



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. (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

STONE CREEK Z B

() cluster subdivision (X) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No

If yes, when and under what name? SAME 5-41-97

Property

Parcel Identification Number: 1740.03-34-3077

Address:

Location: NORTH side of BALLOT ROAD, at/between BALLOT ROAD and STONEY CREEK DRIVE

Total site area: 20.8 AC sf

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

Conditions of any Conditional Use Zoning Districts:

Present land use(s): VACANT

Property Owner

Name: MOTHER & SON INVESTMENTS

Address: 2641 COVERED BRIDGE ROAD

City: CLAYTON State: NC Zip Code: 27520

E-mail Address: FAX:

Telephone Number: 250-5074

Applicant (person to whom all correspondence will be sent)

Name: DEVELOPMENT SERVICES INC.

Address: 1401 AVERSBORO ROAD SUITE 206

City: GARNER State: NC Zip Code: 27529

E-mail Address: DOUGLAS@BALLRENTALS.COM FAX: 772-3437

Telephone Number: 772-3929 Relationship to Owner: JA

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 30
 Max. no. of lots*: 30 Proposed no. of lots*: 18
 Min. lot area*: ~~30,000~~ 30,000 sf Proposed min. lot area*: 30,000 sf
 Average lot area*: 50,330 sf
 Min. lot width*: 95 ft Proposed min. lot width*: 100 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: _____ acres
 Proposed open space area [by parcel]: _____ acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: _____ sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): NA acres
 w/in floodway: NA acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ Dedication _____ Reservation X _____ 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) 99,888 Total Number of Proposed Lots 18
 Total Number of Acres 20.8 Estimate Recreation Area Req. \$2,470 (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: DEER TRACE LANE

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
DEER TRACE LN.	50	20	2	Y			

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 (_____)

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

Est. total water demand: _____ gpd

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

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

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: NA

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

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

Fire protection provided by: _____

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 _____

() 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: David M. Farrell Date: 5/27/03
President Mother and Son Inc.

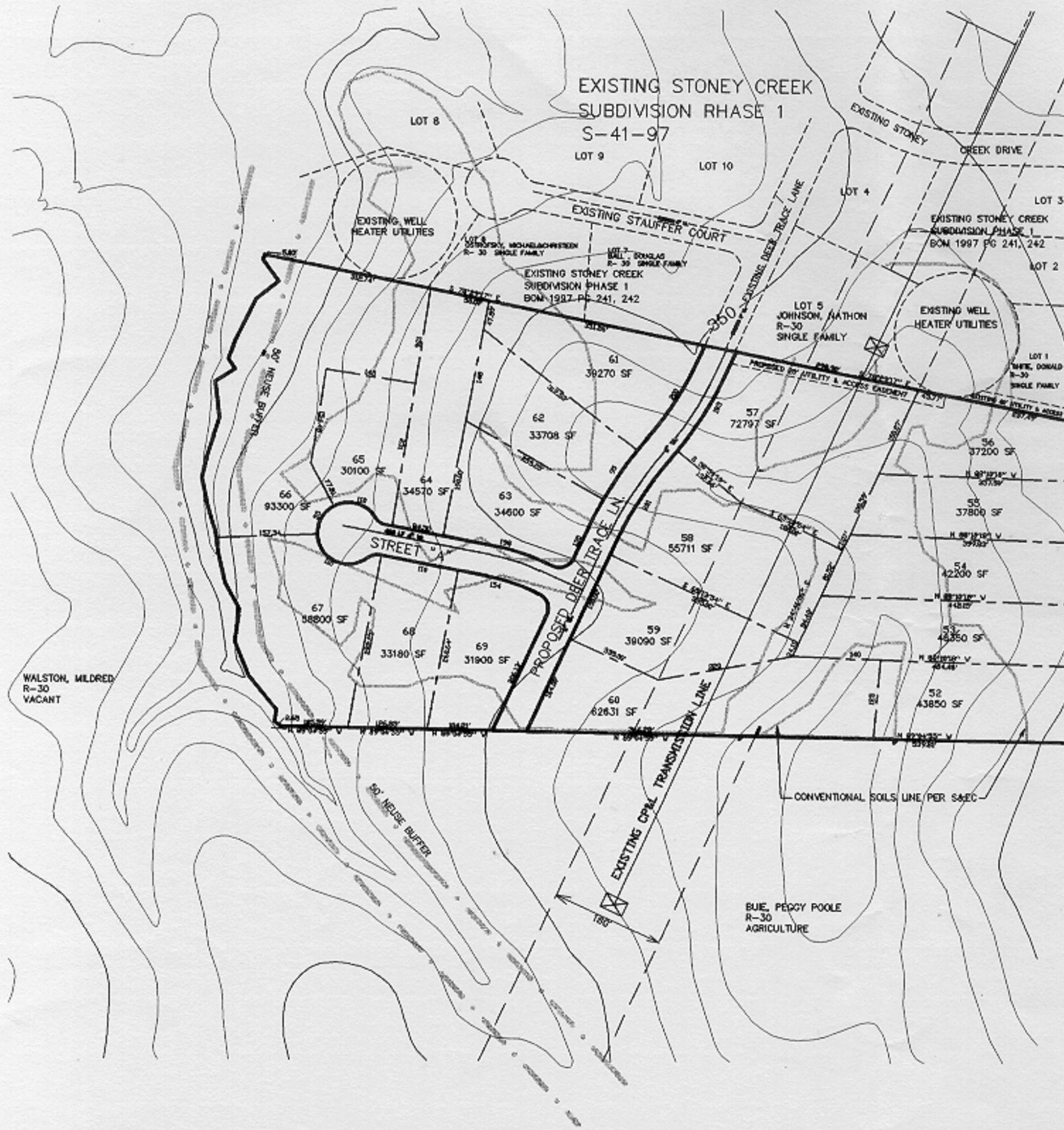
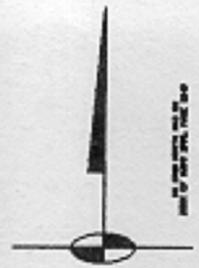
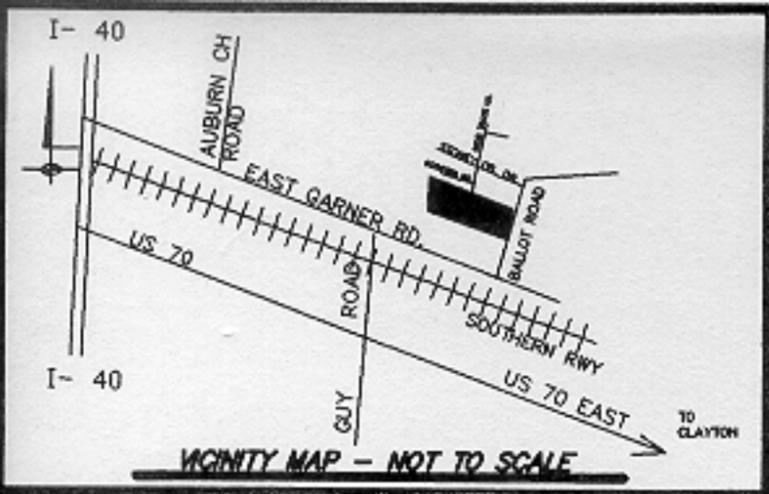
Signature: _____ Date: _____

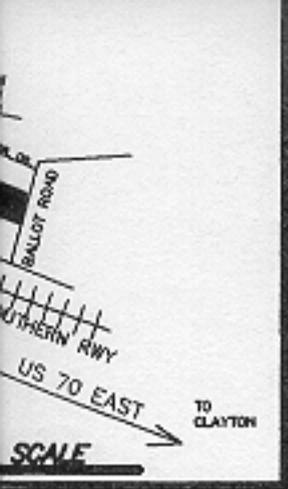
Signature: _____ Date: _____

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: 5/27/03

9/12/00





EXISTING STONEY CREEK
SUBDIVISION PHASE 1
S-41-97

