



Planning, Development & Inspections



TEL (PLANNING) 919 856 6310
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A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

S-22-16

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Bailey-Clan

(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: 1812-52-8013 & 1812-71-4743
Address: 7901 Stony Hill Road Wake Forest, North Carolina 27587
Location: West side of Stony Hill Road, at/between Harrison Ridge and Gratefull Trail

Total site area in square feet and acres: 4,385,366 square feet 100.67 (+ 0.56) acres
Zoning District(s) and Overlay Districts (if any) and land area within each:
R-40W : 1,202,823 SF 27.61 AC R-80W : 3,182,543 SF 73.06 AC
Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Single Family/Agriculture

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

Name: Bailey-Clan Inc. & Novelen Perry
Address: 6229 Pentridge Ct. 7825 Stony Hill Road
City: Raleigh State: NC Zip Code: 27614-7119
E-mail Address: FAX:
Telephone Number: (919) 676-0891

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

Name: John W. Harris, P.E. Consulting Engineer, Inc.
Address: 5112 Bur Oak Circle
City: Raleigh State: NC Zip Code: 27612
E-mail Address: johnharris@harrseng.net FAX: (919) 789-0784
Telephone Number: (919) 789-0744 Relationship to Owner:

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan):

Max. # of lots allowable*: R-80W: 13 R-40W: 73 Proposed # of lots*: 13 R-80W & 60 R-40W
Min. allowable lot area*: 40,000 R-80W & 25,000 R-40W sf Proposed min. lot area*: 30,000 sf
Average lot area*: 39,061 SF
Min. allowable lot width*: 100' ft Proposed min. lot width*: 100' ft

* If applicable, show for each zoning district

Land Use Plan Classifications

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

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

() Short-Range Urban Services Area N/A

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

() Long-Range Urban Services Area N/A

() Non-Urban Area/Water Supply Watershed N/A

() Non-Urban Area

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

N/A

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: Margaret Beagock Date: October 24, 2016

Treasurer, The Bancroft Club, Inc.

Signature: _____ Date: _____

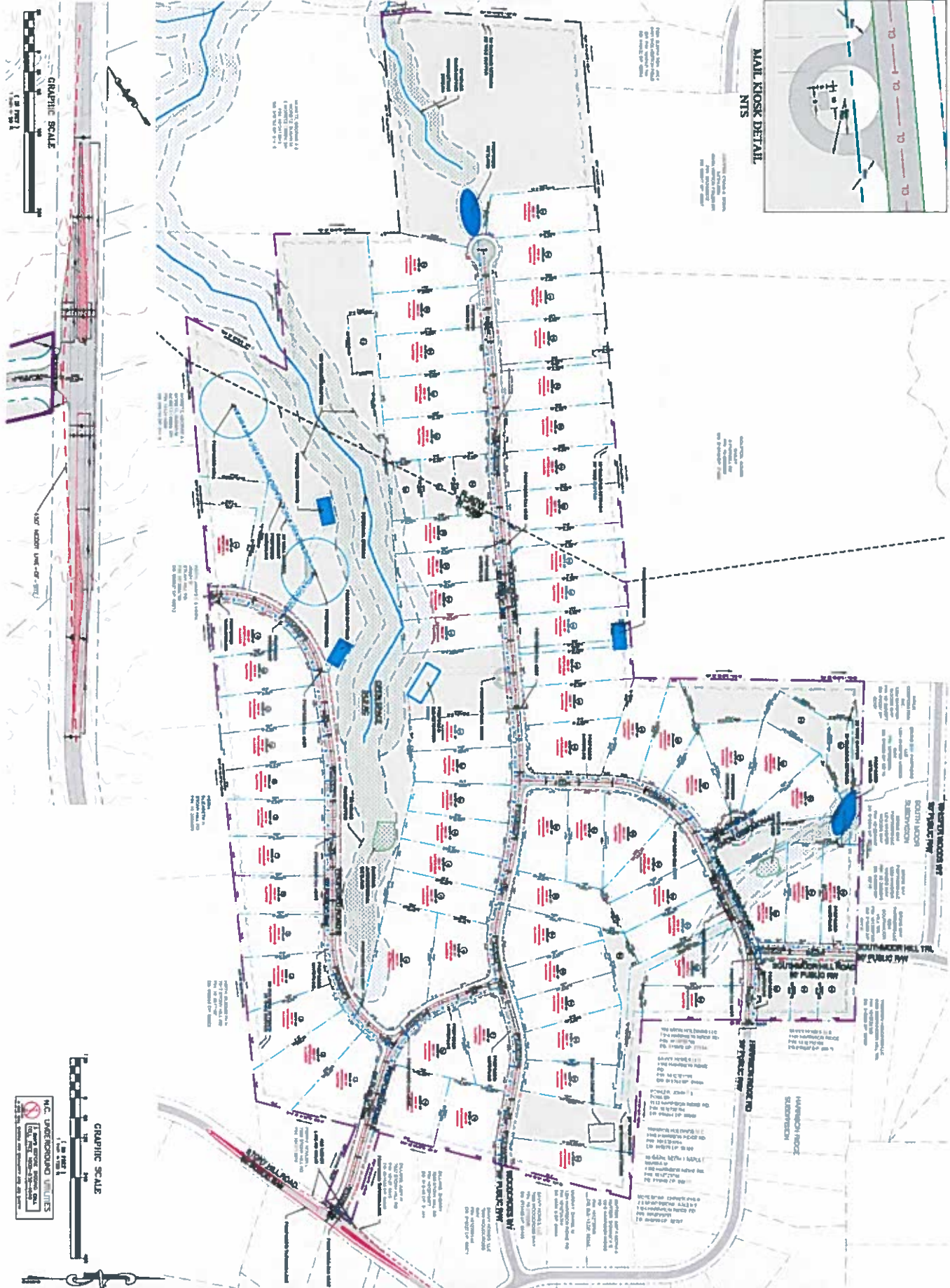
Signature: Noulan L. Perry Date: 10-28-16

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: 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

SOIL CLASSIFICATION & LEGEND	
	Soil Classification
	Boundary
	Proposed Road
	Existing Road
	Utility
	Contour
	Spot Elevation
	Water Body
	Easement
	Right-of-Way
	Property Line
	Survey Point
	Stationing
	Elevation
	Slope
	Aspect
	Wind Rose
	Orientation
	North Arrow
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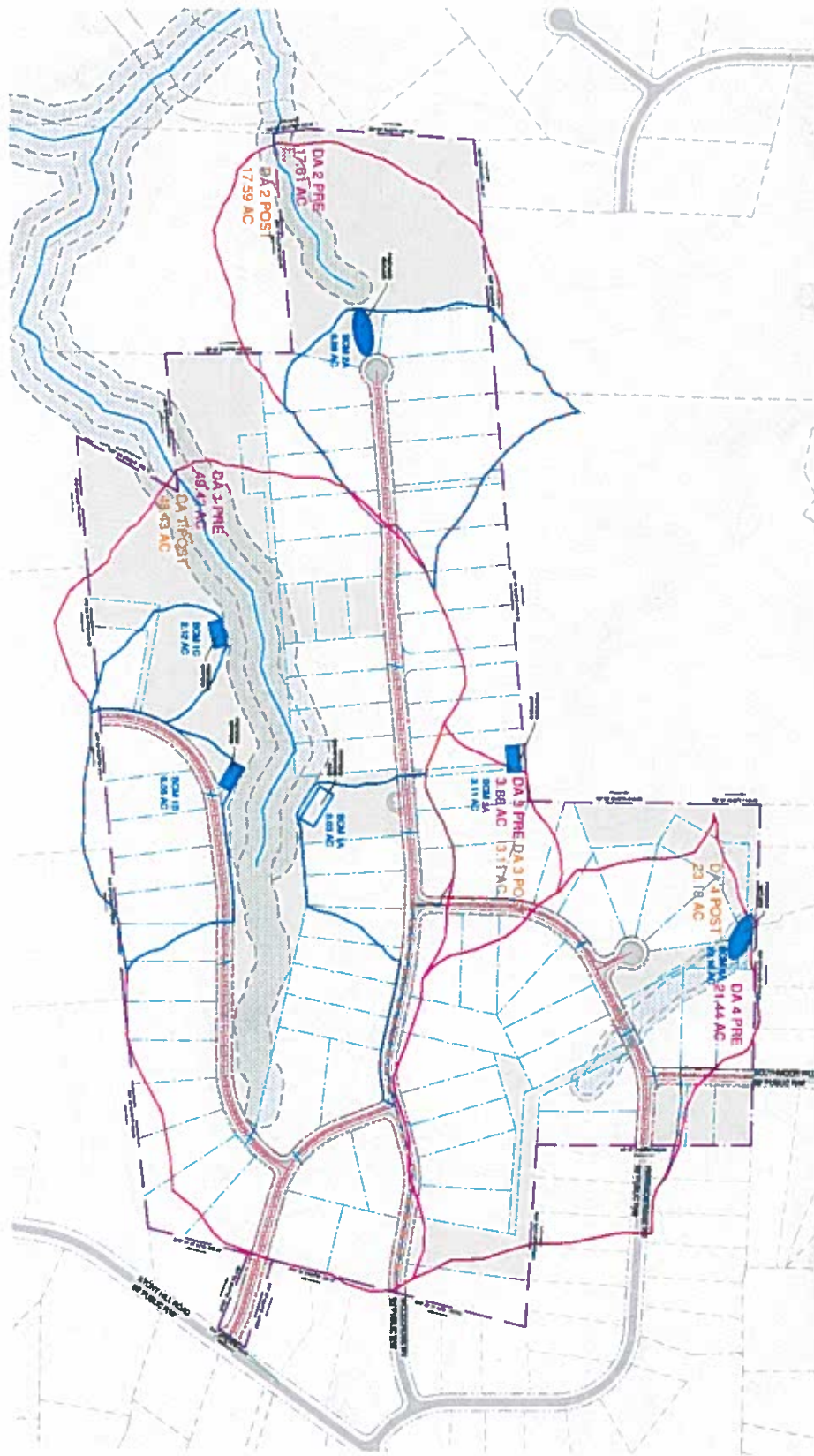


Site Plan For Bailey-Clan

Date: 01/20/2014
 Scale: 1" = 100'
 Project No.: 1401-0014
 Project Name: Bailey-Clan
 Client: W.C. University Consultants
 1/20/14

John W. Harris, P.E.
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 5112 Dun Oak Circle
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Drainage Delineation
For
Bailey-Clan

Date Revised: 01-Jun-2014
 Scale: 1" = 150'
 Drawn By: SMK/EDB
 Job #: 201-0016
 Prepared Date: 22 October 2013
 Title: Drainage
 Consulting: Consulting/Plan
 S-24/014

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