



# 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](http://www.co.wake.nc.us/planning).

### Name of Subdivision

Ridgley Hills Subdivision

( 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? N/A

### Property

Parcel Identification Number: 1755.01 48 3789 (portion north of Buffalo Rd), 1756.03 41 0428, 1756.03 42 1190, 1756.03 32 6816, 1756.01 45 3718

Address: 0 Buffalo Rd Raleigh NC 27604, 2509 & 2521 Robertson Grove Rd Knightdale NC 27545, None listed, 5150 Watkins Rd Wendell NC 27591

Location: north side of Buffalo Road, at/between  
(north, east, south, west) (street)

Buffalo Road  
(street)

and

Watkins Road  
(street)

Total site area: 15,445,740 sf

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Residential, farm, vacant

### Property Owner

Name: See attached sheets final sheet

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_

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

Name: Greg Ferguson, Mercury Development, LLC

Address: 5660 Six Forks Road, Suite 202

City: Raleigh

State: NC Zip Code: 27609

E-mail Address: greg@mercurydevelopmentllc.com

FAX: (919) 861-5277

Telephone Number: (919) 861-5299

Relationship to Owner: None

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): 1.45 DU/AC

Max. no. of lots\*: 483 Proposed no. of lots\*: 453

Min. lot area\*: 12,000 sf Proposed min. lot area\*: 12,150 sf

Average lot area\*: ± 13,100 sf

Min. lot width\*: 60 ft Proposed min. lot width\*: 60' AT SETBACK 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: 338.78 x 10% = 33.89 acres

Proposed open space area [by parcel]: SEE DATA TABLE ON DRAWING - 160.18 TOTAL acres

Proposed open space use(s) [by parcel]: SEE DATA TABLE ON DRAWING

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

Proposed impervious surfaces area: 2,213,283 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): 0 acres

w/in floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

Dedication \_\_\_\_\_ Reservation \_\_\_\_\_ Fee in lieu \_\_\_\_\_

(Amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) N/A Total Number of Proposed Lots 453

Total Number of Acres N/A Estimate Recreation Area Req. 12.94 AC (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: BUFFALO RD, 2 ACCESS POINTS PROPOSED, WATKINS RD, 1 ACCESS FOR MAINTENANCE ONLY

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) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
BUFFALO ROAD	60	22 ±	2	Y	9,000	17,000	-

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

<sup>3</sup> Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf) DEVELOPER CONSIDERING TIA

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 ( \_\_\_\_\_ )

( X ) community system ( COMMUNITY WELLS ) ( ) individual well(s)

Est. total water demand: 135,900 gpd (BASED ON 300 GPD/HOME)

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( X ) community system ( ON-SITE IRRIGATION SYSTEM ) ( ) individual on-site system

Est. total wastewater discharge 135,900 gpd (BASED ON 300 GPD/HOME)

Solid waste collection provided by: PRIVATE HANDLER

Electrical service provided by: WAKE EMC Underground ( ) yes ( ) no

Natural gas service provided by: NOT AVAILABLE

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

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

Fire protection provided by: ALERT AND WAKE - NEW HOPE FIRE DISTRICTS

**Miscellaneous:**

Generalized slope of site SITE VARIES FROM RELATIVELY FLAT FARM LAND TO 12%<sup>o</sup>

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: PER WAKE COUNTY STAFF, NATIVE CACTUS PRESENT NEAR

WATKINS ROAD AND STREAMS AS NOTED ON PLANS

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 N/A

( ) Short-Range Urban Services Area N/A

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

RALEIGH

( X ) Long-Range Urban Services Area \_\_\_\_\_

( ) Non-Urban Area/Water Supply Watershed N/A

( ) Non-Urban Area \_\_\_\_\_

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

N/A

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: Florence E. Robertson Date: \_\_\_\_\_

Signature: Carlin E. Robertson (P.O.A) Date: 22-AUG-03

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: Carlin E. Robertson Date: 22-AUG-03

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: Ge. Ferguson Date: 8-26-03

9/12/00 RIDGLEY HILLS, LLC

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: Steve R. Callahan Date: 8-25-03

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

5150 WATKINS Rd

① Buffaloe Rd  
Pin # 1756326816

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: W. Paul Havel, Partner Date: 8-25-03  
59 Robertson Family LTD Partnership

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

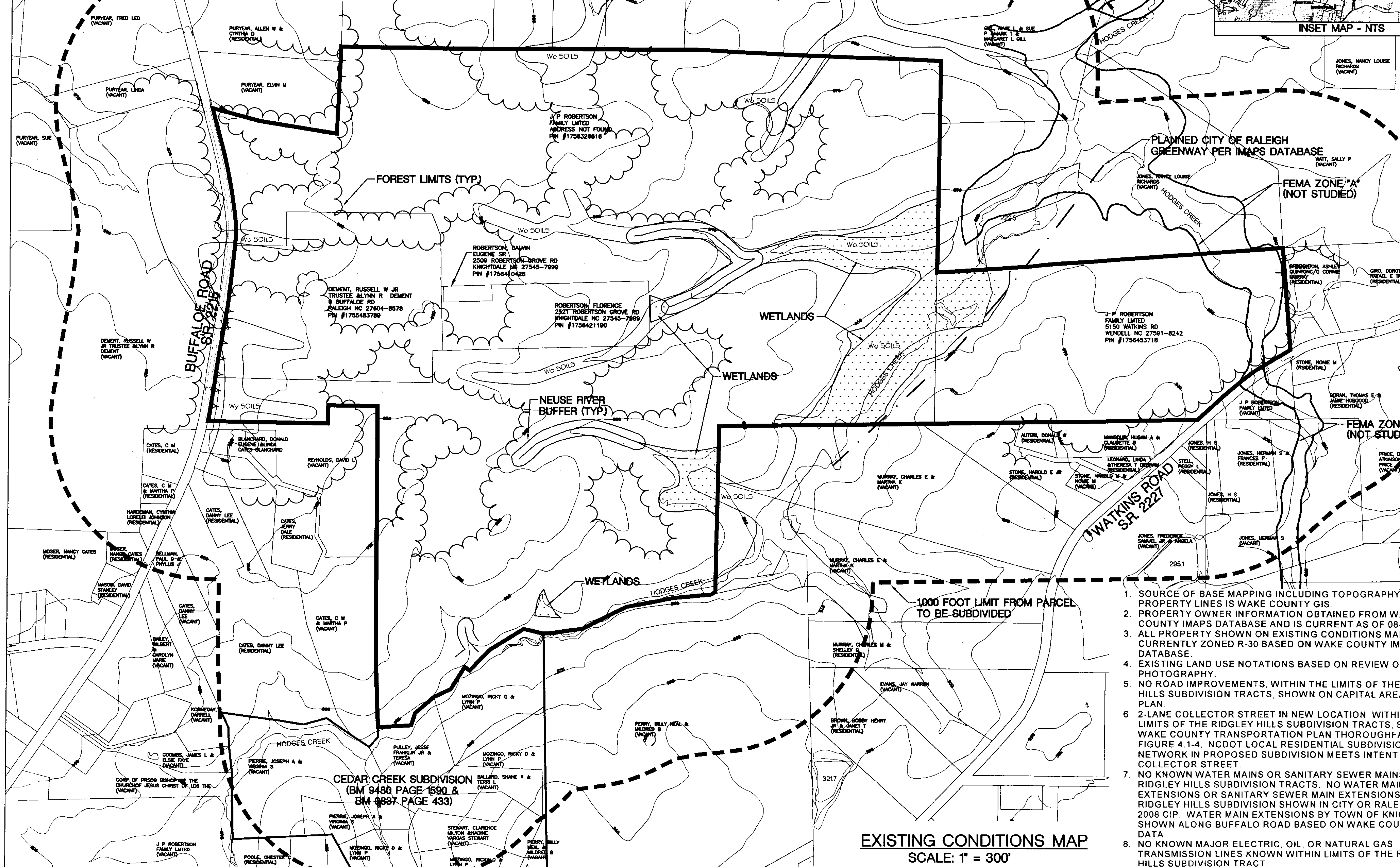
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

9/12/00

Ridgley Hills Subdivision\CADD\Civil\PRESUB\dwg\ExistingConditions.dwg, 8/26/2003 2:26:57 PM, lking, 1:2.15625

INSET MAP - NTS



PLANNED CITY OF RALEIGH GREENWAY PER IMAPS DATABASE

FEMA ZONE "A" (NOT STUDIED)

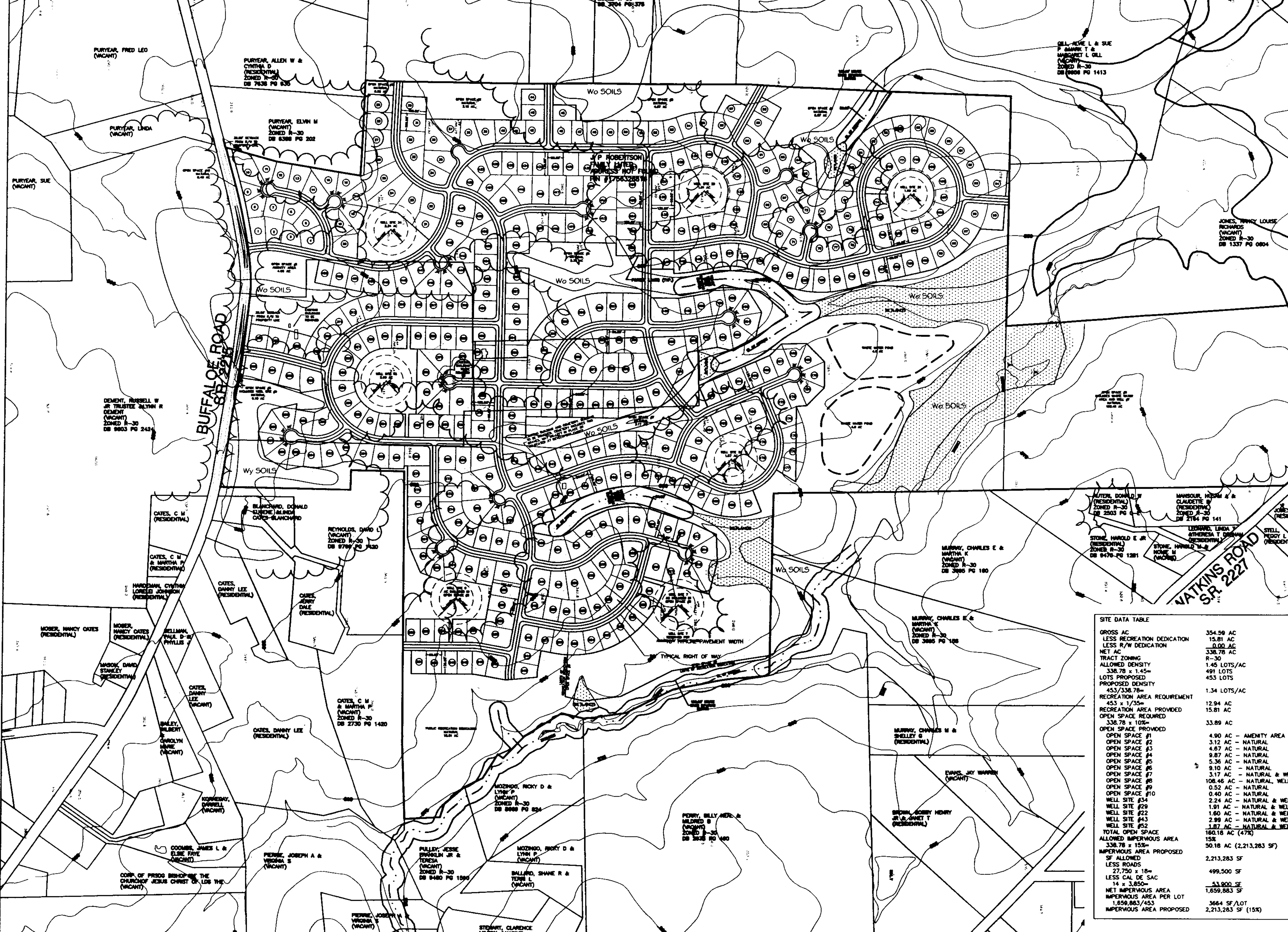
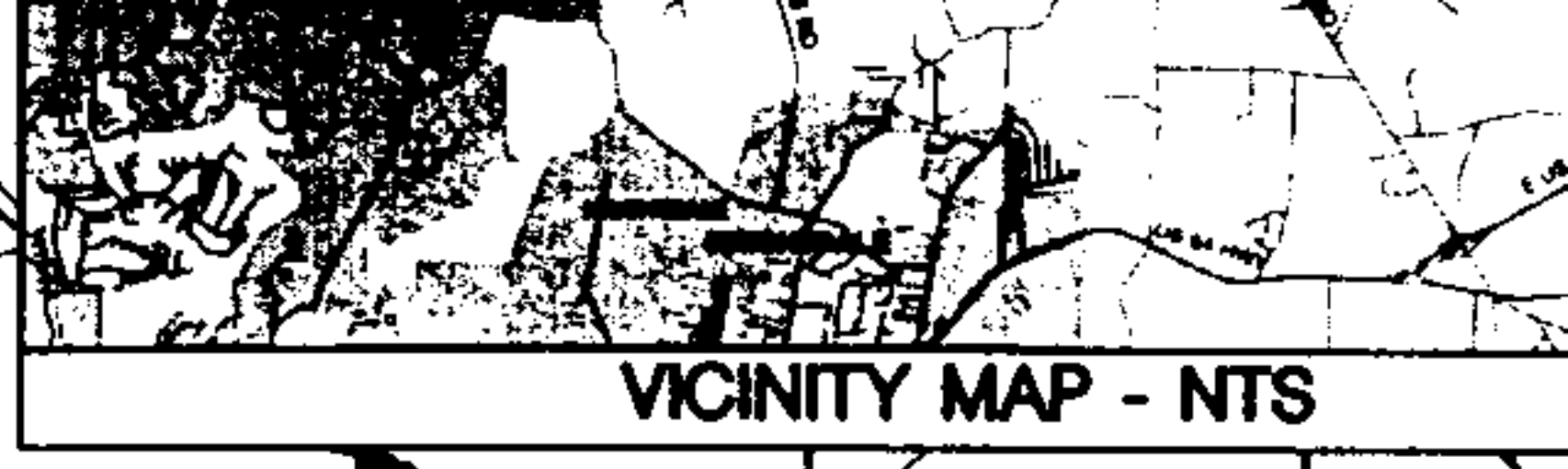
FEMA ZONE (NOT STUDIED)

1000 FOOT LIMIT FROM PARCEL TO BE SUBDIVIDED

CEDAR CREEK SUBDIVISION (BM 9480 PAGE 1590 & BM 9837 PAGE 433)

EXISTING CONDITIONS MAP SCALE: 1" = 300'

1. SOURCE OF BASE MAPPING INCLUDING TOPOGRAPHY PROPERTY LINES IS WAKE COUNTY GIS.
2. PROPERTY OWNER INFORMATION OBTAINED FROM WAKE COUNTY IMAPS DATABASE AND IS CURRENT AS OF 08/2003.
3. ALL PROPERTY SHOWN ON EXISTING CONDITIONS MAP IS CURRENTLY ZONED R-30 BASED ON WAKE COUNTY IMAPS DATABASE.
4. EXISTING LAND USE NOTATIONS BASED ON REVIEW OF AERIAL PHOTOGRAPHY.
5. NO ROAD IMPROVEMENTS, WITHIN THE LIMITS OF THE RIDGLEY HILLS SUBDIVISION TRACTS, SHOWN ON CAPITAL AREA PLAN.
6. 2-LANE COLLECTOR STREET IN NEW LOCATION, WITHIN THE LIMITS OF THE RIDGLEY HILLS SUBDIVISION TRACTS, SHOWN ON WAKE COUNTY TRANSPORTATION PLAN THOROUGHFARE NETWORK IN PROPOSED SUBDIVISION MEETS INTENT OF COLLECTOR STREET.
7. NO KNOWN WATER MAINS OR SANITARY SEWER MAINS SHOWN IN RIDGLEY HILLS SUBDIVISION TRACTS. NO WATER MAIN EXTENSIONS OR SANITARY SEWER MAIN EXTENSIONS SHOWN IN RIDGLEY HILLS SUBDIVISION SHOWN IN CITY OR RALEIGH COUNTY 2008 CIP. WATER MAIN EXTENSIONS BY TOWN OF KNIGHTDALE SHOWN ALONG BUFFALO ROAD BASED ON WAKE COUNTY DATA.
8. NO KNOWN MAJOR ELECTRIC, OIL, OR NATURAL GAS TRANSMISSION LINES KNOWN WITHIN LIMITS OF THE RIDGLEY HILLS SUBDIVISION TRACT.



JONES, NANCY LOUISE  
RICHARDS (VACANT)

WATT, SALLY P  
(VACANT)

FEMA ZONE 'A'  
(NOT STUDIED)

BROUGHTON, ASHLEY  
CLAYTON/O CONNE  
MURRAY (RESIDENTIAL)  
ZONED R-30  
DB 2246 PG 016

GRD, DOROTHY B &  
MICHAEL E TRUSTEES  
(RESIDENTIAL)

STONE, HOMER M  
(RESIDENTIAL)  
ZONED R-30  
DB 5818 PG 004

BORAH, THOMAS E &  
JANIE HOBGOOD  
(RESIDENTIAL)

J.P. ROBERTSON  
FAMILY LATED  
(VACANT)

JONES, HERMAN S &  
FRANCES P  
(RESIDENTIAL)

PRICE, DORIS  
ATKINSON & LEE  
PRICE (VACANT)

ALLEN, DONALD W  
(RESIDENTIAL)  
ZONED R-30  
DB 2503 PG 012

MANSOUR, HUSAM &  
CLAUDETTE R  
(RESIDENTIAL)  
ZONED R-30  
DB 2184 PG 141

LEONARD, LINDA  
ATHENESA T DEBAM  
(RESIDENTIAL)

STONE, HAROLD E JR  
(RESIDENTIAL)  
ZONED R-30  
DB 9476 PG 1281

STONE, HAROLD M  
(VACANT)

STELL, PEGGY L  
(RESIDENTIAL)

JONES, H S  
(RESIDENTIAL)

MURPHY, CHARLES E &  
MARTHA K  
(VACANT)  
ZONED R-30  
DB 3865 PG 180

MURPHY, CHARLES E &  
MARTHA K  
(VACANT)  
ZONED R-30  
DB 3865 PG 180

MURPHY, CHARLES M &  
SHELLEY G  
(RESIDENTIAL)

EVANS, JAY WARRIOR  
(VACANT)

BROWN, BOBBY HENRY  
JR & SANNET T  
(RESIDENTIAL)

PERRY, BILLY HERD &  
MILDRED B  
(VACANT)  
ZONED R-30  
DB 2826 PG 180

MOZINGO, RICKY D &  
LYNN P  
(VACANT)  
ZONED R-30  
DB 8088 PG 824

MOZINGO, RICKY D &  
LYNN P  
(VACANT)

BILLARD, SHANE R &  
TERI L  
(VACANT)

STEWART, CLARENCE  
MILTON AWAMON  
WYNOS STEWART

PURYEAR, FRED LEO  
(VACANT)

PURYEAR, ALLEN W &  
CYNTHIA D  
(RESIDENTIAL)  
ZONED R-30  
DB 7838 PG 838

PURYEAR, ELVIN M  
(VACANT)  
ZONED R-30  
DB 6388 PG 202

PURYEAR, LINDA  
(VACANT)

PURYEAR, SUE  
(VACANT)

DEMENT, RUSSELL W  
JR TRUSTEE ALYNN R  
DEMENT (VACANT)  
ZONED R-30  
DB 8603 PG 2424

CATES, C M  
(RESIDENTIAL)

CATES, C M &  
MARTHA  
(RESIDENTIAL)

HARDMAN, CYNTHIA  
LONDEL JOHNSON  
(RESIDENTIAL)

CATES, DANNY LEE  
(RESIDENTIAL)

OSIEL, JERRY DALE  
(RESIDENTIAL)

REYNOLDS, DAVID L  
(VACANT)  
ZONED R-30  
DB 8794 PG 3130

BLANCHARD, DONALD  
SUDORE ALINDA  
COOK-BLANCHARD

CATES, DANNY LEE  
(RESIDENTIAL)

OSIEL, JERRY DALE  
(RESIDENTIAL)

REYNOLDS, DAVID L  
(VACANT)  
ZONED R-30  
DB 8794 PG 3130

BLANCHARD, DONALD  
SUDORE ALINDA  
COOK-BLANCHARD

CATES, C M &  
MARTHA F  
(VACANT)  
ZONED R-30  
DB 2730 PG 1420

CATES, DANNY LEE  
(RESIDENTIAL)

BAILEY, WILBERT  
CHARLYN MAURE  
(VACANT)

KORREWAY, DANIEL  
(VACANT)

COOMBS, JAMES L &  
ELISE FAYE  
(VACANT)

CORN, OF PRISO BISHOP OF THE  
CHURCH OF JESUS CHRIST OF LDS THE  
(VACANT)

PIERRE, JOSEPH A &  
VIRGINIA S  
(VACANT)

PIERRE, JOSEPH M  
VIRGINIA S  
(VACANT)

WATKINS ROAD  
S.R. 2227

SITE DATA TABLE	
GROSS AC	354.59 AC
LESS RECREATION DEDICATION	15.81 AC
LESS R/W DEDICATION	0.00 AC
NET AC	338.78 AC
TRACT ZONING	R-30
ALLOWED DENSITY	1.45 LOTS/AC
451 LOTS x 1.45=	453 LOTS
PROPOSED DENSITY	1.34 LOTS/AC
453/338.78=	1.34 LOTS/AC
RECREATION AREA REQUIREMENT	453 x 1/35=
RECREATION AREA PROVIDED	12.94 AC
OPEN SPACE REQUIRED	15.81 AC
338.78 x 10%=	33.89 AC
OPEN SPACE PROVIDED	
OPEN SPACE #1	4.90 AC - AMENITY AREA
OPEN SPACE #2	3.12 AC - NATURAL
OPEN SPACE #3	4.87 AC - NATURAL
OPEN SPACE #4	9.87 AC - NATURAL
OPEN SPACE #5	5.36 AC - NATURAL
OPEN SPACE #6	9.10 AC - NATURAL
OPEN SPACE #7	3.17 AC - NATURAL & WELL #9
OPEN SPACE #8	108.46 AC - NATURAL, WELL #7 AND WASTE WATER
OPEN SPACE #9	0.52 AC - NATURAL
OPEN SPACE #10	0.40 AC - NATURAL
WELL SITE #34	2.24 AC - NATURAL & WELL #34
WELL SITE #29	1.91 AC - NATURAL & WELL #29
WELL SITE #22	1.60 AC - NATURAL & WELL #22
WELL SITE #43	2.99 AC - NATURAL & WELL #43
WELL SITE #52	1.87 AC - NATURAL & WELL #52
TOTAL OPEN SPACE	160.16 AC (4.7%)
ALLOWED IMPERVIOUS AREA	15%
338.78 x 15%=	50.81 AC (2,213,283 SF)
IMPERVIOUS AREA PROPOSED	
SF ALLOWED	2,213,283 SF
LESS ROADS	
27,750 x 18=	499,500 SF
LESS GAL DE SAC	
14 x 3,850=	53,900 SF
NET IMPERVIOUS AREA	1,659,883 SF
IMPERVIOUS AREA PER LOT	3.664 SF/LOT
1,659,883/453	
IMPERVIOUS AREA PROPOSED	2,213,283 SF (15%)

- NOTES:
1. BASE INFORMATION, INCLUDING PROPERTY BOUNDARY, TOPOGRAPHY, SOILS AND OWNERSHIP FROM WAKE COUNTY GIS.
  2. WETLANDS AND NEUSE RIVER BUFFER INFORMATION FROM SPANGLER ENVIRONMENTAL, TITLED 'RIDGLEY HILLS SUBDIVISION' DATED 02-27-03.
  3. FLOOD PLAIN BOUNDARY SHOWN TAKEN FROM FEMA ISSUED Q3 FLOOD DATA, DATED 08-98. REFERENCE FROM PANEL 380 OF 810, MAP# 37183C0380 E, EFFD DATE 03-03-92.
  4. ALL CONSTRUCTION TO CONFORM TO WAKE COUNTY AND N.C.D.O.T. STANDARDS AND SPECIFICATIONS.
  5. RIDGLEY HILLS LLC REQUESTS WAKE COUNTY ASSIGN RALEIGH POST OFFICE ADDRESS.
  6. RADIUS NOTED AT WELL SITES ARE AS FOLLOWS: NO PROPERTY LINES WITHIN 100' RADIUS OF WELL, NO IMPERVIOUS AREA WITHIN 150' RADIUS OF WELL.
  7. ALL NEW STREETS TO BE PUBLIC AND CONSTRUCTED AND DEDICATED TO N.C.D.O.T.