



# 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

NEW LIGHT POINTE PH. 2

( ) 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: 0891.04-95-7105

Address: Off New Light Rd.

Location: West side of New Light Rd. (NCSR 1907), at/between  
(north, east, south, west) (street)

NC 98 and Travel Ridge Rd.  
(street) (street)

Total site area in square feet and acres: 444,965 square feet 10,215 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): Vacant - Forest

### Property Owner

Name: Sutherland Investment Company (Graham Cawthorne VP)

Address: 1000 Waterline Drive

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: Graham @ CMPPLS . com FAX: 554-1370

Telephone Number: 622-6802

### Applicant (person to whom all correspondence will be sent)

Name: Graham Cawthorne

Address: P O Box 1253

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: Graham @ CMPPLS , com FAX: 554-1370

Telephone Number: 622-6802 Relationship to Owner: Planner - Surveyor

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

Lot 11 to be accessed by along existing 60' access easement by existing driveway at existing joint driveway easement

Lots 7 thru 10 to be accessed by proposed Fakhoury LANE (Public Rd.) after Final Plat is recorded.

Lot 7 driveway shall cross watershed watersupply buffer at location shown on plan

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: Sutherland Investment Company Date: \_\_\_\_\_

Signature: by W. M. Graham (VP) Date: 1-24-2007

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: W. M. Graham (VP) PLS Date: 1-24-2007

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](http://www.wakegov.com). All application fees are non-refundable.

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 ( \_\_\_\_\_ ) (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: Private Contractor

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

Natural gas service provided by: \_\_\_\_\_

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

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

Fire protection provided by: Stony Hill

**Miscellaneous**

Generalized slope of site: Gently Rolling 4-12% to Steep Hills 25%+ Slope

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Stream Thru Property (Water Supply Watershed Buffer)

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 \_\_\_\_\_

(X) Non-Urban Area

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

FALLS LAKE WATERSHED - Non Urban Area

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): .5

Max. # of lots allowable\*: 5 Proposed # of lots\*: 5

Min. allowable lot area\*: 80,000 sf Proposed min. lot area\*: 80,000 sf

Average lot area\*: 81,195 sf

Min. allowable lot width\*: 150 ft Proposed min. lot width\*: 150 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]: NONE acres

Proposed open space use(s) [by parcel]: NONE

Proposed future development site area [by site]: NONE acres

Proposed impervious surfaces area: 15% or 10.215 Ac. x 15% = 1,532 Ac. or 66,744 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 1/35<sup>th</sup> 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) \$122,640 Total # of proposed lots 5 Total # of acres 10.215

Calculate both: Estimate of recreation area required: (5 x 1/35) = 1/7 Acre or 0.1429 Acres

Estimate of recreation fee required: 0.1429 Ac. x \$12,005/Ac. = \$1716<sup>00</sup>

\*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: FAKHOURY LANE  
Proposed Public 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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>FAKHOURY LANE</u>	<u>45</u>	<u>20</u>	<u>2</u>	<u>Y</u>			
<u>NC Hwy 98 (DURHAM RD)</u>	<u>100+</u>	<u>24+</u>	<u>2</u>	<u>Y</u>			

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) \_\_\_\_\_

