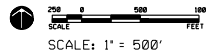


VICINITY MAP



LAKE VIEW AT NORTH RIDGE SUBDIVISION

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

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

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

SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

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.

SITE DATA

ADDRESS: 1400 ROCK DAM CT., RALEIGH
PIN #: 1717372523 GROSS ACREAGE: 33,200 SF, 0.762 AC
ZONING: R-4
BOOK OF MAPS 1970, PAGE 216
DB - 18857, PG - 2238
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
WATERSHED: LOWER NEUSE RIVER WATERSHED
NEUSE RIVER BASIN

PROPOSED USE - SINGLE FAMILY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 18, BLOCK 19
NORTH RIDGE ADDITIONS TO HAYMARKET VILLAGE, SECTION 3

TOTAL SURFACE AREA FOR LOT = 33,200 SF, 0.762 ACRES - GROSS
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 4,800 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 18 = 14%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 13,429.95 SF - 0.308 AC
LOT 2 - 19,323.43 SF - 0.444 AC
AREA TO BE DEDICATED TO RIGHT OF WAY - 446.62 SF = 0.01 AC
NET ACREAGE - 32,753.38 SF - 0.752 AC
DENSITY = 2.62 DU / ACRE

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 38%
LOT 1 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 4,305.4 SF
LOT 2 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 7,342.9 SF

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

Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-966-2500



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.

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): Lake View at North Ridge Subdivision			
Property Address(es): 1400 Rock Dam Ct., Raleigh, NC			
Recorded Deed PIN(s): 1717372523			
What is your project type? <input checked="" type="checkbox"/> Single family Apartment <input type="checkbox"/> Townhouse 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		Owner/Developer Name and Title: Timothy Thompson, Owner	
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615			
Phone #: 919 395-1529		Email: tim@raleighcustomhomes.net	
APPLICANT INFORMATION			
Company: Alison A. Pockat, ASLA		Contact Name and Title: Alison A Pockat	
		Address: 108 Steep Bank Dr., Cary, NC 27518	
Phone #: 919 363-4415		Email: aapockat@earthlink.net	

Continue to page 2 >>

Page 1 of 2

REVISION 02.19.21
raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 33,200 SF - 0.762 AC	
Zoning districts (if more than one, provide acreage of each): R-4	
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: Acres: 0.11 Square Feet: 4800	Proposed Impervious Surface: Acres: - 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):	2.62
Total # of open space and/or common area lots:	
Total # of requested lots: 2	
SIGNATURE BLOCK	
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.	
I, Alison Pockat, 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.	
I 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: <i>[Signature]</i>	Date: 3-1-2022
Printed Name: Timothy W. Thompson	
Signature: _____	Date: _____
Printed Name: _____	

Page 2 of 2

Please email your completed application to SiteReview@raleighnc.gov.

REVISION 02.19.21
raleighnc.gov



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

DESIGNED: AAP
DRAWN:
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

NO.	DATE	REVISIONS
1	15-4-22	RALEIGH COMMENTS - 4, 5, 22

SCALE: NTS
DATE: FEB. 6, 2022

SHEET NO. 1
COVER SHEET
CO-1

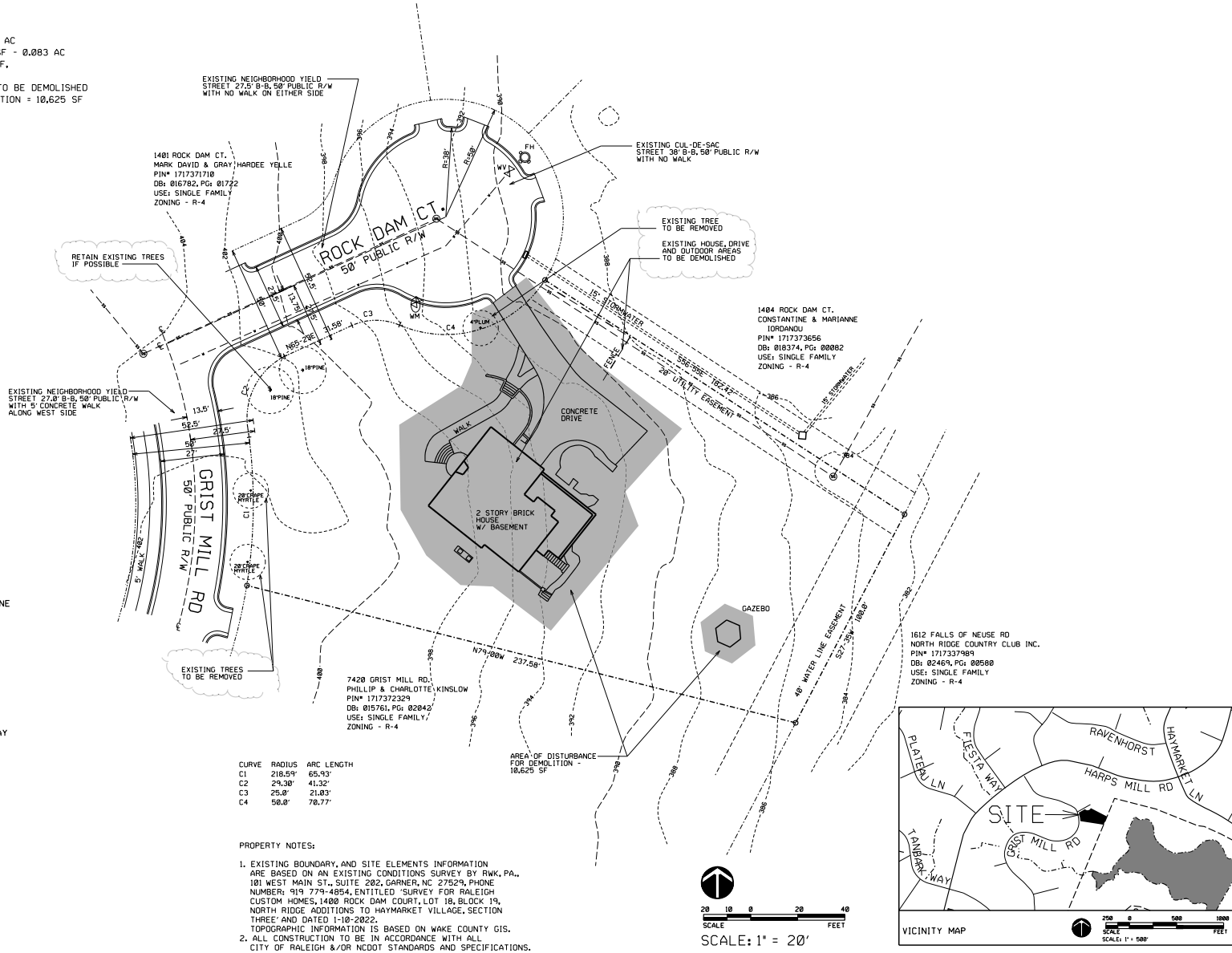
SEQUENCE NO. 1 OF 5

Kasey Evans

SITE DATA:

PIN NUMBER - 1717372523
 ADDRESS: 1400 ROCK DAM CT., RALEIGH
 LOT 18, BLOCK 19, NORTH RIDGE
 ADDITIONS TO HAYMARKET VILLAGE
 BDM 1970, PAGE 216
 DB 18857, PAGE 2238
 TOTAL ACREAGE - 33,200 SF - 0.762 AC
 EXISTING IMPERVIOUS AREA - 3,630 SF - 0.083 AC
 HOUSE - 2,280 SF, GAZEBO - 150 SF,
 WALK / DRIVE - 2,370 SF
 EXISTING HOUSE / GAZEBO / DRIVE TO BE DEMOLISHED
 AREA OF DISTURBANCE FOR DEMOLITION - 10,625 SF

ZONING - R-4
 WATERSHED - LOWER NEUSE RIVER
 NEUSE RIVER BASIN



ALISON A. POCKAT, 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

NO.	DATE	REVISIONS
1	15.4.22	RALEIGH COMMENTS 04.08.22

SCALE: NTS
 DATE: FEB. 4, 2022
 SHEET NO.:

EXISTING CONDITIONS
 EC-1

STREET TREE PLANTING

KEY COUNT PLANT NAME	O/C	SPACE	PLANTING SIZE
NS 1 NYSSA SYLVATICA, TUPELA	40'	3'CAL, 10'HT	
ON 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.

EXISTING NEIGHBORHOOD YIELD STREET 27'8"-B-B, 50' PUBLIC R/W WITH NO WALK ON EITHER SIDE
RED. R/W = 5'
ADD. R/W DEDICATION = 2.5'
RED. STREET 27'8"-B-B
RED. 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 - 2,200 SF, GAZEBO - 150 SF,
DRIVE, WALK - 2,370 SF
ZONING - R-4

EXISTING CUL-DE-SAC STREET 38'8"-B-B, 50' PUBLIC R/W WITH NO WALK
RED. R/W = 5'
ADD. R/W DEDICATION = 1'
RED. STREET 44.5' B-B

RETAIN EXISTING DRIVE FOR FUTURE LOT DEVELOPMENT
PROPOSED NEW RIGHT OF WAY LINE
5' GENERAL UTILITY PLACEMENT EASEMENT

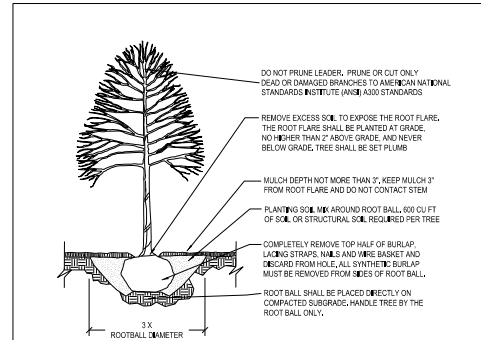
1404 ROCK DAM CT.
CONSTANTINE & MARIANNE TORRANGLU
PIN# 1717373656
DB: 018374, PG: 00082
USE: SINGLE FAMILY
ZONING - R-4

7420 GRIST MILL RD.
PHILLIP & CHARLOTTE KINSLAW
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'	21.83'
C4	50.0'	70.77'

PROPERTY NOTES:

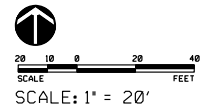
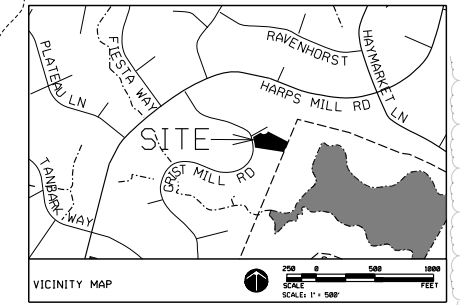
- EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, P.A., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919-775-4854, ENTITLED SURVEY FOR RALEIGH CUSTOM HOMES, 1400 ROCK DAM COURT, LOT 16, BLOCK 19, NORTH RIDGE ADDITIONS TO HAYMARKET VILLAGE, SECTION THREE AND DATED 1-10-2022.
- TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



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

CITY OF RALEIGH STANDARD DETAIL	
REVISION	NO. / DATE
10/09	
TREE PLANTING DETAIL	
TPP-03	

- LEGEND:**
- EXISTING TOPOGRAPHY
 - 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



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APPROVED:

CITY OF RALEIGH STANDARD DETAIL	
REVISION	NO. / DATE
10/09	
TREE PLANTING DETAIL	
TPP-03	

LAKE VIEW & NORTH RIDGE SUBD.
SUBDIVISION & PLANTING PLAN
HEB ROCK DAM CT., RALEIGH, NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

DATE	SCALE	BY	CHKD.
11.15.22	1" = 20'		

SCALE: NTS

DATE: FEB. 4, 2022

SHEET NO. 1

PROPOSED SUBDIVISION & PLANTING PLAN

SP-1

SEQUENCE NO. 3 OF 5