



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

SAVANNAH OAKS

() cluster subdivision (x) 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? _____

Property

Parcel Identification Number: 1755.02-89-4154

Address: 8825 BUFFALO ROAD

Location: NORTH side of BUFFALO ROAD, at/between
(north, east, south, west) (street)

HORTON ROAD and OLD MILBURN ROAD
(street) (street)

Total site area: 80.00 AC. sf

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): _____

Property Owner

Name: JOHNNY WATSON BUILDERS INC.

Address: 7419 HWY 64 EAST SUITE 109 KNOXTON NC 27545

City: KNOXTON State: NC Zip Code: 27545

E-mail Address: _____ FAX: 264-6463

Telephone Number: 264-3982

Applicant (person to whom all correspondence will be sent)

Name: WILLIAMS-PEARCE ASSOC.

Address: P.O. BOX 972

City: REBOLCO State: NC Zip Code: 27597

E-mail Address: CPI@WPSURVEY.COM FAX: 269-4354

Telephone Number: 269-9605 Relationship to Owner: SURVEYOR

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): _____

Max. no. of lots*: _____ Proposed no. of lots*: 41

Min. lot area*: _____ sf Proposed min. lot area*: 30,000 sf

Average lot area*: 69,240 sf

Min. lot width*: 95 ft Proposed min. lot width*: 95 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): _____ 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 _____

Total Number of Acres _____ Estimate Recreation Area Req. _____ (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>Duffield Rd</u>	<u>60</u>	<u>22</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 (_____) (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: _____

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

Natural gas service provided by: _____

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

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 4%

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

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

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed

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: Johnny Waters President Date: 10/27/03

Signature: _____ Date: _____

() Long-Range Urban Services Area

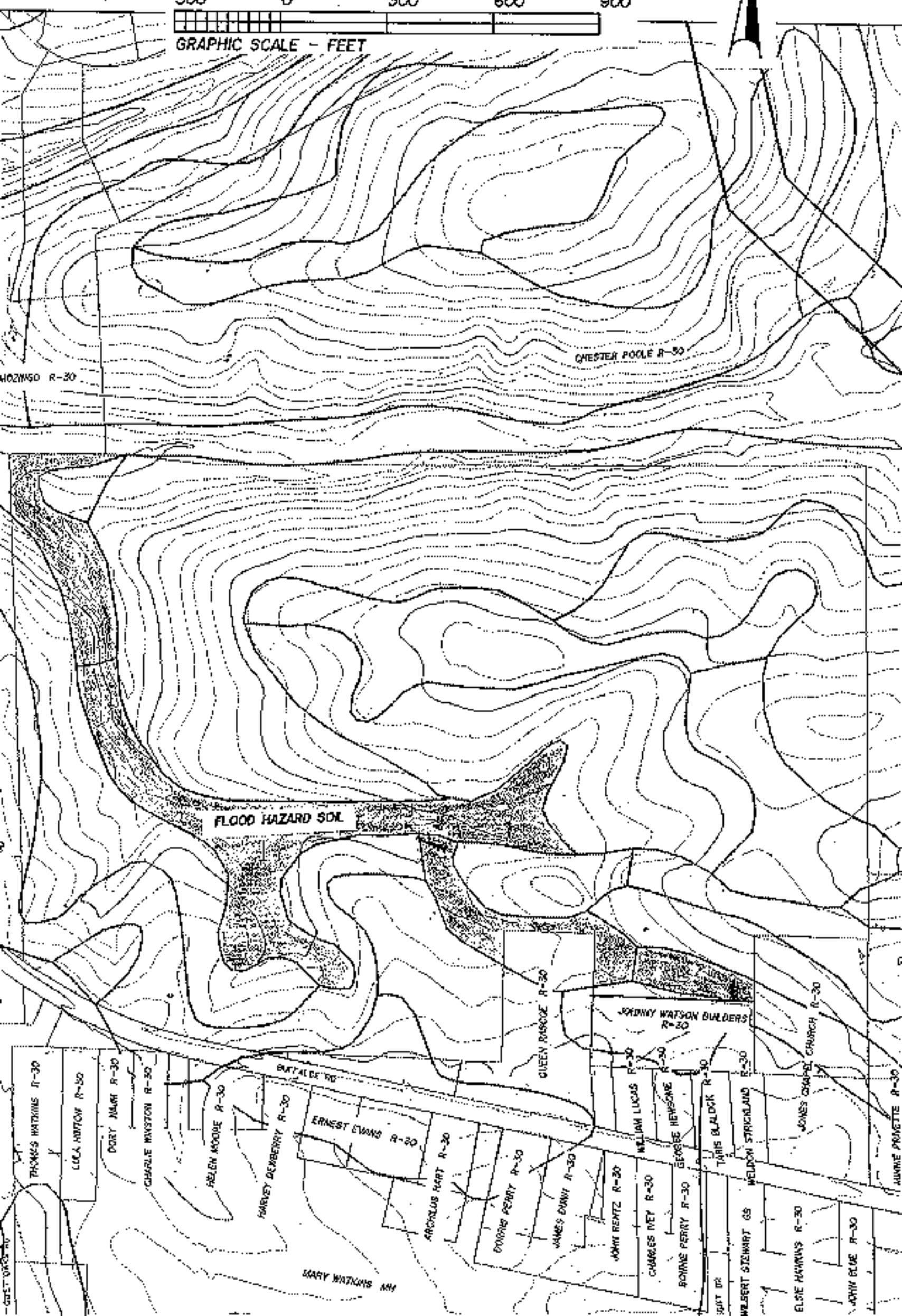
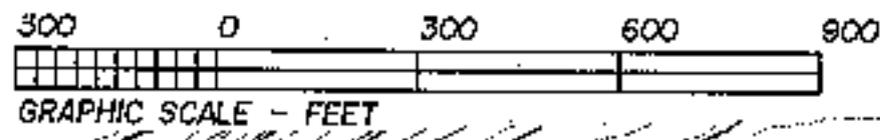
Signature: _____ Date: _____

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: Alvin Date: 10/27/03

ROLESVILLE ROAD
WKS CREEK ROAD
COMMUNITY MAP

OWNER: JOHNNY WATSON
7419 HWY 64 EAST SUITE 109
KNIGHTDALE, N.C. 27545
DESIGNER: WILLIAMS-PEARCE & ASSOC.
PIN 1755.02-89-4154
OCTOBER 27, 2003





NOTES

NO LOT SHALL ACCESS FROM BUFFALO ROAD.
 TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS.
 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.

WATER AND SEWER UTILITIES SHALL BE INDIVIDUAL SYSTEMS AND APPROVED BY THE WAKE COUNTY HEALTH DEPARTMENT.

FLOOD HAZARD SOILS BY SOIL AND ENVIRONMENTAL CONSULTANTS.

SITE DATA

TOTAL ACRES: 88.08
 LINEAR FEET OF NEW STREET: 5215.39
 NEW STREET ACRES: 6.37
 ACRES IN LOTS: 81.71
 TOTAL LOTS: 61
 AVERAGE LOT SIZE: 1.34 AC.
 MINIMUM LOT SIZE: 0.69 AC.
 MAXIMUM IMPERVIOUS COVERAGE WITHOUT STORMWATER MANAGEMENT: 15%
 IMPERVIOUS AREA OF ROADWAY: 2.52 AC.
 LOTS WILL BE LIMITED TO 6953 SF PER LOT

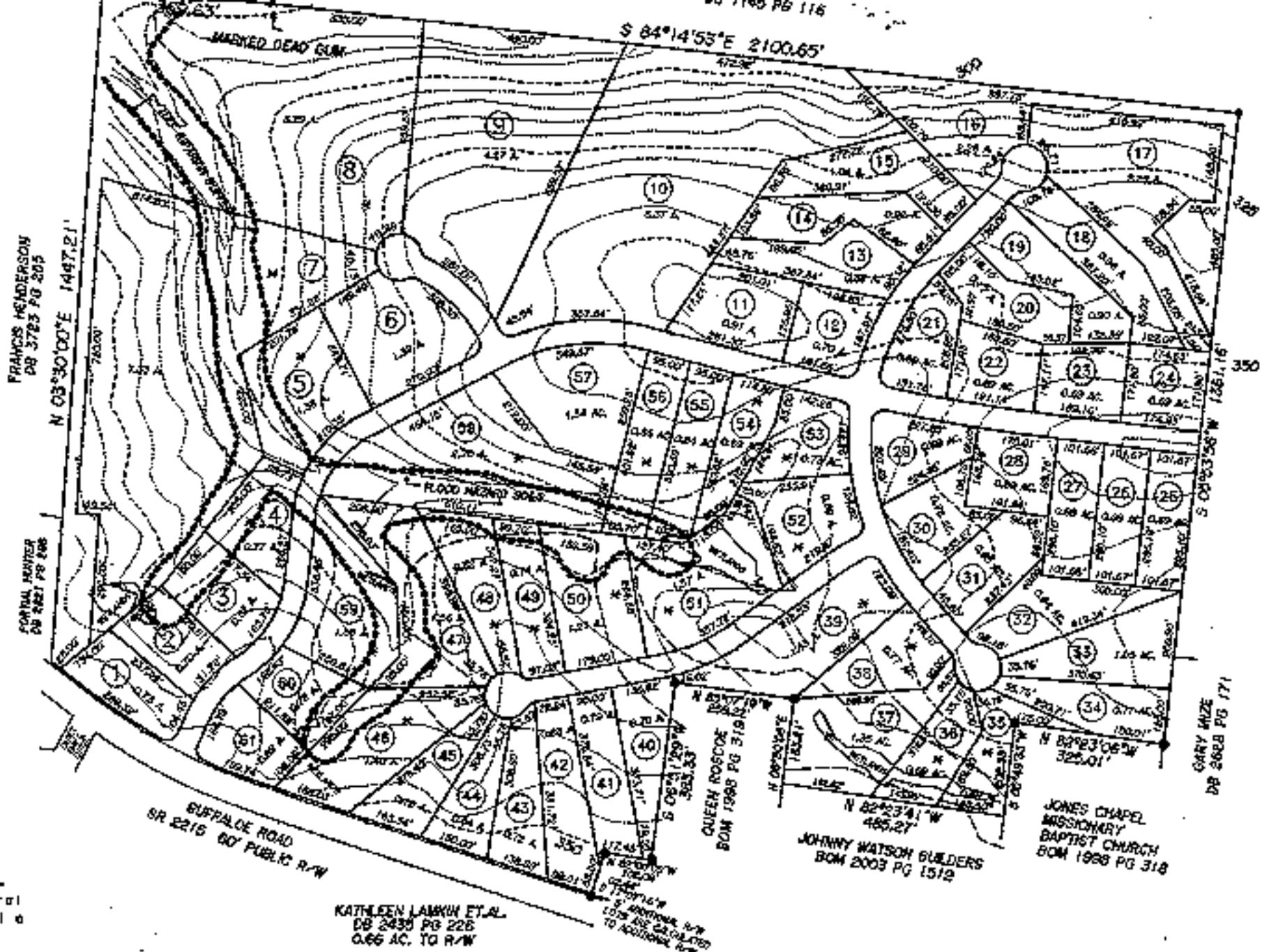
PKR 1788.02-89-4154

SETBACKS:
 FRONT: 50'
 SIDE: 10'
 REAR: 30'
 MINIMUM LOT WIDTH: 35'

ZONED: R-30

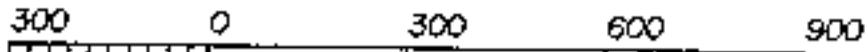
There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soils or Federal Emergency Management Agency (FEMA) 100 year flood zones until a flood study is approved by Wake County and/or FEMA.

Before acquiring a building permit for lots marked by an asterisk (*) the builder may need to obtain a Flood Hazard Area Use Permit from Wake County Environmental Services. The builder's engineer, architect and/or surveyor (as appropriate) must verify that all flood hazard requirements are met.



**PRELIMINARY LOT DESIGN FOR
 SAVANNAH OAKS SUBDIVISION
 ST. MATTHEWS TOWNSHIP
 WAKE COUNTY
 NORTH CAROLINA**

KATHLEEN LAMKIN ET AL.
 DB 2435 PG 226
 0.66 AC. TO R/W



GRAPHIC SCALE - FEET

- LEGEND**
- EXISTING IRON PIPE
 - NEW IRON PIPE
 - FILE: DAB410 CTRP
 - SCALE: 1" = 300'
 - DATE: 10-27-2001

