



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

SUNSET MANOR

() 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: 1768536644

Address: 1101 ROLESVILLE RD, WAKE FOREST, N.C. 27587

Location: EAST side of ROLESVILLE ROAD, at/between

(north, east, south, west) FOWER ROAD (street)

and QUARRY ROAD (street)

Total site area in square feet and acres: 22313435 square feet 5.122 acres

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

R-3.

Conditions of any Conditional Use Zoning Districts:

Present land use(s): AGRICULTURAL

Property Owner

Name: RONNIE WATT

Address: 4408 DEER POINT DR.

City: RALEIGH State: NC Zip Code:

E-mail Address: FAX:

Telephone Number: 266-3960

Applicant (person to whom all correspondence will be sent)

Name: WILLIAMS - PEACE ASSOC

Address: P.O. Box 892

City: RALEIGH State: NC Zip Code: 27517

E-mail Address: CTP@WPS-RUEY.COM FAX: 269-4354

Telephone Number: 269-9645 Relationship to Owner: JURIST

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45

Max. # of lots allowable*: 74 Proposed # of lots*: 44

Min. allowable lot area*: 30000 sf Proposed min. lot area*: 30000 sf

Average lot area*: 45322 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: _____ sf

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

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres
within floodway: _____ 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) 325547 Total # of proposed lots 44 Total # of acres 5122

Calculate both: Estimate of recreation area required: 1.26 Ac.
Estimate of recreation fee required: 7990.22

*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: _____

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>ROCKVILLE RD</u>	<u>60</u>	<u>22</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)
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

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 (_____)

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

Estimated total water demand: _____ gpd

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

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

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

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

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 17.

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

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

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):
