



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

TURNER DOWNS PHASE 4

(X) cluster subdivision () 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: 0697-69-3861

Address: 5700 ROCK SERVICE STATION RD. RALEIGH, NC, 27603

Location: WEST side of ROCK SERVICE STATION RD. at/between

PAGAN ROAD and LUNENBURG DRIVE

Total site area: 45.27 sf

Zoning District(s) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

Property Owner

Name: A.B. PERRY

Address: 5600 ROCK SERVICE STATION ROAD

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: FAX: 773-9331

Telephone Number: 773-9330

Applicant (person to whom all correspondence will be sent)

Name: MIKE STEWART

Address: 319 CHAPANOKE ROAD SUITE 106

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: STEWARTPE @ AOL.COM FAX: 779-1661

Telephone Number: 779-1855 Relationship to Owner: ENGINEER

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.45
 Max. no. of lots*: 65 Proposed no. of lots*: 57
 Min. lot area*: 12,000 sf Proposed min. lot area*: 24,000 sf
 Average lot area*: 27,175 sf
 Min. lot width*: 60 ft Proposed min. lot width*: 60 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (410%) () 25 % of site area
 Min. open space area: 4.53 acres
 Proposed open space area [by parcel]: 4.71 acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 3,360 / LOT 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): _____ acres
 w/in floodway: 3.3 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ Dedication _____ Reservation Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th 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) \$293,317 Total Number of Proposed Lots 57

Total Number of Acres 45.27 Estimate Recreation Area Req. \$10,549 (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: BROADHAVEN DRIVE & TURNER STORE LANE

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) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
ROCK SERVICE STATION RD.	60	22	2	Y	4,100		

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcn/98trfct.html) or NCDOT Traffic Survey Unit

³ 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 (_____)

() community system (COMMUNITY WELL) () individual well(s)

Est. total water demand: 22,800 gpd

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

() community system (_____) () individual on-site system

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: NONE

Telephone service provided by: BELLSOUTH Underground () yes () no

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 3-5%

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

Valuable historic resources (homes, etc., archaeological sites) on or adjoining site: _____

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: George H. Davis Date: 5-25-04

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: _____ Date: _____



- Parcels**
- FEMA
 - ▲ Subdivisions
 - Existing Subdivisions
 - Wake Proposed Subdivisions
 - Current Feature
 - Zoning - County
 - ▲ Hydrography
 - ▲ New Topo (1999)
 - ▲ Flood Plain Study
 - ▲ Flood Hazard
 - ▲ Flood Hazard
 - Application of these data.

Flood Mapping Disclaimer - The digital Wake County designed to provide guidance and a general proximity Special Flood Hazard Area. Data were compiled from rapid scales ranging from 1:2,400 (1 inch = 200 feet) to 1:12,000 (1 inch = 1,000 feet). The digital data cannot be used to determine flood risk boundaries, but in the event of a flood, the digital data are not suitable for engineering or other detailed site design and development plans that require precise information. Users must apply considerable care in the application of these data.

- PRESENT LAND USE IS BUCKED AND PASTURE
- STREETS WILL HAVE A 30' R/W
- ALL SIDE-DRIVE WILL HAVE A 30' R/W
- ALL SIDE-DRIVE INTERSECTIONS ARE 30'
- ALL STREETS WILL BE PUBLIC AND CONTRIBUTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SERVICES
- WATER SYSTEM WILL CONSIST OF A COMMUNITY WELL
- SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS
- ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION
- ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBCOMMISSION OFFICE BEFORE FINAL PLAN APPROVAL
- TOPOG TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXCLUSIVELY FOR DESIGN OR QUANTITY DETERMINATION
- DRAINAGE PATTERNS SHALL BE PROVIDED FOR ALL AREAS
- DRAINAGE IS SHOWN ON A LOT AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAN AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED
- BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS
- NO LOT SHALL HAVE STREET FRONTAGE ACCESS TO BE 30'
- ALL OPEN SPACE WILL BE USED AS CONSERVATION OF NATURAL AREA
- WAKE RIVER SPANISH BUFFER WAS FIELD VERIFIED BY OWNER
- RECREATION ORDINANCE TO BE MET VIA FEE IN LBA

- TOTAL TRACT SIZE = 45.27 ACRES
 - NO. LOTS = 57
 - AVERAGE LOT SIZE = 0.82 ACRES
 - LINEAR FEET OF STREET = 4382
 - AREA OF STREETS = 3.0 AC
 - OPEN SPACE PROVIDED = 4.71 ACRES
 - PERCENT OPEN SPACE = 10.4%

NOTE: THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED 15% IMPERVIOUS SURFACE.
 APPROVED COVERAGE WILL BE LIMITED TO 3.0% OF PER LOT.
 NOTE: 30% COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED FOR THE PORTION.



SITE DATA - TOTAL
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Hatched area denotes flood hazard zone as per Wake County Flood Hazard

*
 THIS PLAN IS A PRELIMINARY PLAN FOR THE PURPOSE OF THE SUBCOMMISSION OFFICE REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE SUBCOMMISSION OFFICE. THE SUBCOMMISSION OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE SUBCOMMISSION OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN. THE SUBCOMMISSION OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN.

BY WAKE RIVER SPANISH BUFFER CLEARANCE 30' FROM TOP OF CREEK BANK, BOTH SIDES

BY WAKE RIVER SPANISH BUFFER CLEARANCE 30' FROM TOP OF CREEK BANK, BOTH SIDES

N/P
 CHEST L & RUTH B BRYANT AGENCY L SALEY JR
 P.M. 0627-68864
 5-25
 WAGANT
 S.A. 0627 - PG 2846

N/P
 DAVID ALFRED EARLE
 P.M. 0627-28-6227
 5-25
 JAMES - JURY
 S.A. 0627 - 44 714

FEMA 100 YR LIMIT
 PER FIRM MAP 457143C00715 E
 EFFECTIVE DATE 3-3-1992

