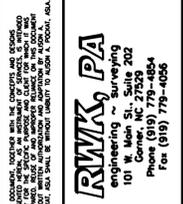
6510 NEW MARKET WAY  
 TATYANA, ANATOLYEUNA TEYF  
 DB 016174, PG 01516  
 PIN# 1717227832  
 USE: SINGLE FAMILY  
 ZONING - R-6

1205 BRIAR PATCH LANE  
 SHELDON & ORLENE SUTTON  
 DB 002138, PG 00328  
 PIN# 1717229698  
 USE: SINGLE FAMILY  
 ZONING - R-6

6301 SPRING FOREST RD  
 NORTH RIDGE CONDOMINIUMS  
 DB 002999, PG 00119  
 PIN# 1717228172  
 USE: GARDEN APARTMENT  
 ZONING - R-10

6301 SPRING FOREST RD  
 NORTH RIDGE CONDOMINIUMS  
 DB 002999, PG 00119  
 PIN# 1717228172  
 USE: GARDEN APARTMENT  
 ZONING - R-15

1200 BRIAR PATCH LANE  
 JON & TIFFANY AKINS  
 DB 015826, PG 01707  
 PIN# 1717321402  
 USE: SINGLE FAMILY  
 ZONING - R-6



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

DESIGNED: AAP  
 DRAWN:  
 APPROVED:

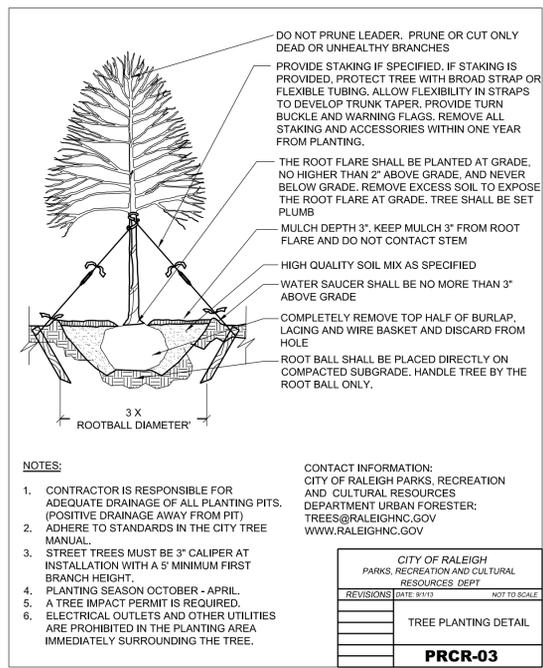
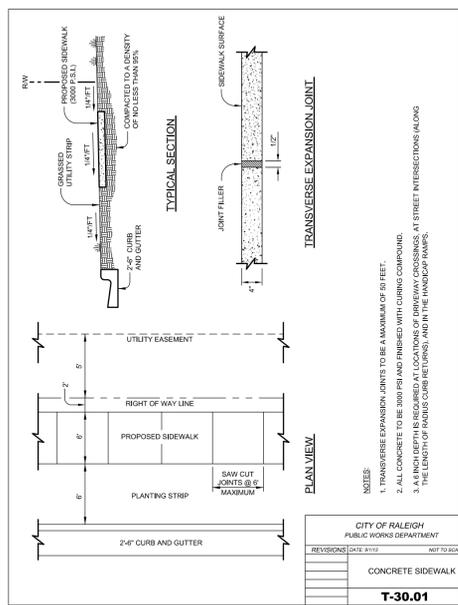
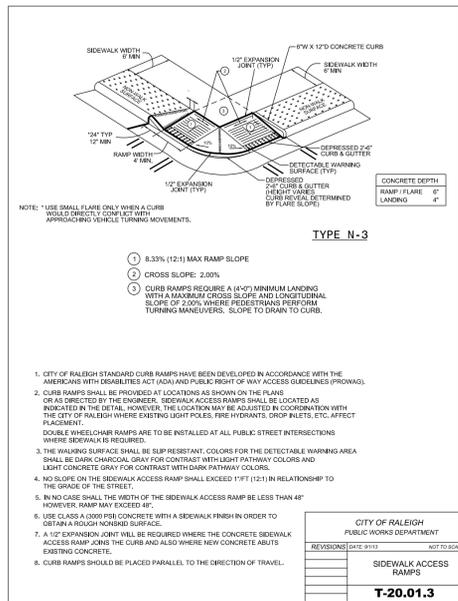


PROJECT 16001

NEW BRIAR PATCH SUBDIVISION  
 1201 BRIAR PATCH LANE, RALEIGH, NC  
 RALEIGH CUSTOM HOMES  
 6736 FALLS OF NEUSE RD., SUITE 300  
 RALEIGH, NC 27615

NO.	REVISIONS

SCALE: NTS  
 DATE: JAN. 29, 2016  
 SHEET NO.:  
 EXISTING  
 CONDITIONS  
 EC-1  
 SEQUENCE NO. 2 OF 4



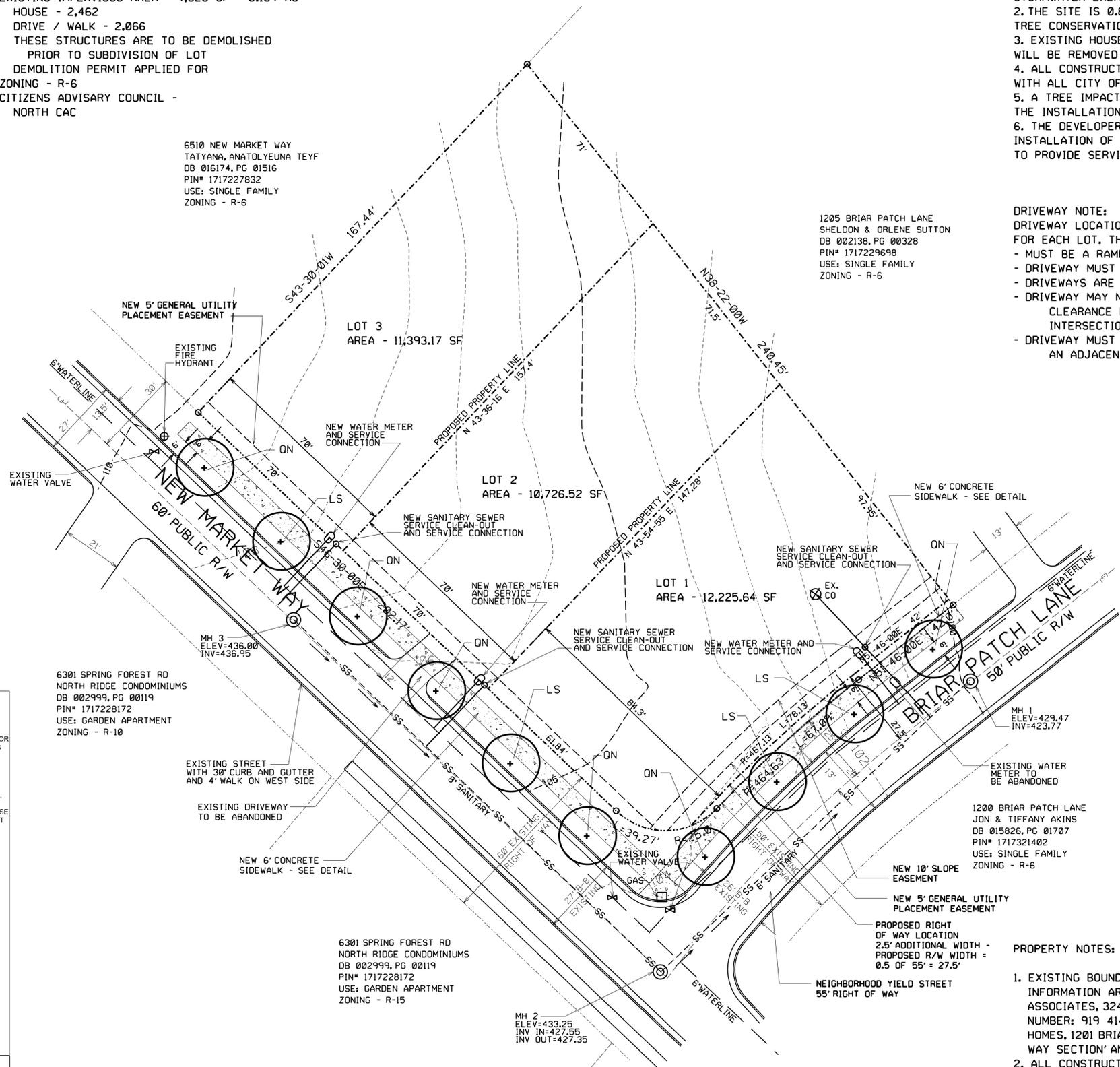
**SITE DATA:**

PIN NUMBER - 1717228598  
 ADDRESS: 1201 BRIAR PATCH LANE., RALEIGH  
 TOTAL ACREAGE - 34,657 SF - 0.8 AC  
 AREA OF RIGHT OF WAY DEDICATION - 297.4 SF (0.0068 AC)  
 LOT 1 - 12,225.64 SF - 0.281 AC  
 LOT 2 - 10,726.52 SF - 0.246 AC  
 LOT 3 - 11,393.17 SF - 0.262 AC  
 EXISTING IMPERVIOUS AREA - 4,528 SF - 0.104 AC  
 HOUSE - 2,462  
 DRIVE / WALK - 2,066  
 THESE STRUCTURES ARE TO BE DEMOLISHED PRIOR TO SUBDIVISION OF LOT  
 DEMOLITION PERMIT APPLIED FOR  
 ZONING - R-6  
 CITIZENS ADVISORY COUNCIL - NORTH CAC

**STREET TREE PLANTING**

KEY COUNT	PLANT NAME	O/C	SPACE	SIZE
LS 4	LIQUIDAMBAR STYRACIFLUA	40'	3'CAL, 10'HT'	
ON 6	'ROTUNDILOBA, FRUITLESS SWEETGUM	40'	3'CAL, 10'HT'	
	QUERCUS NUTTALLII, NUTTALL OAK	40'	3'CAL, 10'HT'	

6510 NEW MARKET WAY  
 TATYANA, ANATOLYEUNA TEYF  
 DB 016174, PG 01516  
 PIN# 1717227832  
 USE: SINGLE FAMILY  
 ZONING - R-6

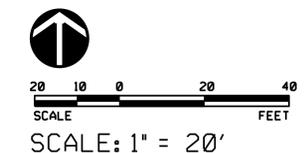


**SITE NOTES:**

- THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THE THREE LOTS EQUALS 34,657 SQFT. IT IS ANTICIPATED THAT WITH THE ADDITION OF HOUSES AND PAVING THE TOTAL DISTURBED AREA WILL TOTAL OVER 12,000 SQFT. UNDER SECTION 9.4.6 OF THE UDO, A LAND DISTURBING PERMIT WILL BE REQUIRED. A MASS GRADING PERMIT APPLICATION WILL BE SUBMITTED SEPARATELY. AS PER 9.2.1 A STORMWATER EXEMPTION EXISTS.
- THE SITE IS 0.8 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE, WALKS AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND.
- 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 THESE SITES.

**DRIVEWAY NOTE:**

- DRIVEWAY LOCATIONS WILL BE DETERMINED AT SITE PLAN FOR EACH LOT. THE RESTRICTIONS FOR DRIVEWAYS ARE:
- MUST BE A RAMP DRIVEWAY
  - DRIVEWAY MUST HAVE A WIDTH OF 10' MIN. - 18' MAX
  - DRIVEWAYS ARE TO BE 40' APART ON THE SAME LOT
  - DRIVEWAY MAY NOT BE WITHIN THE 20' MINIMUM CORNER CLEARANCE FROM THE POINT OF TANGENCY OF THE INTERSECTION RADIUS
  - DRIVEWAY MUST BE LOCATED A MINIMUM OF 3.5' FROM AN ADJACENT PROPERTY LINE UNLESS IT IS SHARED



**LEGEND:**

- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE

**PROPERTY NOTES:**

- EXISTING BOUNDARY AND SITE ELEMENTS AND TOPOGRAPHIC INFORMATION ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC, PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF RALEIGH CUSTOM HOMES, 1201 BRIAR PATCH LANE, NORTH RIDGE NEW MARKET WAY SECTION' AND DATED 1-25-16.
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**RW&A PA**  
 engineering & surveying  
 101 W. Main St., Suite 202  
 Garner, NC 27539  
 Phone (919) 776-4854  
 Fax (919) 776-4856



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

DESIGNED: AAP  
 DRAWN:  
 APPROVED:



PROJECT 16001

NEW BRIAR PATCH SUBDIVISION  
 1201 BRIAR PATCH LANE, RALEIGH, NC  
 RALEIGH CUSTOM HOMES  
 6736 FALLS OF NEUSE RD., SUITE 300  
 RALEIGH, NC 27615


SCALE: NTS  
 DATE: JAN. 29, 2016

SHEET NO. 1  
**SITE PLAN**  
 SP-1