

5-17-04



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # 100059
Fee \$800.00
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

Bluffs II

() 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: 0771.03-13-5617

Address: Holly Springs Road

Location: South side of Holly Springs Road, at/between
(north, east, south, west) (street)

Penny Road and Gucci Drive
(street) (street)

Total site area in square feet and acres: 392,230 square feet 9.00 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

Property Owner

Name: Bluffs II, LLC

Address: 111 MacKenan Drive

City: Cary State: NC Zip Code: 27611

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

Telephone Number: 469-3340

Applicant (person to whom all correspondence will be sent)

Name: Withers & Ravenel, Inc., Attn: Brad Hart, PE

Address: 111 MacKenan Drive

City: Cary State: NC Zip Code: 27511

E-mail Address: bhart@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*: 9 Proposed # of lots*: 4
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 44,876 sf
 Average lot area*: 93,070 sf
 Min. allowable lot width*: 110 ft Proposed min. lot width*: 160 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % of site area N/A
 Min. open space area: 0 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]: N/A acres
 Proposed impervious surfaces area: 46,790 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.93 %
 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) \$163,800 Total # of proposed lots 4 Total # of acres 9.0

Calculate both: Estimate of recreation area required: .11 acres
 Estimate of recreation fee required: \$2080.00

*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: Holly Springs 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
Holly Springs Road	60	22 +/-	2	Y	12,000		40

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) 4 lots X 10 trips /day
 2/20/04 C:\WINDOWS\Desktop\Preliminary Subdivision Plan Approval - Application 03.doc

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

Type of vehicle: Unknown ADT: Unknown

Type of vehicle: _____ ADT: _____

Utilities and Services

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

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

Estimated total water demand: 1440 gpd

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

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

Estimated total wastewater discharge: 1440 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: Volunteer Fire Department

Miscellaneous

Generalized slope of site: Rolling, steep terrain with slopes ranging from 7% to 30%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Stream adjacent to Holly Springs Road

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 Swift Creek Watershed

() Non-Urban Area _____

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

Residential < 1 unit / acre

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

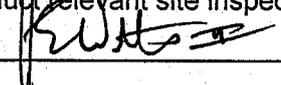
Per Article 19 of the Approved UDO Subdivision Module [Section 19-36(a) (1)], approval is requested to allow a modification to the Class B Private Road Design Standards,

Note that no deviation of the required roadway geometric standards are requested. The only deviation requested is to allow a 30' wide private right-of-way in lieu of a 45' wide private right-of-way.

See attached letter outlining this request.

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: 4/25/06

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: 4/25/06

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.

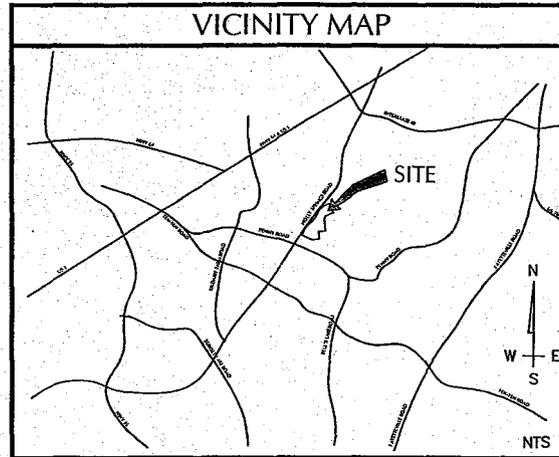
PRELIMINARY SUBDIVISION PLAN

BLUFFS II

WAKE COUNTY, NORTH CAROLINA

APRIL 25, 2006

PRELIMINARY SUBDIVISION PLANS
WAKE COUNTY PROJECT NO. 200604010



INDEX OF SHEETS

EXISTING CONDITIONS PLAN	SHT 1
PRELIMINARY SUBDIVISION PLAN	SHT 2

LEGEND

DESCRIPTION	EXISTING	PROPOSED
INTERMEDIATE CONTOUR INTERVAL	———	———
INDEX CONTOUR INTERVAL	———	———
RIGHT OF WAY LIMITS	———	———
ROADWAY CENTERLINE	———	———
CURB & GUTTER	———	———
SANITARY SEWER FACILITIES	———	———
STORM SEWER FACILITIES	———	———
WATERLINE	———	———
FIRE HYDRANT ASSEMBLY	———	———
FENCING STRUCTURE	———	———
WOODSLINE	———	N/A
WATERWAYS	———	N/A
SILT FENCING	N/A	———

PREPARED BY:

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS

111 MacKenan Drive Cary, North Carolina 27511 tel: 919-469-3340 fax: 919-467-6008 www.withersravenel.com

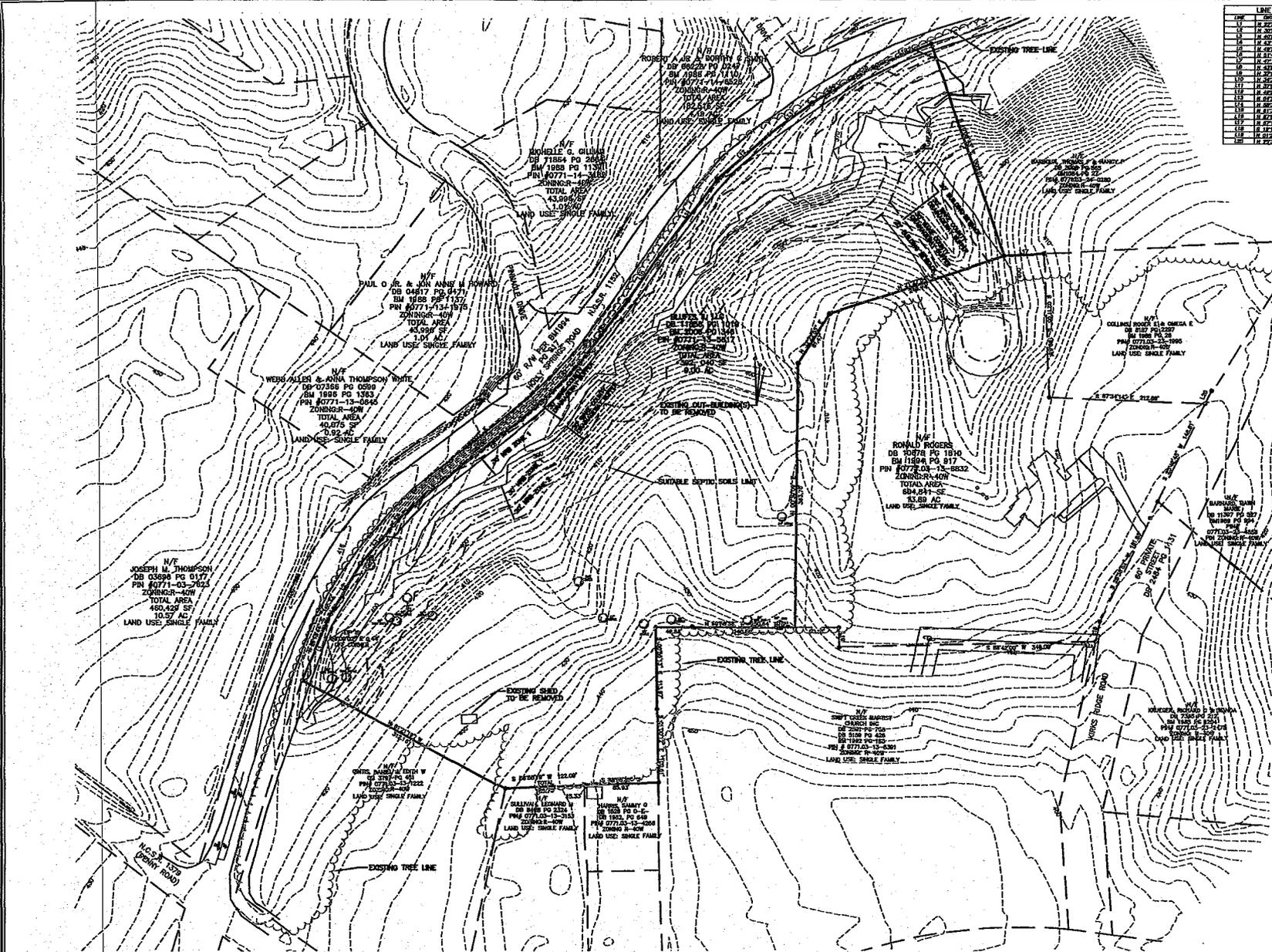
DEVELOPER/OWNER

BLUFFS II, LLC
111 MacKenan Drive
Cary, NC 27511
919-469-3340
ATTN: TONY WITHERS



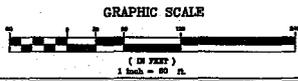
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LINE	DESCRIPTION	DATE
101	101	10/1/00
102	102	10/1/00
103	103	10/1/00
104	104	10/1/00
105	105	10/1/00
106	106	10/1/00
107	107	10/1/00
108	108	10/1/00
109	109	10/1/00
110	110	10/1/00
111	111	10/1/00
112	112	10/1/00
113	113	10/1/00
114	114	10/1/00
115	115	10/1/00
116	116	10/1/00
117	117	10/1/00
118	118	10/1/00
119	119	10/1/00
120	120	10/1/00



DEVELOPER/OWNER
BLUFFS II, LLC
 111 MacKeran Drive
 Cary, NC 27511
 919.484.2400
 4786 10/01/2008

- NOTE:
1. BOUNDARY SHOWN IS FROM MAP BOOK 2006, PAGE 348
 2. EXISTING TOPOGRAPHY SHOWN IS BASED ON GIS INFORMATION.
 3. EXISTING STREAM BANK AND BUFFER LOCATIONS SHOWN ARE BASED ON FIELD SURVEYS BY WITHERS, RAVENEL, INC.
 4. LIMITS OF SEPTIC SUITABLE SOILS SHOWN ARE FROM FIELD DELINEATION BY SOIL AND ENVIRONMENTAL CONSULTANTS, INC.



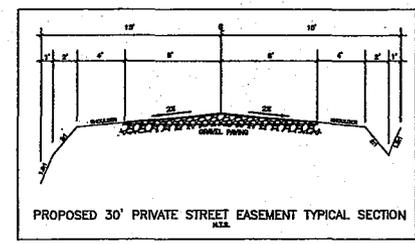
No.	Revision	Date	By	Design	Scale

BLUFFS II
 WAKE COUNTY, NC

EXISTING CONDITIONS PLAN

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS
 111 MacKeran Drive, Cary, North Carolina 27511 | 919.484.2400 | www.witherandsravenel.com

Sheet No.
1



LINE	DIRECTION	BEARING
1	N 89° 51' 15" E	20.00
2	S 89° 51' 15" E	20.00
3	N 89° 51' 15" E	20.00
4	S 89° 51' 15" E	20.00
5	N 89° 51' 15" E	20.00
6	S 89° 51' 15" E	20.00
7	N 89° 51' 15" E	20.00
8	S 89° 51' 15" E	20.00
9	N 89° 51' 15" E	20.00
10	S 89° 51' 15" E	20.00
11	N 89° 51' 15" E	20.00
12	S 89° 51' 15" E	20.00
13	N 89° 51' 15" E	20.00
14	S 89° 51' 15" E	20.00
15	N 89° 51' 15" E	20.00
16	S 89° 51' 15" E	20.00
17	N 89° 51' 15" E	20.00
18	S 89° 51' 15" E	20.00
19	N 89° 51' 15" E	20.00
20	S 89° 51' 15" E	20.00



SITE DATA:

TOTAL TRACT AREA: 8.00 AC (BELOW 80')
 EXISTING LANE WIDTH: 16'-0"
 EXISTING DRIVE: 8'-0"
 INTERSECTION: RIGHT CURVE
 THE MAP NO. 077103-03-0077
 TOTAL AREA OF PROPOSED LOTS: 4
 PROPOSED DRIVE: 0.44 LOTS/AC
 IMPROVED SURFACE SUMMARY:
 PRIVATE DRIVE: 16,750 SF
 LOTS (4 X 8,000 SF): 32,000 SF
 TOTAL IMPROVEMENTS: 48,750 SF (1.27 AC)
 PROPOSED IMPROVEMENTS: 11,800 SF (0.27 AC)

NOTE:

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- EXISTING TOPOGRAPHY SHOWN IS BASED ON GIS INFORMATION.
- EXISTING STREAM BANK AND BUFFER LOCATIONS SHOWN ARE BASED ON FIELD SURVEYS BY WITHERS & RAVENEL, INC.
- THERE IS NO FIRM-MAPPED FLOODPLAIN ON THIS SITE PER FIRM COMMUNITY PANEL 3718300612E, DATED MARCH 3, 1992.
- WELLS AND SEWER SERVICE FOR ALL LOTS IN THIS DEVELOPMENT SHALL BE VIA INDIVIDUAL ON-SITE WELLS AND SEPTIC SYSTEMS.



No.	Revision	Date	By	Designer	Scale	Check

BLUFFS II
 WAKE COUNTY, NC

PRELIMINARY SUBDIVISION PLAN

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS
 111 McEwen Drive, Cary, North Carolina 27511 | 919-469-3340 | Fax: 919-462-6208 | www.wr-engineers.com

Sheet No. **2**