



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

"HEATHER GLEN"

cluster subdivision 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? _____

Property

Parcel Identification Number: 1618.03-43-0877

Address: JORDAN ROAD, WAKE COUNTY, N.C.

Location: EAST side of JORDAN ROAD (SR 2731), at/between
(north, east, south, west) (street)

TEN TEN ROAD and ROY AVERETTE DRIVE
(street) (street)

Total site area in square feet and acres: 2,554,784 R/W square feet 58.65
Out of Out of R/W acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30 (55.927 Ac),
HD (2.301 Ac), R-20 (0.422 Ac)

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): Agricultural/Wooded

Property Owner

Name: SLPC, LLC C/O STEVE LANGDON

Address: 7033 Raleigh Road

City: Benson State: N.C. Zip Code: 27504

E-mail Address: _____ FAX: _____

Telephone Number: 919-868-6868

Applicant (person to whom all correspondence will be sent)

Name: SLPC, LLC C/O LINWOOD C. THORNTON II, MANAGER

Address: 7033 Raleigh Road

City: Benson State: N.C. Zip Code: 27504

E-mail Address: _____ FAX: _____

Telephone Number: 919-868-6868 Relationship to Owner: Owner

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 Units per Acre

Max. # of lots allowable*: 85 Lots Proposed # of lots*: 45

Min. allowable lot area*: Subject to Environmental Health Approvals sf Proposed min. lot area*: Smallest Lot 25,546 sf

Average lot area*: 42,549 S.F. (0.977 Ac) sf

Min. allowable lot width*: 95.00' ft Proposed min. lot width*: 30.00' ft

* If applicable, show for each zoning district Along Road R/W

Min. open space standard (see Sec. 3.4.3(E)(1)): 10 % () 25 % of site area

Min. open space area: 5.865 Acres acres

Proposed open space area [by parcel]: 9.554 acres

Proposed open space use(s) [by parcel]: "Preserved Natural Areas"

Proposed future development site area [by site]: 49.096 acres

Proposed impervious surfaces area: 8.797 Acres - 383,217 S.F. sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 (Max) %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 8.216 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) \$649,724 Total # of proposed lots 45 Total # of acres 58.65

Calculate both: Estimate of recreation area required: 1.2857 Acres

Estimate of recreation fee required: \$14,243.13

*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: Jordan Road (SR 2731)

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
Jordan Road	60'	20'	2	Y	Unknown		

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: Unknown ADT: _____

Type of vehicle: Unknown ADT: _____

Utilities and Services

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

(x) community system (Heater Utilities Inc.) () individual well(s)

Estimated total water demand: N/A gpd

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

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

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: Busy Bee Sanitation

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

Natural gas service provided by: N/A

Telephone service provided by: AT & T Underground (x) yes () no

Cable television service provided by: Time Warner Underground (x) yes () no

Fire protection provided by: Garner Fire Department

Miscellaneous

Generalized slope of site: 4 % +/-

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None to my knowledge

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 _____

(x) Long-Range Urban Services Area Garner

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

Fuquay-Varina/Garner Area Land Use Plan



WILLIAM K. CROCKER
REVOCABLE TRUST
DEED BOOK 7656, PAGE 750
PIN: 1618.01-45-3504

EDWARD M. PURDIE &
WIFE SAMANTHA M. PURDIE
DEED BOOK 10923, PAGE 818
BOOK OF MAPS 1998, PAGE 1650
BOOK OF MAPS 2001, PAGE 2287
BOOK OF MAPS 2004, PAGE 691
PIN: 1618.04-54-1636

TURNER FARMS SUBDIVISION
SECTION III, PHASE II
BOOK OF MAPS 1983, PAGE 280

TURNER FARMS SUBDIVISION
SECTION II, REVISED
BOOK OF MAPS 1978, VOL. 1, PAGE 853

GRISSOM FARMS PH2
GRISSOM FARM SUBDIVISION
PHASE 2
BOOK OF MAPS 2004, PAGES 690-691

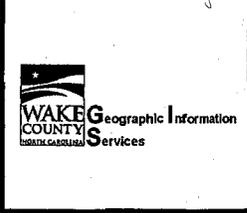
GRISSOM FARM SUBDIVISION
PHASE 1
BOOK OF MAPS 2001, PAGES 2324-2326
GRISSOM FARMS

- Existing Conditions Map**
- ±±±±±±±± County
 - Flood Prone Soils
 - Floodplain
 - ±±±±±±±± New Topo (1999)
 - ±±±±±±±± Hydrography
 - ±±±±±±±± Easements
 - ±±±±±±±± Easements Annotation
 - ±±±±±±±± Parcels
 - ±±±±±±±± Property Misc
 - ±±±±±±±± Rights of Way Annotation
 - ±±±±±±±± Pin Numbers
 - ±±±±±±±± Existing Subdivisions
 - ±±±±±±±± Wake Proposed Subdivisions
 - ±±±±±±±± Highlighted Features

PRELIMINARY SUBDIVISION PLAN
PROPOSED CLUSTER SUBDIVISION
"HEATHER GLEN"

BYRD SURVEYING, P.A.
PROFESSIONAL LAND SURVEYORS
112 E. JOHNSTON ST.
SMITHFIELD, N.C. 27577
PHONE: 919-989-9300
FAX: 919-989-9301

DATE: 1-22-2007	SURVEYED BY: GHM	FIELD BOOK SEE FILE
SCALE: 1" = 400'	DRAWN BY: LEBJ	DRAWING NO. 06-167
CHECKED & CLOSURE BY: LEB		



SURVEYED FOR
SLPC, LLC

TOWNSHIP: PANTHER BRANCH	COUNTY: WAKE
CITY OR TOWN:	STATE: NORTH CAROLINA
ZONE: R-30, HD, & R-20	PIN: 1618.03-43-0877

