



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
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

SELLY MANOR SUBD.

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

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

If yes, when and under what name? SELLY MANOR

### Property

Parcel Identification Number: 1832 64 9277 and 1832 63 8330

Address: 2400 Purnell Rd and 2500 Purnell Rd.

Location: North side of Purnell Rd., at/between  
(north, east, south, west) (street)

Diazit Dr. and Hoggan Dr.  
(street) (street)

Total site area in square feet and acres: ~~2133764~~ 2,133,764 square feet 48.9895 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R40W

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): Forest

### Property Owner

Name: Robert W. Neeb & Linda S. Neeb

Address: 8120 Diazit Drive

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 556-2346

### Applicant (person to whom all correspondence will be sent)

Name: Cawthorne, Moss & Panciera PC, PLS

Address: P.O. Box 1253

City: Wake Forest State: NC Zip Code: 27588

E-mail Address: Mike @ CMPPLS.COM FAX: 554-1370

Telephone Number: 556-3148 Relationship to Owner: Surveyor

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 ( \_\_\_\_\_ )

(X) community system ( Agua USA ) ~~( )~~ 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: Home Owner

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

Natural gas service provided by: NC

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

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

Fire protection provided by: Wake Forest

**Miscellaneous**

Generalized slope of site: 5 - 15%

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

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 \_\_\_\_\_

(X) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 0.9183  
 Max. # of lots allowable\*: 53 Proposed # of lots\*: 28  
 Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 40,000 sf  
 Average lot area\*: 76,205 sf  
 Min. allowable lot width\*: 110 ft Proposed min. lot width\*: 110 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: 0 acres  
 Proposed open space area [by parcel]: 0 acres  
 Proposed open space use(s) [by parcel]: 0  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: ~~15%~~ 319,770 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): 0 acres  
 within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:  
 \_\_\_\_\_ dedication \_\_\_\_\_ reservation X fee

The amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) \$326,238 Total # of proposed lots 28 Total # of acres ~~75~~ 48,984.5

Calculate both: Estimate of recreation area required: 28/35 = 0.80 Acres  
 Estimate of recreation fee required: 0.80 \* 6660/Ac. = \$5328<sup>00</sup>

\*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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>Purnell Pd</u>	<u>80</u>	<u>20</u>	<u>2</u>	<u>Y</u>			

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit  
<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) \_\_\_\_\_  
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

**Other Information** (additional relevant information about the site or proposal you wish to note or cite)

Proposed Private Road with gated entrance

Fire Marshall will be provided with code and contacted before construction

Existing CO Access Easement to be deed to Robert & Carol Jackson and Roy Earl & Linda Hubbard

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: [Signature] Date: 9/24/07

Signature: [Signature] Date: 9/24/07

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: [Signature] Date: 8-27-2007

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](http://www.wakegov.com). All application fees are non-refundable.

## Project Tracking Form Regular Subdivision/Variance

Project Name: Selly Manor: S-21-07

Initial Submittal Date: 9/24/07

Optimal Review Cycle Code: 9a

DRS Meeting Date: 11/8/07

DRS Comments Finalized & Distributed: 11/14/07

Revised Application Submittal Date: 11/30/07

Planning Director Decision Date: 12/17/07

Planning Board Meeting Date(s) 1/16/08 (if necessary)

**Note:** Schedule is subject to change if one or more of the above deadlines are not met.

- NOTES**
- 1) ALL NEW ROADS SHALL BE BUILT TO N.C. DOT SPECIFICATIONS AND RESURFACED AS PRIVATE ROADS.
  - 2) WATER SYSTEM AND REMOVAL, SEWER SYSTEM AND REMOVAL, SEWER TANKS, AND SEWER MAINS SHALL BE INSTALLED AT THE SUBMITTER'S EXPENSE.
  - 3) ALL AREAS ARE DESIGNATED AS FLOOD HAZARD AREAS BY WAKE COUNTY.
  - 4) THIS SUBDIVISION WILL COMPLY WITH WAKE CO. ZONING AND EROSION CONTROL REQUIREMENTS.
  - 5) NO BUILDING IS PERMITTED WITHIN 20' OF A BRANDELMANN OR WATERSHED BUFFER.
  - 6) ALL LOT NOT BE PERMITTED TO ACCESS TO N.C.S.R. 1000 STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES.
  - 7) THERE SHALL BE NO PLACING OF THE EDITION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES.
  - 8) BEFORE ACQUIRING A BUILDING PERMIT FROM WAKE COUNTY THE SUBMITTER SHALL OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT OR ARCHITECTURAL FIRM SHALL PREPARE A FLOOD HAZARD RECONSTRUCTION PLAN.
  - 9) ALL DRAINAGE ELEVATIONS WILL BE SURVEY FIELD LOCATED AND ALIGNED WITH THE PROPERTY LINES WHERE FEASIBLE.
  - 10) IF THE SUBMITTER'S ENGINEER DETERMINES THAT THE ACCESS ELEVATIONS BEFORE PHASE 3 CONSTRUCTION PLANS ARE INSUFFICIENT RECONSTRUCTION WILL BE REQUIRED TO PROVIDE A FLAG LOT WITH A 200' FLAG AND ELEVATION RECONSTRUCTION FOR A ONE LOT PRIVATE ROAD.

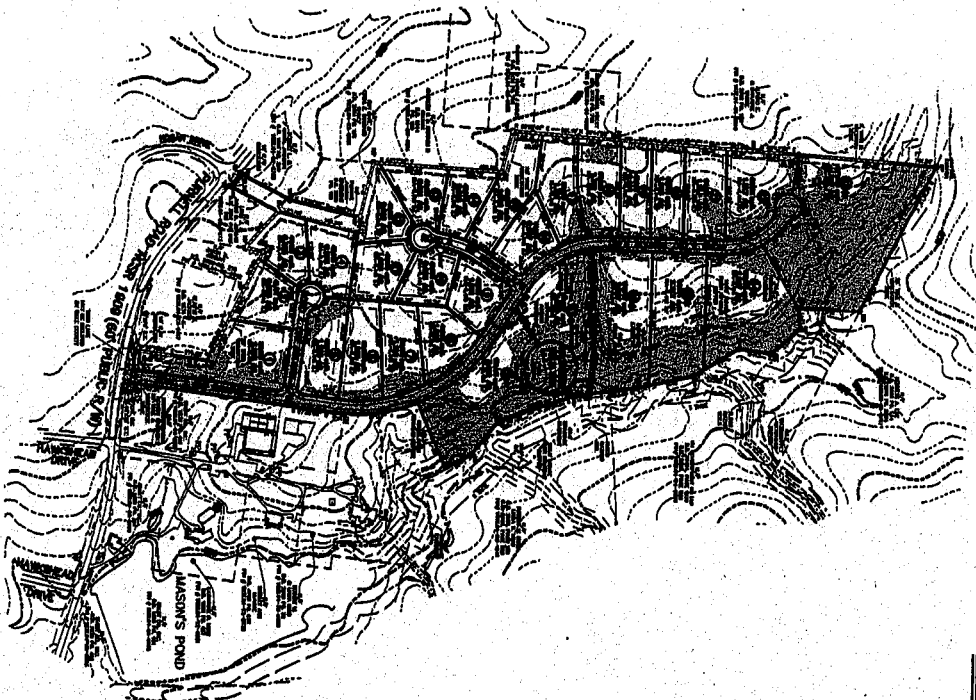
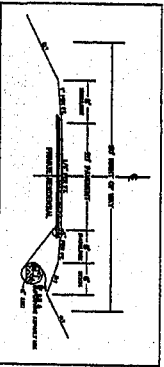
**AREA TABLE**

AREA	ACRES	SQ. FT.
TOTAL AREA	48.984	2,131,890
LESS FIVE REDEMPTION	0.000	0
TOTAL AREA TO BE SUBDIVIDED	48.984	2,131,890
LESS 15% IMPERVIOUS	41.637	1,832,813
REMAINING IMPERVIOUS AREA	7.347	324,077
TOTAL IMPERVIOUS AREA PER LOT	0.416	185,726

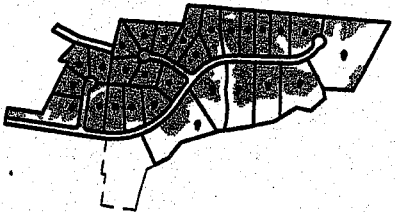
**SITE DATA**

TOTAL AREA - 48.984 AC. 2,131,890 SQ. FT.  
 LESS FIVE REDEMPTION - 0.000 AC. 0 SQ. FT.  
 TOTAL AREA TO BE SUBDIVIDED - 48.984 AC. 2,131,890 SQ. FT.  
 LESS 15% IMPERVIOUS AREAS - 41.637 AC. 1,832,813 SQ. FT.  
 REMAINING IMPERVIOUS AREA - 7.347 AC. 324,077 SQ. FT.  
 TOTAL IMPERVIOUS AREA PER LOT - 0.416 AC. 185,726 SQ. FT.

**PRIVATE ROAD DETAIL "CLASS A"**

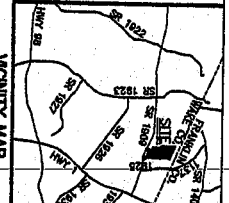


**SUITABLE SOIL AREAS**



**IMPERVIOUS SURFACE TABLE**

TOTAL AREA - TO BE SUBDIVIDED 2,131,890 S.F. 48,984 AC.  
 + 15% IMPERVIOUS - 319,770 S.F. 7,347 AC.  
 LESS PAVEMENT IN RIGHT OF WAY 84,097 S.F. 1,930 AC.  
 REMAINING IMPERVIOUS AREA - 235,673 S.F. 5,413 AC.  
 TOTAL IMPERVIOUS AREA PER LOT 0.416 S.F. 0.1932 AC.



PRELIMINARY SUBDIVISION FOR  
**SEELY MANOR**  
 SUBDIVISION  
 LOT - 91-101  
 OWNER: DAVID O. WILSON  
 400 S. W. 11TH ST., SUITE 101  
 WEAVER, N.C. 27687  
 REVISION: 06/27/2017  
 REVISION: 06/27/2017  
 2017 1532-04-01-0277  
 PWD 1532-04-01-0277  
 PWD 1532-04-01-0277