

SUB-0034-2019

DEVELOPMENT SERVICES



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.

Office Use Only: Transaction #: _____ Planning Coordinator: Mike Walters

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

Development name (subject to approval): Renaissance Park, Phase 14

Property Address(es): 724 Summer Music Lane

Recorded Deed PIN(s): 1702023768

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

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: please attach purchase agreement when submitting this form.

Company: Amelia Park, LLC Owner/Developer Name and Title: Ryan Suman

Address: 3100 Smoketree Court, Suite 210

Phone #: 919-723-7020 Email: ryan@lmssi.com

APPLICANT INFORMATION

Company: Amelia Park, LLC Contact Name and Title: Ryan Suman

Address: 3100 Smoketree Court, Suite 210, Raleigh, NC 27604

Phone #: 919-723-7070 Email: ryan@lmssi.com

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

ZONING INFORMATION

Gross site acreage: 2.96

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

Overlay district: SWPOD Inside City limits? Yes No

Conditional Use District (CUD) Case # Z- 70-2004 (MP-4-04) Board of Adjustment (BOA) Case # A-

Please continue to page two...

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0.12</u> Square Feet: <u>5,230</u>		Proposed Impervious Surface: Acres: <u>1.1</u> Square Feet: <u>47,920</u>	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" 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: <u>12</u>			
Proposed density for each zoning district (UDO 1.5.2.F): 4.05			
Total # of open space and/or common area lots: <u>1</u>			
Total # of requested lots: <u>13</u>			

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 Kenneth L. Jesneck 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>R. L. MANAGER, AMERICA TANK, LLC</u>	Date: <u>6/26/19</u>
Printed Name: <u>Raymond Gottlieb</u>	
Signature: _____	Date: _____
Printed Name: _____	