



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	5-45-04
Fee	\$800.00
Amt Paid	800.00
Check #	
Rec'd Date	11-23-04
Rec'd By	mm

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

Victory Church Road

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: 0789-09-3750; 0779-98-4314

Address: 12801 Victory Church Rd.; 12700 Victory Church Rd.

Location: North side of Sunnystone Rd., at/between
(north, east, south, west) (street)

Victory Church Road and Durham County line
(street) (street)

Total site area in square feet and acres: 1,811,224 square feet 41.58 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R40W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Vacant

Property Owner

Name: CCRB Properties

Address: P.O. Box 17102

City: Raleigh State: NC Zip Code: 27619

E-mail Address: _____ FAX: 785-4401

Telephone Number: 781-7074

Applicant (person to whom all correspondence will be sent)

Name: Jim Canfield, PE

Address: 111 MacKenan Drive

City: Cary State: NC Zip Code: 27511

E-mail Address: jcanfield@withersravenel.com FAX: 467-6008

Telephone Number: 469-3340 Relationship to Owner: Engineer

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1 lot/AC
 Max. # of lots allowable*: 41 Proposed # of lots*: 41
 Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 20,162 sf
 Average lot area*: 25,934 sf
 Min. allowable lot width*: 75 ft Proposed min. lot width*: 75 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % of site area
 Min. open space area: 10.40 acres
 Proposed open space area [by parcel]: 12.84 acres
 Proposed open space use(s) [by parcel]: Common Open Space
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 271,683 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
 within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ dedication _____ reservation X 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) \$394,800 Total # of proposed lots 41 Total # of acres 41.58
 Calculate both: Estimate of recreation area required: 1.17 AC
 Estimate of recreation fee required: \$11,109

*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: Victory Church Road (1)
Terra Cotta Court (1)

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
Victory Church	60	22	2	Y	0	3,000	328
Terra Cotta	50	20	2	Y	0	N/A	20

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) _____
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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 (_____)

(X) community system (Heater Utilities) () individual well(s)

Estimated total water demand: 1.5 gpm/lot gpd

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

(X) community system – specify type(Heater - package sewer plant) () individual on-site system

Estimated total wastewater discharge: 0 gpd

Solid waste collection provided by: Private

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

Natural gas service provided by: PSNC

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: Rolling

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 _____

() Long-Range Urban Services Area _____

(X) Non-Urban Area/Water Supply Watershed Barton's Creek

() 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)

Lined area for providing additional relevant information about the site or proposal.

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: [Signature] Date: 11/23/04

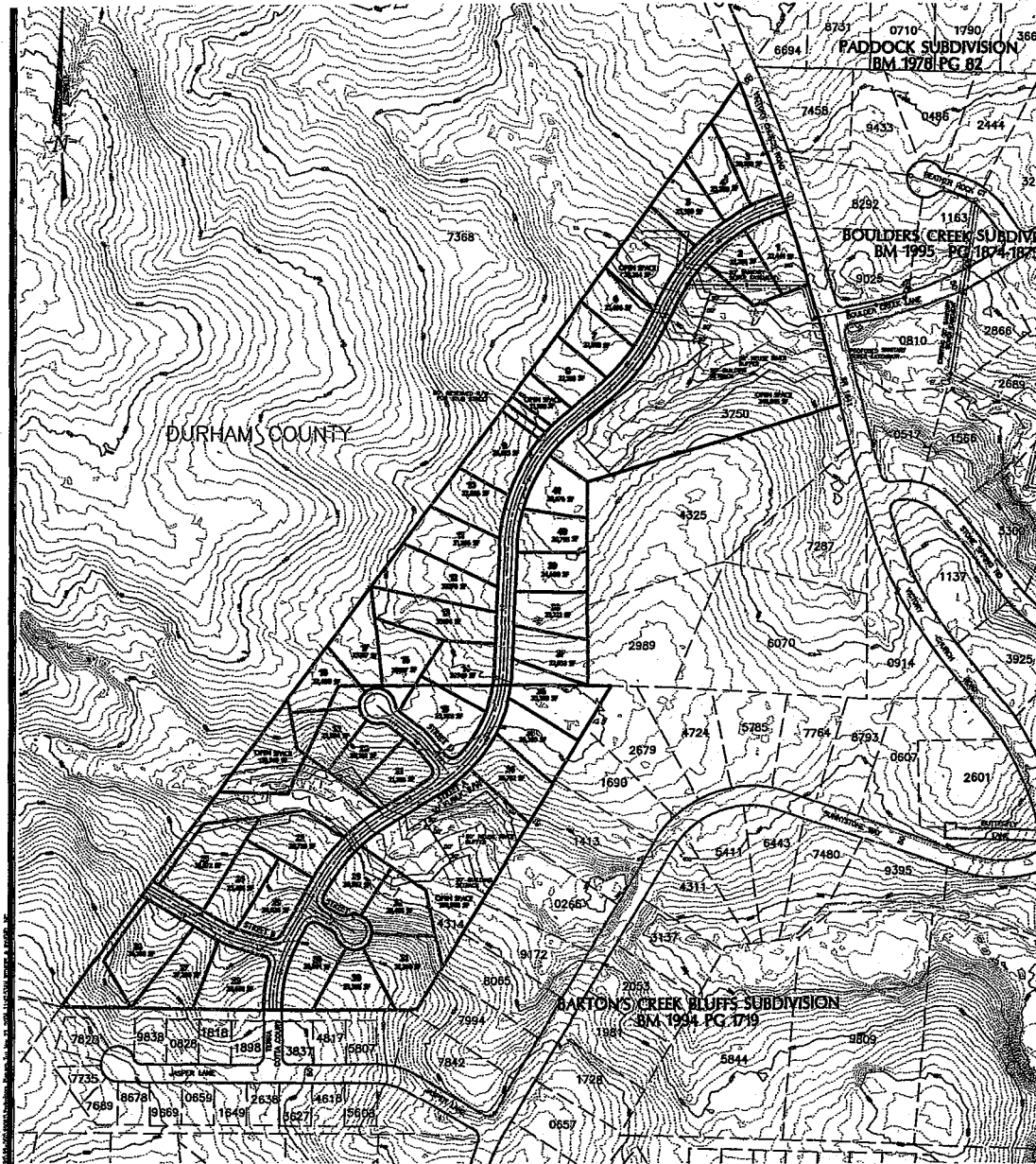
Signature: [Signature] Date: 11/23/04

Signature: [Signature] Date: 11/23/04

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: 11/23/04

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.



STREET CENTERLINE DATA

LINE	BEARING	DISTANCE
L11	S82°53'00" W	158.89
L2	S24°10'30" W	159.27
L3	S02°19'00" W	348.88
L4	N49°53'47" E	124.05
L5	N27°11'28" E	128.49
L6	N72°12'00" E	90.17
L7	S73°34'53" W	135.19
L8	S69°53'37" E	248.40
L9	S81°24'00" E	143.20
L10	N52°30'00" W	111.71
L11	S82°24'31" E	125.89

LINE	RADIUS	ARC	CHORD	CHORD BEARING
C1	400.00'	204.85'	202.82'	S17°52'41" W
C2	202.50'	272.37'	289.33'	S43°24'50" W
C3	400.00'	390.66'	375.31'	S30°17'27" W
C4	783.00'	384.43'	383.22'	S28°09'43" W
C5	650.00'	217.89'	218.58'	N38°32'42" E
C6	900.00'	383.51'	383.43'	S49°44'18" W
C7	185.00'	39.49'	39.32'	S69°44'19" W
C8	200.00'	44.81'	44.51'	N49°01'30" W



VICINITY MAP 1"=750'

IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA:
 15% (MAX ALLOWABLE IMPERVIOUS): 6,237 AC, 271,683 SF
 IMPERVIOUS AREA IN PROPOSED ROADWAYS: 80,806 SF
 REMAINING IMPERVIOUS AREA FOR LOTS: 190,776 SF
 MAX IMPERVIOUS AREA FOR EACH LOT (130,776/41): 4,653 SF

SETBACKS: Cluster

	R-40W
FRONT	30'
SIDE	15'
CORNER SIDE	30'
REAR	30'

FLOOD/HAZARD WOUND SOIL NOTES

There is no FEMA flood data on the property as shown on FEMA Flood # 271800100L, dated March 3, 1995.

Flood Hazard data shown are based on Wake County Soil Survey.

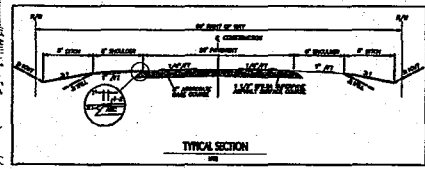
There shall be no filling or the erection of permanent structures in the areas of water-eroded flood hazard soils or Federal emergency management agency zones until a flood study is approved by Wake County.

Before erecting a building or other structure on the buffer, the owner shall need to obtain a flood hazard area map from Wake County Environmental Services. The owner's architect, engineer or surveyor (as appropriate) must certify that all flood hazard requirements are met, then also be in compliance with the provisions of the Flood Hazard Ordinance of Wake County. Flood zones and a flood study is approved by Wake County and/or FEMA.

SITE DATA:

	EXISTING PROPERTY INFORMATION	
	TRACT 1	TRACT 2
CURRENT OWNER	CDW PROPERTIES PO BOX 17118 RALEIGH, NC 27609	JEFFREY L. JR & BUSH J. LEX. 501 WILSON ROAD RALEIGH, NC 27609
DEED BOOK, PAGE NUMBER	08 3126 PG 613	08 3126 PG 387
PM #:	0778-08-3750	0778-08-6314
ADDRESS	12801 VICTORY CHURCH RD	12700 CHESTER FORD ROAD
EXISTING USE	WCMV	WCMV
ACREAGE	22.5 AC	18.08 AC

WAKE COUNTY PROJECT #	5-20-02
PROJECT NAME	VICTORY CHURCH ROAD
DEVELOPER	COMMUNITY PROPERTIES 1000 St. Albans Blvd, Suite 400 Raleigh, NC 27609
TOTAL ACREAGE	41.58 AC
WATERSHED	WATERSHEDS CREEK
ZONING	R-40W
AREA IN PUBLIC ROAD R/W	4.33 AC
MAXIMUM LOTS ALLOWED (PER ZONING)	41 LOTS
DWELLING UNITS/LOTS PROPOSED	41 LOTS
MINIMUM LOT WIDTH	75 FT
MINIMUM LOT SIZE	20,000 SF
AVERAGE LOT SIZE	25,834 SF
OPEN SPACE PROVIDED	12.38 AC
OPEN SPACE REQUIRED	10.40 AC
LINEAR FEET OF PUBLIC ROADS	3,534 LF



PRELIMINARY
NOT APPROVED FOR CONSTRUCTION



No.	Revisions	Date	By	Checked	Scale

VICTORY CHURCH ROAD
WAKE COUNTY NORTH CAROLINA

PRELIMINARY PLAN
CLUSTER SUBDIVISION

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 Madison Drive, Cary, North Carolina 27511 Tel: 919-469-3300 Fax: 919-467-0020 www.wrplanners.com

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