



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. _____
(Rev. # _____)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

KENDALL HILLS SUBDIVISION - PHASE TWO

cluster subdivision () lot-by-lot subdivision

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: 0696.03 - 24 - 4276

Address: 12413 OLD STAGE ROAD, WILLOW SPRING, NC 27592

Location: EAST side of OLD STAGE ROAD, at/between
(north, east, south, west) (street)

TREVORWOOD DRIVE and SARAWOOD COURT
(street) (street)

Total site area: 45.458 AC. sf

Zoning District(s) and land area within each: R-30, 45.458

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): WOODLAND & FARMLAND

Property Owner

Name: TAR HEEL DEVELOPERS

Address: 466 STANGIL ROAD

City: ANGIER State: NC Zip Code: 27501

E-mail Address: _____ FAX: 919-639-8841

Telephone Number: 919-639-2073

Applicant (person to whom all correspondence will be sent)

Name: LESTER STANGIL

Address: P.O. Box 730

City: ANGIER State: NC Zip Code: 27501

E-mail Address: _____ FAX: 919-639-2602

Telephone Number: 919-639-2133 Relationship to Owner: SURVEYOR

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.45

Max. no. of lots*: 66 Proposed no. of lots*: 31

Min. lot area*: 12,000 sf Proposed min. lot area*: 23,043 sf

Average lot area*: 39,945 sf

Min. lot width*: 60 ft Proposed min. lot width*: 95 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): 10 % () 25 % of site area

Min. open space area: 4.546 acres

Proposed open space area [by parcel]: 17.036 acres

Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREAS

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 295,805 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.94 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0.37 acres

w/in floodway: N/A acres

Recreation Ordinance

Method of complying with Recreation Ordinance*: 919-856-6670

 Dedication Reservation Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) 346,898 Total Number of Proposed Lots 31

Total Number of Acres 45.458 Estimate Recreation Area Req. \$6,759.09 (or fee)

*(Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.)

Vehicular Access:

Names of access street(s) and no. of access points along each: TREVORWOOD DRIVE - 1
SARAHWOOD COURT - 1 OLD STAGE ROAD - 1

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
TREVORWOOD DRIVE	50	20	2	Y		50	24
SARAHWOOD COURT	50	20	2	Y		30	32
OLD STAGE ROAD	65	22	2	Y	9,000	6,300	56

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

Est. traffic generated by heavy vehicles (vehicles other than automobiles and light trucks): \emptyset

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system (_____)

() community system (HEATER UTILITIES) () individual well(s)

Est. total water demand: _____ gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system (_____) () individual on-site system

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: PRIVATE

Electrical service provided by: CAROLINA POWER & LIGHT Underground () yes () no

Natural gas service provided by: N/A

Telephone service provided by: SPRINT Underground () yes () no

Cable television service provided by: TIME-WARNER Underground () yes () no

Fire protection provided by: FURINA

Miscellaneous:

Generalized slope of site 3%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ALONG SOUTHEAST & EAST BOUNDARY

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 _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

N/A

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

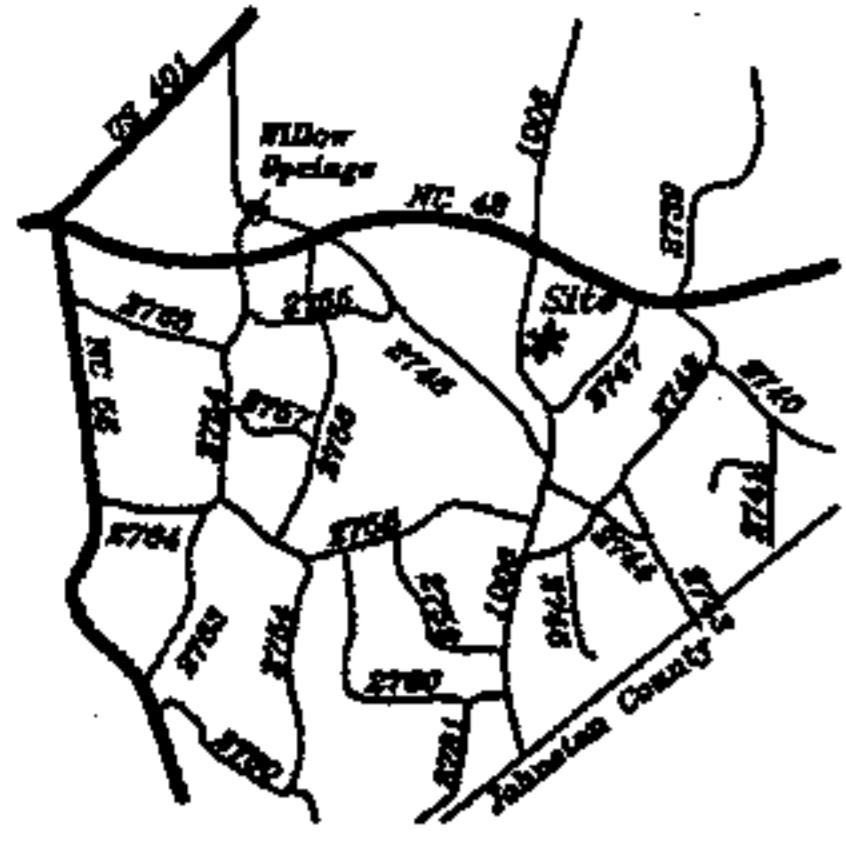
Signature: Fredrick L. Hunt Date: 1-20-03

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: Fredrick L. Hunt Date: 1-20-03



VICINITY MAP
No Scale

Color	Symbol	Reference
Blue	Water	1000
Green	Vegetation	1000
Yellow	Open Space	1000
White	Other	1000

Riparian Buffer Detail
Not To Scale

NOTE:
Riparian Buffer shall be measured from top of bank if no bank exists, measurement shall be from centerline of flow.

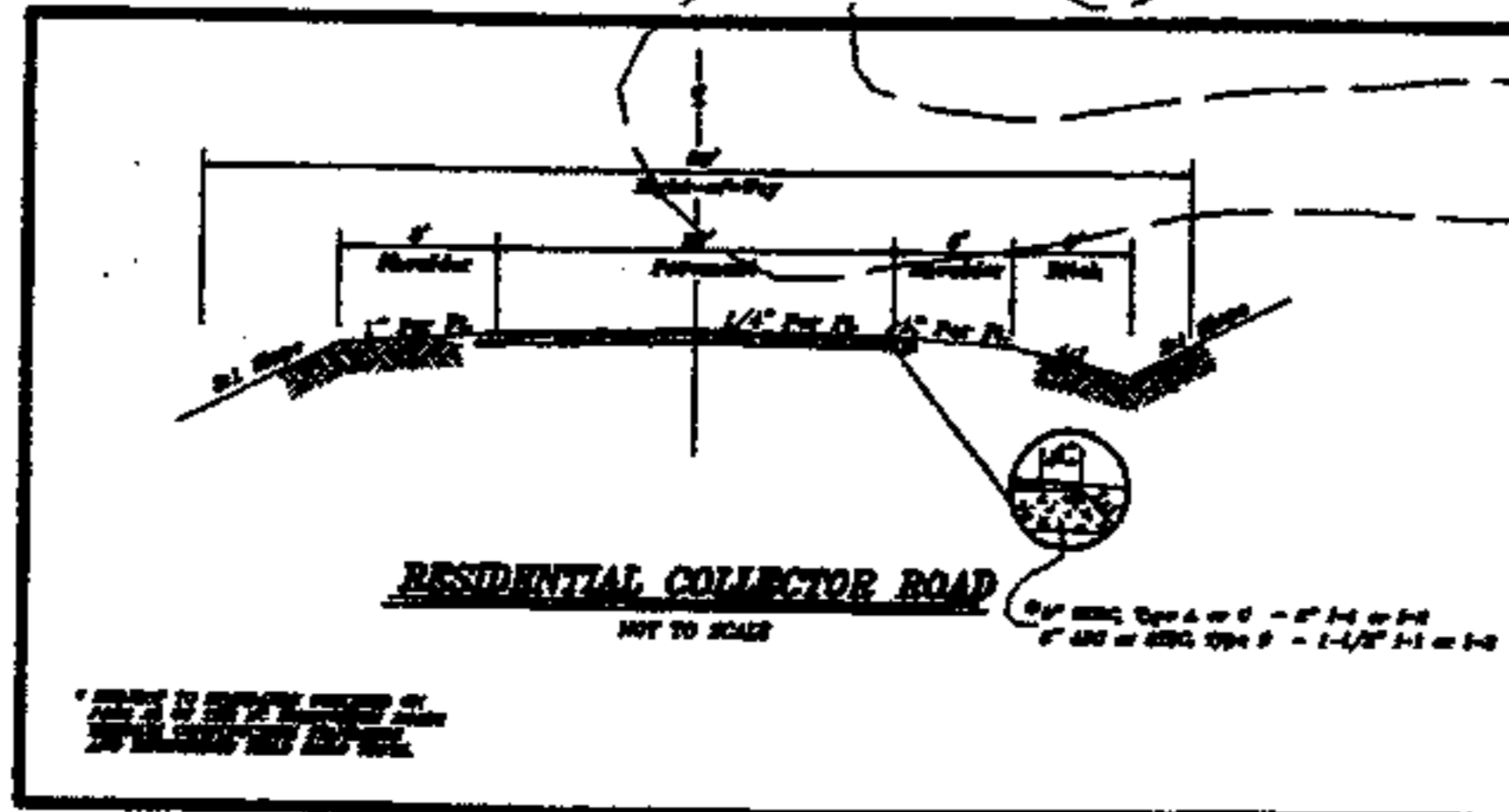
Permanent Open Space Uses
Permanent Open Space is reserved for conservation and protection of Natural Hazard Areas and:
Provision of active and/or passive outdoor recreation opportunities outside of all swimming, riparian buffers, wetlands, and/or conservation areas (e.g., ballfields, playgrounds, tennis courts, swimming pools, basketball courts, libraries, walking trails, and picnic areas) either for the general public or for the subdivision's residents or employees and their guests. (Note: This does not preclude a membership requirement or monetary charge for use of recreation facilities such as swim and/or tennis club, as long as subdivision residents or employees have an opportunity to join the club or pay to use the club facilities.)

NOTE:
There shall be NO siting or the erection of permanent structures in the area of Wake County Flood Hazard Area or Federal Emergency Management Agency (FEMA) 100 year Flood zone until a final study is approved by Wake County and/or FEMA. (Section 1-1-04(A)(6))
Before equipping a building permit for lots marked with an (H) (Hazard) the holder may need to obtain a Flood Hazard Area use permit from Wake County Environmental Services. The holder's engineer, architect and/or surveyor (as appropriate) must certify that all flood requirements are met. (Section 1-1-04(A)(6))

Minimum Building setbacks
Front = 15'
Side = 5'
Rear = 15'
Corner Side = 15'

FEMA FLOOD HAZARD STATEMENT
A portion of lots shown on this plot are located within the FEMA 100 year Flood Zone "A", Flood Hazard Area of about 0.7500 sq. ft. on FEMA map No. 37165 C 0715 E Effective date: March 3, 1998

NOTE:
A 10' x 70' Right Triangle shall be reserved at all street intersections or shown hereon.

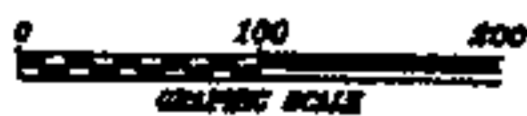


RESIDENTIAL COLLECTOR ROAD
NOT TO SCALE

Zoned: R-30
Present Use: Agriculture
Tar Heel Developers, Inc.
Deed Book 6824, Page 1701
Book of Maps 2002, Page 7123

Preliminary Cluster Subdivision
Kendall Hills Subdivision-Phase 2

Panther Branch Township Wake County, NC
Scale: 1" = 100' Date: 01-06-03
PIN: 0696.03-24-4276 Zoned: R-30



PREPARED BY
STANCIL & ASSOCIATES
PROFESSIONAL LAND SURVEYOR, P.A.
68 Depot Street, P.O. Box 790, Angier, N.C. 27501
(919) 639-2133 (919) 639-2802 (FAX)

Owner/Developer
Tar Heel Developers
466 Stancil Road Angier, NC 27501 919-639-2073

Site Data
Total Area in Tract = 46.458 Acres
Total Number of Lots = 31
Largest Lot Size = 1.730 Acre
Smallest Lot Size = 0.529 Acre
Average Lot Size = 0.917 Acre
Required Open Space = 4.546 Acres
Provided Open Space = 17.036 Acres
Approximately 3444 Linear Feet of Street Streets are to be built to NC DOT Standards and are to be public dedicated.
Lots to be served by individual septic systems. Lots to be served by community water system. Permanent Open Space shall be dedicated to the Homeowners Association.
Drainage easements subject to change upon approval of soil and erosion plan.
Developer shall conform to Wake County Soil and Erosion and Flood Hazard regulations.
Developer shall adjust all lots that border Wake County Flood Hazard Soils to match field location by a NC Licensed Soil Scientist. Lots shall contain no significant amount flood hazard soils on final plat. Water lines shall in better detail on the construction plan preliminary well site is being reviewed by Allan Hardy.

Preliminary Impervious Surface Calculations

46.458 Acres Total in Tract
x 14.92%
= 6.934 Acres Allowable Impervious Area
6,200 sq. ft. per Lot x 31 Lots = 4.412 Acres Lots 1-31
+ 10,000 sq. ft. Permanent Open Space = 0.230 Acre
+ 63,825 sq. ft. for Roads = 1.292 Acres
295,805 sq. ft. by design = 6.731 Acres = 14.94%

Reference
Deed Book 6524, Page 1781
Book of Maps 2002, Page 2123
Others As Shown