



APPLICATION FOR PRELIMINARY
SUBDIVISION PLAN APPROVAL

File No.

(Rev. #)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

PARKER FALLS NORTH

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? _____

Property

Parcel Identification Number: 0881-61-0657, 0881-62-4563, 0881-72-1082

Address: OLD CREEDMOOR ROAD

Location: WEST side of OLD CREEDMOOR, at/between
(north, east, south, west) (street)

VICTORY CHURCH ROAD and _____
(street) (street)

Total site area: 28.06 sf

Zoning District(s) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): VACANT

Property Owner

Name: PARKER ESTATE HEIRS

Address: 466 MOOREHOUSE DR.

City: WILMINGTON State: DE Zip Code: 19801

E-mail Address: N/A FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: TONY M. TATE LANDSCAPE ARCHITECTURE

Address: 5011 SOUTH PARK DR. SUITE 200

City: DURHAM State: NC Zip Code: 27713

E-mail Address: TMT.LA@VERIZON.NET FAX: 484.8881

Telephone Number: 484.8880 Relationship to Owner: AGENT

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.45
 Max. no. of lots*: 30 Proposed no. of lots*: 21
 Min. lot area*: 20,000 sf Proposed min. lot area*: 30,477 sf
 Average lot area*: 40,819 sf
 Min. lot width*: 75 ft Proposed min. lot width*: 115 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % of site area
 Min. open space area: 7.01 acres
 Proposed open space area [by parcel]: 0.20 + 1.23 + 5.67 acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 183,272 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): .98 acres
 w/in floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ Dedication _____ Reservation X _____ Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) 500,000 Total Number of Proposed Lots 21

Total Number of Acres 28.06 Estimate Recreation Area Req. _____ (or fee)

*(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 no. of access points along each: WOOD HENGE DR.

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
WOOD HENGE DR.	50	20	2	Y	12,000	N/A	N/A
STREET B PARKER FALLS SOUTH	50	20	2	Y	12,000	N/A	N/A

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

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

Type of vehicle: N/A ADT: 0

Type of vehicle: _____ ADT: _____

Utilities and Services:

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

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

Est. total water demand: _____ gpd

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

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

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: WASTE INDUSTRIES

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

Natural gas service provided by: _____

Telephone service provided by: BELL SOUTH Underground (X) yes () no

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site GENTLY SLOPING FROM NE TO SOUTHWEST 5-30%

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: _____

HOMESTEAD ADJACENT TO NORTH

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 _____

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

() Non-Urban Area

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

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

Signature: _____

Date: _____

1/27/04

Signature: _____

Teague Hall Development, Corp

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.

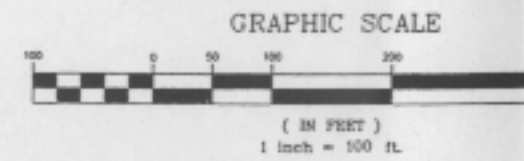
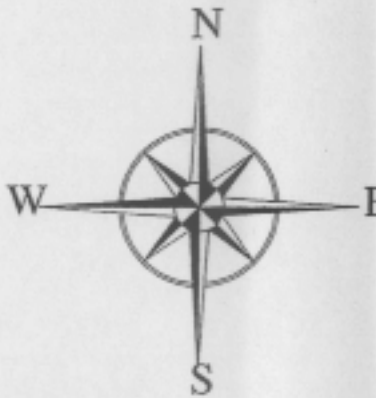
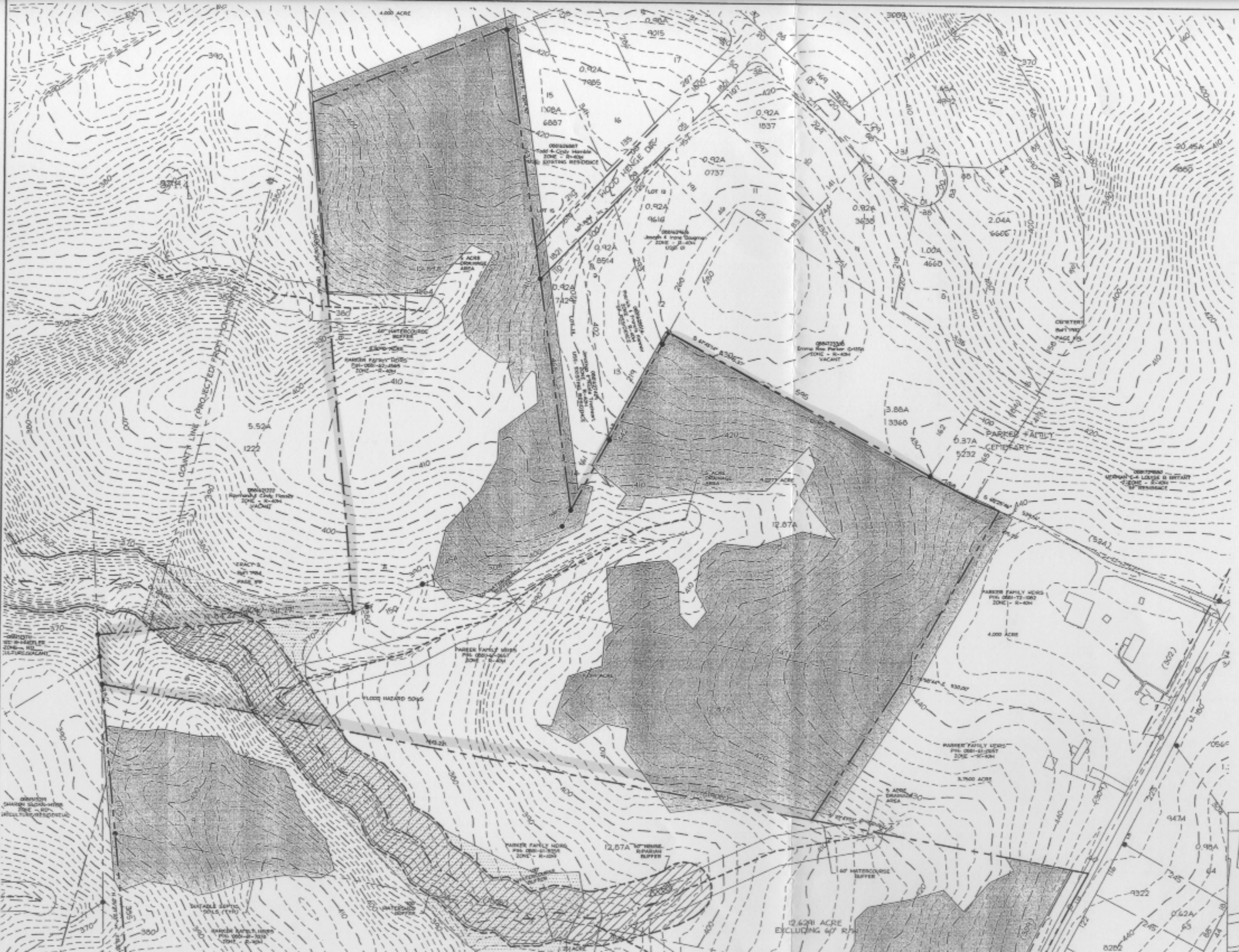
Signature: _____

Date: _____

1/27/04

LEGEND

-  FLOOD HAZARD SOILS
-  NEUSE RIPARIAN BUFFER
-  WETLANDS
-  SUITABLE SEPTIC SOIL



VICINITY MAP



SITE DATA	
TOTAL AREA	28.06 ACRES
PROPOSED USE	SINGLE FAMILY CLUSTER
ZONING	R-40W
TOTAL LOTS ALLOWED	30
TOTAL LOTS PROPOSED	21
MIN. LOT SIZE ALLOWED	20,000 S.F.
AVERAGE LOT SIZE	40,819 S.F.
OPEN SPACE REQUIRED (5%)	7.01 ACRES
OPEN SPACE PROVIDED	7.11 ACRES
LINEAR FEET IN STREET	2,165 L.F.
WAKE COUNTY PIN #	0881-661-0657, 0881-72-1082, 0881-62-4563

- NOTES:
1. Boundary information taken from plat by Wallace Surveying.
 2. Topographic information taken from Wake County GIS data.
 3. All construction shall conform to all state and local standards, specifications and code requirements. Noisy, dusty or otherwise objectionable activities shall be restricted to the hours of 8:00 AM to 5:00 PM, Monday through Friday.
 4. No changes may be made to the approved drawings without written permission from the issuing authority.
 5. Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from the construction.
 6. Erosion control plans shall be submitted prior to the grading of the site.
 7. All utilities shall be located and marked prior to the grading of the site.
 8. All streets shall be 20' wide and 5' high. Right-of-way shall be maintained to Wake County, NC Dept. of Transportation.
 9. Final building setbacks shall be as shown on the site plan. See attached T-1, T-2, T-3, T-4, T-5, T-6, T-7, T-8, T-9, T-10, T-11, T-12, T-13, T-14, T-15, T-16, T-17, T-18, T-19, T-20, T-21, T-22, T-23, T-24, T-25, T-26, T-27, T-28, T-29, T-30, T-31, T-32, T-33, T-34, T-35, T-36, T-37, T-38, T-39, T-40, T-41, T-42, T-43, T-44, T-45, T-46, T-47, T-48, T-49, T-50, T-51, T-52, T-53, T-54, T-55, T-56, T-57, T-58, T-59, T-60, T-61, T-62, T-63, T-64, T-65, T-66, T-67, T-68, T-69, T-70, T-71, T-72, T-73, T-74, T-75, T-76, T-77, T-78, T-79, T-80, T-81, T-82, T-83, T-84, T-85, T-86, T-87, T-88, T-89, T-90, T-91, T-92, T-93, T-94, T-95, T-96, T-97, T-98, T-99, T-100.
 10. All construction shall conform to Section 15.02.02 of the Wake County Ordinance.
 11. All lots shall be served by a sanitary sewer system which meets state requirements.
 12. All lots shall be served by individual septic systems. No lot shall have less than 30,000 square feet of soil capacity available for absorption of effluent. The lot owner shall be responsible for obtaining a permit from the Wake County Health Department for the installation of a septic system. The lot owner shall also be responsible for obtaining a permit from the Wake County Health Department for the installation of a septic system. The lot owner shall also be responsible for obtaining a permit from the Wake County Health Department for the installation of a septic system.
 13. Before signing a building permit, the lot owner shall verify that the lot owner has obtained all necessary permits from the Wake County Health Department. The lot owner shall also be responsible for obtaining a permit from the Wake County Health Department for the installation of a septic system.
 14. The lot owner shall be responsible for obtaining a permit from the Wake County Health Department for the installation of a septic system.
 15. The lot owner shall be responsible for obtaining a permit from the Wake County Health Department for the installation of a septic system.
 16. The lot owner shall be responsible for obtaining a permit from the Wake County Health Department for the installation of a septic system.
 17. A fee in the amount of \$100.00 shall be paid to the Wake County Health Department for the installation of a septic system.
 18. The lot owner shall be responsible for obtaining a permit from the Wake County Health Department for the installation of a septic system.
 19. The lot owner shall be responsible for obtaining a permit from the Wake County Health Department for the installation of a septic system.
 20. The lot owner shall be responsible for obtaining a permit from the Wake County Health Department for the installation of a septic system.

IMPERVIOUS AREA (approximate)

STREETS	50,067 S.F.	(4.17%)	1.77 AC
21 LOTS (6,205 sq/lot)	128,405 S.F.	(10.83%)	3.04 AC
TOTAL	178,472 S.F.	(15.00%)	4.21 AC

* The allowable impervious surface area per single family lot is 6,205 S.F. without stormwater control devices.

* This site is in the Neuse River Basin.

* 30% impervious surface coverage is the maximum allowable on any lot with stormwater management provided for the portion above the allowable.

* Calculations compiled based on Stormwater Control, Management and Maintenance Buffer Regulations.

OPEN SPACE

Open space required is 25% (percent):
28.06 acres x 25% = 7.01 acres

Open space provided is 7.11 acres	
OPEN SPACE AREA 1	5,724 S.F. 0.20 AC
OPEN SPACE AREA 2	53,802 S.F. 1.24 AC
OPEN SPACE AREA 3	247,024 S.F. 5.67 AC
TOTAL	309,550 S.F. 7.11 AC

Provisions for permanent maintenance of open space by dedication to a legally established homeowners association.

- PRELIMINARY PLANS - NOT FOR APPROVAL OF GOVERNMENTAL AGENCIES**
- DO NOT BID THIS SET OF PLANS**
- LANDSCAPE ARCHITECTURE P.A.**
- RESPONSIBLE FOR BIDS OR BID**
- OWNER/DEVELOPER/SURVEYOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION STARTING**
- THE CLIENT SHALL BE FULLY RESPONSIBLE FOR OBTAINING AND IDENTIFYING ALL SUB-SURFACE UTILITIES ON THE SITE. THE CLIENT SHALL PROVIDE ANY AND ALL INFORMATION TO THE DESIGN TEAM.**
- THE CLIENT/DEVELOPER SHALL FULLY UNDERSTAND THE INFORMATION CONTAINED IN THESE PLANS AND SHALL APPROVE THESE PLANS TO BE SENT OUT FOR CONSTRUCTION.**
- OWNER:**
- THIS DRAWING IS THE PROPERTY OF TONY M. TATE - LANDSCAPE ARCHITECTURE AND IS NOT TO BE REPRODUCED, COPIED OR IN PART WITHOUT PERMISSION.**
- IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.**

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT



BEFORE YOU DIGI CONTACT ONE-CALL CENTER 1-800-632-4949

