



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 BAY LEAF FARMS PHASE 3

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

Property

Parcel Identification Number: 1810 12 9886 1810 12 4405
Address: 0 POSSUM TRACK ROAD
Location: NORTH side of BIRCHFALL DRIVE, at/between
POSSUM TRACK ROAD and DOGWOOD VIEW LANE

Total site area in square feet and acres: 490,485 square feet 11.26 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R80W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): OPEN LAND, WOODLAND

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: BAY LEAF FARMS DEVELOPMENT CO., INC.
Address: P.O. BOX 26506
City: RALEIGH State: N.C. Zip Code: 27611
E-mail Address: TEDREYNOLDS@ALWAYSOPEN.COM FAX:
Telephone Number: 919 868 1523

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: DIENL'S PHILLIPS, P.A. ALAN KEITH, P.E.
Address: 1500 PINEY PLAINS ROAD SUITE 200
City: CARY State: N.C. Zip Code: 27518
E-mail Address: ARKEITH@R.BELLSOUTH.NET FAX: 919 467 5327
Telephone Number: 919 467 9972 x25 Relationship to Owner: CONSULTANT

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 0.5 UNITS/AC
Max. # of lots allowable*: 6 Proposed # of lots*: 5
Min. allowable lot area*: 80,000 sf Proposed min. lot area*: 84,942 sf
Average lot area*: 93,567 sf
Min. allowable lot width*: 150 ft Proposed min. lot width*: 150 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % () 30% () 40% of site area
 Min. open space area: 0 acres
 Proposed open space area [by parcel]: 0 acres
 Proposed open space use(s) [by parcel]: 0
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 116,881 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 23.88 %
 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>BIRCHFALL DRIVE</u>	<u>VARIES</u>	<u>22</u>	<u>2</u>	<u>Y</u>		<u>< 200</u>	<u>5</u>
<u>SPRUCE VIEW LANE</u>	<u>45</u>	<u>22</u>	<u>2</u>	<u>Y</u>		<u>< 200</u>	<u>5</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) 1/LOE

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

Type of vehicle: GARBAGE TRUCK ADT: 0.5/Day
 Type of vehicle: _____ ADT: _____

Utilities and Services

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

(X) community system (AQUA NORTH CAROLINA) () individual well(s)

Estimated total water demand: 2000 gpd

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

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

Estimated total wastewater discharge: 0 gpd

Electrical service provided by: DUKE ENERGY Underground (X) yes () no

Natural gas service provided by: PSNC

Telephone service provided by: AT&T AND OTHERS Underground (X) yes () no

Cable television service provided by: TIME WARNER CABLE Underground (X) yes () no

Fire protection provided by: BAY LEAF VOLUNTEER

Miscellaneous

Generalized slope of site: ROLLING ~ 6%

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

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 _____
- Non-Urban Area/Water Supply Watershed _____
- 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)

THIS PROJECT WAS APPROVED AT 5-15-09 IN JUNE 2009
 THE PREVIOUS PLAN WAS SUBJECT

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: _____ Date: _____

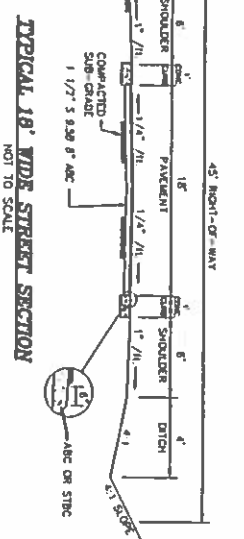
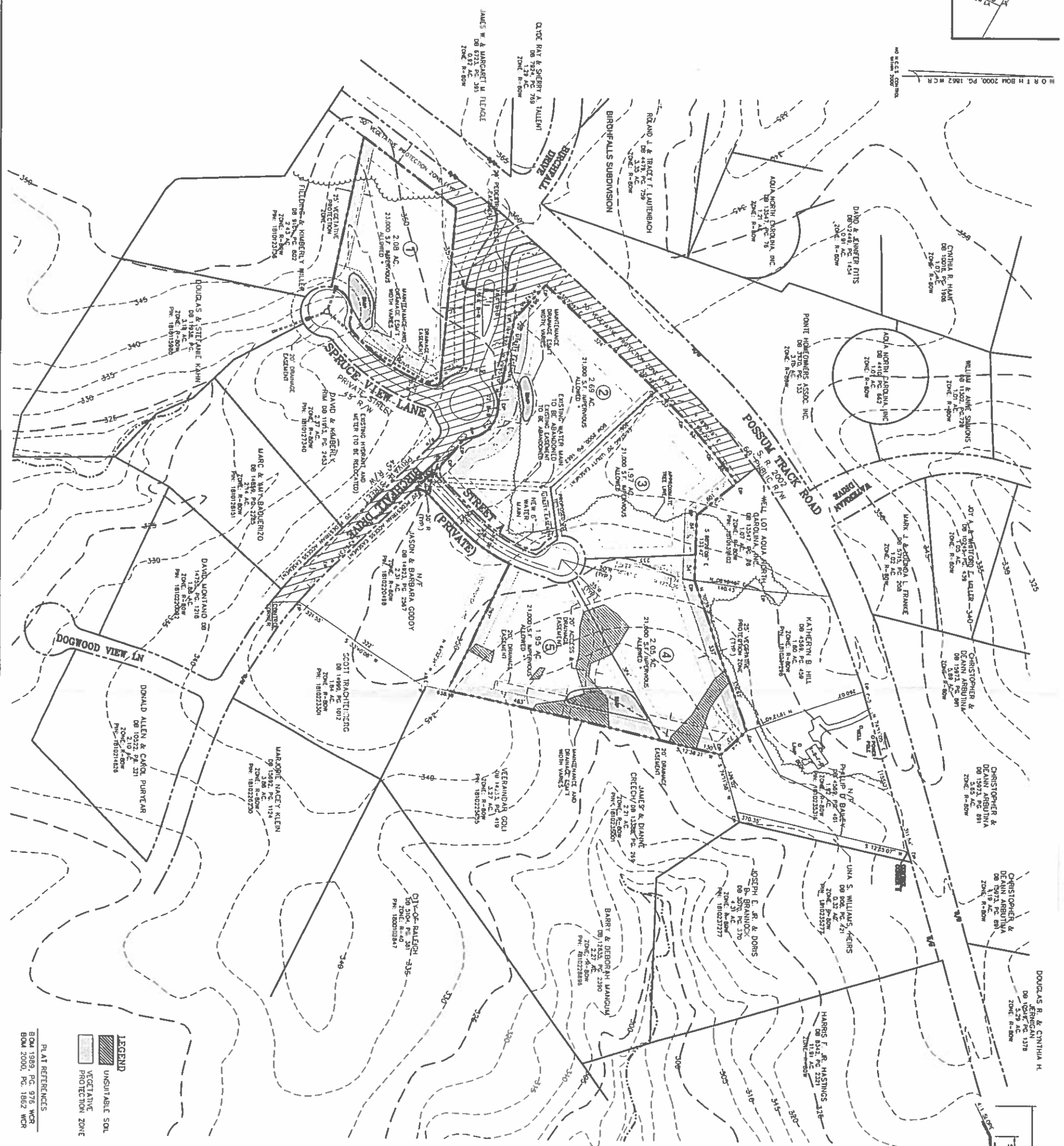
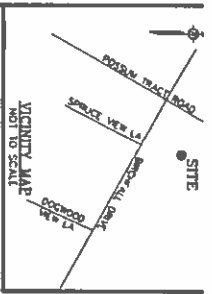
Signature:  _____ Date: 5/2/16

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: 5/2/16

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
All application fees are non-refundable.



- NOTES**
1. SHOWN INFORMATION TAKEN FROM B. L. SCOTT AND CO. PROFESSIONAL LAND SURVEYORS, RALEIGH, NC.
 2. THERE ARE NO TIE-IN UNPAID AREAS IN THE MICHIGAN CORNER OF THE PROPOSED SUBDIVISION.
 3. TOPOGRAHY AND PROPERTY INFORMATION TAKEN FROM WALK COUNT ELS.
 4. STREET DEVELOPMENT WILL BE RESPONSIBLE FOR CONSTRUCTION OF STREET SHELTER AND BE RESPONSIBLY MAINTAINED BY HOMEOWNERS ASSOCIATION.
 5. WATER SUPPLY, SEWERAGE, AND GROUNDWATER INFORMATION FROM WELLS.
 6. WASTE WATER DISPOSAL, SEWERAGE, SEPTIC TANKS.
 7. ALL WALK COUNT ELS, EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
 8. EXISTING LAND USE OPEN LAND, WOODLAND.
 9. UNSUITABLE SOILS TAKEN FROM SOIL REPORT BY S&L & ENVIRONMENTAL CONSULTANTS, RALEIGH, NC.
 10. STREETS SHALL BE PAVED.
 11. THERE ARE NO STORM OR WASTE WATER SYSTEMS ON THE SITE.
 12. THERE ARE NO STORM OR WASTE WATER SYSTEMS ON THE SITE.
 13. ALL WALK COUNT FLOOD HAZARD REGULATIONS SHALL BE COMPLIED WITH.
 14. ALL WALK COUNT RAIN ZONING REGULATIONS SHALL BE COMPLIED WITH.
 15. LOTS 1-5 WILL NOT HAVE ACCESS TO WCPN 2002.

INTERSECTION SURVEY SUMMARY

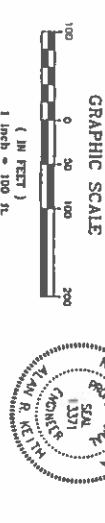
Street	Stationing	Point	Notes
1810/23	1810/23	1810/23	
1810/23	1810/23	1810/23	
1810/23	1810/23	1810/23	
1810/23	1810/23	1810/23	
1810/23	1810/23	1810/23	

SITE DATA

OWNER/DEVELOPER:
 BAY LEAF FARMS DEVELOPMENT CO., INC.
 P.O. BOX 26506
 RALEIGH, NC 27611

TOTAL ACREAGE: 11.26 AC. (INCLUDING R/W)
 ZONE: R-100 (23 9886 & 1810 12 4405)
 ZONE: R-100 (23 9886 & 1810 12 4405)
 AREA: 11.26 AC. (0.50 AC. R/W)
 LINEAR FEET OF STREET: 345
 MIN. LOT SIZE: 80,000 SQ. FT.
 MIN. LOT WIDTH: 150 FT.

SET BACKS
 FRONT: 40'
 SIDE: 20'
 CORNER SIDE: 40'
 REAR: 30'

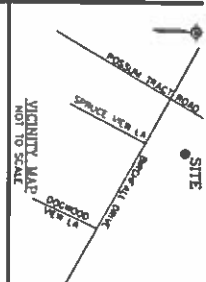


LEGEND

- UNSUITABLE SOIL
- VEGETATIVE PROTECTION ZONE

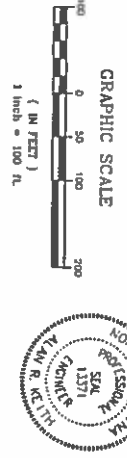
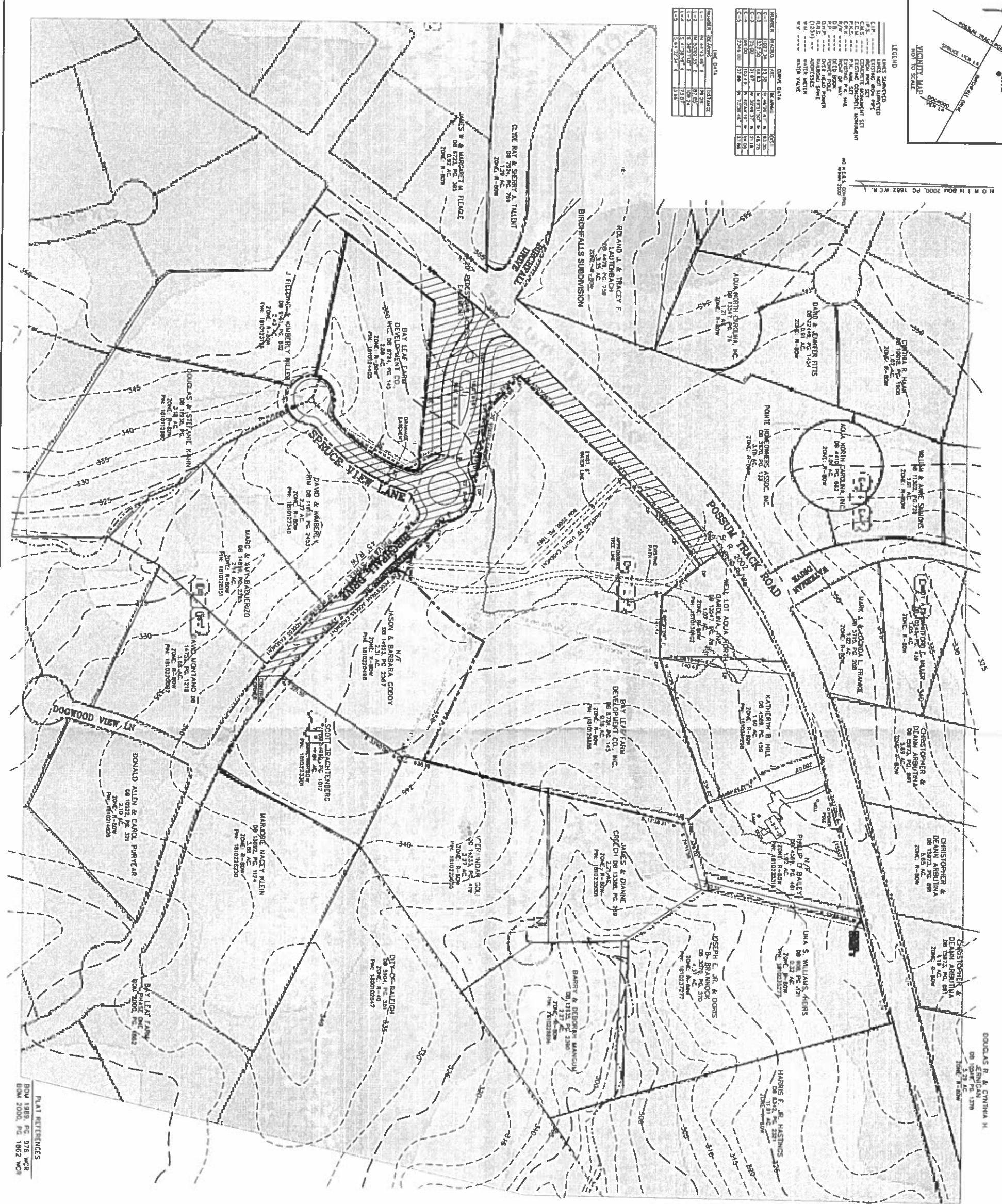
PLAT REFERENCES
 BOM 1989, PG. 976 WCR
 BOM 2000, PG. 1862 WCR





NUMBER	DESCRIPTION	DATE	BY	SCALE
1	PRELIMINARY SUBDIVISION	10/20/00	DP	1" = 100'
2	EXISTING CONDITIONS	10/20/00	DP	1" = 100'
3	AS SHOWN	10/20/00	DP	1" = 100'

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 BAY LEAF FARMS DEVELOPMENT CO., INC.
 P. O. BOX 26506
 RALEIGH, N.C. 27611
 TOTAL ACREAGE 11.26 AC. (INCLUDING R/W)
 P.M. 1818 12 9885 & 1810 12 4405
 ZONE R-500

NOTES:

- 1 SURVEY INFORMATION TAKEN FROM B.L. SCOTT AND OTHER PROFESSIONAL LAND SURVEYORS, WALKER, INC.
- 2 TOPOGRAHY AND PROPERTY OVERLAP INFORMATION FROM WALKER COUNTY GIS.
- 3 THERE ARE NO TITLES OR EASEMENTS ON THE SUBJECT PROPERTY OR THE ADJACENT SUBDIVISION.

**BAY LEAF FARM
 PHASE 3 LOT BY LOT SUBDIVISION**
 WAKE COUNTY, NORTH CAROLINA



DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. C-0465
 1500 Piney Plains Rd., Suite 200
 CARY, N.C. 27518 • (919) 467-9972

DATE	BY	SCALE
10/20/00	DP	1" = 100'