



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # 5-30-04
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

KELSEY AT FALLS LAKE - PHASE 2

() 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? 5-29-03 (FORMERLY "THE ESTATES")

Property

Parcel Identification Number: 1802-47-2195

Address: 14820 NEW LIGHT ROAD

Location: EAST side of NEW LIGHT ROAD at/between

FALLS LAKE and NORTHSHOPE DRIVE

Total site area in square feet and acres: 943,945 square feet 21.67 acres

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

R-80W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT, WOODS

Property Owner

Name: JOHN + SUZANNE SINNETT

Address: 821 IVANHOE DRIVE

City: RALEIGH State: NC Zip Code: 27615

E-mail Address: FAX:

Telephone Number: 781-8582

Applicant (person to whom all correspondence will be sent)

Name: STUART JONES, JONES + CROSSEN ENGINEERING

Address: P.O. BOX 1062

City: APEX State: NC Zip Code: 27502

E-mail Address: STUART@JANDCE.COM FAX: 387-3375

Telephone Number: 387-1174 Relationship to Owner: CONSULTANT

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 0.5
 Max. # of lots allowable*: 10 Proposed # of lots*: 9
 Min. allowable lot area*: 80,000 sf Proposed min. lot area*: 80,000 sf
 Average lot area*: _____ sf
 Min. allowable lot width*: 110 ft Proposed min. lot width*: 230 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: 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: 141,592 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 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) 92,190 Total # of proposed lots 9 Total # of acres 21.67

Calculate both: Estimate of recreation area required: 0.26
 Estimate of recreation fee required: \$ 1,106.11

*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: COVERSHORE (1)
STREET B IN PHASE 1 (1)

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
COVERSHORE DR.	50	20	2	Y			
STREET B	50	20	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)

Estimated 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 (_____) individual well(s)

Estimated total water demand: 2700 gpd

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

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

Estimated total wastewater discharge: 2700 gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: VOLUNTEER (STONY HILL)

Miscellaneous

Generalized slope of site: MODERATE

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ADJOINS FALLS LAKE PARK AREA

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):
