



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
Fee \$800.00
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.

Name of Subdivision

COPPER LEAF

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

Lanier: 0724-03-4636

Parcel Identification Number: Glennon-McRae, LLC 0724-43-3661

Address: _____

Location: South side of Green Level Church Rd, at/between
(north, east, south, west) (street)
Person St and American Tobacco Trail
(street) (street)

Total site area in square feet and acres: 5,145,307.2 square feet 118.12 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40-W (Glennon-McRae)
R-40 (Lanier)

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): residential

Property Owner

Name: Betty and Virgil Lanier 9905 Green Level Church Rd Apex NC
Address: Glennon-McRae, LLC PO Box 277, Kinston, NC

City: _____ State: _____ Zip Code: _____

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Barbara Todd Elam, Todd, d'Ambrosi, PA

Address: 2601 Weston Parkway, Suite 203

City: Cary State: NC Zip Code: 27513

E-mail Address: btodd@etdpa.com FAX: 678-1290

Telephone Number: 678-1071 Relationship to Owner: consultant

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1 unit/acre
 Max. # of lots allowable*: 118 Proposed # of lots*: 118
 Min. allowable lot area*: _____ sf Proposed min. lot area*: _____ sf
 Average lot area*: 23,135 sf
 Min. allowable lot width*: 75' ft Proposed min. lot width*: 90' 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: 11.8 acres
 Proposed open space area [by parcel]: _____ acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: 13.76 acres
 Proposed impervious surfaces area: 463,077.6 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 9% %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0.07 acres
 within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ dedication _____ reservation 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) \$1,634,400.00 Total # of proposed lots 118 Total # of acres 3.37 acres
 Calculate both: Estimate of recreation area required: 3.37
 Estimate of recreation fee required: \$46,629.93

*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: Green Level Church Rd - one access point.

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Green Level Church	60	22	2	Y			

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)
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Estimated 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 (Town of Cary)
() community system (_____) () individual well(s)

Estimated total water demand: 70,800 gpd

Wastewater collection/treatment provided by: () municipal system (Town of Cary)
() community system - specify type(_____) () individual on-site system

Estimated total wastewater discharge: 42,480 gpd

Solid waste collection provided by: Waste Industries

Electrical service provided by: Progress Energy Underground () yes () no

Natural gas service provided by: Public Service

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

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

Fire protection provided by: Wake County volunteer

Miscellaneous

Generalized slope of site: 8%

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

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 Town of Cary

() 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):



SUBDIVISION HARDSHIP VARIANCE APPLICATION

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.

File #
Fee \$300.00
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Subdivision Name: Copper Leaf

Subdivision Ordinance Regulation(s) Proposed to be Varied - cite each section(s) and identify requirement from which the variance(s) is (are) being requested; quantify variance - i.e. if this is a variance to allow an encroachment into a setback, give depth of encroachment and total square feet of area proposed to encroach into setback:

Section 3-4.8(D)(9) Cul-de-sac roads shall not exceed 900 feet in length.

Property

Parcel Identification Number: 0724-03-4636 ; 0724-43-3661

Address: _____

Location: South side of Green level Church Road, at/between
(north, east, south, west) (street)
Fersm street and American Tobacco Trail
(street) (street)

Total site area in square feet and acres: 5,145,307.2 square feet 118.2 acres

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

R-40W

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Residential :-

Property Owner

Name: See Attached

Address: _____

City: _____ State: _____ Zip Code: _____

E-mail Address: _____ Fax: _____

Property Owner's Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: ETD - Barbara Todd

Address: 2601 Weston Parkway # 203

City: Cary State: NC Zip Code: 27513

E-mail Address: btodd@etopa.com Fax: (919) 678-1290

Applicant's Telephone Number: (919) 678 - 1071 Relationship to Owner: Consultant

Statement of Justification (Explain how any existing conditions, proposed development features, or other relevant facts would allow the Board of Adjustment to reach the required conclusions.)

see attached

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this petition (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: _____ Date: _____

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: Pomborn T. Tidd Date: 3-23-04

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Subdivision and Zoning Ordinances are on the web at www.wakegov.com.

Statement of Justification

Section 3-4-8 D (9) Cul de sac roads shall not exceed 900' in length

1. Practical difficulties would result from carrying out the strict letter of the regulation in the following ways:
 - In applying this regulation to the property, Road B would need to be extended across a stream buffer in a water supply watershed, which is an undesirable environmental situation.
 - The stream buffers have been created by the County in an attempt to preserve water quality. The property owner is attempting to conform to those environmental regulations, which may from time to time be in conflict with other County regulations.
 - The request is peculiar to this property, in that the location of the stream buffer is not determined by the property owner but is an existing site condition.
2. The proposed variance would be in harmony with the general purpose and intent of the Zoning Ordinance and preserves its spirit, because the proposed variance is in response to environmental considerations that are site-related and site-specific. The proposed variance is not intended to circumvent regulations; the proposed variance is intended to conform to environmental considerations that over-ride the strict application of the regulations.
3. The public safety and welfare are assured with the proposed variance, because the proposed variance seeks to preserve water quality in the water supply watershed by avoiding a stream crossing.

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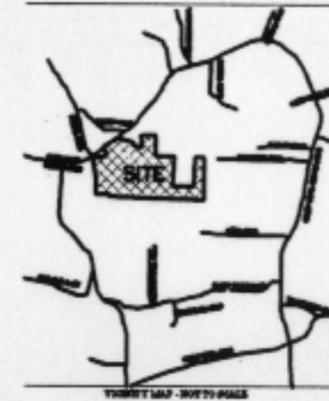
WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION

0724.03-43-3661 (R-40W)

0724.04-63-0625 (R-40)

- S-1 EXISTING CONDITIONS MAP
- S-2 PRELIMINARY SUBDIVISION MAP
- S-3 PRELIMINARY WATER AND SEWER MAP
- S-4 PRELIMINARY WATER AND SEWER CONNECTIONS MAP



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