



# 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 # 5-26-04  
Fee \$800.00  
Amt Paid \$800.00  
Check # 300155085  
Rec'd Date 5-25-04  
Rec'd By

### Name of Subdivision

PROPERTY OF MATTHEW COOK HOLLY RIDGE

( ) 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? N/A

### Property

Parcel Identification Number: 2704-46-4005 & 2704-55-0843

Address: 1300 PULLEY GORDON RD & 1316 PULLEY GORDON RD

Location: WEST side of PULLEY GORDON ROAD, at/between  
(north, east, south, west) (street)

\_\_\_\_\_ and \_\_\_\_\_  
(street) (street)

Total site area in square feet and acres: 676,922.4 square feet 15.54 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT / WOODED / FALLOW

### Property Owner

Name: MATTHEW COOK

Address: 10616 CAHILL ROAD

City: RALEIGH State: NC Zip Code: 27614

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

Telephone Number: 844-4459

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

Name: RANDY MILLER

Address: 153 HOLLY SPRINGS ROAD

City: HOLLY SPRINGS State: NC Zip Code: 27540

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

Telephone Number: 577-0808 Relationship to Owner: ENGINEER / SURVEYOR



**Proposal**

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

Max. # of lots allowable\*: 15 Proposed # of lots\*: 11

Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 40,100 sf

Average lot area\*: 59,677.20 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: N/A acres

Proposed open space area [by parcel]: N/A acres

Proposed open space use(s) [by parcel]: N/A

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 12,196.80 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 1.8 %

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) 106,020 Total # of proposed lots 11 Total # of acres 15.54

Calculate both: Estimate of recreation area required: .31

Estimate of recreation fee required: \$ 2,143

\*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: PULLEY GORDON - 1 ACCESS

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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>PULLEY GORDON</u>	<u>60</u>	<u>22</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)



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 ( \_\_\_\_\_ ) (X) 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: 3960 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: MILD

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE

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: Matthew D Cook Date: 5-17-04

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: Matthew D Cook Date: 5-17-04

Randall L. Ruffin  
THOMPSON & ASSOCIATES 5-24-04





Scale 1:15840

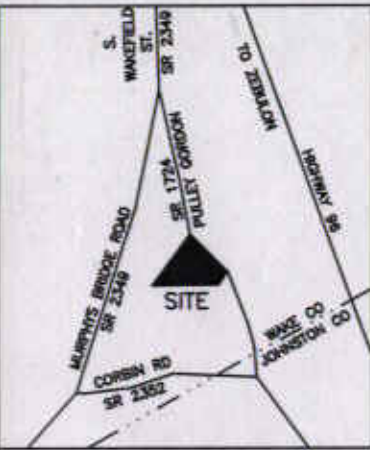
(Joins sheet 53)



(Joins inset, sheet 63)

ApB2





VICINITY MAP  
(nts)



PROPOSED DENUDED AREA FOR  
PRIVATE ROAD CONSTRUCTION = 0.85 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.

Soils suitable for repair area only, no primary systems can be located within 100' of well.

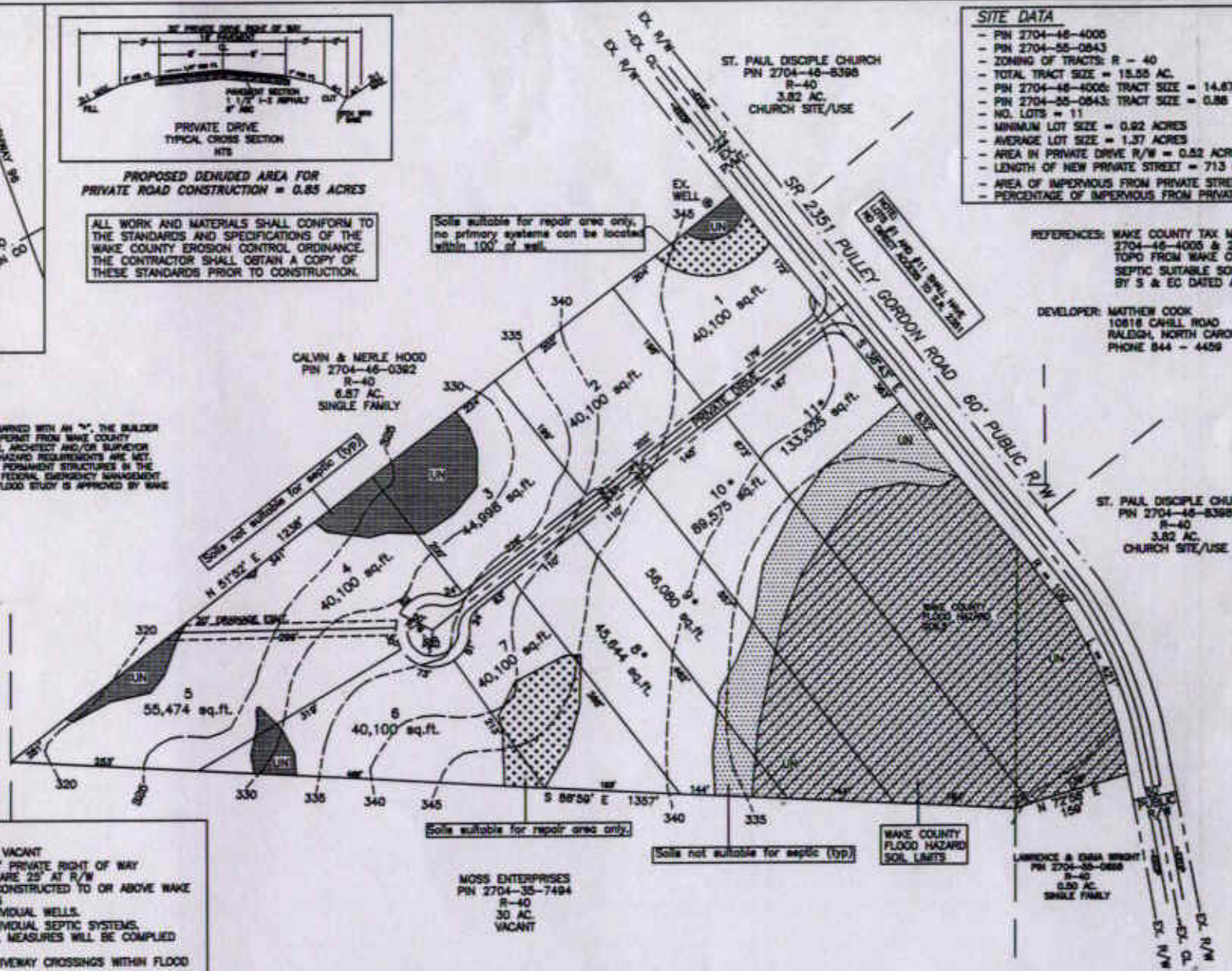
- SITE DATA**
- PIN 2704-46-4005
  - PIN 2704-55-0843
  - ZONING OF TRACTS: R - 40
  - TOTAL TRACT SIZE = 15.55 AC.
  - PIN 2704-46-4005: TRACT SIZE = 14.87 AC.
  - PIN 2704-55-0843: TRACT SIZE = 0.68 AC.
  - NO. LOTS = 11
  - MINIMUM LOT SIZE = 0.92 ACRES
  - AVERAGE LOT SIZE = 1.37 ACRES
  - AREA IN PRIVATE DRIVE R/W = 0.52 ACRES
  - LENGTH OF NEW PRIVATE STREET = 713 L.F.
  - AREA OF IMPERVIOUS FROM PRIVATE STREET = 0.28 AC.
  - PERCENTAGE OF IMPERVIOUS FROM PRIVATE STREET = 1.80%

REFERENCES: WAKE COUNTY TAX MAPS 2704-46-4005 & 2704-55-0843  
TOPO FROM WAKE COUNTY GIS MAPS  
SEPTIC SUITABLE SOILS FROM REPORT BY S & EC DATED APRIL 22, 2004

DEVELOPER: MATTHEW COOK  
10818 CARRILL ROAD  
RALEIGH, NORTH CAROLINA 27814  
PHONE 844 - 4459

**NOTE:**  
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "U", 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 REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR THE DESTRUCTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

**SOILS:**  
UN - UNSUITABLE SOILS  
S - SEPTIC SUITABLE SOILS  
... (Detailed soil legend text)



FRANK & JANICE MOSS  
PIN 2704-36-0277  
R-40  
24.32 AC.  
VACANT

CALVIN & MERLE HOOD  
PIN 2704-46-0382  
R-40  
6.87 AC.  
SINGLE FAMILY

ST. PAUL DISCIPLE CHURCH  
PIN 2704-46-8398  
R-40  
3.82 AC.  
CHURCH SITE/USE

ST. PAUL DISCIPLE CHURCH  
PIN 2704-46-8398  
R-40  
3.82 AC.  
CHURCH SITE/USE

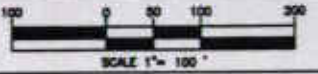
MOSS ENTERPRISES  
PIN 2704-35-7494  
R-40  
30 AC.  
VACANT

WAKE COUNTY  
FLOOD HAZARD  
SOIL LIMITS

LAMRICE & DANA BRIGHT  
PIN 2704-55-0888  
R-40  
0.50 AC.  
SINGLE FAMILY

- NOTES:**
- PRESENT LAND USE IS WOODED AND VACANT
  - STREETS WILL BE PRIVATE WITH A 30' PRIVATE RIGHT OF WAY
  - ALL RADII AT STREET INTERSECTIONS ARE 25' AT R/W
  - ALL STREETS WILL BE PRIVATE AND CONSTRUCTED TO OR ABOVE WAKE COUNTY PRIVATE 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 COMPLIED WITH DURING CONSTRUCTION
  - THERE ARE NO ROADWAY AND/OR DRIVEWAY CROSSINGS WITHIN FLOOD HAZARD SOIL AREAS
  - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION
  - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL
  - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
  - CONTOUR INTERVAL IS 5'
  - 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 PLAT. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED
  - BOUNDARY INFORMATION TAKEN FROM OTHERS (SEE REFERENCE).
  - AREAS DENOTED AS "UNSUITABLE SOIL" ARE UNSUITABLE AS PER WAKE CO. SPECIFICATIONS FOR SEPTIC FIELD USE.

SITE CONTAINS NO FEMA FLOOD AREAS. ALSO, AS PER WAKE COUNTY SOIL SURVEY AND USGS QUAD SHEETS, SITE CONTAINS NO DRAWS AND/OR CREEKS SUBJECT TO THE NEUSE RIVER BUFFER RULES.



PRELIMINARY PLAT  
NOT FOR RECORDATION,  
CONVEYANCE, OR SALES



THOMPSON and ASSOCIATES, P.A.  
ENGINEERING SURVEYING LAND PLANNING LANDSCAPE ARCHITECTURE  
153 HOLLY SPRINGS ROAD  
HOLLY SPRING, NC 27540  
TEL: 919 877-0808 FAX: 919 877-0808

DATE: 4-30-04	SURVEYED BY: NONE	JOB
SCALE: 1"=100'	DRAWN BY: RLM	DWG. NO.
REVISIONS		MCE

PRELIMINARY SUBDIVISION PLAN  
HOLLY RIDGE SUBDIVISION  
PULLEY GORDON ROAD

LITTLE RIVER TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER: MATTHEW COOK
ZONED: R-40	P.L.N.: 2704-46-4005 & 2704-55-0843