



Administrative Approval Action

Case File / Name: SUB-0050-2021
DSLCL - NORTH RIDGE BENT PINE SUBDIVISION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Falls of Neuse Road, south of Hunting Ridge Road at 6901 Bent Pine Place.

REQUEST: Development of a 0.77 acre/33,429 sf tract zoned R-4, into a two lot subdivision. Proposed New Lot 1 being 0.37 acres/ 16,047 sf and New Lot 2 being 0.40 acres/ 17,266 sf, and 113 sf of right-of-way dedication.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 6, 2021 by ALISON A POCKAT, ASLA.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. A 20 ft by 20 ft joint driveway easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation.

Engineering

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. A fee-in-lieu for 4.5 ft of asphalt along the frontage is paid to the City of Raleigh (UDO 8.1.10).



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5. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Stormwater

6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance. As per the SUB-0050-2021 submittal MISA lot 1 = 5967 sf, MISA lot 2 = 6430 sf

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

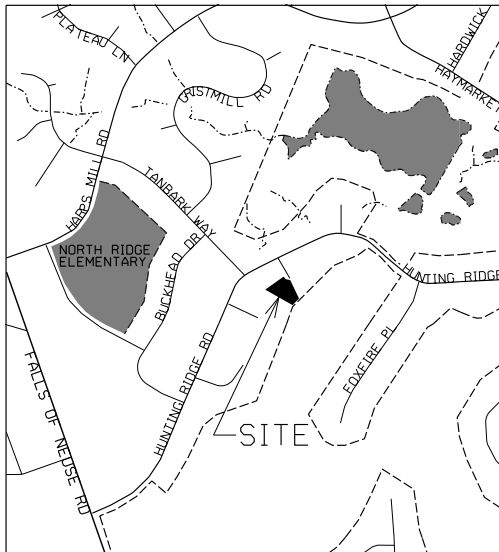
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: February 28, 2025
Record at least ½ of the land area approved.

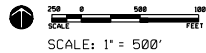
5-Year Sunset Date: February 28, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 11/01/2021
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**



VICINITY MAP



SCALE: 1" = 500'

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	STORMWATER PLAN
5	C-1	UTILITY PLAN
6	D-1	UTILITY DETAILS

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

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

NORTH RIDGE BENT PINE SUBDIVISION

6901 BENT PINE PL.
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: 6901 BENT PINE PLACE., RALEIGH
PIN #: 1717352660 ACREAGE: 0.767 ACRES
ZONING: R-4
DEED BOOK 016770, PAGE 02670
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
WATERSHED: LOWER NEUSE
NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 25,
GRAND POINT NORTH RIDGE, SECTION 1, PART A

TOTAL GROSS SITE AREA FOR LOT = 33,429 SF, 0.767 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 9,366 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 25 = 28%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 16,047 SF - 0.37 AC
LOT 2 - 17,266 SF - 0.40 AC
AREA TO BE DEDICATED TO RIGHT OF WAY - 116 SF
TOTAL NET AREA OF LOT FOR DEVELOPMENT - 33,313 SF
THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 38%
LOT 1 - MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA - 5,967.36 SF
LOT 2 - MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA - 6,430.58 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 | 919-986-2500



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): North Ridge Bent Pine Subdivision			
Property Address(es): 6901 Bent Pine Place, Raleigh, NC			
Recorded Deed PIN(s): 1717352660			
What is your project type?			
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> 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 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 Sheep Bank Dr., Cary, NC 27518			
Phone #: 919 363-4415		Email: aspockat@earthlink.net	

Continue to page 2 >>

Page 1 of 2

REVISION 03.18.21
raleighnc.gov

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	
Conditional Use District (CUD) Case # Z-:	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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 <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): 2.61	
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 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>Alison A Pockat</i>	Date: 7-22-21
Printed Name: T. Thompson	Date:
Signature:	Date:
Printed Name:	

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

Page 1 of 2

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

DESIGNED: AAP
DRAWN:
APPROVED:

NORTH RIDGE BENT PINE SUBDIVISION
6901 BENT PINE PL., RALEIGH, NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SCALE: NTS
DATE: JULY 18, 2021

SHEET NO. 1
COVER SHEET



SITE DATA:

PIN NUMBER - 1717352660
 ADDRESS: 6901 BENT PINE PL., RALEIGH
 TOTAL ACREAGE - 33,429 SF - 0.767
 EXISTING IMPERVIOUS AREA - 9,366 SF - 0.215 AC
 HOUSE / SHED / POOL HOUSE - 3,153 SF
 DRIVE - 1,094 SF, POOL - 864 SF
 WALKS / PATIO / POOL DECK - 4,255 SF
 EXISTING HOUSE, DRIVE AND AMMENITIES ARE
 TO BE DEMOLISHED
 PROPOSED AREA OF DISTURBANCE FOR
 DEMOLITION = 19,560 SF

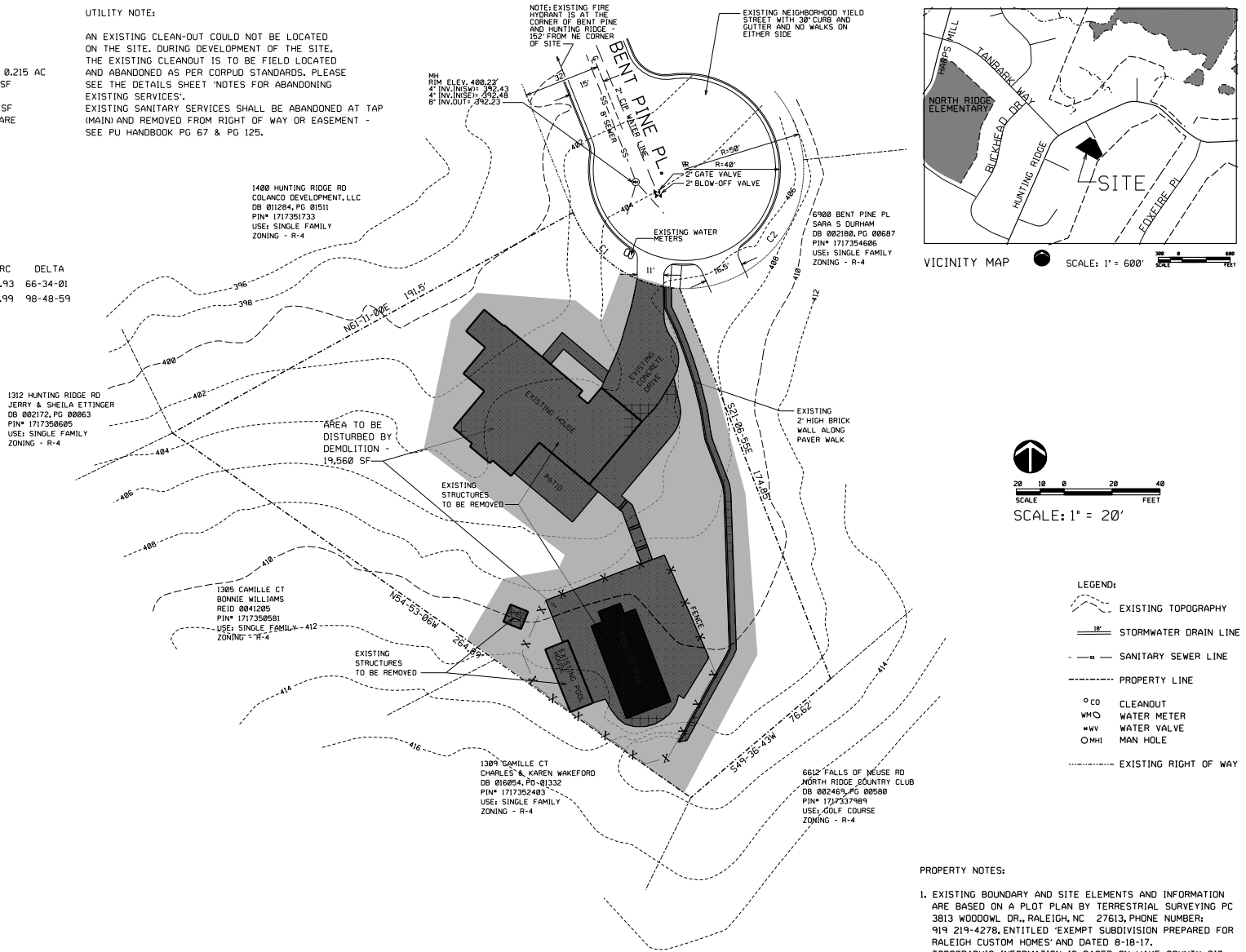
ZONING - R-4

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

UTILITY NOTE:

AN EXISTING CLEAN-OUT CANNOT BE LOCATED
 ON THE SITE, DURING DEVELOPMENT OF THE SITE.
 THE EXISTING CLEAN-OUT IS TO BE FIELD LOCATED
 AND ABANDONED AS PER CORPUS STANDARDS. PLEASE
 SEE THE DETAILS SHEET 'NOTES FOR ABANDONING
 EXISTING SERVICES'.
 EXISTING SANITARY SERVICES SHALL BE ABANDONED AT TAP
 (MAIN) AND REMOVED FROM RIGHT OF WAY OR EASEMENT -
 SEE PU HANDBOOK PG 67 & PG 125.



PROPERTY NOTES:

- 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.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN NC PE 027840 ON DEC. 6, 2017.

RWK PA
 101 N. Main St., Suite 200
 Raleigh, NC 27601
 Phone (919) 779-0056
 Fax (919) 779-0056

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
 1. 15.2.21
 2. 18.6.21

DATE: JULY 18, 2021

SHEET NO. 1

EXISTING CONDITIONS & DEMOLITION

EC-1

SEQUENCE NO. 2 OF 6

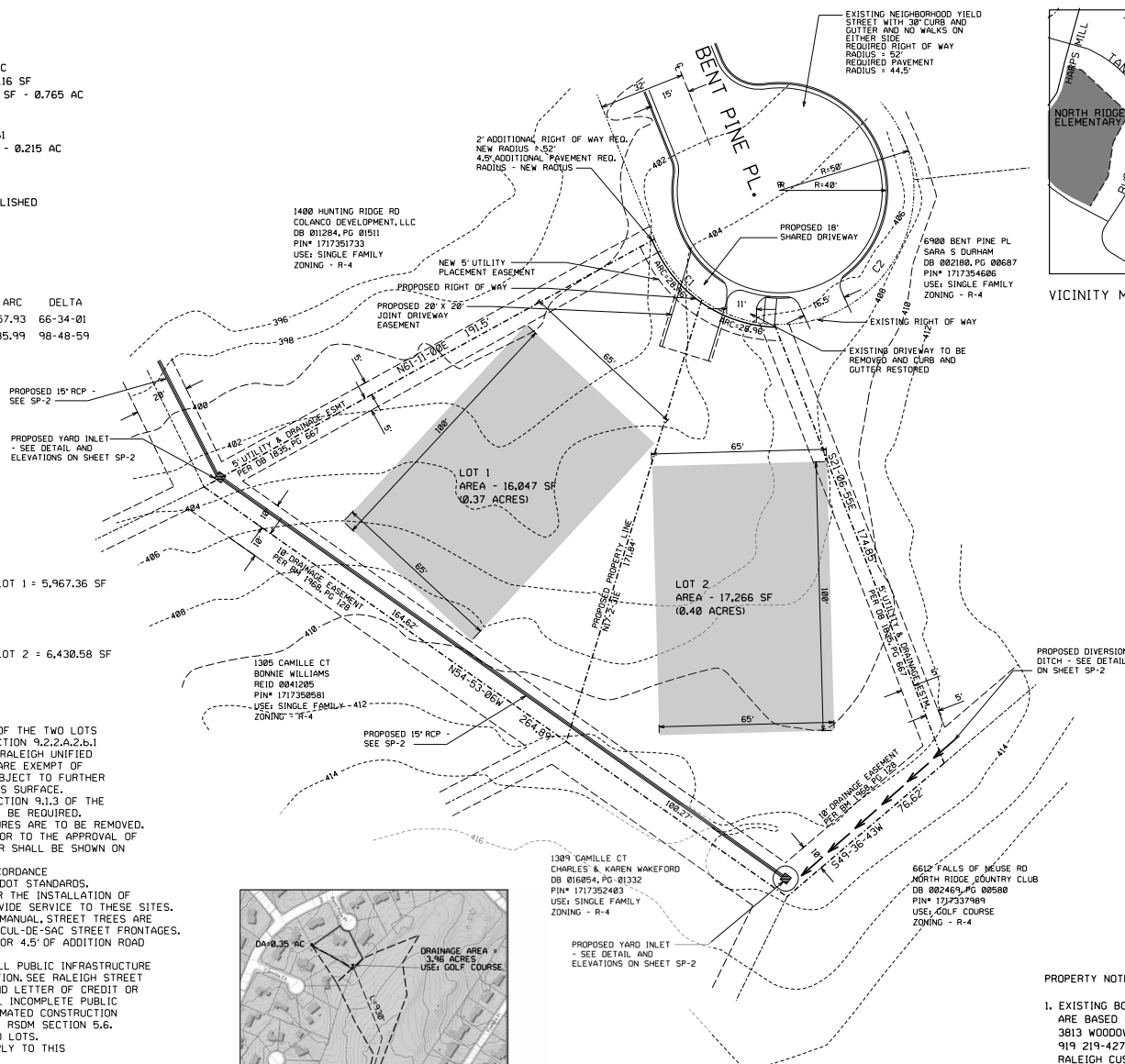
PIN NUMBER - 1717352660
ADDRESS: 6901 BENT PINE PL., RALEIGH
TOTAL ACREAGE - 33,429 SF - 0.767 AC
AREA OF RIGHT OF WAY DEDICATION - 116 SF
TOTAL AREA OF DEVELOPMENT - 33,313 SF - 0.765 AC
LOT 1 - 16,047 SF - 0.37 AC
LOT 2 - 17,266 SF - 0.40 AC
PROPOSED UNITS / ACRE DENSITY = 2.61
EXISTING IMPROVEMENTS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

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

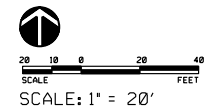
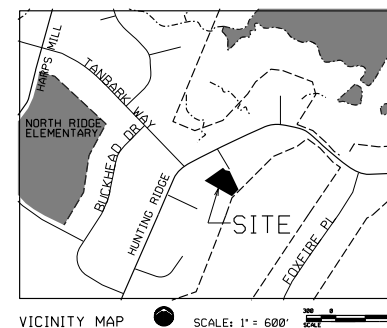
LOT 1 -
29 LF ALONG CUL-DE-SAC
4.5' FUTURE ROAD = 130.5 SF
(16,047 X .38) - 130.5 = 5,967.36 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 5,967.36 SF











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

1. THE TOTAL ACRES FOR DEVELOPMENT OF THE TWO LOTS EQUALS 33.313 SF - 0.765 AC. PER SECTION 4.2.2,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 IMPROVED SURFACES.
2. THE SITE IS 0.765 ACRES. UNDER SECTION 4.1.3 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 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 UTILITY LINES NEARBY TO THE PROPOSED TO THESE SITES.
6. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE NOT REQUIRED TO BE PROVIDED ALONG CUL-DE-SAC STREET FRONTS.
7. A FEE IN LIEU WILL BE REQUIRED FOR 4.5' OF ADDITION ROAD RADIUS, CURB AND GUTTER.
8. A SIX INCH 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 SECTION 5.6.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 22.7.
11. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO REMAIN SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH 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 CITY OF RALEIGH DETERMINED DECISION 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.



- 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

1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY TERRESTRIAL SURVEYING PC 3813 WOODWOLF, 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 SFAN MCFAN NC PF 0278402 ON DEC. 6, 2017.

ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER

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



RWKS & PA
landscape architects

101 S. Main St., Suite 300
 Raleigh, NC 27601
 Phone: (919) 779-0884
 Fax: (919) 779-0885

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

NO.	DATE	REVISIONS	BY
1	7.15.21	RALEIGH COMMENTS	
2	8.2.21	RALEIGH COMMENTS	
3	8.2.21	RALEIGH COMMENTS	
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SCALE: 1"=20'

SHEET: JULY 18, 2021

DATE: NO.

SUBDIVISION
PLAN
SP-1

REFERENCE NO. 3

REVISIONS

UTILITY NOTES:

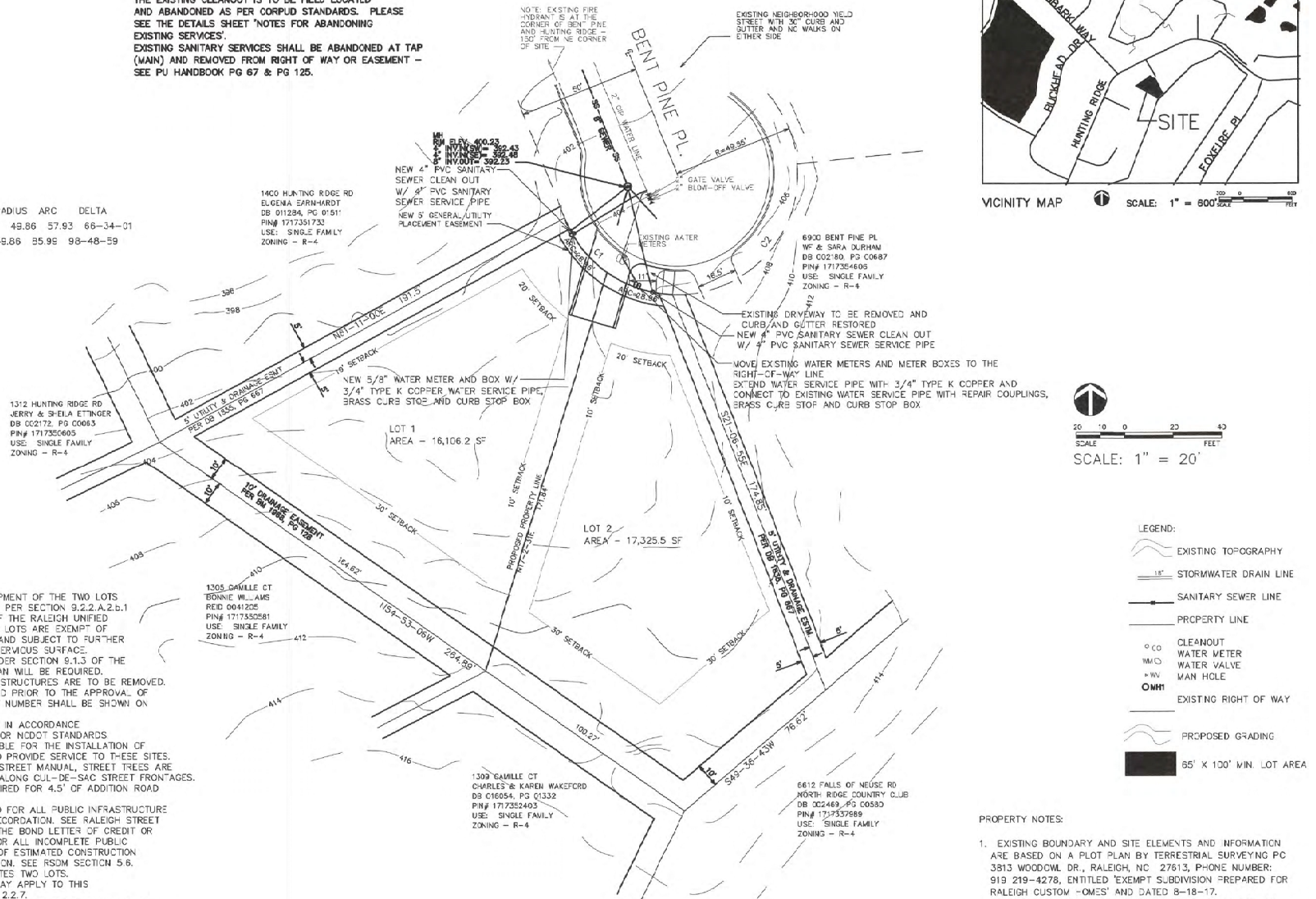
AN EXISTING CLEAN-OUT COULD NOT BE LOCATED ON THE SITE. DURING DEVELOPMENT OF THE SITE, THE EXISTING CLEANOUT IS TO BE FIELD LOCATED AND ABANDONED AS PER CORPUS STANDARDS. PLEASE SEE THE DETAILS SHEET "NOTES FOR ABANDONING EXISTING SERVICES".
EXISTING SANITARY SERVICES SHALL BE ABANDONED AT TAP (MAIN) AND REMOVED FROM RIGHT OF WAY OR EASEMENT - SEE PU HANDBOOK PG 67 & PG 125.

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	55.96	98-48-59

STATE 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 4.0 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 CUTTER.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECDORATION. 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 RECDORATION. 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 CORPUS 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 2012.



VICINITY MAP

SCALE: 1" = 800'

SCALE: 1" = 20'

- LEGEND:
- EXISTING TOPOGRAPHY
 - 1" 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 3913 WOODCOW, 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 027640 ON DEC. 6, 2017.