



Planning, Development
& Inspections

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision REX FRAZIER PROPERTY

(X) cluster subdivision () lot-by-lot subdivision () open space
Has a preliminary plan previously been approved for subdivision of this site? () Yes (X) No
If yes, when and under what name? _____

Property Parcel Identification Number: 0782-12-5539 0782-12-3532 0782-11-4128
0782-12-4536 0782-02-6410 0782-12-6206

Address: _____
Location: _____ side of _____, at/between
(north, east, south, west) (street)

_____ and _____
(street) (street)
Total site area in square feet and acres: 3,109,142 square feet 71.38 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-90W
Conditions of any Conditional Use Zoning Districts: SWIFT CREEK WATERSHED 12% IMPERVIOUS w/out MEASURES

Present land use(s): VACANT

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: REX FRAZIER
Address: 129 MALLARD DR.
City: CARY, NC. State: NC. Zip Code: 27518
E-mail Address: _____ FAX: _____
Telephone Number: 779-1855

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: STEWART-PROCTOR
Address: 319 CHARANOKE SUITE 100
City: RALEIGH State: NC Zip Code: 27603
E-mail Address: STEWART PE @ GDL.COM FAX: 779-1661
Telephone Number: 519 779-1855 Relationship to Owner: NONE

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 UNIT PER AC.
Max. # of lots allowable*: 71 Proposed # of lots*: 57
Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 29,306 sf
Average lot area*: 38,809 sf
Min. allowable lot width*: 75' ft Proposed min. lot width*: 75' ft

* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % () 30% () 40% of site area
 Min. open space area: 17.85 acres
 Proposed open space area [by parcel]: 18.50 acres
 Proposed open space use(s) [by parcel]: PASSIVE / REC. / OPEN
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 409,190 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 13 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres
 within floodway: 0 acres

Vehicular Access

Names of access street(s) and number of access points along each:

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>YATES MILL POND</u>	<u>60'</u>	<u>24'</u>	<u>2</u>	<u>Y</u>	<u>12-15,000</u>	<u>8600</u>	<u>570</u>

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

(X) community system (NEW) () individual well(s)

Estimated total water demand: 27,800 gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type(_____) (X) individual on-site system

Estimated total wastewater discharge: 20,520 gpd

Electrical service provided by: PROGRESS Underground (X) yes () no

Natural gas service provided by: _____ Underground () yes () no

Telephone service provided by: Bellsouth Underground (X) yes () no

Cable television service provided by: TWC Underground (X) yes () no

Fire protection provided by: SWIFT CREEK

Miscellaneous

Generalized slope of site: ROLLING

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A



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Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

(X) Non-Urban Area/Water Supply Watershed SWIFT CREEK

() Non-Urban Area _____

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Other information (additional relevant information about the site or proposal you wish to note or cite)

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

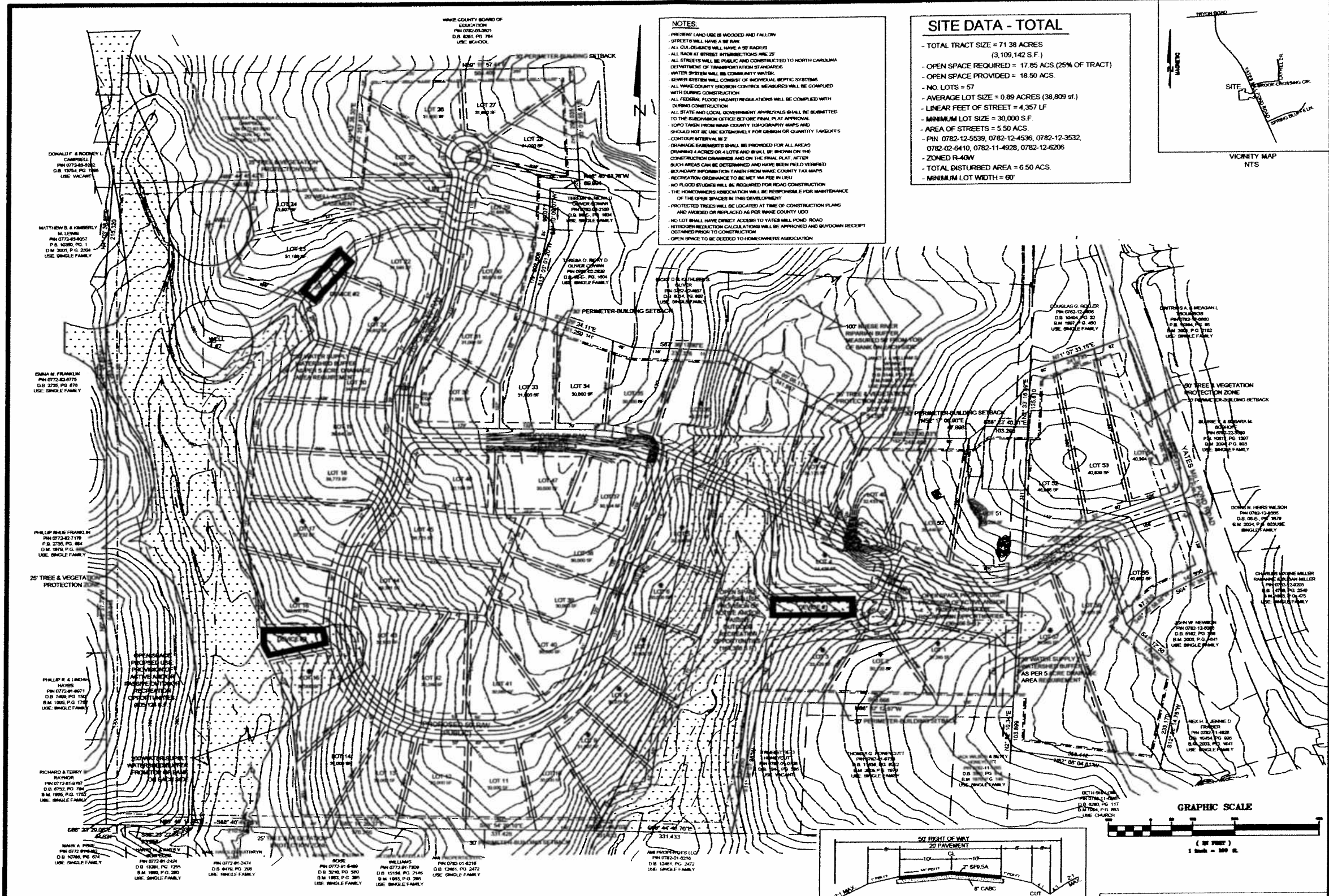
Signature: Ray H. Arango Date: 5-7-13

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

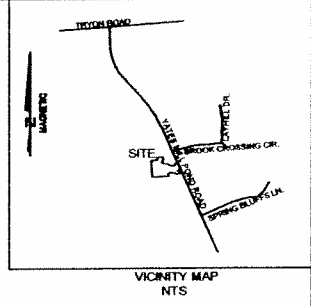


NOTES

PRESENT LAND USE IS MOVED AND FALLOW
STREETS WILL HAVE A 30' RADIUS
ALL CURBS/GRADES WILL HAVE A 30' RADIUS
ALL SIDEWALKS AT STREET INTERSECTIONS ARE 20'
ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION STANDARDS
WATER SYSTEM WILL BE COMMUNITY WATER
SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS
ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED
WITH DURING CONSTRUCTION
ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH
DURING CONSTRUCTION
ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED
TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL
TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND
SHOULD NOT BE USED EXCLUSIVELY FOR DESIGN OR QUANTITY TAKEOFF'S
CONTOUR INTERVAL IS 2'
DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS
DRAWING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE
CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT. AFTER
SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED
SECONDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS
REGISTRATION ORDINANCE TO BE MET AND FEE IN LIEU
NO FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION
THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE
OF THE OPEN SPACES IN THIS DEVELOPMENT
PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS
AND AVOIDED OR REPLACED AS PER WAKE COUNTY UDD
NO LOT SHALL HAVE DIRECT ACCESS TO VETERAN'S ROAD
RETENTION CALCULATIONS WILL BE APPROVED AND BUDGETARY RECEIPT
OBTAINED PRIOR TO CONSTRUCTION
OPEN SPACE TO BE DEEDED TO HOMEOWNERS ASSOCIATION

SITE DATA - TOTAL

- TOTAL TRACT SIZE = 71.38 ACRES (3,109,142 S.F.)
- OPEN SPACE REQUIRED = 17.85 ACS (25% OF TRACT)
- OPEN SPACE PROVIDED = 18.50 ACS
- NO. LOTS = 57
- AVERAGE LOT SIZE = 0.89 ACRES (38,809 sq ft)
- LINEAR FEET OF STREET = 4,357 LF
- MINIMUM LOT SIZE = 30,000 S.F.
- AREA OF STREETS = 5.50 ACS
- PIN 0782-12-5539, 0782-12-4536, 0782-12-3532, 0782-02-5410, 0782-11-4928, 0782-12-6206
- ZONED R-40W
- TOTAL DISTURBED AREA = 6.50 ACS
- MINIMUM LOT WIDTH = 60'



NOTE: BEFORE ACQUIRING A PLATING PERMIT FOR LOTS MARKED WITH AN @ THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD AREAS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.

LEGEND

- 4.88 SF = MAXIMUM IMPERVIOUS ALLOWED
- (---) = FLOOD HAZARD BOUNDS

MINIMUM BUILDING SETBACKS

- FRONT = 15' (SEE NOTE)
- REAR = 12' (SEE NOTE)
- REAR = 15' (SEE NOTE)
- NOTE: NO SETBACKS SHALL BE LOCATED WITHIN 30' OF THE PERIMETER OF THIS SUBDIVISION REGARDLESS OF THE SETBACKS LISTED ABOVE.

DEVELOPER
REX FRAZIER
1700 HULLFORD DRIVE
CARY, N.C. 27518

RESIDENTIAL STREETS
TYPICAL CROSS SECTION
NTS

STORMWATER CONTROL AND MANAGEMENT
IMPERVIOUS CALCULATIONS
IMPERVIOUS AREA PER LOT TO BE LIMITED TO 5,200 S.F.
THIS AMOUNT TO BE TO STRINGENTLY ENFORCED INTO PERPETUITY.
WAKE COUNTY TOOL V14 WAS USED FOR ALL STORMWATER CALCULATIONS.

DATE: _____

REVISION: _____

SCALE: _____

STEWART - PROCTOR
ENGINEERING AND SURVEYING
319 CHAPMAN ROAD
Raleigh, North Carolina 27603
Phone (919) 779-1855 Fax (919) 779-1861

SP

REX FRAZIER PROPERTY
WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SITE PLAN

DRAWING SHEET
C-1