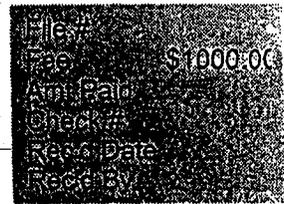




PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION



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.

Name of Subdivision

() 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? Robertson Valley

Property

Parcel Identification Number: 1775521270

Address: 6420 Robertson Pond Road

Location: South side of Robertson Pond Road, at/between
(north, east, south, west) (street)

US Hwy 64 and Rolesville Rd.
(street) (street)

Total site area in square feet and acres: 2,130,519.6 square feet 48.91 acres
(By Survey) (By tax map)

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

Property Owner

Name: Privette, Wesley Ervin III & Privette, Hilliard Ross & Dranne H.

Address: P.O. Box 506

City: Wendell State: NC Zip Code: 27591-0506

E-mail Address: N/A FAX: _____

Telephone Number: 919-789-0244

Applicant (person to whom all correspondence will be sent)

Name: John W. Harris

Address: 7909 Ocoee Ct.

City: Raleigh State: NC Zip Code: 27612

E-mail Address: coachjwh@aol.com FAX: (919) 789-0244

Telephone Number: (919) 789-0244 Relationship to Owner: Engineer

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): _____ 21-30,000 SF lots

Max. # of lots allowable*: 71 Proposed # of lots*: 35

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 4-30,000 sf

Average lot area*: 60871 sf

Min. allowable lot width*: 95.0' ft Proposed min. lot width*: 95.0' 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: 319577 SF 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): 8.59 acres
within floodway: 5.36 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) 251,965 Total # of proposed lots 35 Total # of acres 48.91

Calculate both: Estimate of recreation area required: 1.0 AC
Estimate of recreation fee required: \$5,151.60.

*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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>Robertson Pond 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)

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: Private Contractor

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

Natural gas service provided by: NCP

Telephone service provided by: Bell South Underground () yes () no

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: min 1% - 5% max

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

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 _____

N/A

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

N/A

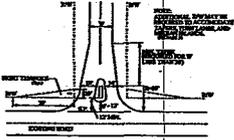
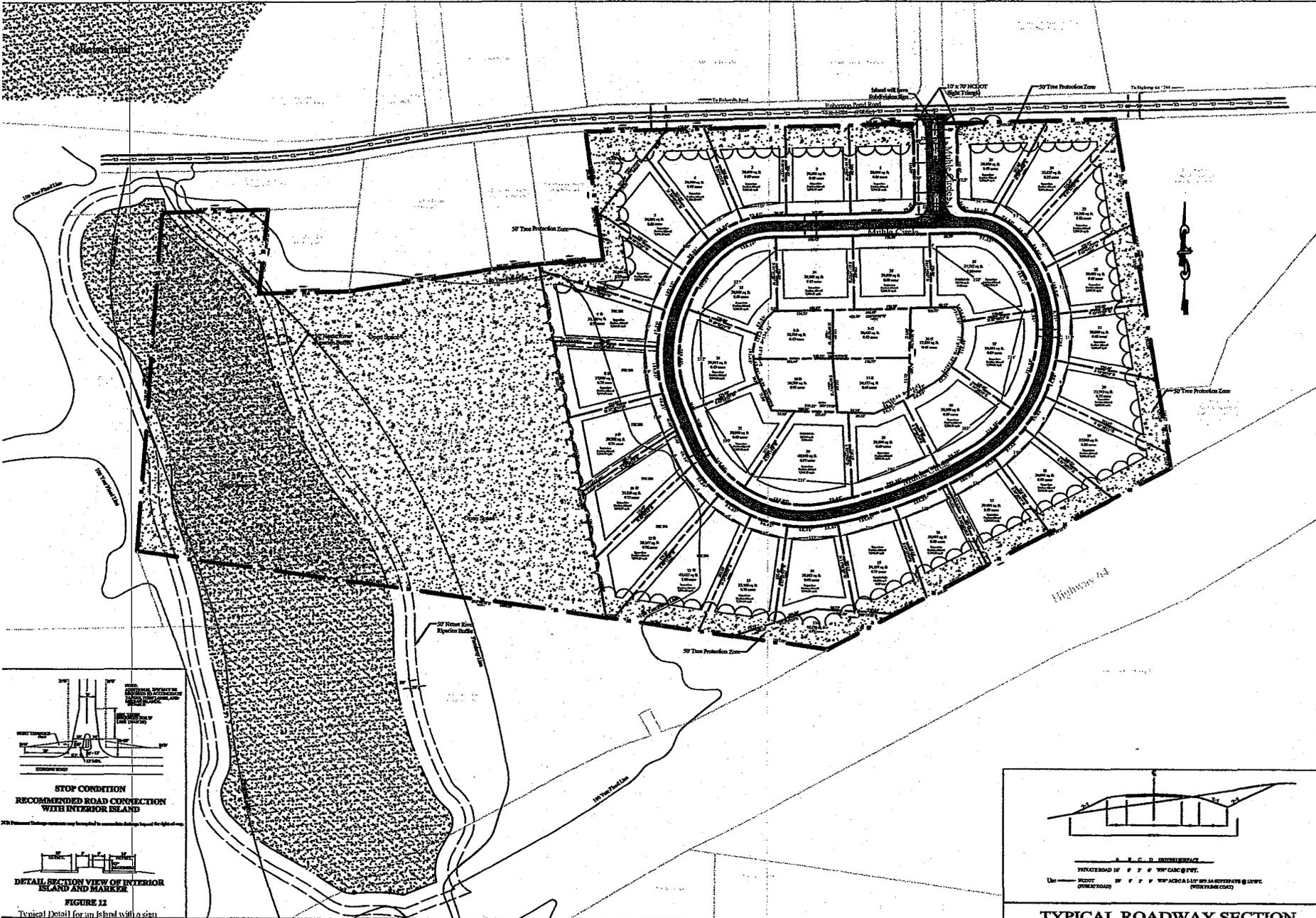
() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

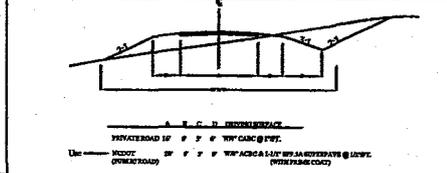
N/A



STOP CONDITION
RECOMMENDED ROAD CONNECTION
WITH INTERIOR ISLAND



FIGURE 12
Typical Detail for an island with a sign



TYPICAL ROADWAY SECTION



John W. Harris, P.E.
Consulting Engineer
7900 O. Lane
Raleigh, N.C. 27612
(919) 789-0744

Date: 11/28/2007
Scale: 1" = 100'
Drawn By: JWH
File: W08080001
Revised:

Preliminary Subdivision Plan
For
Robertson Valley
Lot by Lot

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