



**Planning
Department**

ZONING 919 856 6335
SUBDIVISION 919 856 6216

Zoning and Subdivision
336 Fayetteville Street
P.O. Box 550 • WCOB Suite 101 • Raleigh, NC 27602
www.wakegov.com

Christina Wofford
5-7-08

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision

St. Joan's Place

() cluster subdivision (X) lot-by-lot subdivision () open space

Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No
If yes, when and under what name? Hercelia's Way

Property

Parcel Identification Number: 0685.04-93-9641 and 0685.04-93-7081

Address: _____

Location: North side of Barbour Store Road, at/between
(north, east, south, west) (street)
Old Stage Road and Bud Lipscomb Road
(street) (street)

Total site area in square feet and acres: 13,990 square feet 609,418 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of Conditional Use Zoning Districts: _____

Present land use(s): Agriculture

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

Name: Wolfpackaging Properties, LLC

Address: 6500 Prestwick Place

City: Fuquay-Varina State: NC Zip Code: 27526

E-mail Address: lisa@wolfpackaging.com FAX: 919-577-2241

Telephone Number: 919-552-6199

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

Name: Lester Stancil, PLS

Address: PO Box 730

City: Angier State: NC Zip Code: 27501

E-mail Address: tlstancil@embarqmail.com FAX: 919-639-2602

Telephone Number: 919-639-2133 Relationship to Owner: Surveyor

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45

Max. # of lots allowable*: 20 Proposed # of lots*: 17

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf

Average lot area*: 31,711 sf

Min. allowable lot width*: 95 ft Proposed min. lot width*: 95.56 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: N/A acres
 Proposed open space area [by parcel]: N/A acres
 Proposed open space use(s) [by parcel]: N/A
 Proposed future development site area [by site]: None acres
 Proposed impervious surfaces area: 91,388 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15.00 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres
 within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 dedication reservation XXX fee **

The amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2473 fee.

Tax value of property (land only) 364,224 ** Total # of proposed lots 17 Total # of acres 13.99

Calculate both: Estimate of recreation area required: 0.486 Ac.
 Estimate of recreation fee required: 12,653 **

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed

**Actual fee will be based on current tax value at the time of final plat recording

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
Barbour Store Road	60	19	2	Y		1,200	68

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

Estimated total water demand: gpd

Wastewater collection/treatment provided by: () municipal system ()
 () community system - specify type() (X) individual on-site system

Estimated total wastewater discharge: None gpd

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

Natural gas service provided by: None

Telephone service provided by: Embarq Underground (x) yes () no

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

Fire protection provided by: County (Fuquay-Varina #3)

Miscellaneous

Generalized slope of site: 1%

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

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

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):

Residential < 1.5 units per Acre (Fugay-Varina/Garner Area)

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: _____ Date: _____

Signature: Almon K Penny Date: 10-20-08

Signature: J. C. [Signature] Date: 10/20/2008

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: Lester Stancil Date: 10/27/2008

Note: 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/NR/rdonlyres/030C33DC-5087-4A40-8B7B-78900448485F/0/AdoptedOrdinanceMASTER3_24_08.pdf All application fees are non-refundable.

Project Tracking Form

Regular Subdivision/Variance

Initial Submittal Date: 10/28/08

Optimal Review Cycle Code: 10

DRS Meeting Date: 12/11/08

DRS Comments Finalized & Distributed: 12/16/08

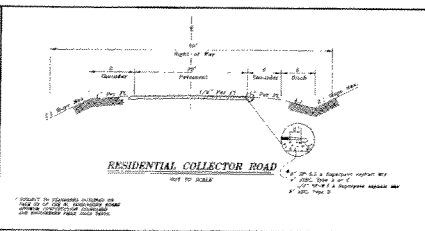
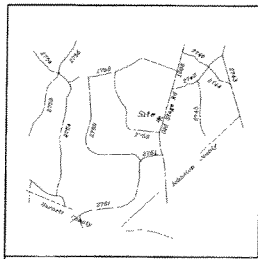
Revised Application Submittal Date: 10/26/08

Planning Director Decision Date (if applicable) 1/20/09

Planning Board (if applicable) 2/4/09

Schedule Revision Date: _____

Reason for Revision: _____



Preliminary Lot-by-Lot Subdivision
St. Joan's Place
Middle Creek Township Wake County, NC
Scale: 1" = 60' Date: 10-0-08 Zoned: R-30
NC PIN's: 0685.04-93-9641 & 0685.04-93-7061

PREPARED BY
STANCI & ASSOCIATES
PROFESSIONAL LAND SURVEYOR, P.A.
98 Depot Street, P.O. Box 7390, Angier, N.C. 27501
(919) 839-2133 (919) 639-2052 (FAX)

Owner and Developer
Wolfgang Properties, LLC
6500 Prestwick Pl. Fuquay-Varina, NC 27626 919 552-8199

Preliminary Impervious Surface Calculations (subject to change with approval of the construction and stormwater calculations)

12.999 Ac. Total in Subdivision
0.000 Ac. (0.000 sq. ft.)
29.629 sq. ft. Impervious Proposed Pavement @ 0.600 Ac @ 4.041%
61.784 sq. ft. Allowable for 12 Lots (6.322 sq. ft. per lot) @ 1.415 Ac @ 10.182 %
91.373 sq. ft. Total Proposed Impervious by Design = 2.008 Ac = 14.999%

SITE DATA

DEED BOOK 1866, PAGE 966 AND TOTAL AREA IN TRACT = 12,999 Ac. = 606,414 sq. ft.

TOTAL WINDMILL LOTS = 17

LARGEST LOT SIZE = 0.91 Ac.

SMALLEST LOT SIZE = 0.091 Ac.

AVERAGE LOT SIZE = 0.763 Ac.

MINIMUM LOT WIDTH = 38.56'

PRESENT LAND USE ADAPTATION

APPROXIMATE TOTAL LENGTH OF STREETS = 1,438 LF

STREETS ARE TO BE PUBLIC UTILITIES

17 LOTS SHALL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS

A NO LICENSED SOIL SCIENTIST SHALL DEMONSTRATE SYSTEM AND DESIGN FOR ALL LOTS CONTAINING LESS THAN 30,000 SQ. FT. BY SUBMITTING A NARRATIVE AND PLAN TO THE WAKE COUNTY HEALTH DEPARTMENT PRIOR TO RECEPTION

17 LOTS SERVED BY INDIVIDUAL WELLS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND NCOT STANDARDS AND SPECIFICATIONS.

IMPERVIOUS AREA SHALL NOT EXCEED 15% OF THE ENTIRE AREA NOT IMPROVED BY ALLOWED IMPROVEMENTS UNLESS A STORMWATER MANAGEMENT PLAN IS SUBMITTED IN ACCORDANCE WITH WAKE COUNTY REGULATIONS.

MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH LOT WILL BE STRICTLY ENFORCED WITH EXCEPTIONS INTO PERMITTY

DRAINAGE FACILITIES SHALL BE PROMINENT AND PUBLIC, AND ARE SUBJECT TO CHANGE UPON APPROVAL OF SOIL AND EROSION PLAN.

DESIGN SHALL CONFORM TO ALL WAKE COUNTY SOIL AND EROSION CONTROL REGULATIONS.

NEIGHBORHOOD RECREATION AREA REQUIREMENT SHALL BE MET WITH A FEE IN LIEU OF DONATION.

TOTAL Disturbed Area in Project = 2,421 AC.

Area includes road right of way, 15' construction limit, Spoils areas, Constructed driveways, and sediment filter basins.

It is the grading contractor responsibility to keep all disturbed soils within the 2,374 Ac. designated as construction limits.

It is the grading contractor responsibility to have the appropriate utility companies locate any underground utilities before proceeding with construction.

NOTE:
This shall be the result of the creation of the Flood Hazard Map as required by the Flood Hazard Mapping Act (FHMA) 1968 (42 USC 1973a-1) and the Flood Control Act of 1968 (42 USC 1973a-1).

This map contains a building permit fee of \$200.00 per square foot of the total floor area of the building. The fee is to be paid to the Wake County Environmental Services. The fee is to be paid to the Wake County Environmental Services. The fee is to be paid to the Wake County Environmental Services.

Note: The road system shown on this plan complies with the minimum requirements as set forth in the subdivision map. The subdivision map is subject to change without notice. The subdivision map is subject to change without notice. The subdivision map is subject to change without notice.

VICINITY MAP
No Scale

LEGEND:

---	Lot Boundary	---	Topographic Contour
---	Right of Way Line	---	Water
---	Existing Easement	---	Water
---	Proposed Easement	---	Water
---	Proposed Easement	---	Water

Zone: R-30
Present Use: Residential & Agriculture
Very Low Density Single
Deed Book 10289, Page 861
Book of Maps 2001, Page 250

Zone: R-30
Present Use: Residential
Robert Brock Harbor, Jr.
Deed Book 1156, Page 298
Book of Maps 2002, Page 129

Zone: R-30
Present Use: Residential
JoAnne Alice Stephens and wife Lisa Stephens
Deed Book 1194, Page 324
Book of Maps 2004, Page 324

Zone: R-30
Present Use: Vacant
Pauline Stephens West
Deed Book 1173, Page 115
Book of Maps 2004, Page 324

Zone: R-30
Present Use: Residential
David Wallace Harboury & wife Tracy Dawn Harboury
Deed Book 10824, Page 188
Book of Maps 2004, Page 190

Zone: R-30
Present Use: Residential
Lynn Williams Harboury, A & S
Deed Book 1180, Page 450
Book of Maps 2004, Page 324

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Present Use: Residential
Lynn Williams Harboury, A & S
Deed Book 1180, Page 450
Book of Maps 2004, Page 324

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