



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

Pennington Trace

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: 1810 24 6100

Address: 0 Possum Track Road

Location: N side of Possum Track, at/between
(north, east, south, west) (street)

Waterman Drive and Moriah Way
(street) (street)

Total site area in square feet and acres: 713,516 square feet 16.38 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R80W, 16.38 Acres

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

Property Owner

Name: Edge, Henry M. & Edge, Billy Lee (Trustee's)

Address: 4911 Bay Oaks Court

City: College Station State: TX Zip Code: 77845-8419

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

Telephone Number: N/A

Applicant (person to whom all correspondence will be sent)

Name: Sean Gleason, P.E.

Address: Rivers & Associates, Inc., 6131 Falls of Neuse Rd., Suite 300

City: Raleigh State: N.C. Zip Code: 27609

E-mail Address: sgleason@riversandassociates.com FAX: (919) 848-0319

Telephone Number: (919) 848-3347 Relationship to Owner: Engineer

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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

(X) community system (Bay Leaf) () individual well(s)

Estimated total water demand: 2,880 gpd

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

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

Estimated total wastewater discharge: 2,880 gpd

Solid waste collection provided by: Shaw Sanitation

Electrical service provided by: Progress Underground (X) yes () no

Natural gas service provided by: PSNC

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: Local Fire Department

Miscellaneous

Generalized slope of site: 6%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: small drainage swales eventually form a "blue line" stream at rear of property

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: No

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 _____

() Non-Urban Area _____

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

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 0.5 units per acre

Max. # of lots allowable*: 8 Proposed # of lots*: 8
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 41,903 sf
 Average lot area*: 50,094 sf
 Min. allowable lot width*: 110 ft Proposed min. lot width*: 140 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: 4.095 acres
 Proposed open space area [by parcel]: 7.17 acres
 Proposed open space use(s) [by parcel]: Conservation & Community Well
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: ≤ 102,783 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): 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) \$196,700 Total # of proposed lots 8 Total # of acres 16.38

Calculate both: Estimate of recreation area required: 0.2286 - acres
 Estimate of recreation fee required: \$2,744.81

*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: Possum Tract Road
 (One access)

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
Possum Tract	60	20	2	Y	N/A		

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

Project Tracking Form
Regular Subdivision/Variance

Project Name: ²⁵ Pennington Trace: S-24-07

Initial Submittal Date: 9/24/07

Optimal Review Cycle Code: 9a

DRS Meeting Date: 11/8/07

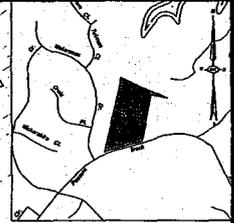
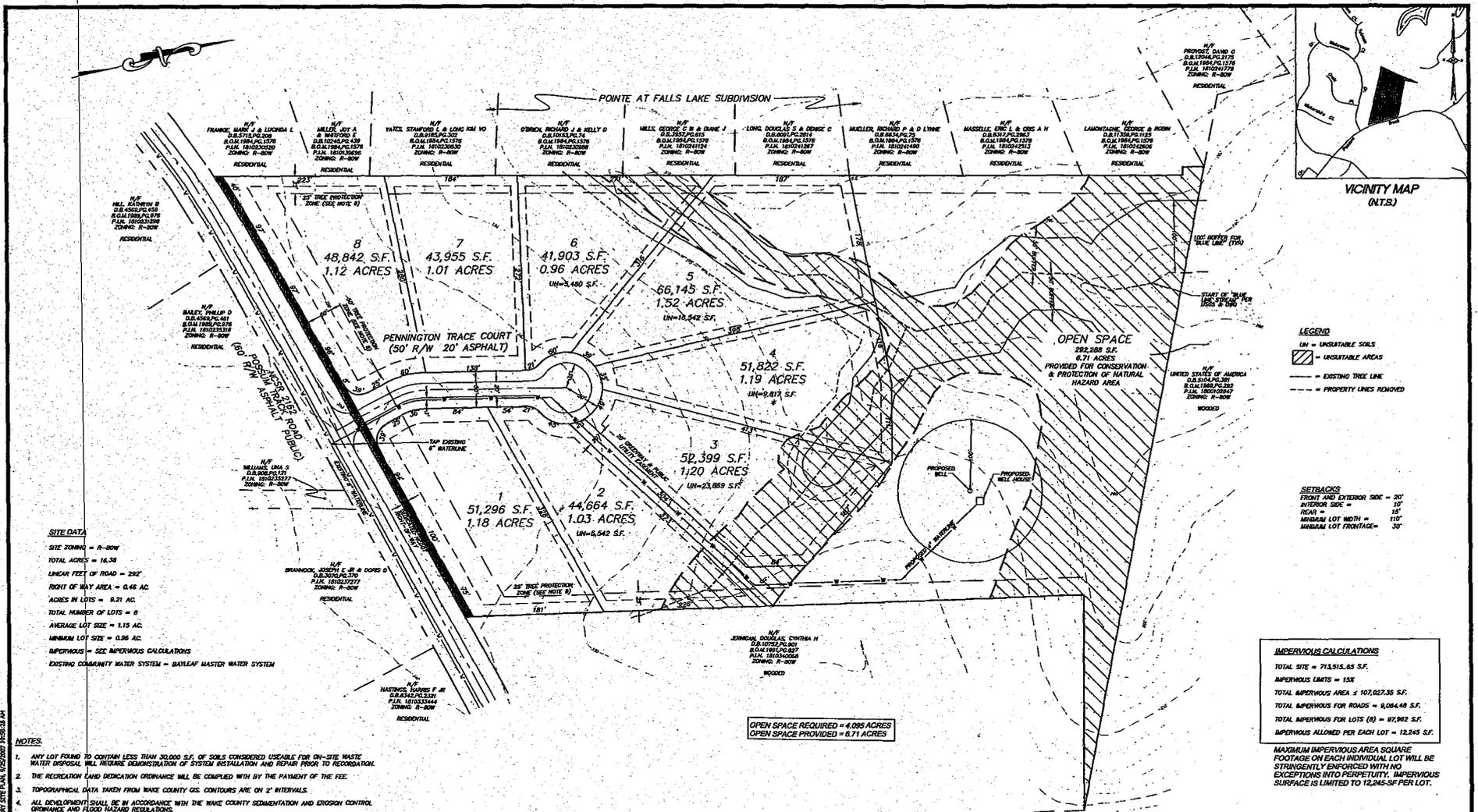
DRS Comments Finalized & Distributed: 11/14/07

Revised Application Submittal Date: 11/30/07

Planning Director Decision Date: 12/17/07

Planning Board Meeting Date(s) 1/16/08 (if necessary)

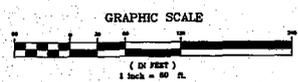
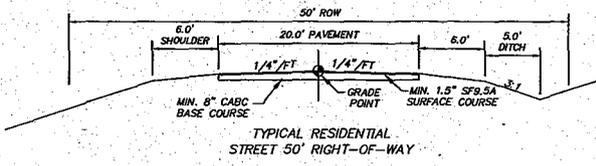
Note: Schedule is subject to change if one or more of the above deadlines are not met.



SITE DATA:

- SIZE ZONING = R-50W
- TOTAL ACRES = 16.38
- LINEAR FEET OF ROAD = 292'
- RIGHT OF WAY AREA = 0.46 AC.
- ACRES IN LOTS = 8.21 AC.
- TOTAL NUMBER OF LOTS = 8
- AVERAGE LOT SIZE = 1.15 AC.
- MINIMUM LOT SIZE = 0.96 AC.
- IMPERVIOUS = SEE IMPERVIOUS CALCULATIONS
- EXISTING COMMUNITY WATER SYSTEM = BAYLEAF MASTER WATER SYSTEM

- NOTES:**
- ANY LOT FOUND TO CONTAIN LESS THAN 30,000 S.F. OF SOILS CONSIDERED USABLE FOR ON-SITE WASTE WATER DISPOSAL WILL REQUIRE REMEDIATION OF SYSTEM INSTALLATION AND REPAIR PRIOR TO REDEVELOPMENT.
 - THE RECREATION LAND DEDICATION ORDINANCE WILL BE COMPLIED WITH BY THE PAYMENT OF THE FEE.
 - TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS CONTOURS ARE ON 2' INTERVALS.
 - ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCE AND FLOOD HAZARD REGULATIONS.
 - ALL ROADS SHALL BE PUBLIC IN ACCORDANCE WITH THE N.C. DEPARTMENT OF TRANSPORTATION STANDARDS FOR PUBLIC ROADS.
 - SEWER SHALL BE BY INDIVIDUAL SEPTIC TANKS AND APPROVED BY THE WAKE COUNTY HEALTH DEPARTMENT.
 - WATER SERVICES PROVIDED BY AQUA AMERICA.
 - TREES 24" OR GREATER DBH LOCATED IN THE "TREE AND VEGETATION PROTECTION ZONE" WILL BE PROTECTED.
 - THE PROPOSED SITE IS LOCATED IN FEMA ZONE "C" (AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 3720181000-1 PANEL 18041 EFFECTIVE DATE MAY 2, 2006.
 - MINIMUM DRAINWAY STORM DRAINAGE CROSS PIPES SHALL BE 15" RCP.
 - BEFORE ACCORDING A BUILDING PERMIT FOR LOTS MARKED WITH AN "X" THE SUBMITTER MAY NEED TO OBTAIN A FLOOD HAZARD PERMIT FROM COUNTY ZONING ADMINISTRATION. THE BUILDERS ENGINEER, ARCHITECT OR SURVEYOR MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OF F22.4.



PROGRESS DRAWING - DO NOT USE FOR CONSTRUCTION -

Rivers & Associates, Inc.
Engineers
Planners
Surveyors

101 East Beaver Creek, Suite 100
Durham, NC 27604 (919) 273-1138

ONE SPRINGFIELD CENTER
1111 FALLS OF THE ROANOKE, SUITE 300
DURHAM, NC 27615 (919) 848-3347

PRELIMINARY SUBDIVISION PLAN
CLUSTER
PENNINGTON TRACE SUBDIVISION

DATE: _____
PRJ: 1810245100

SURVEY	DRAWN	SCALE	V. SCALE	PROJECT NO.	SHEET
SPD	KCHW	1" = 60'	NTS	27201	1

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