



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Amt Paid	
Check #	
Rec'd Date	
Rec'd By	

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

Hillcrest Farms

() cluster subdivision () 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? N/A

Property

Parcel Identification Number: 1822 44 0453

Address: 3909 PURNELL ROAD

Location: SOUTH side of PURNELL ROAD, at/between
(north, east, south, west) (street)

PURNELL ROAD and ONEIL ROAD
(street) (street)

Total site area in square feet and acres: 4161287 square feet 95.53 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): RESIDENTIAL / AG / MOBILE HOME PARK

Property Owner

Name: CONNIE & STEVEN CHOPLIN

Address: 3909 PURNELL ROAD

City: WAKE FOREST State: NC Zip Code: 27587

E-mail Address: N/A FAX: N/A

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: BOB ANDERSON / BARTON DEVELOPMENT

Address: 7000 SIX FORKS ROAD SUITE 105

City: RALEIGH State: NC Zip Code: 27615

E-mail Address: _____ FAX: 873 9727

Telephone Number: 427-9360 Relationship to Owner: BUYER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): R40W - 1 PER AC.
 Max. # of lots allowable*: 73 Proposed # of lots*: 54
 Min. allowable lot area*: _____ sf Proposed min. lot area*: 30,000 sf
 Average lot area*: 35,000 sf
 Min. allowable lot width*: 70 ft Proposed min. lot width*: 100 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: 16.87 acres
 Proposed open space area [by parcel]: 17.48 acres
 Proposed open space use(s) [by parcel]: RECREATIONAL
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 528,940 sf
 Proposed impervious surface coverage (Impervious surfaces area/site area x 100): 18 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 7 acres
 within floodway: 7 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) 641,140 Total # of proposed lots 54 Total # of acres 95.53

Calculate both: Estimate of recreation area required: 1.54 Ac.
 Estimate of recreation fee required: \$ 10,335.56

*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: _____

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
<u>ONEAL ROAD</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>	<u>DEAD END ROAD</u>		<u>540</u>
					<u>N/A</u>		

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) _____

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: LOW TRAFFIC DEAD END ROAD ADT: N/A
Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)
(X) community system (AQUA) () individual well(s)

Estimated total water demand: 19,440 gpd

Wastewater collection/treatment provided by: () municipal system (_____)
() community system – specify type (_____) (X) individual on-site system

Estimated total wastewater discharge: 19,440 gpd

Solid waste collection provided by: PRIVATE

Electrical service provided by: WAKE ELECTRIC 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: NEW LIGHT

Miscellaneous

Generalized slope of site: MODERATE

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: NONE

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 _____

() Non-Urban Area/Water Supply Watershed _____

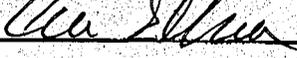
() Non-Urban Area _____

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)

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).

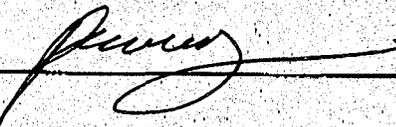
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 8-22-05

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.

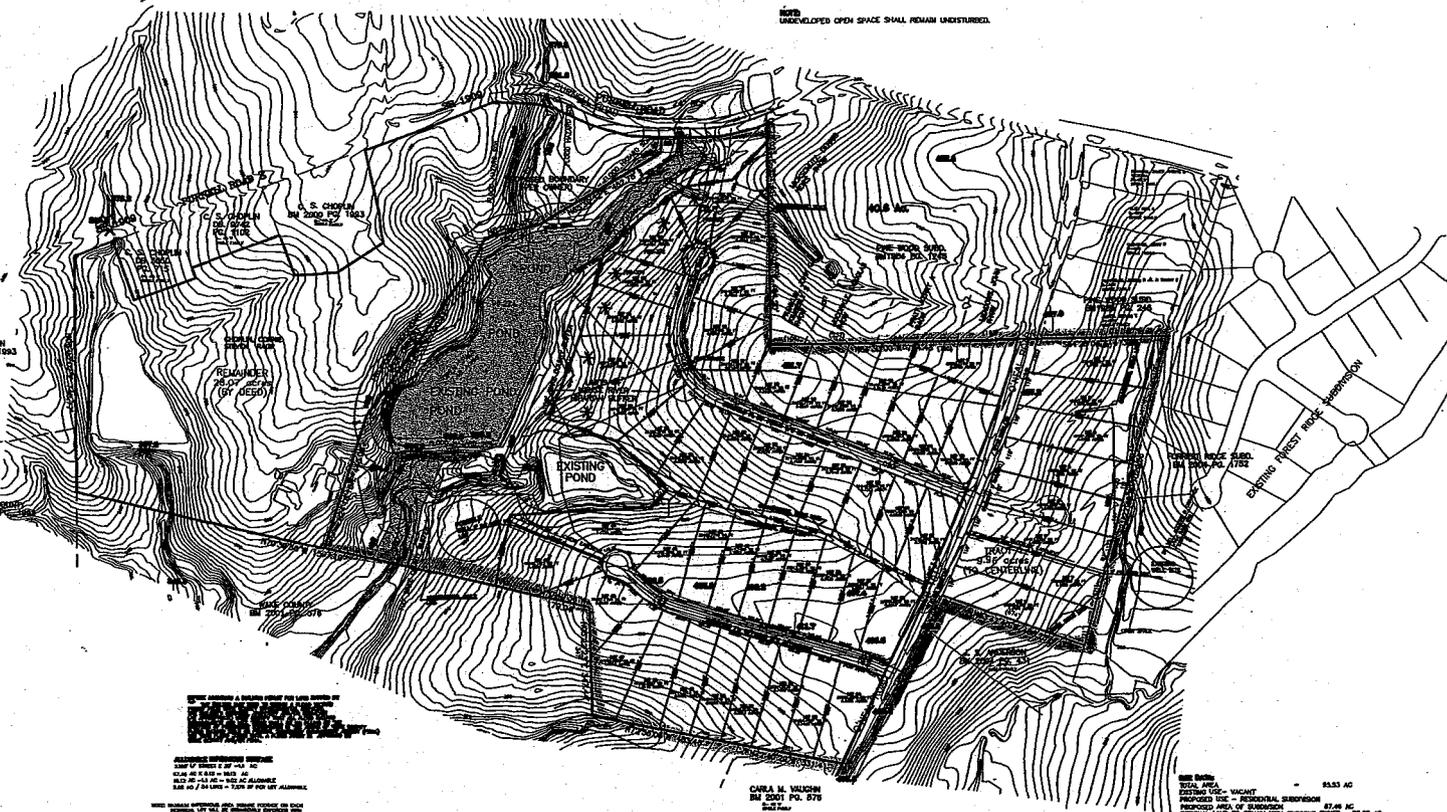
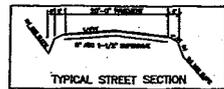
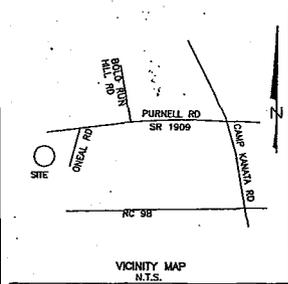
Signature:  Date: 8-23-05

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.

CLUSTER
PROPOSED HILLCREST FARMS SUBDIVISION

DEVELOPMENT CONSULTING SERVICES, INC.
1401 AVERSBO ROAD, SUITE 206
GARNER, NC 27529
(919)625-0411

1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY.
2. THIS PLAN IS NOT TO BE CONSIDERED AS A GUARANTEE OF ANY KIND.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
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NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "A", THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND/OR SUBMITTER (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
THESE SHALL BE NO FILING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNLESS AFTER A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND INCHES.
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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1" = 400'

NET AREA	80.53 AC
TOTAL AREA	80.53 AC
PROPOSED USE - RESIDENTIAL SUBDIVISION	
PROPOSED AREA OF SUBDIVISION	81.04 AC
RESIDUAL LAND TO REMAIN WITH EXISTENT OWNER	35.07 AC
TOTAL NUMBER OF PLOTTABLE LOTS	73
TOTAL NUMBER OF PROPOSED LOTS	64
LINEAR FEET OF STREET	2300 LF
REQUIRED OPEN SPACE SIZE OF 8748 AC OR 18.87 AC	17.48 AC
PROPOSED OPEN SPACE	1623-24-0483
FORM NO. 8-808	

OWNER:
BAYVIEW DEVELOPMENT GROUP
2000 SIX FARMS ROAD, SUITE 115
RALEIGH, NC 27615
477-8300
F 813-8727

NEW HAMP TOWNSHIP WAKE COUNTY
NORTH CAROLINA JULY 20, 2006