



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Am't Paid	
Check #	
Rec'd Date	
Rec'd By	

Submit required documentation to:
 Wake County Planning Department/Current Planning Section
 PO Box 550 Wake County Office Building
 Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
 Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

WAKEFIELD MEADOWS - PHASE 5

() cluster subdivision () lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? () Yes () No

If yes, when and under what name? N.A.

Property

Parcel Identification Number: 2706485211

Address: _____

Location: NORTH side of PIPPIN RD, at/between
(north, east, south, west) (street)
INTERSECTION OF PIPPIN RD. and SHEPARD SCHOOL RD.
(street) (street)

Total site area in square feet and acres: 2,387,568 square feet 54.81 acres

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

Conditions of any Conditional Use Zoning Districts: —

Present land use(s): FAIRM LAND, AGRICULTURAL

Property Owner

Name: BETTY B. RAY

Address: 206 N ARENDELL AVE PO BOX 40

City: ZEBULON State: NC Zip Code: 27597

E-mail Address: wfpacker@aol.com FAX: 919-269-9445

Telephone Number: 919-269-4555

Applicant (person to whom all correspondence will be sent)

Name: C LAWRENCE VAUGHAN III

Address: PO BOX 20828

City: RALEIGH State: NC Zip Code: 27619

E-mail Address: CLVAUGHAN@BELLSOUTH.NET FAX: 919-365-6883

Telephone Number: 919-844-5556 Relationship to Owner: CONSULTANT

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)):

Max. # of lots allowable*: _____ Proposed # of lots*: 57

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

Average lot area*: _____ sf

Min. allowable lot width*: 95 ft Proposed min. lot width*: 105' ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % of site area

Min. open space area: _____ acres

Proposed open space area [by parcel]: _____ acres

Proposed open space use(s) [by parcel]: _____

Proposed future development site area [by site]: _____ acres

Proposed impervious surfaces area: _____ sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres

within floodway: _____ acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ dedication _____ reservation 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 \$2472.86 fee.

Tax value of property (land only) _____ Total # of proposed lots _____ Total # of acres _____

Calculate both: Estimate of recreation area required: 1.63 AC.

8293 5146/AC
476564 Estimate of recreation fee required: \$9367

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

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
WAKEFIELD FARM RD.	50'	20'	2	YES			

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 (_____) (✓) individual well(s)

Estimated total water demand: _____ gpd

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

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

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: PRIVATE

Electrical service provided by: _____ Underground (✓) yes () no

Natural gas service provided by: _____

Telephone service provided by: _____ Underground (✓) yes () no

Cable television service provided by: _____ Underground (✓) yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 4 - 6%

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: UNK.

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)

A PROPOSED LAYOUT ACROSS SEVERAL PARCELS IS INCLUDED TO SHOW FUTURE TRANSPORTATION ACCESS. OWNER IS PRESENTLY NEGOTIATING WITH OWNER OF PARCEL SHOWING CONNECTION TO SHEPARD SCHOOL RD, WHICH WILL ALSO ACCESS PHASE 4 OF WAKEFIELD MEADOWS SUBDIVISION. SUBDIVISION IS DESIGNED TO PREVENT CUT THROUGH TRAFFIC AND INCREASE SAFETY ALONG SHEPARD SCHOOL BY CREATING ONE ROADWAY CONNECTION TO SHEPARD SCHOOL RD. IN FUTURE WAKEFIELD MEADOWS PHASE 6. THERE ARE NUMEROUS PARCELS EXISTING ACROSS THE ROADWAY WHICH REQUIRE DRIVEWAY ACCESS.

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.

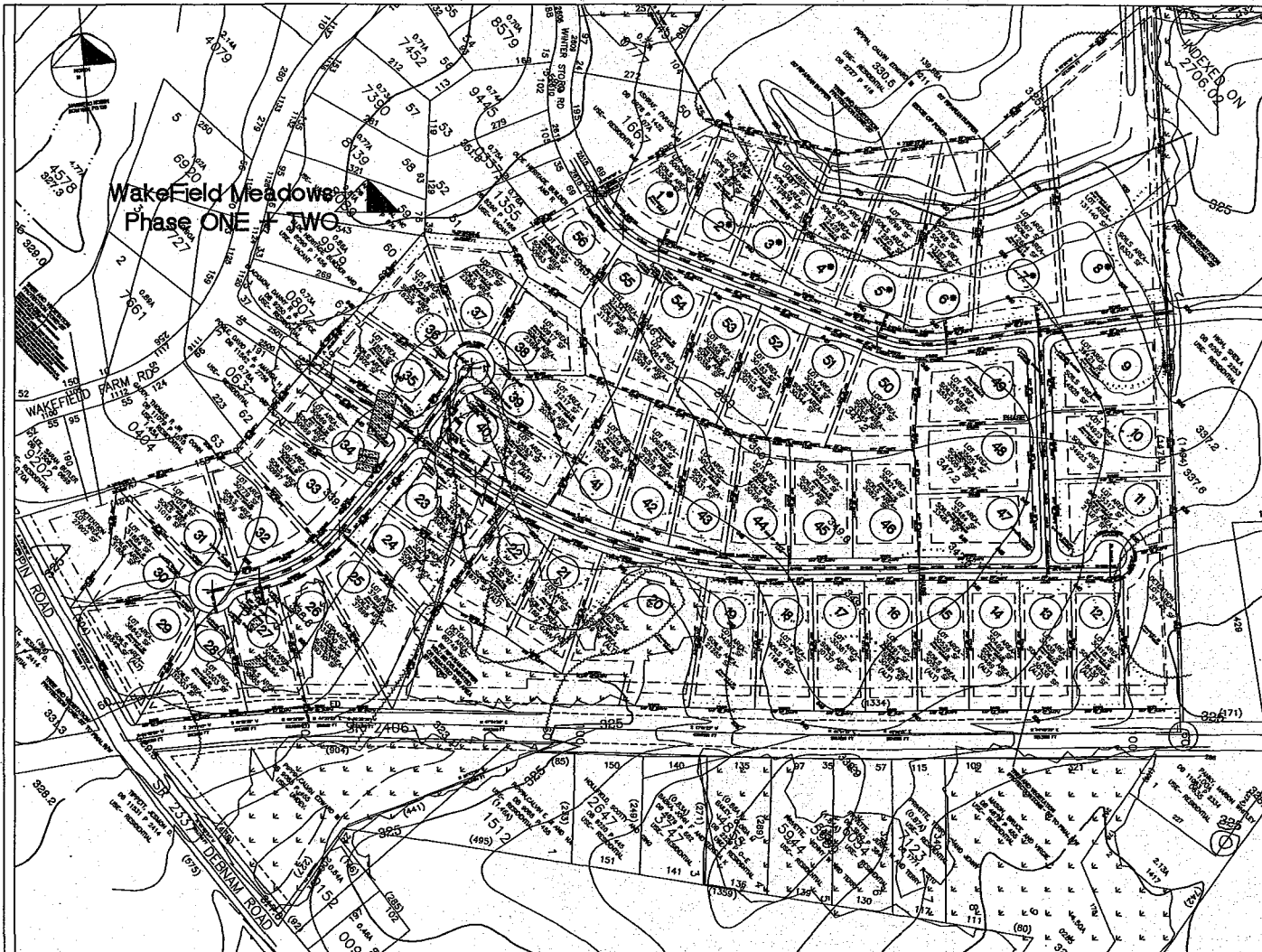
Signature: Clarence Vaughan III (AGT.) Date: 1/6/05
FOR BETTY B. RAY

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: Clarence Vaughan III Date: 1/6/05

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com. All application fees are non-refundable.



Wakefield Meadows
Phase ONE & TWO



VICINITY MAP
SCALE 1" = 100'

SUMMARY DATA:
PROJECT: WAKEFIELD MEADOWS SUBDIVISION - PHASE 5
JOB # 2706-05

ZONED: R-50

LOTS 1 - 50

TOTAL SITE AREA (TO COL. NW + OFFSET) - 828.5 AC. (248,738 S.F.)
TOTAL SUBDIVISION AREA - 848.1 AC. (292,708 S.F.)
TOTAL NUMBER LOTS - 50
TOTAL AREA IN LOTS - 222,491 S.F.
TOTAL AREA IN PAV. - 232,040 S.F.
TOTAL AREA IN OPEN SPACE - 24,000 S.F.
MIN. LOT SIZE - 30,000 S.F.
AV. IMPROVED LOT SIZE - 33,500 - 80,000 S.F.
AV. LOT SIZE - 44,540 S.F.

NOTE: ALL LOTS SHALL BE SERVED BY INDIVIDUAL WELL AND SEPTIC TANK. STORMWATER WILL BE DETAINED TO MEET PRE-CRITERIA 1 TO 3 AND AT 2% TO A MAXIMUM 50 PER CENT AVERAGE IMPERVIOUS FOR ENTIRE SITE. STORMWATER SHALL BE DETAINED IN PONDS LOCATED IN DEFERRED OPEN SPACE AREAS AND BE SHARED POND AT NORTH OF SITE.

Wakefield Meadows - PHASE 5

PRELIMINARY
SUBDIVISION PLAT ("LOT-BY-LOT")

LITTLE RIVER TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

GEORGE + BETTY RAY, OWNER
ZENALON NC

SITE PLAN
SCALE 1" = 100'



LEGEND:

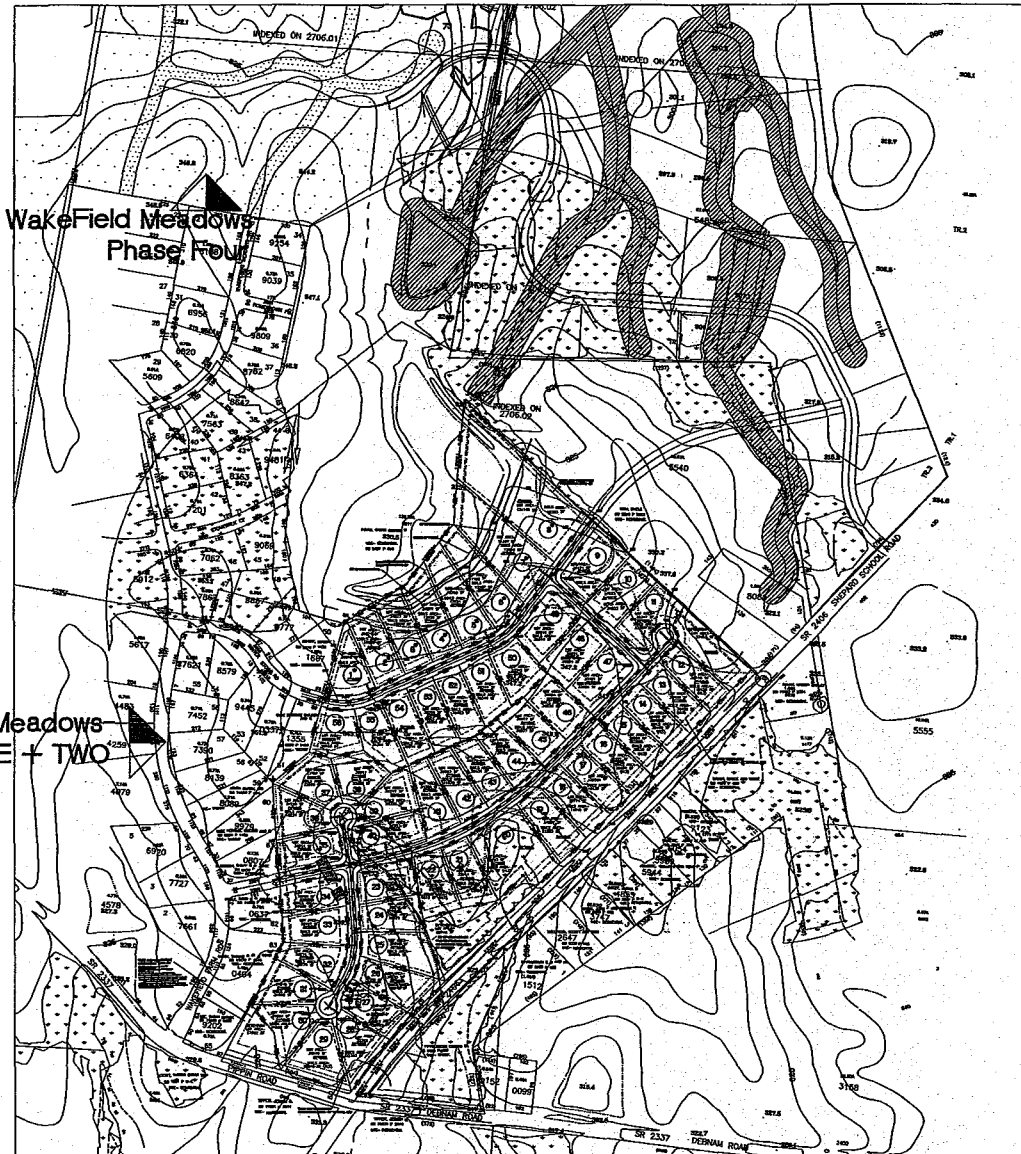
PHASE LINE	—————	TREE COVER	
TREE PROTECTION ZONE	- - - - -	TREE COVER	
SETBACKS	TREE COVER	
PARCEL BOUNDARIES	FLOOD BOLS
OWNER RECORDS		
SUB REPORT LINES		
OWNER RECORDS		

NOTE! PLANS NOT PERMITTED FOR CONSTRUCTION

VAUGHAN ASSOCIATES
305-A Millwood Road
Raleigh, NC

Landscape Architects
Planning Consultants

Telephone: Raleigh Office 919-844-0225
Fax: 919-844-0225
Raleigh, NC 27608
Res. Office 919-395-3300



VICINITY MAP
SCALE 1" = 500'

WakeField Meadows- PHASE 5

LAND USE STUDY

LITTLE RIVER TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

GEORGE + BETTY RAY, OWNER

SITE PLAN

SCALE 1" = 200'



VAUGHAN ASSOCIATES

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Raleigh, NC

Landscape Architecture
Planning Consultants

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RALEIGH, NC 27620

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