



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

Waverly VI

() 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: 11010297352 & 1617309330

Address: 0 Travel Lite DR., Raleigh NC & 408 JOHNSTON RD., Raleigh NC

Location: SW side of JOHNSTON RD., at/between 27603
(north, east, south, west) (street)

JOHNSTON Rd. and Travel Lite DR
(street) (street)

Total site area: 831603 SF / 19.091 AC sf

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): woodland

Property Owner

Name: Waverly V. Jones & Mae Jones SON-LAN Development

Address: P.O. Box 293 Pine Level NC 5160 NC Hwy 42 W, Garner NC

City: 27568 State: _____ Zip Code: 27529

E-mail Address: _____ FAX: _____

Telephone Number: 773-0838 SON-LAN

Applicant (person to whom all correspondence will be sent)

Name: True Line Surveying

Address: 190 Clayton Commerce Center

City: Clayton State: NC Zip Code: 27520

E-mail Address: HSurveying@msn.com FAX: 359-0428

Telephone Number: 359-0427 Relationship to Owner: Surveying

Proposal

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

Max. no. of lots*: NA Proposed no. of lots*: 15

Min. lot area*: 30,000 sf Proposed min. lot area*: 31236 sf

Average lot area*: 31,851 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: NA acres

Proposed open space area [by parcel]: NA acres

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

Proposed future development site area [by site]: 8.00 acres

Proposed impervious surfaces area: 666,000 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 7.94 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 acres

w/in floodway: NA 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) 218,187 Total Number of Proposed Lots 1

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:

Travel Lite Dr & Johnston Rd

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

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 (JOHNSTON COUNTY Public Utilities)

() 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: Waste Industries

Electrical service provided by: CP&L Underground () yes () no

Natural gas service provided by: NA

Telephone service provided by: Bell South Underground () yes () no

Cable television service provided by: Time Warner (depends on Wake Co. Address) Underground yes () no

Fire protection provided by: Fire District 23 per GIS

Miscellaneous:

Generalized slope of site Rolling terrain

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Stream called Hurricane Branch - NW boundary

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 _____

() 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: _____

2/25/03

Signature: _____

Date: _____

2/25/03

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: _____

BOM 1999 PG 478
CURRENT USE: OPEN SPACE

BOM 1999 PG 478
CURRENT USE: RESIDENTIAL

N/F
RONALD J. FISKE
DB 8605 PG 1401
BOM 1999 PG 1091
CURRENT USE: RESIDENTIAL

N/F
MICHAEL J. LAMB
DB 9247 PG 991
BOM 1999 PG 478
CURRENT USE: RESIDENTIAL

N/F
SCOTT JONES
DB 8555 PG 2418
BOM 1999 PG 478
CURRENT USE: RESIDENTIAL

NEWT W. TRUE
DB 8748 PG 953
BOM 1999 PG 478
CURRENT USE: RESIDENTIAL

N/F
GREGG R. JEFFREY
DB 8403 PG 322
BOM 1999 PG 478
CURRENT USE: RESIDENTIAL

SUN RIDGE FARM SUBDIVISION
PHASE TWO

N/F
RICARDO C. PITTARELLI
DB 8408 PG 231
BOM 1999 PG 478
CURRENT USE: RESIDENTIAL

SUN RIDGE FARM SUBDIVISION
PHASE TWO

N/F
DAVID J. WAGNER
DB 8619 PG 1364
BOM 2000 PG 1083
CURRENT USE: RESIDENTIAL

N/F
SON-LAN DEVELOPMENT
DB 8289 PG 528
BOM 1999 PG 478
CURRENT USE: RESIDENTIAL

N/F
SON-LAN DEVELOPMENT
DB 8289 PG 528
BOM 1999 PG 478
CURRENT USE: RESIDENTIAL

N/F
JEFFREY D. HANSON
DB 8922 PG 288
BOM 2000 PG 1083
CURRENT USE: RESIDENTIAL

N/F
MICHAEL S. BOYLE
DB 8897 PG 2587
BOM 1999 PG 478
CURRENT USE: RESIDENTIAL

N/F
GREGORY O. WILLIAMS
DB 9376 PG 3911
BOM 2000 PG 1192
CURRENT USE: RESIDENTIAL

N/F
BRAD A. GENTLE
DB 9555 PG 2317
BOM 2000 PG 1192
CURRENT USE: RESIDENTIAL

N/F
STEPHEN E. GRAHAM
DB 9688 PG 1674
BOM 2000 PG 1192
CURRENT USE: RESIDENTIAL

N/F
JERRY R. EVANS, JR.
DB 2266 PG 500
PB 56 PG 1
CURRENT USE: RESIDENTIAL

N/F
WILLIAM H. FERRELL, JR.
DB 2248 PG 818
PB 56 PG 1
CURRENT USE: RESIDENTIAL

N/F
MICHAEL D. LIVERMORE
DB 2151 PG 178
PB 56 PG 1
CURRENT USE: RESIDENTIAL

N/F
LARRY R. LOTT
DB 2172 PG 839
PB 56 PG 1
CURRENT USE: RESIDENTIAL

N/F
DAEMON W. ALBRIGHT
DB 2183 PG 809
PB 56 PG 1
CURRENT USE: RESIDENTIAL

N/F
CURTIS L. COLIZZO
DB 2277 PG 623
PB 56 PG 1
CURRENT USE: RESIDENTIAL

RESERVED FOR ADDITIONAL PHASE

N/F
MAVERLY V. JONES, JR.
DB 8591 PG 2109
CURRENT USE: FORTY-SEVEN
RESERVED 4.6662 AC

C6	225.00	72.91	71.84	S81°27'57"W
C7	235.00	100.14	99.52	S87°42'57"W
C8	235.00	88.27	87.83	S81°33'17"W
C9	205.00	191.49	148.08	S51°38'16"E
C10	255.00	63.13	62.97	S85°47'54"E
C11	255.00	48.19	48.12	S82°38'13"E
C12	25.00	21.03	20.41	S30°10'45"E
C13	50.00	18.85	18.74	S18°53'08"E
C14	50.00	40.01	38.95	S52°36'38"E
C15	50.00	40.01	38.95	N83°32'33"E
C16	50.00	40.01	38.95	N37°41'45"E
C19	50.00	102.31	85.37	S43°50'44"E
C20	25.00	21.03	20.41	S78°22'28"E
C21	25.00	36.28	35.18	N07°33'11"W
C22	225.00	32.71	32.68	N49°42'10"W
C23	235.00	34.35	34.32	N34°09'58"E
C24	205.00	67.34	66.68	N54°02'13"E
C25	25.00	59.71	59.67	S69°15'01"E
C28	325.00	65.37	65.28	N08°04'09"E

L8	N54°37'45"E	45.32
L7	N59°37'45"E	22.90
L6	N59°39'33"E	50.90
L9	N31°53'10"E	78.50
L10	N78°15'28"E	14.48
L11	N78°15'28"E	83.60
L12	N58°25'53"E	58.71
L13	N10°18'49"E	32.54
L14	N10°18'49"E	38.18
L15	N11°43'51"E	44.42
L16	N86°29'17"E	62.80
L17	S07°11'07"W	78.53
L18	S00°11'22"E	48.92
L19	S00°28'42"E	47.34
L20	S18°28'29"E	82.30
L21	S24°38'13"E	114.20
L22	S25°42'27"E	87.11
L23	S68°14'33"W	52.30
L24	S72°48'28"W	38.37
L25	S07°28'05"W	24.68
L26	S30°28'05"W	58.11
L27	N72°48'28"E	81.84
L28	N72°48'28"E	28.72
L29	S30°18'25"W	24.81
L30	S30°18'25"W	30.15
L31	N89°08'03"W	98.70
L32	N89°04'52"W	64.03
L33	N89°04'52"W	45.98
L35	S69°08'28"E	145.97
L36	N89°04'52"W	130.01
L37	N89°08'38"W	113.79
L38	N89°08'38"W	88.48
L40	S69°08'28"E	185.02
L41	N89°04'24"W	109.50
L42	N50°43'33"E	66.18
L43	N54°18'27"W	66.48
L44	N71°44'48"W	81.82
L46	S67°27'24"E	29.38
L47	N29°18'58"W	24.12
L48	N54°47'40"W	59.92
L49	N89°01'19"W	68.78
L50	N77°33'52"W	90.51
L51	N86°30'59"W	19.64
L52	S29°22'51"E	34.28
L53	S48°57'44"E	139.20
L54	S81°58'11"E	78.50
L55	N68°14'33"E	31.10
L56	S22°44'40"E	13.31

NORTH CAROLINA, WAKE COUNTY

I, _____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2002. MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROXIMATE COUNTY LINE LOCATION

ANGIE ROAD
50' R/W (PUBLIC)

JOHNSTON ROAD 60' R/W (PUBLIC)

PRELIMINARY PLAN
WAVERLY POINT

OWNER: SON-LAN DEVELOPMENT, INC.
5100 HWY 42 WEST

RESTRICTIVE COVENANTS RECORDED IN
BOOK _____ PAGE _____

SITE DATA

AREA IN TRACT.....	831803 SF	19.091 AC
AREA IN LOTS.....	736894 SF	16.917 AC
AREA IN R/W.....	94709 SF	2.174 AC
LINEAR FEET IN STREETS.....	1800 LF	
MINIMUM LOT SIZE.....	30000 SF	0.6887 AC
AVERAGE LOT SIZE.....	0.846 AC	
PROPOSED IMPERVIOUS SURFACES AREA.....	68,000 AC	
PROPOSED IMPERVIOUS SURFACE COVERAGE.....	%	
RECREATION ORDINANCE OPEN SPACE	FEET IN LIEU	
NUMBER OF LOTS PROPOSED (MAKÉ CO).....	15	
NUMBER OF LOTS PROPOSED (JOHNSTON).....	9	

100 200 300

DATE

NC LICENSED SOIL SCIENTIST (SEAL)

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 6) WATER SYSTEM DATA FROM PROPOSED WELL LOT NOT AVAILABLE AT THIS TIME. BEING REVIEWED BY HEATER UTILITIES.
- 7) STORMWATER PLAN NOT YET APPROVED
- 8) FLOOD HAZARD SOILS CONTAINED WITHIN RIPARIAN BUFFER

WAKE COUNTY MINIMUM BUILDING SETBACK LIMITS
R-30 LOT BY LOT

FRONT YARD	30 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
CORNER LOT SIDE	30 FEET

A 30' PERIMETER BUILDING SETBACK LIMIT APPLIES TO ALL EXTERIOR PROPERTY LINES

PROPERTY SHOWN HEREON _____ IS _____ IS NOT
LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO.
EFFECTIVE DATE: OCTOBER 20, 2000
PANEL NO.

SUN RIDGE FARM
 OHASE ONE
 BOM 1998 PG 1072
 ZONING: RESIDENTIAL

SUN RIDGE FARM
 OHASE TWO
 BOM 1999 PG 477
 ZONING: RESIDENTIAL

WAVERLY POINT SUBDIVISION
 PHASE ONE
 BOM 2000 PG 477
 ZONING: RESIDENTIAL

SUN RIDGE FARM
 OHASE TWO
 BOM 1999 PG 477
 ZONING: RESIDENTIAL

ST. JEN'S PLACE
 SECTION TWO
 COM 1997 PG 1307
 ZONING: RESIDENTIAL

N/F
 DONALD F. MILLS
 DOLORES L. MILLS
 DB 2009 PG 205
 ZONING: RESIDENTIAL

WAVERLY POINT SUBDIVISION
 PHASE ONE
 PB 56 PG 1
 ZONING: RESIDENTIAL

42 WEST ESTATES
 BOM 1986 PG 1572
 ZONING: RESIDENTIAL

WAVERLY V. JONES, JR.
 DB 1851 PG 802
 ZONING: RESIDENTIAL

RESERVED FOR
 FUTURE DEVELOPMENT

N/F
 JACKIE N. JOHNSON
 DB 1393 PG 225
 ZONING: RESIDENTIAL

N/F
 WAVERLY V. JONES, JR.
 DB 1861 PG 802
 ZONING: RESIDENTIAL

N/F
 JUDY HAGWOOD JONES
 DB 1095 PG 708
 ZONING: RESIDENTIAL

N/F
 WAVERLY V. JONES, JR.
 DB 1861 PG 802
 ZONING: RESIDENTIAL

OWNER: SON-LAH DEVELOPMENT, INC.
 5150 HWY 42 WEST
 GARNER, N.C. 27529
 (919) 773-0638

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH
 A IN THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA
 USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES.
 THE BUILDER, ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE),
 MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
 THERE SHALL BE NO FILLING OF THE ERECTION OF PERMANENT
 STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES OR
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES
 UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

SITE DATA

AREA IN TRACT	231,803 SF	18.091 AC
AREA IN LOTS	734,894 SF	18.917 AC
AREA IN R/W	94,709 SF	2.174 AC
LINEAR FEET IN STREETS	1,600 LF	
MAX NUMBER LOTS ALLOWED	28	
NUMBER OF LOTS PROPOSED	20	
AVERAGE LOT SIZE	0.246 AC	
PROPOSED IMPERVIOUS SURFACE COVERAGE	68,000 SF	
PROPOSED IMPERVIOUS SURFACE COVERAGE	8.8%	

PRELIMINARY PL
 NOT FOR RECORDATION,
 CONVEYANCES OR SALE

**WAVERLY POINT
 PHASE**

PANTHER BRANCH TOWNSHIP
 NORTH CAROLINA
 DATE: FEBRUARY
 PIN: 1616-3S

LEGEND

SW 1/4 SECTION FOUND
 PS 1/4 SECTION FOUND
 CR 1/4 SECTION FOUND

COUNTY CERTIFICATION

ADMINISTRATOR AND REVIEW OFFICER OF WAKE COUNTY
 A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE
 AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR
 COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND
 OVER THE ROADS, UTILITIES AND OTHER IMPROVEMENTS
 ARE ON FILE IN MY OFFICE.

SUBDIVISION ADMINISTRATOR / REVIEW OFFICER

FILED FOR