



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
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

Waterstone Reserve Phase II

(X) cluster subdivision () lot-by-lot subdivision () open space 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: 1821.33-66-093, 1821.42-49-16, 1821.32-47-17, 1821.32-66-64, 1821.32-45-04

Address: North of HWY 98 (Durham Road) off of Slater Road

Location: North side of HWY 98 (Durham Road), at/between
(north, east, south, west) (street)

Camp Kanata Road and Stony Hill Road
(street) (street)

Total site area in square feet and acres: 2,114,726.4 square feet: 67.58 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): Floriculture – Farm (vacant)

Property Owner

Name: Claire P. Scarboro

Address: 9412 Louisburg Road

City: Wake Forest State: NC Zip Code: 27587-6330

E-mail Address: N/A FAX: N/A

Telephone Number: N/A

Applicant (person to whom all correspondence will be sent)

Name: Summit Consulting Engineers – Brian Ketchem

Address: 1000 Corporate Drive, Suite 101

City: Hillsborough State: NC Zip Code: 27278

E-mail Address: FAX: (919) 732-6676

Telephone Number: 919 732-3883 Relationship to Owner: Developer

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 0.50 units/acre

Max. # of lots allowable*: 34 Proposed # of lots*: 34

Min. allowable lot area*: 40,000 sf Proposed min. lot area* 40,010 sf

Average lot area*: 48,571.26 sf, 1.12 acres

Min. allowable lot width*: 110ft Proposed min. lot width*: 110ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % () 40 % of site area

Min. open space area: 16.8 acres, Total acreage: 67.58 x 25%

Proposed open space area [by parcel]: 22.49 acres

Proposed open space use(s) [by parcel]: Natural/Undisturbed Recreation Area

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 101,059 sf (roads)

Proposed impervious surface coverage (impervious surfaces area/site area x 100): N/A %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): N/A acres within floodway: N/A 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) 386,697 Total # of proposed lots: 34 Total # of acres: 67.58

Calculate both: Estimate of recreation area required: .97

Estimate of recreation fee required: \$5,550.40

*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: HWY (98) Durham Road (1), Thistlecrest Court (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
NC HWY 98	Variable	24	2	Y	N/A	N/A	130
	Per US Army Cor of Eng.,						
	NCDOT						
Thistlecrest Court	45	18	1	Y	N/A	N/A	N/A

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) 10trips/day/lot

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: Heavy vehicles limited to construction during development and home building
ADT: N/A

Utilities and Services

Water supply provided by: () municipal system ()

(X) community system (Well site shown on plat) () 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: Private Waste Disposal Contractor

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

Natural gas service provided by: PSNC

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

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

Fire protection provided by: Stoney Hill Fire Station

Miscellaneous

Generalized slope of site: 5-10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Site is wooded with 2 streams that filter off of Lowery Creek

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 _____

(X) Non-Urban Area/Water Supply Watershed: Falls Lake, Raleigh, NC

() Non-Urban Area

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

Residential

