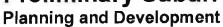
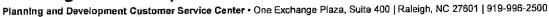
Preliminary Subdivision Application







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 <u>SiteReview@raleighnc.gov</u>.

		DEVELOPMENT TYPE (UD	OO Section 2.1.2)	i Proposition				
Conver	Conventional Subdivision							
NOTE: Subdiv	risions may require Cit	y Council approval if in a Me	tro Park Overlay or Historic O	verlay District				
		GENERAL INFOR	MATION	7-14-7				
Scoping/sketc	h plan case number(s)	N/A						
Development i	name (subject to appro	oval): RIDGEWOOD						
Property Addre	ess(es): 3412 BRADLE	EY PLACE, RALEIGH, NC 27	7607					
Recorded Dee	ed PIN(s): ₀₇₉₄₋₄₇₋₀₉	47						
What is your project type?	✓ Single fa			Attached houses				
	CURREN	T PROPERTY OWNER/DE	/ELOPER INFORMATION					
	NOTE: Please	attach purchase agreeme	nt when submitting this for	m				
Company: JAM	IES ALLEN, LLC.	Owner/Developer I	Owner/Developer Name and Title: THE JIM ALLEN GROUP					
Address: 5000	FALLS OF NEUSE RO	AD, SUITE 100, RALEIGH, NO	27609					
Phone #: 919.8	45.9909	Email: info@JimAlle	Email: info@JimAllen.com					
		APPLICANT INFOR	MATION	A Company of the Company				
Company:	ny: DJF BUILDERS, INC. Contact Name and Title: DENNIS FITZGERALD, PRESIDENT							
		Address: 3717 NATIONAL DRIVE, SUITE 140						
Phone #:	919.363.1700 Email: Dennis@djfbuilders.com							

Continue to page 2 >>

	E + SITE DATE TABLE
	all developments) FORMATION
Gross site acreage: 0.512 AC. (22,322 SF)	
Zoning districts (if more than one, provide acreage of ea	ch): _{N/A}
Overlay district: N/A	Inside City limits? ✓ Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATE	R INFORMATION
Existing Impervious Surface:	Proposed Impervious Surface: Acres: 031 Square Feet: 13,515
Acres: Square Feet: Neuse River Buffer Yes No	Wetlands
Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soils: N/A Flood study: N/A FEMA Map Panel #: 3720079400J DATE: 05 02.06	
	OTS 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):	3.91 UNITS / AC.
Total # of open space and/or common area lots: N/A	
Total # of requested lots: 2	
	RE BLOCK
herewith, and in accordance with the provisions and regula	ations of the City of Raleigh Unified Development Ordinance.
I,MEGGAN MASTERSwill and respond to administrative comments, resubmit plans a owner(s) in any public meeting regarding this application.	serve as the agent regarding this application, and will receive and applicable documentation, and will represent the property
I/we have read, acknowledge, and affirm that this project is the proposed development use. I acknowledge that this ap which states applications will expire after 180 days of inac	s conforming to all application requirements applicable with oplication is subject to the filing calendar and submittal policy, tivity.
Signature:	Date: 9/16/22
Printed Name: DENNIS FITZGERALD	
Signature: MISSON Whates	Date: 09.16.22
Printed Name: MEGGAN MASTERS	

Please email your completed application to $\underline{SiteReview@raleighnc.gov}.$

VICINITY MAP SCALE: NTS

SITE DATA	
ADDRESS	
RALEIGH, NC 27609 PIN 0794-47-0947 OVERLAY N/A EXISTING USE DETACHED SINGLE FAMILY DWELL ZONING R-4 WATERSHED CRABTREE CREEK RIVER BASIN NEUSE FEMA MAP MAP# 3720079400J DATE 05.02.0 GROSS TRACT AREA 0.512 AC. (22,322 SF) ROW DEDICATION 314 SF NET SITE AREA 0.51 AC. (22,008 SF) DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION (CONVENTIONAL) PROPOSED USE DETACHED SINGLE FAMILY DWELL DENSITY 3.91 UNITS / AC. (MAX.) UNITS PROVIDED 1 UNIT / LOT LOT 1 - 0.25 AC. (11,017 SF) MIN. LOT AREA 10,000 SF PROPOSED LOT AREA 11,017 SF MIN. LOT WIDTH 65' PROPOSED LOT WIDTH 66' LOT DEPTH (MIN.) 100' LOT 2 - 0.25 AC. (10,994 SF) MIN. LOT AREA 10,000 SF PROPOSED LOT AREA 10,000 SF PROPOSED LOT AREA 10,000 SF PROPOSED LOT WIDTH 66' LOT DEPTH (MIN.) 100'	
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100 loo	
·	
BUILDING SETBACKS - SINGLE UNIT LIVING	
PRIMARY STREET 20'	
SIDE STREET 20'	
SIDE LOT LINE 10'	
REAR LOT LINE 30'	
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 S.F) 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%)	

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND / OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 919.996.2409 AND THE PUBLIC UTILITIES DEPARTMENT AT 919.996-4540 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF THE BEGINNING OF CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

BRADLEY PLACE

PRELIMINARY SUBDIVISION SUBMITTAL 1: 09.26.22

3412 BRADLEY PLACE RALEIGH, NC 27607

WAKE COUNTY



PROJECT PLAN

JAMES ALLEN, LLC.

5000 FALLS OF NUESE ROAD SUITE 100 RALEIGH, NC 27609

DEVELOPER: DJF BUILDERS, INC.

CONTACT: DENNIS FITZGERALD 3717 NATIONAL DRIVE, SUITE 140 RALEIGH, NC 27612

BATEMAN CIVIL SURVEY COMPANY CONTACT: TIM GRISSINGER 2524 RELIANCE AVE. APEX, NC 27539



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-2378

SHEET INDEX				
SHEET NUMBER	SHEET TITLE			
C000	COVER			
C100	EXISTING CONDITIONS			
C200	SITE & UTILITY PLAN			
C201	UTILITY DETAILS			
L100	LANDSCAPE PLAN			



- 1. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATEMAN CIVIL SURVEY COMPANY. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.
- 2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS. 3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- 4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
- 6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- 7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- 8. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-635-4949 BEFORE DIGGING.
- 9. TRASH PICK UP WILL BE BY PRIVATE COMPANY, NOT CITY OF RALEIGH. 10. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

TRAFFIC CONTROL & PEDESTRIAN (TCPED) NOTES:

- 1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO
- 2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- 3. A PERMIT REQUEST WITH TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL. 4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE

6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND / OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE

- 5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
- MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
- AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS RALEIGH STREET DESIGN MANUAL (RSDM)
- COMPLIANT WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

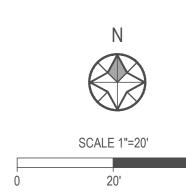
- 1. IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS. ALL DRIVEWAY ACCESS SHALL BE FROM BRADLEY PLACE.
- 3. ALL SIDEWALKS SHALL BE A FEE-IN-LIEU (FIL) WITH AREAS NOTED IN THE SITE DATA TABLE.



	09.26.22	
ect #:	220269	
SHEET		

C000

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%)						
· · · · · · · · · · · · · · · · · · ·						
PER SECTION 9.2.2.A.2.b.i SUBJECT TO 4.a. OF THE RALEIGH UNIFIED DEVLEOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.		RAY & BARNES, ELIZABETH N: 0794-38-9154	N/F HOWARD, THOMAS PIN: 0794-48-0144	N/F WERNER, FRANCIS & SANDRA PIN: 0794-48-1125 DB 17302 PG 349		Щ
BRADLEY PLACE IS A NEIGHBORHOOD YIELD WITH THE FOLLOWING REQUIREMENTS. ALL DIMENSIONS ARE BASED OFF THE EXISTING CENTERLINE. 2.1. 55' ROW	A	3 17455 PG 748 REAGE: 0.31 AC.	BOOK 15-E PG 3911 ACREAGE: 0.31 AC. ZONING: R-4	ACREAGE: 0.36 AC. ZONING: R-4		OD LAN
2.2. 27' B-B 2.3. 6' SIDEWALK (FEE-IN-LIEU) 2.4. 6' PLANTING AREA		ZONING: R-4	ZONING. R-4			00M9C
.5. 5'UPE .6. 2'MS						۵
BRADLEY PLACE IS THE PRIMARY STREET FOR LOT 1 AND LOT 2.						
			04"W S89° 20' 20.04"W		N/F BURNS, BRADFORD & MOLLY PIN: 0794-48-2027	
					DB 17322 PG 2434 ACREAGE: 0.30 AC.	
				EX. WOOD FEN		
		i				
		 			=	
		<u> </u>				
			PROPOSED LOT LINE			
	N/F DONALD ROLLAND MOODY JR	RUSTEE	1	i		
	PIN: 0794-37-9937 DB 17444 PG 1535	S0° 38'	S0° 4	N° 41 16 N/F ALLEN, JAMES		
	ACREAGE: 0.32 AC. ZONING: R-4	67 ² 28.80 11,017 SF 0.25 AC	10,994 SF 0.25 AC	PIN: 0794-47-1927 DB 19027 PG 1885		
			m	ACREAGE: 0.249 AC. ZONING: R-4		
		1			N/F KELLY, JOHN & LAURA	
					PIN: 0794-47-2945 DB 14283 PG 1927	
					ACREAGE: 0.32 AC. ZONING: R-4	
				i		
		İ				
		i	SERVICE E.			
		NO0° 141 20 74" EX. TREE (TYP.) ¬	EX LIGHT POLE -	R CLEANOUT		
		14 20.74 E	EX. CO EX. WM	3/4" WM ¬		
	EX. WM ¬	5' UTILITY PLACEMENT ESMT. 2' MAINTENANCE STRIP	N89° 14' 20.74"E			
		EX. POWER POLE				
		6' \$	PLANTING AREA)			SSMH RIM ELEV: 396.29'
	SSMH RIM ELEV: 397.60'	OHE -				10" RCP INV. IN: 389.33' (W)
	10" PCP INIV INI 300 90' (F)	EX. 13.5' (CL-BOC)			_ssssssssssss	ss ss
	BRADLEY PLACE EX. 62' ROW (NEIGHBORHOOD YIELD)	SS EX. 27' B-B — SS	SS			
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AS SHOWN 09.26.22 P220269 SHEET

MEM

SITE & UTILITY PLAN

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-2378

BRADLEY PLACE PRELIMINARY SUBDIVISION

C200

REV# DESCRIPTION DATE