



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

Oscar Monagas

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: 0781651299 and 0781653584

Address: 6018 Countryview Lane

Location: North side of Country View Lane at/between
(north, east, south, west) (street)

Olde South Road and Yates Mill Pond Road
(street) (street)

Total site area: 7.782 Acres, 338,994 Square Feet sf

Zoning District(s) and land area within each: R-40 W - 7.782 Ac.

Conditions of any Conditional Use Zoning Districts: none

Present land use(s): residential

Property Owner

Name: Oscar Monagas

Address: 6018 Countryview Lane

City: Raleigh State: NC Zip Code: 27606

E-mail Address: mongas@us.ibm.com

FAX: _____

Telephone Number: 602-5426

Applicant (person to whom all correspondence will be sent)

Name: Philip Lovdal/Bass, Nixon & Kennedy, Inc.

Address: 6310 Chapel Hill Rd., Suite 250

City: Raleigh State: NC Zip Code: 27607

E-mail Address: phil.lovdal@bnkinc.com

FAX: 919/851-8968

Telephone Number: 919/851-4422

Relationship to Owner: Surveyor

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.08

Max. no. of lots*: 7 Proposed no. of lots*: 4

Min. lot area* 40,000 sf Proposed min. lot area*: 55,317 sf

Average lot area*: 75,557 sf

Min. lot width*: 110 ft Proposed min. lot width*: 120 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: 0 acres

Proposed open space area [by parcel]: 0 acres

Proposed open space use(s) [by parcel]: 0 acres

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 30,000 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 9 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 1.1 acres

w/in floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 Dedication Reservation X 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) 131,850 Total Number of Proposed Lots 4

Total Number of Acres 7.782 Estimate Recreation Area Req. \$1,936 (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: 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
Courtyview Lane	60	20 ft.	2	Y			

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):

Type of vehicle: _____ ADT 0

Type of vehicle: _____ ADT: 0

Utilities and Services:

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

() community system (_____) () 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: Individual Contractor

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

Natural gas service provided by: PSNC

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

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

Fire protection provided by: Swift Creek Volunteer Fire Department

Miscellaneous:

Generalized slope of site 5%

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

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 Swift Creek

() Long-Range Urban Services Area _____

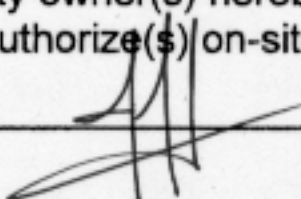
() Non-Urban Area/Water Supply Watershed Swift Creek

() 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)

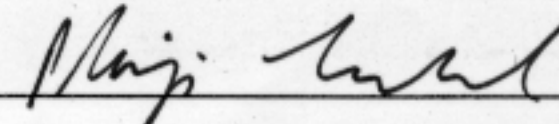
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

Signature:  _____ Date: 01/05/2004

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:  _____ Date: 1/5/02

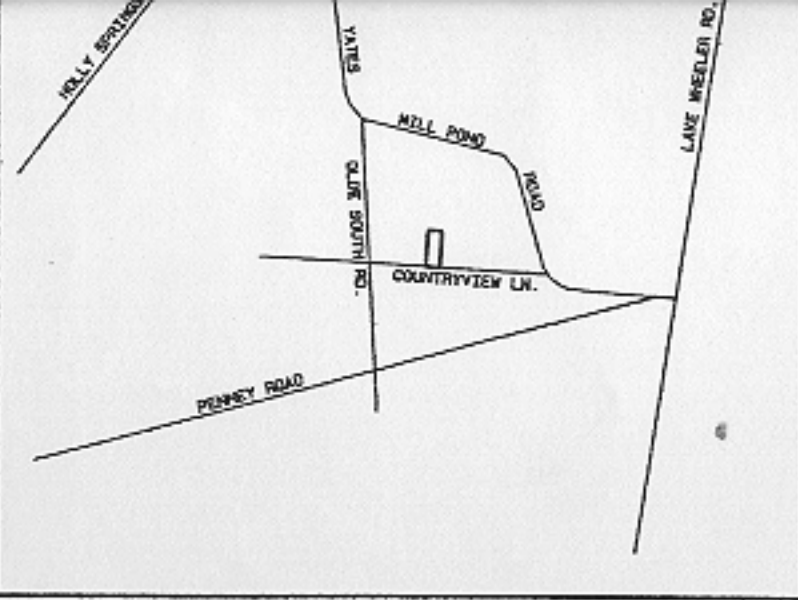


Cells
 Zoning - County
 FEMA
 Flood Prone Soils
 Existing Subdivisions
 New Topo (1000)
 Hydrography
 Easements
 Easements Annotation
 Parcels
 Property Misc
 Parcel Annotation
 Rights of Way Annotation
 Highlighted Features



DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
①	97°01'03"	50.00	84.86	56.53	S 16°53'54"W	74.91
②	40°14'58"	35.00	24.59	12.83	S 11°29'09"E	24.08
③	35°06'31"	50.00	30.64	15.82	S 82°57'41"W	30.15
④	40°31'24"	50.00	35.36	18.46	N 59°13'22"W	34.63
⑤	40°02'43"	35.00	24.45	12.75	N 28°39'41"E	23.97
⑥	87°38'43"	50.00	76.48	47.99	N 04°51'42"E	69.24



VICINITY MAP (NTS)

THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOIL OR F.E.M.A. ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR F.E.M.A.

- NOTE:**
- 1) AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 - 2) IRONS FOUND OR SET AT ALL CORNERS UNLESS SHOWN OTHERWISE.
 - 3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - 4) ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 - 5) OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 - 6) NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 - 7) PROPERTY IS ZONED R-40M
 - 8) EXISTING STRUCTURES TO REMAIN.

N.V. FARAH & ROBIN E. HUDSON
D.B. 8931-2698
PIN: 0781559161
B.O.M. 1992 PAGE 725

OSCAR MONAGAS
D.B. 10500 PG. 647
PIN: 0781651299
B.O.M. 1987 PG. 1143

UNKNOWN
c/o JANE E.H. FOUSHEE
PIN: 0781549890

JANE E.H. FOUSHEE
PIN: 0781641898

JOHN S. BURTON
D.B. 7127-0774
PIN: 0781644868
B.O.M. 1979 PAGE 722

C.F. & C.S. YIPKA
D.B. 4069-0134
PIN: 0781656157
B.O.M. 1979 PAGE 722

OSCAR MONAGAS
D.B. 10500 PG. 647
PIN: 0781653584
B.O.M. 1987 PG. 1143

D.C. SAMYER
D.B. 8212 PG. 1686

J.E. SC.M. HAIR
D.B. 2054 PG. 404

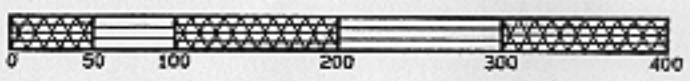
IMPERVIOUS AREAS

LOT	IMP. AREA	PERCENT
1	4500	7
2	4500	4
3	4500	7
4	4500	8

SITE SUMMARY

# OF LOTS	4
LOT AREA	302230 SQ.FT. 6.93824 AC.
R/W AREA	36764 SQ.FT. 0.84398 AC.
SITE TOTAL AREA	338994 SQ.FT. 7.78223 AC.
CURRENT LAND USE:	0781651299 - SINGLE FAMILY RESIDENTIAL 0781653584 - VACANT OPEN FIELD
PROPERTY ZONED	R40-M
PROPOSED IMPERVIOUS SURFACE	9%

SCALE: 1" = 100'



BUILDING SETBACKS

FRONT	30'
SIDE CORNER	30'
SIDE	15'
REAR	30'

LEGEND
EIP -- EXISTING IRON PIPE
INS -- IRON NOT SET

