



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

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.

File # Fee Amt Paid Check # Rec'd Date Rec'd By \$800.00

Name of Subdivision

Bay Leaf Farm Phase Three

() cluster subdivision (x) 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? Parent tract has been previously subdivided as Bayleaf Farm Phase One and Two, 2000

Property

Parcel Identification Number: 1810.03 22 2946 and 1810.03 12 8617

Address: 15517 Possum Track Road

Location: East side of Possum Track Road (NCSR 2002) at/between Birchfall Drive and Waterman Drive

Total site area in square feet and acres: 581,090 square feet 13.34 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts:

Present land use(s): Open Land, Woodland, Single Family Residence

Property Owner

Name: Ted Reynolds (Bay Leaf Farm, Inc.)

Address: Box 26506

City: Raleigh State: NC Zip Code: 27611

E-mail Address: FAX: 919-832-3884

Telephone Number: 919-832-4110

Applicant (person to whom all correspondence will be sent)

Name: Alan Keith, P.E. Diehl & Phillips, P.A.

Address: 219 E. Chatham Street

City: Cary State: NC Zip Code: 27511

E-mail Address: arkeith@bellsouth.net FAX: (919) 467-5327

Telephone Number: (919) 467-9972 Relationship to Owner: Agent

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 0.50
 Max. # of lots allowable*: 7 Proposed # of lots*: 5+ 1 Residual
 Min. allowable lot area*: 80,000 sf Proposed min. lot area*: 80,065 sf
 Average lot area*: 93,088 sq. ft. sf
 Min. allowable lot width*: 150 ft Proposed min. lot width*: _____ 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: 0 acres
 Proposed open space area [by parcel]: 0 acres
 Proposed open space use(s) [by parcel]: 0
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 87,163 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 _____ 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) _____ Total # of proposed lots _____ Total # of acres _____

Calculate both: Estimate of recreation area required: _____
 Estimate of recreation fee required: _____

*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: Birchfall Drive - one
access point, Possum Track Road - Retain one driveway access point.

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Birchfall Drive	45	20	2	Y	N/A	<100	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) 5 lots x 4 trips/day
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Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: 0 ADT: _____

Type of vehicle: 0 ADT: _____

Utilities and Services

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

(x) community system (Bayleaf (Heater Utilities) or _____) (x) individual well(s)

Estimated total water demand: 2,880 gpd

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

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

Estimated total wastewater discharge: 2,880* gpd * - Subsurface

Solid waste collection provided by: Private Collection

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

Natural gas service provided by: Unknown

Telephone service provided by: Unknown Underground (x) yes () no

Cable television service provided by: Unknown Underground () yes () no

Fire protection provided by: Bayleaf

Miscellaneous

Generalized slope of site: moderate (+5%)

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 _____

(x) Long-Range Urban Services Area/Water Supply Watershed Falls Lake Watershed

() Long-Range Urban Services Area _____

(x) Non-Urban Area/Water Supply Watershed Falls Lake Watershed

() Non-Urban Area

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

Low Density Water Supply Watershed



- NOTES:**
1. SURVEY INFORMATION TAKEN FROM B. L. SCOTT AND CO., PROFESSIONAL LAND SURVEYORS, RALEIGH, NC.
 2. TOPOGRAPHY AND PROPERTY OWNERSHIP INFORMATION FROM WAKE COUNTY G.L.S.
 3. THERE ARE NO FEMA MAPPED AREAS IN THE IMMEDIATE VICINITY OF THE PROPOSED SUBDIVISION.

SITE DATA
OWNER/DEVELOPER:
 BAY LEAF FARMS DEVELOPMENT CO., INC.
 P O BOX 28506



NOTES:

1. TOPOGRAPHY AND PROPERTY INFORMATION TAKEN FROM...
2. OWNER/DEVELOPER WILL BE RESPONSIBLE FOR COSTS...
3. WATER SUPPLY: COMMUNITY WATER SYSTEM OR INDIVIDUAL...
4. WASTE WATER DISPOSAL: INDIVIDUAL SEPTIC TANKS...
5. ALL WAKE COUNTY EROSION CONTROL REGULATIONS WILL APPLY...
6. EXISTING LAND USE: OPEN LAND, WOODLAND...
7. UNSUITABLE SOILS TAKEN FROM SOIL REPORT BY SOIL CONSULTANTS, RALEIGH, NC.
8. STREETS SHALL BE PRIVATE.
9. PHILIP D. BAILEY WILL RETAIN APPROXIMATELY 1.86 AC. 1810.03 22 2946.

IMPERVIOUS SURFACE CALCULATION:

TOTAL SQUARE FEET IN SUBDIVISION PHASE: 58
 TOTAL ALLOWABLE IMPERVIOUS SURFACE: 581,526 sq. ft.
 IMPERVIOUS SURFACE IN STREET: 9,881 sq. ft.
 IMPERVIOUS SURFACE ALLOWABLE IN LOTS: 571,645 sq. ft.
 TOTAL ALLOWABLE IMPERVIOUS SURFACE PER LOT: 114,329 sq. ft.

SITE DATA

OWNER/DEVELOPER:
 BAY LEAF FARMS DEVELOPMENT CO., INC.
 P O BOX 26506
 RALEIGH, N.C. 27611

TOTAL ACREAGE 13.35 AC. (INCLUDING R/W, L)
 PIN: 1810.03 22 2946, 1810.03 12 8617
 ZONE: R80W
 TOTAL NUMBER OF LOTS: 5 + RESIDUAL BAY LEAF FARM
 AREA IN R/W: 0.50 AC.
 LINEAR FEET OF STREET: 345
 AVERAGE LOT SIZE: 2.19 AC.

LEGEND
 UNSUITABLE SOIL

GRAPHIC SCALE