



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. S-15-03
(Rev. #)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

STEPHENS POINTE

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: 0698.03-33-6509

Address: NA

Location: S side of FANNY BROWN ROAD, at/between
(north, east, south, west) (street)

BANKS ROAD and OLD STAGE ROAD
(street) (street)

Total site area: 58 AC sf

Zoning District(s) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: NA

Present land use(s): VACANT

Property Owner

Name: S. WAKE PROPERTIES INC

Address: 1401 AVERSBOURD ROAD SUITE 206

City: GARNER NC State: _____ Zip Code: 27529

E-mail Address: _____ FAX: _____

Telephone Number: 772-3929

Applicant (person to whom all correspondence will be sent)

Name: DOUGLAS BALL

Address: 1027 HWY 70 W, STE 225

City: GARNER State: NC Zip Code: 27529

E-mail Address: _____ FAX: _____

Telephone Number: 919 772-3929 Relationship to Owner: _____

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): R-30
 Max. no. of lots*: 84 Proposed no. of lots*: 63
 Min. lot area*: NA sf Proposed min. lot area*: NA sf
 Average lot area*: 40,103 sf
 Min. lot width*: 60 ft Proposed min. lot width*: 60 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: 5.8 acres
 Proposed open space area [by parcel]: 10.3 acres
 Proposed open space use(s) [by parcel]: NA
 Proposed future development site area [by site]: NA acres
 Proposed impervious surfaces area: 8.7 AC 378,972 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres
 w/in floodway: _____ acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ Dedication _____ Reservation Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) _____ Total Number of Proposed Lots 63
 Total Number of Acres 58 Estimate Recreation Area Req. 10.3 (or fee)

*(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 no. 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)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>FAMILY BROWN ROAD</u>	<u>60'</u>	<u>20'</u>	<u>2</u>	<u>Y</u>			

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

Est. 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 (_____)

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

Est. total water demand: _____ gpd

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

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

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: VARIOUS

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

Natural gas service provided by: NA

Telephone service provided by: BELL SOUTH Underground () yes () no

Cable television service provided by: TIME WARNER Underground () yes () no

Fire protection provided by: WAKE CO.

Miscellaneous:

Generalized slope of site ROLLING

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

NA

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 _____

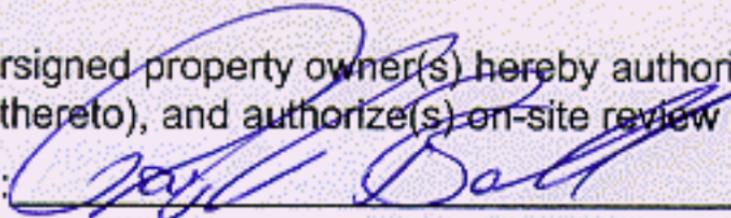
() Long-Range Urban Services Area Garner

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

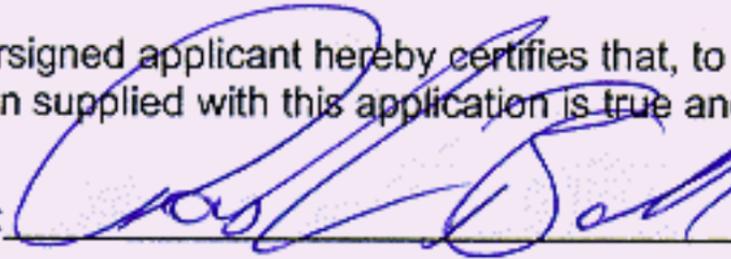
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

Signature:  Date: 3/24/03

Signature: _____ Date: _____

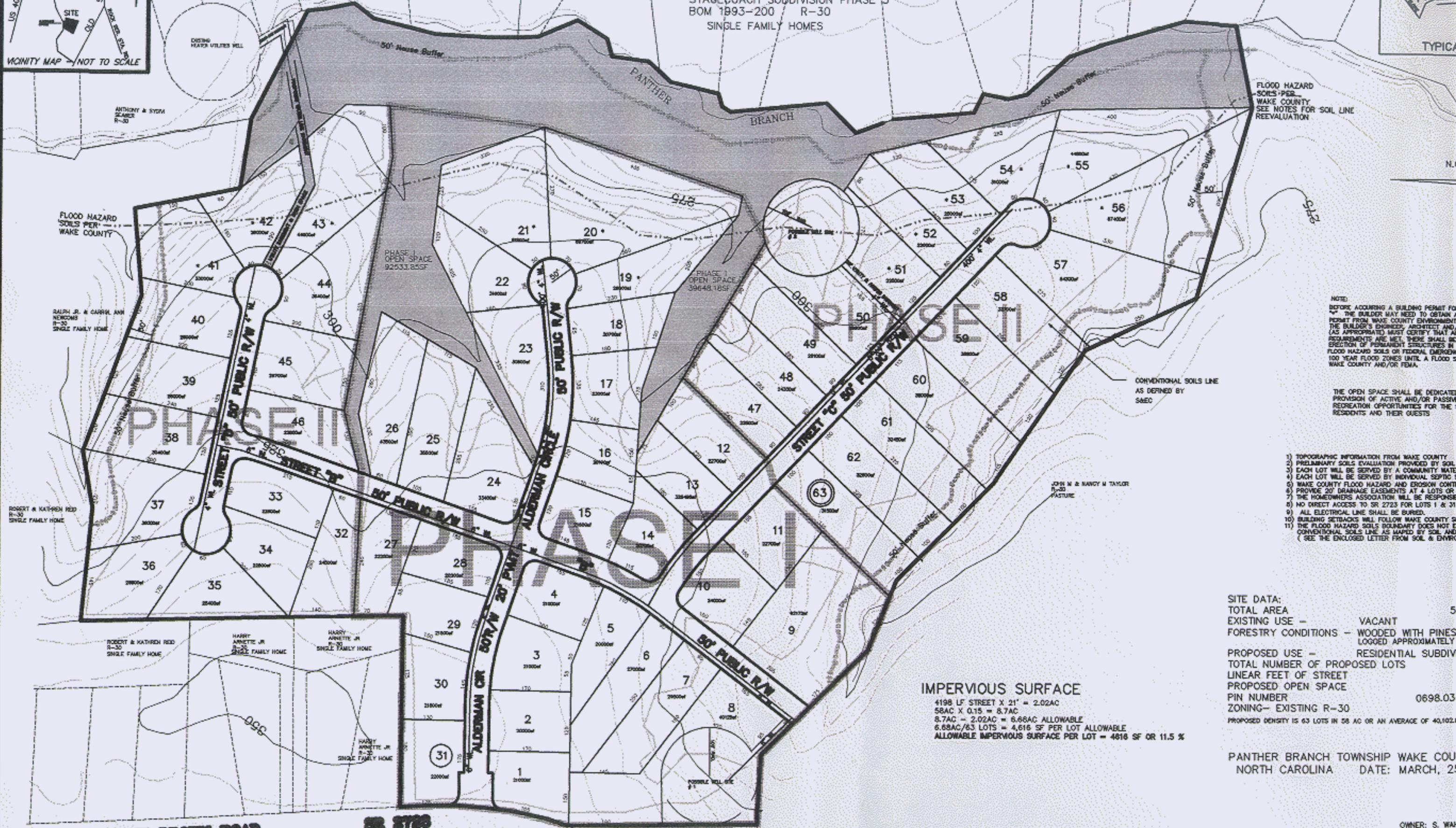
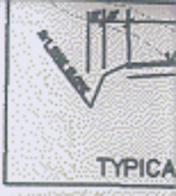
Signature: _____ Date: _____

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: 3/24/03



STAGECOACH SUBDIVISION PHASE 3
BOM 1893-200 R-30
SINGLE FAMILY HOMES



NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR "X" THE BUILDER MAY NEED TO OBTAIN A PERMIT FROM WAKE COUNTY ENVIRONMENTAL THE BUILDER'S ENGINEER, ARCHITECT AND/ (AS APPROPRIATE) MUST CERTIFY THAT ALL REQUIREMENTS ARE MET, THERE SHALL BE ERECTION OF PERMANENT STRUCTURES IN FLOOD HAZARD SOILS OR FEDERAL EMERGENCY 100 YEAR FLOOD ZONES UNTIL A FLOOD 5 WAKE COUNTY AND/OR FEMA.

THE OPEN SPACE SHALL BE DEDICATED PROVISION OF ACTIVE AND/OR PASSIVE RECREATION OPPORTUNITIES FOR THE S RESIDENTS AND THEIR GUESTS

- 1) TOPOGRAPHIC INFORMATION FROM WAKE COUNTY
- 2) PRELIMINARY SOILS EVALUATION PROVIDED BY SOIL
- 3) EACH LOT WILL BE SERVED BY A COMMUNITY WATER
- 4) EACH LOT WILL BE SERVED BY INDIVIDUAL SEPTIC S
- 5) WAKE COUNTY FLOOD HAZARD AND EROSION CONTR
- 6) PROVIDE 20' DRAINAGE EASEMENTS AT 4 LOTS OR
- 7) THE HOMEOWNERS ASSOCIATION WILL BE RESPONS
- 8) NO DIRECT ACCESS TO SR 2723 FOR LOTS 1 & 31
- 9) ALL ELECTRICAL LINE SHALL BE BURIED
- 10) BUILDING SETBACKS WILL FOLLOW WAKE COUNTY SE
- 11) THE FLOOD HAZARD SOILS BOUNDARY DOES NOT C
- CONVENTIONAL SOILS LINE AS MAPED BY SOIL AND
- (SEE THE ENCLOSED LETTER FROM SOIL & ENVRO

SITE DATA:
TOTAL AREA - 58.68 AC
EXISTING USE - VACANT
FORESTRY CONDITIONS - WOODED WITH PINES LOGGED APPROXIMATELY
PROPOSED USE - RESIDENTIAL SUBDIVISION
TOTAL NUMBER OF PROPOSED LOTS 63
LINEAR FEET OF STREET 2516
PROPOSED OPEN SPACE 3.03 AC
PIN NUMBER 0698.03-
ZONING- EXISTING R-30
PROPOSED DENSITY IS 63 LOTS IN 58 AC OR AN AVERAGE OF 40.1028

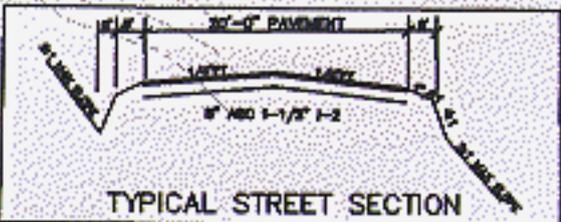
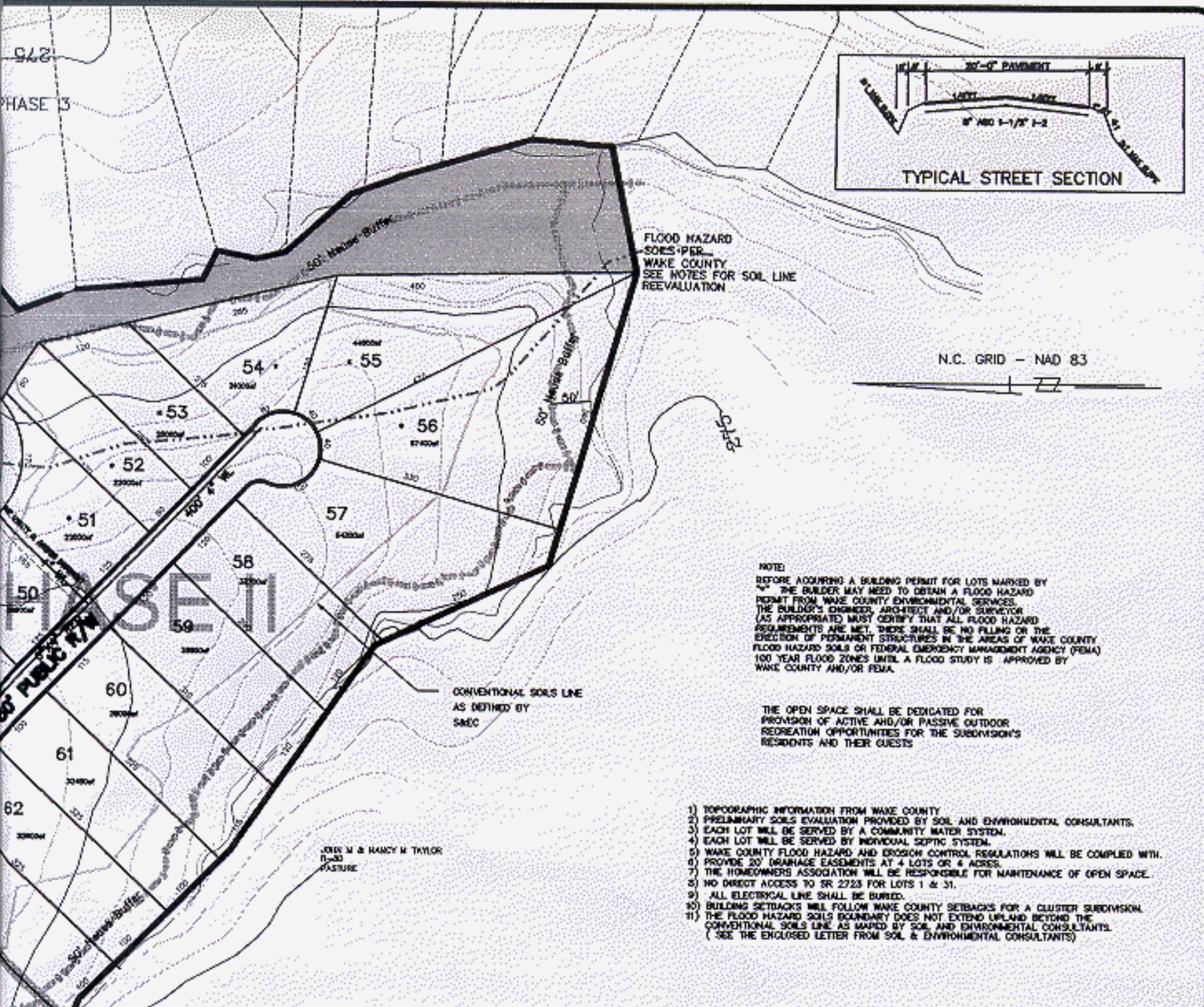
IMPERVIOUS SURFACE
4198 LF STREET X 21' = 2.02AC
58AC X 0.15 = 8.7AC
8.7AC - 2.02AC = 6.68AC ALLOWABLE
6.68AC/63 LOTS = 4,616 SF PER LOT ALLOWABLE
ALLOWABLE IMPERVIOUS SURFACE PER LOT = 4616 SF OR 11.5 %

PANTHER BRANCH TOWNSHIP WAKE COUNTY
NORTH CAROLINA DATE: MARCH, 25

FANNY BROWN ROAD SR 2723

PHASE I
AREA IN PHASE I 26.68 AC
TOTAL NUMBER OF PROP. LOTS 31
LINEAR FEET OF STREET 2516
PROPOSED OPEN SPACE 3.03 AC

OWNER: S. WAK
1401 A
SUITE 1
GARNER
919-42



N.C. GRID - NAD 83

NOTE
 BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

THE OPEN SPACE SHALL BE DEDICATED FOR PROVISION OF ACTIVE AND/OR PASSIVE OUTDOOR RECREATION OPPORTUNITIES FOR THE SUBDIVISION'S RESIDENTS AND THEIR GUESTS

- 1) TOPOGRAPHIC INFORMATION FROM WAKE COUNTY
- 2) PRELIMINARY SOILS EVALUATION PROVIDED BY SOIL AND ENVIRONMENTAL CONSULTANTS.
- 3) EACH LOT WILL BE SERVED BY A COMMUNITY WATER SYSTEM.
- 4) EACH LOT WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEM.
- 5) WAKE COUNTY FLOOD HAZARD AND EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
- 6) PROVIDE 20' DRAINAGE EASEMENTS AT 4 LOTS OR 4 ACRES.
- 7) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE.
- 8) NO DIRECT ACCESS TO SR 2723 FOR LOTS 1 & 31.
- 9) ALL ELECTRICAL LINE SHALL BE BURIED.
- 10) BUILDING SETBACKS WILL FOLLOW WAKE COUNTY SETBACKS FOR A CLUSTER SUBDIVISION.
- 11) THE FLOOD HAZARD SOILS BOUNDARY DOES NOT EXTEND UPLAND BEYOND THE CONVENTIONAL SOILS LINE AS MAPPED BY SOIL AND ENVIRONMENTAL CONSULTANTS. (SEE THE ENCLOSED LETTER FROM SOIL & ENVIRONMENTAL CONSULTANTS)

SITE DATA:
 TOTAL AREA 58 AC
 EXISTING USE - VACANT
 FORESTRY CONDITIONS - WOODED WITH PINES & VARIOUS OTHERS LOGGED APPROXIMATELY 10 YEARS AGO
 PROPOSED USE - RESIDENTIAL SUBDIVISION
 TOTAL NUMBER OF PROPOSED LOTS 63
 LINEAR FEET OF STREET 4198
 PROPOSED OPEN SPACE 10.3 AC
 PIN NUMBER 0698.03-33-6509
 ZONING- EXISTING R-30
 PROPOSED DENSITY IS 63 LOTS IN 58 AC OR AN AVERAGE OF 40,102.88 SF / LOT.

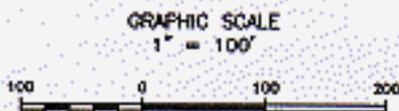
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 6.68AC/63 LOTS = 4,616 SF PER LOT ALLOWABLE
 ALLOWABLE IMPERVIOUS SURFACE PER LOT = 4616 SF OR 11.5 %

PANTHER BRANCH TOWNSHIP WAKE COUNTY
 NORTH CAROLINA DATE: MARCH, 25 2003

OWNER: S. WAKE PROPERTIES INC.
 1401 AYERSBORO ROAD
 SUITE 206
 GARNER, NC 27529
 919-427-2592 F 919-772-3437

PHASE I
 AREA IN PHASE I 26.68 AC
 TOTAL NUMBER OF PROP. LOTS 31
 LINEAR FEET OF STREET 2516
 PROPOSED OPEN SPACE 3.03 AC
 OPEN SPACE REQUIRED 2.7 AC

PHASE II
 AREA IN PHASE II 31.3 AC
 TOTAL NUMBER OF PROP. LOTS 32
 LINEAR FEET OF STREET 1682
 PROPOSED OPEN SPACE 7.29 AC
 OPEN SPACE REQUIRED 3.1 AC



**S-XX-2003
 PRELIMINARY CLUSTER
 SUBDIVISION PLAN**

DEVELOPMENT SERVICES INC.
 1027 HWY 70 W. SUITE 225
 GARNER, NC 27529
 919-772-3929 F 919-772-3437

PRELIMINARY CLUSTER SUBDIVISION PLAN

STEPHENS POINTE
 WAKE COUNTY, NORTH CAROLINA

SCALE:
 1" = 100'
 DRAWN BY:
 DEB
 DATE:
 MARCH 25, 03
 PROJECT NO.
 40

SHEET
 1
 OF
 1