



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 # 5-19-04
Fee \$800.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Name of Subdivision

Penny Road Project

() 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: 0761.04-83-6780 / 0761.04-83-3681

Address: 9905 Penny Road

Location: South side of Penny Rd, at/between
(north, east, south, west) (street)

Holly Springs Rd and Dutchman dr
(street) (street)

Total site area in square feet and acres: _____ square feet 22.0 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): _____

Property Owner

Name: Bobby L + Laura S Simpson

Address: 9905 Penny Rd

City: Raleigh State: NC Zip Code: 27606

E-mail Address: _____ FAX: _____

Telephone Number: 774-1855

Applicant (person to whom all correspondence will be sent)

Name: Carl Hunt

Address: 319 Chapin Rd

City: Raleigh State: NC Zip Code: 27603

E-mail Address: StewartPE@aol.com FAX: 779-1661

Telephone Number: 779-1855 Relationship to Owner: Client

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 (_____)

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

Estimated total water demand: _____ gpd

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

() community system – specify type(_____) (X) individual on-site system

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

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

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: _____

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 _____

(X) Long-Range Urban Services Area/Water Supply Watershed _____

(X) Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): _____

Max. # of lots allowable*: 23 Proposed # of lots*: 16

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: _____ sf

Average lot area*: 54,232 sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: 92 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: _____ acres

Proposed open space area [by parcel]: _____ acres

Proposed open space use(s) [by parcel]: ●

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

Proposed impervious surfaces area: _____ 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): _____ acres
within floodway: _____ 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) 562,500 Total # of proposed lots 16 Total # of acres 20

Calculate both: Estimate of recreation area required: 0.46 AC

Estimate of recreation fee required: \$12,857

*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: Penny Road (1)

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>Penny Rd</u>	<u>60</u>		<u>2</u>	<u>Y</u>			

¹ See current or most recent Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

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)

Other information (additional relevant information about the site or proposal you wish to note or cite)

Lined area for providing additional information.

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: Laura J. Simpson Date: 4-27-04

Signature: Bobby L. Simpson Date: 4-27-04

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: 4-27-04

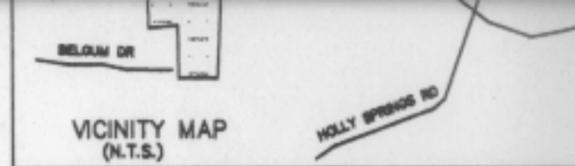
Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com. All application fees are non-refundable.

RECOMMENDED ROAD CONNECTION
STOP CONDITION



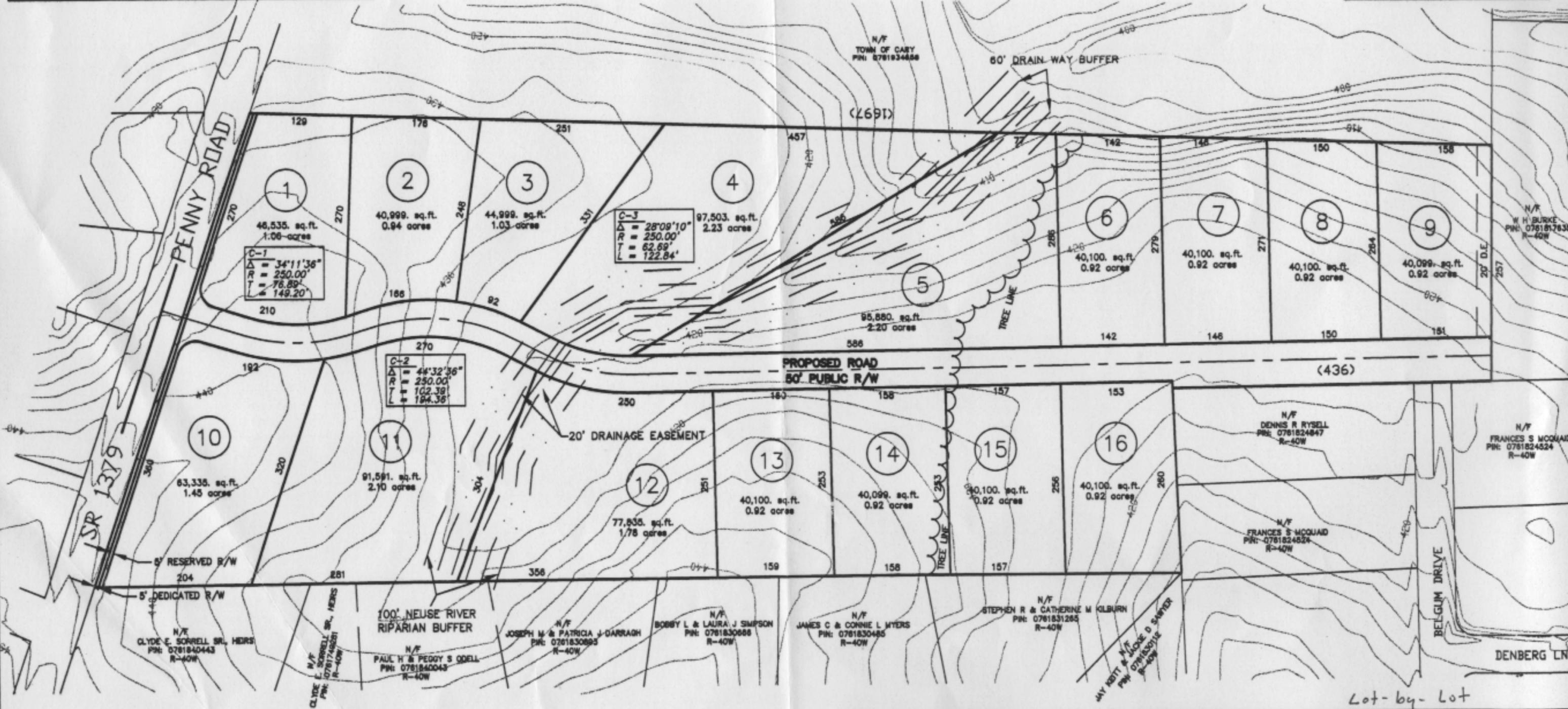
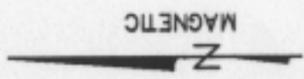
- DURING CONSTRUCTION
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL
 - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USE EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 - CONTOUR INTERVAL IS 2'
 - DRAINAGE EASEMENTS SHALL 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.
 - NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO SR 1379.
 - NEUSE RIVER BUFFER TO BE SIGNED OFF BY NCDENR.

NOTE: THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED TO A IMPERVIOUS SURFACE. IMPERVIOUS COVERAGE WILL BE LIMITED TO 6,720 SF PER LOT.
NOTE: 30% COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED FOR THE PORTION ABOVE THE ALLOWABLE



SITE DATA - TOTAL

- P.I.N. # 0781.04-83-6780
- P.I.N. # 0781.04-83-3681
- TOTAL TRACT SIZE = 22.0 ACRES
- NO. LOTS = 16
- MINIMUM LOT SIZE = 40,000 SF
- AVERAGE LOT SIZE = 64,232 SF
- LINEAR FEET OF STREET = 1,810 L.F.
- AREA OF STREETS = 2.06Ac.



GRAPHIC SCALE

STEWART-PROCTOR
ENGINEERING and SURVEYING
319 CHAPANOKE RD. SUITE 106
RALEIGH, NC 27603
TEL 919 779-1855 FAX 919 779-1661

PRELIMINARY SUBDIVISION PLAN FOR:
THE PENNY ROAD PROJ.

Lot-by-Lot