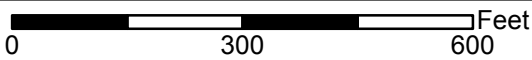
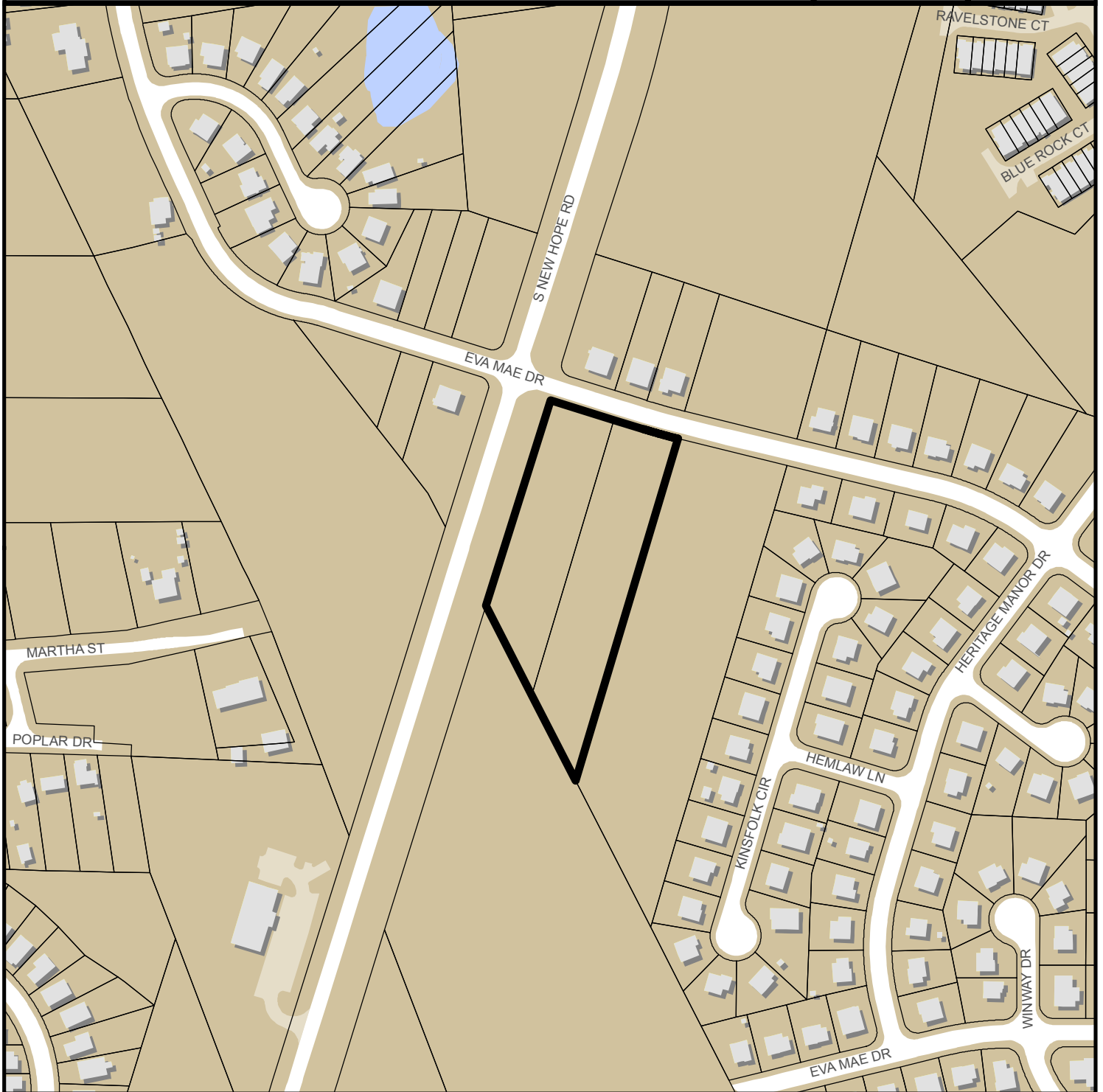


# EVA MAE SUBDIVISION S-53-2016



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-53-12*

<b>Office Use Only:</b> Transaction # <i>481224</i>		Project Coordinator <i>CH.P</i>		Team Leader <i>WALTERS</i>	
<b>PRELIMINARY APPROVALS</b>					
<input checked="" type="checkbox"/> Subdivision *		<input checked="" 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 #:				<b>481224</b>	
<b>GENERAL INFORMATION</b>					
Development Name		<b>Eva Mae Subdivision</b>			
Proposed Use		<b>Residential Lots</b>			
Property Address(es)		<b>1510 &amp; 1514 Eva Mae Drive</b>			
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	
What is your project type?					
<input type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input checked="" type="checkbox"/> Other (describe):		<b>8 Duplex lots / 16 living units</b>			
<b>OWNER/DEVELOPER INFORMATION</b>					
Company Name <b>Q Homes LLC</b>			Owner/Developer Name <b>Mitchell Murphy</b>		
Address <b>PO Box 90427 Raleigh NC 27675</b>					
Phone <b>919--846-2668</b>		Email		Fax	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>					
Company Name <b>Penny Engineering Design</b>			Contact Name <b>Penny Sekadlo PE</b>		
Address <b>9220 Fairbanks Dr Suite 220 Raleigh NC 27613</b>					
Phone <b>919-848-1461</b>		Email <b>PennyEngineer@aol.com</b>		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	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Proposed Impervious Surface	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Wetlands	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
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**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots:	Detached	Attached
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Total # of Single Family Lots	<b>8 duplex/ 16 units</b>	Total # of All Lots	<b>8 duplex</b>
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Overall Unit(s)/Acre Densities Per Zoning Districts	<b>5.78 units / ac</b>
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Total # of Open Space and/or Common Area Lots	-
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**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.

Signature 

Date 8-17-2016

Signature \_\_\_\_\_

Date \_\_\_\_\_