



PRELIMINARY SUBDIVISION PLAN APPROVAL 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 # 9-11-05
Fee \$800.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Name of Subdivision

STOCKETT SUBD.

() 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: 1767.01-36-~~68~~⁸⁹68

Address: Rolesville Rd.

Location: East side of Rolesville Rd. NCSR 1003, at/between

Mitchell Mill Rd. NCSR 2224 and NCSR 2308 FOWLER Rd.

Total site area in square feet and acres: 498,282 square feet 11.439 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Vacant Farm Land

Property Owner

Name: Billie Dove Wood

Address: 3424 Rolesville Rd.

City: Wendell NC State: NC Zip Code: 27591

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Mike Moss, Cawthorne Moss & Panciera P.C.

Address: P.O. Box 1253

City: Wake Forest State: NC Zip Code: 27588

E-mail Address: _____ FAX: _____

Telephone Number: 919-556-3148 Relationship to Owner: Land Surveyor

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 12,837 Ac.
 Max. # of lots allowable*: 18 Proposed # of lots*: 13
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: ~~30,000~~ sf
 Average lot area*: 0.99 Ac. 43,124 ft² 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
 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: 71,887 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 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) \$105,523 Total # of proposed lots 13 Total # of acres ~~11.00~~ 11.00 Ac.

Calculate both: Estimate of recreation area required: 0.3714 Ac.
 Estimate of recreation fee required: \$9593 x 0.3714 = \$3562

*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: Rolesville Rd.

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
<u>Rolesville Rd.</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</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) 13 x 10 = 130 TPD
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Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: Construction Traffic Only ADT: 3

Type of vehicle: _____ ADT: _____

Utilities and Services

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

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

Estimated total water demand: _____ gpd

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

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

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: _____

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

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

Fire protection provided by: 23

Miscellaneous

Generalized slope of site: 0-5%

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 _____

() 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):

SITE DATA

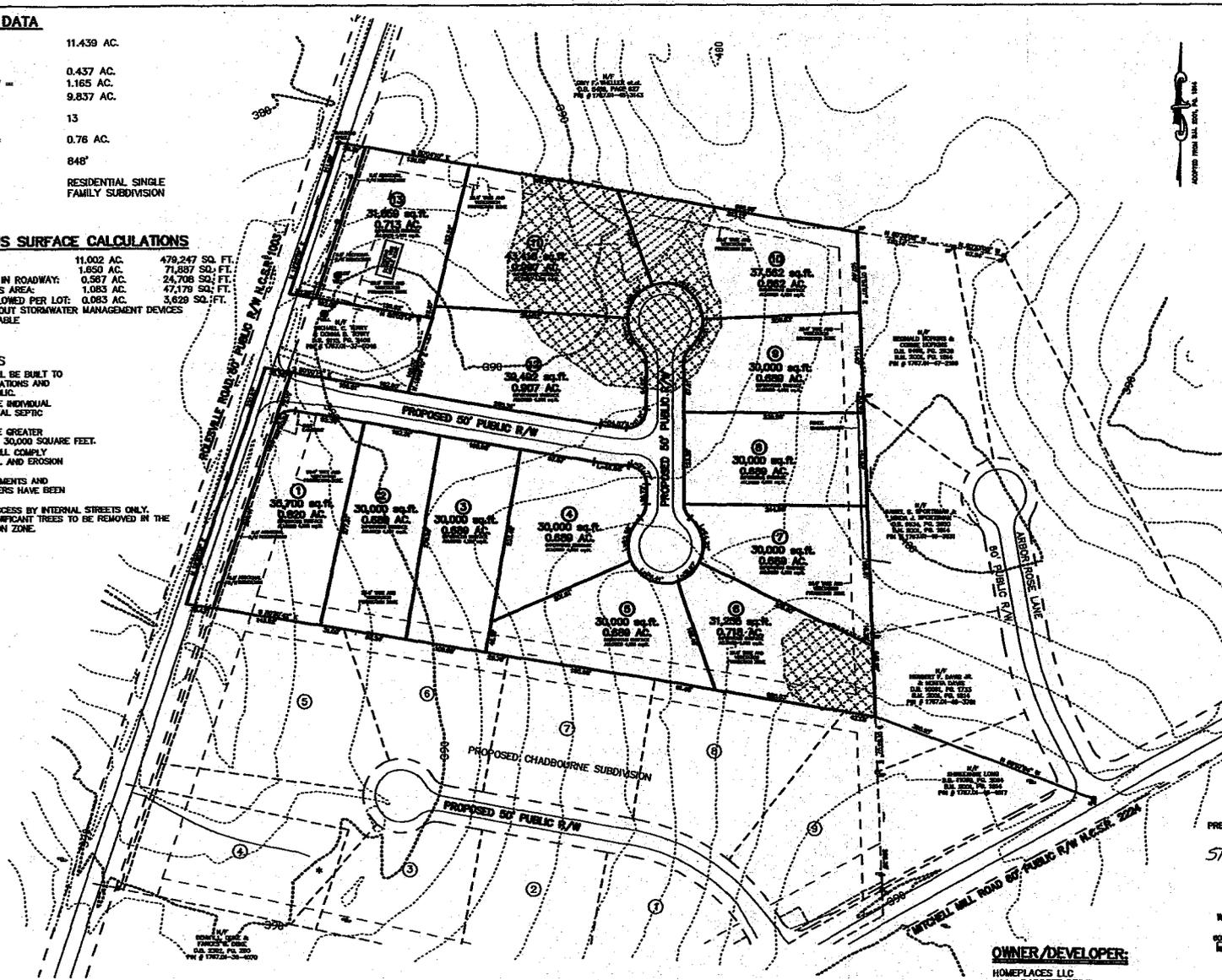
TOTAL AREA = 11.439 AC.
 (TO BE SUBDIVIDED)
 LESS NCSR R/W = 0.437 AC.
 LESS PROPOSED R/W = 1.165 AC.
 NET AREA = 9.837 AC.
 TOTAL LOTS = 13
 AVERAGE LOT SIZE = 0.76 AC.
 TOTAL ROAD LENGTH = 848'
 PROPOSED USE - RESIDENTIAL SINGLE FAMILY SUBDIVISION

IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA:	11.002 AC.	479,247 SQ. FT.
* 15% IMPERVIOUS-	1.650 AC.	71,897 SQ. FT.
LESS NEW PAVEMENT IN ROADWAY:	0.567 AC.	24,708 SQ. FT.
REMAINING IMPERVIOUS AREA:	1.083 AC.	47,179 SQ. FT.
IMPERVIOUS AREA ALLOWED PER LOT:	0.083 AC.	3,629 SQ. FT.
15% ALLOWABLE WITHOUT STORMWATER MANAGEMENT DEVICES		
30% MAXIMUM ALLOWABLE		

NOTES

- 1) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 2) ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC TANKS.
- 3) ALL LOT AREAS ARE GREATER THAN OR EQUAL TO 30,000 SQUARE FEET.
- 4) THIS SUBDIVISION WILL COMPLY WITH WAKE CO. SOIL AND EROSION ORDINANCE.
- 5) ALL DRAINAGE EASEMENTS AND DRAINAGEWAY BUFFERS HAVE BEEN FIELD LOCATED.
- 6) LOT 1, SHALL BE ACCESS BY INTERNAL STREETS ONLY.
- 7) THERE ARE NO SIGNIFICANT TREES TO BE REMOVED IN THE TREE AND VEGETATION ZONE.



- LEGEND:**
- EP - EXISTING IRON PIPE
 - EPK - EXISTING PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SENER CLEAN-OUT
 - CHABOURNE SOILS AREA

SEAL
 L-3794
 MICHAEL A. MOSS
 2-22-05

PRELIMINARY SUBDIVISION PLAN FOR
 LOT-BY-LOT
STOCKETT SUBDIVISION
 REF: D.B. 4617, PAGE 166
 REF: B.M. 1947, PAGE 78
 WAKE FOREST TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA
 SCALE 1"=60'
 FEBRUARY 16, 2005
 ZONED R-30
 PN # 1767.01-36-8868

OWNER/DEVELOPER:
 HOMELACES LLC
 4098 BARRETT DRIVE
 RALEIGH, NC 27809
 (919) 787-3211