



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

STERLING CREST

() 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: 1822-86-5855

Address: CAMP

Location: WEST side of CAMP KANATA ROAD, at/between
(north, east, south, west) (street)

PURNELL RD and WOODLAND CHURCH RD
(street) (street)

Total site area in square feet and acres: 667,774.8 square feet 15.33 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

Property Owner

Name: LUCY SCOTT HAYWOOD

Address: P.O. BOX 79

City: YOUNGSVILLE State: NC Zip Code: 27596

E-mail Address: N/A FAX: N/A

Telephone Number: N/A

TO BE PURCHASED BY:

MUSTANG GROUP, LLC

972 TRINITY RD., RAL., NC 27607

Applicant (person to whom all correspondence will be sent)

Name: SPAULDING & NORRIS, PA (STEPHANIE L. NORRIS, PE)

Address: 972 TRINITY ROAD

City: RALEIGH State: NC Zip 27607

E-mail Address: stephanie@spauldingnorris.com FAX: 854-7925

Telephone Number: 854-7990 Relationship to Owner: PROJECT ENGINEER

MEMBER OF MUSTANG GROUP, LLC

Proposal

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

Max. # of lots allowable*: 15 Proposed # of lots*: 10

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 44,471 sf

Average lot area*: 59,372 sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: 135 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % of site area N/A

Min. open space area: N/A acres

Proposed open space area [by parcel]: 0.39 acres

Proposed open space use(s) [by parcel]: CEMETARY ; ACCESS EASEMENT

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): 13.08 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0.1 acres

within floodway: N/A 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) \$600,936 Total # of proposed lots 10 Total # of acres 15.33

Calculate both: Estimate of recreation area required: 1/35 (10 LOTS) = 0.29 AC

Estimate of recreation fee required: (\$600,936 / 15.33 AC) * 0.29 AC = \$11,368.00

*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: CAMP KANATA ROAD

| 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 |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|--------------------------------------|-----------------------------------|---|
| CAMP KANATA ROAD | EX. 60' | ± 20' | 2 | Y | | | |
| | PROP. 70' | | | | | | |
| | | | | | | | |
| | | | | | | | |
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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: N/A ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

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

Estimated total water demand: N/A gpd

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

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

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: N/A

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

Natural gas service provided by: PSNC

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

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

Fire protection provided by: WAKE COUNTY

Miscellaneous

Generalized slope of site: MODERATE

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: INTERMITTENT STREAM NEAR NORTHWEST PROPERTY CORNER

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 FALLS LAKE

() Non-Urban Area

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

N/A

Project Tracking Form

Regular Subdivision/Variance

Project Name: **S-02-08: Sterling Crest**

3/25/08

Initial Submittal Date: _____

Optimal Review Cycle Code: **3a**

DRS Meeting Date: **5/8/08**

DRS Comments Finalized & Distributed: **5/13/08**

Revised Application Submittal Date: **5/23/08**

Planning Director Decision Date: **6/17/08**

Planning Board Meeting Date(s) **7/2/08 (if necessary)**

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

