

# 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="" 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): <b>Edgemont Reserve 3 Subdivision</b>			
Property Address(es): <b>3420 Edgemont Dr.</b>			
Recorded Deed PIN(s): <b>0785868285</b>			
What is your project type?	<input type="checkbox"/> <b>Single family</b> Apartment	<input type="checkbox"/> Townhouse Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: Raleigh Custom homes	Owner/Developer Name and Title: Timothy Thompson
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615	
Phone #: 919 395-1529	Email: <a href="mailto:tim@raleighcustomhomes.net">tim@raleighcustomhomes.net</a>
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: <a href="mailto:aapockat@earthlink.net">aapockat@earthlink.net</a>

Continue to page 2 >>

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

**ZONING INFORMATION**

Gross site acreage: 47,586 SF - 1.09 acres

Zoning districts (if more than one, provide acreage of each): R-4

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: 0.108 Square Feet: 4,687

Proposed Impervious Surface:

Acres: Square Feet:

Neuse River Buffer ☒ Yes ☐ NoWetlands ☐ Yes ☒ NoIs 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: 3

Proposed density for each zoning district (UDO 1.5.2.F): 2.73

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

Total # of requested lots: 3

**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, De C. Pelt 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:

Date:

Printed Name:

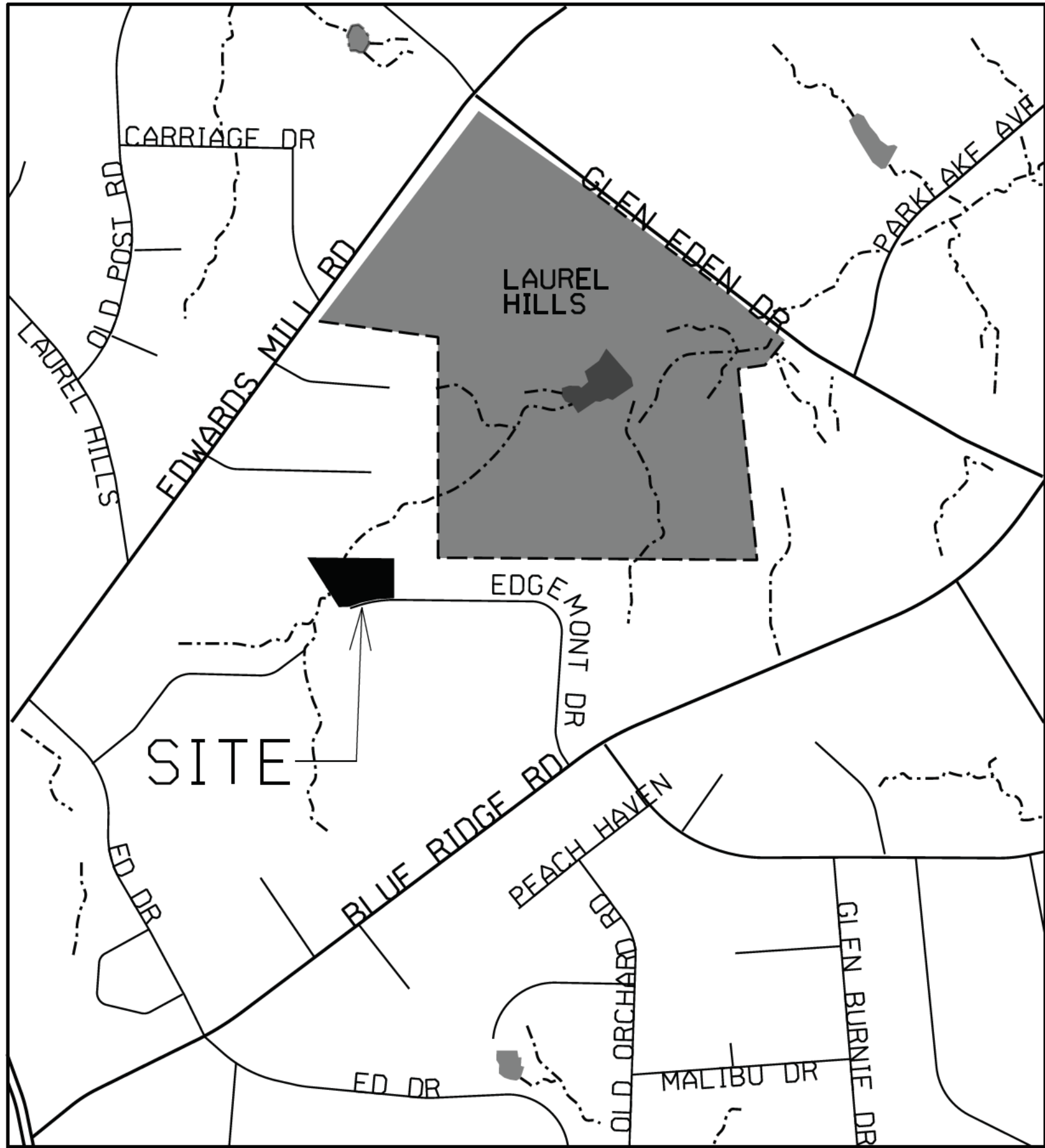
Signature:

Date:

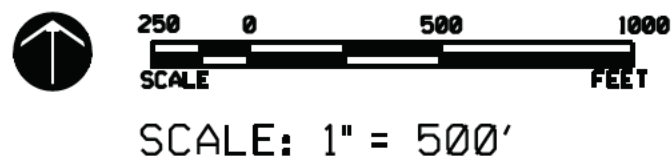
Printed Name:

Please email your completed application to [SiteReview@raleighnc.gov](mailto: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	SUBDIVISION PLAN
4	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.

# EDGEMONT RESERVE III SUBDIVISION

3420 EDGEMONT DR.  
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: 3420 EDGEMONT DR., RALEIGH  
PIN #: 0785868285 ACREAGE: 47,809 SF, 1.098 AC  
ZONING: R-4  
DEED BOOK 17112, PAGE 1767-1776  
BM 2001, PAGE 2185  
BM 1975, PAGE 410

LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE

WATERSHED: CRABTREE CREEK  
NEUSE BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NOS. 12 & 13,  
EDGEMONT SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 47,809 SF, 1.098 ACRES  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 4,687 SF, 0.108 AC

PROPOSED USE - THREE RESIDENTIAL LOTS  
LOT 1 - 10,878 SF - 0.25 AC  
LOT 2 - 12,750 SF - 0.29 AC  
LOT 3 - 24,181 SF - 0.56 AC  
SITE DENSITY = 2.73 UNITS PER ACRE

PROJECTED WASTEWATER FLOW = 1400 GPD  
3 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 | 919-996-2500



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="" 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): <b>Edgemont Reserve 3 Subdivision</b>			
Property Address(es): <b>3420 Edgemont Dr.</b>			
Recorded Deed PIN(s): <b>0785868285</b>			
What is your project type?	<input checked="" type="checkbox"/> Single family Apartment	<input type="checkbox"/> Townhouse Non-residential	<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
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615	
Phone #: 919 395-1529	Email: <a href="mailto:tim@raleighcustomhomes.net">tim@raleighcustomhomes.net</a>
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: <a href="mailto:aspockat@earthlink.net">aspockat@earthlink.net</a>

Continue to page 2 >>

Page 1 of 2

REVISION 02.19.21  
[raleighnc.gov](http://raleighnc.gov)

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 47,586 SF - 1.09 acres	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

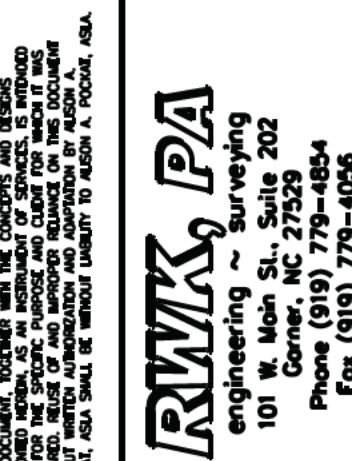
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.108 Square Feet: 4,687	Proposed Impervious Surface: Acres: Square Feet:
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is 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:	3
Proposed density for each zoning district (UDO 1.5.2.F): 2.73	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

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, <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/ve 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>7-7-2021</u>
Printed Name: <u>Timothy W. Thompson, President RCH</u>	
Signature: _____	Date: _____
Printed Name: _____	

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

Page 2 of 2

REVISION 02.19.21  
[raleighnc.gov](http://raleighnc.gov)



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

DESIGNED: AAP

DRAWN:

APPROVED:



PROJECT 10227

EDGEMONT RESERVE 3 SUBDIVISION  
3420 EDGEMONT DR., RALEIGH, NC

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

REVISIONS									

SCALE: NTS

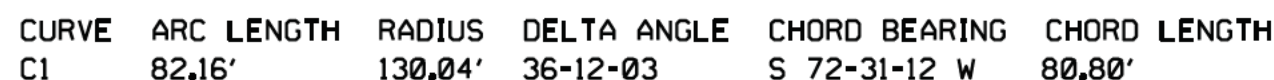
DATE: FEB. 15, 2019

SHEET NO. 1

COVER SHEET  
CO-1

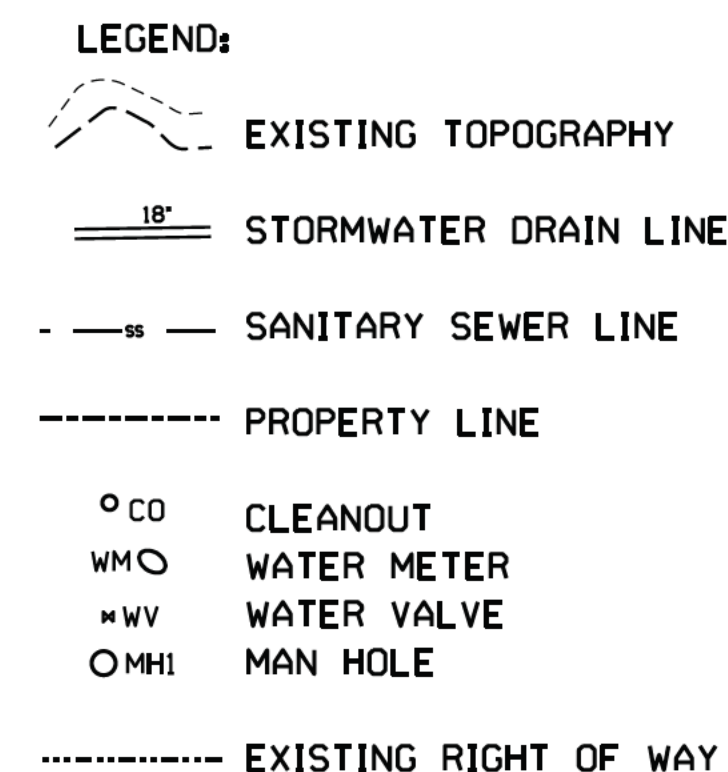
SEQUENCE NO. 1 OF 4





KEY	COUNT	PLANT NAME	SPACE	SIZE
QP	3	QUERCUS PHELLOS, WILLOW OAK	40'	3" CAL, 6' HT
QR	3	QUERCUS RUBRA, RED OAK	40'	3" CAL, 6' HT

PIN NUMBER - 0785868285  
ADDRESS: 3420 EDMONT DR., RALEIGH  
TOTAL ACREAGE - 47,809 SF - 1.098 AC  
NO RIGHT OF WAY DEDICATION REQUIRED  
TOTAL PROPOSED LOT ACREAGE -  
LOT 1 - 10,878 SF - 0.25 AC  
LOT 2 - 12,750 SF - 0.29 AC  
LOT 3 - 24,181 SF - 0.56 AC  
SITE DENSITY = 2.73 UNITS PER ACRE  
EXISTING IMPERVIOUS AREA - 4,687 SF - 0.108 AC  
HOUSE, PATIO - 3,191 SF  
DRIVE, WALKS - 1,496 SF  
THESE STRUCTURES ARE TO BE DEMOLISHED  
WITH SUBDIVISION OF THE LOT  
ZONING - R-4



THE EXISTING SANITARY  
SEWER CLEAN-OUT SHALL  
BE RELOCATED TO THE  
RIGHT-OF-WAY AND EXISTING  
SERVICE LINE ADJUSTED  
PER CITY OF RALEIGH  
STANDARD

RALEIGH CUSTOM  
HOMES INC  
3418 EDMONT DR  
DB 017005, PG 00201  
PIN# 0785960252  
USE: SINGLE FAMILY  
ZONING - R-4

NEW 5/8" WATER METER AND BOX  
W/ NEW 3/4" TYPE K COPPER  
— WATER SERVICE LINE

NEIGHBORHOOD YIELD -  
EXISTING 60' R/W -  
REQ. - 55' R/W  
NO DEDICATION REQ.       

RIM ELEV.= 393.19  
INV. IN= 382.19, EAST  
INV. IN= 380.34  
INV. OUT= 382.38

EDGEMONT DR  
EXISTING 60' R/W

NEW 112 LF 8" PVC  
SEWER @ 8.0%

RALEIGH CUSTOM  
HOMES INC  
3419 EDMONT DR  
DB 017005, PG 0020  
PIN# 0785950958  
USE: SINGLE FAMILY  
ZONING - R-4

ASHLEY & JOOSEPH  
HEAVNER  
3421 EDMONT DR  
DB 018094, PG 01274  
PIN# 0785869062  
USE: SINGLE FAMILY  
ZONING - R-4

The map shows the Edgemont area. A large shaded region is labeled 'LAUREL HILLS'. To its south is a smaller shaded area labeled 'EDEMONT'. A black arrow points to a specific location labeled 'SITE'. Surrounding roads include 'LAUREL HILLS', 'EDWARDS MILL RD', 'BLUE RIDGE RD', 'PEACH HAVEN', and 'MORNINGSIDE DR'. The word 'ED' is partially visible at the bottom left.

VICINITY MAP

SCALE: 1" = 600'

300 0

ST 41

[illegible]

**ALISON A. POCKAT, ASLA**  
LANDSCAPE ARCHITECT  
LAND PLANNER

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

<b>DESIGNED:</b>	AAP
<b>DRAWN:</b>	
<b>APPROVED:</b>	

PROJECT 1800.

EDGE MONT RESERVE 3 SUBDIVISION  
3420 EDGE MONT DR., RALEIGH, NC

**RALEIGH CUSTOM HOMES**

SCALE: NTS  
DATE: FEB. 15, 2019  
SHEET NO.:  
PROPOSED  
SUBDIVISION  
& LANDSCAPE  
SHEET  
SP-1  
SEQUENCE NO. 3 OF 4