

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): OAKMONT SUBDIVISION

Property Address(es):

4100 KINCAID DRIVE

Recorded Deed PIN(s):

RN 1725712170

D.B. 16729 PG. 1918

What is your project type?

☒
☐

Single family
Apartment

☐
☐

Townhouse
Non-residential

☐

Other: _____

☐

Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company:

Owner/Developer Name and Title: VAN RAY FINCH

Address: 100 HIBISCUS COURT APEX NC 27523

Phone #: 919-542-2503

Email: VANRFINCH@MINDSPRING.COM

APPLICANT INFORMATION

Company: MAULDIN-WATKINS SURVEYING

Contact Name and Title: JAMES WAYNE MAULDIN

Address: P.O. Box 444 FURQUAY-VARINA NC 27526

Phone #: 919-552-9326

Email: MWSURVEY@EMBARQMAIL.COM

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 0.545 ACRES

Zoning districts (if more than one, provide acreage of each):

R-6

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: 0.103

Square Feet: 4515

Proposed Impervious Surface:

Acres: 0.230

Square Feet: 10000

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 #: 3720172500J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: 0 Detached Attached

Total # of single-family lots: 2

Proposed density for each zoning district (UDO 1.5.2.F):

4 UNITS PER ACRE

Total # of open space and/or common area lots: 0

Total # of requested lots: 2

SIGNATURE BLOCK

I hereby designate JAMES WAYNE MAULDIN to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.

Signature: Karl J. Trustee of the Clara S. Finch Trust Date: Dec. 15, 2020

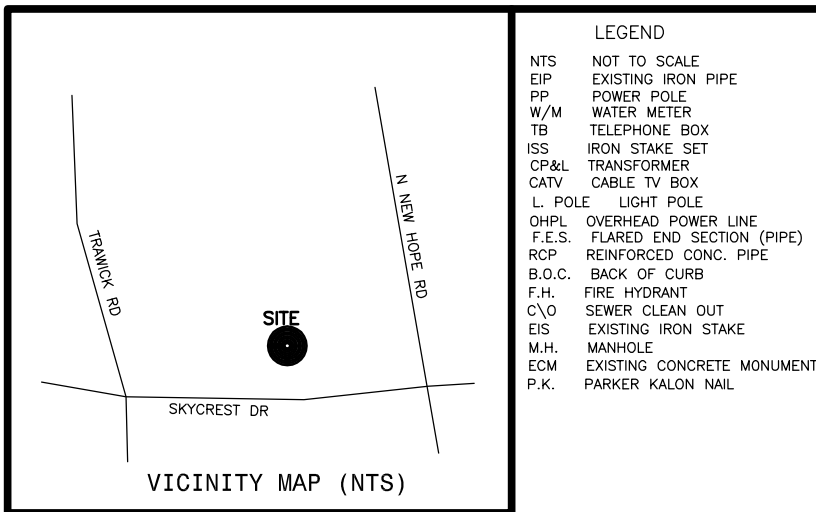
Printed Name: VAN R. FINCH

Signature: _____

Date: _____

Printed Name: _____

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



State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/10,000±, that the boundaries not surveyed are shown as broken lines plotted from information in book SEE page BEE, that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this ____ day of ____ 2021.

SIGNATURE _____

Licensed Number L-3247

- I, James W. Mauldin, Professional Land Surveyor No. L-3247, Certify to one or more of the following as indicated thus
- ☒ a. That this plot is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land
- b. That this plot is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land
- c. That this plot is of a survey of an existing parcel or parcels of land
- d. That this plot is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision.
- e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

James W. Mauldin, Professional Land Surveyor No. L-3247

WAKE COUNTY PUBLIC SCHOOL SYSTEM Wake County Residential Development Notification

Developer Company Information:

Company Name: VAN RAY FINCH, TRUSTEE OF THE CLARA STOTT FINCH TRUST
Company Phone Number: 919-812-3592
Developer Representative Name: VAN RAY FINCH
Developer Representative Phone Number: 919-812-3592
Developer Representative Email: VANRAYFINCH@MINDSPRING.COM

New Residential Subdivision Information:

Date of Application for Subdivision: 1/21/2021
City, Town or Wake County Jurisdiction: CITY OF RALEIGH
Name of Subdivision: OAKMONT SUB
Address of Subdivision (if unknown enter nearest cross streets): 4100 KINCAID DRIVE
REID(s): 00033798
PIN(s): 1725712170

Projected Dates Information:

Subdivision Completion Date: 6/1/2021
Subdivision Projected First Occupancy Date: 6/30/2021

Lot by Lot Development Information:

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range	Price Range	Anticipated Completion Units & Dates
Single Family	2							Min: 1500 Max: 3600 Low: 260,000 High: 560,000	2021	1 2022 1
Townhomes										
Condos										
Apartments										
Other										

Revised 03/03/2015

REFERENCES:
D.B.16729, PG.1918
B.O.M.1974, PG.118
B.O.M.2000, PG.350
ALL OTHER REFERENCES SHOWN

- LEGEND
- Existing Iron Pipe (Control Point)
 - Iron Stake Set (unless otherwise noted)
 - Existing Concrete Monument (Control Point)
 - Concrete Monument Set
 - X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zoning: R-6 Pin#: 1725712170

0000 - DENOTES STREET ADDRESS

RECORDED WAKE COUNTY BOOK 2021 PAGE

Date: 12/15/2020
Property Owner/Applicant: Van Ray Finch, Trustee of the Clara Stott Finch Trust
Address: 4100 Kincaid Drive Raleigh NC 27604

Dear Property Owner,
We have applied to the City of Raleigh Development Services Department for approval of a Preliminary Subdivision Plan near property you own. The subject property is located at the following address(es) and Parcel Identification Numbers:

4100 Kincaid Drive, PIN 1725712170

Attached is a preliminary plan showing our proposal. Specifically, this proposal is to:

Subdivide 4100 Kincaid Drive, Lot 13 of Oakmont Subdivision, into 2 lots.

The application, plans, and status can be viewed on the city's website at www.raleighnc.gov, by searching for "current development activity" in the search box and scrolling to "Subdivision Cases (S)".

More information can also be found by accessing the development plans layer in iMaps, the online mapping and property information system located at <http://imaps.raleighnc.gov>.

Per Section 10.2.1.G of the city's Unified Development Ordinance we are required to provide this mailed notice to all properties within 100 feet. If you wish to discuss our application, you may reach me via phone at 919-812-3592, or via email at vanrayfinch@mindspring.com.

The Development Services Department can be reached at 919-995-2492 or development@raleighnc.gov.

Sincerely,
Van Ray Finch, Trustee of the Clara Stott Finch Trust
Property Owner/Applicant

Preliminary Subdivision Checklist

Site Review
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-998-2200



INSTRUCTIONS: Use this checklist as a guide for Preliminary Subdivision review submittal requirements (UDO Section 10.2.5). This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS

Mailed notification must be submitted with all preliminary subdivision applications. Mailed notice submission requirements include the following:

- Stamped, unsealed envelopes each containing a notification letter addressed to all property owners within 100' of subject parcel(s)
- A copy of the completed notification letter
- A copy of the list of all property owners within 100', with the address and PIN of each property
- A copy of a map showing all properties to be notified

NOTE: Click here to download the letter template and other helpful information.

GENERAL REQUIREMENTS	APPLICANT		CITY STAFF	
	YES	N/A	YES	N/A
1. Cover sheet and/or second sheet: include project name and location; copy of applications, site data table (include Property Identification Numbers (PINs), Zoning, Overlay District(s), number of proposed lots, residential density and unit data; general notes; owner, applicant, and all consultants; vicinity map no smaller than 1"=500' and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
2. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/build-to lines; existing structures, utilities and easements; topography; infrastructure (adjacent streets with names and r/w width, sidewalks, water, and sewer); built improvements (structures, driveways, alleys); and vegetation	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
3. Demolition plan: Clearly indicate items to be removed	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
4. Proposed subdivision plan: including but not limited to - north arrow and graphic scale; show and distinguish between existing and proposed conditions (structures, streets, driveways, etc.); proposed property lines; setback/build-to lines; proposed streets, Section 7.1.2; amenity areas (UDO Section 1.5.3); open space and/or greenways (UDO Section 2.5); transition protective yard (UDO Section 7.2.4); Site Data (Zoning, Housing Type (UDO Section 2.1.2), # of Lots, Proposed uses); Parking data; open space calculations; Building Type (UDO Section 1.4); Setback/Build-to: transitional protective yard type (UDO Section 7.2.4.A); street protective yard type (UDO Section 7.2.4.B.)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

Continue to page two >>

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REVISION 07.07.20

raleighnc.gov

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Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-998-2200



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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): OAKMONT SUBDIVISION

Property Address(es): 4100 KINCAID DRIVE

Recorded Deed PIN(s): DB.16729 Pg.1918

What is your project type? ☒ Single family ☐ Apartment ☐ Townhouse ☐ Non-residential ☐ Other: ☐ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: Owner/Developer Name and Title: VAN RAY FINCH

Address: 100 HIBISCUS COURT APEX NC 27523

Phone #: 919-542-2503 Email: VANRAYFINCH@MINDSPRING.COM

APPLICANT INFORMATION

Company: MAULDIN-WATKINS SURVEYING

Contact Name and Title: JAMES WAYNE MAULDIN

Address: P.O. BOX 444 FARMINGTON VA 22526

Phone #: 919-552-9326 Email: MWsurvey@Embarcadero.com

Continue to page 2 >>

Page 1 of 2

REVISION 07.07.20

raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 0.545 Acres

Zoning districts (if more than one, provide acreage of each): R-6

Overlay district: Insite City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.103 Square Feet: 4515

Proposed Impervious Surface: Acres: 0.539 Square Feet: 10000

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 #: 3720172500J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: 0 Detached Attached

Total # of single-family lots: 2

Proposed density for each zoning district (UDO 1.5.2.F): 4 units per acre

Total # of open space and/or common area lots: 0

Total # of requested lots: 2

SIGNATURE BLOCK

I hereby designate James Wayne Mauldin 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 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 six consecutive months of inactivity.

Signature: Van Ray Finch, Trustee of the Clara Stott Finch Trust Date: Dec. 15, 2020

Printed Name: VAN R. FINCH

Printed Name: Date:

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REVISION 07.07.20

raleighnc.gov

SITE DATA TABLE

1725712170
SITE AREA = 0.545 ACRES
23,768 SQ.FT.

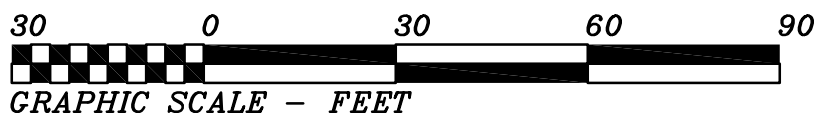
ZONING - R-6
OVERLAY DISTRICT - NONE
CURRENT USE - RESIDENTIAL
EXISTING IMPERVIOUS - 4,507 SQ.FT. (19.0%)
SITE ADDRESS - 4100 KINCAID DRIVE

OWNER:
VAN RAY FINCH, TRUSTEE
CLARA STOTT FINCH TRUST
100 HIBISCUS COURT
APEX, N.C. 27523

COVER PAGE FOR:
CLARA STOTT FINCH TRUST
OAKMONT SUBDIVISION - LOT 13

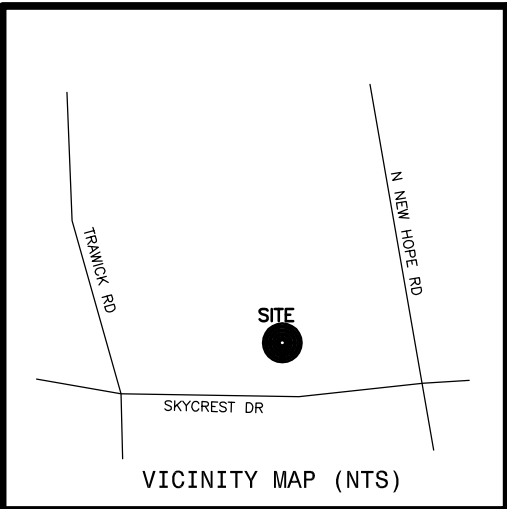
ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SCALE 1" = 30' DECEMBER 7, 2020

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444 / 139 N. MAIN ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326C-929



TN# XXXXXX JOB# 4760

BS-XX-XX SR-XX-XX



LEGEND
NTS NOT TO SCALE
EIP EXISTING IRON PIPE
PP POWER POLE
W/M WATER METER
TB TELEPHONE BOX
ISS IRON STAKE SET
CP&L TRANSFORMER
CATV CABLE TV BOX
L POLE LIGHT POLE
OHP/L OVERHEAD POWER LINE
F.E.S. FLARED END SECTION (PIPE)
RCP REINFORCED CONC. PIPE
B.O.C. BACK OF CURB
F.H. FIRE HYDRANT
C/O SEWER CLEAN OUT
EIS EXISTING IRON STAKE
M.H. MANHOLE
ECM EXISTING CONCRETE MONUMENT
P.K. PARKER KALON NAIL

Course	Bearing	Distance
L1	N 44°19'37" E	16.70'
L2	N 89°58'33" E	26.25'

Curve	Radius	Length	Chord	Chord Bear.
C1	20.00'	32.37'	28.95'	N 43°53'18" E

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/10,000±, that the boundaries not surveyed are shown as broken lines plotted from information in book SEE page REE, that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this _____ day of _____, 2021.

SIGNATURE _____

Licensed Number L-3247

- I, James W. Mauldin, Professional Land Surveyor No. L-3247, Certify to one or more of the following as indicated thus
- ☒ a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land
- b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land
- c. That this plat is of a survey of an existing parcel or parcels of land
- d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision.
- e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

James W. Mauldin, Professional Land Surveyor No. L-3247

I THE UNDERSIGNED DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE _____ DAY OF _____, IN THE YEAR _____, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN HEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER DATE _____

30 DAY RECORDING LIMIT

THIS PLAT IS NOT TO BE RECORDED AFTER THE _____ DAY OF _____, 20____
1 COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS [X] IN [] OUT OF THE CITY LIMITS.

NOTES:
(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
(D.) THIS PROPERTY IS IN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP 3720172500J EFFECTIVE MAY 2, 2006.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

REFERENCES:
D.B.16729, PG.1918
B.O.M.1974, PG.118
B.O.M.2000, PG.350
ALL OTHER REFERENCES SHOWN

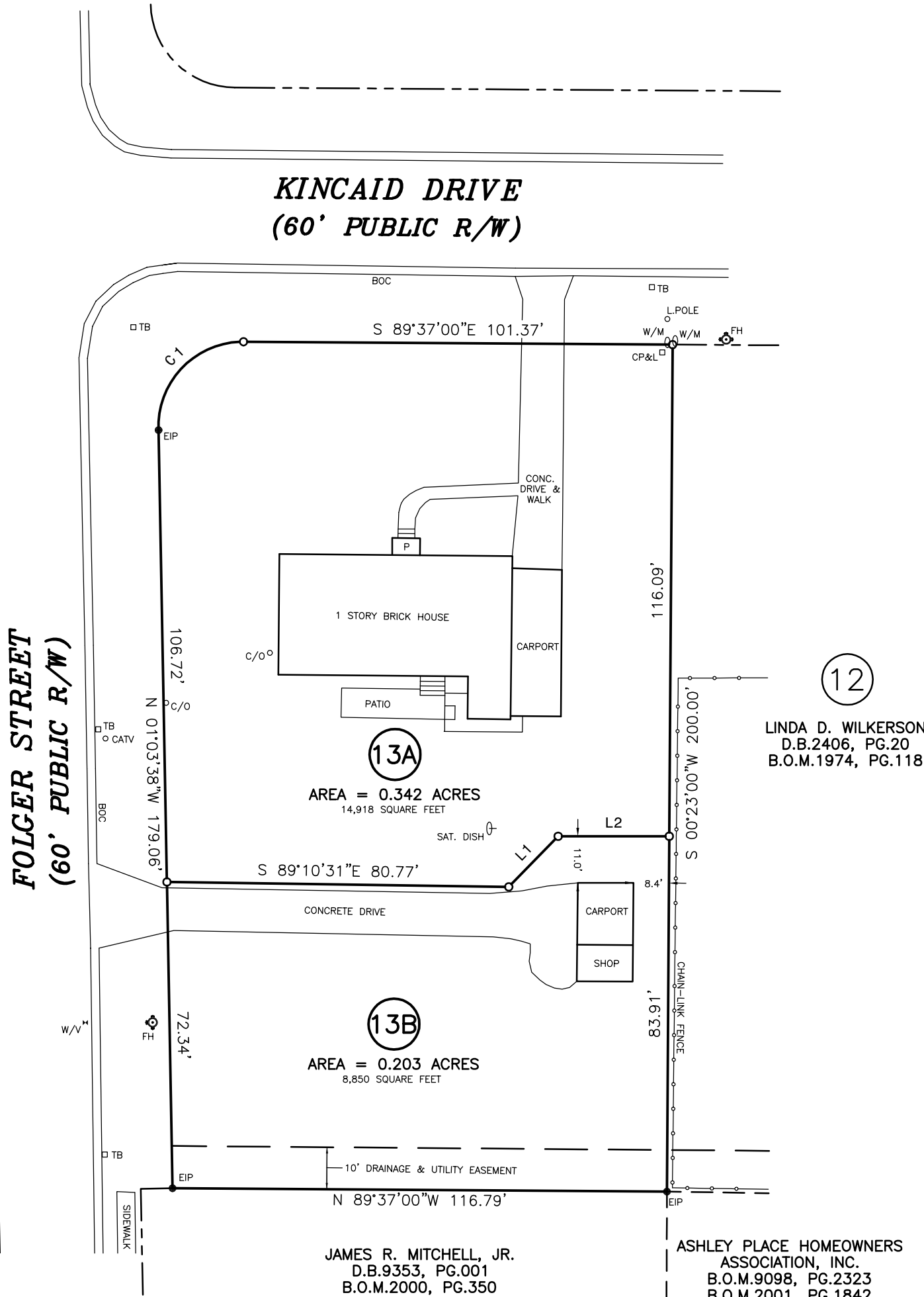
LEGEND
● Existing Iron Pipe (Control Point)
○ Iron Stake Set (unless otherwise noted)
■ Existing Concrete Monument (Control Point)
□ Concrete Monument Set
X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zoning: R-6 Pin#: 1725712170

0000 - DENOTES STREET ADDRESS

RECORDED WAKE COUNTY BOOK 2021 PAGE _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUSH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

DEED BOOK 16729, PAGE 1918

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S): _____

PRINT OWNERS NAME: _____ DATE: _____

STATE OF _____
COUNTY OF _____

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: _____, 2021

PRINTED NAME: _____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLAT NORTH
(REF: B.O.M.1974, PG.118)

OWNER:
VAN RAY FINCH, TRUSTEE
CLARA STOTT FINCH TRUST
100 HIBISCUS COURT
APEX, N.C. 27523

**SUBDIVISION MAP FOR:
CLARA STOTT FINCH TRUST
OAKMONT SUBDIVISION - LOT 13**

ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SCALE 1" = 30' DECEMBER 7, 2020

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444 / 139 N. MAIN ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326C-929

TN# XXXXXX JOB# 4760
BS-XX-XX SR-XX-XX