

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.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	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): Oaks View Subdivision			
Property Address(es): 1716 Hunting Ridge Rd			
Recorded Deed PIN(s): 1717556580			
What is your project type?	<input checked="checked" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

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: tim@raleighcustomhomes.net
APPLICANT INFORMATION	
Company: Alison A Pockat, ASLA	Contact Name and Title: Alison Pockat
	Address: 106 Steep Bank Dr., Cary NC 27518
Phone #: 919 363-4415	Email: aapockat@earthlink.net

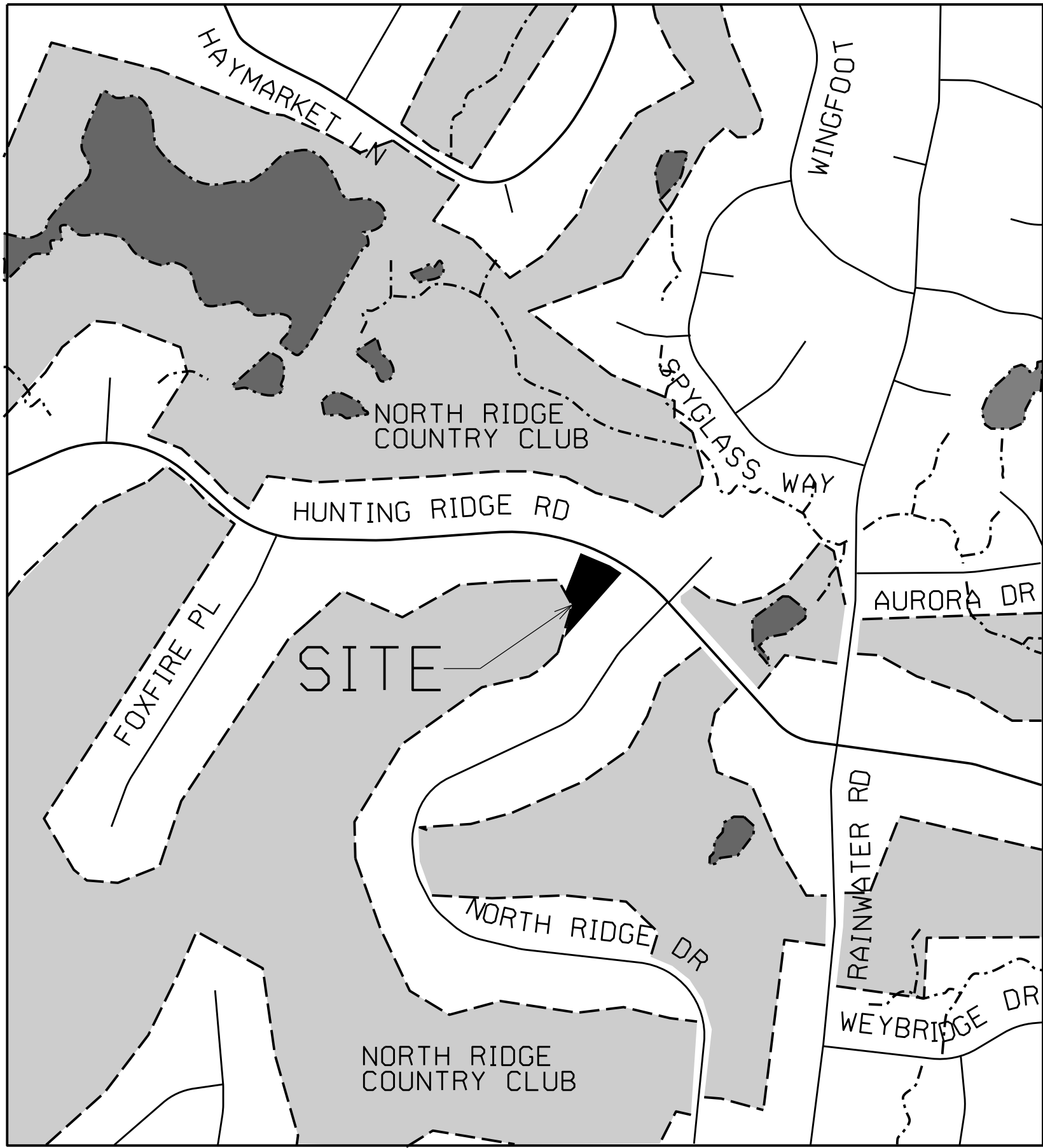
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.7523	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district:	Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

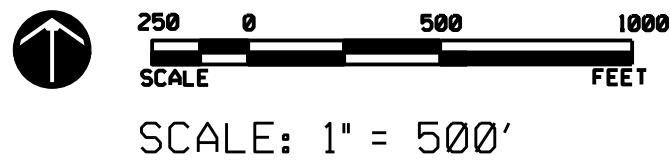
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.155 Square Feet: 6,770	Proposed Impervious Surface: Acres: Square Feet:
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input 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): 2.688	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

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, <u>TIMOTHY W. THOMPSON</u> 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: <u>[Signature]</u>	Date: <u>2-26-21</u>
Printed Name: <u>TIMOTHY W. THOMPSON</u>	
Signature: _____	Date: _____
Printed Name: _____	

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



VICINITY MAP



LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-0	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.

OAKS VIEW SUBDIVISION

1716 HUNTING RIDGE RD.
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: 1716 HUNTING RIDGE RD., RALEIGH
PIN #: 1717556580 ACREAGE: 32,771 SF, 0.7523 AC
ZONING: R-6
BOOK OF MAPS 1971, PAGE 475
DB - 16832, PG - 2442 - 2445
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
WATERSHED: LOWER NEUSE
NEUSE RIVER BASIN

PROPOSED USE - SINGLE FAMILY RESIDENTIAL

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

TOTAL SURFACE AREA FOR LOT = 32,771 SF, 0.7523 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 6,770 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 44 = 20.66%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 10,772 SF - 0.247 AC
LOT 2 - 21,999 SF - 0.505 AC
AREA TO BE DEDICATED TO RIGHT OF WAY - 360.2 SF = 0.008 AC
DENSITY = 2.688 DU / ACRE

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 51%
LOT 1 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 5,431.42 SF
LOT 2 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 11,101.69 SF

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

Preliminary Subdivision Application Planning and Development

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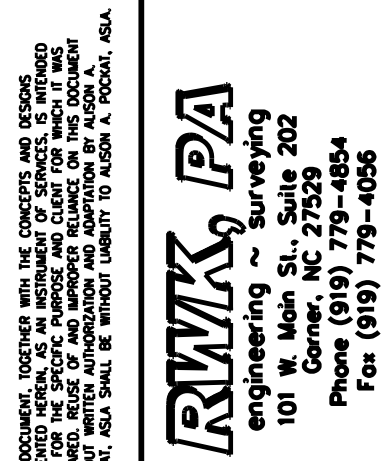
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(Applicable to all developments)	
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Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ 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): 2.688	
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Total # of requested lots: 2	

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I, <u>TIMOTHY W. THOMPSON</u> , 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/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>2-26-21</u>
Printed Name: <u>TIMOTHY W. THOMPSON</u>	Date: _____
Printed Name: _____	

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raleighnc.gov



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

DESIGNED: AAP
DRAWN:
APPROVED:

PROJECT 20007

OAKS VIEW SUBDIVISION
1716 HUNTING RIDGE RD., RALEIGH, NC

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

1 5.4.21 RALEIGH COMMENTS

REVISIONS

SCALE: NTS
DATE: DEC. 14, 2020
SHEET NO.:
COVER SHEET
CO-1
SEQUENCE NO. 1 OF 5

RALEIGH CASE NUMBER: SUB-0019-2021

SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 32,771 SF - 0.7523 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a 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 0.7523 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 4 TREES ALONG HUNTING RIDGE.
7. A FEE IN LIEU WILL BE REQUIRED FOR 1.0' OF ADDITION WALK TO BE PROVIDED FOR THE FRONTAGE ALONG HUNTING RIDGE.
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.

IMPERVIOUS SURFACE AREA LIMITS:

- LOT 1 -
62.25 LF ALONG HUNTING RIDGE
1' FUTURE WALK = 62.3 SF
(10,772 X .51) - 62.3 = 5,431.42 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 5,431.42 SF
- LOT 2 -
117.8 LF ALONG TUDOR PLACE
1' FUTURE WALK = 117.8 SF
(21,999 X .51) - 117.8 = 11,101.69 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 11,101.69 SF

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
- 50' X 80' MIN. LOT AREA

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 'EXISTING CONDITIONS - RALEIGH CUSTOM HOMES, INC., 1716 HUNTING RIDGE RD., LOT 66 NORTH RIDGE, HUNTING RIDGE RD., EXTENDED SECTION PART 'A' AND DATED 12-09-2020.
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.
4. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED -----.

EXISTING NEIGHBORHOOD STREET
STREET 38' B-B, 60' PUBLIC R/W
WITH 5' EXISTING CONCRETE WALK

1717 HUNTING RIDGE RD
JEFFREY & LOU ANN PHILLIPS
PIN# 1717557736
DB: 008746, PG: 01883
USE: SINGLE FAMILY
ZONING - R-6

REMOVE EXISTING
AND REPLACE GAPS
IN THE SIDEWALK WITH
NEW CONCRETE WALK

1721 HUNTING RIDGE RD
KENNETH AND STACEY MARSH
TRUSTEE
PIN# 1717558761
DB: 018087, PG: 00890
USE: SINGLE FAMILY
ZONING - R-6

EXISTING PROPERTY
RIGHT OF WAY LINE

PROPOSED NEW
RIGHT OF WAY LINE

HUNTING RIDGE RD.
60' PUBLIC R/W

1712 HUNTING RIDGE RD
MARY CLAIRE & RANDY
MICHAEL SEE
PIN# 1717555577
DB: 016968, PG: 00242
USE: SINGLE FAMILY
ZONING - R-6

C-1 -
RADIUS = 970.66'
DELTA = 10-37-60
ARC = 180.14'
CH BEARING = N58-15-36W
CHORD = 179.88'

LOT 1 -
10,772 SF
0.247 AC

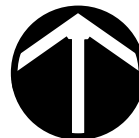
LOT 2 -
21,999 SF
0.505 AC

NEIGHBORHOOD STREET
REQ. R/W = 64'
EXISTING R/W = 60'
REQ. STREET 38' B-B
EXISTING 38' B-B
REQ. R/W DEDICATION - 2.0'
NO REQ. ADDITIONAL PAVEMENT
REQ. 6" CONCRETE SIDEWALK
EXISTING WALK - 5'
REQ. 1' ADDITIONAL WALK

7145 NORTH RIDGE DR
HOMESTEAD BUILDING CO.
PIN# 1717558453
DB: 017885, PG: 02261
USE: SINGLE FAMILY
ZONING - R-6

7141 NORTH RIDGE DR
KELLY THOMAS, MARY VINSANT
PIN# 1717557352
DB: 005559, PG: 00283
USE: SINGLE FAMILY
ZONING - R-6

7137 NORTH RIDGE DR
PATRICIA MORRIS WHITE
PIN# 1717556272
DB: 016364, PG: 02272
USE: SINGLE FAMILY
ZONING - R-6



SCALE: 1" = 20'

SITE DATA:

PIN NUMBER - 1717556580
ADDRESS: 1716 HUNTING RIDGE, RALEIGH
TOTAL ACREAGE - 32,771 SF - 0.7523 AC
AREA OF RIGHT OF WAY DEDICATION - 360.2 SF
LOT 1 - 10,772 SF - 0.247 AC
LOT 2 - 21,999 SF - 0.505 AC
PROPOSED SITE DENSITY - 2.688 UNITS / ACRE
EXISTING IMPERVIOUS AREA - 6,770 SF - 0.155 AC
HOUSE - 3,240 SF, PORCH - 240 SF,
PATIO - 950 SF, DRIVE, WALK - 2,340 SF
ZONING - R-6

DO NOT PRUNE LEADER, PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

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.

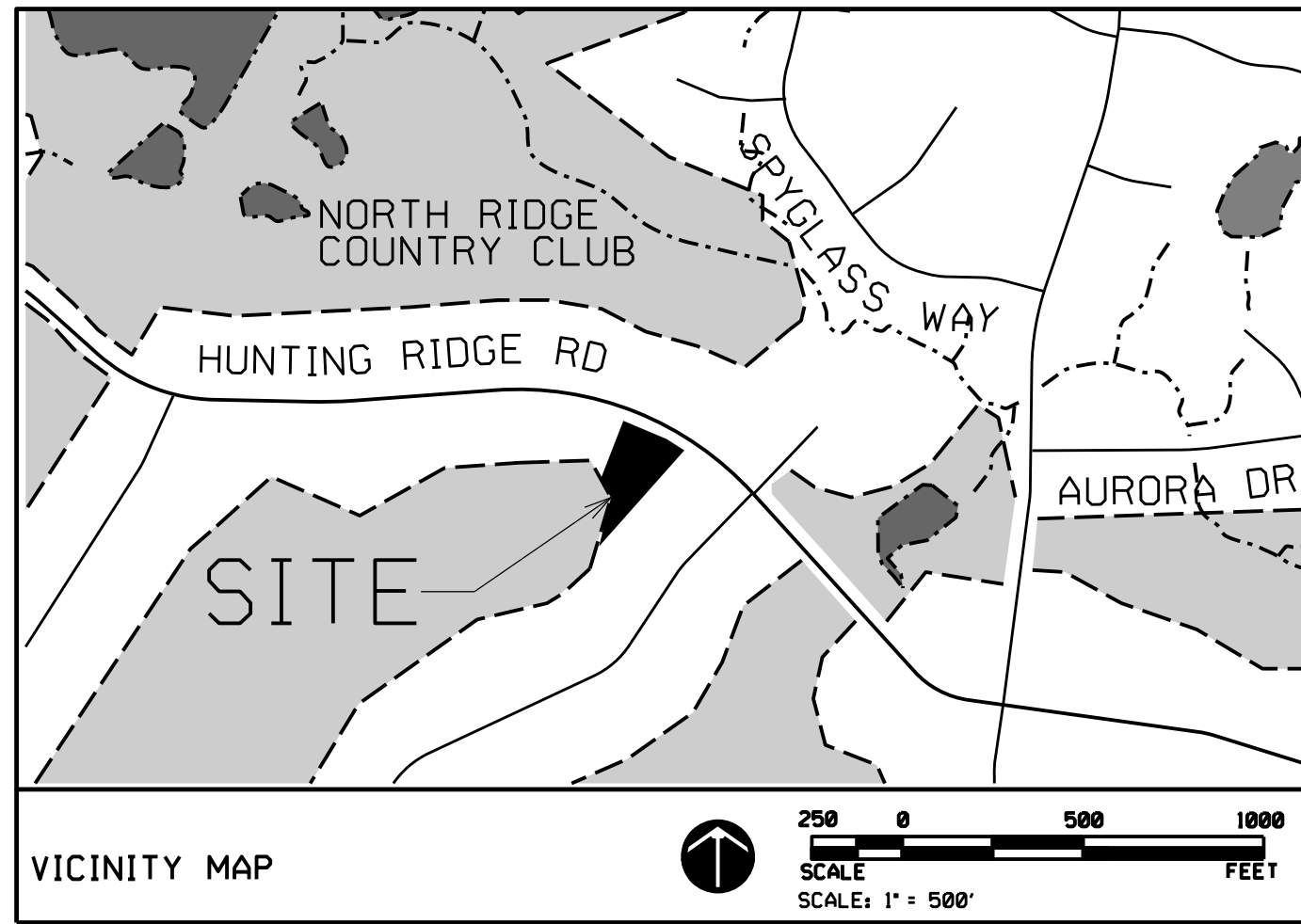
CITY OF RALEIGH
STANDARD DETAIL
TREE PLANTING DETAIL
TTP-03

C1 - R= 970.66, DELTA= 10-37-60, ARC= 180.14
CHORD BEARING= N58-15-36W, CHORD= 179.88'
NEW R/W - R= 972.66, DELTA= 10-36-47, ARC= 180.02
CHORD BEARING= N58-15-36W, CHORD= 179.84'

STREET TREE PLANTING

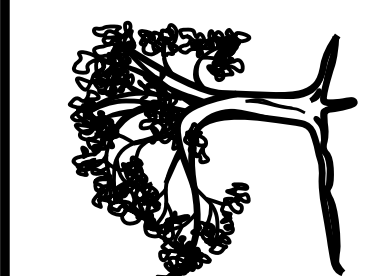
KEY COUNT	PLANT NAME	O/C	SPACE	PLANTING SIZE
NS 2	NYSSA SYLVATICA, TUPELA	40'	3" CAL, 10' HT	
ON 2	QUERCUS NUTTALLI, NUTTALL OAK	40'	3" CAL, 10' HT	

- NOTES:
TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. TREES SHALL BE PLANTED 3' FROM THE BACK OF CURB. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.



THIS DOCUMENT, INCLUDING THE COVER SHEET AND DESIGN, IS THE PROPERTY OF RWK, PA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RWK, PA.

RWK, PA
Engineering & Surveying
101 W. Main St., Suite 202
Garner, NC 27529
Phone (919) 779-4854
Fax (919) 779-4856



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

DESIGNED: AAP
DRAWN:
APPROVED:

PROJECT 20007

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SUBDIVISION & PLANTING PLAN
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RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

REVISIONS
1 5.14.21 RALEIGH COMMENTS
2 6.14.21 REMOVE UTILITY PLACE, EASE.

SCALE: NTS
DATE: DEC. 14, 2020
SHEET NO.:
PROPOSED
SUBDIVISION
& PLANTING
PLAN
SP-1
SEQUENCE NO. 3 OF 5

RALEIGH CASE NUMBER: SUB-0019-2021