



Planning, Development & Inspections



S-18-15
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A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision STERLING CREST SUBDIVISION PH. 2

() cluster subdivision (X) 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: 1822-76-8822

Address: 12900 GOLD RIV HILL RD.

Location: EAST side of CAMP KAWATA RD. at/between
(north, east, south, west) (street)

STERLING CREST DR. and GOLD RIV HILL RD.
(street) (street)

Total site area in square feet and acres: 442,557 square feet 10.61 acres

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): WOODED

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

Name: BARRARA BAILEY DAVIS

Address: 3294 HARRY DAVIS RD.

City: RULLOCK State: N.C. Zip Code: 27507

E-mail Address: sbajford@bailey.com FAX: _____

Telephone Number: 919-417-5617

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

Name: STEWART-PROCTOR JOHN TEEL

Address: 319 CHAPANOKE ROAD

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: STEWART@STEWARTPROCTOR.COM FAX: 919-719-1661

Telephone Number: 919-779-1855 Relationship to Owner: ENGINEER

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1 UNIT PER AC.
Max. # of lots allowable* : 10 Proposed # of lots* : 9
Min. allowable lot area* : 20,000 sf Proposed min. lot area* : 30,000 sf
Average lot area* : 36,381 sf
Min. allowable lot width* : 75 ft Proposed min. lot width* : 141 ft
* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10% (X) 25% () 30% () 40% of site area
 Min. open space area: 2.53 acres
 Proposed open space area [by parcel]: 2.61 acres
 Proposed open space use(s) [by parcel]: PASSIVE / RES. / OPEN acres
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 93,378 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 21 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
CAMP KANATA RD.	60	22	2	Y	12-15,000	7,500	150

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: N/A ADT: _____

Utilities and Services

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

(X) community system () individual well(s)

Estimated total water demand: 3,600 gpd

Wastewater collection/treatment provided by: () municipal system () individual on-site system

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

Estimated total wastewater discharge: 3,240 gpd

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

Natural gas service provided by: _____ Underground (X) yes () no

Telephone service provided by: DELSOUTH Underground (X) yes () no

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

Fire protection provided by: FALLS

Miscellaneous

Generalized slope of site: ROLLING

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

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 _____

(X) Non-Urban Area/Water Supply Watershed FALLS

() 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: _____ Date: _____

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: *Stephanie B. Smith*, *Audrey G. April* Date: *6-24-15*

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.

