



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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 your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #:	<u>SUB-0058-2019</u>	Planner (print):	<u>Piedmont Land Design L-2</u>
Pre-application Conference Date:	<u>10/25/19</u>	Planner (signature):	

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): Cobalt Hill Subdivision

Property Address(es): 3435 Blue Ridge Road

Recorded Deed PIN(s): 0795-06-3003

What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____
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CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: CAPITAL COMMERCIAL Owner/Developer Name and Title: Jason Stegall

Address: 3900 Merton Dr. #215

Phone #: 919-291-3286 Email: jstegall@ccrdu.com

APPLICANT INFORMATION

Company: PIEDMONT LAND DES. Contact Name and Title: David Lasley-Principal

Address: 8522-204 Six Forks Rd, Raleigh, NC 27615

Phone #: 919-845-7600 Email: david@piedmontlanddesign.com

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 5.688 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- n/a

Board of Adjustment (BOA) Case # A- n/a

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.14 Square Feet: 6,098

Proposed Impervious Surface:

Acres: 1.30 Square Feet: 56,628

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: 14

Proposed density for each zoning district (UDO 1.5.2.F): 14/5.688 ac=2.46 du/ac

Total # of open space and/or common area lots: 1

Total # of requested lots: 15

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **Piedmont Land Design** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me 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.

Signature Margaret W. Jones

Date 10-23-2019

Signature _____

Date _____

Please email your completed application to DS.intake@raleighnc.gov.



Preliminary Subdivision Plan Checklist

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Use this checklist as a guide for Preliminary Subdivision Review (UDO Section 10.2.5.) submittal requirements. This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS

Mailed notification must be submitted with all preliminary subdivision applications. Mailed notice submission requirements include the following:

- Stamped, unsealed envelopes each containing a notification letter addressed to all property owners within 100' of subject parcel(s)
- A copy of the completed notification letter
- A copy of the list of all property owners within 100', with the address and PIN of each property
- A copy of a map showing all properties to be notified

NOTE: [Click here to download the letter template and other helpful information.](#)

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Pre-application Conference Form: Per UDO Section 10.2.5.D.					
2. Cover sheet and/or second sheet: include project name and location; copy of applications, site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s)</i>), number of proposed lots, residential density and unit data; general notes; sheet index and legend defining symbols; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any)					
3. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>structures, driveways, alleys</i>); and vegetation			✓		
4. Demolition plan: Clearly indicate items to be removed			✓		
5. Proposed subdivision plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, etc.</i>); proposed property lines; setback/build-to lines; proposed streets, streetscape; sidewalks, walkways, trails; parking information (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3.</i>); open space and/or greenways (<i>UDO Section 2.5</i>); transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Zoning, Housing Type (UDO Section 2.1.2), # of Lots, Proposed use(s); Parking data; open space calculations</i>); Building Type (<i>UDO Section 1.4</i>); Setback/Build-to; transitional protective yard type (<i>UDO Section 7.2.4.A</i>); street protective yard type (<i>UDO Section 7.2.4.B.</i>)			✓		

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GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
6. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.			✓		
7. Proposed stormwater information: include preliminary stormwater quantity and quality summary and calculations information. If not required, provide notes indicating such and reference UDO section on front cover			✓		
8. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); include Fire			✓		
9. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4 (If applicable).					✗
10. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover			✓		
11. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures			✓		

NOTE: Revisions to previously approved preliminary subdivisions must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision					
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision					
3. List date of previously approved subdivision plan.					
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets					
5. Provide updated site data table including number of proposed lots, open space calculations, etc.					
6. Provide documented history of impervious surfaces with dates					



Wake County Residential Development Notification

Please complete each section and return by email or fax to all:

WCPSS
Debra Adams
dbadams@wcpss.net ✓

Judy Stafford
jstafford1@wcpss.net ✓

Fax: 919-431-7302

WAKE
Bill Shroyer
bill.shroyer@wakegov.com ✓

EMAIL'D 10/16/19

Fax: 919-856-6389

Developer Company Information	
Company Name	CAPITAL COMMERCIAL
Company Phone Number	919 291-3286
Developer Representative Name	JASON STEGALL
Developer Representative Phone Number	919 291-3286
Developer Representative Email	jstegall@cerdv.com

New Residential Subdivision Information	
Date of Application for Subdivision	10/11/19 4/2
City, Town or Wake County Jurisdiction	RALEIGH, COBALT
Name of Subdivision	BLUE RIDGE RD SUBD HILL
Address of Subdivision (if unknown enter nearest cross streets)	3435 BLUE RIDGE RD SUB'D
REID(s)	0036992
PIN(s)	0795-06-3003

Projected Dates Information	
Subdivision Completion Date	FALL 2020
Subdivision Projected First Occupancy Date	WINTER 2020

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	14							3500 SF ²	700K	1M		2020	14				
Townhomes																	
Condos																	
Apartments																	
Other																	

