

# 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)			
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 Manor Subdivision			
Property Address(es): 7600 Audubon Dr., Raleigh			
Recorded Deed PIN(s): 1717287178			
What is your project type?	<input checked="" type="checkbox"/> <b>Single family</b>	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: Raleigh Custom Homes Inc.	Owner/Developer Name and Title: Timothy Thompson, Owner
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: 22,355 SF, 0.513 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: 0.083 Square Feet: 3,630

Proposed Impervious Surface:

Acres: Square Feet:

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 #:

**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): 3.945

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

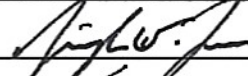
Total # of requested lots:

**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 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: 8/20/2021

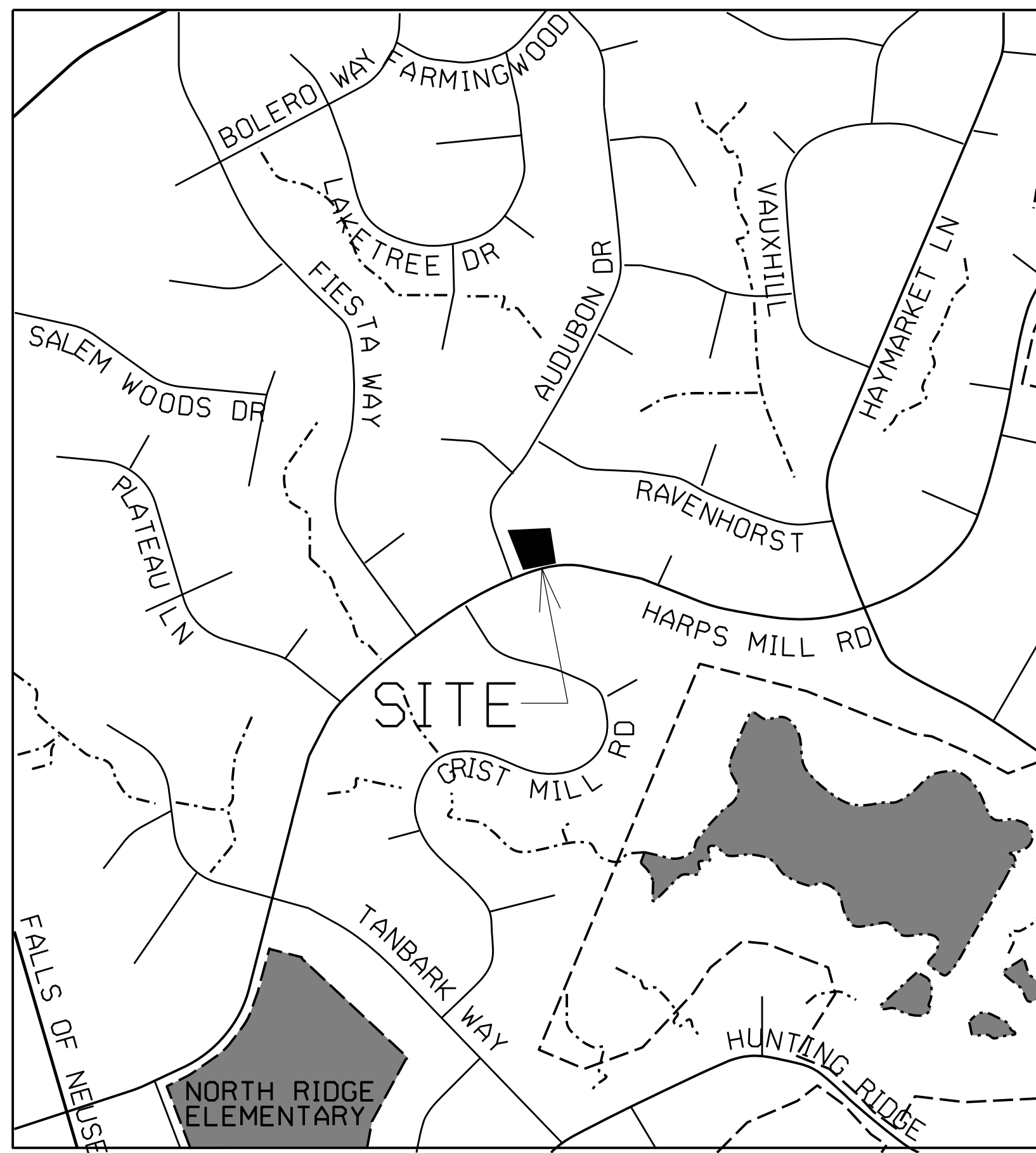
Printed Name: Timothy W. Thompson, President Raleigh Custom Homes Inc.

Signature:

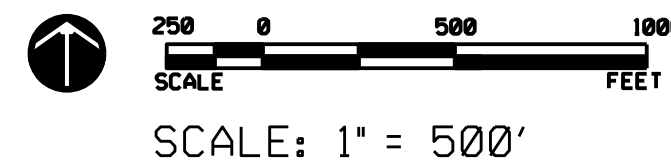
Date:

Printed Name:

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



VICINITY MAP



# NORTH RIDGE MANOR SUBDIVISION

7600 AUDUBON 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

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-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.

## SITE DATA

ADDRESS: 7600 AUDUBON DR., RALEIGH  
PIN #: 1717287178 GROSS ACREAGE: 22,355 SF, 0.513 AC  
ZONING: R-4  
BOOK OF MAPS 1968, PAGE 209  
DB - 15390, PG - 1641 - 1643  
LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE  
WATERSHED: LOWER NEUSE RIVER WATERSHED  
NEUSE RIVER BASIN

PROPOSED USE - SINGLE FAMILY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 1,  
NORTH RIDGE - A PORTION OF HAYMARKET VILLAGE, BLOCK 20

TOTAL SURFACE AREA FOR LOT = 22,355 SF, 0.513 ACRES - GROSS  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 3,630 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 1 = 16%

PROPOSED USE - TWO RESIDENTIAL LOTS  
LOT 1 - 10,906.6 SF - 0.250 AC  
LOT 2 - 11,204.4 SF - 0.257 AC  
AREA TO BE DEDICATED TO RIGHT OF WAY - 244 SF = 0.0056 AC  
NET ACREAGE - 22,111 SF - 0.507 AC  
DENSITY = 3.945 DU / ACRE

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 38%  
LOT 1 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 3,922.7 SF  
LOT 2 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 4,181.5 SF

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

## Preliminary Subdivision Application Planning and Development

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<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			
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NOTE: Please attach purchase agreement when submitting this form			
Company: Raleigh Custom Homes Inc.		Owner/Developer Name and Title: Timothy Thompson, Owner	
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 >>

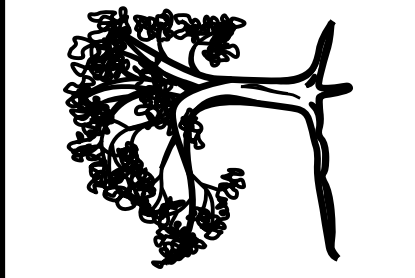
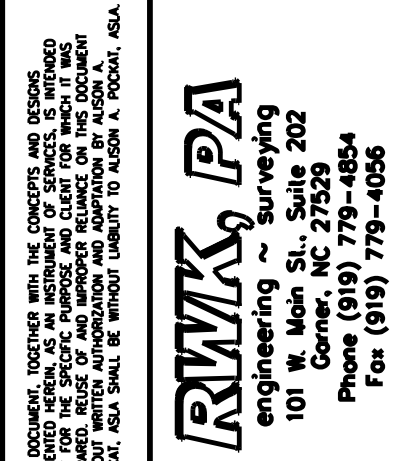
Page 1 of 2

REVISION 02.19.21  
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 22,355 SF, 0.513 AC	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: none	Inside City limits? <input 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: 0.083 Square Feet: 3,630	Proposed Impervious Surface: Acres: Square Feet:
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: 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): 3.945	
Total # of open space and/or common area lots:	
Total # of requested lots:	
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.	
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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: <i>[Signature]</i>	Date: 8/20/2021
Printed Name: Timothy W. Thompson, President Raleigh Custom Homes Inc.	Date:
Signature:	Date:
Printed Name:	

Page 2 of 2

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

DESIGNED: AAP  
DRAWN:  
APPROVED:

NORTH RIDGE MANOR SUBDIVISION  
3600 AUDUBON DR., RALEIGH, NC  
RALEIGH CUSTOM HOMES  
6736 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615

DATE	REVISIONS
10.21.21	1

SCALE: NTS  
DATE: JULY 11, 2021

SHEET NO. 1  
COVER SHEET  
CO-1

SEQUENCE NO. 1 OF 5

**SITE DATA:**

PIN NUMBER - 1717287178  
 ADDRESS: 7600 AUDUBON DR., RALEIGH  
 TOTAL ACREAGE - 22,355 SF - 0.513 AC  
 AREA OF RIGHT OF WAY DEDICATION - 244 SF  
 LOT 1 - 10,906.6 SF - 0.250 AC  
 LOT 2 - 11,204.4 SF - 0.257 AC  
 PROPOSED SITE DENSITY - 3.945 UNITS / ACRE  
 EXISTING IMPERVIOUS AREA - 3,630 SF - 0.083 AC  
 HOUSE - 2,360 SF, STOOP - 80 SF,  
 PATIO - 400 SF, DRIVE, WALK - 790 SF  
 ZONING - R-4

**STREET TREE PLANTING**

KEY COUNT	PLANT NAME	O/C	SPACE	PLANTING SIZE
NS 3	NYSSA SYLVATICA, TUPELA	40'	3'CAL, 10'HT	
QN 4	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. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.

**IMPERVIOUS SURFACE AREA LIMITS:**

**LOT 1 -**  
 137 LF ALONG HARPS MILL  
 84.8 LF ALONG AUDUBON  
 1' FUTURE WALK = 221.8 SF  
 (10,906.6 X .38) - 221.8 = 3,922.7 SF  
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 3,922.7 SF

**LOT 2 -**  
 76.2 LF ALONG AUDUBON  
 1' FUTURE WALK = 76.2 SF  
 (11,204.4 X .38) - 76.2 = 4,181.5 SF  
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 4,181.5 SF

PRIMARY STREET FOR LOTS 1 AND 2 - AUDUBON DRIVE

EXISTING NEIGHBORHOOD YIELD STREET 24' B-B, 60' PUBLIC R/W WITH 5' EXISTING CONCRETE WALK REQ. R/W = 55'  
 REQ. STREET 27' B-B ADDITIONAL STREET WIDTH = 3'  
 REQ. 6' CONCRETE WALK ADDITIONAL WALK WIDTH = 1'

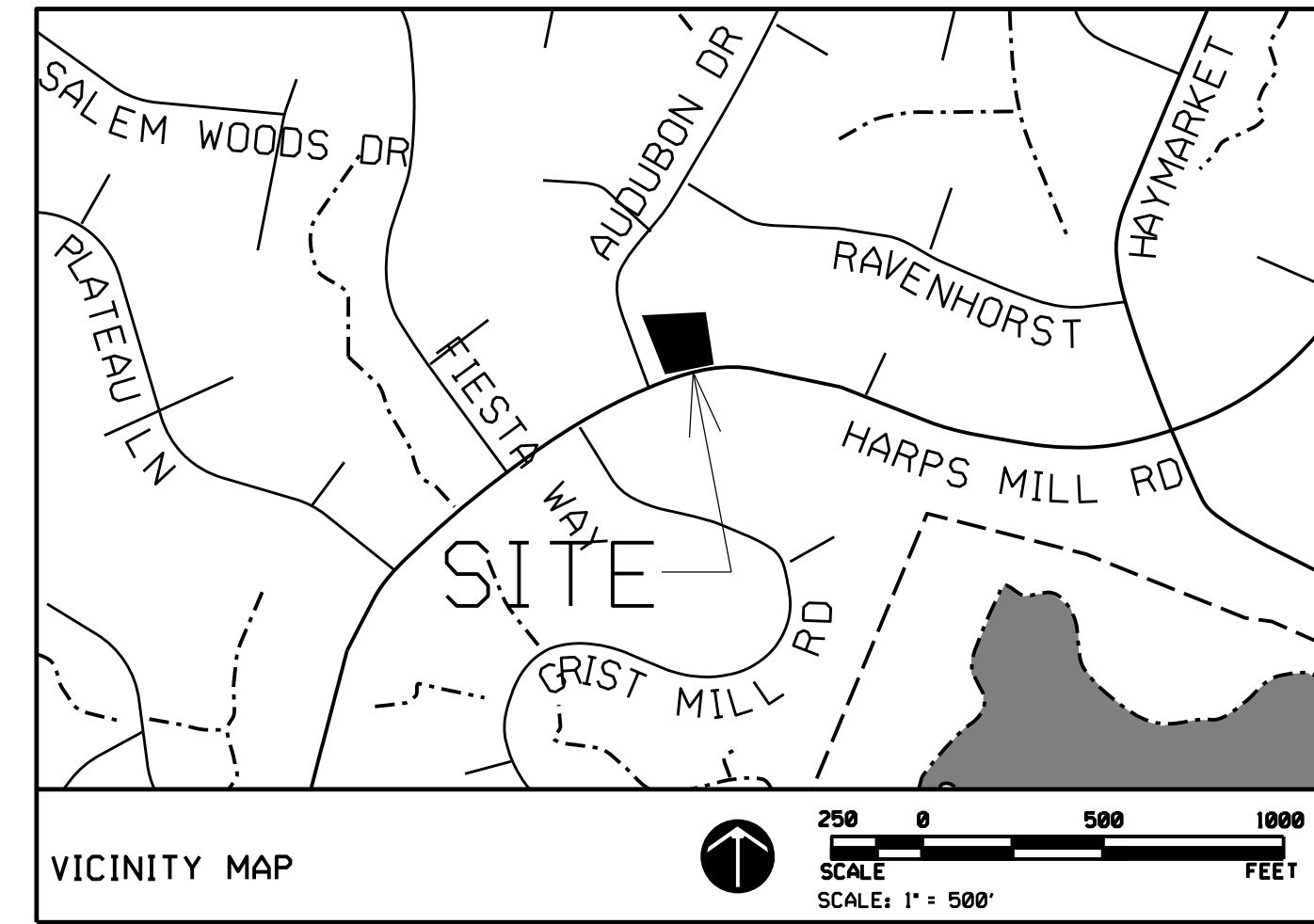
7604 AUDUBON DR.  
 AARON & ALEXANDRA BUDA  
 PIN# 1717287340  
 DB: 016847, PG: 01245  
 USE: SINGLE FAMILY ZONING - R-4

7601 AUDUBON DR.  
 LAWRENCE & LEDNE FETTER  
 PIN# 1717285181  
 DB: 002561, PG: 00515  
 USE: SINGLE FAMILY ZONING - R-4

7605 HARPS MILL RD.  
 MALEASE WILSON  
 PIN# 1717289201  
 DB: 09-E, PG: 2931  
 USE: SINGLE FAMILY ZONING - R-4

7600 HARPS MILL RD.  
 DONALD & CYNTHIA BRINKLEY  
 PIN# 1717278946  
 DB: 015673, PG: 02064  
 USE: SINGLE FAMILY ZONING - R-4

7512 HARPS MILL RD.  
 KAREN CONGDON  
 PIN# 1717277945  
 DB: 11-E, PG: 0404  
 USE: SINGLE FAMILY ZONING - R-4

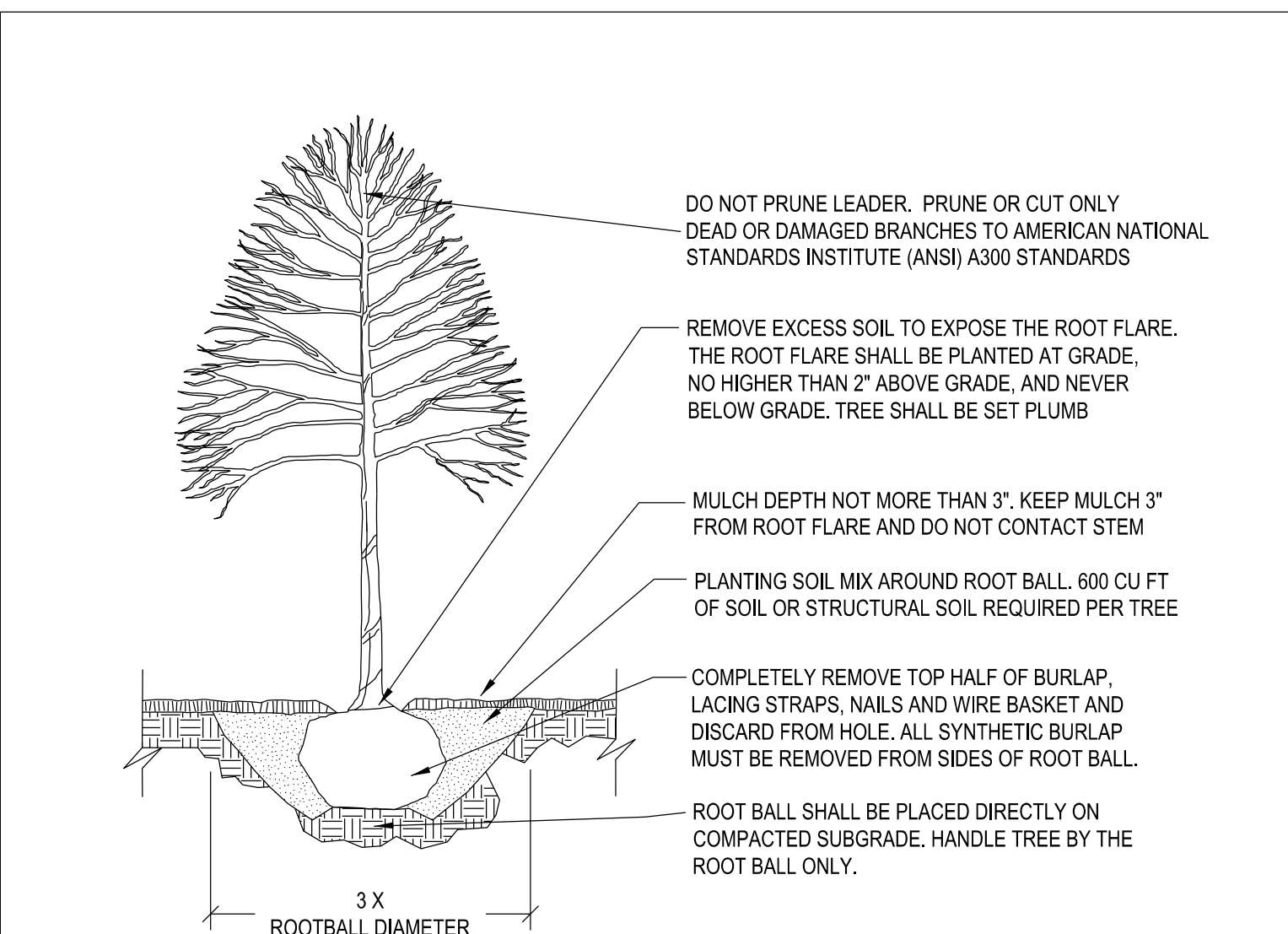


**SITE NOTES:**

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 22,111 SF - 0.507 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.8 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 0.507 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 AUDUBON AND FOR 3 TREES ALONG HARPS MILL RD.
7. A FEE IN LIEU WILL BE REQUIRED FOR 1.0' OF ADDITION WALK TO BE PROVIDED FOR THE FRONTAGE ALONG BOTH STREETS.
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.

**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
- EXISTING TREE IN RIGHT OF WAY



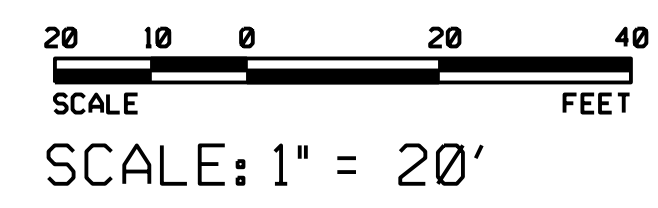
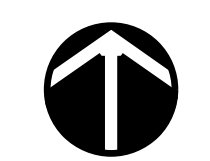
- NOTES:**
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  4. A TREE IMPACT PERMIT IS REQUIRED.
  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		
REVISIONS	DATE	NOT TO SCALE
10/2019		
TREE PLANTING DETAIL		
<b>TPP-03</b>		

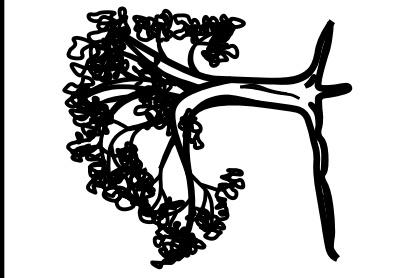
**PROPERTY NOTES:**

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 'SURVEY FOR RALEIGH CUSTOM HOMES, 7600 AUDUBON DRIVE, LOT 1, BLOCK 20, NORTH RIDGE, A PORTION OF HAYMARKET VILLAGE' AND DATED 6-07-2021. 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.

CURVE	R=	ARC	CD BEARING	CD LENGTH
C1	720'	110.85'	N83-48-15E	110.74'
C2	25'	42.89'	S56-11-55E	37.82'



**RWK PA**  
 Registered Professional Architect  
 101 West Main St., Suite 202  
 Garner, NC 27529  
 Phone (919) 779-4854  
 Fax (919) 779-4856



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DESIGNED: AAP  
 DRAWN:  
 APPROVED:

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 SUBDIVISION & PLANTING PLAN  
 7600 AUDUBON DR., RALEIGH, NC  
 RALEIGH CUSTOM HOMES  
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 RALEIGH, NC 27615

NO.	DATE	DESCRIPTION
1	10-21-21	TRAFFIC COMMENTS - 10.6.21

RALEIGH CASE NUMBER: SUB-0067-2021  
 SCALE: NTS  
 DATE: JULY 11, 2021  
 SHEET NO.:  
**PROPOSED SUBDIVISION & PLANTING PLAN**  
 SP-1  
 SEQUENCE NO. 3 OF 5