



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

Puckey Meadows

() 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: 0665-65-7367

Address: 4101 Puckey Road

Location: East side of Puckey Rd at/between

(north, east, south, west)

(street)

Amice Road

(street)

and

Olds Waverley Road

(street)

Total site area: 22.78 Acs

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): _____

Property Owner

Name: Janette R. Sherwin

Address: 7297 SHAWAN Rd

City: Wendell

State: NC Zip Code: 27591

E-mail Address: _____

FAX: _____

Telephone Number: 919-365-2968

Applicant (person to whom all correspondence will be sent)

Name: MIMI STEWART

Address: 319 Cherokee Rd Suite 106

City: Raleigh

State: NC Zip Code: 27606

E-mail Address: Stewart.PE@Aol.com

FAX: 919-779-1661

Telephone Number: 919-779-1895 Relationship to Owner: _____

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): _____
 Max. no. of lots*: 33 Proposed no. of lots*: 17
 Min. lot area*: 0.69 sf Proposed min. lot area*: 0.69 Ac sf
 Average lot area*: 0.84 Ac sf
 Min. lot width*: 95 ft Proposed min. lot width*: 119 FT 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]: 0 acres
 Proposed impervious surfaces area: SEE PLAN sf
 Proposed impervious surface coverage (Impervious surfaces area/site area x 100): SEE PLAN %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): N/A acres
 w/in floodway: N/A 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) 176,100 Total Number of Proposed Lots 17
 Total Number of Acres 22.78 Estimate Recreation Area Req. 3754.80 (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: One Access Street with one access point

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
<u>Purfoy Rd - SR 1301</u>			<u>2</u>	<u>Y</u>		<u>3900</u>	<u>170</u>

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

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.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 (_____)

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

Est. total water demand: 6,800 gpd

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

() community system (_____) (X) 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: N/A

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

Cable television service provided by: Time Warner Underground () yes () no

Fire protection provided by: Furing Fire District

Miscellaneous:

Generalized slope of site Mostly Flat

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

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 _____

(X) Long-Range Urban Services Area Furman - Varina

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

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: Timothy R. Sheverson Date: 9-22-03

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: [Signature] Date: 9/23/03

ing zones of uncertainty and possible risks associated with flood
on. The digital data are not suitable for engineering applications
detailed site design and development plans or flood risk
nations. Users must apply considerable care and judgment in the
ion of these data.



DAVEY H. DICKENS

OLD WAVERLY
DB. 9323/1128

BILLY JOE DICKENS
BETTY M. DICKENS
DB. 2013/627

RESIDENTIAL
DAVID E. HOLLAND
DB. 7177/143
R-30
E-30

INEX M. ADLER
WILL

AIKENS LLC
DB. 8547/1302

RESIDENTIAL/VACANT

SITE

TREE LINE

TREE LINE

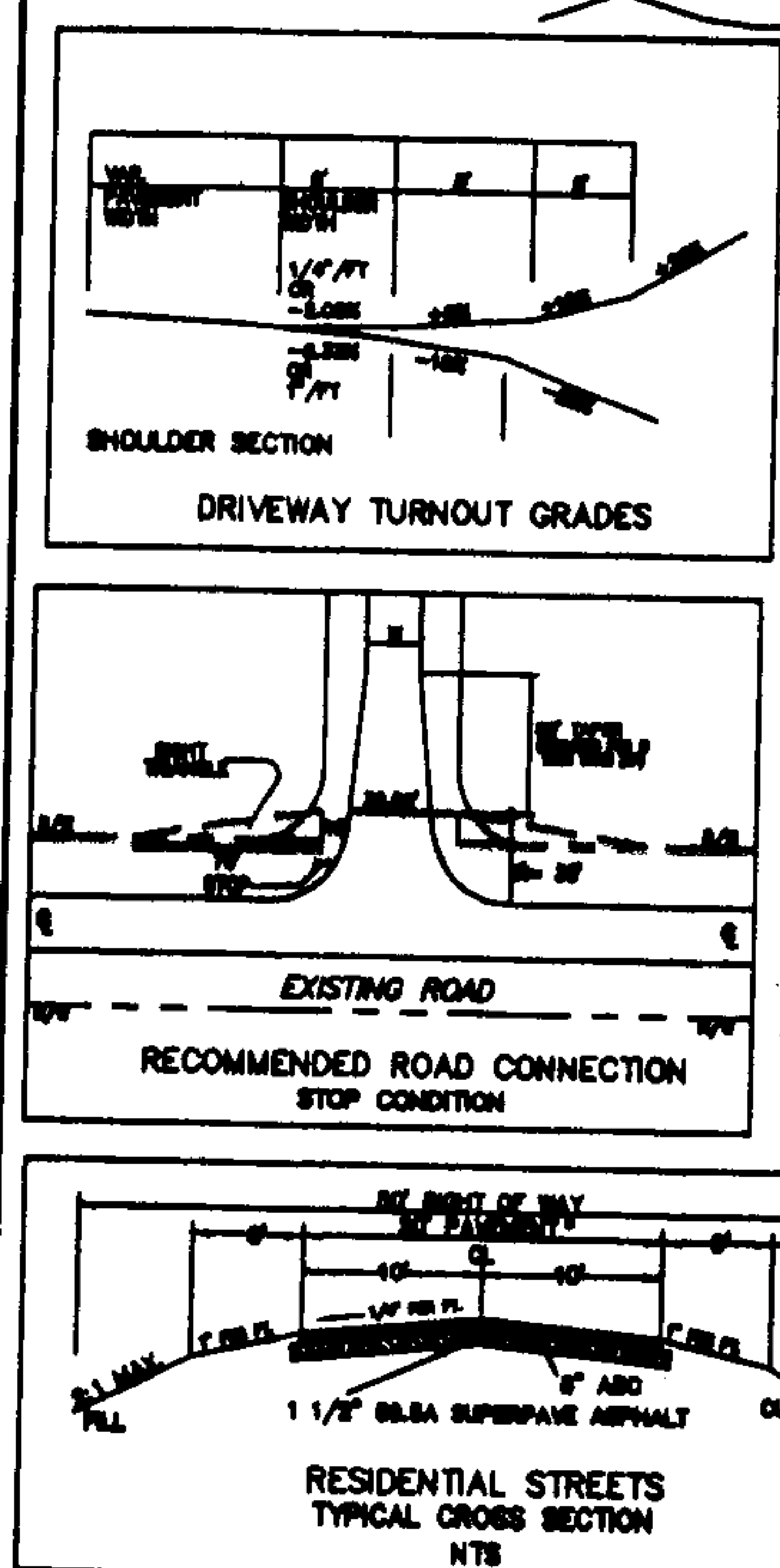
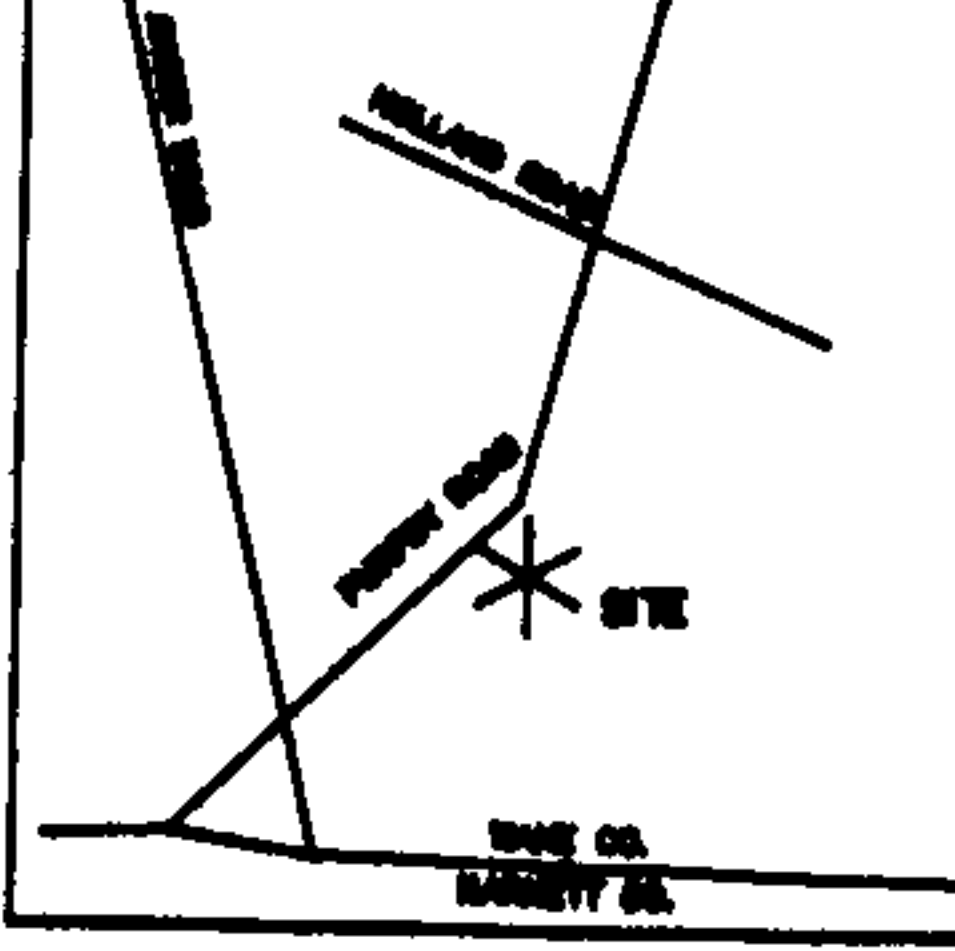
WOODSPOINT

DAVID S. DICKSTEIN
DB. 8313/163

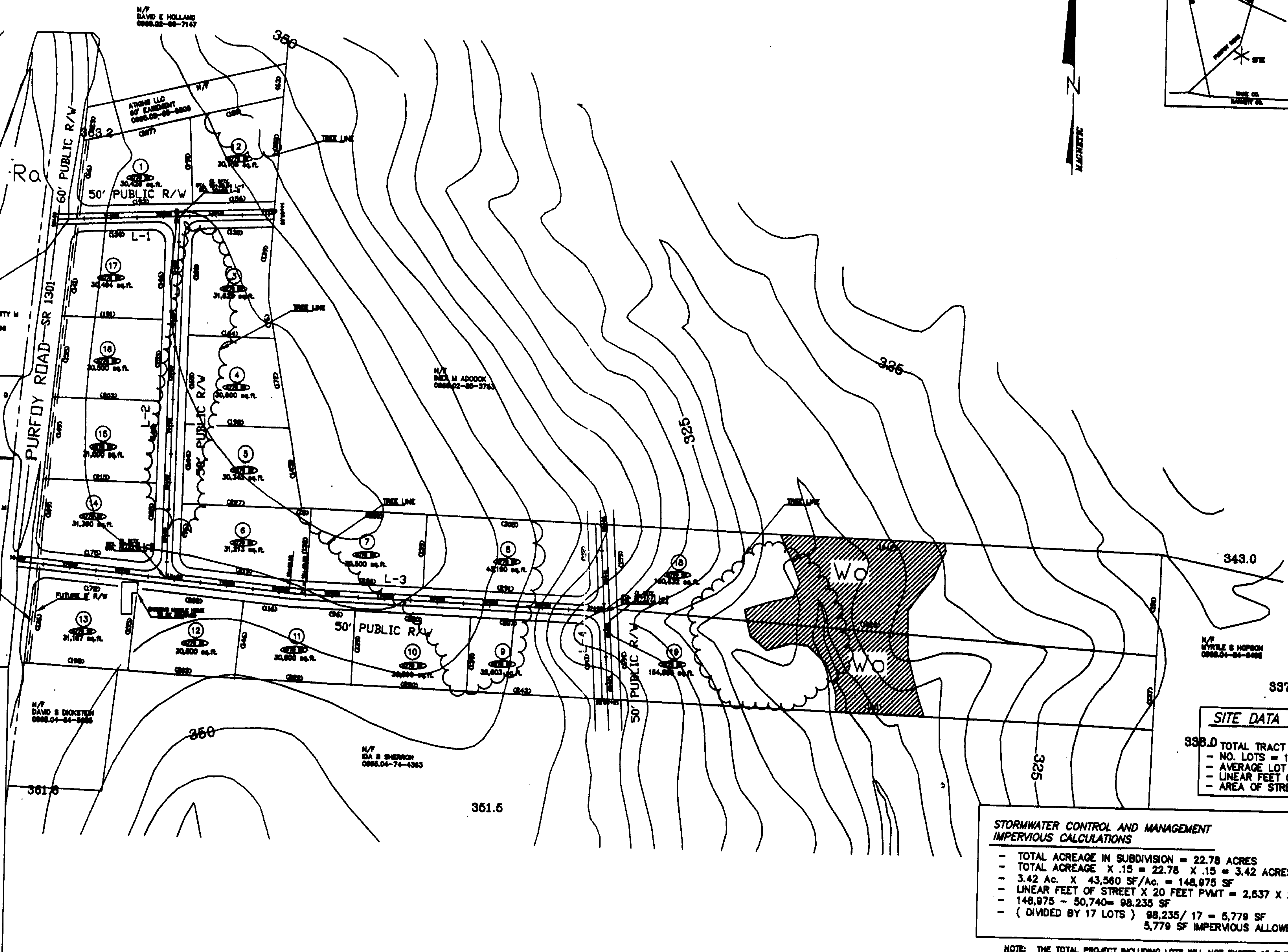
RESIDENTIAL
DAVEY H. DICKENS

RESIDENTIAL
LARRY SHERROD
DB. 10388/1279

SHERROD WEIRS PROPERTY



- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
 - STREETS WILL HAVE A 50' R/W.
 - ALL CUL-DE-SACS WILL HAVE A 50' RADIUS
 - ALL RADI AT STREET INTERSECTIONS ARE 25'
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
 - WATER SYSTEM WILL CONSIST OF A INDIVIDUAL WELLS
 - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
 - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION
 - TWO FLOOD STUDY WILL BE REQUIRED FOR THE ROADWAY.
 - 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 USE 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 WAKE COUNTY TAX MAPS.
 - ALL OPEN SPACE WILL BE USED AS CONSERVATION OF NATURAL AREA.
 - NEUSE RIVER RIPARIAN BUFFER SHOWN PER WAKE COUNTY SOIL SURVEY EXCEPTION TO BE FIELD VERIFIED BY NCDENR
 - WELL SITE LOCATION TO BE APPROVED BY STATE PUBLIC WATER SUPPLY.
 - RECREATION REQUIREMENT TO BE MET WITH FEE IN LIEU AFTER REVIEW BY WAKE COUNTY.
 - ALL NEUSE RIVER RIPARIAN BUFFERS TO BE SIGNED OFF BY



SITE DATA -

398.0	TOTAL TRACT SIZE
- NO. LOTS = 17	
- AVERAGE LOT SIZE	
- LINEAR FEET OF	
- AREA OF STREETS	

STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS

- TOTAL ACREAGE IN SUBDIVISION = 22.78 ACRES
- TOTAL ACREAGE X .15 = 22.78 X .15 = 3.42 ACRES
- 3.42 Ac. X 43,560 SF/Ac. = 148,975 SF
- LINEAR FEET OF STREET X 20 FEET PVMT = 2,537 X 20
- 148,975 - 50,740 = 98,235 SF
- (DIVIDED BY 17 LOTS) 98,235 / 17 = 5,779 SF
5,779 SF IMPERVIOUS ALLOWED

NOTE: THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED 15% IMPERVIOUS COVERAGE WILL BE LIMITED TO 5,779 SF PER LOT.
 NOTE: 30% COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH

GRAPHIC SCALE