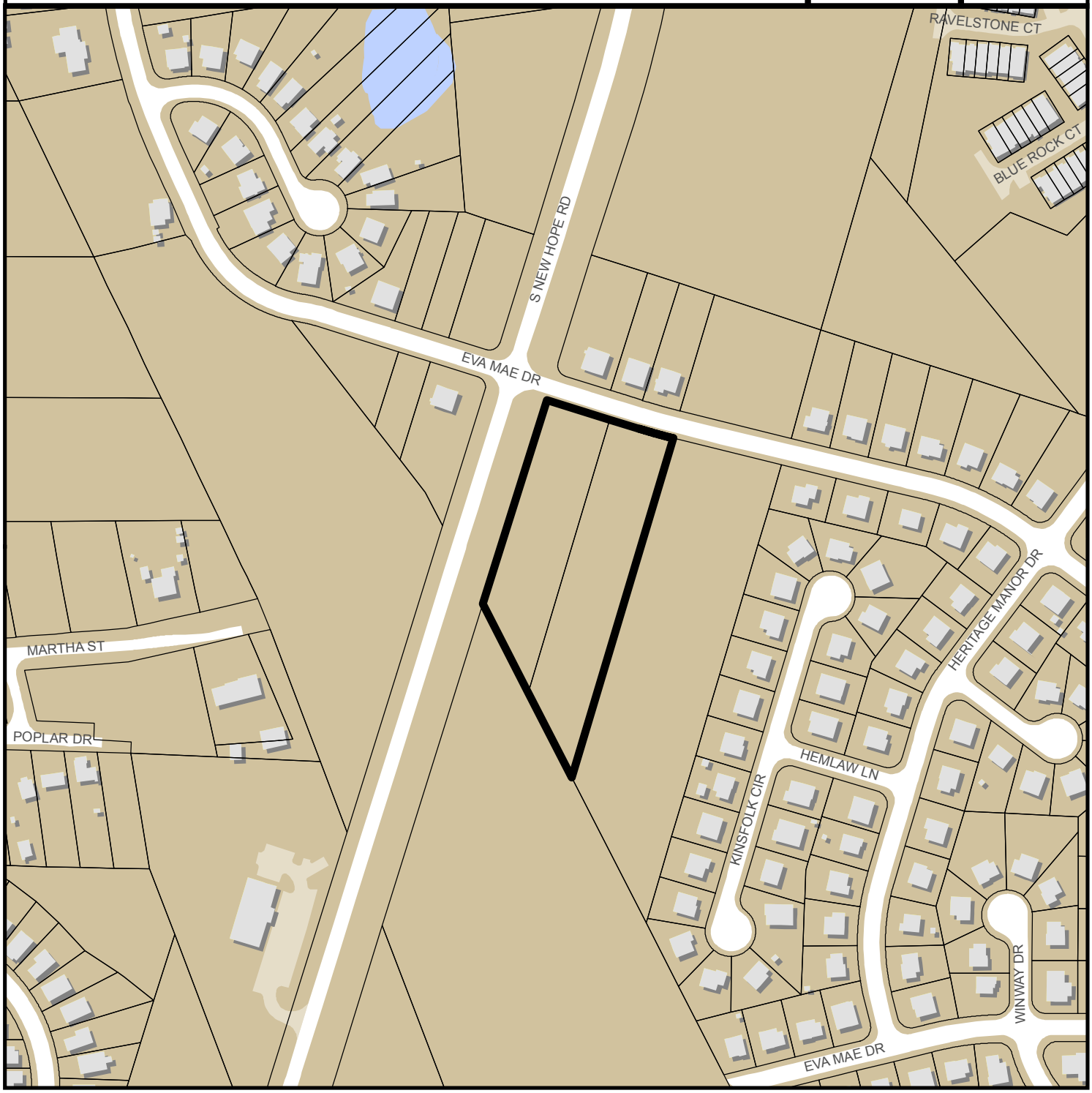
EVA MAE SUBDIVISION
S-53-2016



Zoning:	**R-6**
CAC:	**Southeast**
Drainage Basin:	**Walnut Creek**
Acreage:	**2.77**
Number of Lots:	**8**

Planner:	**Michael Walters**
Phone:	**(919) 996-2635**
Applicant:	**Q Homes LLC**
Phone:	**919-402-3803**

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.

S-53-16

Office Use Only: Transaction # 481224	Project Coordinator CH, P	Team Leader WALTERS	

PRELIMINARY APPROVALS

☒ Subdivision * ☒ Conventional Subdivision ☐ Compact Development ☐ 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 #: 481224

GENERAL INFORMATION

Development Name	Eva Mae Subdivision
Proposed Use	Residential Lots
Property Address(es)	1510 & 1514 Eva Mae Drive

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed 1733 00 2969	PIN Recorded Deed 1733 00 3960	PIN Recorded Deed	PIN Recorded Deed

What is your project type?

☐ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district

☒ Other (describe): 8 Duplex lots / 16 living units

OWNER/DEVELOPER INFORMATION

Company Name Q Homes LLC		Owner/Developer Name Mitchell Murphy
Address PO Box 90427 Raleigh NC 27675		
Phone 919--846-2668	Email	Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name Penny Engineering Design		Contact Name Penny Sekadlo PE
Address 9220 Fairbanks Dr Suite 220 Raleigh NC 27613		
Phone 919-848-1461	Email PennyEngineer@aol.com	Fax

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

ZONING INFORMATION

Zoning District(s)	R-6
If more than one district, provide the acreage of each:	
Overlay District? ☐ Yes ☒ No	
Inside City Limits? ☐ Yes ☒ No	
CUD (Conditional Use District) Case # Z-	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	

STORMWATER INFORMATION

Existing Impervious Surface	acres/sf	Flood Hazard Area	☐ Yes	☐ No
Proposed Impervious Surface	acres/sf	Neuse River Buffer	☐ Yes	☐ No
		Wetlands	☐ Yes	☐ No

If in a Flood Hazard Area, 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	8 duplex/ 16 units	Total # of All Lots	8 duplex
Overall Unit(s)/Acre Densities Per Zoning Districts	5.78 units / ac		
Total # of Open Space and/or Common Area Lots	-		

SIGNATURE BLOCK (Applicable to all developments)

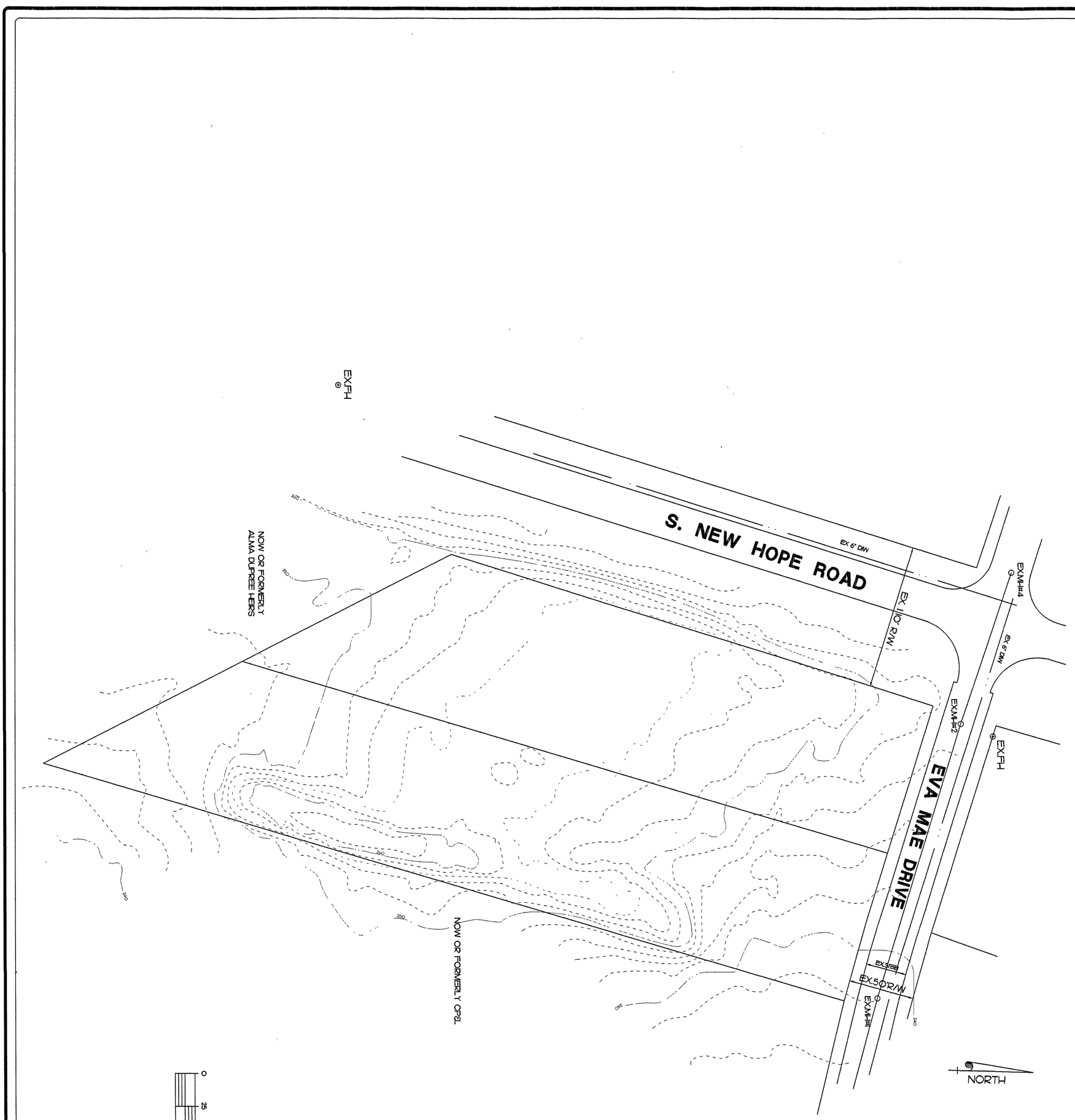
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Penny Sekadlo, PE to serve as my agent regarding this application, to receive and respond 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.

Jerry Gower — Signature 8-17-2016 — Date

Signature Date



EVA MAE DUPLEX LOTS

RALEIGH NORTH CAROLINA

EXISTING CONDITIONS

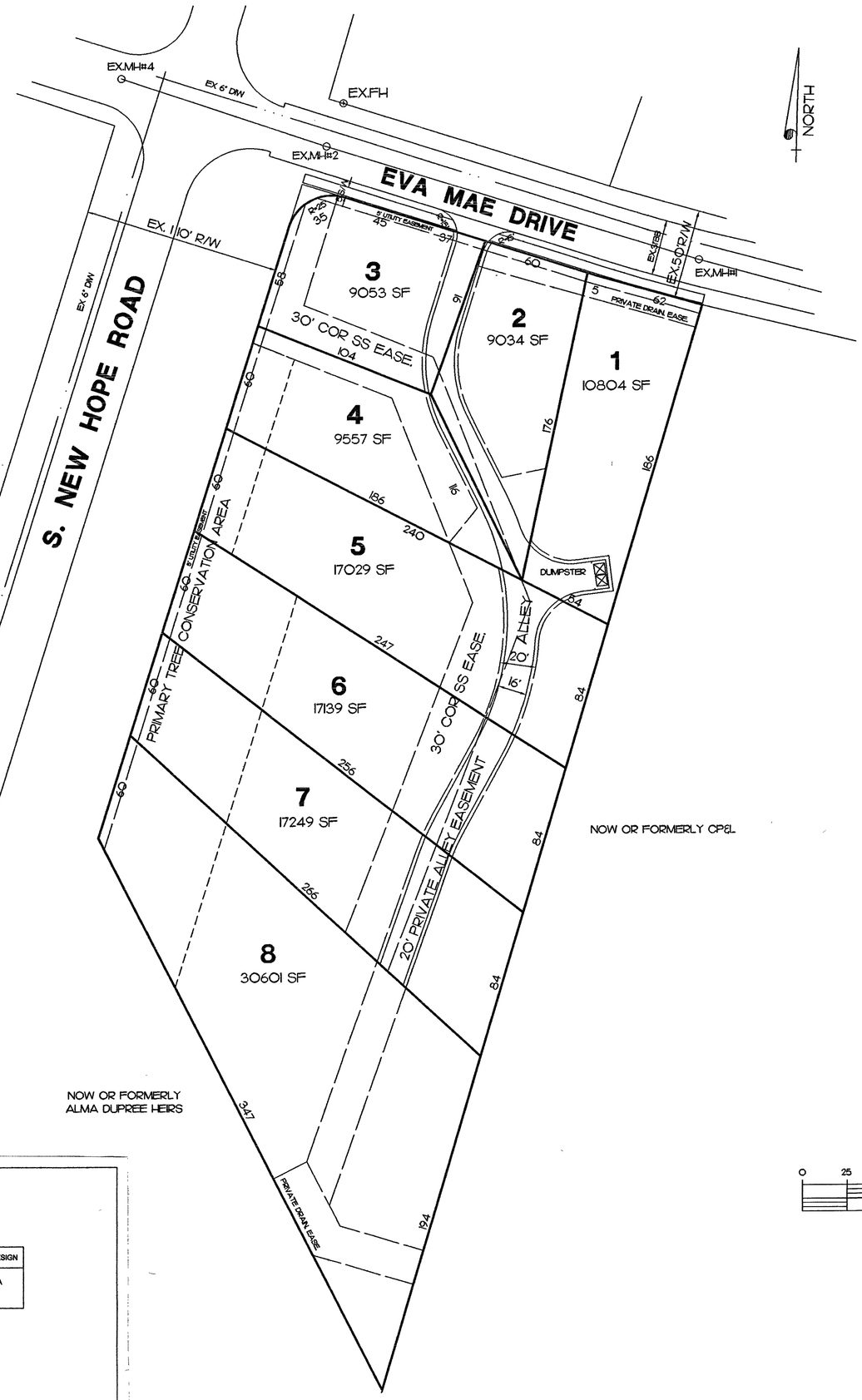
SCALE: 1"=50'
DRAWN: PLS
DATE: 7-25-16
CHK'D: PLS
REV'D:

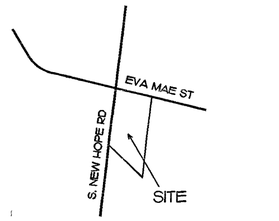
SHEET E1 OF
PROJ.# P1614

S-16

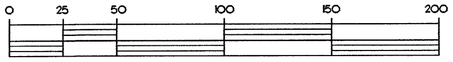
TRANSACTION #481224

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH NC 27613
OFFICE 919/848-1461 FAX 919/846-0813

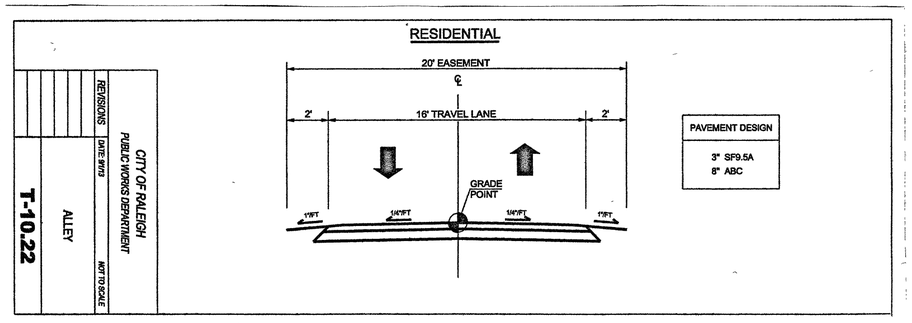




VICINITY MAP



GRAPHIC SCALE



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TRANSACTION #481224

S- -16

EVA MAE DUPLEX LOTS

RALEIGH NORTH CAROLINA

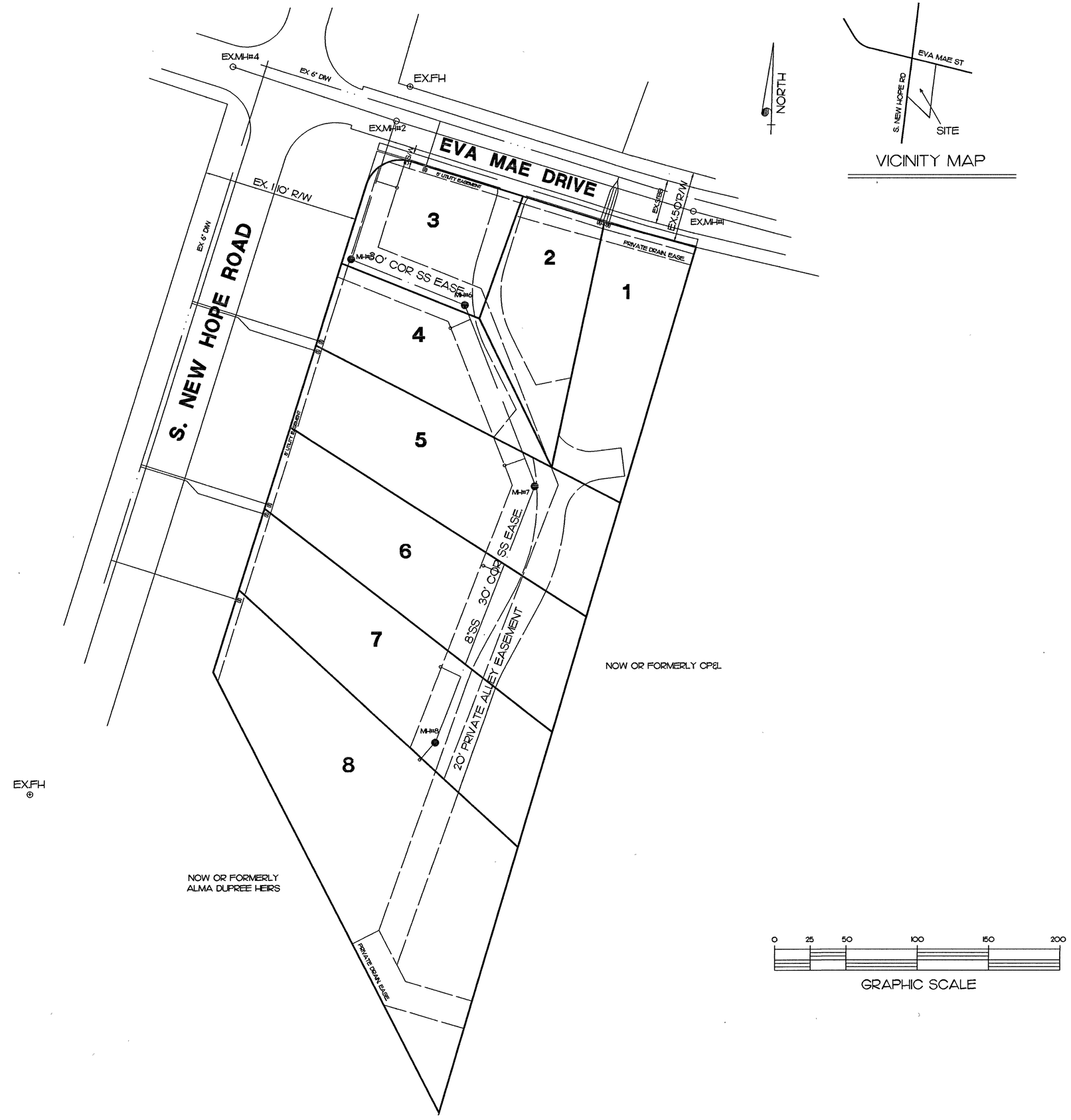
SUBDIVISION PLAN

SCALE:	DRAWN:
1"=50'	PLS
DATE:	CHK'D:
7-25-16	PLS

REV'D

SHEET S1 OF

PROJ. # P1614



VICINITY MAP

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TRANSACTION #481224

S- -16

EVA MAE DUPLEX LOTS

RALEIGH NORTH CAROLINA

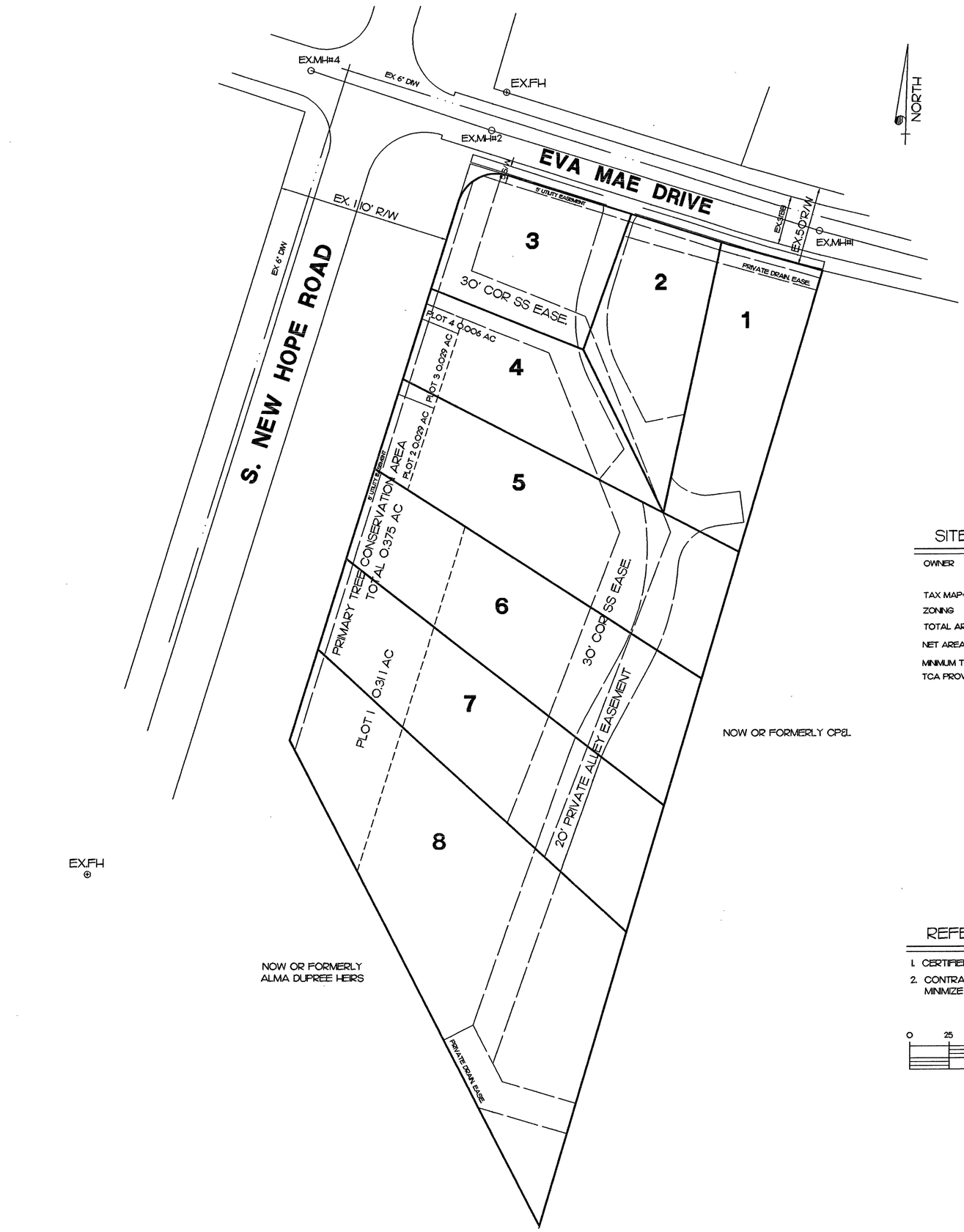
UTILITY PLAN

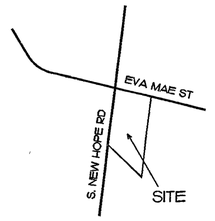
SCALE:	DRAWN:
1"=50'	PLS
DATE:	CHK'D:
7-25-16	PLS

REV'D

SHEET U1 OF

PROJ. # P1614





VICINITY MAP

SITE DATA

OWNER	Q HOMES LLC P O BOX 99368 RALEIGH, NC 919 / 846-2668
TAX MAP+PARCEL	1733 00 2969 & 3960
ZONING	R-6
TOTAL AREA	2.77 ACRES
NET AREA	2.77 ACRES
MINIMUM TCA	PRIMARY R/W 324 LF * 5' = 0.372 AC
TCA PROVIDED	PRIMARY R/W 0.375 AC (13.5%)

REFERENCES

1. CERTIFIED TREE COVER REPORT BY FORESTRY SERVICES INC.
2. CONTRACTOR SHALL ROUTE UTILITY SERVICE TO UNITS TO MINIMIZE IMPACT TO TREE CONSERVATION AREA.

0 25 50 100 150 200

GRAPHIC SCALE

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TRANSACTION #481224

S- -16

EVA MAE DUPLEX LOTS

RALEIGH NORTH CAROLINA

TREE CONSERVATION PLAN

SCALE: 1"=50'	DRAWN: PLS
DATE: 7-25-16	CHK'D: PLS
REV'D	

SHEET T1 OF

PROJ. # P1614