



# APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. S-04-04  
(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](http://www.co.wake.nc.us/planning).

### Name of Subdivision

ELLIOTT LANDING

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: 0676.03-40-4605, 0675.02-59-1411

Address: 1237 CLAYTON ROAD

Location: NORTH side of CLAYTON ROAD, at/between  
(north, east, south, west) (street)

NC 55 and MAUDE STEWART RD.  
(street) (street)

Total site area: 75.56 AC sf

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

Conditions of any Conditional Use Zoning Districts: NA

Present land use(s): AGRICULTURE / SINGLE FAMILY

### Property Owner

Name: CLAYTON Rd INC

Address: 1027 HWY 70 W. STE 106

City: GARNER State: NC Zip Code: 27529

E-mail Address: \_\_\_\_\_ FAX: 772-9274

Telephone Number: 772-0170

### Applicant (person to whom all correspondence will be sent)

Name: DEVELOPMENT SERVICES INC DOUGLAS BALL

Address: 1401 AVERSPROD ROAD SUITE 206

City: GARNER State: NC Zip Code: 27529

E-mail Address: DOUGLAS@NC.RR.COM FAX: 772-3437

Telephone Number: 772-3929 Relationship to Owner: SAME

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): \_\_\_\_\_  
 Max. no. of lots\*: 109 Proposed no. of lots\*: 86  
 Min. lot area\*: 12,000 sf Proposed min. lot area\*: 20,000 sf  
 Average lot area\*: 38,272 sf  
 Min. lot width\*: 60 ft Proposed min. lot width\*: 82 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10 % ( ) 25 % of site area  
 Min. open space area: 7.5 acres  
 Proposed open space area [by parcel]: 7.94 acres  
 Proposed open space use(s) [by parcel]: RECREATION + CONSERVATION  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 30% or 8.23 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 30 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 6.1 acres  
 w/in floodway: 1.1 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 1/35<sup>th</sup> 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) 552,326 Total Number of Proposed Lots 86  
 Total Number of Acres 75.56 Estimate Recreation Area Req. \$17,961.14 (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: CLAYTON ROAD

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) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>CLAYTON ROAD</u>	<u>60</u>	<u>20'</u>	<u>2</u>	<u>Y</u>	<u>—</u>	<u>—</u>	<u>—</u>

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

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

<sup>3</sup> 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: NA ADT: \_\_\_\_\_

Type of vehicle: NA ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
(X) community system ( HEATER UTILITIES ) ( ) individual well(s)

Est. total water demand: 23,220 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

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

Natural gas service provided by: NA

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

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

Fire protection provided by: MIDDLE CREEK VOLUNTIER

**Miscellaneous:**

Generalized slope of site ROLLING

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: \_\_\_\_\_

NA

**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 FURQUAY-VARINA

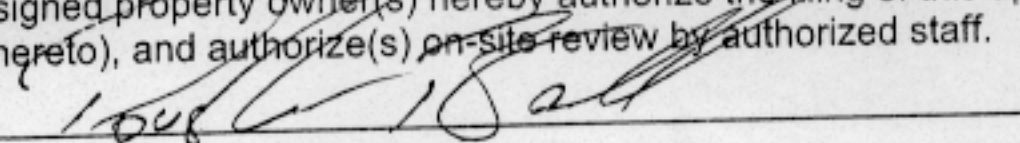
( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

\_\_\_\_\_  
\_\_\_\_\_

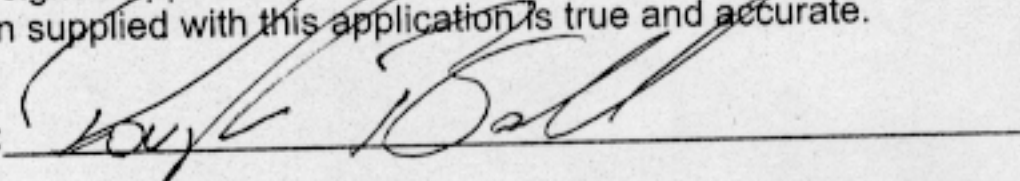
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

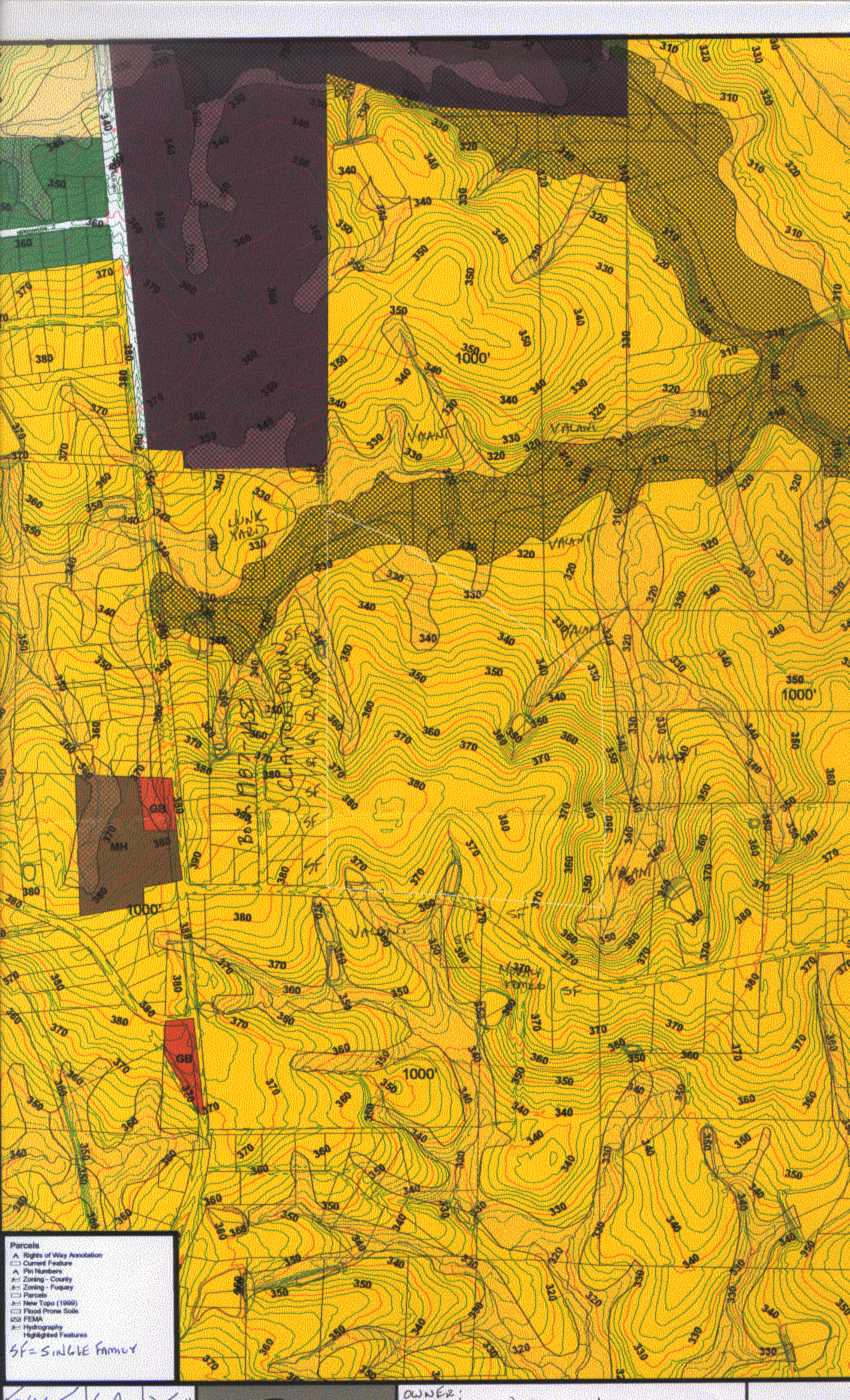
Signature:  Date: 1/22/03

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

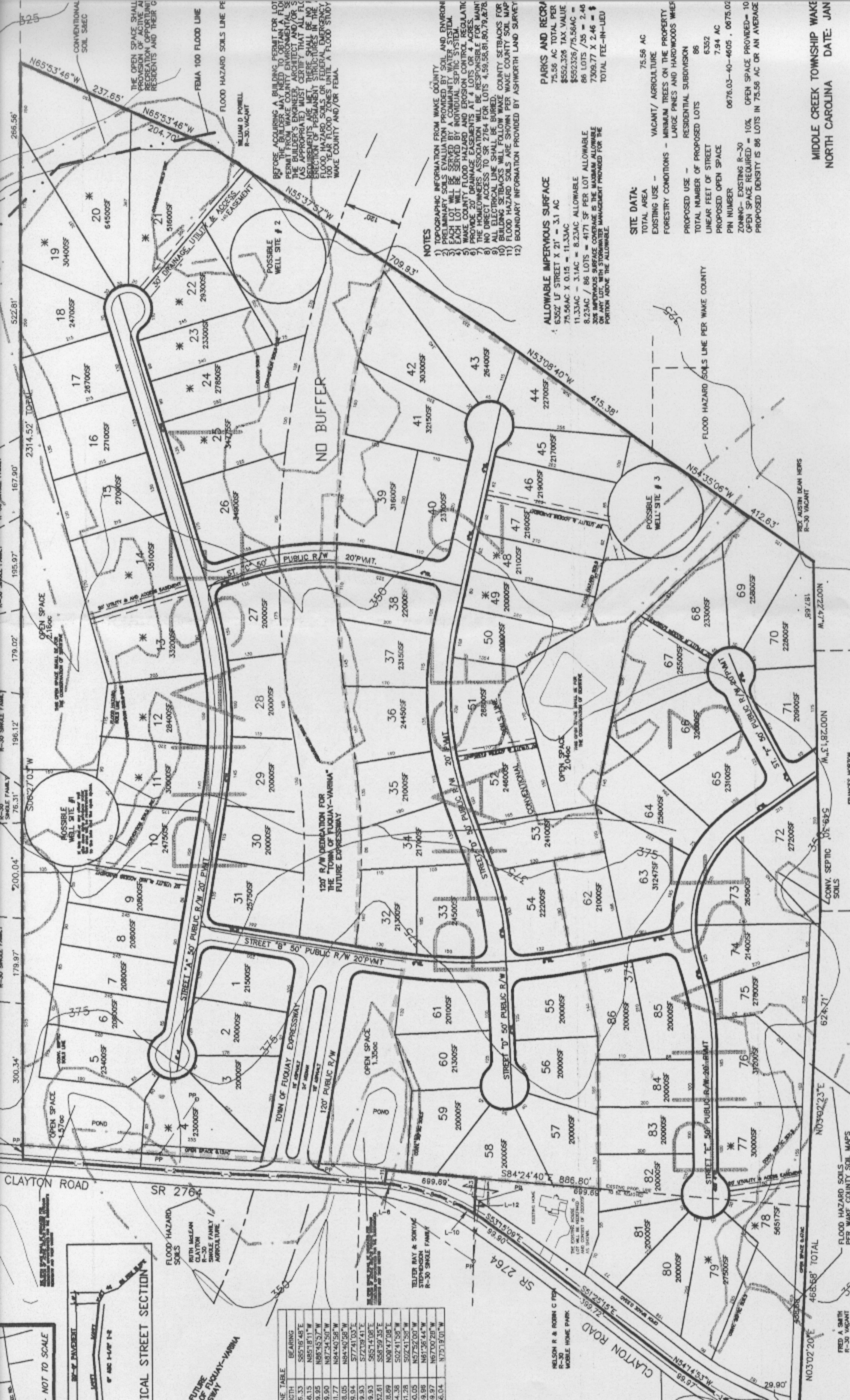
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 1/22/03



- Parcels**
- A Rights of Way Association
  - Current Feature
  - A Pin Numbers
  - Z Zoning - County
  - Z Zoning - Fugate
  - Parcels
  - N New Topo (1999)
  - Flood Prone Soils
  - FEMA
  - Hydrography
  - Highlighted Features
- SF = SINGLE FAMILY

OWNER:



**NOTES**

- 1) TOPOGRAPHIC INFORMATION FROM WAKE COUNTY
- 2) PRELIMINARY SOILS EVALUATION PROVIDED BY SOIL AND ENVIRON
- 3) EACH LOT WILL BE SERVED BY A COMMUNITY WATER SYSTEM.
- 4) WAKE COUNTY FLOOD HAZARD AND EROSION CONTROL REGULATIONS
- 5) PROVIDE 20' DRAINAGE EASEMENTS AT 4 LOTS OR 4 ACRES.
- 6) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINT
- 7) NO DIRECT ACCESS TO SR 2764 FOR LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12
- 8) ALL ELECTRICAL LINE SHALL BE BURIED.
- 9) BUILDING SETBACKS WILL FOLLOW WAKE COUNTY SETBACKS FOR
- 10) FLOOD HAZARD SOILS ARE SHOWN PER WAKE COUNTY SOIL MAP
- 11) BOUNDARY INFORMATION PROVIDED BY ASHWORTH LAND SURVEY

**ALLOWABLE IMPERVIOUS SURFACE**

6352' LF STREET X 21' = 3.1 AC  
 75.56 AC X 0.15 = 11.33 AC  
 11.33 AC - 3.1 AC = 8.23 AC ALLOWABLE  
 8.23 AC / 86 LOTS = 4171 SF PER LOT ALLOWABLE  
 305 IMPERVIOUS SURFACE COVERAGE IS THE MAXIMUM ALLOWABLE  
 ON ANY LOT, WITH STORMWATER MANAGEMENT PROVIDED FOR THE  
 PORTION ABOVE THE ALLOWABLE.

**SITE DATA:**

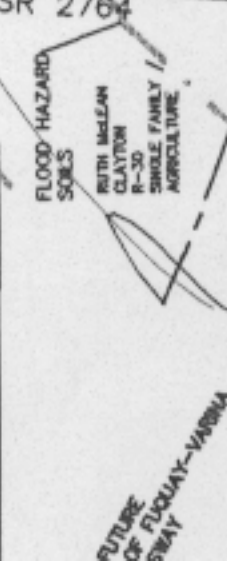
TOTAL AREA 75.56 AC  
 EXISTING USE - VACANT/ AGRICULTURE  
 FORESTRY CONDITIONS - MINIMUM TREES ON THE PROPERTY  
 LARGE PINES AND HARDWOODS WHE  
 PROPOSED USE - RESIDENTIAL SUBDIVISION  
 TOTAL NUMBER OF PROPOSED LOTS 86  
 LINEAR FEET OF STREET 6352  
 PROPOSED OPEN SPACE 7.94 AC  
 PIN NUMBER 0676.03-40-4605 . 0675.02  
 ZONING- EXISTING R-30 OPEN SPACE PROVIDED= 10%  
 OPEN SPACE REQUIRED = 10% OPEN SPACE PROVIDED= 10%  
 PROPOSED DENSITY IS 86 LOTS IN 75.56 AC OR AN AVERAGE

**PARKS AND RECREA**  
 75.56 AC TOTAL PER  
 \$552,328 TAX VALUE  
 \$552,328 / 75.56 AC =  
 86 LOTS / 35 = 2.46  
 7309.77 X 2.46 =  
 TOTAL FEE-IN-LIEU

**LINE TABLE**

LENGTH	BEARING
6.33	S85°18'48"E
6.15	N85°18'11"W
9.85	N85°45'57"W
9.90	N87°24'50"W
11.77	N84°40'58"W
8.05	N84°40'58"W
9.94	S77°41'03"E
9.93	S87°38'41"E
9.93	S85°14'08"E
52.61	S58°59'35"E
8.69	N08°47'08"E
4.38	S02°41'58"W
11.26	S02°41'58"W
0.05	N57°52'00"W
9.88	N61°36'44"W
9.97	N67°00'28"W
6.04	N73°19'01"W

**ICAL STREET SECTION**



NOT TO SCALE