



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
Fee \$800.00
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

ASHTON GLEN

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: 1794-04-74-7475

Address: MOSS ROAD ZEBULON NC 27597

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

BARBEE STREET EXT and MORPHUS BRIDGE ROAD
(street) (street)

Total site area in square feet and acres: 238 2294 square feet 54.49 acres

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): AGRICULTURAL

Property Owner

Name: WATSON FAMILY LI LLC

Address: 7419 HWY 64 EAST

City: KNIGHT DALE State: NC Zip Code: 27585

E-mail Address: _____ FAX: _____

Telephone Number: 266-3982

Applicant (person to whom all correspondence will be sent)

Name: WILLIAMS-PEARCE E ASSOC.

Address: P.O. BOX 892

City: ZEBULON State: NC Zip Code: 27597

E-mail Address: CTP@WPSURVEY.COM FAX: 269-4354

Telephone Number: 269-9605 Relationship to Owner: SURVEYOR

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 10%

Max. # of lots allowable*: 59 Proposed # of lots*: 45

Min. allowable lot area*: 20000 sf Proposed min. lot area*: 30000 sf

Average lot area*: 34412 sf

Min. allowable lot width*: _____ 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: 5.47 acres

Proposed open space area [by parcel]: 15.15 acres

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

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

Proposed impervious surfaces area: 357344 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): 11.25 acres

within floodway: 6.5 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ dedication reservation _____ 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) _____ Total # of proposed lots _____ Total # of acres _____

Calculate both: Estimate of recreation area required: 5.424

Estimate of recreation fee required: _____

*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: _____

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>MOSS ROAD</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)

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 (_____) (individual well(s))

Estimated total water demand: _____ gpd

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

() community system - specify type (_____) (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: BELLSOUTH Underground () yes () no

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

Fire protection provided by: ZEBULON

Miscellaneous

Generalized slope of site: 2%

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):

SR 2349

SR 2351

BOOK 10538 PAGE 782

FEET: 3125'

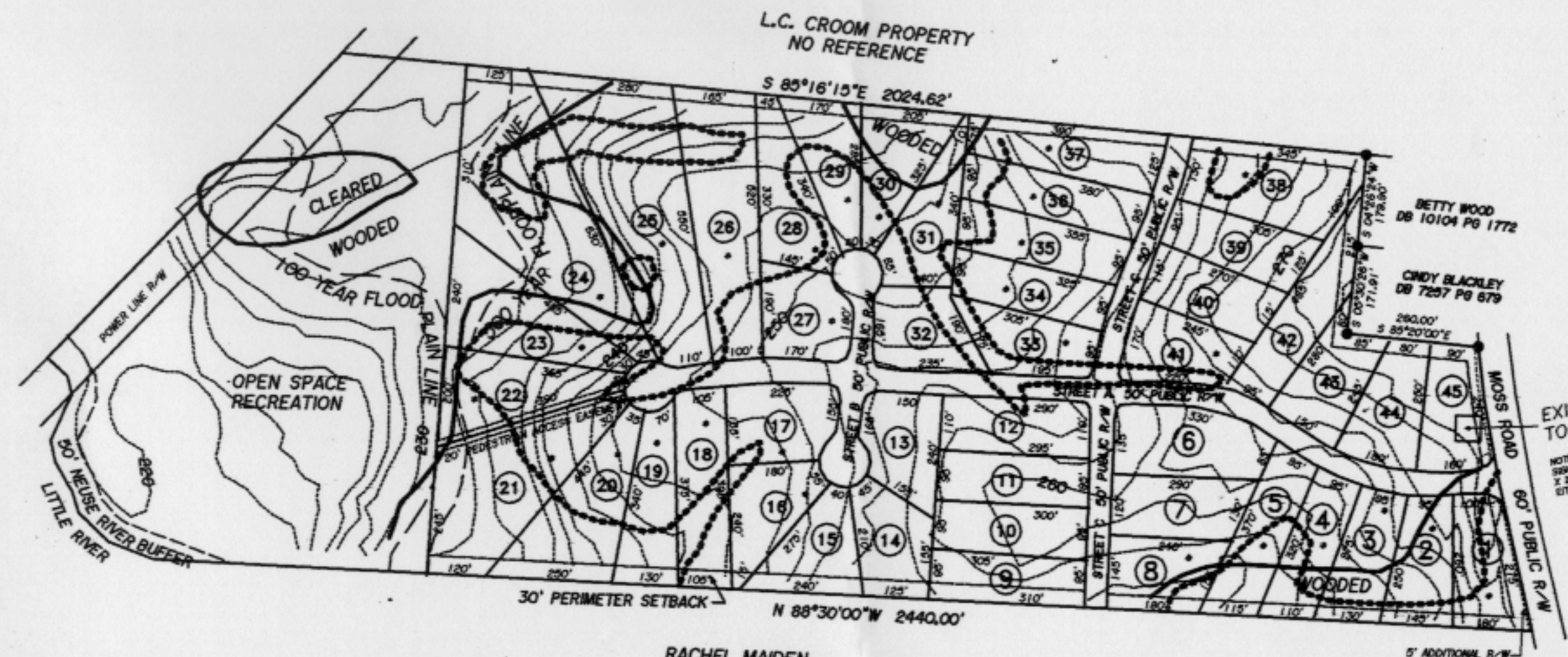
AC.
AC.
AVERAGE WITHOUT
T: 15%
DWAY: 1.77 AC.
6228 SF PER LOT

NOTES:

WAKE COUNTY GIS
 IN ACCORDANCE WITH THE NC DEPARTMENT
 STANDARDS FOR SUBDIVISION ROADS.
 SHALL BE INDIVIDUAL WELLS AND SEPTIC TANKS.
 BE IN ACCORDANCE WITH THE WAKE COUNTY
 ORDINANCE AND THE FLOOD HAZARD REGULATIONS.
 & ENVIRONMENTAL CONSULTANTS.
 WITHIN 20' OF A WATERSHED OR DRAINAGEWAY BUFFER.

Building permit for lots marked by an *,
 may need to obtain a Flood Hazard Area Use
 Environmental Services. The builder's
 and/or surveyor (as appropriate) must
 hazard requirements are met.

Building or the erection of permanent struc-
 of Wake County Flood Hazard Soils or Federal
 Agency (FEMA) 100 year flood zones until a
 approved by Wake County and/or FEMA.



RACHEL MAIDEN
DB 2238 PG 375

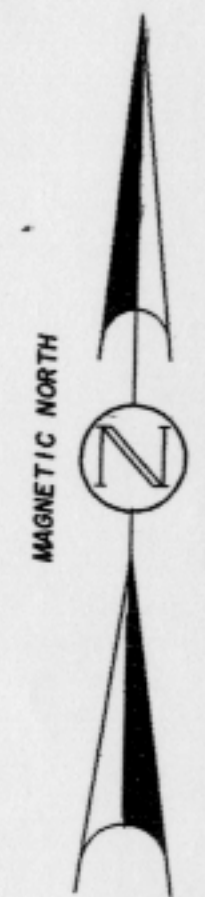
Ashton Glen
**PROPOSED CLUSTER SUBDIVISION FOR
 WATSON FAMILY II LLC**

**LITTLE RIVER TOWNSHIP
 WAKE COUNTY
 NORTH CAROLINA**

**OWNER: JOHNNY WATSON BUILDERS
 7419 E. US 64 HWY.
 KNIGHTDALE, N.C. 27545
 DESIGNER: WILLIAMS-PEARCE & ASSOC.**

LOT SQUARE FOOTAGE

1	32010	24	105860
2	30000	25	107260
3	30000	26	69240
4	30000	27	30000
5	34180	28	35920
6	39160	29	30000
7	31970	30	33620
8	30000	31	31930
9	30000	32	30000
10	30000	33	30000
11	30000	34	30000
12	30000	35	32390
13	30000	36	34000
14	30000	37	37860
15	30000	38	50800
16	32330	39	31030
17	31870	40	30000
18	39570	41	30000
19	33080	42	37820
20	50380	43	31490
21	72580	44	30470
22	42080	45	30160
23	50700		



DB 428 PG 292