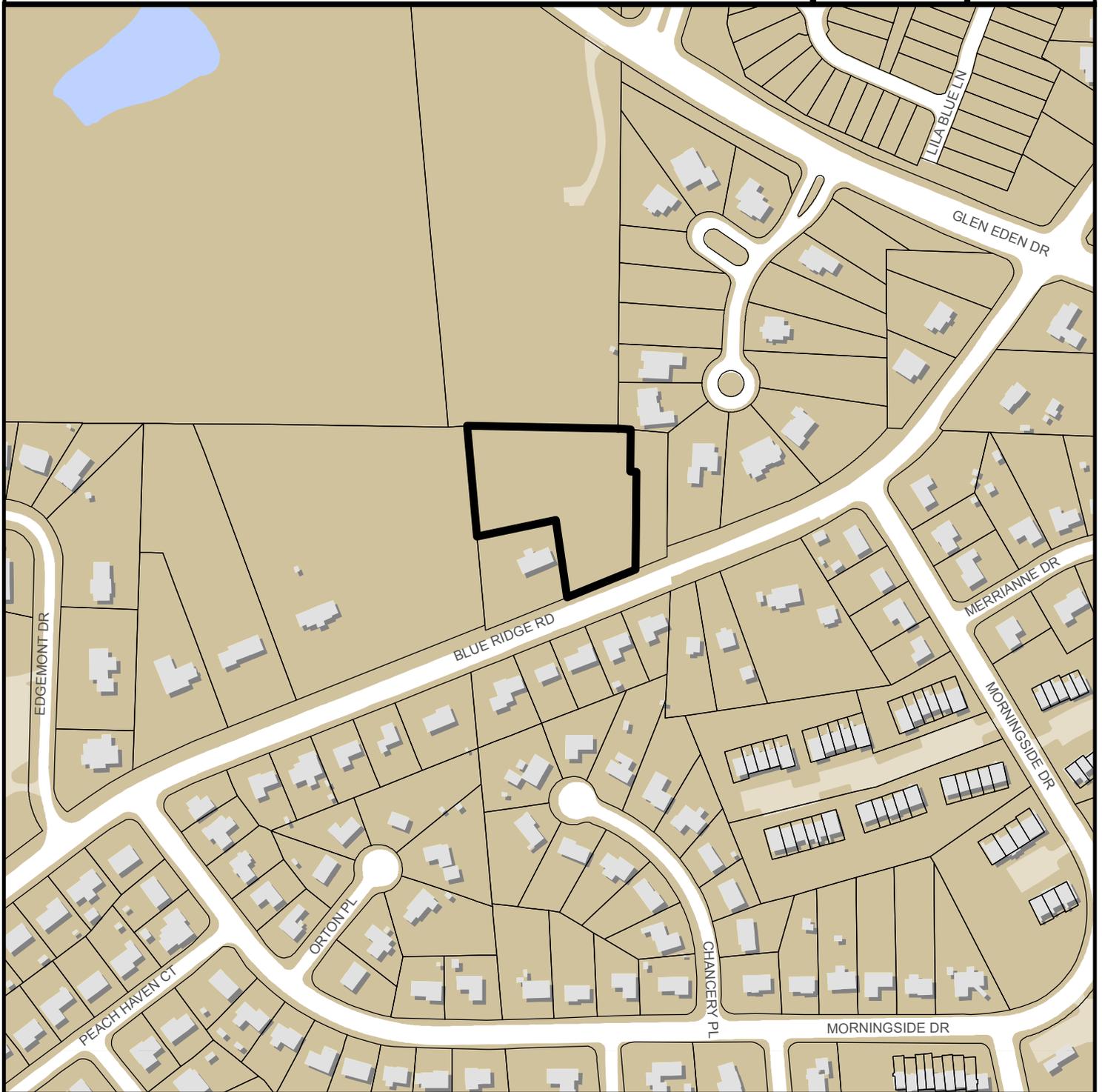


# BLUUE RRIDGE ROAD LOTS

## S-69-2016



Zoning: **R-4**  
CAC: **Northwest**  
Drainage Basin: **Crabtree Basin**  
Acreage: **2**  
Number of Lots: **2**

Planner: **Martha Lobo**  
Phone: **(919) 996-2664**  
Applicant: **Greenpointe, LLC**  
Phone: **(919) 971-5200**



# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

**Development Services Customer Service Center** | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
**Litchford Satellite Office** | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document. 5-69-16

<b>Office Use Only:</b> Transaction # <u>491573</u>		Project Coordinator		Team Leader <u>M. Lobo</u>	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision *		<input type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
<input type="checkbox"/> Conservative Subdivision					
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
GENERAL INFORMATION					
Development Name <u>Blue Ridge Road Lots</u>					
Proposed Use <u>Single Family Residential</u>					
Property Address(es) <u>3451 Blue Ridge Road</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>0795067154</u>		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input checked="" type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name <u>Greenpointe LLC</u>			Owner/Developer Name <u>Jeff Grote</u>		
Address <u>7201 Creedmoor Road, Suite 140, Raleigh, NC 27613</u>					
Phone <u>919-971-5200</u>		Email <u>greenpointe84@gmail.com</u>		Fax <u>n/a</u>	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>FLM Engineering</u>			Contact Name <u>Jon Frazier</u>		
Address <u>PO Box 91727, Raleigh, NC 27675</u>					
Phone <u>919-610-1051</u>		Email <u>jfrazier@flmengineering.com</u>		Fax <u>n/a</u>	



GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		/		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		/		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		/		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>		/		
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		/		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		/		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		/
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		/		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		/		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		/		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		/		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		/		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/







