

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.

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): Edgewater Commons			
Property Address(es): 5000 RALEIGH BEACH RD, 1135 N ROGERS LN, 1900 SOUTHALL RD, 2909 SUNRISE VALLEY PL, 2901 SUNRISE VALLEY PL, 2905 SUNRISE VALLEY PL, 2908 SUNRISE VALLEY PL, 1840 SOUTHALL RD, 1800 SOUTHALL RD, 5655 NEW BERN AVE			
Recorded Deed PIN(s): 1734348949, 1734444978, 1734457082, 1734446512, 1734442585, 1734444466, 1734445013, 1734545103, 1734531715, 1734641204			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input checked="" type="checkbox"/> Other: <u>Conventional Subdivision</u>

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: APG Capital	Owner/Developer Name and Title: Wayne Hightower, President
Address: 1201 Edwards Mill Road, Suite 300, Raleigh, NC 27607	
Phone #: 919-582-3119	Email: whightower@aacre.com
APPLICANT INFORMATION	
Company: JDavis Architects	Contact Name and Title: Ken Thompson, PLA, Senior Assoc.
	Address: 510 S. Wilmington St, Raleigh, NC 27601
Phone #: 919-835-1500	Email: kent@jdavisarchitects.com

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DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 55.99 AC

Zoning districts (if more than one, provide acreage of each): PD underlying CX-5

Overlay district: N/A

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-24-2019

Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 3.36 AC Square Feet: _____

Proposed Impervious Surface:

Acres: 44.70 AC Square Feet: _____

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 -0- Attached -0-

Total # of single-family lots: -0-

Proposed density for each zoning district (UDO 1.5.2.F): **-0-**

Total # of open space and/or common area lots: -0-

Total # of requested lots: 21

SIGNATURE BLOCK

I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.

SIGNED ORIGINAL APPLICATION TO BE MAILED TO CITY

Signature: _____

Date: _____

Printed Name: Wayne Hightower, President APG Capital

Signature: _____

Date: _____

Printed Name: _____

Please email your completed application to SiteReview@raleighnc.gov.

