



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

WINDING WAY ESTATES

() 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? N/A

Property

Parcel Identification Number: 0730157753 ^{1.06} & 0730167115 & 0730250349 ^{1.20}

Address: (3412 WINDING WAY, 3400 WINDING WAY, 3436 WINDING WAY) APEX, 27502-8744

Location: EAST & WEST side of WINDING WAY, at/between
(north, east, south, west) (street)

FRIENDSHIP RD. and US #1 HWY
(street) (street)

Total site area in square feet and acres: 34,8447 square feet 1,517,836 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT RESIDENTIAL & AGRICULTURE

Property Owner

Name: JERRY E. & STEPHANIE F. BYNUM

Address: 2410 RELIANCE DR.

City: APEX State: NC Zip Code: 27539

E-mail Address: N/A FAX: _____

Telephone Number: 919-467-5517

Applicant (person to whom all correspondence will be sent)

Name: KENNETH B. WRENN

Address: 1910 SEDWICK RD, SUITE 200C

City: DURHAM State: NC Zip Code: 27713

E-mail Address: KEN.WRENN@VERIZON.NET FAX: 18668110814

Telephone Number: 919-806-5082 Relationship to Owner: PROJECT ENGINEER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): R-30

Max. # of lots allowable*: 50 Proposed # of lots*: 10

Min. allowable lot area*: 39,000 sf Proposed min. lot area*: 68,825 sf

Average lot area*: 151,783 sf

Min. allowable lot width*: 95 ft Proposed min. lot width*: 95' AT S.B. 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: _____ 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: _____ 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) 315,460 Total # of proposed lots 10 Total # of acres 34.84

Calculate both: Estimate of recreation area required: 0.2857 AC.

Estimate of recreation fee required: \$2,587.00

*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: FRIENDSHIP RD (1 ACCESS PT)

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
FRIENDSHIP RD.	60	22'	2	F		600	125

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) $LN(T) = 0.92LN(K) + 2.71$

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

Type of vehicle: TRASH TRUCK ADT: 0.14

Type of vehicle: DELIVERY TRUCKS ADT: 2.0

Utilities and Services

Water supply provided by: () municipal system (_____)
() community system (_____) (X) individual well(s)

Estimated total water demand: 6,000 gpd

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

Estimated total wastewater discharge: 6,000 gpd

Solid waste collection provided by: WASTE MANAGEMENT

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

Natural gas service provided by: N/A

Telephone service provided by: BELL SOUTH Underground () yes () no

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

Fire protection provided by: APEX FIRE DEPT.

Miscellaneous

Generalized slope of site: RANGES FROM 2% TO 20% AVERAGING @ 5-6%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: SIGNIFICANT STANDS OF MIXED FORESTS TO THE NORTH, EAST, AND SOUTH WEST PORTION OF SITE W/ VARIETY OF WILDLIFE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE KNOWN

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 _____

(X) Long-Range Urban Services Area/Water Supply Watershed TOWN OF APEX

() 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):

Other information (additional relevant information about the site or proposal you wish to note or cite)

- 1. THE BRANTLEYS DO NOT WISH TO HAVE A ROAD STUBBED OUT TO THEIR PROPERTY.
- 2. THE PUBLIC NATURE OF WINDING WAY IS TO BE WITHDRAWN FROM DEDICATION. SEE ATTACHED PETITION w/ OWNERS' SIGNATURES

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 application (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: Jerry L. Beeson Stephen F. Beeson Date: July 21 - 2006

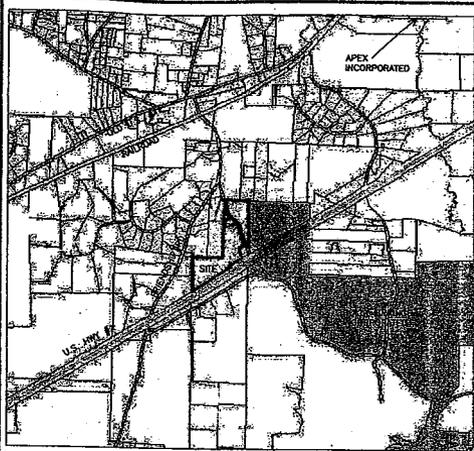
Signature: Wayne Baker Kimberly J. Baker Date: 7-21-06

Signature: _____ Date: _____

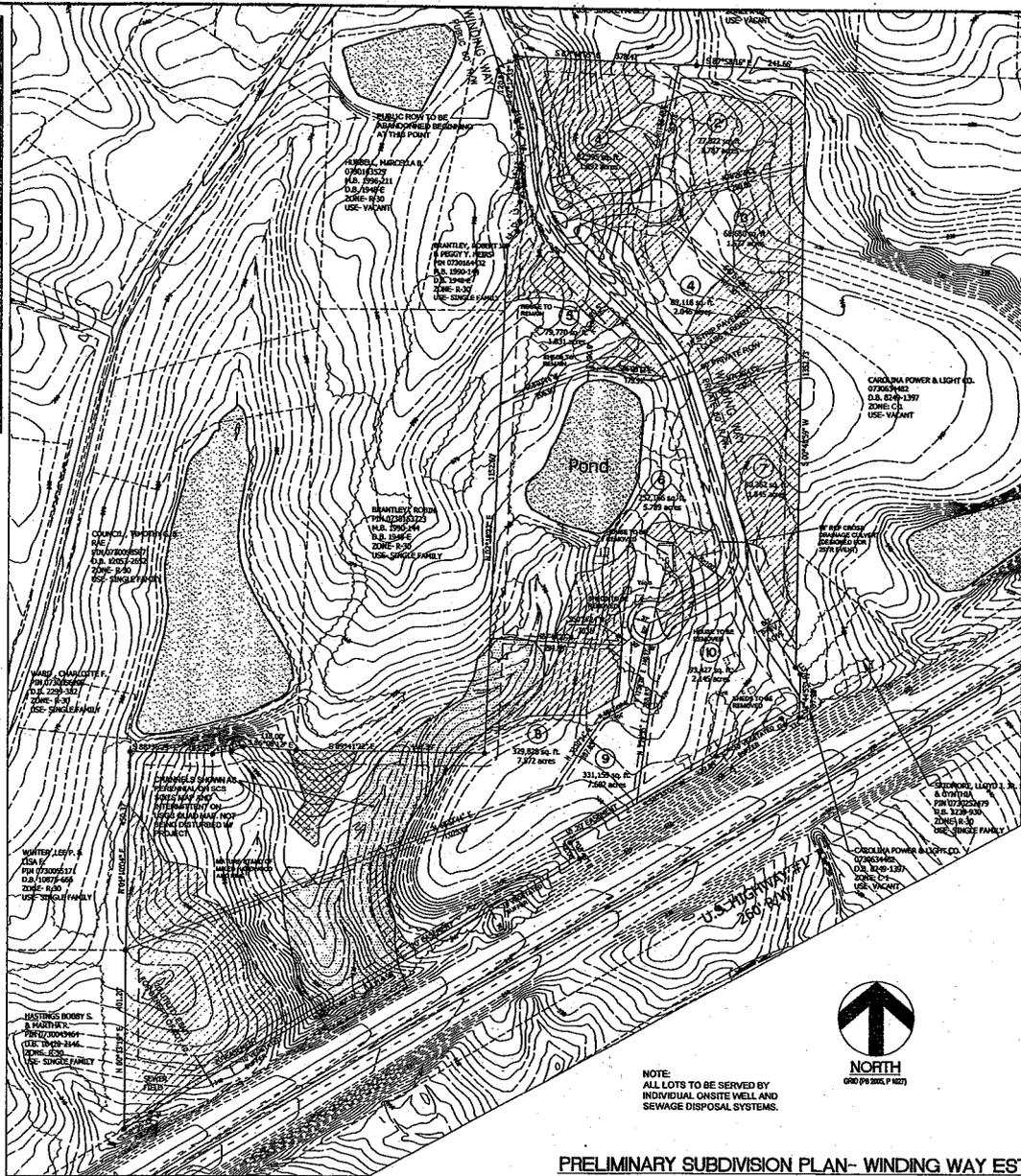
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Kenneth B. Warren Date: 7/21/06

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



VICINITY MAP SHOWING PROJECT AREA IN RELATION TO INCORPORATED AREAS AND MAJOR ROADS. SCALE 1"=1,500'



PROJECT INFORMATION
 Development of Project Acreage: 34.84473 Ac. (1,517,838 S.F.)
 User: Detached Single Family Residential
 Lot Square Footage: 15,112 s.f. Ave. 110,028 s.f. Max. 110,070 s.f.
 Public ROW Dedication: 1,200 Ac. (51,842 s.f.)
 Maximum Building Height: 32'
 Building Stories: 2 Maximums Floor Leveling: Basement

Total Project Impervious Area: 15.0 % (2,227 sq. ft. or 227,875 S.F.)
 Impervious Area in ROW: 0.00%
 Street Area: 28,050 s.f.
 Sidewalk Area: 6,700 s.f.
 Total Paved Area in ROW (Curb): 37,015 s.f. (1,0497 Ac.)
 Includes 1,450 s.f. for private driveways.
 Impervious Area per Lot: 4,260 s.f.
 Total Impervious Area on Lots: 50,120 s.f. (1,204 Ac.)

Critical Tree Save Area Required in Open Space: 1,770 Ac. of Existing Vegetation (20 % of Project)
 Critical Tree Save Area Provided in Open Space: 1,770 Ac. of Existing Vegetation (20 % of Project)
 Total Tree Save Area Provided: 1,807 Ac. of Existing Vegetation (22.56% of Project)

Payment in Lieu of Open Space Dedication Offered for Payment Calculated by The Value of 13 lbs @ 0.75 S.F. / Lin-Ton Value of 4,775 S.F.

OWNER / DEVELOPER INFORMATION
 Name: Jerry S. Caplanish-Burns & Wynn & Kimberly Baker
 Address: 2410 Reference Dr., Apex, N.C. 27539
 Phone Number: 919-467-5517
 FAX Number: 919-467-2042

APPLICANT INFORMATION
 Name: Wynn Engineering Company
 Address: 1910 Scales Rd., Suite 200-C, Durham, N.C. 27713
 Phone Number: 919-808-5003
 FAX Number: 919-808-5003
 Email: jason.wynn@wveng.com

PLAN PREPARER / ENGINEER INFORMATION
 Name: Wynn Engineering Company
 Address: 1910 Scales Rd., Suite 200-C, Durham, N.C. 27713
 Phone Number: 919-808-5003
 FAX Number: 919-808-5003
 Email: jason.wynn@wveng.com

PROPERTY INFORMATION
 Parcel Acreage: 34.84473 Ac. (1,517,838 S.F.)
 PIN: 073017753, 0730187115, 0730203040
 Deed Book Reference: 1331-0 & 13025-1520
 Plat Book Reference: 2006-2027
 Existing Zone: R-30
 Existing Use: Vacant Residential & Agriculture
 Crops: Pasture, Hay, etc.
 No Streams or Riparian Buffers Present On-site.
 On-site Drainage: Conveys Drainage Areas under 25 Acres.
 No Ramp Slopes (2% or less) on site.
 No Adjoined Flood Plain Present.

SURVEY INFORMATION
 Boundary Information Taken from AP Price & Associates Survey dated 12-15-04.
 Topographical Information Taken from White County GIS Mapping. No USGS Monument YMB# 2007 of Property.

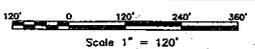
NUMBER	DIRECTION	DISTANCE
L1	N 34°35'07" E	39.35'
L2	N 12°04'00" E	225.75'
L3	N 07°52'50" E	43.63'
L4	N 11°23'31" W	31.00'
L5	N 60°25'44" W	13.09'
L6	N 10°15'47" W	30.12'
L7	N 13°23'51" E	15.09'
L8	N 09°19'11" W	66.15'
L9	N 10°33'37" W	76.92'
L10	N 14°35'13" W	28.09'
L11	N 79°49'29" E	44.38'
L12	N 70°04'41" E	25.54'
L13	S 34°33'33" E	18.67'
L14	N 51°04'37" W	17.79'
L15	S 56°35'07" W	34.61'



NOTE:
 ALL LOTS TO BE SERVED BY
 INDIVIDUAL ONSITE WELLS AND
 SEWAGE DISPOSAL SYSTEMS.



PRELIMINARY SUBDIVISION PLAN- WINDING WAY ESTATES SUBDIVISION



Internal permission on this drawing is granted by Wynn Engineering, Inc. 09/18/04
 09/18/04
 09/18/04
 09/18/04



FOR REVIEW ONLY.
 NOT FOR CONSTRUCTION.

WINDING WAY ESTATES
 SHEET TITLE
 PRELIMINARY SUBDIVISION PLAN (LOT BY LOT)

NO.	DATE	DESCRIPTION

Senior Engineer:
K. WYNN
 Drawn By:
K. WYNN

ISSUE NO. DATE DESCRIPTION
 01/20/05 PRELIMINARY REVIEW

DATE DRAWN: 09/18/04
 FILE NAME: 09/18/04-ESTATE

PROJECT #: 06108.00

SHEET SIZE: D-SIZE (24"X36")

SHEET OF **SP2**