

# Preliminary Subdivision Application

## Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**INSTRUCTIONS:** 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 all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

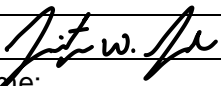
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="checked" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in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

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

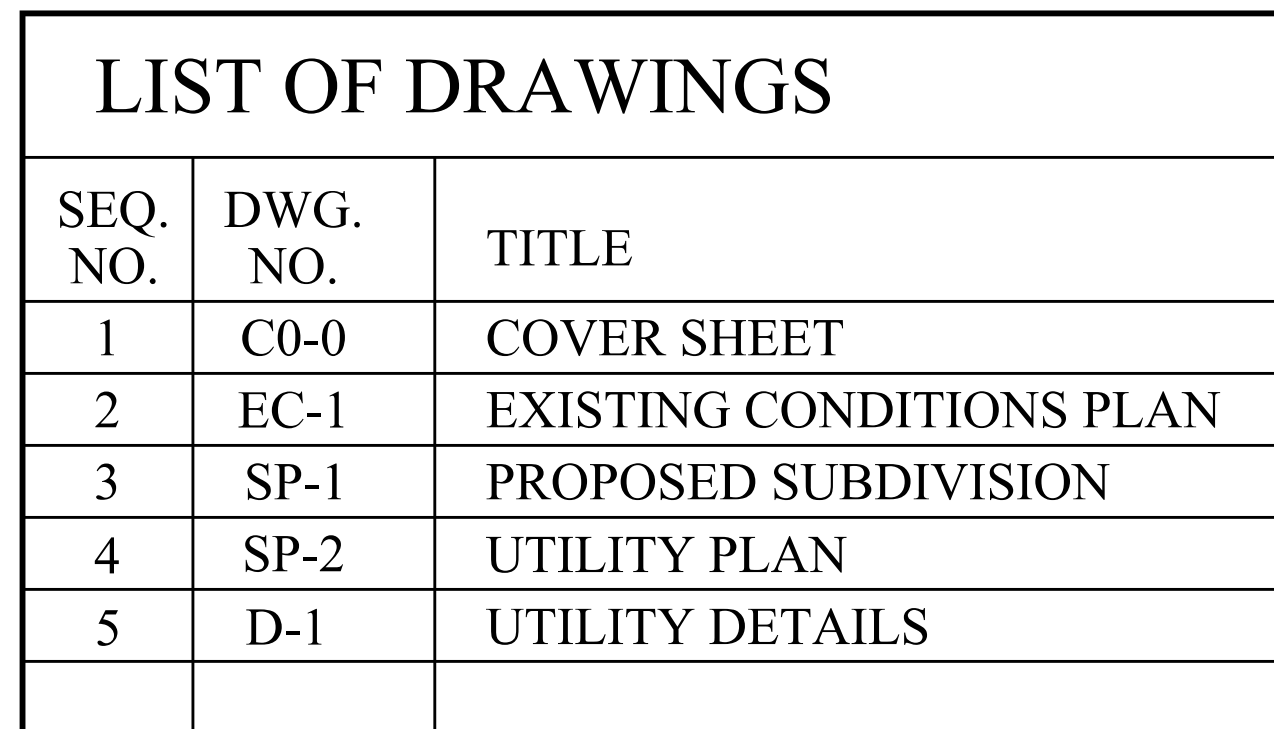
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits?      Yes      No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer      Yes      No	Wetlands      Yes      No
Is this a flood hazard area?      Yes      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:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>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.</p>	
Signature: 	Date: _____
Printed Name: _____	
Signature: _____	Date: _____
Printed Name: _____	

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



A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

1400 ROCK DAM CT.  
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

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

## raleighnc.gov

ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT

**APPROVED:**

LAKE VIEW • NORTH RIDGE SUBD.  
1400 ROCK DAM CT., RALEIGH, NC

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

1	5 4 22	BAI EIGH COMMENTS 4 5 22
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**SCALE:** NTS

**DATE:** FEB. 6, 2022

**SHEET NO.:**

COVER  
SHEET  
CO-1

SEQUENCE NO. 1 OF 5

## STREET TREE PLANTING

KEY COUNT	PLANT NAME	O/C	SPACE	PLANTING SIZE
NS 1	NYSSA SYLVATICA, TUPELA	40'	3'CAL	10'HT
QN 2	QUERCUS NUTTALLI, NUTTALL OAK	40'	3'CAL	10'HT

## NOTES:

TREES ARE TO BE INSTALLED PER CHAPTER 2 OF THE CITY TREE MANUAL AND STANDARD DETAIL TPP-03. CALL THE URBAN FORESTRY INSPECTOR FOR ANY FIELD ADJUSTMENTS.

ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.

## IMPERVIOUS SURFACE AREA LIMITS:

LOT 1 -  
133 FRONTAGE FOR FUTURE WALK  
6' FUTURE WALK = 798 SF  
(13,429.95 X .38) - 798 = 4,305.4 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 4,305.4 SF

LOT 2 -  
NO SIDEWALK REQUIRED  
(19,323.43 X .38) = 7,342.9 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 7,342.9 SF

PRIMARY STREET FOR LOTS 1 AND 2 - ROCK DAM CT.

## SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 32,835.42 SF - 0.754 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.8 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.754 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALK AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT. DEMO 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. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR 2 TREES ALONG GRIST MILL RD. AND FOR 3 TREES ALONG ROCK DAM CT.
7. A FEE IN LIEU WILL BE REQUIRED FOR THE WALK ALONG GRIST MILL RD. AND ALONG ROCK DAM CT. TO BE PROVIDED FOR THE FRONTAGE ALONG BOTH STREETS.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.

EXISTING NEIGHBORHOOD YIELD STREET 27.5' B-B, 50' PUBLIC R/W WITH NO WALK ON EITHER SIDE  
REQ. R/W = 55'  
ADD. R/W DEDICATION = 2.5'  
REQ. STREET 27' B-B  
REQ. 6' CONCRETE WALK

1401 ROCK DAM CT.  
MARK DAVID & GRAY HARDEE YELLE  
PIN# 1717371710  
DB: 016782, PG: 01722  
USE: SINGLE FAMILY  
ZONING - R-4

## SITE DATA:

PIN NUMBER - 1717372523  
ADDRESS: 1400 ROCK DAM CT., RALEIGH  
TOTAL GROSS ACREAGE - 33,200 SF - 0.762  
TOTAL NET ACREAGE - 32,753.38 SF - 0.752 AC  
AREA OF RIGHT OF WAY DEDICATION - 446.62 SF  
LOT 1 - 13,429.95 SF - 0.308 AC  
LOT 2 - 19,323.43 SF - 0.444 AC  
PROPOSED SITE DENSITY - 2.62 UNITS / ACRE  
EXISTING IMPERVIOUS AREA - 4,800 SF - 0.11 AC  
HOUSE - 2,280 SF, GARAGE - 150 SF,  
DRIVE, WALK - 2,370 SF  
ZONING - R-4

EXISTING CUL-DE-SAC STREET 38' B-B, 50' PUBLIC R/W WITH NO WALK  
REQ. R/W = 52'  
ADD. R/W DEDICATION = 1'  
REQ. STREET 44.5' B-B

RETAIN EXISTING DRIVE FOR FUTURE LOT DEVELOPMENT

PROPOSED NEW RIGHT OF WAY LINE  
5' GENERAL UTILITY PLACEMENT EASEMENT

1404 ROCK DAM CT.  
CONSTANTINE & MARIANNE JORDANOU  
PIN# 1717373656  
DB: 018374, PG: 00082  
USE: SINGLE FAMILY  
ZONING - R-4

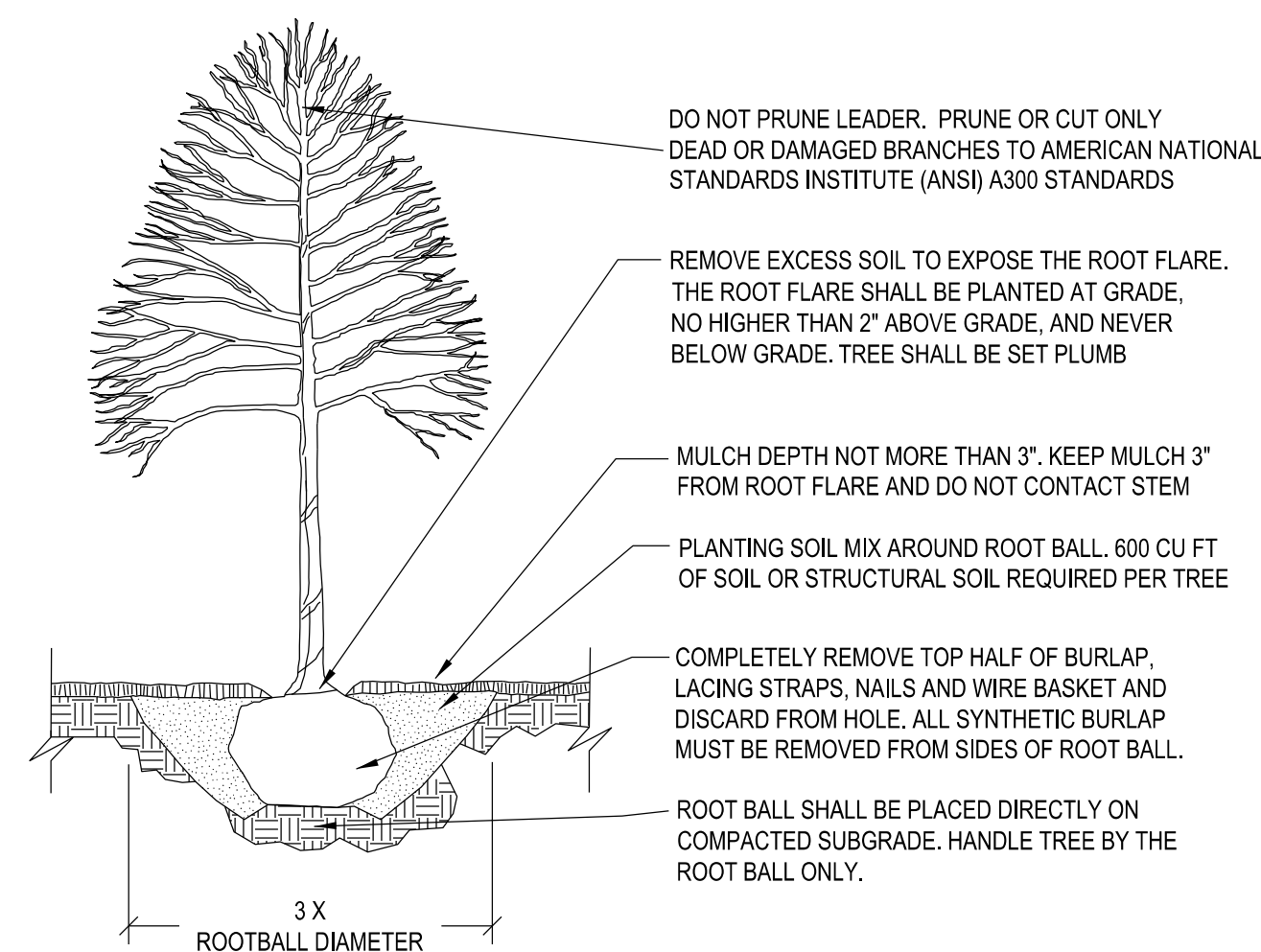
LOT 2 -  
19,380.72 SF  
0.445 AC

7420 GRIST MILL RD.  
PHILLIP & CHARLOTTE KINSLOW  
PIN# 1717372329  
DB: 015761, PG: 02042  
USE: SINGLE FAMILY  
ZONING - R-4

CURVE	RADIUS	ARC LENGTH
C1	218.59'	65.93'
C2	29.30'	41.32'
C3	25.0'	21.03'
C4	50.0'	70.77'

## PROPERTY NOTES:

1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR RALEIGH CUSTOM HOMES, 1400 ROCK DAM COURT, LOT 18, BLOCK 19, NORTH RIDGE ADDITIONS TO HAYMARKET VILLAGE, SECTION THREE' AND DATED 1-10-2022.
2. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



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

## NOTES:

1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

## CITY OF RALEIGH

## STANDARD DETAIL

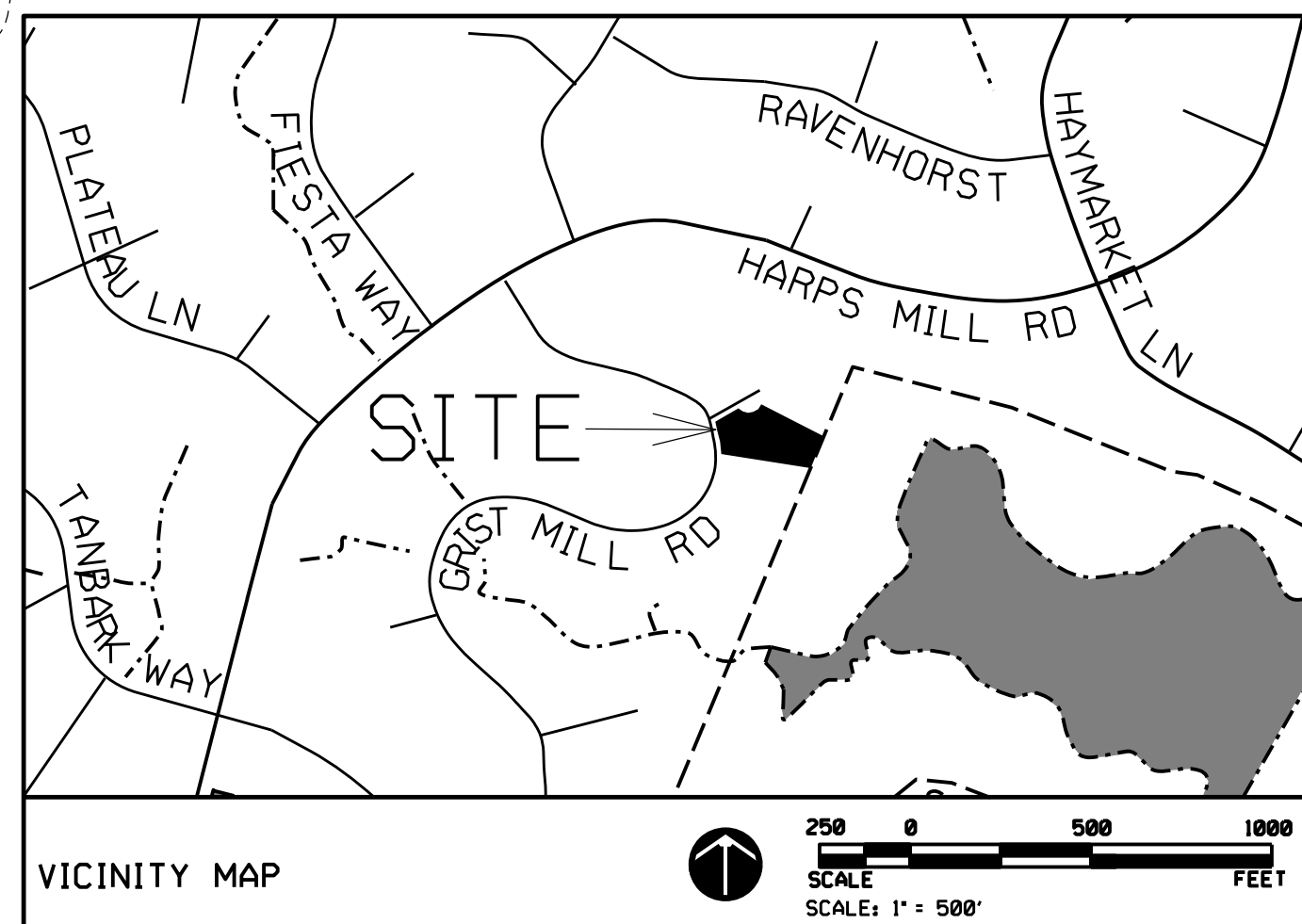
REVISIONS	DATE	NOT TO SCALE
10/2019		

## TREE PLANTING DETAIL

## TPP-03

## 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
- 65' X 100' MIN. LOT DIMENSIONS



## VICINITY MAP

250 0 500 1000  
SCALE  
SCALE: 1" = 500'

ALISON A. POKKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER

(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:

LAKE VIEW @ NORTH RIDGE SUBD.  
SUBDIVISION & PLANTING PLAN  
1400 ROCK DAM CT., RALEIGH, NC

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

RALEIGH CASE NUMBER: SUB-0017-2022

1 5.1.22 RALEIGH COMMENTS 04.05.22

SCALE: NTS

DATE: FEB. 4, 2022

SHEET NO. 1

PROPOSED  
SUBDIVISION  
& PLANTING  
PLAN

SP-1

SEQUENCE NO. 3 OF 5