



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

OLIVER CREEK SUBDIVISION - PHASE 6

() 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: 0647.03-04-5104

Address: 6209 CASS HOLT ROAD

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

VORHEES LANE and _____
(street) (street)

Total site area: 50.000 ACRES sf

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): WOODLANDS

Property Owner

Name: KENNETH R. WALTERS

Address: PO Box 98932

City: RALEIGH State: NC Zip Code: 27624

E-mail Address: _____ FAX: _____

Telephone Number: 919-847-7772

Applicant (person to whom all correspondence will be sent)

Name: LESTER STANCEL

Address: PO 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)): _____

Max. no. of lots*: 70 Proposed no. of lots*: 38

Min. lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf

Average lot area*: 52,925 sf

Min. lot width*: 95 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: N/A acres

Proposed open space area [by parcel]: N/A acres

Proposed open space use(s) [by parcel]: N/A

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

Proposed impervious surfaces area: 326,241 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.98 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 2.65 acres

w/in floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 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) 313,938 Total Number of Proposed Lots 38

Total Number of Acres 50.000 Estimate Recreation Area Req. 6818.73 (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: VOORHEES LANE - 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
VOORHEES LANE	50	20	2	Y		6	82

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): Ø

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

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

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

Est. total water demand: _____ gpd

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

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

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: PRIVATE COLLECTION

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: FURINA

Miscellaneous:

Generalized slope of site: 7.5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ALONG NORTHERN & EASTERN BOUNDARIES AS SHOWN

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 _____

(X) Long-Range Urban Services Area SOUTHWEST WAKE

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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


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: _____

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: 1/24/03

Preliminary Lot-by-lot Subdivision
Oliver Creek-Phase Six

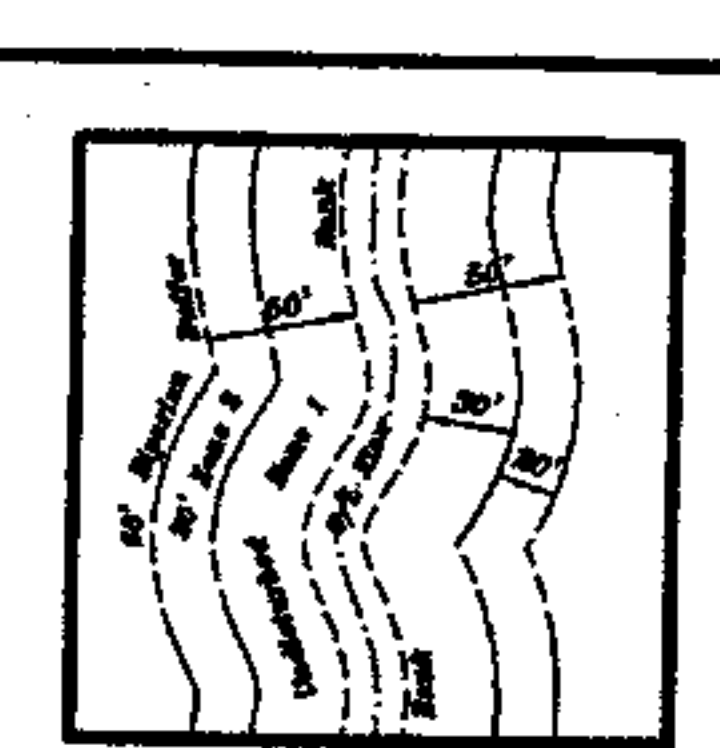
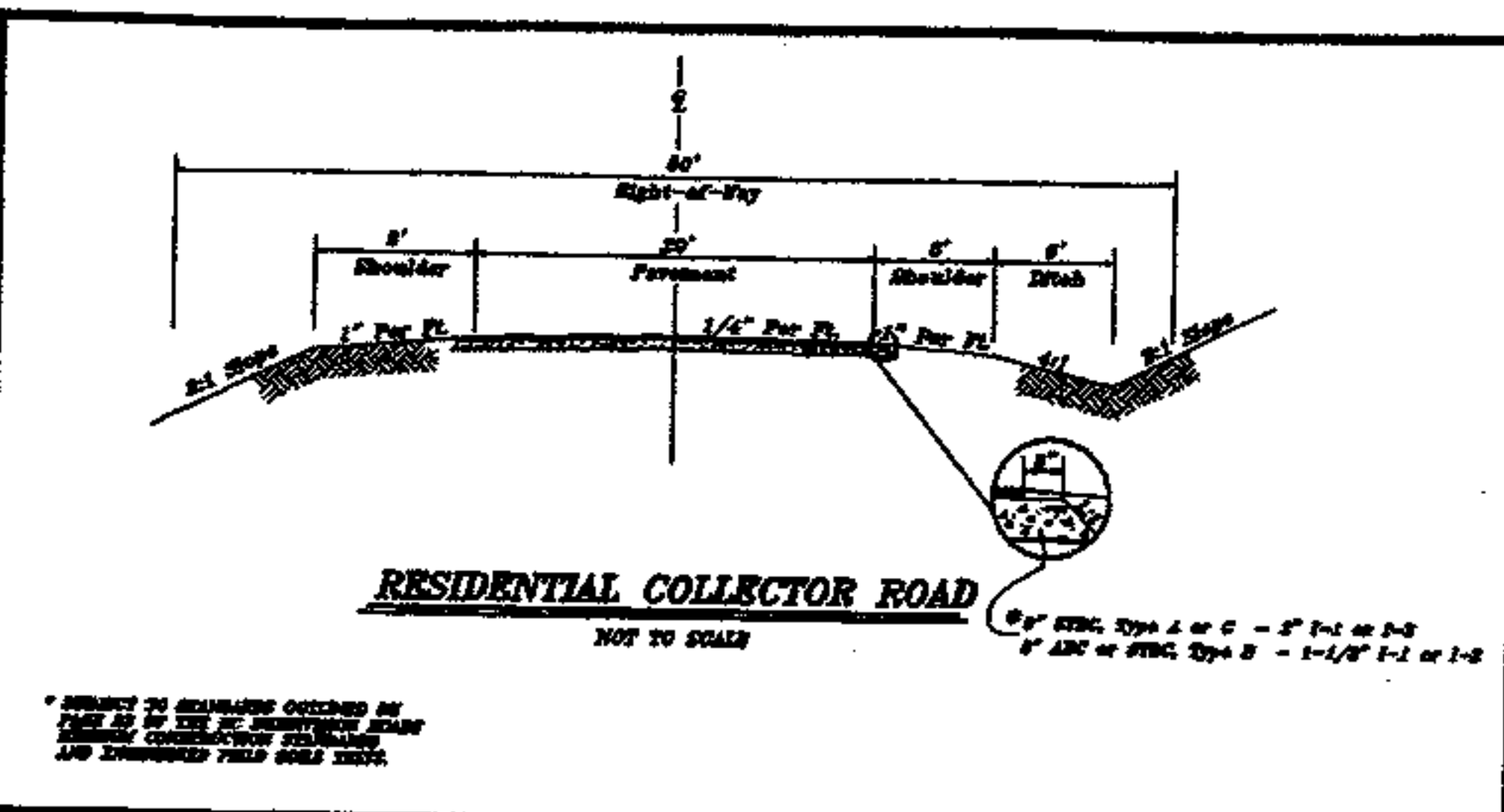
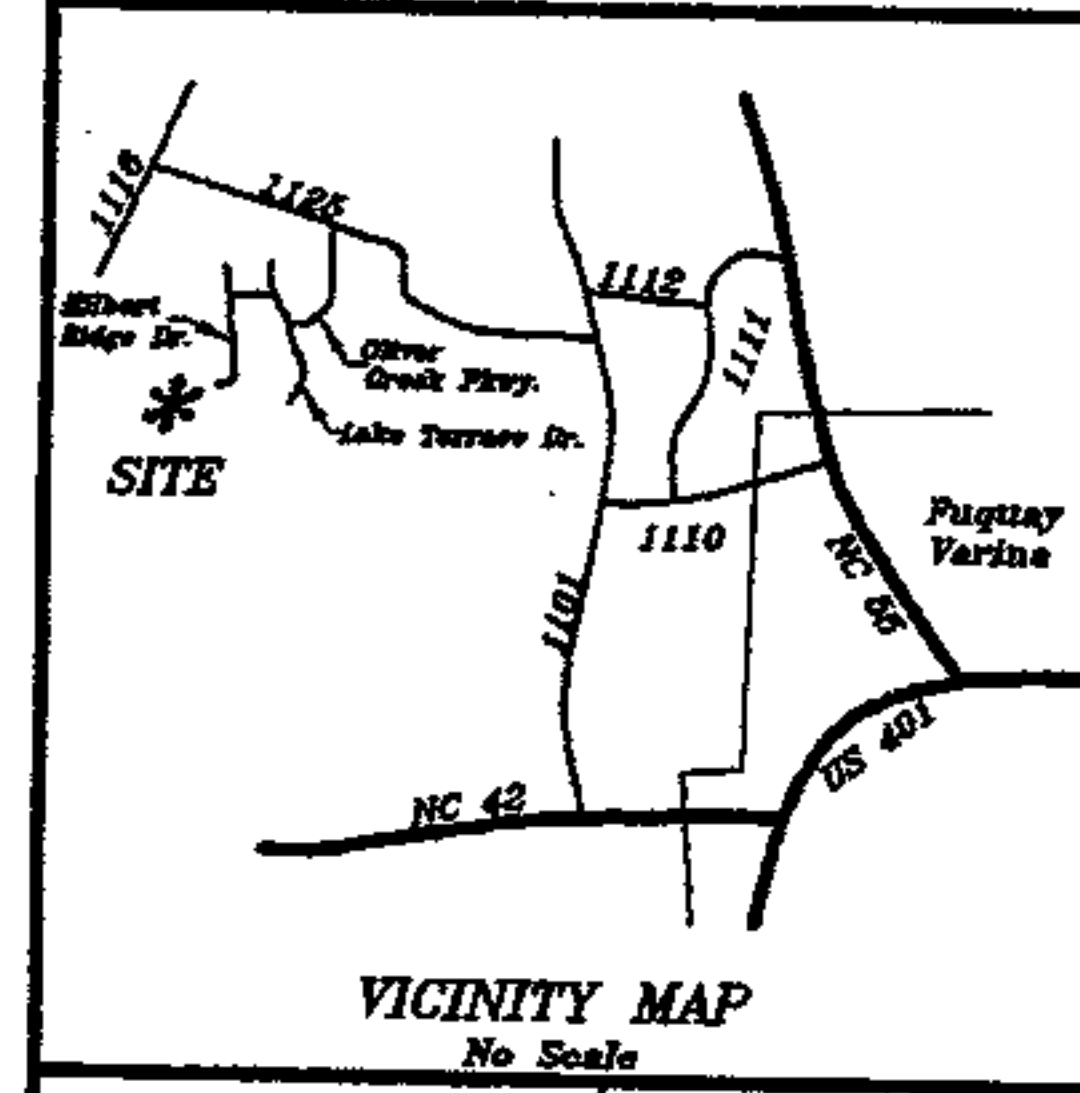
Holly Springs Township
 Scale: 1" = 100'
 PIN: 0647.03-04-5104

Wake County, NC
 Date: 01-13-03
 Zoned: R-30



PREPARED BY
STANCIL & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR, P.A.
 98 Depot Street, P.O. Box 730, Angier, N.C. 27501
 (919) 639-2133 (919) 639-2002 (FAX)

Owner/Developer
Kenneth R. Walters
 PO Box 98932, Raleigh, NC 27684 (919) 647-7772



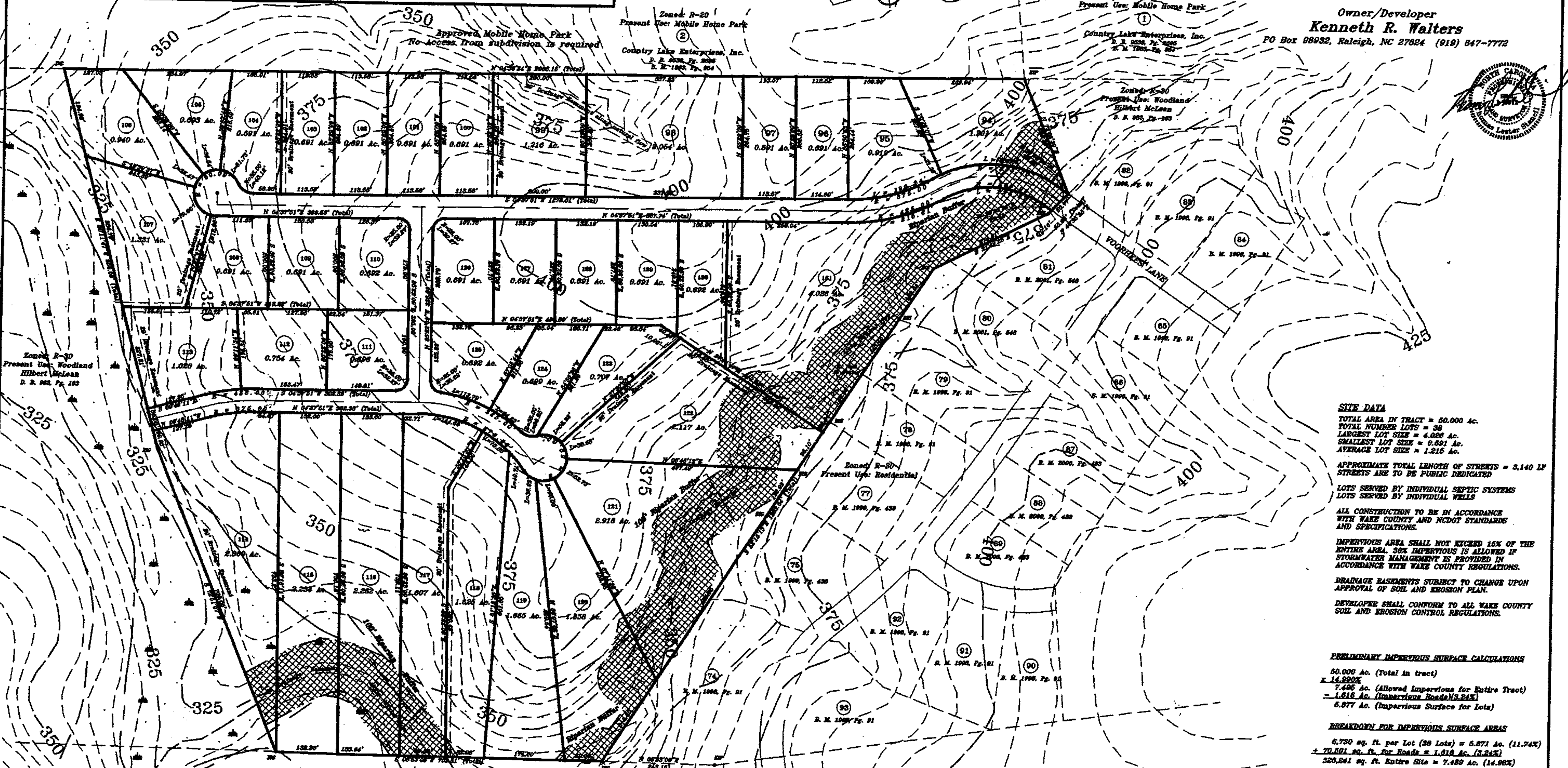
NOTE:
 There shall be no filling or the erection of permanent structures in the area of Wake County Flood Hazard Study or Federal Emergency Management Agency (FEMA) 100 year flood zone until a flood study is approved by Wake County and/or FEMA. [Section 1-1-04(A)(1)]

Before acquiring a building permit for lots located within an "At-Risk" Flood Hazard Area, the applicant shall obtain a Flood Hazard Area and Permit from Wake County Environmental Services. The building's engineer, architect and/or surveyor (as applicable) must certify that all flood requirements are met. [Section 1-1-04(A)(2)]

NOTE:
 A 10' x 70' Right Triangle shall be shown at all street intersections as shown herein.

MINIMUM BUILDING SETBACKS
 FRONT = 30'
 SIDE = 15'
 REAR = 30'
 CORNER 30H x 30V

FEMA FLOOD HAZARD STATEMENT
 A portion of lots shown on this plan are located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. 37183 C 0076 E Effective date: March 5, 1992



SITE DATA
 TOTAL AREA IN TRACT = 50,000 Ac.
 TOTAL NUMBER LOTS = 38
 LARGEST LOT SIZE = 4.026 Ac.
 SMALLEST LOT SIZE = 0.691 Ac.
 AVERAGE LOT SIZE = 1.216 Ac.

APPROXIMATE TOTAL LENGTH OF STREETS = 3,140 LF
 STREETS ARE TO BE PUBLIC DEDICATED

LOTS SERVED BY INDIVIDUAL SEPTIC SYSTEMS
 LOTS SERVED BY INDIVIDUAL WELLS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH WAKE COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.

IMPERVIOUS AREA SHALL NOT EXCEED 15% OF THE ENTIRE AREA. 50% IMPERVIOUS IS ALLOWED IF STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WAKE COUNTY REGULATIONS.

DRAINAGE BASEMENTS SUBJECT TO CHANGE UPON APPROVAL OF SOIL AND EROSION PLAN.

DEVELOPER SHALL CONFORM TO ALL WAKE COUNTY SOIL AND EROSION CONTROL REGULATIONS.

PRELIMINARY IMPERVIOUS SURFACE CALCULATIONS
 50,000 Ac. (Total in tract)
 x 14.992%
 7,496 Ac. (Allowed Impervious for Entire Tract)
 - 1,616 Ac. (Impervious Roads @ 2.14%)
 5,877 Ac. (Impervious Surface for Lots)

BREAKDOWN FOR IMPERVIOUS SURFACE AREAS
 6,730 sq. ft. per Lot (28 Lots) = 5,871 Ac. (11.74%)
 + 70,501 sq. ft. for Roads = 1,616 Ac. (3.24%)
 326,241 sq. ft. Entire Site = 7,489 Ac. (14.98%)

Zoned: R-30
 Present Use: Woodland
 Now or Formerly
 Jewel B. Stevens