



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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 your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: SUB-2014-2019 Planner (print): Kasey Evans
Pre-application Conference Date: _____ Planner (signature): Kasey Evans

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): NA

Development name (subject to approval): Louisbury Road Assemblage

Property Address(es): 3737 Louisbury Rd Wake Forest North Carolina + 3851 Louisbury Rd, Wake Forest North Carolina

Recorded Deed PIN(s): 1747785215
1747796091 (See attached for additional owner signature pages)

What is your project type? ☒ Single family ☐ Townhouse ☐ Attached houses
☐ Apartment ☐ Non-residential ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: McAdams Owner/Developer Name and Title: Mr. Martin Fuchs, Land Development Manager

Address: 3005 Carrington Mill Blvd., Suite 100, Morrisville, North Carolina 27560

Phone #: (919) 410-0924 Email: Martin.Fuchs@meritagehomes.com

APPLICANT INFORMATION

Company: McAdams Contact Name and Title: Curt Blazier, PE

Address: 2905 Meridian Parkway, Durham, NC 27713

Phone #: 919. 361. 5000 Email: blazier@mcadamsco.com

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: ~62.42	
Zoning districts (if more than one, provide acreage of each): Residential-4	
Overlay district: None	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- NA	Board of Adjustment (BOA) Case # A- NA

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.25 Square Feet: 10,835	Proposed Impervious Surface: Acres: 18.17 Square Feet: 791,450
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: Yes Flood study: Yes FEMA Map Panel #: 3720174700J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: N/A	Detached Attached
Total # of single-family lots: 152	
Proposed density for each zoning district (UDO 1.5.2.F): 2.4 units/acre	
Total # of open space and/or common area lots: 9	
Total # of requested lots: 161	

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>McAdams Company</u> 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 180 days of inactivity.	
Signature: <u>Mitzi M. Castleberry, F.K.A. Mitzi M. Kelbaugh</u>	Date: <u>12-17-19</u>
Printed Name: <u>Mitzi M. Castleberry, F.K.A. Mitzi M. Kelbaugh</u>	
Signature: <u>Denise M. Lucas</u>	Date: <u>1-7-2020</u>
Printed Name: <u>Denise M. Lucas</u>	

Please email your completed application to Charlene M. Swaney 1-8-2020
Charlene M. Swaney

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: ~62.42

Zoning districts (if more than one, provide acreage of each):

Residential-4

Overlay district: None

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- NA

Board of Adjustment (BOA) Case # A- NA

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.25 Square Feet: 10,835

Proposed Impervious Surface:

Acres: 18.17 Square Feet: 791,450

Neuse River Buffer ☒ Yes ☐ NoWetlands ☒ Yes ☐ NoIs this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

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Flood study: Yes

FEMA Map Panel #: 3720174700J

NUMBER OF LOTS AND DENSITY

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X Signature: Mary P Keith X Date: 1-3-20X Printed Name: MARY P KEITH

Signature:

Date:

Printed Name:

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Printed Name: <u>Mitzi M. Castleberry, F.K.A. Mitzi M. Kelbaugh</u>	
Signature:	Date:
Printed Name:	

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