



Preliminary Subdivision Application

Site Review

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 OPTIONS (UDO Chapter 2)				
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval): The Overlook at North Ridge				
Property Address(es): 1200 Hunting Ridge Rd., Raleigh, NC 27615				
Recorded Deed PIN(s): 1717245698				
Building type(s):	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Kara D. and Steven E. Beust	
Company:	Title:
Address: 1200 Hunting Ridge Rd., Raleigh, NC 27615	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Timoth Thompson	
Company: Raleigh Custom Homes	Title: Owner
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615	
Phone #: 919 395-1529	Email: tim@raleighcustomhomes.net

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 43,447 SF - 0.997 ac

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

R-4

Overlay district(s): none

Inside City Limits?



Yes



No

Historic District/Landmark:

N/A

Conditional Use District (CUD)

Board of Adjustment Case #

Design Alternate Case #

Case # Z-

BOA-

DA-

STORMWATER INFORMATION

Imperious Area on Parcel(s):

Existing (sf) 5,570 SF Proposed total (sf) _____

Impervious Area for Compliance (includes right-of-way):

Existing (sf) _____ Proposed total (sf) _____

NUMBER OF LOTS AND DENSITY

of Detached House Lots: 2

of Attached House Lots:

of Townhouse Lots:

of Tiny House Lots:

of Open Lots:

of Other Lots (Apartment, General,
Mixed Use, Civic):

Total # of Lots: 2

Total # Dwelling Units: 2

Proposed density for each zoning district (UDO 1.5.2.F): 2.02

SIGNATURE BLOCK

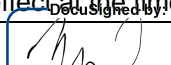

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:

Date:

11/3/2022

Printed Name:

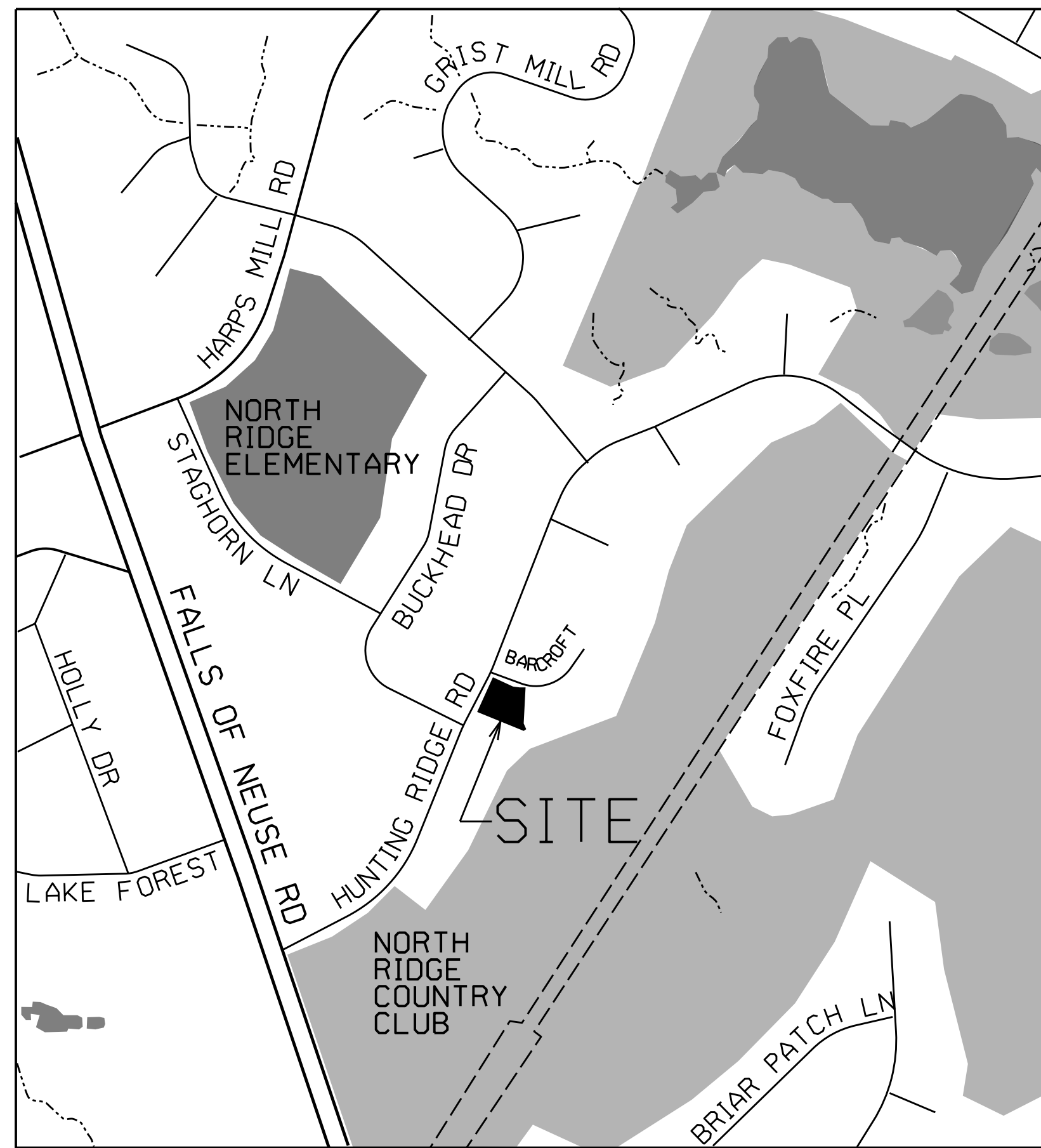
0E4F63D38A7A422...

Tim Thompson

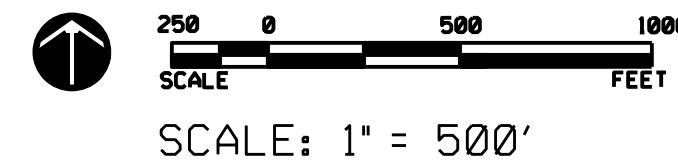
Signature:

Date:

Printed Name:



VICINITY MAP



THE OVERLOOK AT NORTH RIDGE SUBDIVISION

1200 HUNTING RIDGE RD.
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	C0-0	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: 1200 HUNTING RIDGE RD., RALEIGH
PIN #: 1717245698 GROSS ACREAGE: 43,447 SF, 0.997 AC
ZONING: R-4
BOOK OF MAPS 1968, PAGE 128
DB - 006940, PG - 441, 442
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. 7, NORTH RIDGE BLOCK 10, SEC. ONE, PART A

TOTAL SURFACE AREA FOR LOT = 43,447 SF, 0.997 ACRES - GROSS
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 5,570 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 18 = 12.8%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 22,254.81 SF - 0.5115 AC
LOT 2 - 20,828.44 SF - 0.4788 AC
AREA TO BE DEDICATED TO RIGHT OF WAY - 363.75 SF = 0.0084 AC
NET ACREAGE - 43,083.25 SF - 0.99 AC
DENSITY = 2.02 DU / ACRE

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 38%
LOT 1 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 8,361.8 SF
LOT 2 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 6,756.7 SF

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

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Zoning districts (if more than one, provide acreage of each):			
R-4			
Overlay district(s): none	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark:	N/A <input type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	
STORMWATER INFORMATION			
Imperious Area on Parcel(s):		Imperious Area for Compliance (includes right-of-way):	
Existing (sf) 5,570 SF Proposed total (sf) _____		Existing (sf) _____ Proposed total (sf) _____	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: 2	# of Attached House Lots:	# of Townhouse Lots:	
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots: 2	Total # Dwelling Units: 2		
Proposed density for each zoning district (UDO 1.5.2.F): 2.02			

SIGNATURE BLOCK	
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Signature:	Date: 11/3/2022
Printed Name: Tim Thompson	
Signature:	Date:
Printed Name:	

THE OVERLOOK AT NORTH RIDGE SUBD.
1200 HUNTING RIDGE RD., RALEIGH, NC

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

SCALE: NTS
DATE: OCT. 15, 2022
SHEET NO.:
**COVER SHEET
CO-1**
SEQUENCE NO. 1 OF 5

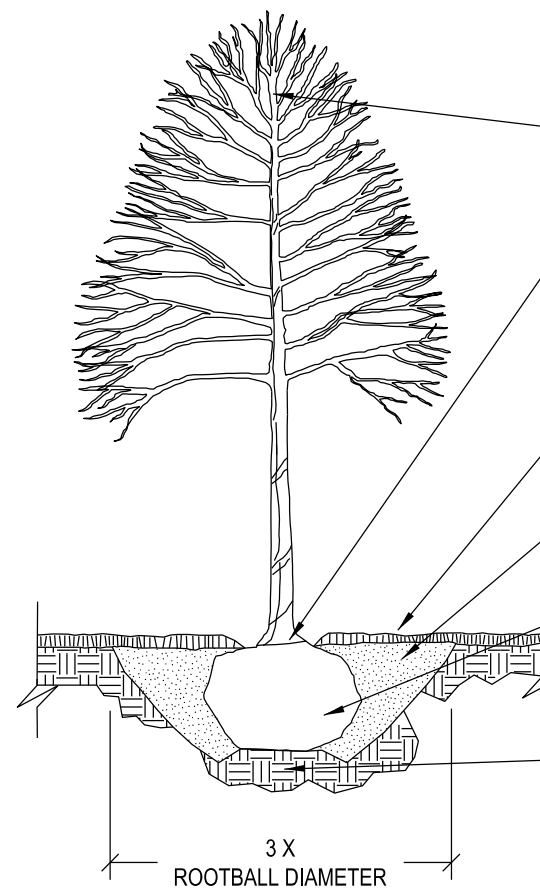
RALEIGH CASE NUMBER: SUB-
REVISIONS

DESIGNED: AAP
DRAWN:
APPROVED:

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

THE OCCASIONAL REVIEW WITH THE CONTRACTOR AND DESIGNER IS REQUIRED TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED FOR THE PERMIT PROCESSING. THE REVIEWER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THE PERMIT PROCESSING.

RWK PA
Raleigh, NC
101 W. Main St., Suite 202
Cary, NC 27513
Phone (919) 779-4884
Fax (919) 779-4886



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS

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

PLANTING SOIL MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL

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

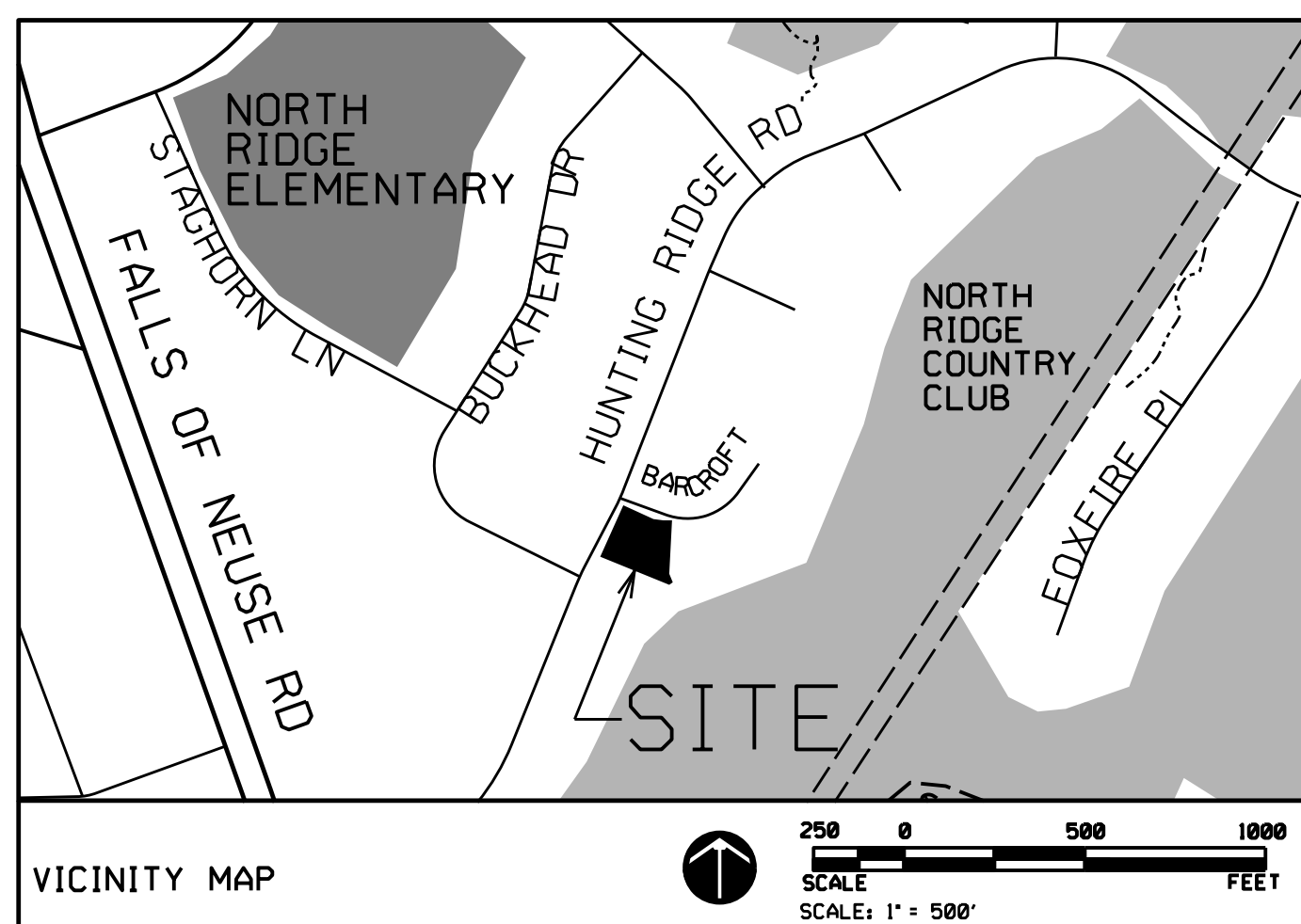
CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

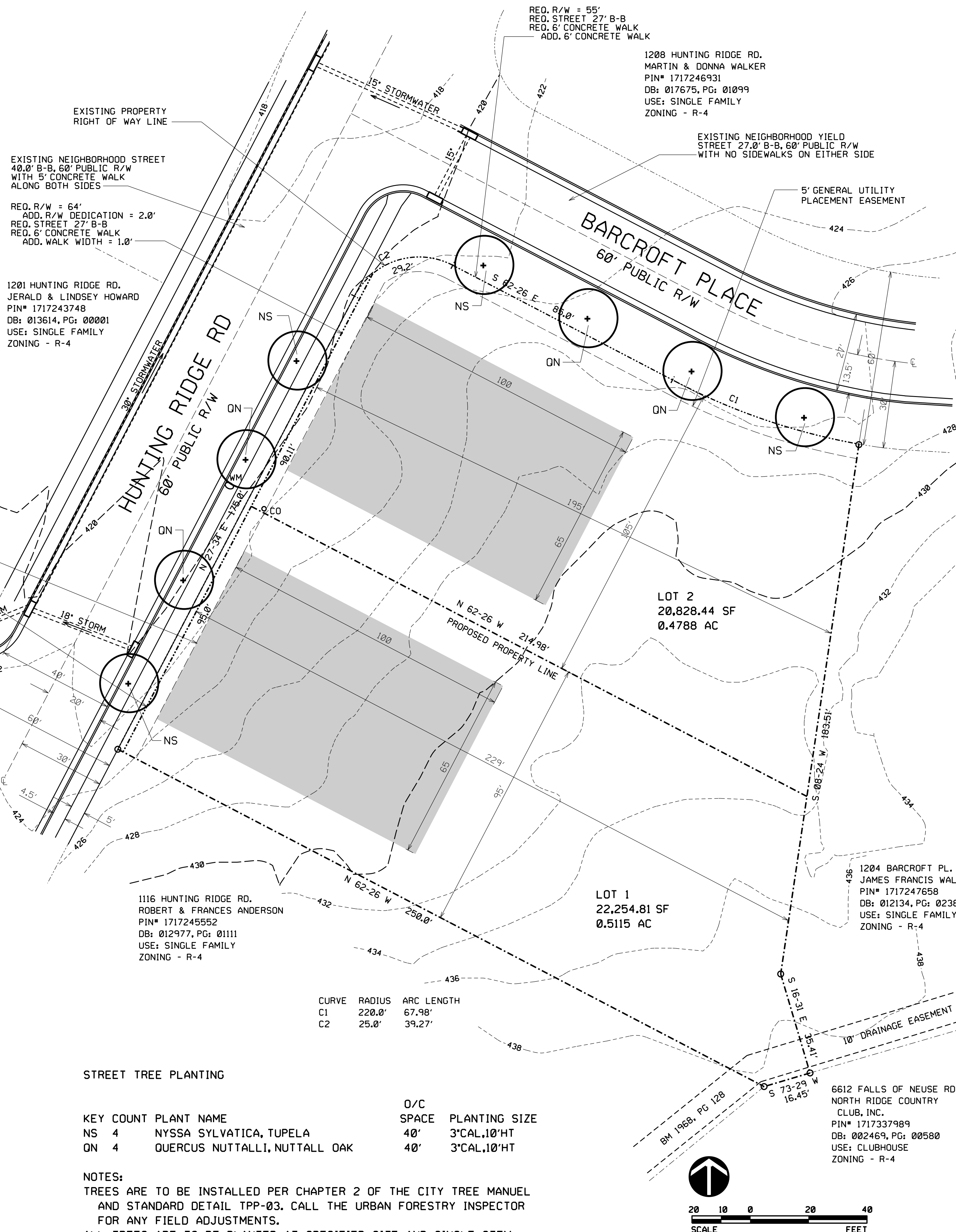
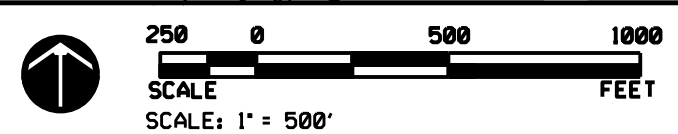
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
192019		
TREE PLANTING DETAIL		
TPP-03		

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
- 65' X 100' MIN. LOT DIMENSIONS



VICINITY MAP



SITE NOTES:

- THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 43,083.25 SF - 0.99 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.
- THE SITE IS 0.99 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- 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.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
- 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 HUNTING RIDGE RD. AND FOR 4 TREES ALONG BARCROFT PLACE.
- A FEE IN LIEU WILL BE REQUIRED FOR 1' ADDITIONAL WALK ALONG HUNTING RIDGE ROAD AND FOR A 6' WALK ALONG BARCROFT.
- 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.
- THE SUBDIVISION PLAN CREATES TWO LOTS.
- INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
- 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.

SITE DATA:

PIN NUMBER - 1717245698
ADDRESS: 1200 HUNTING RIDGE RD., RALEIGH
TOTAL GROSS ACREAGE - 43,447 SF - 0.997
TOTAL NET ACREAGE - 43,083.25 SF - 0.99 AC
AREA OF RIGHT OF WAY DEDICATION - 363.75 SF
LOT 1 - 22,254.81 SF - 0.5115 AC
LOT 2 - 20,828.44 SF - 0.4788 AC
PROPOSED SITE DENSITY - 2.02 UNITS / ACRE
EXISTING IMPERVIOUS AREA - 5,570 SF - 0.1279 AC
HOUSE - 2,610 SF, DRIVE - 1,520 SF,
WALK / PATIO - 1,360 SF, AC PADS / MISC - 80 SF
ZONING - R-4

IMPERVIOUS SURFACE AREA LIMITS:

LOT 1 -
95' FRONTAGE FOR FUTURE WALK
1' FUTURE WALK ADDITION = 95 SF
(22,254.81 X .38) - 95 = 8,361.8 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 8,361.8 SF

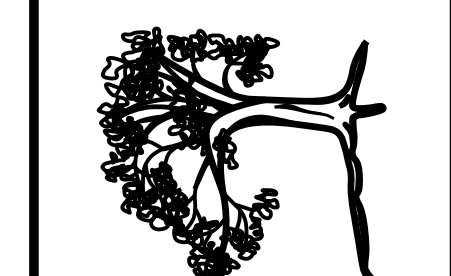
LOT 2 -
90.11' FRONTAGE FOR FUTURE WALK
1' FUTURE WALK ADDITION = 90.11 SF
178' FRONTAGE FOR FUTURE WALK
6' FUTURE WALK = 1,068 SF
(20,828.44 X .38) - 1,158.11 = 6,756.7 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 6,756.7 SF

PRIMARY STREET FOR LOTS 1 AND 2 - HUNTING RIDGE RD.

PROPERTY NOTES:

- 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, 1200 HUNTING RIDGE ROAD, LOT 7, BLOCK 10, NORTH RIDGE, SECTION ONE AND DATED 10-3-2022. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

RWK PA
Engineering & Surveying
101 W. Main St., Suite 202
Garner, NC 27529
Phone: (919) 779-4854
Fax: (919) 779-4856



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LAND PLANNER
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DESIGNED: AAP
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APPROVED:

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SUBDIVISION & PLANTING PLAN
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NO.	DATE	REVISIONS

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SP-1
SEQUENCE NO. 3 OF 5