

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**

FORREST RIDGE

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? NA

**Property**

Parcel Identification Number: 1822.04-64-3251

Address: PURNELL ROAD

Location: S side of PURNELL RD., at/between  
(north, east, south, west) (street)

BOLD RUN HILL RD. and PURNELL  
(street) (street)

Total site area: 26.44 AC sf

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

Conditions of any Conditional Use Zoning Districts: NA

Present land use(s): WOODED

**Property Owner**

Name: FUAD A & KATHERINE RIHANI

Address: 4320 4<sup>th</sup> ST.

City: HICKORY State: NC Zip Code: 28601

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

Telephone Number: \_\_\_\_\_

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

Name: DEVELOPMENT SERVICES INC.

Address: 1401 AVEZSBORO ROAD SUITE 206

City: GARNER State: NC Zip Code: 27529

E-mail Address: DOUGLAS@BAURENTAL.COM FAX: 772-3437

Telephone Number: 772-3929 Relationship to Owner: NA

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): 26  
 Max. no. of lots\*: 26 Proposed no. of lots\*: 26  
 Min. lot area\*: 20,000 sf Proposed min. lot area\*: 20,000 sf  
 Average lot area\*: 44,297 sf  
 Min. lot width\*: 75 ft Proposed min. lot width\*: 100 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: 6.61 acres  
 Proposed open space area [by parcel]: 6.7 acres  
 Proposed open space use(s) [by parcel]: 6.7  
 Proposed future development site area [by site]: NA acres  
 Proposed impervious surfaces area: 5187 SF / LOT OR 172,933 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 8.54 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 3.8 acres  
 w/in floodway: NA 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 1/35<sup>th</sup> 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) 185,080 Total Number of Proposed Lots 26  
 Total Number of Acres 26.44 Estimate Recreation Area Req. <sup>#</sup> 5200 (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: PURNELL ROAD

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) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>PURNELL ROAD</u>	<u>60'</u>	<u>21</u>	<u>2</u>	<u>Y</u>			

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

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

<sup>3</sup> 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: \_\_\_\_\_ ADT: \_\_\_\_\_

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 ( NA ) (X) individual on-site system

Est. total wastewater discharge \_\_\_\_\_ gpd

Solid waste collection provided by: \_\_\_\_\_

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

Natural gas service provided by: NA

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

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

Fire protection provided by: STONE HILL

**Miscellaneous:**

Generalized slope of site ZOLLING

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

NA

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: \_\_\_\_\_

**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):

\_\_\_\_\_

\_\_\_\_\_

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: *Fuad Rihani* \* Date: 05/23/2003  
*Fuad Rihani*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

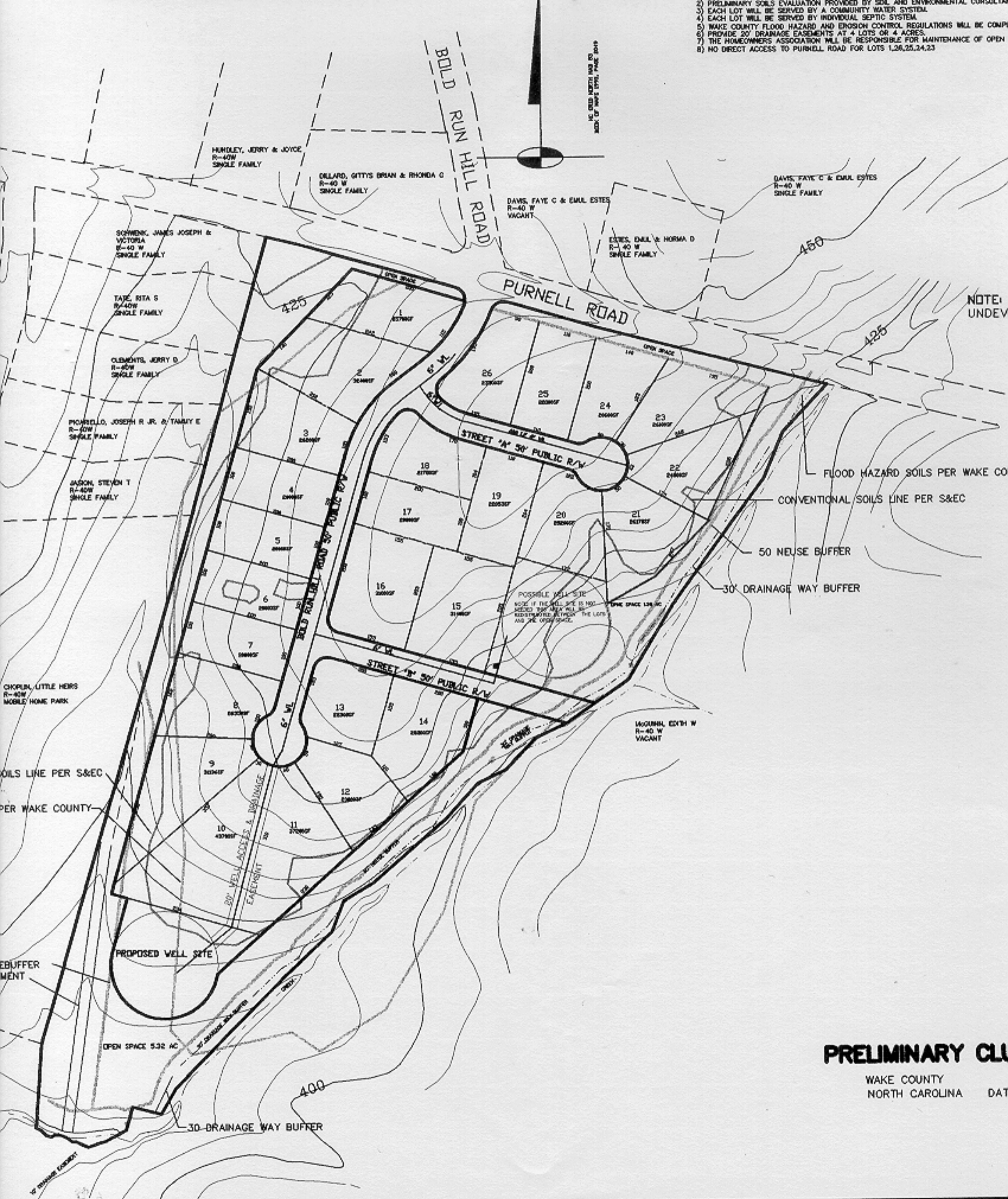
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: \_\_\_\_\_ Date: \_\_\_\_\_

9/12/00

- 2) PRELIMINARY SOILS EVALUATION PROVIDED BY SOIL AND ENVIRONMENTAL CONSULTANT
- 3) EACH LOT WILL BE SERVED BY A COMMUNITY WATER SYSTEM
- 4) EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM
- 5) WAKE COUNTY FLOOD HAZARD AND EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH
- 6) PROVIDE 20' DRAINAGE EASEMENTS AT 4 LOTS OR 4 ACRES
- 7) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE
- 8) NO DIRECT ACCESS TO PURNELL ROAD FOR LOTS 1,2,3,24,23



**PRELIMINARY CL**

WAKE COUNTY  
NORTH CAROLINA

DATE