



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

THE ESTATES

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

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

If yes, when and under what name? N/A

Property

Parcel Identification Number: 1802.01-36-1543, 1802.01-47-2195

Address: 14820 NEW LIGHT ROAD

Location: EAST side of NEW LIGHT ROAD, at/between

GHOSTON ROAD and OLD WEAVER TR.

Total site area: 63.09 ACRES

Zoning District(s) and land area within each: ALL R-80W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

Property Owner

Name: SEE ATTACHMENTS FOR 2 OWNERS

Address:

City: State: Zip Code:

E-mail Address: FAX:

Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: JONES + CROSSEN ENGINEERING

Address: P.O. Box 1062

City: APEX State: NC Zip Code: 27502

E-mail Address: SM.JONES@NC.RR.COM FAX: 387-3375

Telephone Number: 387-1174 Relationship to Owner: DEVELOPERS ENGINEER

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 0.5
 Max. no. of lots*: 31 Proposed no. of lots*: 31
 Min. lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf
 Average lot area*: 56,192 sf
 Min. lot width*: 110 ft Proposed min. lot width*: 110 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: 15.77 acres
 Proposed open space area [by parcel]: 17.04 acres
 Proposed open space use(s) [by parcel]: PRESERVED NATURAL AREAS
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 164,890 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 6.0 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 1.77 acres
 w/in floodway: 0 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) 386,190 Total Number of Proposed Lots 31

Total Number of Acres 63.09 Estimate Recreation Area Req. 5,421.43 (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: (1) ACCESS TO NEW LIGHT ROAD, (1) ACCESS TO COVERSHORE DR.

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>NEW LIGHT ROAD</u>	<u>60</u>	<u>22</u>	<u>2</u>	<u>Y</u>	<u>9,000</u>	<u>N/A</u>	<u>300</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: N/A ADT: _____
Type of vehicle: _____ ADT: _____

Utilities and Services:

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

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

Est. total water demand: 9300 gpd

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

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

Est. total wastewater discharge 11,160 gpd

Solid waste collection provided by: _____

Electrical service provided by: CP&L Underground () yes () no

Natural gas service provided by: N/A

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

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

Fire protection provided by: STONY HILL FIRE DEPT.

Miscellaneous:

Generalized slope of site 5-10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ADJOINS HOLLY POINT PUBLIC PARK FACILITY

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):

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: [Signature] Date: 5/27/03

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: [Signature] Date: 5/27/03

9/12/00

05/27/03 TUE 14:04 FAX 919 781 3979
May 27 03 01:59p Stuart Jones

SMITH SINNETT ASSOCIATES
919 387 3375

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p.2

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: [Signature] Date: May 27, 2003

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: _____

9/12/00



REQUIRED NOTES:

1. A FINAL ZONING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING INSPECTIONS.
2. NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER YARDS.
3. SEPTIC TANKS AND SEPTIC TANK LINES ARE PROHIBITED IN REQUIRED BUFFERYARDS. STORM WATER RETENTION AND DETENTION FACILITIES, STORAGE TANKS FOR ANY PURPOSE, UTILITY SUBSTATIONS, AND BUILDING HOUSING UTILITY COMMODITIES OR EQUIPMENT ARE ALSO PROHIBITED IN REQUIRED BUFFERYARDS.

GENERAL NOTES:

4. TOPOGRAPHICAL INFORMATION TAKEN FROM WAKE COUNTY DIGITAL MAPS.
5. SIGNAGE SHALL MEET COUNTY REGULATIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE WAKE COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCES AND FLOOD HAZARD REGULATIONS.
7. SEWER SERVICE FOR THIS PROJECT WILL BE INDIVIDUAL SEPTIC TANKS. WATER SERVICE WILL BE FROM A COMMUNITY WATER SYSTEM IF ADEQUATE WATER SUPPLY IS FOUND, OR BY INDIVIDUAL WELLS. WATER SERVICE PROVIDER SHALL BE HEATER UTILITIES.
8. ROADWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS AND WILL BE MAINTAINED BY NCDOT UPON ACCEPTANCE.
9. BOUNDARY INFORMATION FROM A MAP BY ELINGBURG LAND SURVEYING.
10. SEPTIC TANK SOIL SUITABILITY AREAS FROM A DETAILED STUDY BY SOIL AND ENVIRONMENTAL CONSULTANTS.
11. THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY AND THE SITE IS TOTALLY WOODED. THERE ARE NO FEMA MAPPED FLOODPLAINS ON THIS PROPERTY.
12. ALL OPEN SPACE AREAS SHALL REMAIN UNDISTURBED TO PRESERVE NATURAL VEGETATION. THESE AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

SHORELINE SUBDIVISION
MARK A. PETER
ZONING - R-80W
USE - FUTURE RESIDENTIAL
BM 2002 PG 1508

NORTHSHORE DR
CLAUDIA EVANS TUCCERI
ZONING - R-80W
USE - VACANT

FLORENCE & WALTER
CHUCKE BULLOCK
ZONING - R-80
USE - FOL-PARA

EVANS
LAW
LOT

WITTENBERG
ZONING - R-80
USE - FUTURE RESIDENTIAL
BM 2002 PG 1508

MANUEL & VALERIE F.
MANDELSTAM
ZONING - R-80
USE - RESIDENTIAL

ELIGNE & RUTH B. EVANS
ZONING - R-80W
USE - RESIDENTIAL

EVANS
LAW
LOT

WITTENBERG
ZONING - R-80
USE - FUTURE RESIDENTIAL
BM 2002 PG 1508

ANNA EVANS & SCOTT W. HAGAK
ZONING - R-80
USE - VACANT

ELIGNE & RUTH B. EVANS
ZONING - R-80W
USE - RESIDENTIAL

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