



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

PARKER FALLS SOUTH e MT. VERNON CROSSINGS

() cluster subdivision (X) 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?

Property

Parcel Identification Number: 0881-60-6766, 0881-61-7078, 0881-61-8359

Address: OLD CREEDMOOR RD.

Location: WEST side of OLD CREEDMOOR RD. at/between MT. VERNON ROAD and (street) (street)

Total site area: 1,681,851.60 sf

Zoning District(s) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

Property Owner

Name: PARKER ESTATE HEIRS

Address: 406 MOREHOUSE DR.

City: WILMINGTON State: DE Zip Code: 19801

E-mail Address: N/A FAX:

Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: TONY M. TATE LANDSCAPE ARCHITECTURE, PA

Address: 5011 SOUTHPARK DRIVE, SUITE 200

City: DURHAM State: NC Zip Code: 27713

E-mail Address: TMTLA@aol.com FAX: 484.8881

Telephone Number: 484.8880 Relationship to Owner: AGENT

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.0
 Max. no. of lots*: 33 41 Proposed no. of lots*: 22
 Min. lot area*: 40,000 sf Proposed min. lot area*: 42,679 sf
 Average lot area*: 60,504 sf
 Min. lot width*: 110 ft Proposed min. lot width*: 110 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]: 1.79 acres
 Proposed impervious surfaces area: 201,348 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.98 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 2.47 acres
 w/in floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 Dedication Reservation X 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) \$514,800 Total Number of Proposed Lots 21

Total Number of Acres 38.61 Estimate Recreation Area Req. (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: OLD CREEDMOOR RD. (ONE)

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
OLD CREEDMOOR RD	60		2	Y			

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: PASSENGER CAR ADT: 210

Type of vehicle: _____ ADT: _____

Utilities and Services:

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

(X) community system (HEATER UTILITIES) () individual well(s)

Est. total water demand: _____ gpd

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

() community system (_____) (X) individual on-site system

Est. total wastewater discharge N/A gpd

Solid waste collection provided by: WASTE INDUSTRIES

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

Natural gas service provided by: N/A

Telephone service provided by: BELLSOUTH Underground (X) yes () no

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 5-33% SLOPES

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

HOMESTEAD ON ADJOINING PROPERTY TO THE NORTH

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 _____

() 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)

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: PARKER FAMILY HEIRS by Date: 12/23/03

Signature: [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: 12/23/07

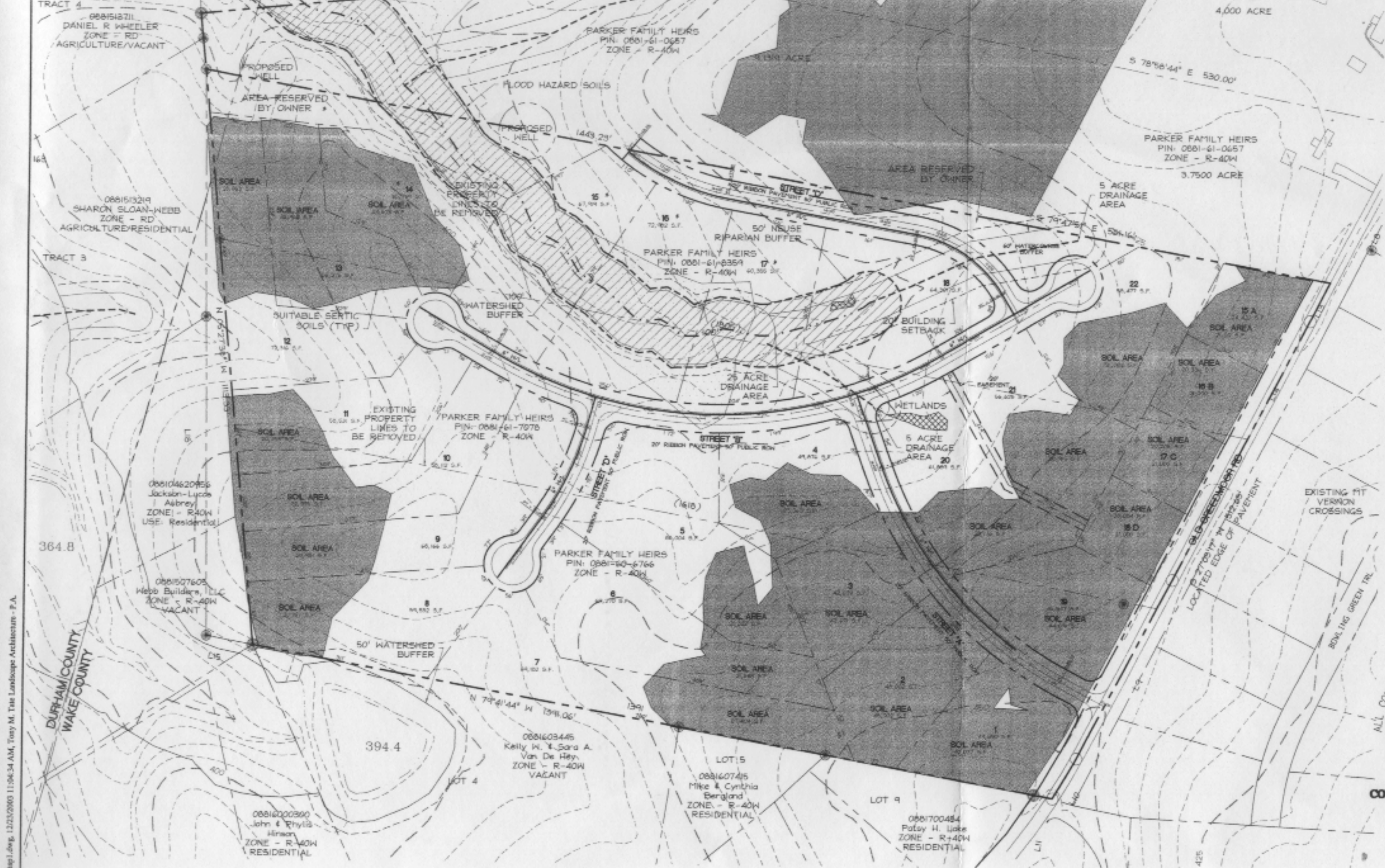
9/12/00 Teague Harbo Development, Corp



REVISIONS:

EXISTING CONDITIONS MAP
PARKER FALLS SOUTH
Wake County
Teague Hankins Dev 8368 Six Forks Rd. Ste 202, Raleigh, NC 27615

SCALE:
1"=100'



IMPERVIOUS AREA (approximate)

STREETS	71,146 S.F.	(4.23%) 1.65 AC
21 LOTS (6,200 sf/lot)	130,200 S.F.	(7.75%) 2.99 AC
TOTAL	201,346 S.F.	(11.98%) 4.62 AC

* The average impervious surface area per single family lot is 6,200 s.f.
 * This site is in the Neuse River Basin.
 * Calculations compiled based on Stormwater Control, Management and Infiltration Buffer Regulations.

PRELIMINARY PLANS - NOT FOR CONSTRUCTION
 THIS NOTE WILL BE REMOVED UPON FINAL APPROVAL OF GOVERNMENTAL AGENCY THE PLANS.

DO NOT BID THIS SET OF PLANS UNTIL "APPROVED FOR CONSTRUCTION" TONY TATE LANDSCAPE ARCHITECTURE P.A. IS IN FULL RESPONSIBILITY FOR BIDS OR BID CHANGES.

OWNER/DEVELOPER/SURVEYOR SHALL OBTAIN FINAL CONSTRUCTION DOCUMENTS FROM ARCHITECT PRIOR TO CONSTRUCTION STAKING.

THE CLIENT SHALL BE FULLY RESPONSIBLE FOR THE EXPLORATION AND IDENTIFICATION OF SUB-SURFACE CONDITIONS ON THE SITE. THE CLIENT SHALL PROVIDE ANY AND ALL INFORMATION TO THE DESIGN TEAM.

THE CLIENT/DEVELOPER SHALL FULLY UNDERSTAND AND APPROVE THE INFORMATION OF THESE PLANS AND SHALL APPROVE THE INFORMATION OF THESE PLANS TO BE SENT OUT FOR CONSTRUCTION.

OWNER: _____ DATE: _____

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 CONTACT ONE-CALL CENTER
 1-800-632-4949**

- LEGEND**
- FLOOD HAZARD SOILS
 - NEUSE RIPARIAN BUFFER
 - WETLANDS
 - SUITABLE SEPTIC SOIL

