

S-009-13



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision GLEN HAVEN SUBDIVISION

( ) cluster subdivision ( ) lot-by-lot subdivision ( ) open space  
Has a preliminary plan previously been approved for subdivision of this site? ( ) Yes ( ) No  
If yes, when and under what name? \_\_\_\_\_

Property

Parcel Identification Number: 1821-51-1911  
Address: 12408 CAMP KANATA RD.  
Location: EAST & WEST side of CAMP KANATA RD, at/between  
(north, east, south, west) (street)  
DURHAM RD. and CAMP KANATA RD  
(street) (street)  
Total site area in square feet and acres: 1302531.12 square feet 29.9 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): FLORICULTURE FARM

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: RAYMOND ROWLAND RAY JR & SAMUEL KENT RAY  
Address: PO BOX 66  
City: CRIFEDMOOR State: NC Zip Code: 27522  
E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: KEITH M. ROBERTS, PE., ALPHA & OMEGA GROUP  
Address: 4601 LAKE BOONE TRAIL, SUITE 30  
City: RALEIGH State: NC Zip Code: 27607  
E-mail Address: KMROBERTS@AOGROUP.COM FAX: 919.981.0451  
Telephone Number: 919.981.0310 Relationship to Owner: \_\_\_\_\_

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 0.5  
Max. # of lots allowable\*: 13 Proposed # of lots\*: 13  
Min. allowable lot area\*: 80,000 sf Proposed min. lot area\*: 80,000 sf  
Average lot area\*: 87,454 sf  
Min. allowable lot width\*: 150 ft Proposed min. lot width\*: \_\_\_\_\_ ft

\* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % ( ) 25 % ( ) 30% ( ) 40% of site area
Min. open space area: N/A acres
Proposed open space area [by parcel]: \_\_\_\_\_ acres
Proposed open space use(s) [by parcel]: \_\_\_\_\_
Proposed future development site area [by site]: \_\_\_\_\_ acres
Proposed impervious surfaces area: 133,250 sf
Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.02 %
Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): \_\_\_ acres
within floodway: \_\_\_\_\_ acres

Vehicular Access

Names of access street(s) and number of access points along each:

Table with 8 columns: 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. Row 1: CAMP KANATA RD, 60, 20, 2, Y, [blank], [blank], [blank].

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 ( \_\_\_\_\_ ) (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

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

Natural gas service provided by: \_\_\_\_\_ Underground ( ) yes ( ) no

Telephone service provided by: \_\_\_\_\_ Underground ( ) yes ( ) no

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

Fire protection provided by: Wake County

Miscellaneous

Generalized slope of site: Rolling

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: \_\_\_\_\_



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**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):

*RES < 1*

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

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

**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.

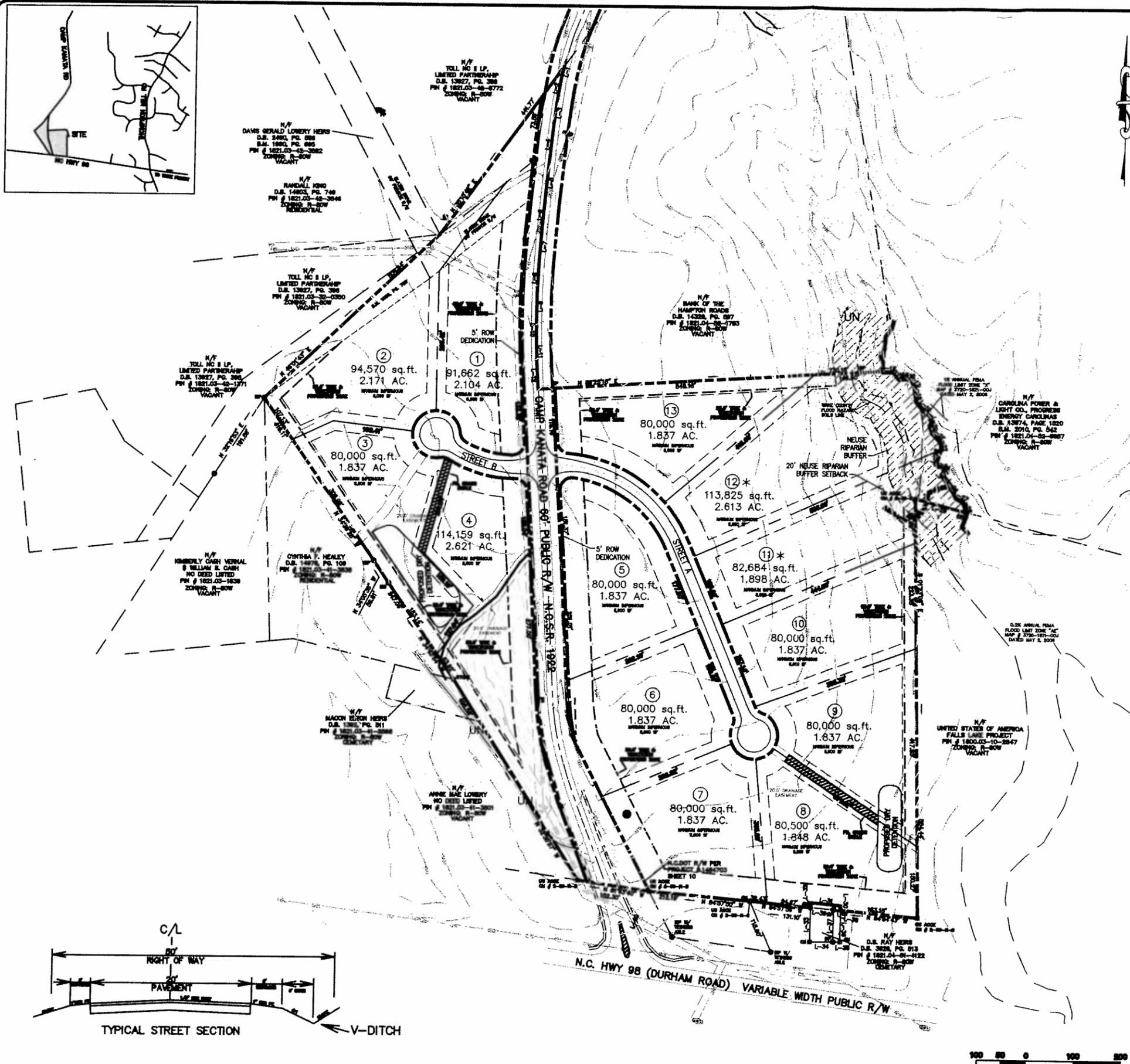
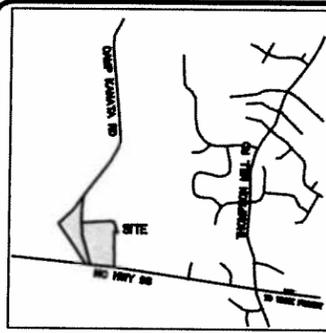
Signature: *Samuel King* Date: 12-2-13

Signature: *Raymond R. Ray Jr* Date: 12-2-13

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: *[Signature]* Date: 11/25/13



**SITE DATA**

TOTAL SITE AREA (TO BE SUBDIVIDED)	28,902 AC.
LESS S.R. R/W	2,143 AC.
AREA IN R/W	1,948 AC.
AREA IN LOTS	26,110 AC.
MAX NO. OF LOTS (27,700 AC. @.5)	13
TOTAL LOTS	13
AVERAGE LOT SIZE	67,464 S.F.
MIN. LOT SIZE	80,000 S.F.
MIN. LOT WIDTH	180 LF
LINEAR STREET FOOTAGE	1,031 LF
EXISTING USE	FLORICULTURE
PROPOSED USE	RESIDENTIAL R-30W
ZONING	
PN NUMBER	1821-51-1911

**PARKS & RECREATION FEE-IN-LIEU**

TOTAL ACREAGE	30.47
TAX VALUE	\$4,162,088
FEE-IN-LIEU	\$14,166.08

**LOT SETBACKS**

FRONT	40
SIDE	20
REAR	30
CORNER	40

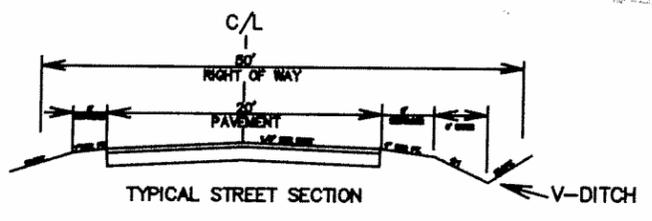
**STREET DATA:**

	30' PAVEMENT
STREET A	780 LF.
STREET B	242 LF.

**TOTAL AREA IMPERVIOUS IN ROADWAY**

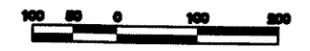
27,700 AC.	1,208,182 SQ. FT.
0.897 AC.	39,000 SQ. FT.
0.184 AC.	8,000 SQ. FT.
3,009 AC.	133,250 SQ. FT.
PERCENT IMPERVIOUS	11.02%

- NOTES**
1. BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN FROM SURVEY BY CHAFFINCO, MOSE & PARTNER, P.C.
  2. EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.
  3. WAKE COUNTY FLOOD HAZARD AND DRAINAGE CONTROL REGULATIONS WILL BE COMPLIED WITH.
  4. BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH "V", THE BUILDER MUST OBTAIN A FLOOD HAZARD PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING (AS APPROVED) WAKE COUNTY THAT ALL FLOOD HAZARD REGULATIONS ARE MET. THERE SHALL BE NO FILING OR DEVIATION OF ENVIRONMENTAL SERVICES IN THE AREA OF WAKE COUNTY FLOOD HAZARD RULES OR FEDERAL ENVIRONMENTAL MANAGEMENT ACT (FEMA) 100 YEAR FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
  5. THIS SITE IS LOCATED IN A FEMA FLOOD ZONE PER FEMA MAP #27080000J DATED MAY 2, 2008.
  6. SEPTIC SYSTEMS PERMITS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
  7. STREET LIGHTS MUST BE APPROVED BY US PRIOR TO FINAL PLAT.
  8. FLOOD HAZARD RISK (FHA) INFORMATION SHOWN FROM SURVEY BY CHAFFINCO, MOSE & PARTNER, P.C.
  9. ALL NEW ROADS WILL BE BUILT TO NCDOT SPECIFICATIONS.
  10. NO LOTS SHALL HAVE DRIVEWAYS INTO OR CROSS/THROUGH FRONT ROADS.
  11. A LEGAL EASEL EASEMENT WILL BE REQUIRED TO SERVE THE PROPOSED LOTS AND THE APPROXIMATE LOCATION OF THE EASEMENT SHALL BE SHOWN ON THE PLAT. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING (AS APPROVED) WAKE COUNTY THAT ALL FLOOD HAZARD REGULATIONS ARE MET. THERE SHALL BE NO FILING OR DEVIATION OF ENVIRONMENTAL SERVICES IN THE AREA OF WAKE COUNTY FLOOD HAZARD RULES OR FEDERAL ENVIRONMENTAL MANAGEMENT ACT (FEMA) 100 YEAR FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
  12. THE SITE IS LOCATED IN A FEMA FLOOD ZONE PER FEMA MAP #27080000J DATED MAY 2, 2008.
  13. ALL NEW ROADS WILL BE BUILT TO NCDOT SPECIFICATIONS.



**LEGEND**

---	PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING ROAD CENTER
---	PROPOSED LANDSCAPE EASEMENT
---	PROPOSED RIGHT-OF-WAY
---	NEUSE RIVER RIPARIAN BUFFER
---	ADJACENT PROPERTY LINE
---	PROPOSED LOT LINE
---	SETBACK
---	PROPOSED ROAD CENTER
---	PROPOSED EOP



**ALPHA & OMEGA GROUP**  
 CIVIL & STRUCTURAL ENGINEERS  
 10101 RAINBOW DRIVE, SUITE 100, RALEIGH, NC 27614  
 WWW.AOMEGAGROUP.COM Firm License No. C-12164

**GLEN HAVEN SUBDIVISION**  
 WAKE COUNTY  
 NORTH CAROLINA  
 PIN# 1821-51-1911

**PRELIMINARY LOT BY LOT SITE PLAN**

Revisions No.	Description	Date

Project No: **2013.083**  
 Issued For: **REVIEW**  
 Issued Date: **11/15/2013**

Drawn By:   
 Checked By:   
 Sheet No: **C1.0**