



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

CAROLINA MEADOWS

() cluster subdivision (x) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? () Yes (x) No

If yes, when and under what name? N/A

Property

Parcel Identification Number: 1608.02-58-5771

Address: 10100 TEN-TEN ROAD

Location: SOUTH side of TEN-TEN ROAD, at/between

RAND ROAD and CROWDER ROAD

Total site area: 307765 sf

Zoning District(s) and land area within each: R-30 307765 sq. ft.

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): RESIDENTIAL

Property Owner

Name: BOB RAY & BETTY SORRELL

Address: 10100 TEN-TEN ROAD

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: FAX:

Telephone Number: 919-662-7279

Applicant (person to whom all correspondence will be sent)

Name: LESTER STANCIL

Address: P.O. Box 730

City: ANGLER State: NC Zip Code: 27501

E-mail Address: l1stancil@earthlink.net FAX: 919-639-2602

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

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): N/A
 Max. no. of lots*: 10 Proposed no. of lots*: 9
 Min. lot area*: 30,000 sf Proposed min. lot area*: 30,100 sf
 Average lot area*: 31,406 sf
 Min. lot width*: 95 ft Proposed min. lot width*: 110 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % of site area N/A
 Min. open space area: 0.257 acres
 Proposed open space area [by parcel]: Ø acres
 Proposed open space use(s) [by parcel]: Ø
 Proposed future development site area [by site]: Ø acres
 Proposed impervious surfaces area: 46,123 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.99 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): Ø acres
 w/in floodway: Ø 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) 84,670 Total Number of Proposed Lots 9
 Total Number of Acres 7.065 Estimate Recreation Area Req. \$3080.00 (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: TEN-TEN 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
TEN-TEN ROAD	60	20	2	Y	N/A	N/A	N/A

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: NIA ADT: _____

Type of vehicle: NIA 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: PROGRESS ENERGY Underground () yes () no

Natural gas service provided by: NIA

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

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

Fire protection provided by: DISTRICT 23

Miscellaneous:

Generalized slope of site 0-2%

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

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 _____

(X) Long-Range Urban Services Area GARNER

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

NIA

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: Bond Ray Savell Date: 2-23-04

Signature: Betty J. Savell Date: 2-23-04

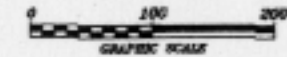
Signature: _____ Date: _____

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: _____

Preliminary Lot-By-Lot Subdivision Carolina Meadows

Panther Branch Township Wake County, NC
PIN: 1608.02-58-5771 Zoned: R-30
Scale: 1" = 100' Date: 02-12-04



PREPARED BY
STANCIL & ASSOCIATES

PROFESSIONAL LAND SURVEYOR, P.A.

98 Depot Street, P.O. Box 730, Angier, N.C. 27501
(919) 639-2133 (919) 639-2602 (FAX)

Owner

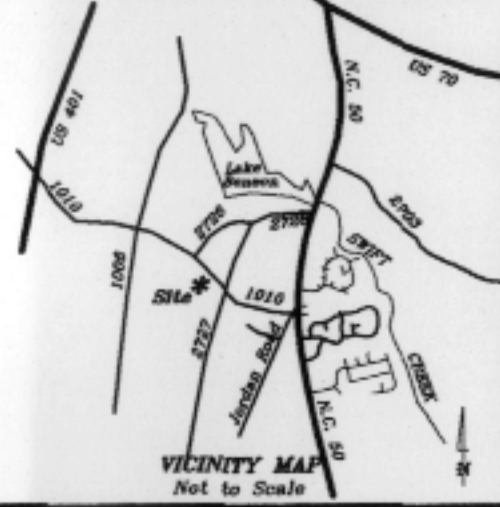
Boyd R. & Betty Sorrell

10100 Ten-Ten Road Raleigh, NC 27603 919-662-7279

Developer

Stancil Builders Inc.

466 Stancil Road Angier, NC 27501 919-639-2073



VICINITY MAP
Not to Scale

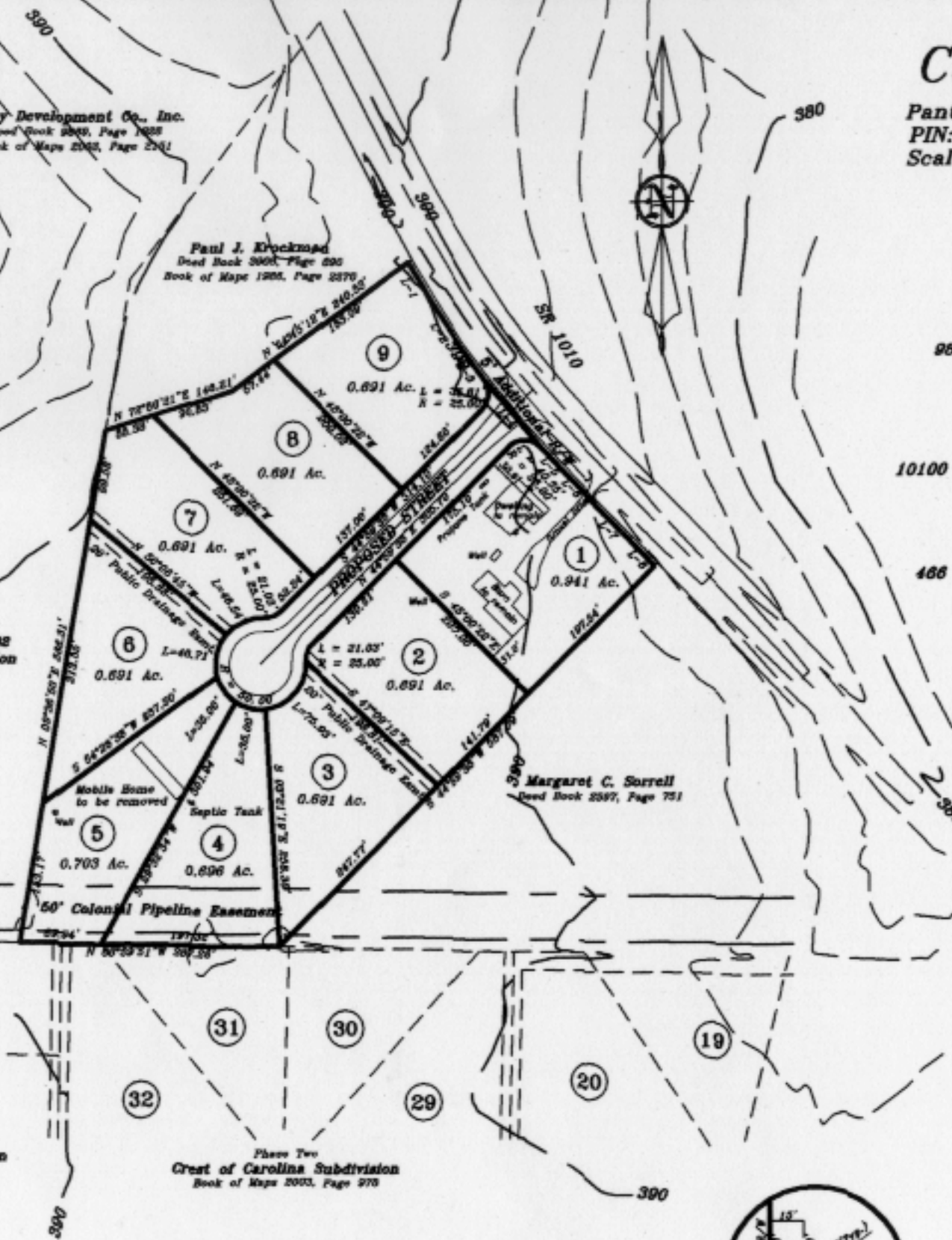
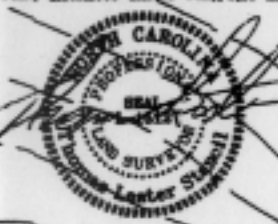
- LEGEND:**
- Linear Surveyed
 - - - Linear Not Surveyed
 - Right of Way Lines
 - EP/ES Existing Iron Pipe or Stake
 - ECM Existing Concrete Monument
 - EPK Existing P.E. Nail
 - PKS P.E. Nail Set
 - SS Iron Stake Set
 - CSS Cotton Spindle Set
 - RSJ Railroad Spike
 - ELV Existing Lightwood Stake
 - PP Power Pole
 - OWE Overhead Electric Line
 - TRANS Electric Transformer
 - [] Street Address
 - TP Telephone Pedestal
 - WH Manhole
 - WM Water Meter
 - EW Well
 - EWL Well
 - W/W Right-of-Way Centerline
 - W/C Well-Cabinet
 - W/S Well-Steel
 - W/P Well-Flat Book
 - W/M Well-Book of Maps
 - W/N Well-Parcel Identifier Number
 - W/A Well-Acres
 - W/Sq. Ft. Well-Square Feet
 - W/CP Well-Computed Point

NOTES:

- * Iron stake set at all property corners unless noted otherwise.
- * Areas determined by coordinate method.
- * All distances/measurements are horizontal ground distances unless otherwise indicated.

Wake County Number S-54-08
Approved Preliminary Subdivision
Phase Two Band Meadows

Perry Development Co., Inc.
Deed Book 2689, Page 1688
Book of Maps 2003, Page 2151



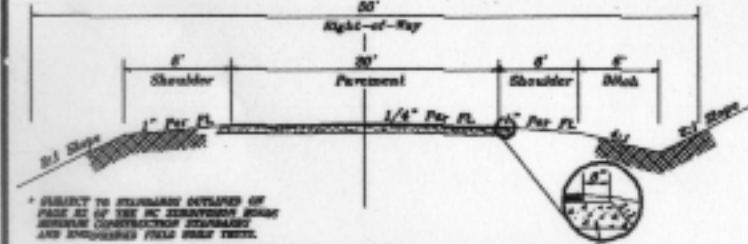
Site Data
Deed Book 2597, Page 757
Total Area in Tract = 7.065 Acres
Total Number of Lots = 9
Largest Lot Size = 0.941 Acre
Smallest Lot Size = 0.691 Acre
Average Lot Size = 0.781 Acre
Approximately 425 Linear Feet of Street
Streets are to be built to NC DOT Standards and are to be public dedicated.
All lots to be served by individual septic systems.
All lots to be served by individual wells.
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.
Lot 1 as shown hereon shall have direct access to SR 1010 Ten-Ten Road. Lots 2 through 6 shall access the proposed 50' Public Street.
This site shall be limited to 15% impervious area, however it can be increased to a maximum of 30% if stormwater management is provided for that portion above 15%.
The existing mobile home as shown hereon shall be removed. The dwelling as shown on Lot 9 shall remain.

Permanent Open Space

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

Phase Two
Crest of Carolina Subdivision
Book of Maps 2003, Page 177

Phase Two
Crest of Carolina Subdivision
Book of Maps 2003, Page 278



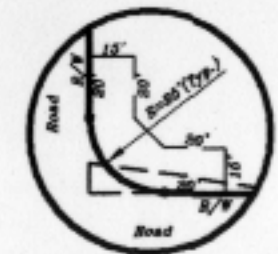
RESIDENTIAL COLLECTOR ROAD
NOT TO SCALE

MINIMUM BUILDING SETBACKS

FRONT = 30'
SIDE = 10'
REAR = 30'
CORNER SIDE = 30'

FEMA FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA Map No. 1517163C07102
Effective Date: March 3, 1992

Course	Bearing	Distance
L-1	S 30°28'07" E	49.39'
L-2	S 28°36'20" E	67.81'
L-3	S 38°38'33" E	45.65'
L-4	S 40°19'30" E	37.77'
L-5	S 48°31'39" E	36.65'
L-6	S 44°04'55" E	68.81'
L-7	S 44°04'45" E	68.40'
L-8	S 44°05'00" E	37.49'



Typical Sign Easement
No Scale

Note:
A 10' x 70' Right Triangle takes precedence over sign easement.

Preliminary Impervious Surface Calculations

7.065 Acres Total
x 14.99%
1.059 Acres Allowable Impervious Area

5,900 sq. ft. Lot 1 = 0.135 Acres
3,463 sq. ft. per Lot x 8 Lots = 0.636 Acres Lots 2-9
+ 12,519 sq. ft. for Pavement = 0.287 Acres
48,123 sq. ft. by design = 1.059 Acres (14.99%)