



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 # S 32-04
Fee \$800.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Name of Subdivision

VINTAGE ACRES

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: 0646-05-6346

Address: BUCKHORN DUNCAN RD.

Location: N side of BUCKHORN DUNCAN, at/between
(north, east, south, west) (street)

BURT RD and BUCKHORN DUNCAN
(street) (street)

Total site area in square feet and acres: 1,271,952 square feet 29.2 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-3D

Conditions of any Conditional Use Zoning Districts: NA

Present land use(s): AGRICULTURE

Property Owner

Name: CALVIN WASHINGTON HEIRS c/o RANDALL WASHINGTON

Address: 2603 HAZELWOOD DR.

City: RALEIGH State: NC Zip Code: 27608

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: DEVELOPMENT SERVICES INC. c/o DOUGLAS BALL

Address: 1401 AVERSBORO RD. STE 206

City: GARNEZ State: NC Zip Code: 27529

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

Telephone Number: 772-3929 Relationship to Owner: NA

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): R-30
 Max. # of lots allowable*: 42 Proposed # of lots*: 32
 Min. allowable lot area*: 12000 sf Proposed min. lot area*: 22194 sf
 Average lot area*: 39,748 sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 85 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10 % () 25 % of site area
 Min. open space area: 2.92 acres
 Proposed open space area [by parcel]: 3.0 acres
 Proposed open space use(s) [by parcel]: NA
 Proposed future development site area [by site]: NA acres
 Proposed impervious surfaces area: 4387 SF / LOT sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 2.2 acres
 within floodway: NA acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ dedication _____ reservation 6467.37 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) 207510 Total # of proposed lots 32 Total # of acres 29.2

Calculate both: Estimate of recreation area required: _____
 Estimate of recreation fee required: 6467.37

*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: BURT RD.

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>BURT RD</u>	<u>60</u>	<u>21</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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: municipal system (HARNET COUNTY)

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

Estimated total water demand: 8640 gpd

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

() community system – specify type(_____) individual on-site system

Estimated total wastewater discharge: 8640 gpd

Solid waste collection provided by: PRIVATE

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

Natural gas service provided by: NA

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

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: ROLLING FARM LAND

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

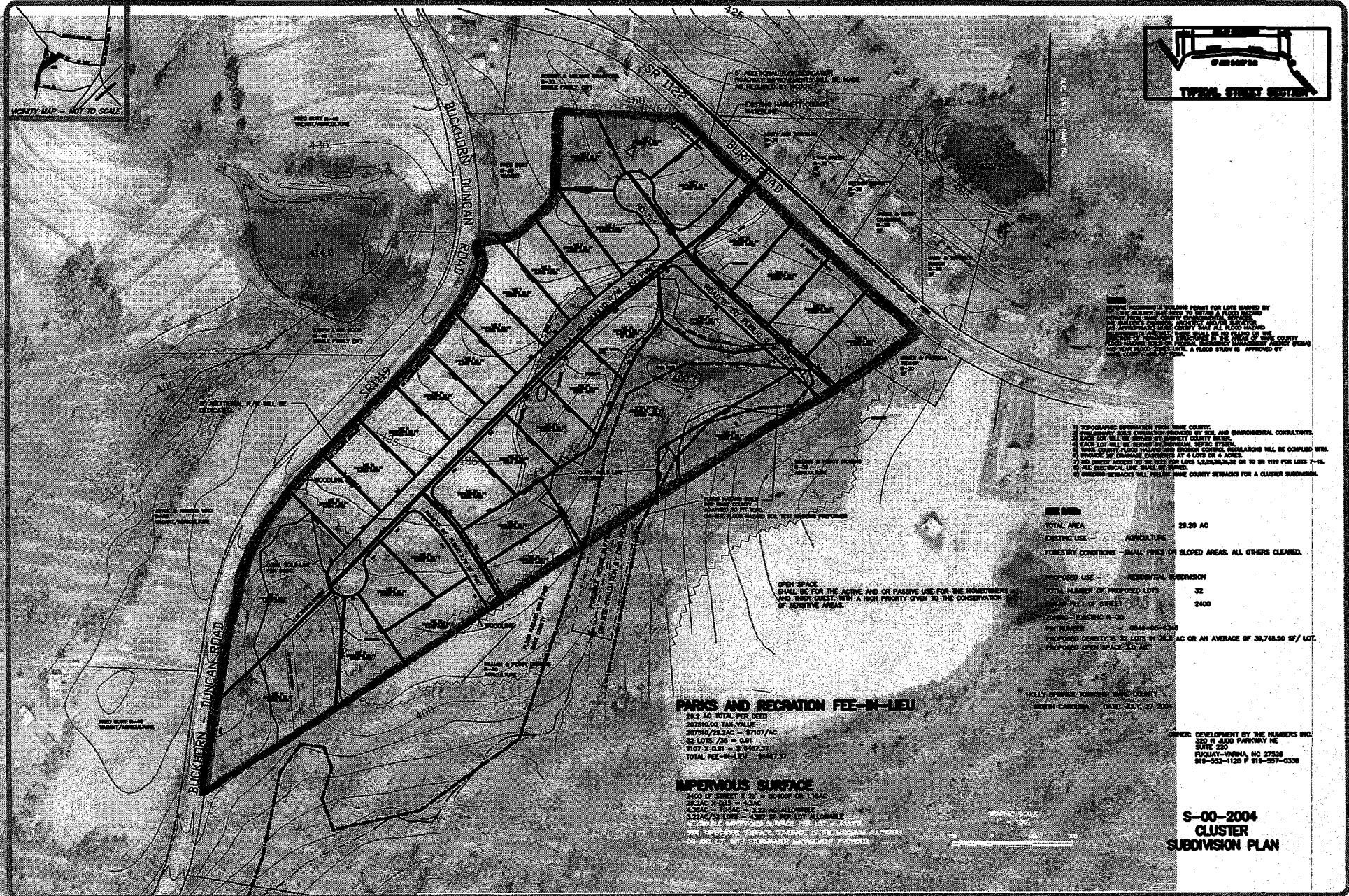
() Long-Range Urban Services Area/Water Supply Watershed _____

Long-Range Urban Services Area FURQUAY - VAZINA

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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



THE PROPERTY A BOUNDARY FOR LOTS SHOWN BY THIS SUBDIVISION MAP NEED TO OBTAIN A FLOOD HAZARD MAP FROM THE COUNTY ENGINEERING DEPARTMENT. THE ENGINEERING DEPARTMENT SHALL BE FLOOD HAZARD MAPS FOR THE PROPERTY. THE MAPS SHALL BE MADE AVAILABLE TO THE PUBLIC BY THE COUNTY ENGINEERING DEPARTMENT. A FLOOD STUDY IS APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.

- 1) TOPOGRAPHIC INFORMATION FROM WAKE COUNTY.
- 2) CONVEYANCE SHALL COMPLY WITH STATE AND ENVIRONMENTAL REGULATIONS.
- 3) EACH LOT WILL BE SERVED BY WAKE COUNTY WATER.
- 4) EACH LOT WILL BE SERVED BY WAKE COUNTY SEWER.
- 5) WAKE COUNTY FLOOD HAZARD MAP REGULATIONS WILL BE COMPLIED WITH.
- 6) MINIMUM OF DRIVING DISTANCE AT 4 LOTS OR 4 ACRES.
- 7) NO DIRECT ACCESS TO SR 1122 FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15.
- 8) ALL ELECTRICAL USE SHALL BE SERVED.
- 9) BOUNDARY SERVICES WILL FOLLOW WAKE COUNTY SERVICES FOR A CLUSTER SUBDIVISION.

USE DATA

TOTAL AREA	28.20 AC
EXISTING USE	AGRICULTURE
FORESTRY CONDITIONS	SMALL PINES ON SLOPED AREAS. ALL OTHERS CLEARED.
PROPOSED USE	RESIDENTIAL SUBDIVISION
TOTAL NUMBER OF PROPOSED LOTS	32
FOOT FRONT OF STREET	2400
LOT AREA	EXISTING R-30
PH NUMBER	0044-00-0140
PROPOSED DENSITY	32 LOTS IN 28.2 AC OR AN AVERAGE OF 36,748.50 SF/LOT.
PROPOSED OPEN SPACE	0.00 AC

HOLLY SPRING TOWNSHIP WAKE COUNTY NORTH CAROLINA DATE: JULY 27, 2004

OWNER: DEVELOPMENT BY THE NUMBERS INC. 320 N JORD PARKWAY NE SUITE 200 FLOUJAY-VANNA, NC 27538 919-552-1120 F 919-267-0338

PARKS AND RECREATION FEE-IN-LIEU
 28.2 AC TOTAL PER DEED
 20750.00 TOTAL VALUE
 5079.0/28.2AC = \$179.79/AC
 32 LOTS / 28 = 0.91
 7107 X 0.91 = \$6,467.37
 TOTAL FEE-IN-LIEU = 6,467.37

IMPERVIOUS SURFACE
 2400 LY STREET X 21' = 50400 SQ FT/AC
 2.00 AC X 50400 = 100,800 SQ FT
 2.00 AC X 100,800 = 201,600 SQ FT ALLOWABLE
 3.22 AC X 100,800 = 324,576 SQ FT ALLOWABLE
 3.22 AC X 100,800 = 324,576 SQ FT ALLOWABLE

PRELIMINARY SUBDIVISION PLAN

VINTAGE ACRES

WAKE COUNTY, NORTH CAROLINA

REVISIONS

DATE: JULY 27, 2004

PROJECT NO. 48

SHEET 1 OF 1

**S-00-2004
CLUSTER
SUBDIVISION PLAN**

DEVELOPMENT SERVICES INC.
 1401 ARBORWOOD ROAD SUITE 200
 CARY, NC 27513
 919-778-3828 F 919-778-3457