



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

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.

File # 5-25-04
Fee \$800.00
Amt Paid \$800.00
Check # 2295
Rec'd Date 5-25-04
Rec'd By

Name of Subdivision

SIMMONS PROPERTY

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

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

If yes, when and under what name? _____

Property

Parcel Identification Number: 0798340250 & 0798342150

Address: 11308 STRICKLAND ROAD

Location: NORTH side of STRICKLAND, at/between
(north, east, south, west) (street)

INTX OF BRANDON STATION & STRICKLAND and CAMELLIA DR & STRICKLAND
(street) (street)

Total site area in square feet and acres: 317,552.4 square feet 7.29 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): RESIDENTIAL / WOODED

Property Owner

Name: KIRK METTY / TUSCAN GROUP

Address: 9308 FOXBURROW COURT

City: RALEIGH State: NC Zip Code: 27613

E-mail Address: _____ FAX: _____

Telephone Number: 235-2077

Applicant (person to whom all correspondence will be sent)

Name: RANDY MILLER / THOMPSON & ASSOCIATES

Address: 153 HOLLY SPRINGS RD.

City: HOLLY SPRINGS State: NC Zip Code: 27546

E-mail Address: miller.p@c earthlink.net FAX: 577-0609

Telephone Number: 577-0808 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 40,000 SF

Max. # of lots allowable*: 7.9 Proposed # of lots*: 6

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 4,000 sf

Average lot area*: 44,431 sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: 120 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: N/A acres

Proposed open space area [by parcel]: 0.28 acres

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

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 12,632 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 3.98 %

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 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 6 Total # of acres 7.29

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: STRICKLAND ROAD

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>STRICKLAND RD</u>	<u>60</u>	<u>22</u>	<u>2</u>	<u>Y</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)

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

Type of vehicle: N/A ADT: N/A

Type of vehicle: N/A ADT: N/A

Utilities and Services

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

() community system (_____) (individual well(s))

Estimated total water demand: 2160 gpd

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

() community system - specify type(_____) (Individual on-site system)

Estimated total wastewater discharge: 2160 gpd

Solid waste collection provided by: WASTE INDUSTRIES

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

Natural gas service provided by: PUBLIC SERVICE

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

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: TO A DRAW TO THE EAST AND NORTH (MILD)

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: _____

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 _____

() 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):

R-40 W

RESIDENTIAL - 1 AC

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

Lined area for additional information, consisting of 18 horizontal lines.

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: [Handwritten Signature] Date: 5/21/04

Signature: _____ Date: _____

Signature: _____ Date: _____

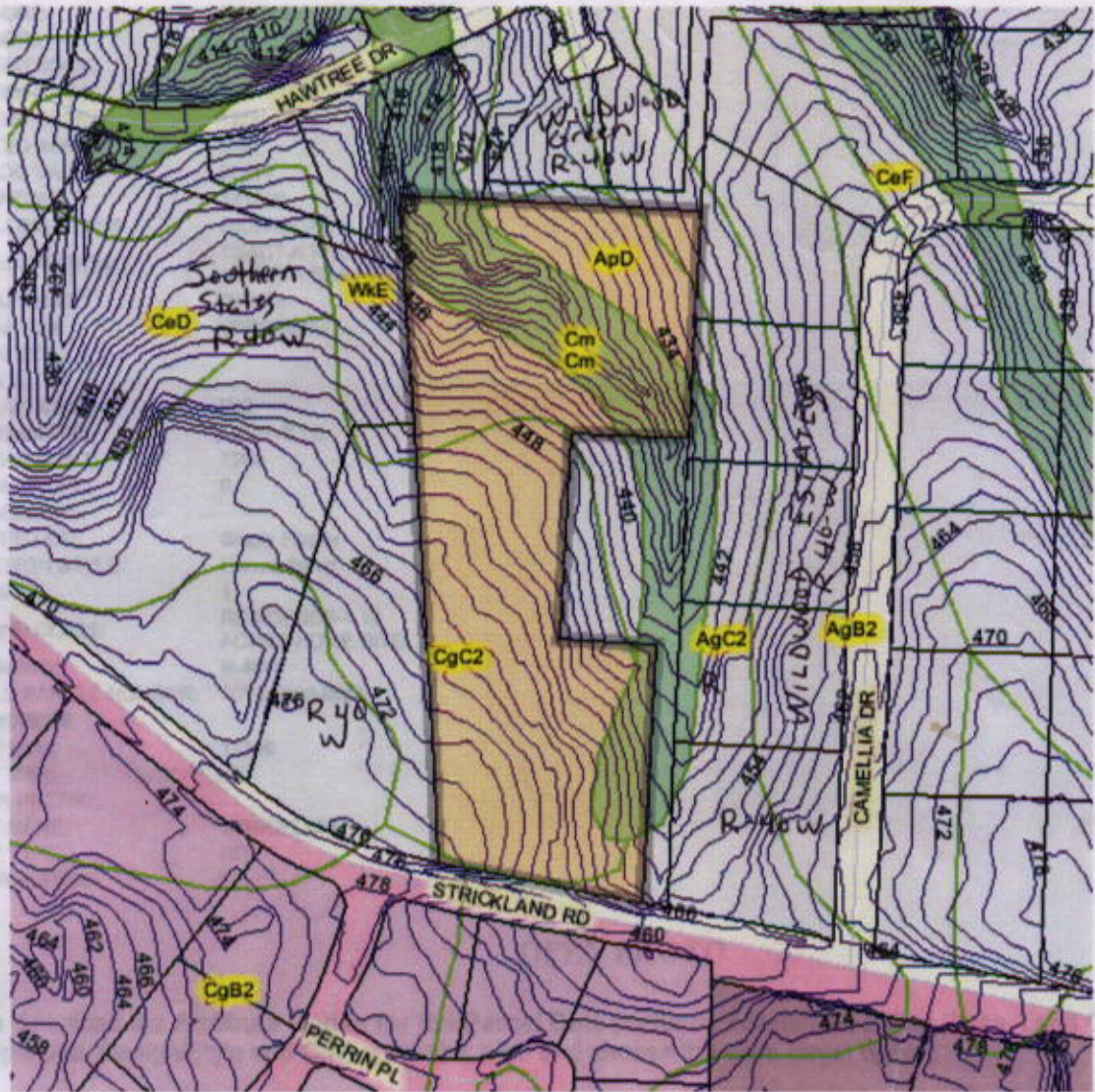
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Handwritten Signature] Date: 5/21/04

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.



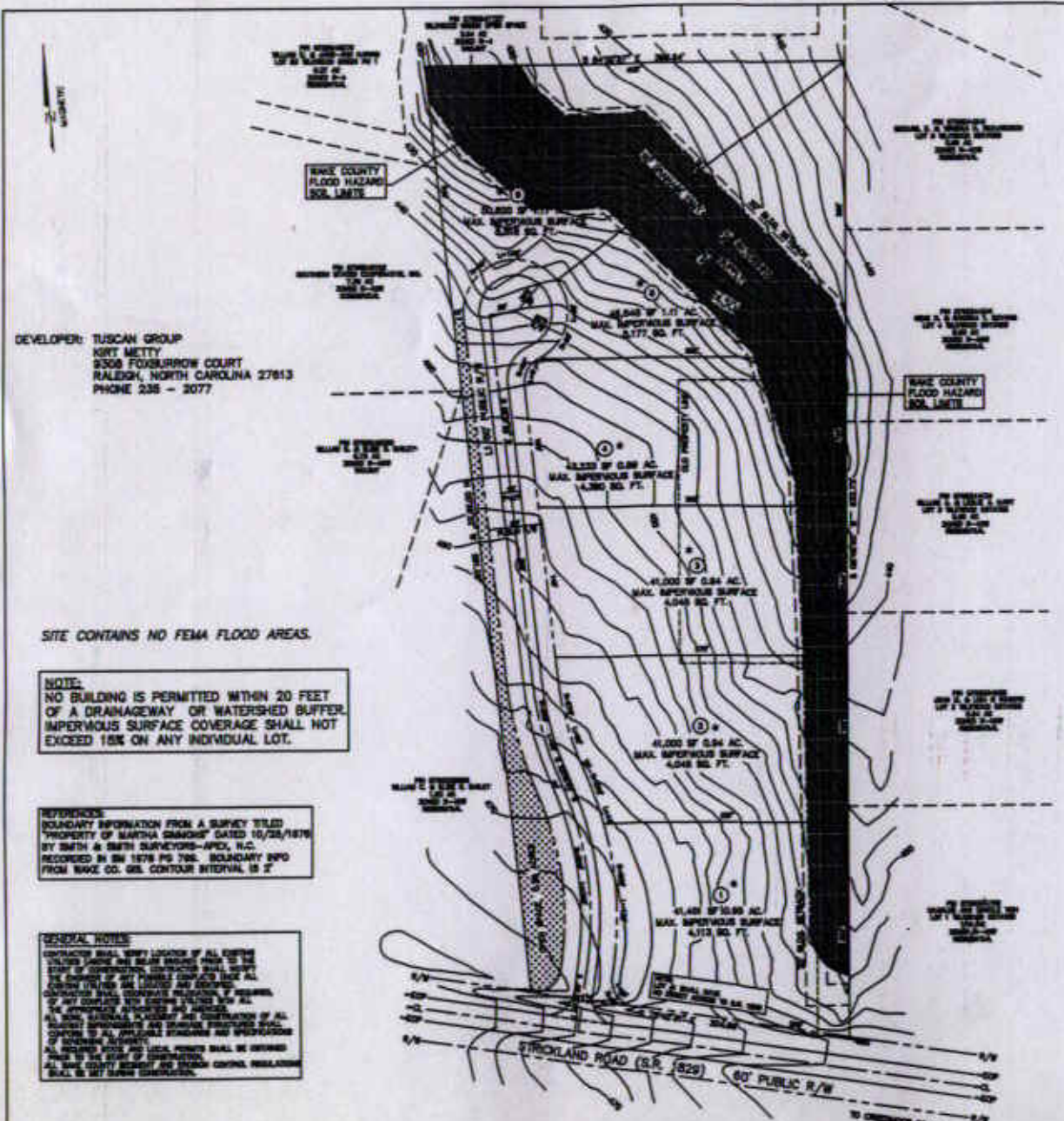
ADDRESS: 2517 WILKINSON CT



REID:
 OWNER1:
 ADDR1:
 ADDR2:
 ADDR3:
 DEED BOOK:
 DEED PAGE:
 DEED DATE:
 DEED ACRES:
 BLDG VAL:
 LAND VAL:
 BILLING CLASS:
 DESCRIPTION:
 MAP NAME:
 PIN NUM:
 PIN EXT:
 CITY:
 PLAN JURIS:
 TOWNSHIP:
 YEAR BUILT:
 SALEPRICE:
 SALEDATE:
 TYPE USE:
 DESIGN STYLE:
 UNITS:
 LAND CLASS:
 ZONING:
 OLD PARCEL NI
ADDRESS
 ST NUM:
 ST MISC:
 DIR PREFIX:
 ST NAME:
 ST TYPE:
 DIR SUFFIX:

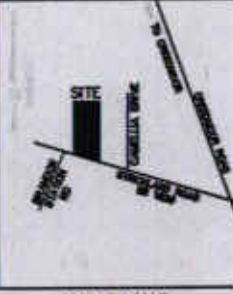
Parcel Number: 0798340250
 Map created on 5/25/2004 8:21:28 AM.
 Copyright 2003. City of Raleigh, Wake County.





PROPOSED SERVICED AREA FOR PUBLIC ROAD CONSTRUCTION = 1.00 ACRES

ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE WAKE COUNTY EROSION CONTROL ORDINANCE. THE CONTRACTOR SHALL OBTAIN A COPY OF THESE STANDARDS PRIOR TO CONSTRUCTION.



VICINITY MAP (nta)

DEVELOPER: TUSCAN GROUP
 KIRY METTY
 2300 FOXBURROW COURT
 RALEIGH, NORTH CAROLINA 27613
 PHONE 236 - 3077

SITE CONTAINS NO FEMA FLOOD AREAS.

NOTE:
 NO BUILDING IS PERMITTED WITHIN 20 FEET OF A DRAINAGEWAY OR WATERSHED BUFFER. IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 18% ON ANY INDIVIDUAL LOT.

REFERENCES:
 BOUNDARY INFORMATION FROM A SURVEY TITLED "PROPERTY OF MARTHA GRADING" DATED 10/28/1978 BY SMITH & SMITH SURVEYORS-APRI, N.C. RECORDED IN BN 1878 PG 796. BOUNDARY INFO FROM WAKE CO. GEL. CONTOUR INTERVAL IS 2'

GENERAL NOTES:
 CONTRACTOR SHALL VERIFY LOCATION OF ALL CORNER STAKES AND EARTH PROFILES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY BY COMPARISON WITH EXISTING RECORDS THAT ALL CORNER STAKES ARE LOCATED AS SHOWN. CONTRACTOR SHALL MAINTAIN RECORDS OF PROGRESS OF ALL WORK, INCLUDING ALL CHANGES TO ALL PLANS APPROVED AND AMENDED. ALL DRAINAGE, EROSION CONTROL AND CONSTRUCTION OF ALL DRAINAGE STRUCTURES AND STRUCTURAL RETICULATION SHALL CONFORM TO ALL APPLICABLE ORDINANCES AND SPECIFICATIONS OF WAKE COUNTY. ALL REQUIRED NOTICES AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. ALL WAKE COUNTY EROSION AND STORM CONTROL REGULATIONS SHALL BE MET DURING CONSTRUCTION.

- NOTES:**
- PRESENT LAND USE IS WOODED AND VACANT
 - STREETS WILL BE PUBLIC WITH A 60' PUBLIC RIGHT OF WAY
 - ALL SIGNS AT STREET INTERSECTIONS ARE 20' AT 8/8"
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO OR ABOVE N.C. DOT STANDARD ROADWAY STANDARDS
 - WATER SYSTEM WILL CONSIST OF INDIVIDUAL WELLS
 - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS
 - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLETED DURING CONSTRUCTION
 - THERE ARE NO HIGHWAY AND/OR DRIVEWAY CROSSINGS WITHIN FLOOD HAZARD SOIL AREAS
 - ALL FEDERAL FLOOD HAZARD REGULATIONS SHALL BE COMPLIED WITH DURING CONSTRUCTION
 - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAN APPROVAL
 - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXCLUSIVELY FOR DESIGN OR QUANTITY TAKEOFFS
 - CONTOUR INTERVAL IS 2'
 - DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAN AFTER EACH AREA CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED
 - BOUNDARY INFORMATION TAKEN FROM OTHERS (SEE REFERENCES)
 - AREAS DESIGNATED AS "UNSATURATED SOILS" ARE UNSUITABLE AS PER WAKE CO. SPECIFICATIONS FOR SEPTIC FIELD USE.

SITE DATA

- PH 0798-34-0250
- PH 0798-34-0250
- ZONING OF TRACTS: R - 40R
- TOTAL TRACT SIZE = 7.38 AC.
- PH 0798-34-0250 TRACT SIZE = 6.98 AC.
- PH 0798-34-0250 TRACT SIZE = 1.54 AC.
- NO. LOTS = 8
- MINIMUM LOT SIZE = 0.94 ACRES
- AVERAGE LOT SIZE = 1.03 ACRES
- AREA IN OPEN SPACE = 0.98 ACRES
- AREA IN PUBLIC ROAD R/W = 0.81 ACRES
- LENGTH OF NEW PUBLIC STREET = 888 L.F.
- AREA OF IMPERVIOUS FROM PUBLIC STREET = 0.28 AC.
- PERCENTAGE OF IMPERVIOUS FROM PUBLIC STREET = 3.88%

NOTE:
 BEFORE ACQUIRING A BAILING POINT FOR LOTS MARKED WITH AN "M" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REGULATIONS ARE MET. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL, STATEMENT, ENVIRONMENTAL AGENCY (DEPA) 100 YEAR FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.



PRELIMINARY PLAN NOT FOR CONSTRUCTION, CONTRACTS, OR SALES



THOMPSON and ASSOCIATES, P.A.
 REGISTERED SURVEYOR LICENSE NUMBER 1800888
 105 COLLETT DRIVE
 RALEIGH, N.C. 27601
 TEL. 919-271-3268 FAX 919-271-3262

DATE: 9-21-04 SURVEYED BY: NONE
 SCALE: 1" = 60' DRAWN BY: RLB
 REVISIONS:

PRELIMINARY SUBDIVISION PLAN
 SIMMONS PROPERTY
 STRICKLAND ROAD

LIBERTY TOWNSHIP	WAKE COUNTY
WESTY CAROLINA	TUSCAN GROUP
ZONED: R-40R P.L.N. 0798-34-0250 & 0798-34-0250	