

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): Tucker Place			
Property Address(es): Project site is located at northwest terminus of Leland Drive.			
Recorded Deed PIN(s): 1748323666			
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: A2C3 Group, LLC/KB Home Raleigh-Durham	Owner/Developer Name and Title: Jonathan Hayward, Vice President
Address: 4506 S. Miami Boulevard, Suite 100, Durham, North Carolina 27703	
Phone #: 919-625-2275	Email: jhayward@kbhome.com
APPLICANT INFORMATION	
Company: McAdams	Contact Name and Title: Mike Sanchez, Principal Engineer
	Address: 2905 Meridian Parkway, Durham, NC 27713
Phone #: 919. 815. 4368	Email: sanchez@mcadamsco.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 49.44 acres	
Zoning districts (if more than one, provide acreage of each): R-10-CU	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 18-17	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 19.84 Square Feet: 864,234
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input 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: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 173	
Proposed density for each zoning district (UDO 1.5.2.F): R-10-CU	
Total # of open space and/or common area lots: 10	
Total # of requested lots: 183	

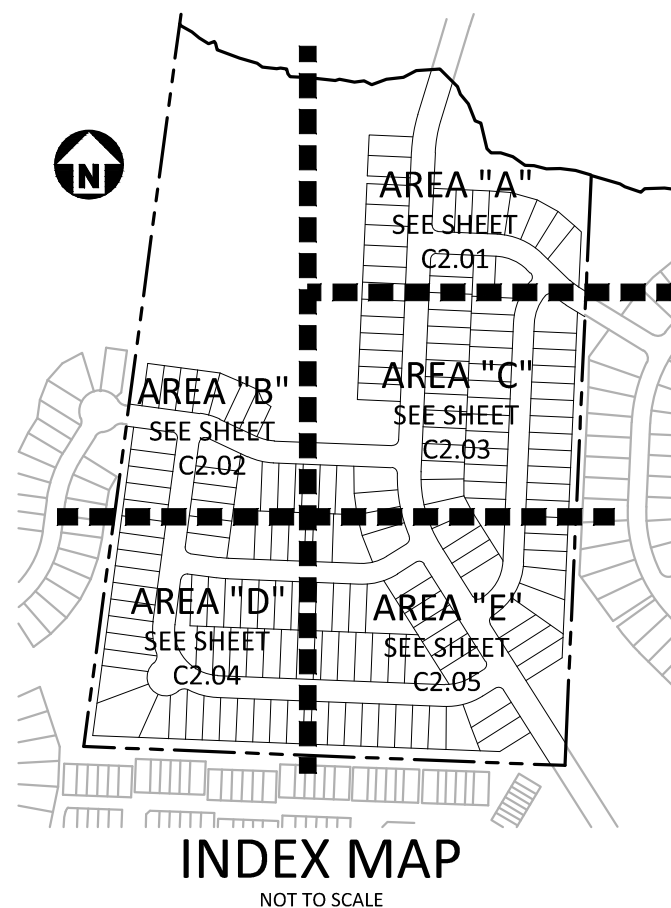
SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, Michael Sanchez 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: 05/05/2021
Printed Name: Michael Sanchez	
Signature: 	Date: 05/05/21
Printed Name: Jonathan Hayward	

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

I:\Projects\MBH\KBH\20000-04-Production\Engineering\Preliminary Subdivision Plan\Current Drawings\MBH20000-04.dwg, 8/12/2021 3:33:07 PM, Williams, Sherill

SITE LEGEND

	SIGNAGE
	LIGHT POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
TYPE (A) TYPE (B) TYPE (C)	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PHASE LINE
	SINGLE FAMILY DETACHED LOT
XXXX SF	
	OPEN SPACE/ COMMON AREA LOT
XXXX SF	



ADJACENT PROPERTY OWNERS

1	LONGLEAF ESTATES HOMEOWNERS ASSOCIATION INC PIN: 1748334804 DB 017675 PG 00742 4.52 AC.	27	STEVENS, USA C PIN: 17483107302 DB 016887 PG 02432 0.03 AC.	55	UTLEY, DESTINEE S PIN: 1748318616 DB 017331 PG 01548 0.03 AC.
2	HIGHLAND CREEK MASTER ASSOCIATION INC PIN: 1748234754 DB 016949 PG 02145 3.64 AC.	28	ZHANG, YUE PIN: 1748310780 DB 017522 PG 01102 0.05 AC.	56	BUERKE, TAYLOR PIN: 1748318627 DB 017427 PG 00972 0.03 AC.
3	HIGHLAND CREEK MASTER ASSOCIATION INC PIN: 1748227779 DB 016949 PG 02145 0.09 AC.	29	PEARSON, CURTIS S PIN: 1748310790 DB 014517 PG 00762 0.05 AC.	57	PINTO, NATALIE S PIN: 1748318639 DB 017339 PG 01019 0.03 AC.
4	CEMENIUK, NAZAR PIN: 1748227831 DB 016524 PG 00584 3.64 AC.	30	CURRIE, KRISTY IVORY PIN: 1748311710 DB 016622 PG 00425 0.05 AC.	58	FULGHUM, SARAH B PIN: 1748318740 DB 014211 PG 00982 0.04 AC.
5	COLTRAIN, MEGAN, THOMAS D JR PIN: 1748226584 DB 016548 PG 01618 0.12 AC.	31	NOSAL, LARA C PIN: 1748311750 DB 017057 PG 01845 0.07 AC.	59	THE TOWNHOMES AT HIGHLAND CREEK ASSN INC PIN: 1748318607 DB 013812 PG 00456 0.17 AC.
6	LEON, JOSE VICTOR, MARIA GUILLERMINA PIN: 1748226469 DB 016550 PG 02218 0.12 AC.	32	BONANO, WENDY S PIN: 1748311791 DB 017920 PG 01202 0.08 AC.	60	HIGHLAND CREEK MASTER ASSN INC PIN: 1748411930 DB 013812 PG 00452 4.57 AC.
7	ADUDODULA, POOJA REDDY KONDAVALLY, KAPIL PIN: 016547 PG 02461 0.12 AC.	33	REGISTER, JANET BROWN, JAMES GORDON III PIN: 1748312731 DB 018186 PG 02590 0.05 AC.	61	WINDSOR, ELIJAH CHARLES WINNOR, MICHELLE ALTEA-CERRO PIN: 1748421200 DB 016064 PG 00178 0.18 AC.
8	ALDHAIF, MOHAMMED PIN: 1748226259 DB 016554 PG 02783 0.11 AC.	34	THOMAS, MELISSA GAYLE PIN: 1748312751 DB 018186 PG 02590 0.05 AC.	62	DHIRAPRASADH, THERDOCHI PIN: 016631 PG 01897 0.21 AC.
9	WOODARD, SUSAN MARIE PIN: 1748226345 DB 017687 PG 02576 0.13 AC.	35	PATES, JOHN R PIN: 1748312751 DB 018186 PG 02590 0.05 AC.	63	TEMPER, NICHOLAS S VEGA, MIRANDA A LOPEZ PIN: 016057 PG 01306 0.05 AC.
10	SANDERS, DAMARUS MARKECE, STARSH, CORLETTE PIN: 1748226330 DB 016543 PG 00334 0.13 AC.	36	SKINNER, JAMES JR WILLIAMS SKINNER, B MARIE PIN: 1748313711 DB 014287 PG 02155 0.05 AC.	64	CHAMBERS, PATRICIA PIN: 1748420348 DB 013368 PG 02518 0.18 AC.
11	NGARACHU, GEORGE NATHA, MILKA PIN: 1748226151 DB 016548 PG 01937 0.13 AC.	37	ASKINS, HAROLD F PIN: 1748313741 DB 017120 PG 02811 0.08 AC.	65	WILLIAMS, BYRON D JR PIN: 1748420444 DB 018041 PG 02470 0.17 AC.
12	HIGHLAND CREEK MASTER ASSOCIATION INC PIN: 1748225181 DB 016949 PG 02145 2.21 AC.	38	BAUCOM, BEVERLY A PIN: 1748313790 DB 017120 PG 02811 0.08 AC.	66	STOKES, SONAL K PIN: 1748420550 DB 017481 PG 00193 0.15 AC.
13	THE TOWNHOMES AT HIGHLAND CREEK ASSN INC PIN: 1748218635 DB 014387 PG 00764 1.39 AC.	39	LEE, SUE SIU YING LEE, MARIAN YUEN-LING PIN: 1748314720 DB 017496 PG 01866 0.04 AC.	67	GARCIA, MICHAEL L PIN: 1748420550 DB 013664 PG 01358 0.15 AC.
14	HANURAG, LLC PIN: 1748216712 DB 017393 PG 02123 0.07 AC.	40	RIVERS, AMELIA N PIN: 1748314750 DB 013982 PG 02211 0.05 AC.	68	CIOSEK, WESLAW PIN: 1748420651 DB 014282 PG 02665 0.15 AC.
15	COVINGTON, CONNELL COVINGTON, CAROLYN J PIN: 1748216742 DB 017719 PG 02364 0.05 AC.	41	EADY, ARESE PIN: 1748314770 DB 016984 PG 01086 0.05 AC.	69	IVE, KRAIG SHANNON IVE, KATHARINE OLEEN PIN: 1748420657 DB 015639 PG 00119 0.16 AC.
16	BROWDER, JUAN J TORRES-BROWDER, EUNICE PIN: 1748216772 DB 016741 PG 01821 0.05 AC.	42	NEFF, GARY PIN: 1748315700 DB 016931 PG 01148 0.04 AC.	70	LY, HANH VUONG, MAI THU-THUYET PIN: 1748420763 DB 013375 PG 00516 0.17 AC.
17	KING, CHRISTOPHER MICHAEL KING, ARIEL RUTH PIN: 1748216792 DB 016800 PG 02141 0.05 AC.	43	BRONKEMA, RANDALL BRONKEMA, ELIZABETH PIN: 1748315730 DB 017818 PG 02492 0.08 AC.	71	MONCHER, KENNETH S MENCHER, NADASHA G PIN: 1748420779 DB 015682 PG 00325 0.19 AC.
18	TILLMAN, ERNEST R PIN: 1748217722 DB 14-E PG 1341 0.05 AC.	44	THE TOWNHOMES AT HIGHLAND CREEK ASSN INC PIN: 1748318620 DB 013812 PG 00456 0.04 AC.	72	BERNIER, CHRISTOPHER A PIN: 1748315780 DB 016590 PG 01502 0.08 AC.
19	LOPEZ, PAULA R PIN: 1748217751 DB 014746 PG 02690 0.07 AC.	45	CHEUNG, TSZ L PIN: 1748318710 DB 013749 PG 01454 0.04 AC.	73	PREAR, SONYA E PREAR, TYRONE PIN: 1748421966 DB 017113 PG 01864 0.21 AC.
20	MCCLELLAN, DEBORAH S PIN: 1748218713 DB 016016 PG 00511 0.08 AC.	46	DEAN, SHARON G PIN: 1748316639 DB 017607 PG 02706 0.05 AC.	74	HIGHLAND CREEK MASTER ASSN INC PIN: 1748428958 DB 013812 PG 00452 7.71 AC.
21	CHOL, MINHEE KIM, JAE MIN PIN: 1748316669 DB 015718 PG 01777 0.05 AC.	47	DAUGHERTY, DEAN DAUGHERTY, JENNIFER PIN: 1748316669 DB 018035 PG 02512 0.05 AC.	75	HOMEOWNERS ASSOCIATION INC PIN: 1748434366 DB 017675 PG 00742 3.03 AC.
22	CURTO-KRAMER, CHRISTINE L PIN: 1748218722 DB 014705 PG 00424 0.05 AC.	48	JONES, MICHELE A PIN: 1748317619 DB 013744 PG 02020 0.08 AC.	76	MAIN, KIRK J PIN: 1748430448 DB 018111 PG 01560 0.21 AC.
23	RYAN, AMY T PIN: 1748218792 DB 014762 PG 02530 0.05 AC.	49	SMITH, CARLESSA PIN: 1748317680 DB 016377 PG 00743 0.04 AC.	77	REDDICK, BREANNA SHALEISE FREEM REDDICK, KEVIN BERNARD JR. PIN: 1748339560 DB 017968 PG 02199 0.25 AC.
24	KNIGHT, SHERI LYNN KNIGHT, JAMES CARLTON PIN: 1748219722 DB 018076 PG 02305 0.05 AC.	50	PORTIS, SARA ANN PIN: 1748317682 DB 015155 PG 00972 0.03 AC.	78	LONGLEAF ESTATES HOMEOWNERS ASSOCIATION INC PIN: 1748338114 DB 017675 PG 00742 2.06 AC.
25	BROOKS, ESTHER A PIN: 1748219752 DB 016442 PG 01867 0.08 AC.	51	JAMES, TODD CHRISTOPHER PIN: 1748318603 DB 013212 PG 01790 0.03 AC.		
26	MAIER, PAUL W MAIER, JANET H PIN: 1748310700 DB 016720 PG 01868 0.07 AC.	52	CASTELLANO, JAMIE R PIN: 1748318604 DB 017315 PG 00940 0.03 AC.		



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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license number: C-0293, C-187

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CLIENT

MR. JONATHAN HAYWARD
KB HOME CAROLINAS DIVISION
4506 SOUTH MIAMI BOULEVARD, SUITE 100
DURHAM, NORTH CAROLINA 27703

TUCKER PLACE
PRELIMINARY SUBDIVISION PLAN
CASHLIN DRIVE
RALEIGH, NORTH CAROLINA



REVISIONS

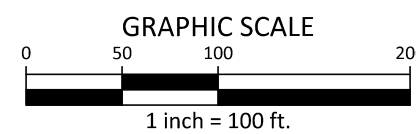
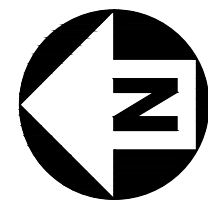
NO.	DATE	REV PER CITY COMMENTS
1	07. 07. 2021	REV PER CITY COMMENTS
2	08. 13. 2021	REV PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	KBH-20000
FILENAME	KBH20000-51
CHECKED BY	WTO
DRAWN BY	SRW
SCALE	1"=100'
DATE	05. 05. 2021

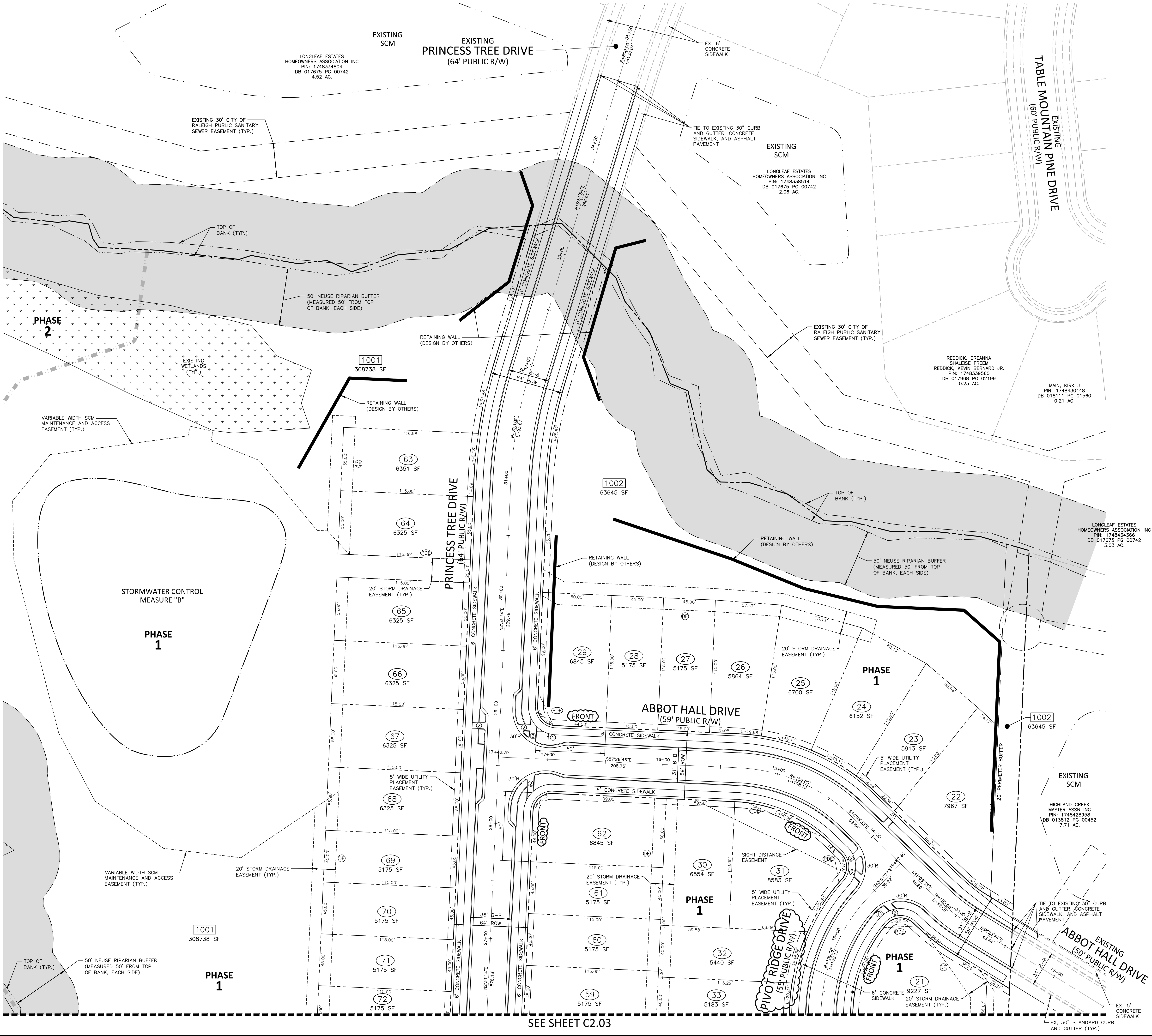
SHEET

OVERALL
SITE PLAN
C2.00



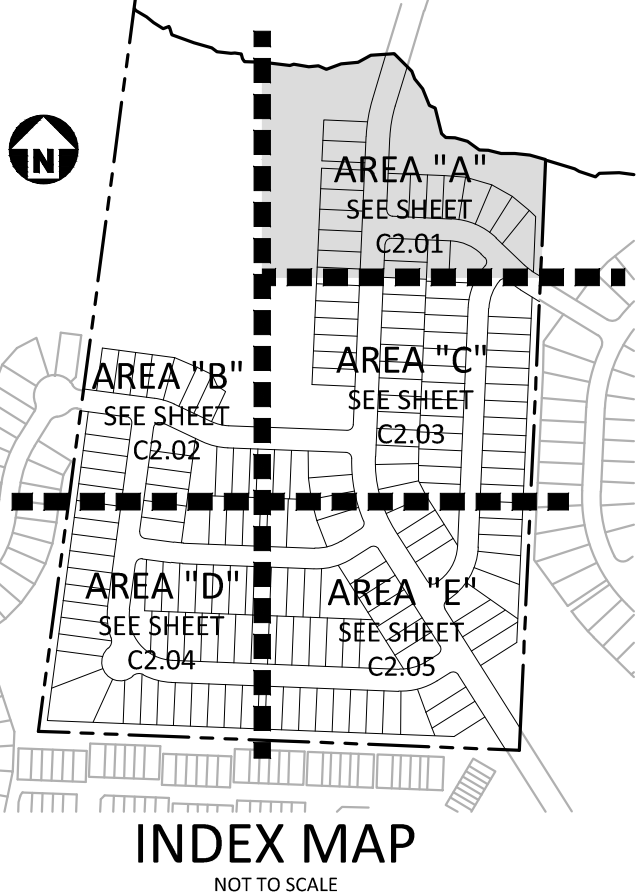
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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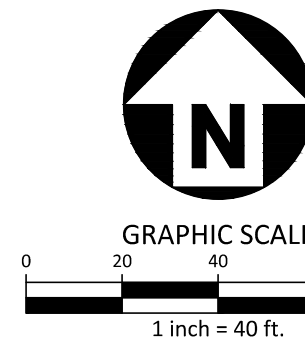
SITE LEGEND

- SIGNAGE
- LIGHT POLE
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PHASE LINE
- SINGLE FAMILY DETACHED LOT
- OPEN SPACE/COMMON AREA LOT



KEY LEGEND

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ PRIVATE STORM DRAINAGE EASEMENT
- ④ PUBLIC STORM DRAINAGE EASEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

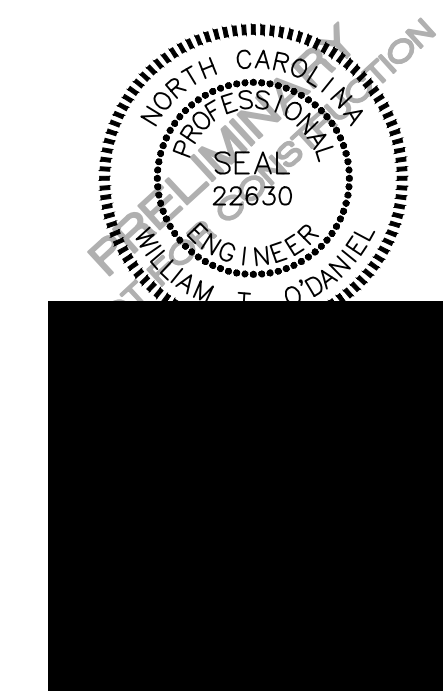
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CLIENT

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TUCKER PLACE
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REVISIONS

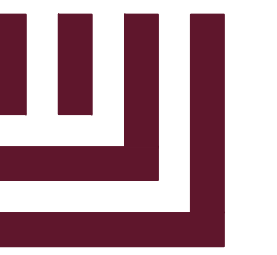
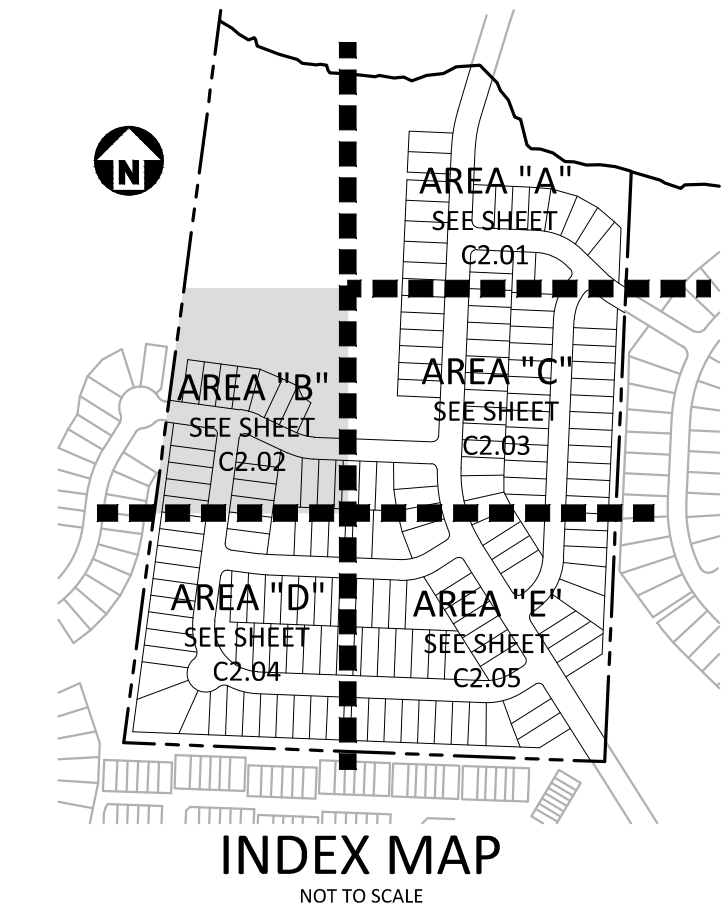
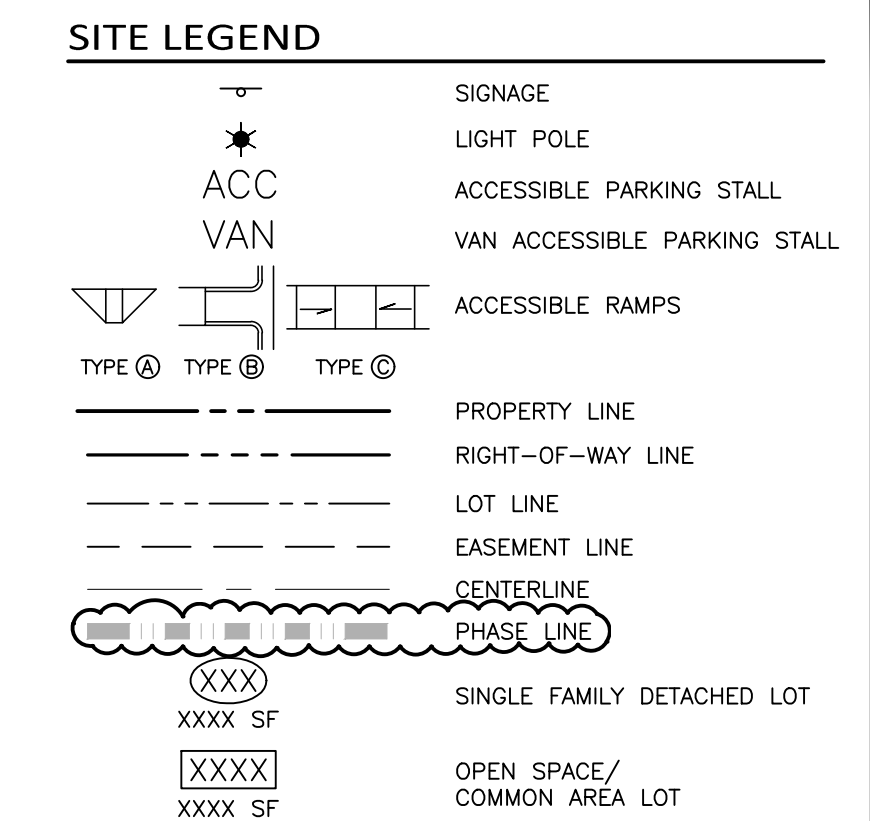
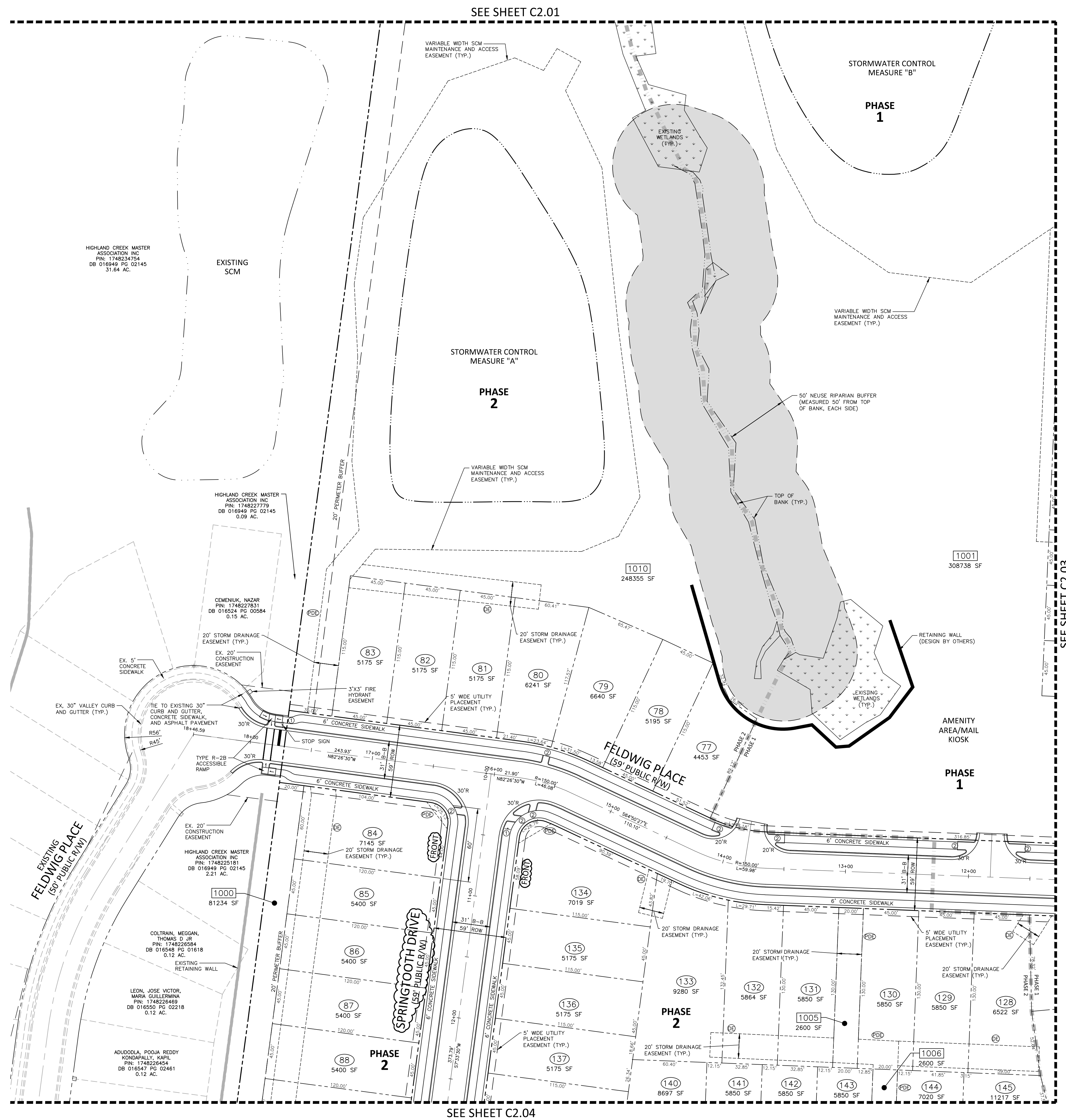
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PLAN INFORMATION

PROJECT NO.	KBH-20000
FILENAME	KBH20000-51
CHECKED BY	WTO
DRAWN BY	SRW
SCALE	1"=40'
DATE	05.05.2021

SHEET

SITE AND LOT DIMENSION PLAN
AREA "A"
C2.01



CLIENT

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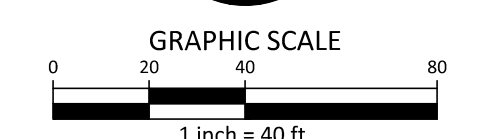
PLAN INFORMATION

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CHECKED BY	WTO
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DATE	05. 05. 2021

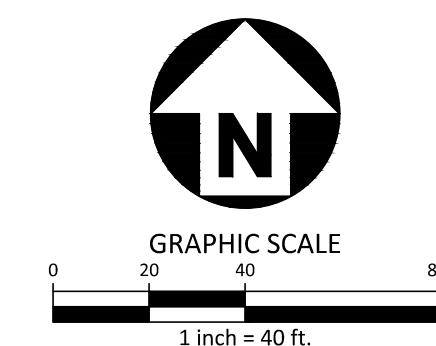
SHEET

**SITE AND
LOT DIMENSION PLAN
AREA "B"**

C2.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**SITE AND
LOT DIMENSION PLAN
AREA "C"**

C2.03



