

5-18-07



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

"In The Pines"

( ) 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: 1812,04-83-6395

Address: 8005 Stony Hill Rd.

Location: West side of Stony Hill Rd., at/between
Cleason Ct. and Stone Forest Way

Total site area in square feet and acres: 222,250 square feet 5.108 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R40-W

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): Forest

Property Owner

Name: Sutherland Investment Company

Address: 1000 Waterline Dr.

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: Brahon@CMPPLS.COM FAX: 919-554-1370

Telephone Number: 622-6802

Applicant (person to whom all correspondence will be sent)

Name: Cawthorne, Moss & Panciera, P.C. Graham Cawthorne

Address: PO Box 1253

City: Wake Forest State: NC Zip Code: 27588

E-mail Address: Brahon@CMPPLS.COM FAX: 919-554-1370

Telephone Number: 622-6802 Relationship to Owner: Surveyor
(0) 556-3148

**Proposal**

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 0.9183 Ac/Lot or 40000 ft<sup>2</sup>

Max. # of lots allowable\*: 5 Proposed # of lots\*: 5

Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 40,000 sf

Average lot area\*: 44,504 ft<sup>2</sup> 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 NA

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]: NA acres

Proposed impervious surfaces area: 33,378 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ reservation X fee

The amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) 76,450 Total # of proposed lots 5 Total # of acres 8.35

Calculate both: Estimate of recreation area required: 5/35 Ac.

Estimate of recreation fee required: 5/35 \* 9156/Ac = \$1308<sup>00</sup>

\*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 <sup>1</sup> | Traffic volume (ADT) <sup>2</sup> | Est. traffic generated (ADT) <sup>3</sup> |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|--------------------------------------|-----------------------------------|-------------------------------------------|
| <u>Stony Hill Rd.</u>             | <u>70</u>               | <u>20</u>           | <u>2</u>     | <u>Y</u>        |                                      |                                   |                                           |
|                                   |                         |                     |              |                 |                                      |                                   |                                           |
|                                   |                         |                     |              |                 |                                      |                                   |                                           |
|                                   |                         |                     |              |                 |                                      |                                   |                                           |
|                                   |                         |                     |              |                 |                                      |                                   |                                           |

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> 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 ( \_\_\_\_\_ ) (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: Owner

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

Natural gas service provided by: \_\_\_\_\_

Telephone service provided by: AT&T Underground ( ) yes ( ) no

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

Fire protection provided by: Stony Hill

**Miscellaneous**

Generalized slope of site: 10% or less

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

NONE

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 \_\_\_\_\_

(X) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Project Tracking Form Regular Subdivision/Variance

**Project Name:** In the Pines

**Initial Submittal Date:** August 28, 2007

**Optimal Review Cycle Code:** 8a

**DRS Meeting Date:** October 11, 2007

**DRS Comments Finalized & Distributed:** October 17, 2007

**Revised Application Submittal Date:** November 2, 2007

**Planning Director Decision Date (if applicable):** November 19, 2007

**Planning Board Meeting Date(s)(if applicable):** December 19, 2007

**Note:** Schedule is subject to change if one or more of the above deadlines are not met.

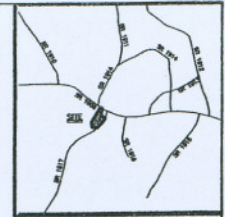
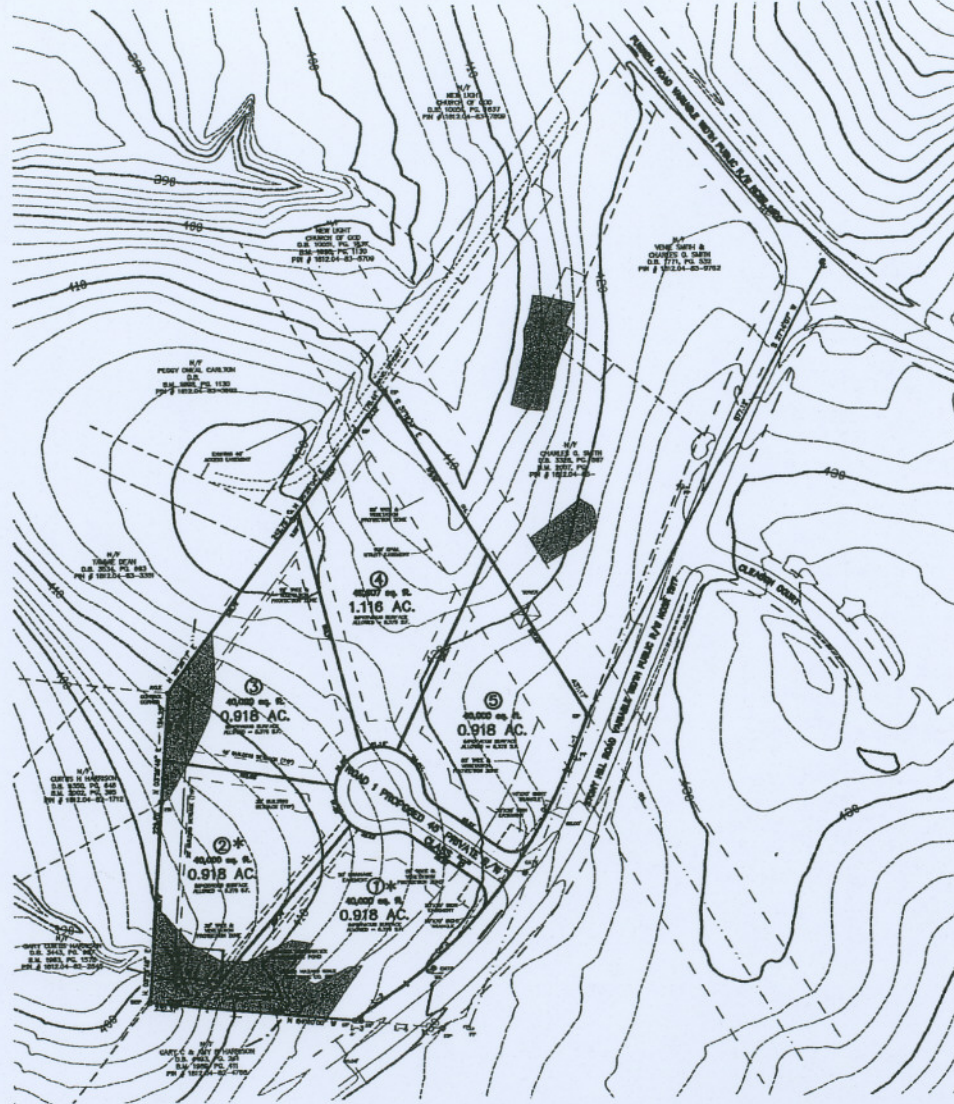
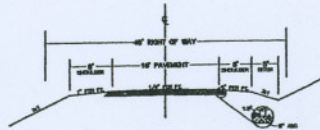
**SITE DATA**

TOTAL AREA = 5.1084 AC. 222,522 sq.ft.  
 (TO BE SUBDIVIDED)  
 LESS R/W = 0.3194 AC. 13,915 sq.ft.  
 NET AREA = 4.7890 AC. 208,607 sq.ft.  
 TOTAL LOTS = 5  
 AVERAGE LOT SIZE = 0.9578 AC. 41,721 sq.ft.  
 TOTAL ROAD LENGTH = 211'  
 PROPOSED USE - RESIDENTIAL SINGLE FAMILY SUBDIVISION  
 EXISTING LAND USE - FOREST  
 TOTAL DISTURBED AREA - 0.35 AC.

USDA SOILS H50 TARGET CURVE #62  
 218,510 sq.ft. CgRZ "CECL" "B"  
 4,012 sq.ft. Cn "DOLFAX" "C"

**IMPERVIOUS SURFACE TABLE**

|                           |             |            |
|---------------------------|-------------|------------|
| TOTAL IMPERVIOUS ALLOWED  | 33,578 S.F. | 0.7883 AC. |
| LESS PROPOSED PAVEMENT    | 8,500 S.F.  | 0.1942 AC. |
| IMPERVIOUS AREA REMAINING | 25,078 S.F. | 0.5741 AC. |
| DIVIDED BY 5 LOTS         | 5,016 S.F.  | 0.1148 AC. |



**LEGEND**

MINIMUM BUILDING SETBACKS - 10' (MIN. 20' MIN.)

|             |     |
|-------------|-----|
| FRONT       | 30' |
| REAR        | 30' |
| SIDE        | 30' |
| CORNER SIDE | 30' |

MINIMUM LOT SIZE 40,000 sq.ft.  
 MINIMUM LOT WIDTH 110'

**NOTES**

1. THE BOUNDARIES OF THE PLOTS ARE BASED UPON THE INFORMATION CONTAINED HEREIN.  
 2. THE BOUNDARIES OF THE PLOTS ARE BASED UPON THE INFORMATION CONTAINED HEREIN.  
 3. THE BOUNDARIES OF THE PLOTS ARE BASED UPON THE INFORMATION CONTAINED HEREIN.  
 4. THE BOUNDARIES OF THE PLOTS ARE BASED UPON THE INFORMATION CONTAINED HEREIN.  
 5. THE BOUNDARIES OF THE PLOTS ARE BASED UPON THE INFORMATION CONTAINED HEREIN.

**LINE TABLE**

| LINE | LENGTH | BEARING         |
|------|--------|-----------------|
| 1-2  | 158.62 | S 82° 15' 00" W |
| 2-3  | 158.62 | S 82° 15' 00" W |
| 3-4  | 158.62 | S 82° 15' 00" W |
| 4-5  | 158.62 | S 82° 15' 00" W |

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | CHORD  | BEARING         |
|-------|--------|--------|--------|-----------------|
| C-1   | 158.62 | 158.62 | 158.62 | S 82° 15' 00" W |
| C-2   | 158.62 | 158.62 | 158.62 | S 82° 15' 00" W |
| C-3   | 158.62 | 158.62 | 158.62 | S 82° 15' 00" W |

**OWNER'S ADDRESS**  
 SUTHERLAND INVESTMENT COMPANY  
 100 W. MAIN ST.  
 WAKE FOREST, NC 27577  
 (919) 556-1007

LOT BY LOT  
 PRELIMINARY SUBDIVISION FOR  
**"IN THE PINES"**  
 LOT 2, CHARLES O. SMITH SUBDIVISION  
 OWNER: SUTHERLAND INVESTMENT COMPANY  
 REP: D.B. P.C.  
 REF: B.M. 2007, PG. 1994  
 REF: B.M. 1995, PG. 548  
 NEW LIGHT TOWNSHIP  
 WAKE COUNTY, NORTH CAROLINA

80 30 0 60 120  
 SCALE 1"=60'  
 JULY 7, 2007  
 REVISED AUGUST 27, 2007  
 ZONED R-40W  
 PIN # 1812.04-83-6395