



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # **5-49**
 Fee \$300.00
 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.

copy

Name of Subdivision

The Meadows of Dukes Lake

() 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: 2707 28 1541

Address: 3700 Country Club Road, Zebulon NC 27597

Location: EAST side of Country Club Rd, at/between
(north, east, south, west) (street)

Lake Carol Drive and Dukes Lake Road
(street) (street)

Total site area in square feet and acres: ± 1,504,998 square feet ± 34.55 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
R30 ± 34.55

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Agricultural

Property Owner

Name: Wakelon Properties LLC

Address: 405 Bunn St

City: Zebulon State: NC Zip Code: 27597

E-mail Address: chuck.griswold@rbc.com FAX: 919 404 3855

Telephone Number: 919 201-3550

Applicant (person to whom all correspondence will be sent)

Name: W David Hawkins, Land Surveyor

Address: 9316 Dukes Lake Road, Zebulon NC 27597

City: Zebulon State: NC Zip Code: 27597

E-mail Address: _____ FAX: 919-269-4616

Telephone Number: 919-269-8868 Relationship to Owner: NONE

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): N/A
 Max. # of lots allowable*: N/A Proposed # of lots*: 23
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 43,560 sf
 Average lot area*: 59,240 sf
 Min. allowable 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 N/A
 Min. open space area: N/A acres
 Proposed open space area [by parcel]: N/A acres
 Proposed open space use(s) [by parcel]: N/A
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: ± 67,875 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 4.5 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres
 within floodway: N/A 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) 200,576 Total # of proposed lots 23 Total # of acres 34.55
 Calculate both: Estimate of recreation area required: 0.657 acres
 Estimate of recreation fee required: ± 3795.00

*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: Country Club Road

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>Country Club Rd</u>	<u>60</u>	<u>18</u>	<u>2</u>	<u>Y</u>			<u>230</u>

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

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: Auto only ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

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

() community system (_____) (X) individual well(s)

Estimated total water demand: N/A gpd

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

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

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: N/A

Electrical service provided by: Wake EMC Underground (X) yes () no

Natural gas service provided by: N/A

Telephone service provided by: Bell South Underground (X) yes () no

Cable television service provided by: Time Warner Underground (X) yes () no

Fire protection provided by: Hopkins Rural FD

Miscellaneous

Generalized slope of site: ± 350

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None

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

None

Land Use Plan Classifications

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

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

() Short-Range Urban Services Area N/A

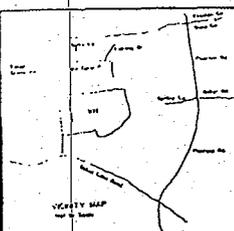
() Long-Range Urban Services Area/Water Supply Watershed N/A

() Long-Range Urban Services Area N/A

() Non-Urban Area/Water Supply Watershed N/A

() Non-Urban Area

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



Robert Little Map
 D.S. 1942, Pg. 25
 P.O. No. 2787 25 0257
 Wake Co.

Edwin Carpenter, Inc.
 D.S. 1947, Pg. 1237
 P.O. No. 2702 40 0069
 Wake County

SITE DATA

Client: **BAKELON PROPERTIES LLC**
 400 BRAM STREET
 DURHAM, N.C. 27701
 Order: **W-2004-0282**
 Sheet Book: **8004** Page: **308**

Lot: **14**
 Area: **1.3423 ac.**
 Permitted Use: **RES. 100**
 Zoning: **R-100**
 Average lot size: **1.06 ac.**
 Minimum lot size: **1.00 ac.**
 Maximum lot size: **3.8 ac.**

Large of plot: **1.2712**
 Part of **NC01** (Temporary Road Easement)
 Easement will be added & dedicated to **NC01**
 (Temporary Road Easement) No.
 County of **Wake** State of **NC01**

A minimum of **6%** impervious surface
 coverage will be added to each lot

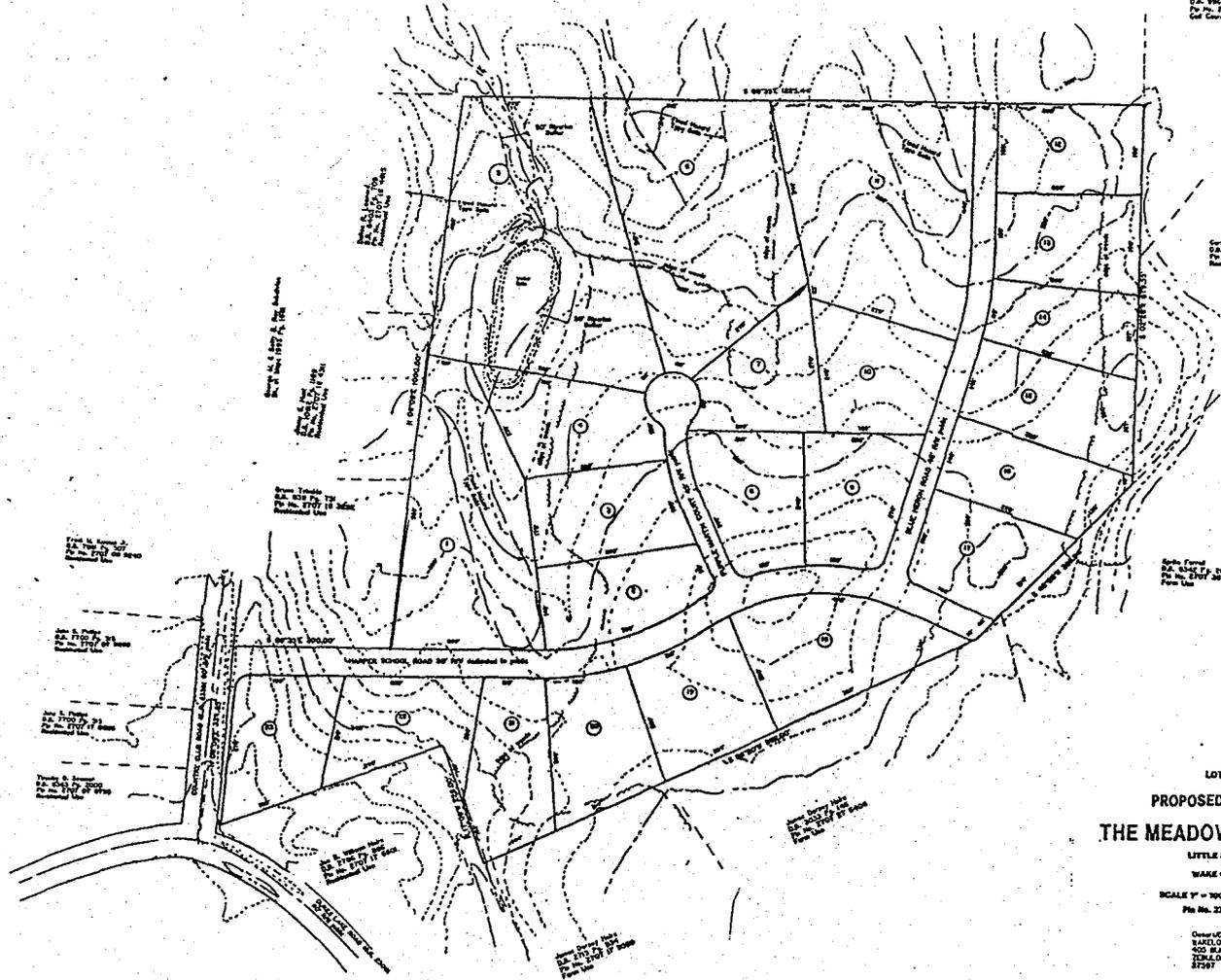
Zoning: **R-100**
 Minimum lot width: **30'**
 Minimum lot area: **30,000 sq. ft.**
 Minimum front setback: **20'**
 Front: **30'**
 Side: **30'**
 Rear: **30'**

Surveyed by **David Book 8004 Page 308** & on
 December 15, 2004 by **Robert C. Thomas, P.E., L.S.**
 (Professional Land Surveyor) License No. **10348**

Transported survey to Wake County Tax Map
 Flood hazard maps are from Wake County State Map
 Easement will be covered by an individual lot
 and specific zoning

CHART FOR LOT SIZE & IMPERVIOUS SURFACE AREA 4 TO 6

Lot No.	Lot Area	Impervious Surface Area
1	95,840	14,379
2	91,840	13,264
3	91,380	13,251
4	91,380	13,251
5	91,380	13,251
6	91,380	13,251
7	91,380	13,251
8	91,380	13,251
9	91,380	13,251
10	91,380	13,251
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94	91,380	13,251
95	91,380	13,251
96	91,380	13,251
97	91,380	13,251
98	91,380	13,251
99	91,380	13,251
100	91,380	13,251



**LOT-BY-LOT
 PROPOSED SUBDIVISION OF
 THE MEADOWS OF DUKES LAKE**

WAKE COUNTY, N.C.
 SCALE 1" = 100' DATE 12-06-2004
 File No. 2787 28 1641

Client/Owner:
BAKELON PROPERTIES LLC
 400 BRAM STREET
 DURHAM, N.C. 27701



W. David Henkin, Professional Land Surveyor, 5316 Dukes Lake Road, Zebulon, N.C., 919-263-0868