

S-15-14

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**Planning, Development
& Inspections**

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

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Heather Glen

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? Heather Glen (S-01-07)

Property

Parcel Identification Number: 1618432779

Address: 0 Jordan Road

Location: East side of Jordan Road, at between
(north, east, south, west) (street)

Guffy Drive and Grissom Farm Road
(street) (street)

Total site area in square feet and acres: 2,554,799 square feet 58.65 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R30: 55.93 ac.; R20: 0.42 ac.; HD: 0.42 ac.

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

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

Name: Cohiba, LLC Attn: Rex Vick, Jr.

Address: 3434 Kildaire Farm Road, Suite 135

City: Cary State: NC Zip Code: 27518

E-mail Address: rvick@windjamdevelopment.com FAX: .

Telephone Number: 919-868-4924

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

Name: Withers & Ravenel, Inc.

Address: 115 MacKenan Drive

City: Cary State: NC Zip Code: 27511

E-mail Address: bhart@withersravenel.com FAX: 919-467-6008

Telephone Number: 919-469-3340 Relationship to Owner: Engineering consultant

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : R30: 1.45; R20: 2.17; HD: 1.45

Max. # of lots allowable*: R30: 81; R20: 1; HD: 3, Total=85 Proposed # of lots*: 45

Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 20,000 sf

Average lot area*: 29,665 sf

Min. allowable lot width*: 60 ft Proposed min. lot width*: 90 ft

* 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: 5.87 acres
 Proposed open space area [by parcel]: 22.93 ac. acres
 Proposed open space use(s) [by parcel]: Natural area / passive
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 317,600 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12.4 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 14.3 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) ²	Est. traffic generated (ADT) ³
Jordan Road (SR 2731)	60	19	2	Y	10,000 (+/-)	1,800+/-	431

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) 45 lots x 9.57

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

Type of vehicle: unknown ADT: unknown
 Type of vehicle: unknown ADT: unknown

Utilities and Services

Water supply provided by: () municipal system (_____)
 () community system (Aqua NC) () individual well(s)

Estimated total water demand: 11,250 gpd

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

Estimated total wastewater discharge: N/A gpd

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

Natural gas service provided by: N/A

Telephone service provided by: Century Link, Time Warner Underground () yes () no

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

Fire protection provided by: County Fire District (Garner #2)

Miscellaneous

Generalized slope of site: Rolling terrain with slopes ranging from 2% - 15%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Some intermittent stream segments & areas of outer coastal plain wetland systems, no unique or rare habitat or characteristics found.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None known.

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 _____

(X) Long-Range Urban Services Area Garner _____

() 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: Cohisa, LLC by Rev. J.P. Date: 10/02/14

Signature: _____ Date: _____

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: Budley A. Hart - Withers & Ravenel, Inc. Date: 10/02/14

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.

