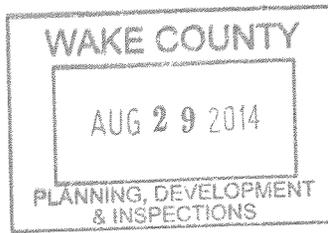




Planning, Development & Inspections



5-11-14

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 Jordan-Camp Kanata

( X ) cluster subdivision ( ) lot-by-lot subdivision ( ) open space
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: 16 21647682
Address: -0- Camp Kanata Road
Location: east side of Camp Kanata Road, at/between
2000 LF north of N.C. Hwy. # 98

Total site area in square feet and acres: 4,924,893.6 square feet 113.06 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W (76.5 ac's) & R-40W (36.56)

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Forest

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

Name: Camp Kanata Development, Llc.
Address: 933 Old Knight Road
City: Knightdale State: N.C. Zip Code: 27545-9065
E-mail Address: N/A FAX:
Telephone Number:

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

Name: John W. Harris, P.E. Consulting Engineer, Inc.
Address: 5112 Bur Oak Circle
City: Raleigh State: N.C. Zip Code: 27612
E-mail Address: coachjwh@aol.com FAX:
Telephone Number: 919-789-0744 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1/0.5 ac. for R80W & +/- 1/ac for R40W
Max. # of lots allowable\*: R80W=38, R40W=39 = 77 tot. Proposed # of lots\*: R80W=38, R40W=35 =73 tot
Min. allowable lot area\*: R80W=80,000; R40W=30,000 sf Proposed min. lot area\*: R80W=80,000; R40W=30,000 sf
Average lot area\*: 50,598 sf
Min. allowable lot width\*: R80W=110'; R40W= 100' ft Proposed min. lot width\*: R80W=110'; R40W= 100'

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % (  ) 25 % ( ) 30% ( ) 40% of site area  
**Min. open space area:** 28.27 acres  
 Proposed open space area [by parcel]: 41.35 acres  
 Proposed open space use(s) [by parcel]: N/A  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 1,477,468 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 30 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 10 acres  
 within floodway: 0 acres

**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	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Camp Kanata Road @ 2 points	60' (varies)	20'	2	Y	11,800	2,200	730

<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) \_\_\_\_\_

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

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

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

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
 (  ) community system ( \_\_\_\_\_ ) ( ) individual well(s)

Estimated total water demand: 29,200 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
 ( ) community system – specify type( \_\_\_\_\_ ) (  ) individual on-site system

Estimated total wastewater discharge: 24,850 gpd

Electrical service provided by: Wake Electric Underground (  ) yes ( ) no

Natural gas service provided by: PSNC

Telephone service provided by: AT&T Underground (  ) yes ( ) no

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

Fire protection provided by: Wake Forest

**Miscellaneous**

Generalized slope of site: 2% - 12%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None

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 \_\_\_\_\_

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

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

\_\_\_\_\_

**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: Camp Kanata Development, LLC Date: \_\_\_\_\_

By: JV Management, LLC, Manager

Signature: BY: [Signature] Date: 8-28-2014

Michael E. Jordan, Manager

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: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>  
All application fees are non-refundable.

LIMITED LIABILITY COMPANY  
RESOLUTION AND CERTIFICATION

For the purpose of completing, signing and filing the Preliminary Subdivision Plan Approval Application with Wake County, the undersigned Managers of Camp Kanata Development, LLC (hereinafter referred to as "the Company") resolve, represent, warrant and certify as follows:

1. That as of this date the Company is a duly organized and validly existing limited liability company in good standing under the laws of the State of North Carolina.
2. That as of this date the Company is the fee simple owner of that certain parcel of land located at 0 Camp Kanata Road which has been assigned Parcel Identification Number 8121647682.
3. That as provided by its Articles of Organization and its Operating Agreement the Company is a Manager- Managed limited liability company. That as of this date the Managers of the Company are as follows:

James E. Allen, Jr.	Manager
JV Management, LLC	Manager

4. The Company has the power and authority under its Articles of Organization and Operating Agreement to execute, deliver and file this Preliminary Subdivision Plan Approval Application with Wake County. That the Operating Agreement only requires that any one of the two Managers complete, execute and file said Preliminary Subdivision Plan Approval Application with Wake County.

5. Be it further resolved that JV Management, LLC (by and through its Manager, Michael E. Jordan) as Manager, is duly authorized and empowered, on behalf of and as the act of the Company, to take all necessary actions to execute and deliver the Preliminary Subdivision Plan Approval Application with Wake County together with any and all other documents required of the Company by the Wake County Planning, Development and Inspections Department.

6. There are no circumstances giving rise to an event of withdrawal with respect to any Manager of the Company.

7. There are no judicial proceedings for the dissolution of the Company, pending or filed, and no circumstances have occurred or exist which have triggered or will trigger a dissolution of the Company under the Company's Operating Agreement, Articles of Organization, or other organizational documents or under applicable law.

8. No bankruptcy or reorganization proceedings have been filed by or against the Company, nor has the Company committed any act of insolvency.

9. The undersigned, for themselves and the Company, acknowledge that Wake County is relying upon this Certification to receive and process the aforesaid Preliminary Subdivision Plan Approval Application.

IN WITNESS WHEREOF, the undersigned, being the Managers of the Company have executed this Certification on behalf of the Company as of August 27, 2014.

  
James E. Allen, Jr., Manager

JV Management, LLC, Manager

By:

  
Michael L. Jordan, Manager



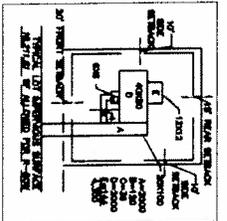
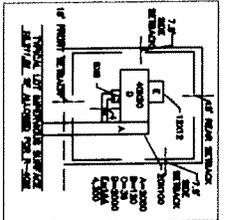
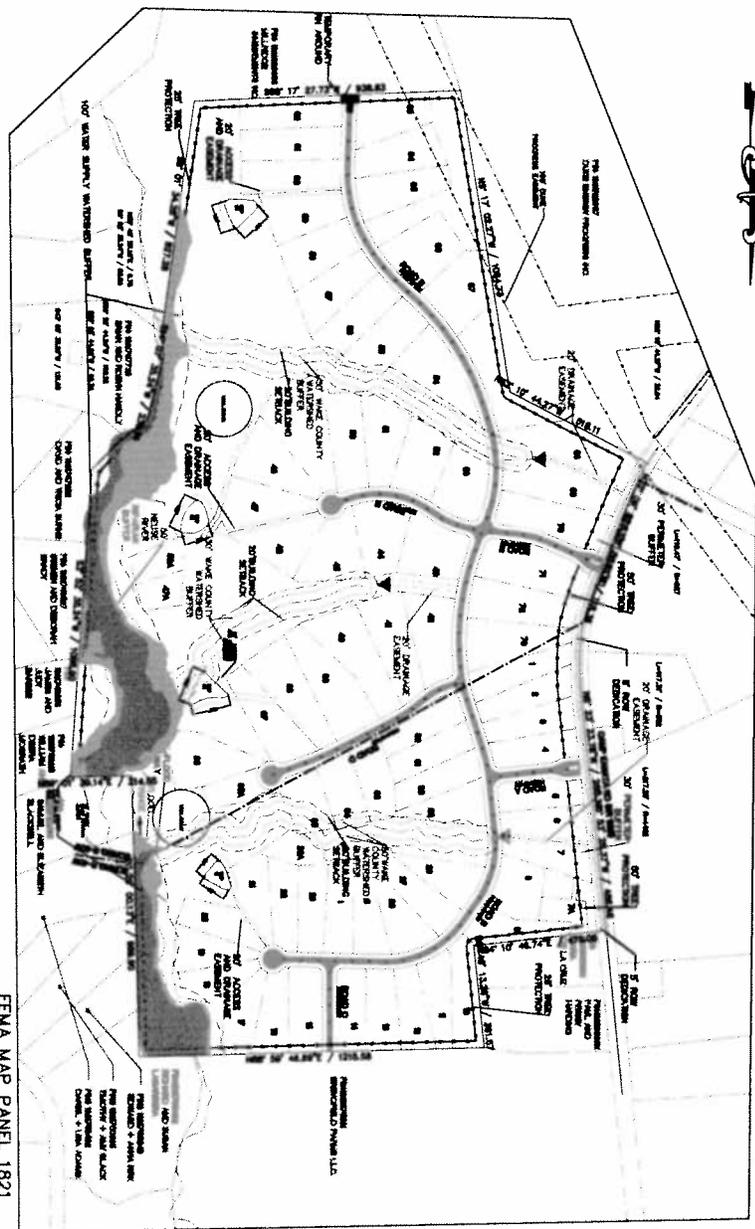
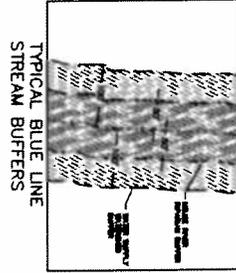


Existing Sheet  
For  
The Jordan Subdivision X-File

Date:	May 20, 2014
Scale:	1" = 30'
Drawn By:	E.D.S.
Proj. #:	162-0614
File:	
Printed Date:	
Revision:	
To:	

**John W. Harris, P.E.**  
Consulting Engineer, Inc.  
5112 Burr Oak Circle  
Raleigh, N.C. 27612  
(919) 789-6744  
www.harriseng.net





**N.C. UNDERGROUND UTILITIES**  
 THE STATE ENGINEERING BOARD  
 APPROVED FOR CONSTRUCTION OF THIS PROJECT

FEMA MAP PANEL 1821



**Preliminary Buffer**  
 For  
**The Jordan Subdivision X-File**

Date:	May 20, 2014
Scale:	1" = 200'
Drawn By:	EDS
Check By:	JWH
Project No.:	109-0614
Client:	The Jordan Subdivision
Revised:	None
By:	

**John W. Harris, P.E.**  
 Consulting Engineer, Inc.  
 5112 Bur Oak Circle  
 Raleigh, N.C. 27612  
 (919) 784-6714  
 www.harriseng.net







**Preliminary Site B**  
 For  
**The Jordan Subdivision X-File**

Date:	May 20, 2014
Scale:	1" = 100'
Drawn By:	EDS
Job #:	169-0613
File:	
Project:	
Revision:	

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