

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): North Ridge Bent Pine Subdivision

Property Address(es): 6901 Bent Pine Place, Raleigh, NC

Recorded Deed PIN(s): 1717352660

What is your
project type?

☐
☒

Single
family

☐
☐

Townhouse
Non-residential

☐

Attached houses

☐ 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: Timothy 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 A 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: 33,429 SF – 0.767 AC

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

Overlay district: none

Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.215 Square Feet: 9366

Proposed Impervious Surface:

Acres: 0.285 Square Feet: 12,398

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: 2

Proposed density for each zoning district (UDO 1.5.2.F): 2.61

Total # of open space and/or common area lots: none

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 A 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/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: 7-22-21

Printed Name: TIMOTHY W. THOMPSON

Signature: _____

Date: _____

Printed Name: _____

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

REVISIONS

SITE DATA:

PIN NUMBER - 1717352660
ADDRESS: 6901 BENT PINE PL., RALEIGH
TOTAL ACREAGE - 33,429 SF - 0.767 AC
AREA OF RIGHT OF WAY DEDICATION - 116 SF
TOTAL AREA OF DEVELOPMENT - 33,313 SF - 0.765 AC
LOT 1 - 16,047 SF - 0.37 AC
LOT 2 - 17,266 SF - 0.40 AC
PROPOSED UNITS / ACRE DENSITY = 2.61
EXISTING IMPERVIOUS AREA - 9,366 SF - 0.215 AC
HOUSE, SHED, POOL HOUSE - 3,153 SF
DRIVE - 1,094 SF, POOL - 864
WALKS, PATIO, POOL DECK - 4,255 SF
THESE STRUCTURES ARE TO BE DEMOLISHED
PRIOR TO SUBDIVISION OF LOT
ZONING - R-4

CURVE TABLE

CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S-54-31-57E	54.72	49.86	57.93	66-34-01
C2	N42-46-34E	75.72	49.86	85.99	98-48-59

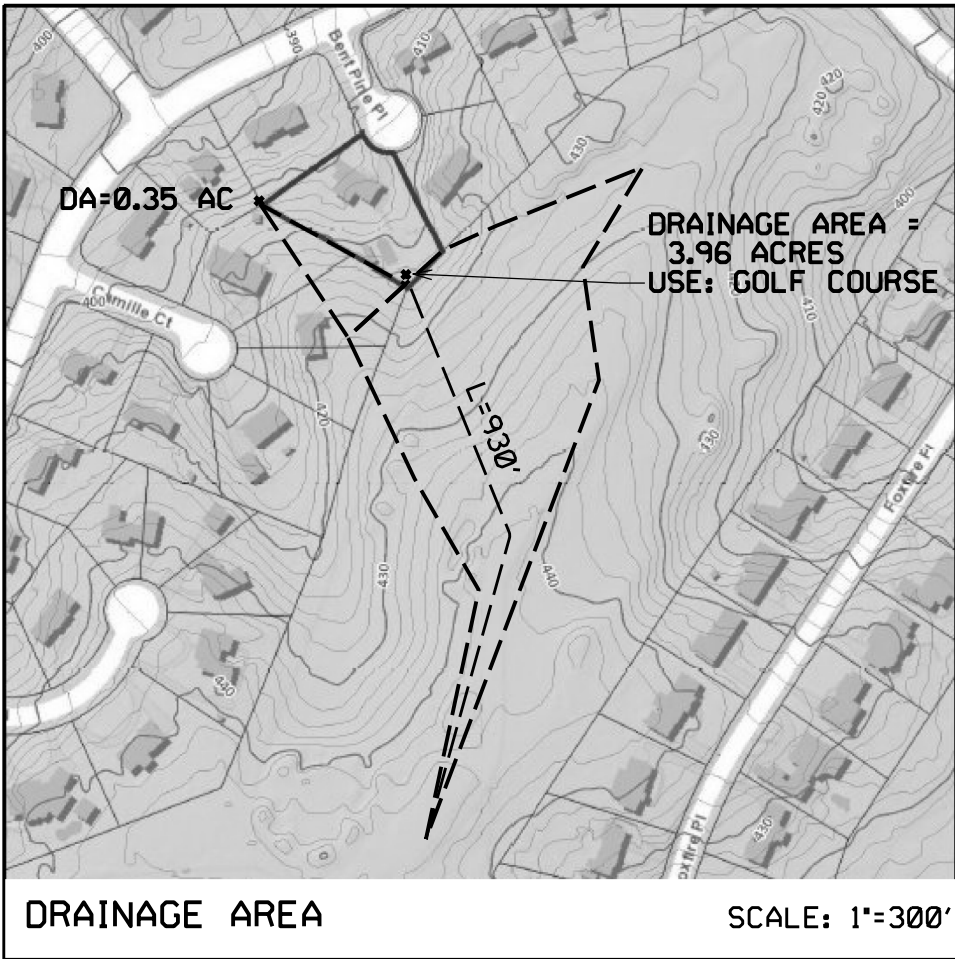
IMPERVIOUS SURFACE AREA LIMITS:

LOT 1 -
29 LF ALONG CUL-DE-SAC
4.5' FUTURE ROAD = 130.5 SF
(16,047 X .38) - 130.5 = 5,967.36 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 5,967.36 SF

LOT 2 -
29 LF ALONG CUL-DE-SAC
4.5' FUTURE ROAD = 130.5 SF
(17,266 X .38) - 130.5 = 6,430.58 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 6,430.58 SF

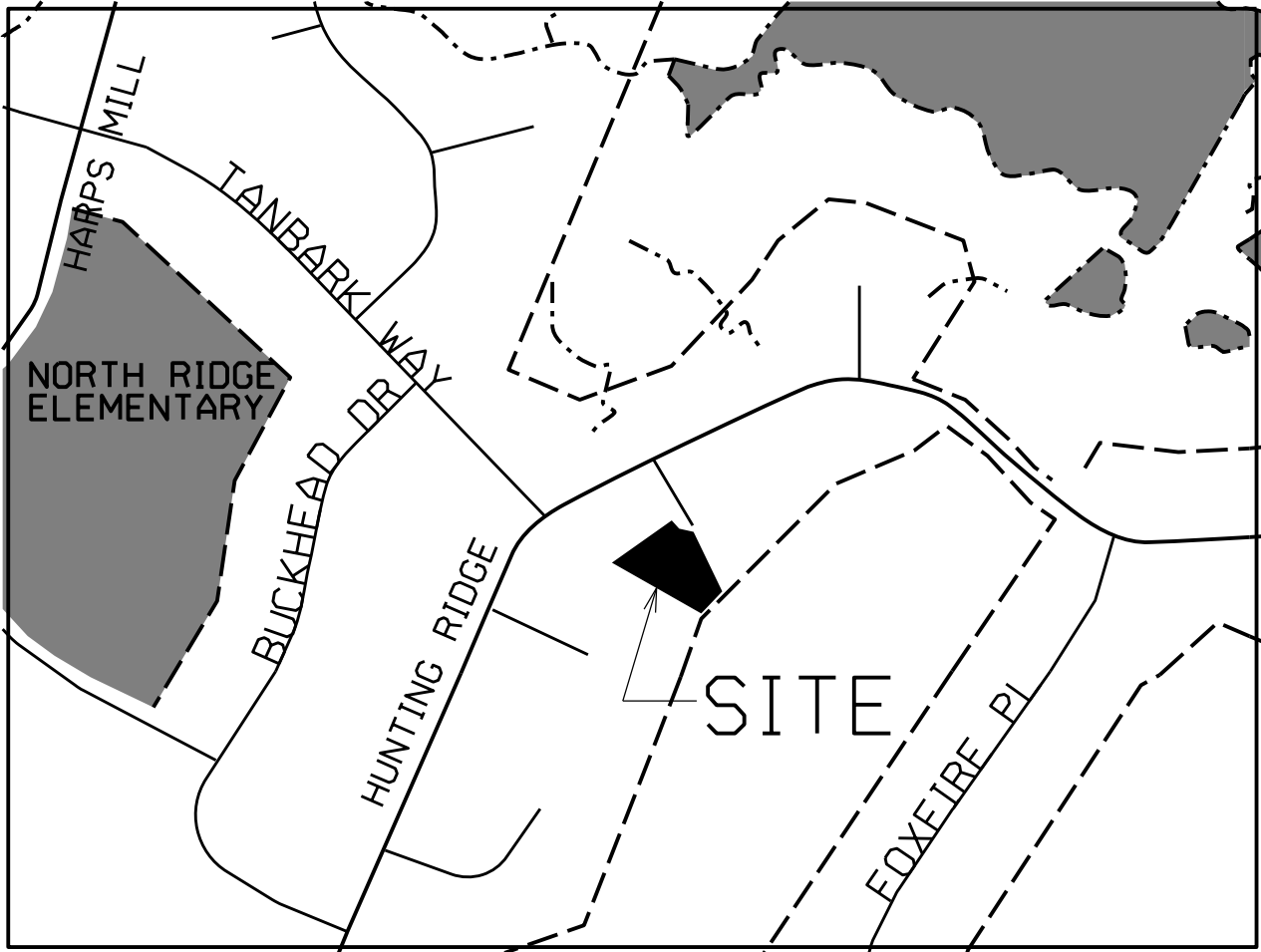
SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 33,313 SF - 0.765 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.5 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 0.765 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, DRIVE AND 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 NOT REQUIRED TO BE PROVIDED ALONG CUL-DE-SAC STREET FRONTAGES.
7. A FEE IN LIEU WILL BE REQUIRED FOR 4.5' OF ADDITION ROAD RADIUS, CURB AND GUTTER.
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.
12. THE CLOSEST FIRE HYDRANT TO THE SITE IS LOCATED AT THE WEST CORNER OF THE INTERSECTION OF BENT PINE PL. AND HUNTING RIDGE 152' NORTH OF THE SITE.
13. A BLOCK PERIMETER DESIGN ADJUSTMENT WAS GRANTED FOR THIS SITE IN APRIL 2018.



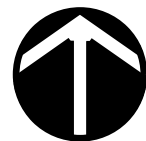
NOTE:

SITE WILL BE REQUIRED TO BE REVIEWED FOR POSSIBLE INFILL DESIGN COMPLIANCE. APPLICANTS / OWNERS NEED TO NOTE THIS WHEN GOING FORTH AND APPLYING FOR BUILDING PERMITTING.



VICINITY MAP

SCALE: 1" = 600'



SCALE: 1" = 20'

LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED GRADING
- 65' X 100' MIN. LOT AREA

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY TERRESTRIAL SURVEYING PC 3813 WOODOWL DR., RALEIGH, NC 27613, PHONE NUMBER: 919 219-4278, ENTITLED 'EXEMPT SUBDIVISION PREPARED FOR RALEIGH CUSTOM HOMES' AND DATED 8-18-17. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN NC PE 027840 ON DEC. 6, 2017.

THE DOCUMENT, INCLUDING THE CONCEPT AND DESIGN, IS THE PROPERTY OF RALEIGH CUSTOM HOMES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED 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 RALEIGH CUSTOM HOMES.

RWK, PA
Architectural & Surveying
101 W. Main St., Suite 202
Cary, NC 27539
Phone (919) 779-4854
Fax (919) 779-4856

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

DESIGNED: AAP
DRAWN:
APPROVED:

NORTH RIDGE BENT PINE SUBDIVISION
6901 BENT PINE PLACE, RALEIGH, NC

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

RALEIGH COMMENTS		REVISIONS	
1	9/7/21		
2	10/6/21		

SCALE: 1"=20'
DATE: JULY 18, 2021
SHEET NO.:
SUBDIVISION PLAN
SP-1
SEQUENCE NO. 3 OF 6