



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 Papillon Park Ph II

(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: 0880-45-7837
Address: 0 Old Creedmoor Road
Location: East side of Carpenter Pond Road (in Durham County), at/between
(north, east, south, west) (street)
Old Creedmoor Road and Tailwood Drive
(street) (street)

Total site area in square feet and acres: 1,687,514 square feet 38.74 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts:

Present land use(s): Wooded, Vacant

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

Name: Albert A.Ray Estate (Property Owner) - Marquis Homes & Company (Developer)
Address: 8368 Six Forks Road, Suite 202
City: Raleigh State: NC Zip Code: 27615
E-mail Address: tomhankins@shchomes.com FAX: 919-870-9923
Telephone Number: 919-870-6339

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

Name: Dale Werenko, PE, WithersRavenel
Address: 115 MacKenan Drive
City: Cary State: NC Zip Code: 27511
E-mail Address: dwerenko@withersravenel.com FAX: 919-467-6008
Telephone Number: 919-469-3340 Relationship to Owner: Project Planner/Engineer

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1 DU/AC

Max. # of lots allowable*: 38 Proposed # of lots*: 26
Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 31,055 sf
Average lot area*: 43,962 sf
Min. allowable lot width*: 75' 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 % () 25 % () 30% () 40% of site area
Min. open space area: 9.69 acres
Proposed open space area [by parcel]: 10.34 acres
Proposed open space use(s) [by parcel]: Passive Recreation, Natural Buffers, Septic Systems
Proposed future development site area [by site]: 0 acres
Proposed impervious surfaces area: 272,700 sf
Proposed impervious surface coverage (impervious surfaces area/site area x 100): 16.12 %
Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0.0 acres
within floodway: 0.0 acres

Vehicular Access

Names of access street(s) and number of access points along each: Duskywing Drive - 1 access

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
Duskywing Dr	50'	20'	2	Y		n/a	n/a

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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

() community system (Agua North Carolina) () individual well(s)

Estimated total water demand: 10,400 gpd (26 lots x 400 gpd/lot)

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

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

Estimated total wastewater discharge: 0 gpd

Electrical service provided by: Duke Energy Progress Underground () yes () no

Natural gas service provided by: PSNC

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

Cable television service provided by: Time Warner Underground () yes () no

Fire protection provided by: Bayleaf

Miscellaneous

Generalized slope of site: 5% - 20% slopes, moderate to gently sloping topography

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: none known

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none known



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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 _____

(✓) Non-Urban Area/Water Supply Watershed Falls Lake 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)

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: Albert David Roy - EXECUTOR Date: 12/3/17

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: [Handwritten Signature] Date: 12/4/17

PRELIMINARY SUBDIVISION PLANS

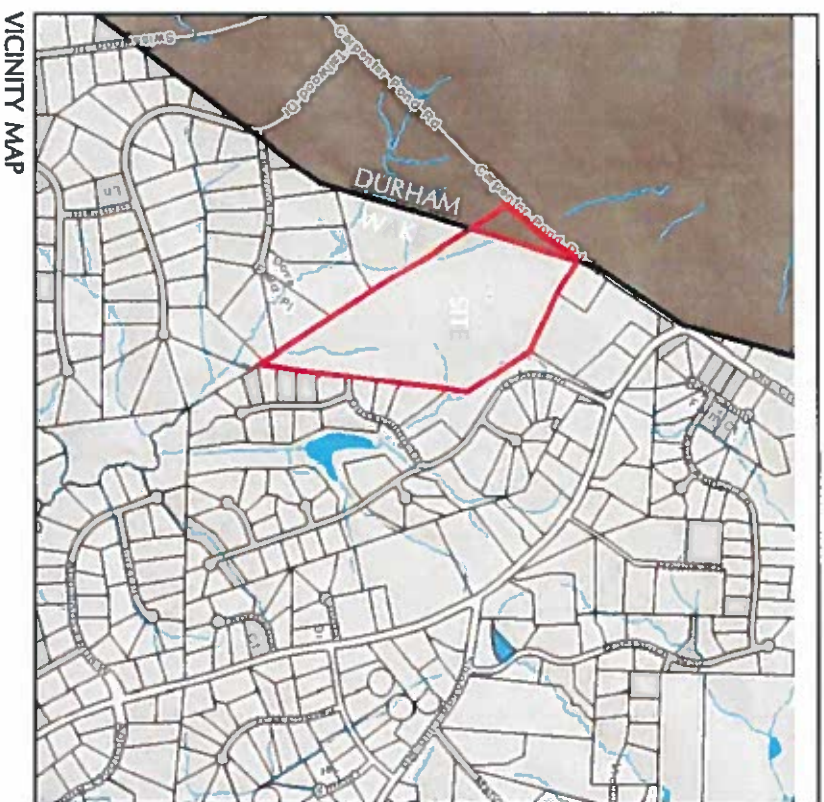
for

PAPILLON PARK PH II

WAKE COUNTY, NC

WAKE COUNTY # S-XX-17

Submittal Date: Dec 5, 2017



VICINITY MAP

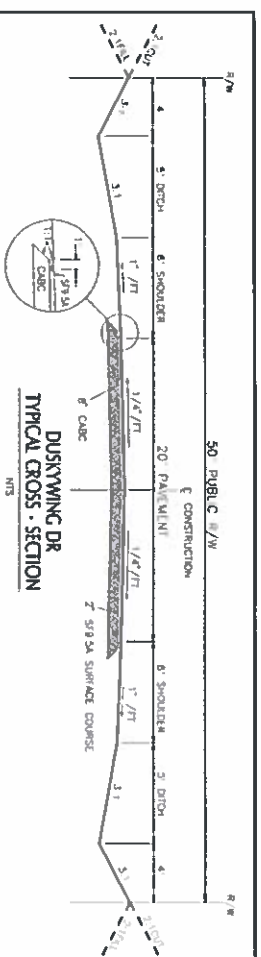
APPLICANT / DEVELOPER
MARQUIS HOMES & COMPANY
 6368 SIX FORKS ROAD, SUITE 202
 RALEIGH, NORTH CAROLINA 27615
 Contact: Tom Henkle
 TEL: (919) 870-6339

PREPARED BY:

WithersRavenel
 Engineers | Planners | Surveyors
 115 Mackerran Drive Cary, NC 27511 | t: 919-488-3340 | license #: C-08332 | www.withersravenel.com

HORIZONTAL STREET CENTERLINE LINE AND CURVE DATA

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	CHORD	CHORD BEARING
L1	N82°15'58"W	74.83'	C1	200.00'	197.88'	189.91'	S53°55'19"E
L2	N25°34'41"W	484.22'	C2	600.00'	209.39'	208.33'	S15°34'49"E
L3	N05°34'57"W	183.99'	C3	400.00'	323.79'	315.02'	S28°46'20"E
L4	N51°57'43"W	198.75'					



INDEX OF SHEETS

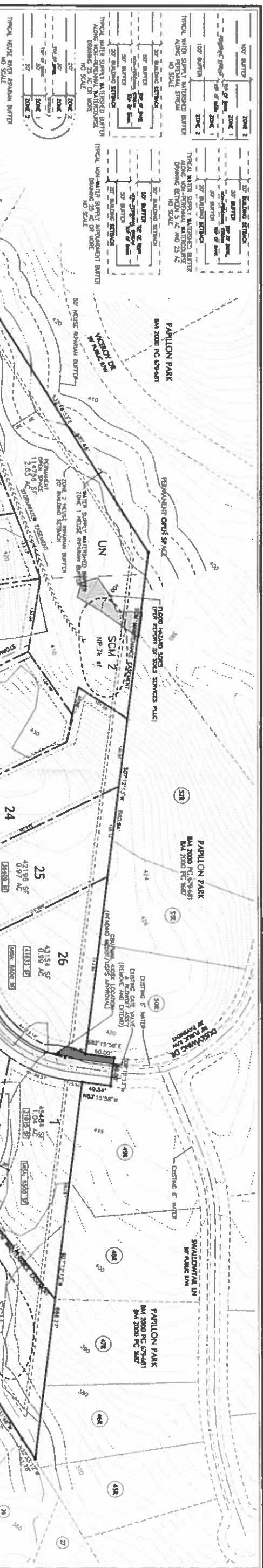
SHT No.	DRAWING DESCRIPTION
1	EXISTING CONDITIONS PLAN
2	PRELIMINARY SITE PLAN
3	PRELIMINARY STORMWATER MANAGEMENT PLAN

LEGEND

DESCRIPTION	EXISTING	PROPOSED
1" CANTON MENTAL	---	---
5" CANTON MENTAL	---	---
PROPERTY LINE BY SURVEY	---	---
PROPERTY LINE BY DEED	---	---
EASEMENT LINE	---	---
STORM DRAINAGE	---	---
WATERLINE	---	---
CABLE TV	---	---
FIBER OPTIC	---	---
OVERHEAD ELECTRICAL	---	---
GAS	---	---
TELEPHONE	---	---
TRADING STRUCTURE	---	---
WATERWAYS	---	---
WETLANDS	---	---
100' FLOOD	---	---
TRAILLINE	---	---
OVERHEAD POWER POLE	---	---
WALDOX	---	---



PRELIMINARY
NOT APPROVED FOR CONSTRUCTION



Setbacks:

Class	Change
R-4(LW)	R-4(LW)
FRONT	15'
SIDE	7.5'
CORNER SIDE	15'
REAR	15'
ROAD FRONTAGE	30'
PERIMETER	30'

Extension	From	To	By
Proposed	UN	UN	UN
Existing	UN	UN	UN

PAPILLON PARK PH II

CLUSTER PRELIMINARY SITE PLAN



NOTES:

1. The subdivision will be submitted to Wake County LEO Department for a Cluster Subdivision.
2. Lots will be subject to a Flood Hazard Ordinance and will be provided by the subdivision map from an engineering report prepared by the engineer.
3. Lot dimensions and bearings shall be as shown on the subdivision map.
4. All areas shown on this plan are subject to change without notice.
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6. The subdivision will be subject to all applicable laws, codes, ordinances and regulations.
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SITE DATA:

OWNER	ALBERT RAY TRUSTEE
DEVELOPER	ALBERT RAY TRUSTEE FBO WALKER OLD CREEK/OLD ROAD
PROPOSED USE	HIGH DENSITY RESIDENTIAL
TOTAL ACRES	1,687.514 SF (38.74 AC)
AREA IN PUBLIC RIGHT OF WAY	0.08 AC
AREA IN (ANTHROP) PUBLIC RIGHT OF WAY	2.07 AC
AREA IN LOTS	28.74 AC
PERMITTED OPEN SPACE REQUIRED	9.69 AC (25.03%)
PERMITTED OPEN SPACE PROVIDED	10.24 AC (26.72%)
PERMITTED TYPE	CLUSTER
MINIMUM PERCENTAGE	15.72% Proposed
MINIMUM LOTS ALLOWED	38 LOTS
MINIMUM LOTS/LOTS PROPOSED	75 LOTS
MINIMUM LOT WIDTH	75'
MINIMUM LOT SIZE	20,000 SF
AVERAGE LOT SIZE	43,982 SF
LENGTH FEET OF PUBLIC ROADS	1,683 LF
DISTURBED AREA	6.6 AC (APPROX)

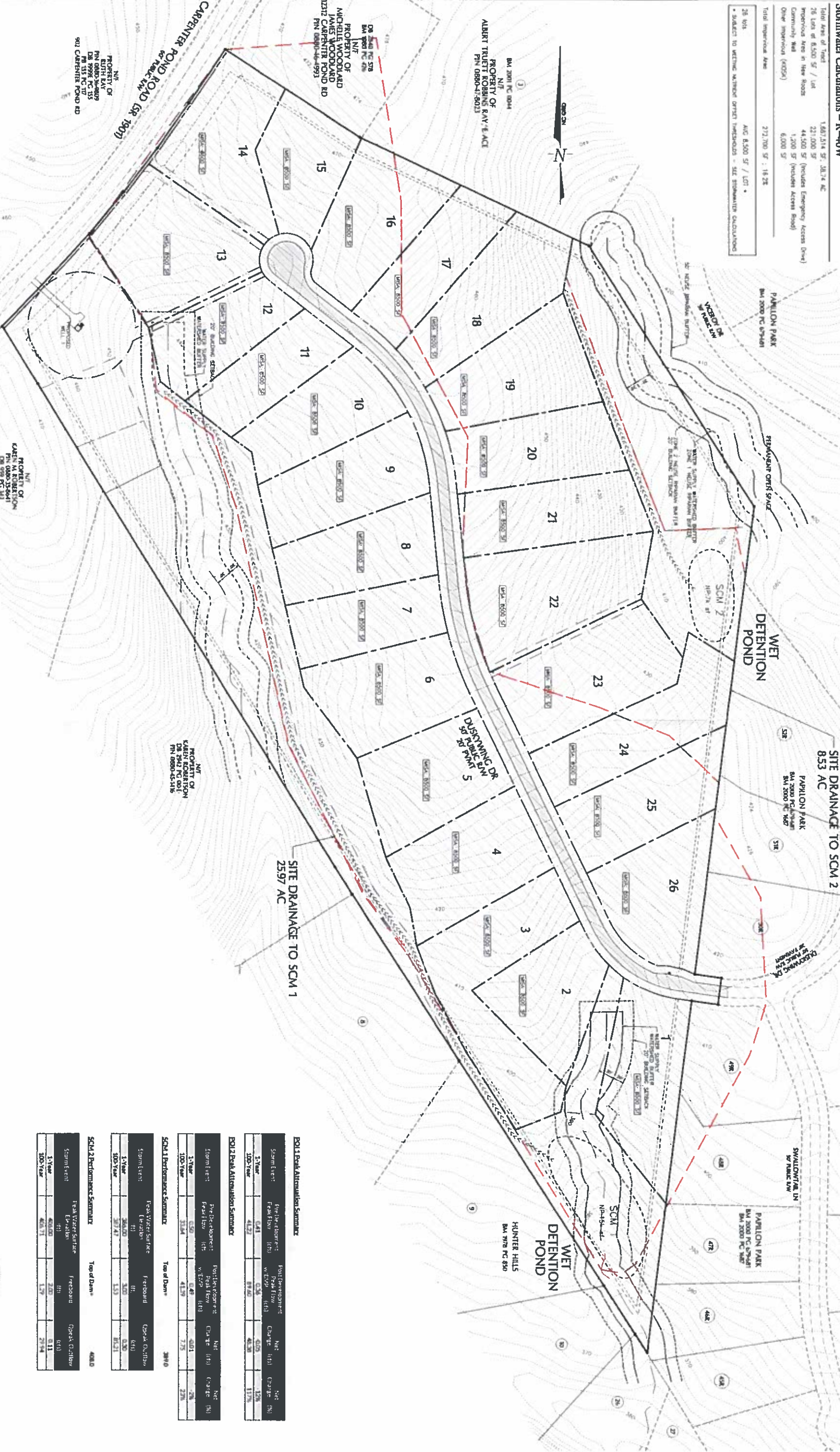
PRELIMINARY NOT APPROVED FOR CONSTRUCTION

SCALE: 1" = 100'

Stormwater Calculations - R-40W

Total Area of Tract	1,687,514 SF / 38.24 AC
26 Lots at 6,500 SF / Lot	170,500 SF
Impervious Area in New Blocks	44,500 SF (Includes Emergency Access Drive)
Community Mail	1,200 SF (Includes Access Road)
Other Impervious (4000)	6,000 SF
Total Impervious Area	272,200 SF : 16.2%

26 lots
 * SUBJECT TO WETTING MATERIAL ORDER TOLERANCES - SEE STORMWATER CALCULATIONS



STORMWATER GENERAL NOTES

1. PROJECT OWNER CLIENT WILL BE DOCUMENTED IN CONSTRUCTION PLANS.
2. NOTES SHOW MINIMUM BARRIERS AND SLOPES FOR A DETAIL RETURN PROVIDED BY THE CLIENT. SEE NOTES 2.1 TO 2.10.

POL 1 Peak Attenuation Summary			
Storm Event	Pre-Development Peak Flow (cfs)	Post-Development Peak Flow (cfs)	Change (%)
100-Year	41.22	39.40	-4.4%
3-Year	6.41	6.20	-3.3%

POL 2 Peak Attenuation Summary			
Storm Event	Pre-Development Peak Flow (cfs)	Post-Development Peak Flow (cfs)	Change (%)
100-Year	33.84	32.14	-5.0%
3-Year	5.30	5.10	-3.8%

SCM 1 Performance Summary			
Storm Event	Peak Water Surface Elevation (ft)	Freeboard (ft)	Open Coefficient
100-Year	307.47	1.53	0.21
3-Year	306.00	3.00	0.30

SCM 2 Performance Summary			
Storm Event	Peak Water Surface Elevation (ft)	Freeboard (ft)	Open Coefficient
100-Year	403.71	1.29	0.11
3-Year	403.00	2.00	0.11

No.	Revision	Date	By

PAPILLON PARK PH II

WAKE COUNTY

NORTH CAROLINA

PRELIMINARY STORMWATER MANAGEMENT PLAN

115 Lakeshore Drive, Cary, NC 27513 | (919) 489-2500 | www.withersravenel.com

WithersRavenel
 Engineers | Planners | Surveyors

PRELIMINARY
 NOT APPROVED FOR CONSTRUCTION

Scale: 1" = 40'

Sheet No. **3** of **3**