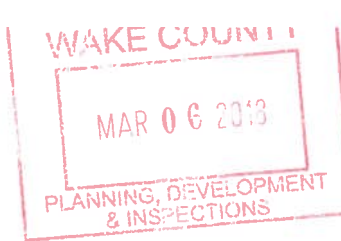




Planning, Development & Inspections



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 RAY PROPERTY

(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: 1801-24-4704, 1801-15-5487, 1801-14-4654, 1801-14-3618
Address: 1801-14-7809, 1801-14-8369, 1801-23-0889, 1801-24-0192,
Address: 0 HWY 98
Location: NORTH side of HWY 98, at/between INTERSECTION
NEW LIGHT RD. and HWY 98

Total site area in square feet and acres: 59,362,585,721 square feet 59.36 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts: R-80W
FALLS LAKE WATERSHED

Present land use(s): WOODED, RESIDENTIAL + VACANT

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

Name: JOHN + SUZANNE RAY
Address: 3920 BURHAM ROAD
City: RALEIGH State: N.C. Zip Code: 27614-8125
E-mail Address: SB@SANFORDBAILEY.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 CHADWOCKE ROAD
City: RALEIGH State: N.C. Zip Code: 27603
E-mail Address: JTEELSP@YAHOO.COM FAX: 919-779-1661
Telephone Number: 919-779-1855 Relationship to Owner: DESIGNER

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*: 29 Proposed # of lots*: 29
Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf
Average lot area*: 56,613 sf
Min. allowable lot width*: 110' ft Proposed min. lot width*: 110' 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: 14.84 acres
 Proposed open space area [by parcel]: 17.50 acres
 Proposed open space use(s) [by parcel]: PASSIVE/REC/OPEN
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 372,439 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14 %
 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: NEW LIGHT S.R. 1907

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
<u>NEW LIGHT RD. S.R. 1907</u>	<u>60</u>	<u>22</u>	<u>2</u>	<u>Y</u>	<u>4,200</u>	<u>3,800</u>	<u>290</u>

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 (_____)
 (X) community system (_____) () individual well(s)
 Estimated total water demand: 11,600 gpd
 Wastewater collection/treatment provided by: () municipal system (_____)
 () community system – specify type(_____) (X) individual on-site system
 Estimated total wastewater discharge: 10,440 gpd
 Electrical service provided by: DUKE ENERGY Underground (X) yes () no
 Natural gas service provided by: _____
 Telephone service provided by: BELLSOUTH Underground (X) yes () no
 Cable television service provided by: TWC Underground (X) yes () no
 Fire protection provided by: FALLS LAKE

Miscellaneous

Generalized slope of site: ROLLING WITH STREAM
 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 LAKE

() 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: Seaford Bailey, AGENT Date: 3-5-18

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.

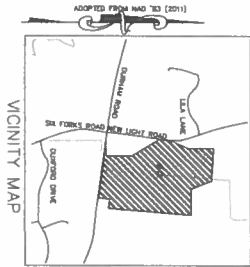
Signature: Seaford Bailey, AGENT Date: 3-5-18

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.

PRELIMINARY PLANS RAY PROPERTY SUBDIVISION

WAKE COUNTY, NORTH CAROLINA

DEVELOPER: SANFORD BAILEY
8900 BID SMITH ROAD
WAKE FOREST, NORTH CAROLINA 27587



INDEX TO PLANS	
P-1	COVER SHEET
P-2	EXISTING CONDITIONS
P-3	PRELIMINARY SUBDIVISION

SURVEYOR
CAWTHORNE MOSS & PANCIERA P.C.
PROFESSIONAL LAND SURVEYORS, C-1525
333 S. WHITE STREET, P.O. BOX 1253
WAKE FOREST N.C., 27588
(919) 556-3148

STEWART - PROCTOR
ENGINEERING and SURVEYING

319 CHAPANCKE ROAD
RALEIGH, NC 27606
TEL. 919 779-1855 FAX 919 779-1661

FOR REVIEW ONLY -
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISION DURING
THE CONSTRUCTION APPROVAL PROCESS

EXISTING
8900 BID SMITH ROAD
WAKE FOREST, NC 27587

RAY PROPERTY SUBDIVISION
WAKE COUNTY, NORTH CAROLINA
COVER SHEET

PROJECT NO.:
DATE: 3-1-18
PROJECT OWNER:
SCALE:
PROJECT GEO SURVEYOR:
DRAWN BY:
PROJECT NUMBER:

STEWART - PROCTOR
SP ENGINEERING AND SURVEYING P-0148
319 CHAPANCKE ROAD
Raleigh, North Carolina 27603
Phone (919) 778-1855 Fax (919) 779-1661

NO.	REVISION	DATE

DRAWING
SHEET
P-1



SURVEYOR
CAWTHORNE MOSS & PANCIERA, P.C.
 PROFESSIONAL LAND SURVEYORS
 1333 S WHITE STREET, P.O. BOX 1253
 WAKE FOREST, N.C., 27588
 (919) 556-3148

NOTES
 1. THIS SURVEY IS BASED ON THE RECORDS OF THE SURVEYOR.
 2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEYOR.
 3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEYOR.
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 10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEYOR.



LEGEND

--- EASEMENT FOR POWER LINES
 --- EASEMENT FOR WATER LINES
 --- EASEMENT FOR SEWER LINES
 --- EASEMENT FOR GAS LINES
 --- EASEMENT FOR TELEPHONE LINES
 --- EASEMENT FOR CABLE TV LINES
 --- EASEMENT FOR FIBER OPTIC LINES
 --- EASEMENT FOR RAILROADS
 --- EASEMENT FOR AIRWAYS
 --- EASEMENT FOR HIGHWAYS
 --- EASEMENT FOR CANALS
 --- EASEMENT FOR DRAINAGE
 --- EASEMENT FOR UTILITIES
 --- EASEMENT FOR OTHER SERVICES

LINE TYPE LEGEND

--- 1/8" LINE
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DATE

DATE: 11/11/11
 TIME: 10:00 AM
 DRAWN BY: JPM
 CHECKED BY: JPM
 APPROVED BY: JPM

RAY PROPERTY SUBDIVISION
 WAKE COUNTY, NORTH CAROLINA
 EXISTING CONDITIONS

STEWART - PROCTOR
 ENGINEERING AND SURVEYING P-0148
SP
 310 CHAPANOKE ROAD
 Raleigh, North Carolina 27603
 Phone (919) 779-1835 Fax (919) 779-1661

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/11
2	REVISED PER COMMENTS	11/11/11
3	REVISED PER COMMENTS	11/11/11
4	REVISED PER COMMENTS	11/11/11
5	REVISED PER COMMENTS	11/11/11
6	REVISED PER COMMENTS	11/11/11
7	REVISED PER COMMENTS	11/11/11
8	REVISED PER COMMENTS	11/11/11
9	REVISED PER COMMENTS	11/11/11
10	REVISED PER COMMENTS	11/11/11
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17	REVISED PER COMMENTS	11/11/11
18	REVISED PER COMMENTS	11/11/11
19	REVISED PER COMMENTS	11/11/11
20	REVISED PER COMMENTS	11/11/11

