



WAKE COUNTY
NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-036-05
Fee \$1000.00
Amt Paid
Check #
Rec'd Date
Rec'd By

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.

Name of Subdivision

Hampton Park North

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? _____

Property

Parcel Identification Number: 0665-74-4363

Address: _____

Location: East side of Purfoy Road at/between
(north, east, south, west) (street)
Eastwood Drive and Bedford Forest Drive
(street) (street)

Total site area in square feet and acres: 1,971,525 square feet 45.26 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): vacant

Property Owner

Name: Ida B. Sherron

Address: 1013 Barbara Drive

City: Garner State: NC Zip Code: 27529

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Parker Limited Development, LLC - Ron Mikesh

Address: 12620 Port Chester Ct.

City: Raleigh State: NC Zip Code: 27614

E-mail Address: _____ FAX: _____

Telephone Number: 291-5517 Relationship to Owner: option holder

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 units/acre

Max. # of lots allowable*: 65 Proposed # of lots*: 50

Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 20,000 sf

Average lot area*: 24,335 sf

Min. allowable lot width*: 60 ft Proposed min. lot width*: 90 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: 4.52 acres

Proposed open space area [by parcel]: 10.48 acres

Proposed open space use(s) [by parcel]: to conserve + protect significant natural resource

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

Proposed impervious surfaces area: 295,732 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): 8.08 acres

within floodway: ∅ 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) \$288,240 Total # of proposed lots 50 Total # of acres 45.26

Calculate both: Estimate of recreation area required: 1.42 Ac

Estimate of recreation fee required: \$9,097.91

*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: Purfoy Road - one access pt

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>Purfoy Road</u>	<u>60'</u>	<u>20'</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: _____ ADT: _____

Utilities and Services

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

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

Estimated total water demand: 18,000 gpd

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

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

Estimated total wastewater discharge: 18,000 gpd

Solid waste collection provided by: _____

Electrical service provided by: Progress Energy Underground () yes () no

Natural gas service provided by: N/A

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

Cable television service provided by: N/A Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: mild slope

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):

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

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: RU R HAMILTON / AGENT Date: 08-23-05

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: RU R HAMILTON, JR. / AGENT Date: 08-23-05

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.

