



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
 Fee \$1000.00
 Amt Paid
 Check #
 Rec'd Date
 Rec'd By

Submit required documentation to:
 Wake County Planning Department/Current Planning Section
 PO Box 550 Wake County Office Building
 Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
 Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

() 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? _____

Property

Parcel Identification Number: 0658.02-95-9644 0658.02-95-2802 0658.01-05-0780
~~0658.02-95-9405~~ 0658.02-95-6817

Address: 4512, 4516, & 4520 GOOSEHAVEN LANE

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

BASS LAKE ROAD and GEORGIANA RIDGE DRIVE
(street) (street)

Total site area in square feet and acres: 422565 square feet 9.70 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): SINGLE FAMILY RESIDENCE & HORSE PASTURE

Property Owner

Name: ITAL ROU TH

Address: 5225 LAKE EDGE DRIVE

City: FUQUAY-VARINA State: NC Zip Code: 27526

E-mail Address: _____ FAX: _____

Telephone Number: 427-1761

Applicant (person to whom all correspondence will be sent)

Name: ROD MORRIS - THOMPSON & ASSOCIATES, PA

Address: 153 HOLLY SPRINGS ROAD

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: REMVEYOR@EARTHLINK.NET FAX: 577-0609

Telephone Number: 577-0808 Relationship to Owner: CLIENT

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1 LOT / ACRE
 Max. # of lots allowable*: 9 Proposed # of lots*: 5
 Min. allowable lot area*: 40000 SF sf Proposed min. lot area*: 40000 sf
 Average lot area*: 55545 sf
 Min. allowable lot width*: 110 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: ~~N/A~~ 0.0 acres
 Proposed open space area [by parcel]: ~~N/A~~ COMMON AREA - 2.66 acres
 Proposed open space use(s) [by parcel]: ~~N/A~~ HORSE PASTURE
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 25200 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 6.0 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 2.3 acres
 within floodway: 0.0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
0.14 AC dedication 0.14 AC reservation 1838.60 fee

The amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2472.86 fee.

Tax value of property (land only) \$127388 Total # of proposed lots 5 Total # of acres 9.70

Calculate both: Estimate of recreation area required: 0.14 AC
 Estimate of recreation fee required: 1838.60

*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 number of access points along each: GOOSEHAVEN LANE
1 ACCESS POINT

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>GOOSEHAVEN LANE</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix
² See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit
³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

Estimated 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 (_____) (X) individual well(s)

Estimated total water demand: _____ gpd

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

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

Estimated 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: _____ Underground () yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 5%

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

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 _____

(X) Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

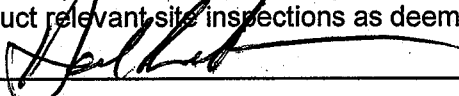
Land Use Classification(s) (Note Area Land Use Plan, if applicable):

EVQUAY-VARINA - LOW DENSITY RESIDENTIAL

Other information (additional relevant information about the site or proposal you wish to note or cite)

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

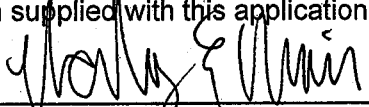
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 4/23/07

Signature: _____ Date: _____

Signature: _____ Date: _____

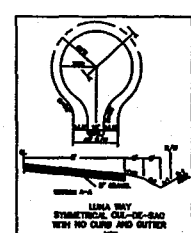
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 4-23-07

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com.
All application fees are non-refundable.

NOTES:

- PRESENT LAND USE IS RESIDENTIAL.
- STREETS WILL BE PERMIT WITH A 45' RIGHT OF WAY.
- ALL LOTS AT STREET INTERSECTIONS ARE 25' AT R/W & 30' AT EOP.
- ALL STREETS WILL BE PRIVATE AND CONSTRUCTED TO OR ABOVE WAKE COUNTY PRIVATE ROADWAY STANDARDS.
- WATER SYSTEM WILL CONSIST OF INDIVIDUAL WELLS.
- SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
- ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
- THERE ARE NO ROADWAY AND/OR DRIVEWAY CROSSINGS WITHIN FLOOD HAZARD SOI AREAS.
- ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBMISSION OFFICE BEFORE FINAL PLAN APPROVAL.
- TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXCLUSIVELY FOR DESIGN OR QUANTITY TAKEOFF.
- CONTOUR INTERVAL IS 2'.
- DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAN. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED, BOUNDARY INFORMATION TAKEN FROM WILKINSON & ASSOCIATES, P.A. (SEE REFERENCE).
- AREAS DENOTED AS "UNSATURABLE SOIL" ARE UNSUITABLE AS PER WAKE CO. SPECIFICATIONS FOR SEPTIC FIELD USE.

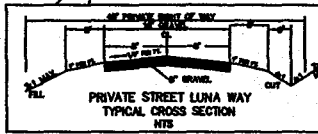


NOTE:
A DRIVEWAY PERMIT SHALL BE SUBMITTED TO N.C. DOT FOR APPROVAL OF CONNECTION ONTO GOOSEHAVEN LANE.

EXISTING FORESTED AREA

0688.02-86-0070
SINGLE FAMILY RESIDENCE
CLAYTON R. MACCOBINAC
CHRISTINA R. MACCOBINAC
DB 11466, PG 1848
BM 1884, PG 670
NAUTIC'S REACH
ZONE R-30

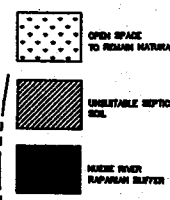
0688.02-86-7648
VACANT
LANE INVESTMENT PROPERTIES, LLC
DB 12304PG 1616
BM 2022, PG 1116
GEORGIANA ESTATES, PHASE 1
ZONE R-40



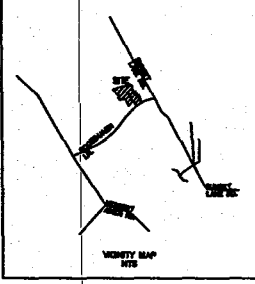
STREET NAME AND SUBMISSION NAME:
STREET AND STREET NAME SHALL BE SUBMITTED TO WAKE COUNTY FOR APPROVAL. HAZARD SIGN OR PLAN ARE ONES PROVIDED AND HAVE BEEN SUBMITTED FOR APPROVAL. NAMES ARE SUBJECT TO CHANGE BASED UPON APPROVAL BY WAKE COUNTY GO.

NOTE:
NO SIGNING IS REQUIRED WITHIN 30 FEET OF A CHANGE OF RIGHT OF WAY.
THE IMPERVIOUS SURFACE COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED, SUCH THAT THE PEAK RATE OF RUNOFF FROM THE 1 YEAR, 24 HOUR DURATION STORM IS BROUGHT BACK TO THE PRE-DEVELOPMENT RATE.

GENERAL PROJECT NOTES:
ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE WAKE COUNTY UDC. CONTRACTOR SHALL OBTAIN COPY. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE RELATIONS, IF NECESSARY, OF THESE UTILITIES WITH THE APPROPRIATE AGENCIES.
ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WAKE COUNTY EROSION CONTROL STDS. & SPECS.



LOT DIMENSIONS AND SETBACKS SUMMARY:
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 30'
SEAR YARD SETBACK APPROXIMATE = 10'
NORMAL BUILDING HEIGHT = 30'
MINIMUM LOT WIDTH = 150'
PROPOSED MINIMUM LOT WIDTH = 150'
MINIMUM LOT DEPTH = 150'
PROPOSED MINIMUM LOT DEPTH = 150'



PROVIDED:
PROPERTY BOUNDARY FROM A SURVEY PREPARED BY WILKINSON & ASSOCIATES, P.A.
TOPO INFORMATION FROM WAKE COUNTY GO. OF CONTOUR INTERVALS

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION (ABOVE AND BELOW GROUND) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE, IF NECESSARY, THE RELATIONS OF ANY UTILITIES WITH THE APPROPRIATE AGENCIES.
- ALL REQUIRED PERMITS FOR CONSTRUCTION SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL REQUIRED STATE AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE NUMBER OF ANY POSSIBLE CONTACTS (E.G. ALL EXISTING UTILITIES ARE LOCATED AND DEPTHS).
- CONTRACTOR SHALL VERIFY THE NUMBER OF ANY POSSIBLE CONTACTS (E.G. ALL EXISTING UTILITIES ARE LOCATED AND DEPTHS).
- ALL WORK MATERIALS, PLACEMENT AND CONSTRUCTION OF ALL SURVEY BOUNDARY INFORMATION IS TAKEN FROM SURVEY BY WILKINSON & ASSOCIATES, P.A. SHALL CONFORM TO ALL APPLICABLE STATE & FEDERAL GOVERNMENT AGENCIES.

PERMITS:
IF ANY LOT IS FOUND TO CONTAIN LESS THAN 4000 SF OF IMPERVIOUS SURFACE COVERAGE, THE CONTRACTOR SHALL VERIFY THE LOCATION (ABOVE AND BELOW GROUND) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE, IF NECESSARY, THE RELATIONS OF ANY UTILITIES WITH THE APPROPRIATE AGENCIES.

PERMITS:
IF ANY LOT IS FOUND TO CONTAIN LESS THAN 4000 SF OF IMPERVIOUS SURFACE COVERAGE, THE CONTRACTOR SHALL VERIFY THE LOCATION (ABOVE AND BELOW GROUND) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE, IF NECESSARY, THE RELATIONS OF ANY UTILITIES WITH THE APPROPRIATE AGENCIES.

IMPERVIOUS SURFACE AREA CALCULATIONS:

NOTE: 30% IMPERVIOUS SURFACE COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED, SUCH THAT THE PEAK RATE OF RUNOFF FROM THE 1 YEAR, 24 HOUR DURATION STORM IS BROUGHT BACK TO THE PRE-DEVELOPMENT RATE.

LOT 1:
LOT SIZE = 40,000 SF
IMP. SURFACE AREA FROM STREET = 8,000 SF
NET ALLOWABLE IMPERVIOUS ON LOT = 32,000 SF

LOT 2:
LOT SIZE = 40,000 SF
IMP. SURFACE AREA FROM STREET = 8,000 SF
NET ALLOWABLE IMPERVIOUS ON LOT = 32,000 SF

LOT 3:
LOT SIZE = 40,000 SF
IMP. SURFACE AREA FROM STREET = 8,000 SF
NET ALLOWABLE IMPERVIOUS ON LOT = 32,000 SF

LOT 4:
LOT SIZE = 40,000 SF
IMP. SURFACE AREA FROM STREET = 8,000 SF
NET ALLOWABLE IMPERVIOUS ON LOT = 32,000 SF

LOT 5:
LOT SIZE = 40,000 SF
IMP. SURFACE AREA FROM STREET = 8,000 SF
NET ALLOWABLE IMPERVIOUS ON LOT = 32,000 SF

OWNER:
HAL ROUTH
5225 LAKE EDGE DRIVE
FUQUAY-VARRA, NC 27526
(919) 427-1781

ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE WAKE COUNTY EROSION CONTROL ORDINANCE. THE CONTRACTOR SHALL OBTAIN A COPY OF THESE STANDARDS PRIOR TO CONSTRUCTION.

**PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION**

PRELIMINARY SUBDIVISION PLAN FOR STABLES AT MILL'S RIDGE "LOT - BY - LOT"

DATE	BY	REVISION
DATE: 4/24/19	BY: [Signature]	REVISION: [Blank]
SCALE: 1" = 20'	DATE: [Blank]	BY: [Blank]