



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-008-05
Fee \$800.00
Amt 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

PURFOY SUBDIVISION

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: 0665-73-5342

Address: _____

Location: EAST side of PURFOY ROAD (SR 1341) at/between
(north, east, south, west) (street)

ANGIER ROAD (SR 2170) and _____
(street) (street)

Total site area in square feet and acres: 3801045 square feet 87.26 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30 & WPAO-2

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): pasture, wooded, residences

Property Owner

Name: LACY W. WALTERS TRUST

Address: 612 E. ACADEMY ST.

City: FURRAY-VARINA HE State: NC Zip Code: 27526-2362

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Ron Mikesch

Address: 12620 PORT CHESTER COURT

City: RALEIGH State: NC Zip Code: 27614

E-mail Address: proowler11c@cs.com FAX: 919-816-9361

Telephone Number: 919-295517 Relationship to Owner: Agent

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45
 Max. # of lots allowable*: 126 Proposed # of lots*: 77
 Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 17,230 sf
 Average lot area*: 32,290 SF sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 75 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: 8.71 acres
 Proposed open space area [by parcel]: 18.51 acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 509,700 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 13.4 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 3.4 acres
 within floodway: 2.6 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: _____
 Estimate of recreation fee required: _____

*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: Purfoy Road (SR 1301) - 1

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
<u>Purfoy Road</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			<u>< 1600</u>

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) _____
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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: (X) municipal system (FUQUAY-VARINA)

() community system (_____) () 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: _____ gpd

Solid waste collection provided by: individual

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

Natural gas service provided by: _____

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

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

Fire protection provided by: Wake County

Miscellaneous

Generalized slope of site: VARIES - slopes generally from west to east

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

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 _____

(X) Long-Range Urban Services Area/Water Supply Watershed FUQUAY-VARINA

() 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)

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: X LACY W. WALTERS TRUST Date: 2/19/05
Lynette H. Walters, Trustee

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: X LACY W. WALTERS TRUST Date: 2/19/05
Lynette H. Walters, Trustee

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.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY SUBDIVISION ORDINANCE AND NC DOT STANDARDS & SPECIFICATIONS.
2. ALL PROPOSED STREET RIGHT-OF-WAY MARKS ARE SHOWN ON THE PLANS.
3. SETBACKS ARE SHOWN IN ACCORDANCE WITH THE WAKE COUNTY ZONING ORDINANCE.
4. UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AFTER CONSTRUCTION IS COMPLETED AS PART OF THE SUBDIVISION PLAT.
5. BOUNDARY INFORMATION IS BASED ON WAKE COUNTY GIS. SOIL LOCATIONS WERE PERFORMED BY LANDIS, INC. SURVEY OF SOIL FLAGGING WAS PERFORMED BY SOUTHWINDS SURVEYING.
6. DESIGN SHOW IS BASED ON TOPOGRAPHIC INFORMATION PROVIDED BY WAKE COUNTY GIS.
7. FLOOD PLAIN LOCATED ON THIS PROPERTY PER FROM MAP 37183007002 DATED MARCH 3, 1992.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS IS BASED ON BEST AVAILABLE INFORMATION BUT CAN BE CONSIDERED ONLY APPROXIMATE.
9. ANY REQUIRED HANDICAP RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC DOT STANDARDS AND SPECIFICATIONS.
10. ALL 24"-36" SIZES SHALL HAVE A 5'0" RADIUS FROM CENTER OF S/C TO RIGHT OF WAY.
11. ALL STREET INTERSECTIONS EDGE OF PAVEMENT ROAD ARE 30' UNLESS NOTED OTHERWISE.
12. LEGATION SHALL BE SAVED WHERE POSSIBLE TO ENHANCE THE FUTURE LOTS.
13. ALL INTERSECTION RIGHT ANGLES ARE LOCATED WITHIN STREET RIGHT OF WAYS UNLESS SHOWN WITH AN EASEMENT.
14. REQUIRED BUFFER YARDS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE WAKE COUNTY ZONING ORDINANCE.
15. REQUIRED OPEN SPACE SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE REQUIRED OPEN SPACE FOR EACH DEVELOPMENT PHASE (IF MULTIPLE PHASES UTILIZED) SHALL BE RECORDED AS THE PROJECT DEVELOPS. OPEN SPACE USE SHALL BE RECORDED AS DESCRIBED IN THE WAKE COUNTY ZONING ORDINANCE.
16. FLOOD HAZARD ZONES LOCATED FROM WAKE COUNTY SOILS MAPPING.
17. ALL LOTS BACKING TO PURDY ROAD AND/OR ANGER ROAD SHALL BE RESTRICTED FROM DRIVEWAY ACCESS TO THESE ROADS.

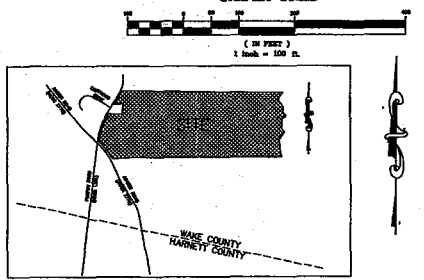
SITE DATA

TOTAL ACREAGE: 87.28 ACRES
 CURRENT OWNER: LADY M. WALTERS TRUST
 PROPERTY ADDRESS: 8300 PURDY ROAD
 DEVELOPER: PARKER DEVELOPMENT, L.L.C.
 12620 PORT CHESTER COURT
 RALEIGH, NC 27614
 PHONE: 919-291-5517
 ENGINEER: B&F CONSULTING, INC.
 2805 TERRYBORO LANE
 RALEIGH, NC 27608
 PHONE: 919-818-0180
 FAX: 919-818-0381

SITE DATA

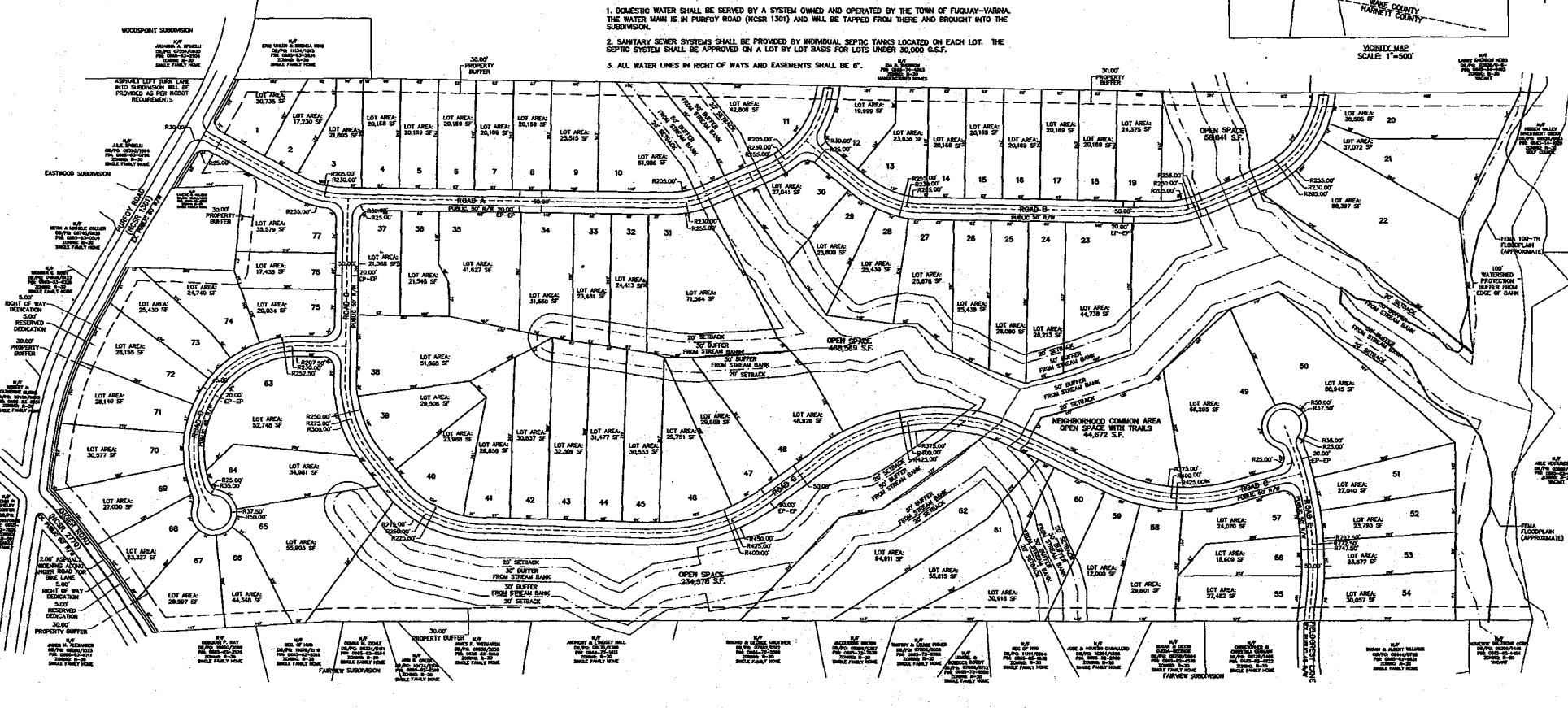
ACREAGE CALCULATIONS:
 TOTAL TO EXISTING ROW: 3,801,045 SF
 NET AREA: 5,957 SF
 OPEN SPACE REQUIRED (10%): 3,786,078 SF
 OPEN SPACE PROVIDED: 379,508 SF (21%)
 LOT SIZE CALCULATIONS:
 MINIMUM LOT SIZE: 17,230 SF
 MAXIMUM LOT SIZE: 94,911 SF
 AVERAGE LOT SIZE: 32,290 SF
 INFRASTRUCTURE INFORMATION:
 WATERLINE: 6,230 LF
 NEW ROADWAYS: 6,234 LF
 NEW SIDE LANE: 373 LF
 NEW RIGHT OF WAY: 5,957 SF
 RESERVED EASEMENT: 5,975 SF
 MINIMUM BUILDING SETBACKS:
 FRONT YARD: 30 LF
 SIDE YARD: 10 LF
 REAR YARD: 20 LF
 CORNER SIDEYARD: 20 LF
 SITE PERIMETER REAR YARD SETBACK SHALL BE 30'

GRAPHIC SCALE



WATER AND SEWER UTILITY SERVICE NOTES

1. DOMESTIC WATER SHALL BE SERVED BY A SYSTEM OWNED AND OPERATED BY THE TOWN OF FLOQUAY-VARINA. THE WATER MAIN IS IN PURDY ROAD (NCSR 1301) AND WILL BE TAPPED FROM THESE AND BROUGHT INTO THE SUBDIVISION.
2. SANITARY SEWER SYSTEMS SHALL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS LOCATED ON EACH LOT. THE SEPTIC SYSTEM SHALL BE APPROVED ON A LOT BY LOT BASIS FOR LOTS UNDER 30,000 G.S.F.
3. ALL WATER LINES IN RIGHT OF WAYS AND EASEMENTS SHALL BE 6".



NO.	DATE	DESCRIPTION

PROJECT INFORMATION	
PROJECT MANAGER:	RUN
ENGINEER:	B&F
APPROVED BY:	RUN
PROJECT FILE:	0482200022

**PRELIMINARY SUBDIVISION PLAN FOR
 PURDY SUBDIVISION
 (CLUSTER SUBDIVISION)
 WAKE COUNTY PIN 0665-73-5342**

**DEVELOPER
 PARKER DEVELOPMENT, L.L.C.
 12620 PORT CHESTER COURT
 RALEIGH, N.C. 27614
 PHONE: 919-291-5517**

**CIVIL ENGINEER
 B&F
 CONSULTING
 2805 Terryboro Lane
 Raleigh, NC 27608
 Phone No. (919) 818-0180**

**SHEET NAME
 PRELIMINARY
 SITE PLAN**

**DRAWING SCALE
 1"=100'
 DATE
 2-22-05**

**SHEET NUMBER
 1
 PRELIMINARY PLANS - DO NOT
 USE FOR CONSTRUCTION**