



Administrative Approval Action

Case File / Name: SUB-0067-2021
DSLCL - North Ridge Manor 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 Northeast corner of the intersection of Audubon Drive and Harps Mill Road. The site is zoned R-4 within the corporate limits of the City of Raleigh.

REQUEST: Conventional Subdivision for existing 0.513 acre parcel into two lots for Detached, Single Family Residential. Lot 1 (0.25 acre) and Lot 2 (0.257 acre) will be created with access from Audubon Drive. An existing house on site will be demolished.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** FIL-1465-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
FIL-1466-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 21, 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:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

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.

Urban Forestry

2. A tree impact permit must be obtained for the removal of 4 existing street trees in the right-of-way prior to the issuance of a grading permit.

☒ **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.

☒ 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.



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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.

Engineering

2. A fee-in-lieu for 1' of public sidewalk will be applied along the frontage of this development for both Audubon Drive and Harps Mill Road. The amount will be calculated when a plat is received for review and prior to approval of the plat to be recorded. (UDO Section 8.1.10)
3. A 5' utility placement easement on Harps Mill Road 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.
4. A 2.5' utility placement easement on Audubon Drive 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.
5. 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.

Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. As per the SUB-0067-2021 lot 1 = 3,922 sf lot 2 = 4,181 sf

Urban Forestry

7. A public infrastructure surety for 7 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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.



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

Urban Forestry

1. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 4 street trees along Audubon Drive and 3 street trees along Harps Mill Road for a total of 7 street trees.

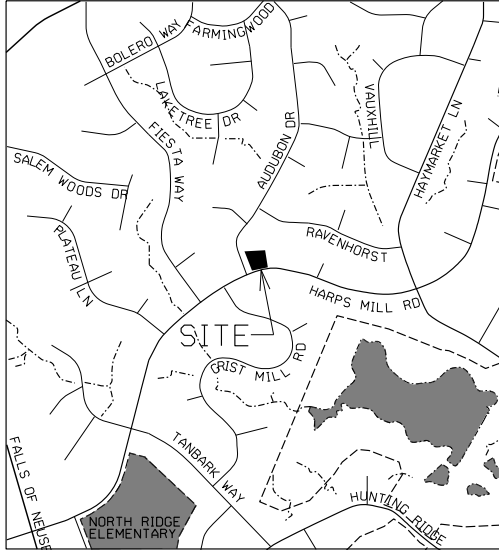
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take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

3-Year Sunset Date: March 23, 2025
Record at least ½ of the land area approved.

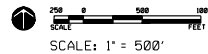
5-Year Sunset Date: March 23, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysis Bailey Taylor* Date: 11/24/2021
Development Services Dir/Designee
Staff Coordinator: Cara Russell



VICINITY MAP



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	DI-1	UTILITY DETAILS

Digitally signed by Cara Russell
DN: cn=Cara Russell, o=Cara Russell, ou=Cara Russell, email=Cara.Russell@raleighnc.gov, c=US
Reason: I am approving this document.
Date: 2021.11.18 10:39:13-0500

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH A/ORD 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.

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

SITE DATA

ADDRESS: 7600 AUDUBON DR., RALEIGH
PIN #: 171287178 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

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)			
<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 Manor Subdivision			
Property Address(es): 7600 Audubon Dr., Raleigh			
Recorded Deed PIN(s): 171287178			
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, Owner
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615	
Phone #: 919 395-1529	Email: tm@raleighcustomhomes.net
APPLICANT INFORMATION	
Company: Alison A. Pockat, ASLA	Contact Name and Title: Alison Pockat
	Address: 106 Sheep Bank Dr., Cary, NC 27518
Phone #: 919 363-4415	Email: aspockat@earthlink.net

Continue to page 2 >>

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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	Proposed Impervious Surface: Acres: 3.630
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): 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 is 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: <i>Alison Pockat</i>	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.

Page 2 of 2

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raleighnc.gov



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

DESIGNED: AAP

DRAWN:

APPROVED:



NORTH RIDGE MANOR SUBDIVISION
3680 AUDUBON DR., RALEIGH, NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

DATE	REVISION
11/18/21	1
11/18/21	2
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SCALE: NTS

DATE: JULY 11, 2021

SHEET NO. 1

COVER SHEET

CO-1

REVISION NO. 1 OF 5

PIN NUMBER = 1717287178
ADDRESS: 7600 AUDUBON DR., RALEIGH
LOT 1, BLOCK 20, NORTH RIDGE -
A PORTION OF HAYMARKET VILLAGE
BOM 1968, PAGE 209
DB 15390, PAGE 1641 - 1643
TOTAL ACREAGE - 22,355 SF - 0.513 AC
EXISTING IMPERVIOUS AREA - 3,630 SF - 0.083 AC
HOUSE - 2,360 SF, STOOP - 80 SF,
PATIO - 400 SF, DRIVE - 790 SF
EXISTING HOUSE / PATIO / DRIVE TO BE DEMOLISHED
AREA OF DISTURBANCE FOR DEMOLITION = 6,400 SF

EXISTING NEIGHBORHOOD YIELD
STREET 24' B-B, 60' PUBLIC R/W
WITH 5' EXISTING CONCRETE WALK

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

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

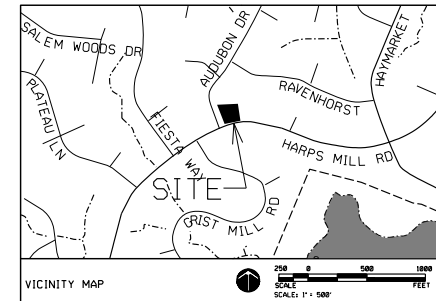
7601 AUDUBON DR.
LAWRENCE & LEONE FETTER
PIN# 1717285181
DB: 002561, PG: 00515
USE: SINGLE FAMILY
ZONING - R-4

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

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

EXISTING AVENUE 2-LANE
UNDIVIDED 38' 8-B, 60' PUBLIC R/W
WITH 5' EXISTING CONCRETE WALK
ON BOTH SIDES

1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, P.A., 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.



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

DRAWN:

APPROVED:

**NORTH RIDGE MANOR SUBDIVISION
SUBDIVISION & PLANTING PLAN**
7500 AUDUBON DR., RALEIGH, NC

RALEIGH CASE NUMBER: SUB-0067-2021

[illegible]

SCALE: NTS

DATE: JULY 11, 2021

SHEET NO.:

EXISTING

EXISTING

CONDITIONS

FC 1

EL-1

SEQUENCE NO. 2 OF 5

PIN NUMBER - 1717287178
ADDRESS: 7600 AUDUBON DR., RALEIGH
TOTAL ACREAGE - 22.255 SF - 0.513 AC
AREA OF RIGHT OF WAY DEDICATION - 244 SF
LOT 1 - 10,906.6 SF - 0.250 AC
LOT 2 - 11,244.4 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

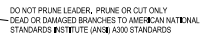
KEY	COUNT	PLANT NAME	O/C	SPACE	PLANTING SIZE
NS	3	NYSSA SYLVATICA, TUPELA		40'	3" CAL., 10' HT
QN	4	QUERCUS NUTTALLI, NUTTALL OAK		40'	3" CAL., 10' HT

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.

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

LOT 2 -
76.2 LF ALONG AUBUDON
1' FUTURE WALK = 76.2 SF
 $(11,204.4 \times .38) - 76.2 = 4,181.5$ SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 4,181.5 SF

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



— REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

— COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP

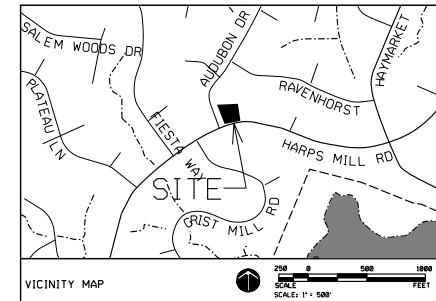
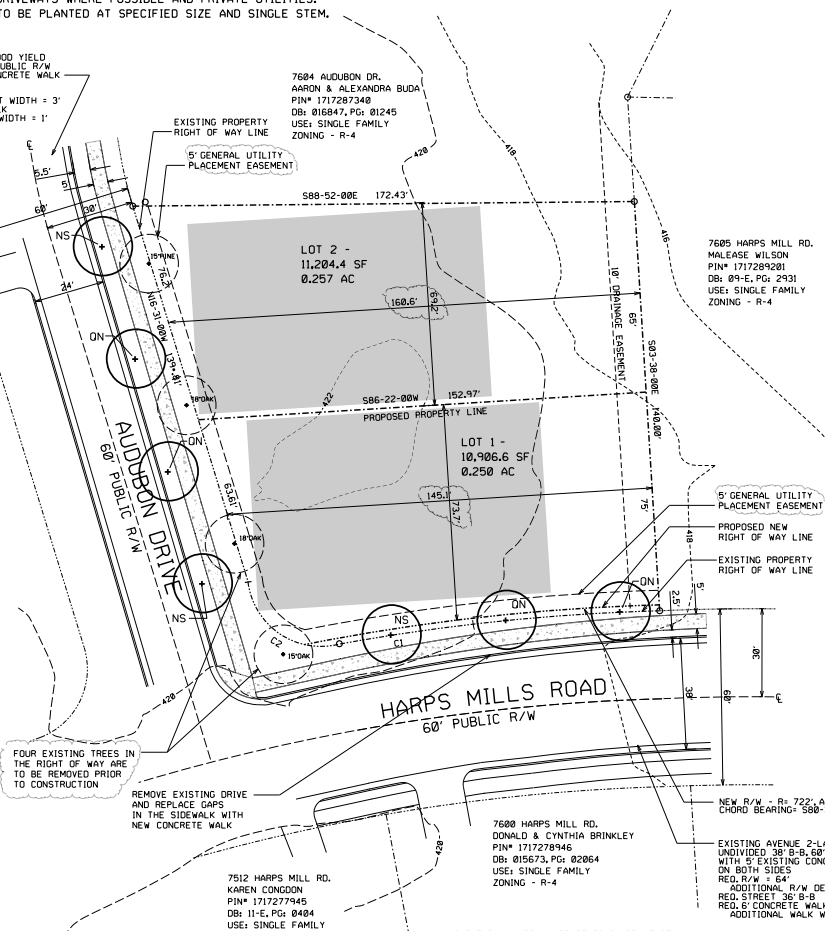
— ROOT BALL SHALL BE PLACED DIRECTLY ON
COMPACTED SUBGRADE. HANDLE TREE BY THE
ROOT BALL ONLY.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

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 TO EXISTING DRAINAGE 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.

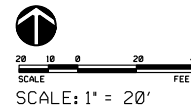
[illegible]

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.



1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 22.111 SF - 0.587 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a. OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTING STORMWATER MANAGEMENT AND SEWERAGE 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 AND/OR 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 OF \$1000 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. ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON ESTIMATED 20% 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 CORPUSC STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.

EXISTING TOPOGRAPHY
 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
 65' x 100' MIN. LOT AREA



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
AND PLANNER

DESIGNED: AAP
DRAWN:
APPROVED:

NORTH RIDGE MANOR SUBDIVISION
SUBDIVISION & PLANTING PLAN
7600 AUDUBON DR., RALEIGH, NC

[illegible]

RALEIGH CASE NUMBER: SUB-0067-2021

SCALE: NTS
DATE: JULY 11, 2021

SHEET NO.:
**PROPOSED
SUBDIVISION
& PLANTING
PLAN**

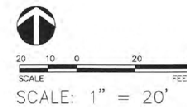
SP-1
SEQUENCE NO. 3 OF 5



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 4.0 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES 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 RESUBDIVISION 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 NCOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITIES UNDER THE LOT PRIOR 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 FARMS RD.
7. IMPROVEMENTS IN UDO SECTION 5.5.1.1 OF ADDITIONAL WALK TO BE PROVIDED FOR THE FRONTAGE ALONG BOTH STREETS.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK SHALL BE FOR THE TOTAL PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECDATION. SEE RSDW SECTION 5.5.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SECTION 5.5.1.1.
11. ANY EXISTING WATER OR SEWER COMPONENTS T-AT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUSD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.

1. SSWH
RIM ELEV. 421.09
INV. IN 411.25
INV. OUT 41'.24
2. SSWH
RIM ELEV. 420.20
INV. IN (N) 410.34
INV. IN (E) 412.20
INV. OUT 410.12
3. SSWH
RIM ELEV. 4'9.64
INV. OUT 413.20
4. SSWH
RIM ELEV. 416.32
INV. OUT 409.84
5. EXISTING WATER AND SEWER
SERVICES SHALL BE ABANDONED PER
CITY REQUIREMENTS

1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, P.A., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 775-4854, 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 G.S.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH 8-OR NCDOT STANDARDS AND SPECIFICATIONS.



RWK, PA
engineering • surveying
101 W. Main St., Suite 202
Corners, NC 27529
PHONE (919) 719-8524
Fax (919) 779-4050

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

DESIGNED:	AAP
DRAWN	SMM
APPROVED:	

**NORTH RIDGE MANOR SUBDIVISION
SUBDIVISION & PLANTING PLAN**
7600 AUDUBON DR., RALEIGH, NC

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

RALEIGH CASE NUMBER:	TREE POSITION AND OTHER SEASONAL							
	1	2	3	4	5	6	7	8
	REVISED							
	SCALE: NTS							
	DATE: AUG. 19, 2021							
	SHEET NO.: _____							
	PROPOSED UTILITY PLAN							

SF-2
SEQUENCE NO. 4 OF 5