

# 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)			
<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): N/A			
Development name (subject to approval): RIDGEWOOD			
Property Address(es): 3412 BRADLEY PLACE, RALEIGH, NC 27607			
Recorded Deed PIN(s): 0794-47-0947			
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: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: JAMES ALLEN, LLC.	Owner/Developer Name and Title: THE JIM ALLEN GROUP
Address: 5000 FALLS OF NEUSE ROAD, SUITE 100, RALEIGH, NC 27609	
Phone #: 919.845.9909	Email: info@JimAllen.com
APPLICANT INFORMATION	
Company: DJF BUILDERS, INC.	Contact Name and Title: DENNIS FITZGERALD, PRESIDENT
Address: 3717 NATIONAL DRIVE, SUITE 140	
Phone #: 919.363.1700	Email: Dennis@djfbuilder.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.512 AC. (22,322 SF)	
Zoning districts (if more than one, provide acreage of each): N/A	
Overlay district: N/A	Inside City limits? <input checked="" 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 Square Feet: 0	Proposed Impervious Surface: Acres: 0.31 Square Feet: 13,515
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: N/A	
Flood study: N/A	
FEMA Map Panel #: 3720079400J DATE: 05.02.06	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 2 Attached
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 1.5.2.F): <b>3.91 UNITS / AC.</b>	
Total # of open space and/or common area lots: N/A	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>MEGGAN MASTERS</u> 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.</p> <p>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.</p>	
Signature: 	Date: 9/16/22
Printed Name: DENNIS FITZGERALD	
Signature: 	Date: 09.16.22
Printed Name: MEGGAN MASTERS	

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





WAKE COUNTY

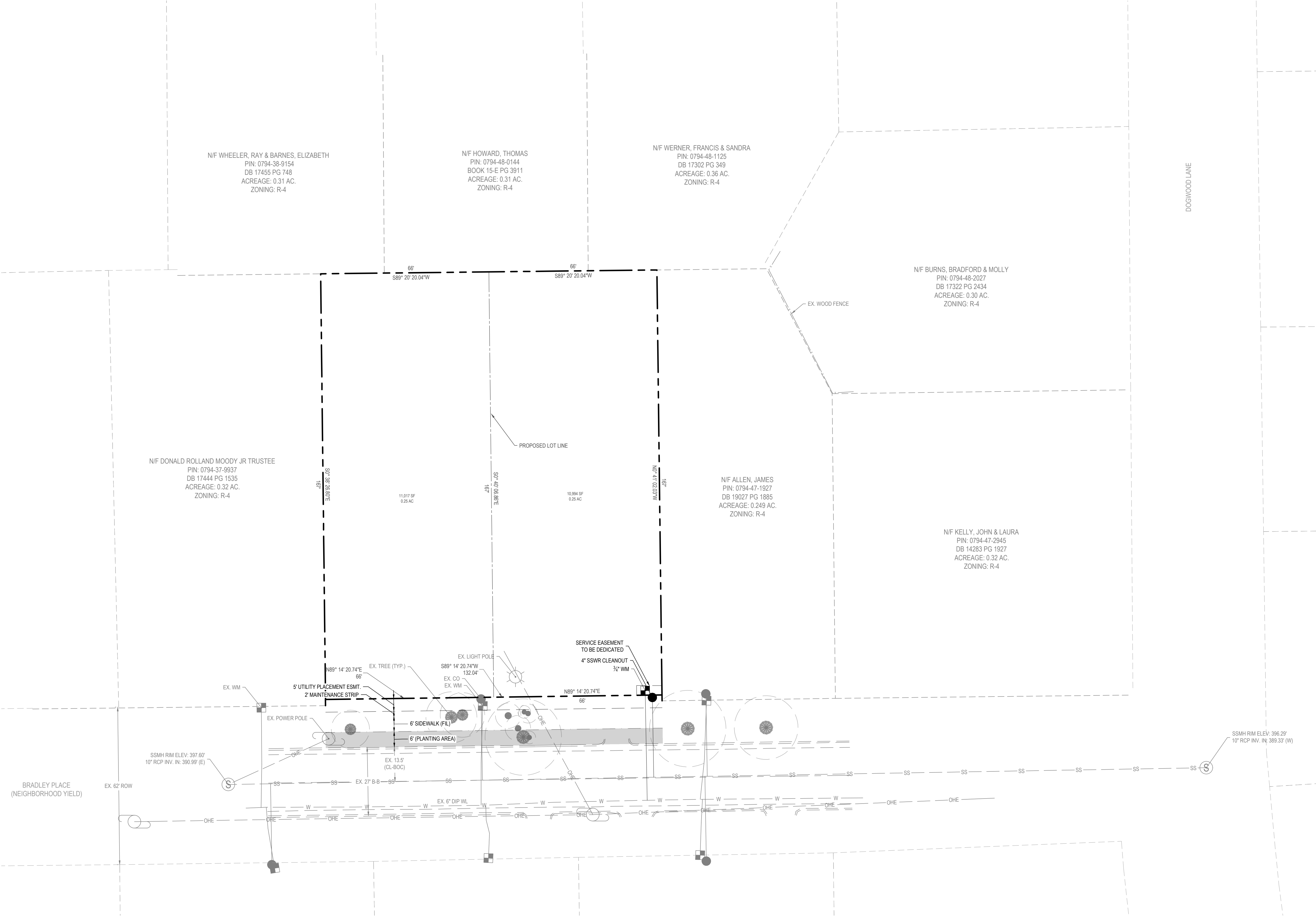
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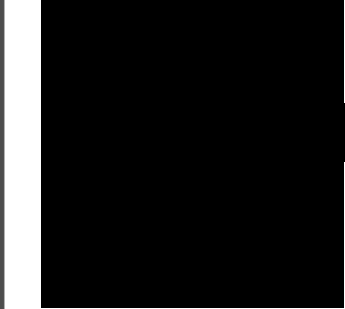
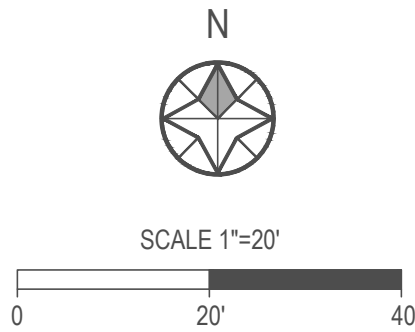
LOT 1 - 0.25 AC. (11,017 SF) IMPERVIOUS	
LOT AREA MAX.	7,161 SF (65%)
6' SIDEWALK (FIL)	396 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	6,765 (61.4%)
LOT 2 - 0.25 AC. (10,994 SF) IMPERVIOUS	
LOT AREA MAX.	7,146 SF (65%)
6' SIDEWALK	396 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	6,750 SF (61.4%)

GENERAL NOTES:

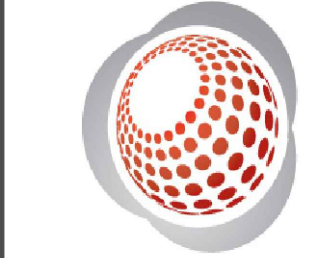
- PER SECTION 9.2.2.A.2.b.i SUBJECT TO 4.a. OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- BRADLEY PLACE IS A NEIGHBORHOOD YIELD WITH THE FOLLOWING REQUIREMENTS. ALL DIMENSIONS ARE BASED OFF THE EXISTING CENTERLINE.
  - 55' ROW
  - 27' B-B
  - 6' SIDEWALK (FEE-IN-LIEU)
  - 6' PLANTING AREA
  - 5' UPE
  - 2' MS
- BRADLEY PLACE IS THE PRIMARY STREET FOR LOT 1 AND LOT 2.



REV#	DATE	DESCRIPTION



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2376



**BRADLEY PLACE**  
**PRELIMINARY SUBDIVISION**  
3412 BRADLEY PLACE  
RALEIGH, NC 27607  
WAKE COUNTY

**SITE & UTILITY PLAN**

Project Manager: TSG  
Designed By: MEM  
Scale: AS SHOWN  
Date: 09.26.22  
Project #: P220269

SHEET  
C200