

# Preliminary Subdivision Application

## Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



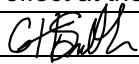
**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input 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):				
Property Address(es):				
Recorded Deed PIN(s):				
<b>Building type(s):</b>	<input 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	
<b>Current Property Owner(s) Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:
<b>Applicant Name (If different from owner. See “who can apply” in instructions):</b>	
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:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage:			
Zoning districts (if more than one, provide acreage of each):			
Overlay district(s):	Inside City Limits?	Yes      No	Historic District/Landmark:      N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

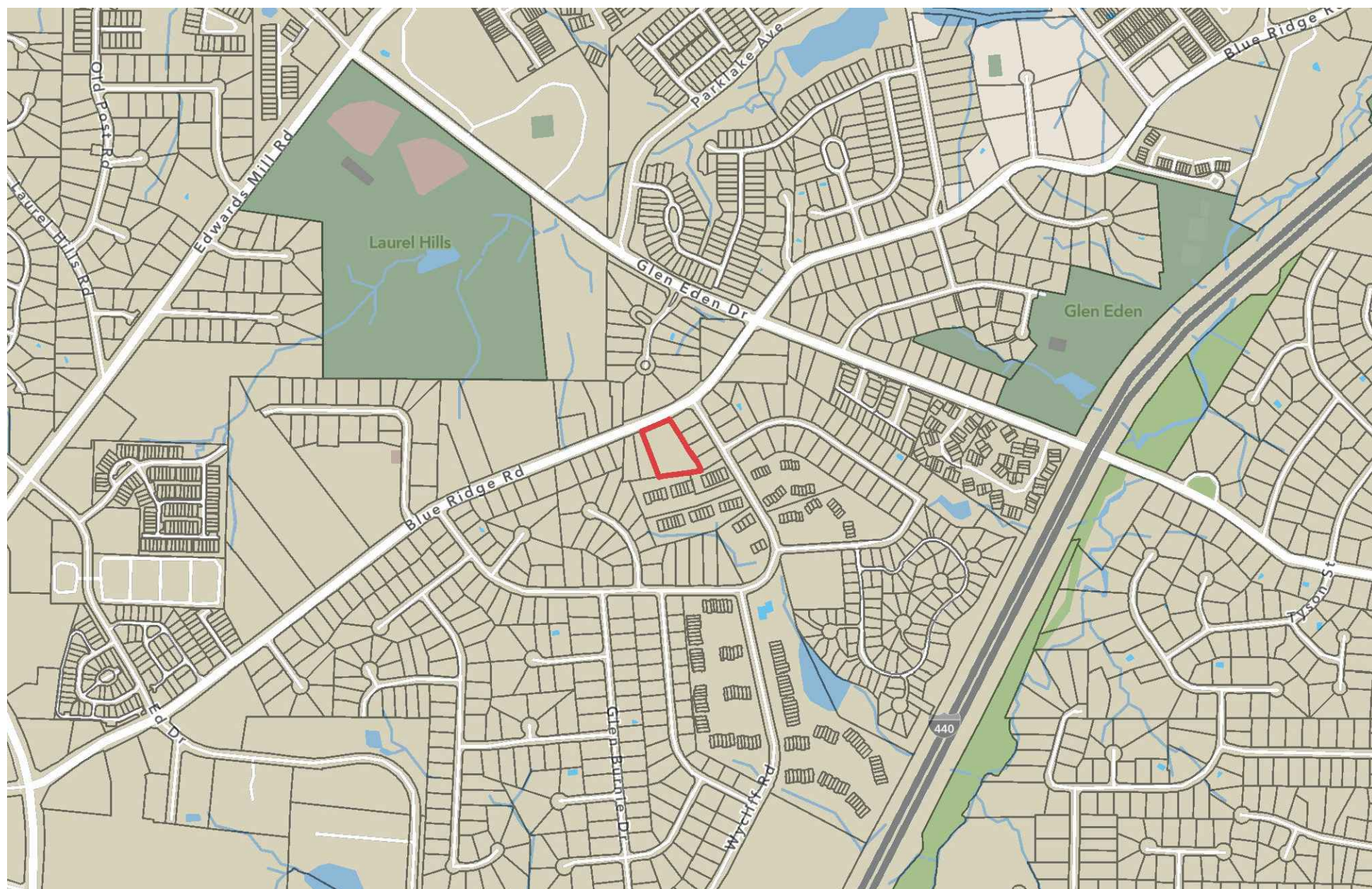
STORMWATER INFORMATION			
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____		Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:	
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots:	Total # Dwelling Units:		
Proposed density for each zoning district (UDO 1.5.2.F):			

SIGNATURE BLOCK	
<p>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.</p> <p>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).</p> <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>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.</p>	
Signature: 	Date:
Printed Name:	
Signature:	Date:
Printed Name:	



# 3470 BLUE RIDGE ROAD

## SUBDIVISION PLAN



VICINITY MAP

SCALE: 1" =800'

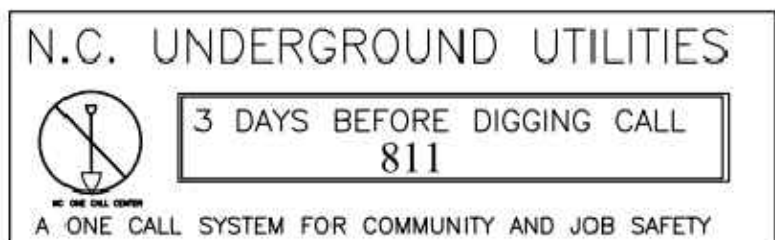
SHEET INDEX	
COV	COVER
L100	EXISTING CONDITIONS & DEMOLITION PLAN
L200	SUBDIVISION PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY DETAILS
C5.2	PUBLIC SEWER DETAILS

-Get notes from Kasey Evans on SCOPE-0052-2022  
-Review Cottage Court Standards UDO Section 8.3.3.A.2 and Section 2.6.1.  
-Double check for overlays.

Planning Notes.

### NOTES:

- THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.
- STORMWATER EXEMPTION: EXEMPT FROM RUNOFF AND NUTRIENT MANAGEMENT REQUIRMENTS OF 9.2.2 PER UDO SEC. 9.2.2.A.2 AND SUBJECT TO IMPERVIOUS LIMITATIONS IN 9.2.2.A.4.A
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.



SITE DATA SUMMARY	
PROJECT NAME	3470 BLUE RIDGE ROAD
EXISTING STREET ADDRESS	3470 BLUE RIDGE ROAD RALEIGH, NC 27607
LOT AREA (CURRENT)	72,135 SF / 1.61 AC
CURRENT ZONING	R-4
OVERLAY DISTRICT(S)	NONE
PARCEL NUMBER	0795152818
REAL ID NUMBER	0009297
DEED BOOK / DEED PAGE	DB 18622, PG 2306 BM 1971 / PG 289
EXISTING GROSS BUILDING AREA	1,530 SF
EXISTING BUILDING USE	SINGLE FAMILY
PROPOSED GROSS BUILDING AREA	NA
PROPOSED BUILDINGS USES	SINGLE FAMILY
PROPOSED IMPERVIOUS AREA	NA
NET CHANGE IN IMPERVIOUS AREA	NA
RIGHT-OF-WAY DEDICATION	389 SF (0.008 AC)

REUSE OF DOCUMENT  
This document is the property of Site Collaborative Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of Site Collaborative Inc.

### Preliminary Subdivision Application

#### Site Review

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<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input checked="" type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Frequent Transit Development Option
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): SCOPE.0052.2022	
Development name (subject to approval): The Forge at Blue Ridge	
Property Address(es): 3470 Blue Ridge Road	
Recorded Deed PIN(s): 0795152818	
Building type(s):	<input checked="" type="checkbox"/> Detached House
<input type="checkbox"/> General Building	<input type="checkbox"/> Attached House
<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Civic Building	<input type="checkbox"/> Apartment
<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Matthew Boyd	
Company:	Title: Current Owner
Address: 4908 HIGHLAND PARK CT RALEIGH NC 27613-6387	
Phone #: 919.414.3780	Email: mboyd12345@gmail.com
Applicant Name (if different from owner. See "who can apply" in instructions): Graham Smith	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser	<input type="checkbox"/> Owner's authorized agent
<input type="checkbox"/> Easement holder	
Company: Site Collaborative	Address: 821 Wake Forest Rd
Phone #: 919.805.3586	Email: graham@sitecollaborative.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Kelly O'Rourke	
Company: Homes By Dickerson INC	Title: Director of Planning
Address: 2841 Plaza Place Suite 210 Raleigh NC 27612	
Phone #: 919.805.5902	Email: operations@homesbydickerson.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 1.64			
Zoning districts (if more than one, provide acreage of each): R-4			
Overlay district(s): N/A	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- N/A	Design Alternate Case # DA- N/A	
STORMWATER INFORMATION			
Impervious Area on Parcel(s): Existing (sf) 4860	Proposed total (sf) 26588	Impervious Area for Compliance (includes right-of-way): Existing (sf) 5009	Proposed total (sf) 27588
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: g	# of Attached House Lots:	# of Townhouse Lots:	
# of Tiny House Lots:	# of Open Lots: 1	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots: g	Total # Dwelling Units: 9		
Proposed density for each zoning district (UDO 1.5.2.F): 5.5 UNITS/AC			

SIGNATURE BLOCK	
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Signature:	Date: 12.19.2022
Printed Name: Graham Smith	
Signature:	Date:
Printed Name:	

### CONTACT INFORMATION

OWNER  
MATTHEW BOYD  
4908 HIGHLAND PARK CT  
RALEIGH NC 27613-6387  
PHONE: 919.414.3780  
EMAIL: MBOYD12345@GMAIL.COM

DEVELOPER  
HOMES BY DICKERSON INC  
2841 PLAZA PLACE SUITE 210  
RALEIGH, NC 27612  
CONTACT: KELLY O'ROURKE  
PHONE: 919.847.4447  
EMAIL: OPERATIONS@HOMESBYDICKERSON.COM

LANDSCAPE ARCHITECT  
SITE COLLABORATIVE, INC.  
821 WAKE FOREST RD  
RALEIGH, NC 27604  
CONTACT: GRAHAM H. SMITH  
PHONE: 919.805.3586  
EMAIL: GRAHAM@SITECOLLABORATIVE.COM

ENGINEER  
DRYE-MCGLAMERY ENGINEERING, PLLC  
821 WAKE FOREST RD  
RALEIGH, NC 27604  
CONTACT: DANIEL J. MCGLAMERY  
PHONE: 704.960.0180  
EMAIL: DANIEL.MCGLAMERY@DRYEENGINEERING.COM

### NOTES:

- BOUNDARY SURVEY AND TOPOGRAPHY INFORMATION PROVIDED BY JOHN A. EDWARDS & COMPANY
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT BUILDING PERMIT SUBMITTAL PER CITY OF RALEIGH STANDARDS..
- SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
- A SURETY OF 125% OF ESTIMATED CONSTRUCTION COST IS REQUIRED FOR THE CONSTRUCTION COSTS OF ALL PUBLIC IMPROVEMENTS WHICH ARE NOT COMPLETE AT THE TIME OF BUILDING PERMIT.
- PER SEC 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
- RESIDENTIAL INFILL RULES APPLY (SEC.2.2.7) AND PROPOSED SETBACKS AND BUILDING HEIGHTS ARE BASED ON SAID RULES.

#### SOLID WASTE SERVICES:

- SOLID WASTE ON SITE TO UTILIZE PRIVATE SERVICE.
- ALL ON-SITE AMENITIES RELATED TO GARBAGE DISPOSAL INCLUDING - BUT NOT LIMITED TO - DUMPSTER ENCLOSURE, PAVEMENT, AND CURB RADII SHALL COMPLY WITH THE CITY'S SOLID WASTE DESIGN MANUAL.

#### TREE CONSERVATION

- THE LOT SIZE IS UNDER 2 ACRES AND THEREFORE IS NOT REQUIRED TO PROVIDE A TREE CONSERVATION PLAN PER SEC. 9.1.2.

#### BLOCK PERIMETER

- VARIANCE FOR THE BLOCK PERIMETER WAS APPROVED AT THE BOARD OF ADJUSTMENT MEETING ON 8/12/19. CASE #A-113-19

#### ADDITIONAL NOTES

- PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A PEDESTRIAN DETOUR AND TRAFFIC CONTROL PLAN MUST BE APPROVED AND PERMITS ISSUED WHEN THE SIDEWALK AND DRIVEWAY ARE REMOVED.
- PRIOR TO THE ISSUANCE OF SITE PERMITS, AN NCDOT DRIVEWAY PERMIT MUST BE APPROVED AND ANY COMMENTS MUST BE INCORPORATED INTO THE SITE DRAWINGS TO THE CITY OF RALEIGH.

3470 BLUERIDGE ROAD  
HOMES BY DICKERSON  
3470 Blue Ridge Rd, Raleigh, NC

PROJECT NUMBER:  
21063

PROJECT PHASE:  
SUBDIVISION PLAN  
SUBMITTAL

DATE: 12.21.2022

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

COV



PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	B&B OR CONT.	EVERGREEN/DECIDUOUS
PC	9	Pistacia chinensis	Chinese Pistache	4'-5'	1 1/2"-2"	B&B	Street Tree
							REMARKS
							Single Stem

BLUE RIDGE RD. STREETScape 181'

FRONTAGE LENGTH 181'  
REQUIRED: 1 UNDERSTORY TREE PER 20'  
181/20 = 9 TREES  
PROVIDED: 9 UNDERSTORY TREES

WHERE OVERHEAD POWER LINES EXIST, PROVIDE 1.5-INCH CALIPER SINGLE STEM UNDERSTORY TREES AT 20 FEET ON CENTER SPACING PER UDO 8.4.1.D.

NOTE:  
IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.

- NOTE:
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
  - STREET TREES WILL BE PLACED 10' AWAY FROM ALL DRIVEWAYS.

LOTS		
LOTS	AREA (SF)	ACRES
LOT 1	2,594	0.06
LOT 2	2,121	0.049
LOT 3	2,023	0.046
LOT 4	2,027	0.047
LOT 5	2,024	0.046
LOT 6	3,060	0.07
LOT 7	2,138	0.049
LOT 8	2,139	0.049
LOT 9	2,200	0.05
TOTAL	20,326	0.47

\*R/W DEDICATION 2,162 SF (0.049 AC)

