



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

RONNIE WATT

() 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: 1756.01-28-2403 1756.01-26-7882

Address: OLD CREWS ROAD RALEIGH NC

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

WATKINS ROAD and LABRADOR DRIVE
(street) (street)

Total site area: 43 ACRES sf

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): AGRICULTURAL

Property Owner

Name: SALLY WATT

Address: 4400 DEER POINT DRIVE

City: RALEIGH State: NC Zip Code: 27616

E-mail Address: _____ FAX: _____

Telephone Number: 266-3960

Applicant (person to whom all correspondence will be sent)

Name: WILLIAMS-PEARCE ASSOC

Address: PO BOX 92

City: REBOLN State: NC Zip Code: 27597

E-mail Address: CTP@WPSURVEY.COM FAX: 267-4354

Telephone Number: 267-9605 Relationship to Owner: SURVEYOR

Proposal

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

Max. no. of lots*: _____ Proposed no. of lots*: 43

Min. lot area*: 30000 sf Proposed min. lot area*: 30000 sf

Average lot area*: 34590 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: _____ acres

Proposed open space area [by parcel]: _____ acres

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

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

Proposed impervious surfaces area: 280962 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %

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

w/in floodway: _____ 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 is 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) _____ Total Number of Proposed Lots _____

Total Number of Acres _____ Estimate Recreation Area Req. _____ (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: _____

| 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 |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|---|-----------------------------------|---|
| <u>OLD CREWS ROAD</u> | <u>60</u> | <u>20</u> | <u>2</u> | <u>Y</u> | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

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: _____

Type of vehicle: _____ ADT: _____

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: _____

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

Natural gas service provided by: _____

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

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 4% _____

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

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

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):

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: Ronnie A. [Signature] Date: 1-23-04

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: [Signature] Date: 04/23/04

SHEILA ROHRBACK
DB 9583 PG 2439
1-1 RESIDENTIAL

DAVID GENTRY
DB 6657 PG 510
R-30 RESIDENTIAL

THOMAS GRAY
DB 3503 PG 299
R-30 RESIDENTIAL

ROBERT RATLIFF
DB 6953 PG 946
R-30 RESIDENTIAL

RONNIE PARKER
DB 8606 PG 1462
R-30 RESIDENTIAL

JEFFREY MULLEN
DB 4355 PG 936
R-30 RESIDENTIAL

HARRISON TILLER
DB 3515 PG 779
R-30 RESIDENTIAL

LYNWOOD BARBOUR
DB 3565 PG 700
R-30 RESIDENTIAL

LEWIS SMITH
DB 6526 PG 301
R-30 RESIDENTIAL

NANCY JONES
DB 1337 PG 604
R-30 AGRICULTURAL

HENDERSON
DB 7000 PG 740
R-30 RESIDENTIAL

OLD BREWERS RD

WOODED

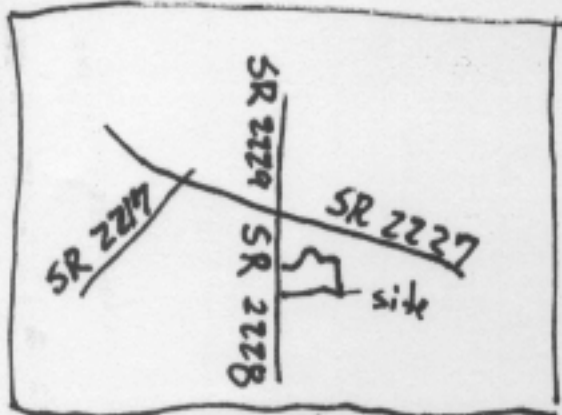
CLEARED

WOODED

GREGORY NELSON
DB 4848 PG 651
R-30 RESIDENTIAL

SALLY WATT
DB 8961 PG 1116
R-30 AGRICULTURAL

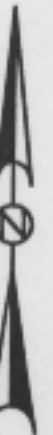
NANCY JONES
DB 1337 PG 604
R-30 RESIDENTIAL



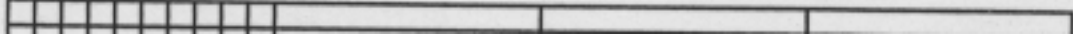
Vicinity Map

**EXISTING CONDITIONS MAP
RONNIE WATT SUBDIVISION
OWNER: RONNIE WATT
4408 DEER POINTE DRIVE
RALEIGH, N.C. 27616**

**DESIGNER: WILLIAMS - PEARCE & ASSOC.
PIN: 1756.01-28-2403 & 1756.01-26-7882
DATE: JANUARY 22, 2004**



100 0 100 200 300





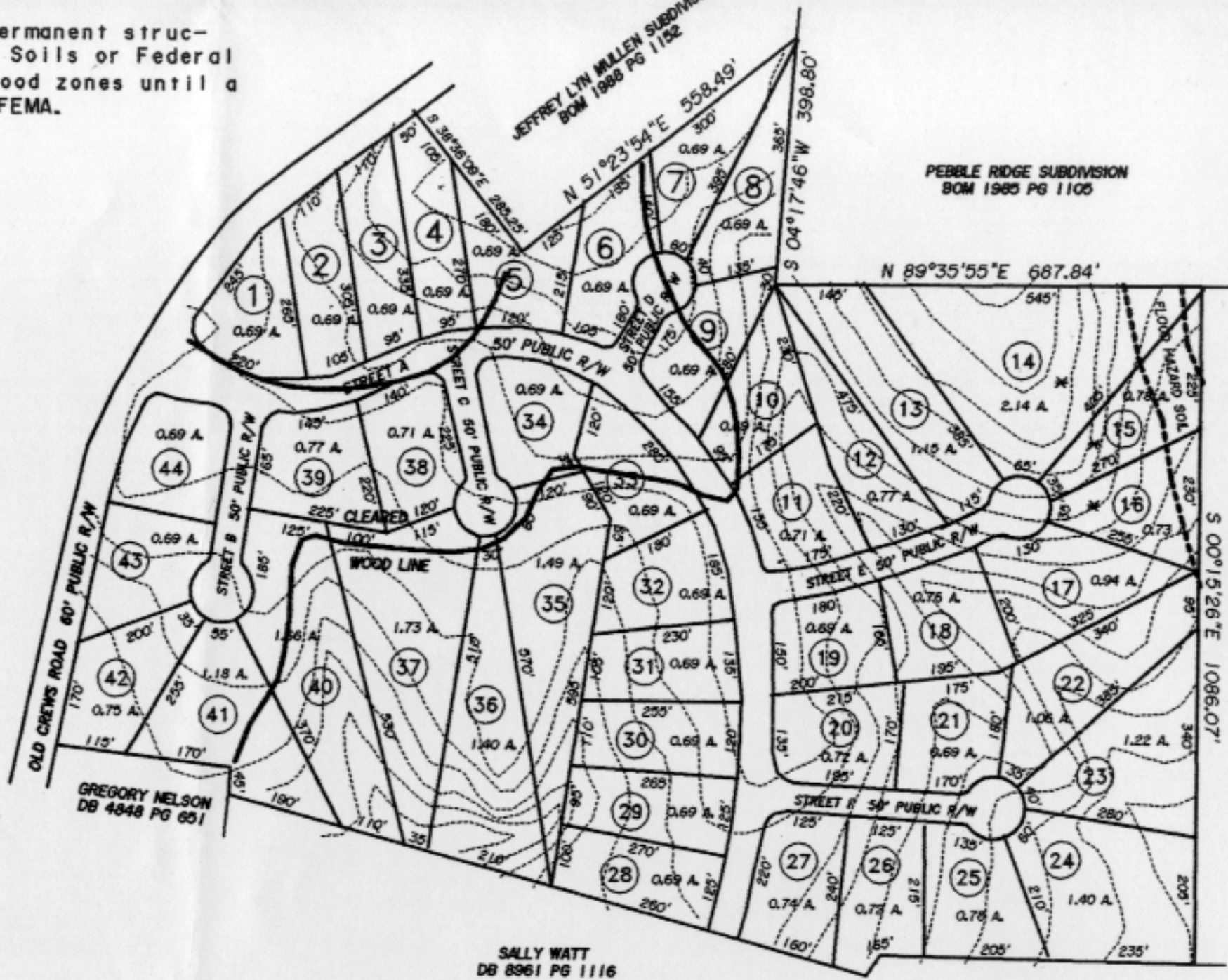
There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soils or Federal Emergency Management Agency (FEMA) 100 year flood zones until a flood study is approved by Wake County and/or FEMA.

NOTES

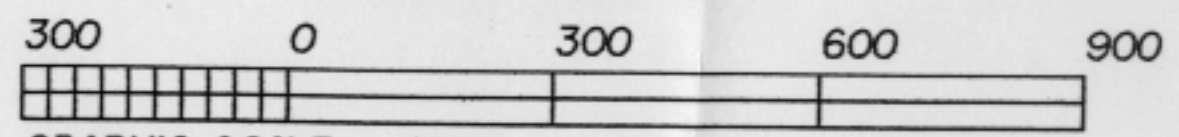
- 1. ALL ACCESS SHALL BE FROM OLD CREWS ROAD.
- 2. GRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS.
- 3. DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY EROSION CONTROL ORDINANCE AND FLOOD HAZARD ZONING REGULATIONS.
- 4. ROADS SHALL BE PUBLIC IN ACCORDANCE WITH THE N.C. DEPARTMENT OF TRANSPORTATION STANDARDS FOR PUBLIC ROADS.
- 5. SEWERAGE SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC TANKS.
- 6. FLOOD HAZARD SOILS BY WAKE COUNTY GIS.

SITE DATA

ACRES: 43
 FEET OF NEW STREET: 3550
 STREET ACRES: 4.40
 ACRES IN LOTS: 38.6
 NUMBER OF LOTS: 46
 AVERAGE LOT SIZE: 0.84 ACRE
 MINIMUM LOT SIZE: 0.69 ACRE
 PERCENT IMPERVIOUS AREA WITHOUT STORMWATER MANAGEMENT: 15%
 PERCENT IMPERVIOUS AREA OF ROADWAY: 2.19 ACRES
 IMPERVIOUS SURFACE PER LOT WILL BE LIMITED TO 5797 SF



**PRELIMINARY SUBDIVISION PLAN FOR
 RONNIE WATT
 4408 DEER POINTE DRIVE RALEIGH, N.C. 27616
 "LOT BY LOT"
 ST. MATTHEWS TOWNSHIP
 WAKE COUNTY
 NORTH CAROLINA**



PIN: 1756.01-28-2403
 1756.01-26-7882
 ZONED: R-30

FILE: CTP525 CTP2816
 SCALE: 1" = 300'
 DATE: 01-20-2004