



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
 Fee \$1000.00
 Amt Paid
 Check #
 Recd Date
 Recd 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

STEVEN'S OAKS SID PHASE 3

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: 1618518161 & 1618601615

Address: _____

Location: SOUTH side of NC Hwy 50, at/between
(north, east, south, west) (street)
 NC Hwy 50 and NCSR 1010
(street) (street)

Total site area in square feet and acres: 997,088.4 square feet 22.89 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

HD

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): _____

Property Owner

Name: MELINDA CANADY

Address: 220 GALLOP DRIVE

City: CLAYTON State: NC Zip Code: 27520

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: SOUTHWIND SURVEYING & ENG.

Address: 201 GLEN ROAD

City: GARNER State: NC Zip Code: 27529

E-mail Address: c.jones@southwind.com FAX: (919) 773-0148

Telephone Number: (919) 773-0183 Relationship to Owner: N/A

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 UNITS/ACRES
 Max. # of lots allowable*: 33 Proposed # of lots*: 27
 Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 18,234.77 sf
 Average lot area*: 26,640 sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 85 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: 2.28 acres
 Proposed open space area [by parcel]: _____ acres
 Proposed open space use(s) [by parcel]: TO CONSERVE & PROTECT SIGNIFICANT NATURAL RESOURCES
 Proposed future development site area [by site]: ∅ acres
 Proposed impervious surfaces area: 85,355 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 8.56 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 4.35 acres
 within floodway: N/A 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) 179,257 Total # of proposed lots 27 Total # of acres 22.89

Calculate both: Estimate of recreation area required: 0.77 AC.
 Estimate of recreation fee required: \$6,044

*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: OPEN FIELD DRIVE
ONE ACCESS POINT

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
OPEN FIELD DR.	50	20	2	Y			

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: N/A

Type of vehicle: _____ ADT: _____

Utilities and Services

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

() community system (HEATER UTILITIES) () individual well(s)

Estimated total water demand: 9,720 gpd

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

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

Estimated total wastewater discharge: 9,720 gpd

Solid waste collection provided by: _____

Electrical service provided by: PROGRESS ENERGY Underground () yes () no

Natural gas service provided by: N/A

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

Cable television service provided by: N/A Underground () yes () no

Fire protection provided by: HEATER UTILITIES

Miscellaneous

Generalized slope of site: MILD SLOPE

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

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

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 _____

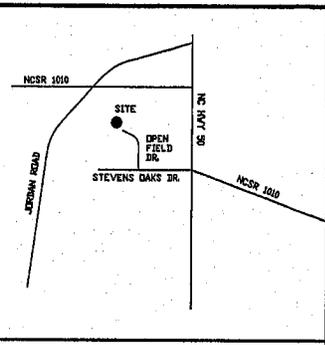
Land Use Classification(s) (Note Area Land Use Plan, if applicable):

FUQUAY-CARVER AREA LAND USE PLAN RESIDENTIAL < 1.5 UNITS/ACRE

- 1 - NC DEPT. OF TRANSPORTATION
ZONING: R-30 USE: VACANT
- 2 - GEORGE & SHIRLEY SANDY
ZONING: R-30 USE: VACANT
- 3 - DONALD & HOPE PHILLIPPE
ZONING: R-30 USE: SINGLE FAMILY
- 4 - TALMADGE & SHARON THACKER
ZONING: R-30 USE: SINGLE FAMILY
- 5 - ROBERT & ELISE GROUNDWATER
ZONING: R-30 USE: SINGLE FAMILY
- 6 - MARY & JOHN CAFAPORTE
ZONING: R-30 USE: SINGLE FAMILY
- 7 - LASHAUNE & CHRISTINE HATLEY
ZONING: R-30 USE: SINGLE FAMILY
- 8 - ISAAC & DESHARN BUNCH
ZONING: R-30 USE: SINGLE FAMILY
- 9 - TAMMY & JAMES GERMILLER
ZONING: R-30 USE: SINGLE FAMILY
- 10 - PHILLIP & ERICA BANKS
ZONING: R-30 USE: SINGLE FAMILY
- 11 - KARL & JIMMIE BRDSCHINSKI
ZONING: R-30 USE: SINGLE FAMILY
- 12 - ELLEN & JOHN MAGDEFRAU
ZONING: R-30 USE: SINGLE FAMILY
- 13 - RUBY RUTLEDGE
ZONING: R-30 USE: SINGLE FAMILY
- 14 - KRISTIE MASON
ZONING: R-30 USE: SINGLE FAMILY
- 15 - GEORGIA DEWEIL
ZONING: R-30 USE: SINGLE FAMILY
- 16 - GERALD HUGHES
ZONING: R-30 USE: SINGLE FAMILY
- 17 - HORACE PENNY
ZONING: HD USE: VACANT
- 18 - PROP. SOUTHERN-WAKE EXPRESSWAY
ZONING: HD USE: VACANT
- 19 - TH TURNER FARMS INC.
ZONING: HD USE: VACANT
- 20 - NC DEPT. OF TRANSPORTATION
ZONING: HD USE: VACANT
- 21 - NC DEPT. OF TRANSPORTATION
ZONING: R-30 USE: SINGLE FAMILY
- 22 - NC DEPT. OF TRANSPORTATION
ZONING: HD USE: SINGLE FAMILY
- 23 - RANDY & BILLIE PENNY
ZONING: R-30 USE: VACANT

- 24 - ODELL PENNY
ZONING: HD USE: SINGLE FAMILY
- 25 - NC DEPT. OF TRANSPORTATION
ZONING: HD USE: SINGLE FAMILY
- 26 - NC DEPT. OF TRANSPORTATION
ZONING: HD USE: VACANT
- 27 - NC DEPT. OF TRANSPORTATION
ZONING: HD USE: SINGLE FAMILY
- 28 - RANDY PENNY
ZONING: HD USE: VACANT
- 29 - RANDY PENNY
ZONING: HD USE: SINGLE FAMILY
- 30 - ROBERT & BARBARA MCGHEE
ZONING: HD USE: SINGLE FAMILY
- 31 - ROBERT & BILLIE MATTHEWS
ZONING: HD USE: SINGLE FAMILY
- 32 - ROBERT & BILLIE MATTHEWS
ZONING: HD USE: VACANT
- 33 - PERRY DEV. CO.
ZONING: HD USE: VACANT
- 34 - PAUL & BARBARA O'CONNOR
ZONING: HD USE: SINGLE FAMILY
- 35 - RONALD TOLBERT
ZONING: HD USE: SINGLE FAMILY
- 36 - DWIGHT STANLEY
ZONING: HD USE: SINGLE FAMILY
- 37 - MICHAEL NEDRIGA
ZONING: HD USE: SINGLE FAMILY
- 38 - JEFFREY & AUDREY BARNES
ZONING: HD USE: SINGLE FAMILY
- 39 - WILLIAM & LELIA MCLAMB
ZONING: HD USE: SINGLE FAMILY
- 40 - EDUAEDO FERNANDEZ
ZONING: HD USE: SINGLE FAMILY
- 41 - EUGENE & MARTHA GOMES
ZONING: HD USE: SINGLE FAMILY
- 42 - BRIAN ROMMEL
ZONING: HD USE: SINGLE FAMILY
- 43 - BARRY & HOLLY GASKINS
ZONING: HD USE: SINGLE FAMILY
- 44 - ROBERT & JENNIFER MATTHEWS
ZONING: HD USE: SINGLE FAMILY

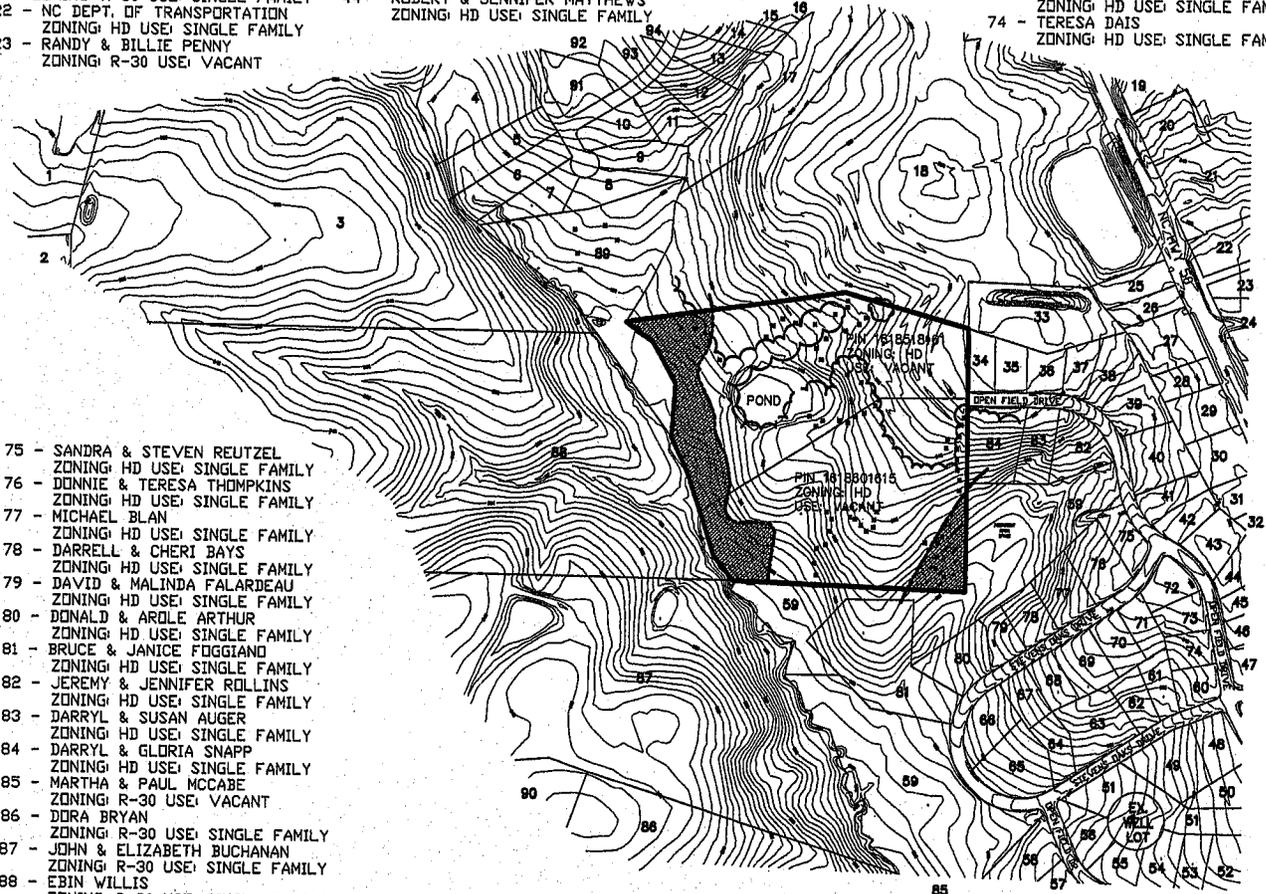
- 45 - NOEL & ANGELA PERRY
ZONING: HD USE: SINGLE FAMILY
- 46 - PATRICK GRIMMETT
ZONING: HD USE: SINGLE FAMILY
- 47 - JASON & CARLA WYRICK
ZONING: HD USE: SINGLE FAMILY
- 48 - JEREMY & JENNIFER PARRISH
ZONING: HD USE: SINGLE FAMILY
- 49 - ROBERT & TRACEY MAIN
ZONING: HD USE: SINGLE FAMILY
- 50 - JOHN GRAHAM
ZONING: HD USE: SINGLE FAMILY
- 51 - ERNESTINE LEWIS
ZONING: HD USE: SINGLE FAMILY
- 52 - TIMOTHY & DONNA WHITE
ZONING: HD USE: SINGLE FAMILY
- 53 - KIE EDM
ZONING: HD USE: SINGLE FAMILY
- 54 - ANTHONY WHITE
ZONING: HD USE: SINGLE FAMILY
- 55 - MELISSA CHRISTOPHER
ZONING: HD USE: SINGLE FAMILY
- 56 - JAMES & SHERRI ALLEN
ZONING: HD USE: SINGLE FAMILY
- 57 - BRIAN ROBINSON
ZONING: HD USE: SINGLE FAMILY
- 58 - CURTIS & PAMELA CARROLL
ZONING: HD USE: SINGLE FAMILY
- 59 - PERRY DEV. CO.
ZONING: HD USE: VACANT
- 60 - ALINZO & DELLA WATSON
ZONING: HD USE: SINGLE FAMILY
- 61 - TRACEY & MELODY BRISSON
ZONING: HD USE: SINGLE FAMILY
- 62 - RAYMOND & JOYCE WILLIAMS
ZONING: HD USE: SINGLE FAMILY
- 63 - FRANKLIN & DELANO MORAN
ZONING: HD USE: SINGLE FAMILY
- 64 - RAMONA & MARIA PETEU
ZONING: HD USE: SINGLE FAMILY



VICINITY MAP

SCALE

- 65 - JEFFREY THEYS
ZONING: HD USE: SINGLE FAMILY
- 66 - PAUL & MARIE WITMER
ZONING: HD USE: SINGLE FAMILY
- 67 - DAVID & AMY MOORE
ZONING: HD USE: SINGLE FAMILY
- 68 - KELLY ROBINSON
ZONING: HD USE: SINGLE FAMILY
- 69 - ANGELA DUNAWAY
ZONING: HD USE: SINGLE FAMILY
- 70 - TIMOTHY & LISA CULBERTSON
ZONING: HD USE: SINGLE FAMILY
- 71 - DAVID & DEBORAH BLADOCK
ZONING: HD USE: SINGLE FAMILY
- 72 - MELODY & BERNARD JONES
ZONING: HD USE: SINGLE FAMILY
- 73 - SILBESTER & DOROTHY GOMES
ZONING: HD USE: SINGLE FAMILY
- 74 - TERESA DAIS
ZONING: HD USE: SINGLE FAMILY



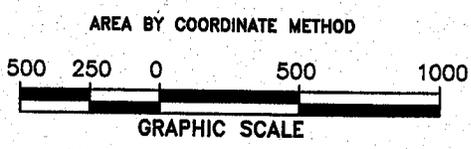
- 75 - SANDRA & STEVEN REUTZEL
ZONING: HD USE: SINGLE FAMILY
- 76 - DONNIE & TERESA THOMPSON
ZONING: HD USE: SINGLE FAMILY
- 77 - MICHAEL BLAN
ZONING: HD USE: SINGLE FAMILY
- 78 - DARRELL & CHERI BAYS
ZONING: HD USE: SINGLE FAMILY
- 79 - DAVID & MALINDA FALARDEAU
ZONING: HD USE: SINGLE FAMILY
- 80 - DONALD & ARDLE ARTHUR
ZONING: HD USE: SINGLE FAMILY
- 81 - BRUCE & JANICE FODGIANO
ZONING: HD USE: SINGLE FAMILY
- 82 - JEREMY & JENNIFER ROLLINS
ZONING: HD USE: SINGLE FAMILY
- 83 - DARRYL & SUSAN AUGER
ZONING: HD USE: SINGLE FAMILY
- 84 - DARRYL & GLORIA SNAPP
ZONING: HD USE: SINGLE FAMILY
- 85 - MARTHA & PAUL MCCABE
ZONING: R-30 USE: VACANT
- 86 - DDRA BRYAN
ZONING: R-30 USE: SINGLE FAMILY
- 87 - JOHN & ELIZABETH BUCHANAN
ZONING: R-30 USE: SINGLE FAMILY
- 88 - EBIN WILLIS
ZONING: R-30 USE: SINGLE FAMILY
- 89 - ENNIS FARMS & CONSTRUCTION INC.
ZONING: R-30 USE: VACANT
- 90 - WILMA & JAMES BLAKE
ZONING: R-30 USE: VACANT

- 91 - JERRY & DEBRA MOZINGO
ZONING: R-30 USE: SINGLE FAMILY
- 92 - BRADY & AMY TERRENTS
ZONING: R-30 USE: SINGLE FAMILY
- 93 - ROBERT & TERESA BECHER
ZONING: R-30 USE: SINGLE FAMILY
- 94 - EARLES & CAROLYN PURSER
ZONING: R-30 USE: SINGLE FAMILY



APPROXIMATE LOCATION FLOOD HAZARD SOILS

OWNERS:
**MELINDA CANADY &
 MELANIE PENNYMANGUM**
 220 GALLOP DRIVE
 CLAYTON, NC 27520
 DB. 10216, PG. 210
 PIN #: 1618518161, 1618601615



EXISTING CONDITIONS MAP FOR:

**STEVENS OAKS SUBDIVISION
 PHASE 3**

 201 GLEN ROAD GARNER, NC 27529 919-773-0183 919-773-0148 (FAX)	PANTHER BRANCH TOWNSHIP
	WAKE COUNTY
SCALE 1"=500'	DATE 1-11-06
DRAWING NO. 05-0145	