



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 Creek

( ) 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: 078 158 4425

Address: 4912 Yates Mill Pond Rd.

Location: West side of Charles G. Dr. at/between

Olde South Rd. and Penny Rd.

Total site area in square feet and acres: 7.6 Acres 340,986 square feet 340,986 Sq. Feet

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40 W

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): Single family home (one)

Property Owner

Name: Othelia Treadwell

Address: 140 Honey Locust Dr.

City: Richmond State: VA Zip Code: 23238

E-mail Address: FAX:

Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: Vince DeFreitas

Address: 3620 Glenrothes Cv.

City: Apex State: NC Zip Code: 27539

E-mail Address: Vince-TSG a) JUND. Com FAX: 661-1297

Telephone Number: 661-1292 Relationship to Owner: Developer

<sup>3</sup> 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: N/A ADT: \_\_\_\_\_

Type of vehicle: N/A ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system ( \_\_\_\_\_ )  individual well(s)

Estimated total water demand: 1,960 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system - specify type ( \_\_\_\_\_ )  individual on-site system

Estimated total wastewater discharge: 2,520 gpd

Solid waste collection provided by: Private

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

Natural gas service provided by: L-P-Tanks

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

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

Fire protection provided by: Public

**Miscellaneous**

Generalized slope of site: Slightly rolling

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Intermittant Stream at the rear of the property

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 \_\_\_\_\_

Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**Proposal**

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1.0

Max. # of lots allowable\*: 7 Proposed # of lots\*: 7

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

Average lot area\*: 42,215 sf

Min. allowable lot width\*: 110 ft Proposed min. lot width\*: 128 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: Ø acres

Proposed open space area [by parcel]: Ø acres

Proposed open space use(s) [by parcel]: Ø

Proposed future development site area [by site]: Ø acres

Proposed impervious surfaces area: 53,611 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.8 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): Ø acres within floodway: Ø acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

         dedication          reservation   ✓   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) \$138,900 Total # of proposed lots 7 Total # of acres 8.26 <sup>7.6</sup>

Calculate both: Estimate of recreation area required: 0.1999 ac

Estimate of recreation fee required: \$3,361.65

\*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: One - Yates Mill Pond 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	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Yates Mill Pond Rd.	80'	20'	2	Y	10,000	<del>3,100</del>	

<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



## Project Tracking Form Regular Subdivision/Variance

Project Name: Sunset Creek: S-20-07

Initial Submittal Date: 9/24/07

Optimal Review Cycle Code: 9a

DRS Meeting Date: 11/8/07

DRS Comments Finalized & Distributed: 11/14/07

Revised Application Submittal Date: 11/30/07

Planning Director Decision Date: 12/17/07

Planning Board Meeting Date(s) 1/16/08 (if necessary)

**Note:** Schedule is subject to change if one or more of the above deadlines are not met.

SUITE 400  
 RALEIGH, NC 27601  
 T 919.380.8750  
 F 919.380.8752  
 www.stewart-eng.com



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# SUNSET CREEK SUBDIVISION

PRELIMINARY SUBDIVISION SUBMITTAL

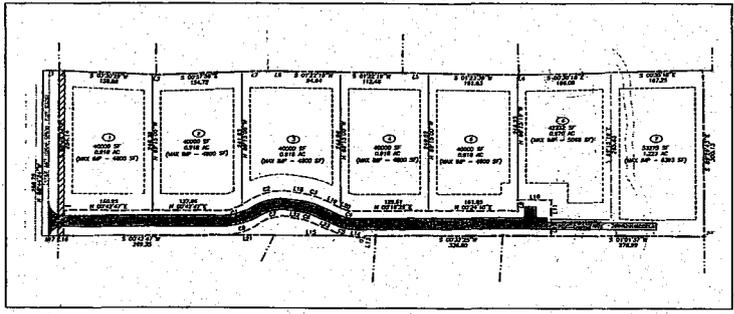
4912 YATES MILL POND ROAD  
 RALEIGH, NORTH CAROLINA  
 STEWART PROJECT NO. C7039  
 DATE: SEPTEMBER 25, 2007



VICINITY MAP  
 NTS

**SHEET INDEX**

C000	COVER SHEET
C100	EXISTING CONDITIONS
C300	SITE PLAN
C500	GRADING PLAN
L100	LANDSCAPE PLAN



**SITE DATA**

**CURRENT OWNER:** OTHELIA TREADWELL  
 4912 YATES MILL POND ROAD  
 RALEIGH, NC 27608

**PROPOSED DEVELOPER:** VINCE DEBERTAS  
 TSS, LLC  
 3820 GLENNHURST COVE  
 WAKE, NC 27709

**CONTACT:** SHAMMA SMITH, P.E.  
 STEWART ENGINEERING, INC.  
 600 FIVEFIVEVILLE STREET, SUITE 400  
 RALEIGH, NC 27601  
 (919) 380-8750

**PIN:** 078158425

**SUBDIVISION TYPE:** LOT-BY-LOT

**ZONING:** R-40W

**WATERSHED:** RIVERA (PWS-RT), ROW

**FORM PANEL:** 37000761100

**EXISTING PARCEL AREA:** 7.828 AC

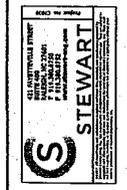
**PROPOSED SUBDIVISION AREA:** 7.759 AC

Rev #	Revision	Date

DEVELOPER  
 VINCE DEBERTAS  
 TSS, LLC  
 3820 GLENNHURST COVE  
 WAKE, NC 27709

**SUNSET CREEK  
 PRELIMINARY SUBDIVISION PLAN  
 WAKE COUNTY, NORTH CAROLINA**

PRELIMINARY SUBDIVISION SUBMITTAL



PRELIMINARY - DO NOT USE  
 FOR CONSTRUCTION

Product No. C7039

Drawn By: DMS

Checked By: GHS

Issue Date: 09.25.07

COVER SHEET

**C000**

PARCEL/SECTION AREA TABLE		
EXISTING PARCEL AREA	340,986 SF	7.826 AC
PROPOSED ROAD	2,571 SF	0.059 AC
PROPOSED SUBDIVISION AREA	337,915 SF	7.767 AC

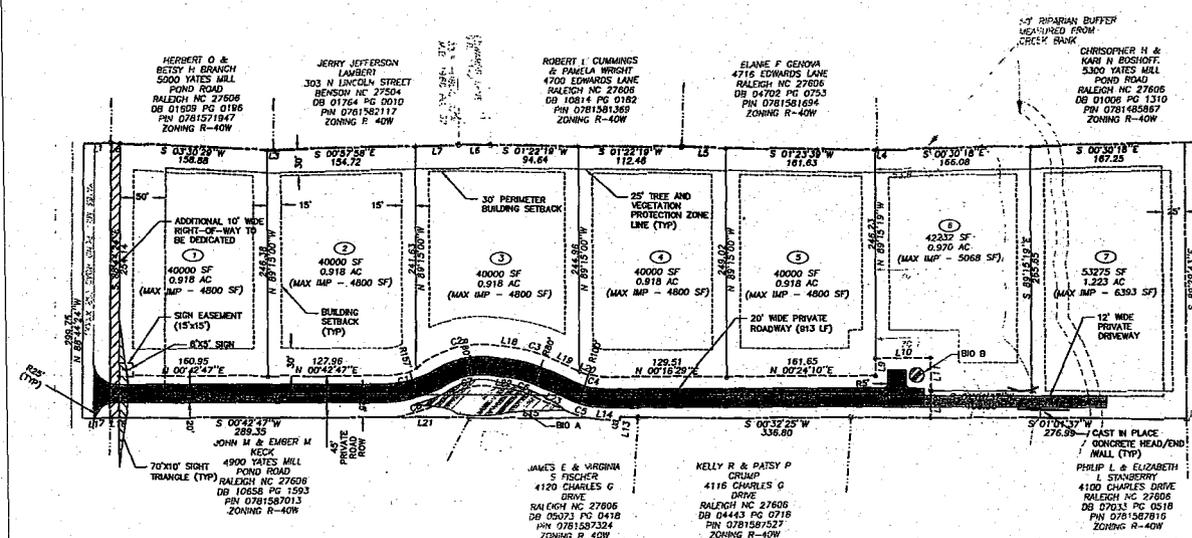
SUBDIVISION DATA TABLE	
TRACT AREA	1,781 AC
NET LOT AREA	40,000 SF
AVE LOT AREA	42,216 SF
NET LOT WIDTH	180 FT
DEVELOPED AREA	32,176 SF

IMPERVIOUS AREA TABLE			
AREA	TOTAL IMPERVIOUS	ALLOWABLE IMPERVIOUS	PROPOSED IMPERVIOUS
	(SQ FT)	(SQ FT)	(SQ FT)
LOT 1	4,800	4,800	4,800
LOT 2	4,800	4,800	4,800
LOT 3	4,800	4,800	4,800
LOT 4	4,800	4,800	4,800
LOT 5	4,800	4,800	4,800
LOT 6	4,800	4,800	4,800
LOT 7	4,800	4,800	4,800
PRIVATE ROAD	18,336	18,336	18,336
OPEN SPACE	498	0	0
TOTAL	346,986	48,318	48,318

HEIGHTS	
FRONT & CORNER	30 FT
SIDE	15 FT
REAR	30 FT

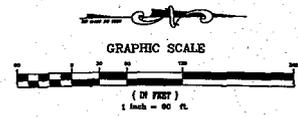
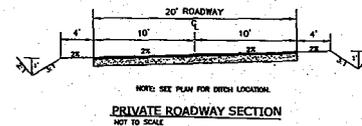
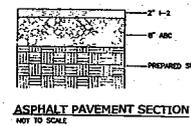
**SITE NOTES**

1. NO PUBLIC UTILITY OR SANITARY SERVICE IS SHOWN OR DESIGN IN THE WORTHY OF THE SHEET. PRIVATELY OWNED ON-OR OFF-ROAD AND SANITARY SERVICE LOCATIONS WILL BE INDICATED ON EACH LOT IN THE FORM OF HULL AND SERVICE PINS. PUBLIC UTILITY TO BE REPORT AND INDICATED MAP ACCORDING TO SCHEDULE.



LINE	DIRECTION	DISTANCE
L1	S 00°45'00" W	30.00
L2	S 88°44'24" E	45.01
L3	S 03°50'25" W	6.30
L4	S 01°23'53" W	2.21
L5	S 01°23'53" W	47.47
L6	S 00°45'00" W	33.90
L7	S 00°50'19" E	48.43
L8	S 03°50'25" W	10.01
L9	S 89°18'19" E	18.63
L10	N 00°45'00" E	60.06
L11	S 88°57'44" E	34.91
L12	S 88°57'44" E	30.00
L13	S 83°18'37" E	3.50
L14	S 02°50'19" W	38.91
L15	S 00°52'42" W	130.14
L16	S 00°46'57" W	10.00
L17	S 00°50'57" W	30.00
L18	N 09°03'07" E	23.06
L19	N 24°34'12" E	38.47
L20	N 24°34'12" E	2.84
L21	S 00°42'47" W	51.72
L22	N 09°03'07" E	23.06
L23	N 24°34'12" E	50.70

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	67.50	35.15	N 147°21' W	134.76
C2	112.50	67.23	N 16°09'42" W	68.06
C3	112.50	30.47	N 16°48'40" E	30.38
C4	67.50	28.82	N 12°25'21" E	28.41
C5	67.50	20.14	N 16°01'24" E	20.08
C6	67.50	18.70	S 16°48'40" W	18.23
C7	67.50	52.34	S 13°09'42" E	51.64
C8	112.50	70.88	S 17°19'51" E	68.69



**SITE PLAN**

<p>DESIGNER UNIVERSITY OF CAROLINA 1500 S. HARRIS CHAPEL HILL, NC 27515 3363 CHARLOTTE DRIVE APEX, NC 27539</p> <p><b>SUNSET CREEK</b> PRELIMINARY SUBDIVISION PLAN WAKE COUNTY, NORTH CAROLINA</p> <p>PRELIMINARY SUBDIVISION SUBMITTAL</p>	<p>Rev #</p> <p>Date</p> <p>1365</p> <p>PRELIMINARY - DO NOT USE FOR CONSTRUCTION</p> <p>Project No. C7039</p> <p>Drawn By: DMB</p> <p>Checked By: GHS</p> <p>Issue Date: 09.28.07</p> <p><b>C300</b></p>
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