

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.

LEV 2

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

Office Use Only: Case #: SUB-0055-2019 Planner (print): M. WATERS [Signature] Pre-application Conference Date: 10/10/19 Planner (signature):

DEVELOPMENT TYPE (UDO Section 2.1.2) [X] 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): Transaction Number 590390 Development name (subject to approval): 4000 Sumner Blvd. Property Address(es): 4000 Sumner Blvd. Recorded Deed PIN(s): 1726782806 What is your project type? [ ] Single family [ ] Townhouse [ ] Attached houses [X] Apartment [X] Non-residential [ ] Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form Company: Fox Road, LLC Owner/Developer Name and Title: Edythe Poyner, Manager Address: 4412 Delta Lake Drive, Raleigh NC 27612 Phone #: 919-787-9165 Email: edythe.poyner@gmail.com APPLICANT INFORMATION Company: Hathaway Development Contact Name and Title: Nick Hathaway, Partner 3300 Northeast Exp. Address: Building G, Atlanta, GA 30341 Phone #: 770-448-7047 Email: nhathaway@hathawaydevelopment.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Gross site acreage: 15.64 Acres	
Zoning districts (if more than one, provide acreage of each): CX - 5 - UL - CU	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 5-01	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59242
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:	
Proposed density for each zoning district (UDO 1.5.2.F): To Be Determined With Site Plan	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

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>Hathaway Development &amp; Priest, Craven &amp; Associates Inc.</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>James M. Poyner, III</u>	Date: <u>10/2/19</u>
Printed Name: Edythe Poyner, Manager, Fox Road LLC <u>James M. Poyner, III</u>	
Signature: <u>Nick Hathaway</u>	Date: <u>10/1/2019</u>
Printed Name: <u>Nick Hathaway</u>	

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