



WAKE COUNTY
DEC - 1 2015
PLANNING, DEVELOPMENT
& INSPECTIONS

~~WAKE COUNTY~~
NOV 18 2015
PLANNING, DEVELOPMENT
& INSPECTIONS

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222
Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

S-25-15

Planning, Development
& Inspections

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision RUFFALOE - LAKE WHEELER

cluster subdivision () lot-by-lot subdivision () open space
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: 0791-55-0477, 0791-35-5241

Address: 4725 LAKE WHEELER RD.

Location: EAST side of LAKE WHEELER (street), LAKE WHEELER RD. (street), SLONKINS RD. (street), LAKE WHEELER RD. (street), and SLONKINS RD. (street), at/between (north, east, south, west)

Total site area in square feet and acres: 9356,173 square feet 214.79 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40U

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): WOODED + VACANT

Property Owner (Contact information is needed for reviews to proceed - Please provide fax or email)

Name: RUFFALOE LAND LIMITED PARTNERSHIP

Address: 4725 LAKE WHEELER RD.

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: _____ FAX: _____

Telephone Number: _____

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: MIKE STEVART

Address: 319 CHADWICK ROAD State: N.C. Zip Code: 27607

City: RALEIGH E-mail Address: STEVARTPE@aol.com FAX: 919-779-1661

Telephone Number: 919-779-1855 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 UNIT PER AC.

Max. # of lots allowable*: 214 Proposed # of lots*: 155

Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 27,225 sf

Average lot area*: 35,846 sf

Min. allowable lot width*: 75 ft Proposed min. lot width*: 81 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % () 30% () 40% of site area
 Min. open space area: 5370 acres
 Proposed open space area [by parcel]: 7154 acres
 Proposed open space use(s) [by parcel]: Passive Rec. / Open
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surface area: 1,370,833 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): acres
 within floodway: 26.0 acres

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
LAKE WHEELER ROAD	60	20	2	Y	12-15,000	5,450	1,550

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: N/A ADT:
 Type of vehicle: N/A ADT:

Utilities and Services

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

Estimated total water demand: 55,800 gpd () individual well(s)

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

Estimated total wastewater discharge: 42,000 gpd
 Electrical service provided by: PROGRESS ENERGY gpd
 Natural gas service provided by: gpd
 Underground (X) yes () no

Telephone service provided by: GELSEWORTH Underground (X) yes () no

Cable television service provided by: TWC Underground (X) yes () no

Fire protection provided by: SWIFT CREEK Underground (X) yes () no

Miscellaneous

Generalized slope of site: Rolling

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A

Valuable historic resources (homestead, mill, archaeological site) on or adjoining site: N/A

Land Use Plan Classifications

General Classification (note associated municipality and/or 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 SQUIRT CREEK
 - 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: John Michael Rappelle Date: 10-6-15

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: [Signature] Date: 10-6-15

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
All application fees are non-refundable.

