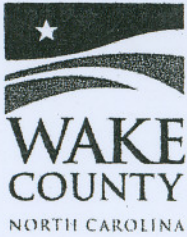


5-12-07



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

LANEVIEW GLEN

() 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: 0699-11-6900

Address: 9500 Fanny Brown Rd

Location: West side of Fanny Brown Rd, at/between

Lanercidge and Ten Ten

Total site area in square feet and acres: 1,087,693 square feet 24.97 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R30 all

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Single Family House, Field - Fallow

Property Owner

Name: Winslow Properties

Address: 740 Loch Highlands Dr

City: Raleigh State: NC Zip Code: 27606

E-mail Address: FAX: 779 1661

Telephone Number: 362 4122

Applicant (person to whom all correspondence will be sent)

Name: MIKE STEWART

Address: 319 Chapanok Rd Suite 106

City: Raleigh State: NC Zip Code: 27603

E-mail Address: cjwesc@gmail.com FAX: 779 1661

Telephone Number: 779 1255 Relationship to Owner: client

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 units per Ac.
 Max. # of lots allowable*: 36 Proposed # of lots*: 18
 Min. allowable lot area*: 30,001 sf Proposed min. lot area*: 30,001 sf
 Average lot area*: 50,094 sf
 Min. allowable 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: 0 acres
 Proposed open space area [by parcel]: 4.31 acres
 Proposed open space use(s) [by parcel]: Managed Open Space
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: 163,062 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): _____ acres
 within floodway: _____ 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) 232,963 Total # of proposed lots 18 Total # of acres 24.97

Calculate both: Estimate of recreation area required: 0.50
 Estimate of recreation fee required: \$4,665

*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: One Access on Fanny Brown

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>Fanny Brown Rd</u>	<u>1</u>	<u>22</u>	<u>2</u>	<u>Y</u>		<u>1700</u>	<u>72</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: 7,200 gpd

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

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

Estimated total wastewater discharge: 6,480 gpd

Solid waste collection provided by: Private

Electrical service provided by: Progress Energy Underground () yes () no

Natural gas service provided by: PSNC

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

Cable television service provided by: Time Warner Underground () yes () no

Fire protection provided by: District 23

Miscellaneous

Generalized slope of site: 5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Pond on West Side of Site

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 _____

() 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):

Residential < 1.5 unit per Ac

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

Existing House to be kept as part of Subdivision
on Lot # 5.

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: John Brann Date: 06/26/07

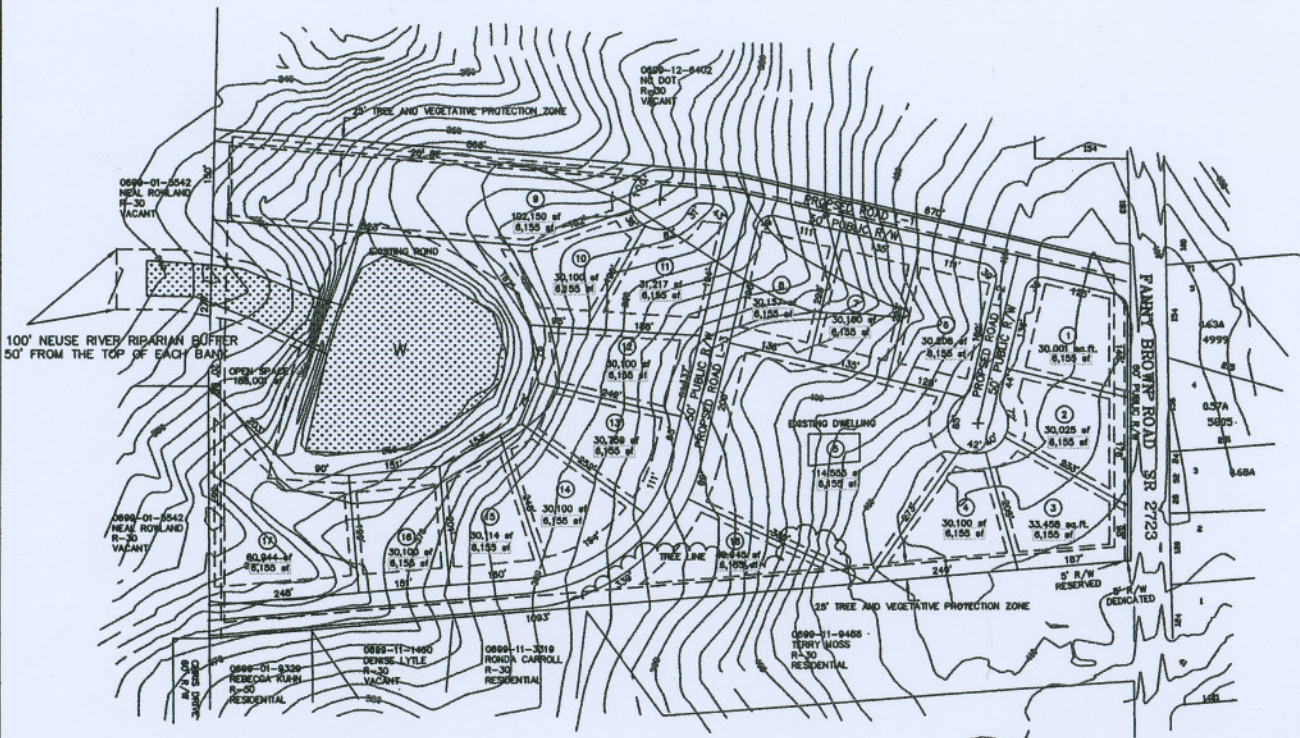
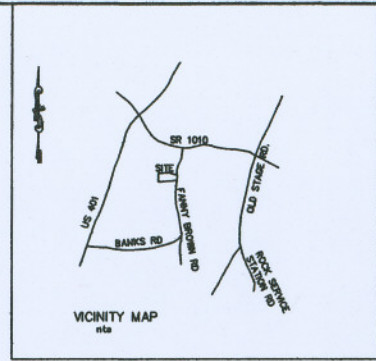
Signature: _____ Date: _____

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: [Signature] Date: 26 June 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.



SITE DATA - TOTAL

- TOTAL TRACT SIZE = 24.67 ACRES
- NO. LOTS = 18
- AVERAGE LOT SIZE = 1.15 ACRES
- LINEAR FEET OF STREET = 2,451
- AREA OF STREETS = 3 AC.
- PIN 0689-11-8900
- MIN LOT SIZE ALLOWED - 30,000 SF
- MIN LOT SIZE PROPOSED - 30,001 SF
- MIN LOT WIDTH ALLOWED - 95 FT

- NOTES:**
- PRESENT LAND USE IS FALLOW AND FIELD.
 - STREETS WILL HAVE A 50' R/W.
 - ALL CURB-OR-BASES WILL HAVE A 50' RADIUS
 - ALL RADI AT STREET INTERSECTIONS ARE 20'
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION 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
 - ALL FEDERAL, FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION
 - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL
 - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 - 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 PLAT, AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED
 - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
 - NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO FANNY BROOK ROAD
 - RECREATION GRASSMOW TO BE MET VIA FEE IN LIEU.
 - NO FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION
 - OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOA.
 - PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED.

0.150 sf - DENOTES AMOUNT OF IMPERVIOUS ALLOTTED PER LOT

STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS

- TOTAL ACREAGE IN SUBDIVISION = 24.67 ACRES
- IMPERVIOUS STREET AREA = 32,272 SF
- IMPERVIOUS ALLOTTED PER LOT 0.150 SF (AVG)
- TOTAL IMPERVIOUS AREA = (18 X 0.150) + 32,272 = 163,062 SF
- $163,062 SF / 4,500 SF / AC = 3.74 AC$
- PROPOSED PERCENT IMPERVIOUS = (3.74 AC / 24.67 AC) X 100 = 14.92%

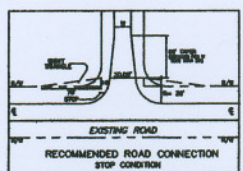
NOTE: IMPERVIOUS AREA PER LOT TO BE LIMITED AS SHOWN

NITROGEN REDUCTION CALCULATIONS WILL BE APPROVED AND BUYDOWN RECEIPT OBTAINED PRIOR TO CONSTRUCTION.

NOTE: THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF HIGHWAYS WITH A ROAD NETWORK INSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

[Hatched Area Symbol] HATCH AREA INDICATES FLOOD HAZARD SOIL AS ADJUSTED WITH TOPO.

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



- NOTE: NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
- WETLANDS
 - UNDER GROUND UTILITIES
 - UNDER GROUND STORAGE FACILITIES
 - CEMETERIES OR BURIAL GROUNDS
 - HAZARDOUS WASTE



BUILDING SETBACKS WAKE COUNTY R-30

FRONT	30'
SIDE	10'
REAR	30'

PRELIMINARY PLAT. NOT FOR RECORDATION SALES OR CONVEYANCES.

DEVELOPER
WINSLOW PROPERTIES
740 LOCH HIGHLANDS DR.
RALEIGH, NC 27606



STEWART-PROCTOR, PLLC
ENGINEERING AND SURVEYING
218 CHAMPAGNE ROAD SUITE 100
RALEIGH, NC 27608
TEL: 919 778-1000 FAX: 919 778-1001

DATE 26-JUNE-2007 SURVEYED BY [] JOB []
SCALE 1"=100' DRAWN BY [] DWG. NO. []
REVISONS []

PRELIMINARY SUBDIVISION PLAN FOR LANEVIEW GLEN

LOT BY LOT SUBDIVISION

MIDDLE CREEK TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER WINSLOW PROPERTIES
ZONED R-30	PIN 0689-11-8900