



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Am't 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

NEW LIGHT POINTE

() 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? N/A

Property

Parcel Identification Number: 1801056343

Address: N/A (NEW LIGHT ROAD - SR. 1907)

Location: WEST side of NEW LIGHT ROAD (SR. 1907), at/between
(north, east, south, west) (street)
NC. 98 and TRUVEL RIDGE ROAD
(street) (street)

Total site area in square feet and acres: 574,556 square feet 13.19 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
R.80W

Conditions of any Conditional Use Zoning Districts:
N/A

Present land use(s): VACANT & WOODED

Property Owner

Name: ALAN FAKHOURY, JANICE FAKHOURY, MAHMOUD FAKHOURY & LILA FAKHOURY
 Address: 7000 HARPS MILL ROAD, SUITE 201
 City: RALEIGH State: NC Zip Code: 27615
 E-mail Address: alanfakhoury@vestahomes.com FAX: 919.848.7863
 Telephone Number: 919.422.2947

Applicant (person to whom all correspondence will be sent)

Name: BILL DANIEL (Wm. G. DANIEL & ASSOCIATES)
 Address: 1150 S. E. MAYNARD RD, SUITE 260
 City: CARY State: NC Zip Code: 27511
 E-mail Address: bdaniel@WmGDA.com FAX: 919.460.7585
 Telephone Number: 919.467.9708 Relationship to Owner: CONSULTANT/AGENT

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): .5 DU/AC.

Max. # of lots allowable*: 6 Proposed # of lots*: 6

Min. allowable lot area*: 80,000 sf Proposed min. lot area*: 80,000 sf

Average lot area*: 85,302 sf

Min. allowable lot width*: 150 ft Proposed min. lot width*: 150 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: N/A acres

Proposed open space area [by parcel]: N/A acres

Proposed open space use(s) [by parcel]: N/A

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 85,574 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.89 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning 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 1/35th 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) \$263,800 Total # of proposed lots 6 Total # of acres 13.19

Calculate both: Estimate of recreation area required: 6/35 AC = .1714 AC.

Estimate of recreation fee required: \$ 3,428.57

*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: NEW LIGHT ROAD (1)
SR. 1907

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>NEW LIGHT 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 (_____) (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: PRIVATE CONTRACTOR

Electrical service provided by: PROGRESS ENERGY Underground (X) yes () no

Natural gas service provided by: N/A

Telephone service provided by: BELLSOUTH Underground (X) yes () no

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

Fire protection provided by: STONEY HILL VFD

Miscellaneous

Generalized slope of site: GENTLY ROLLING (4-12%)

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NRB BUFFER APPLICABLE STREAMS

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

N/A

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 _____

(X) Non-Urban Area

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

FALLS LAKE NON-URBAN AREA

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

- A SINGLE CUL-DE-SAC IS PROPOSED TO SERVE SIX (6) PROPOSED LOTS.
- ADJACENT PARCELS IDENTIFIED IN THE PRE-SUBMITTAL MEETING WITH COUNTY PLANNING STAFF FOR INVESTIGATION OF VEHICULAR ACCESS ROUTE HAVE BEEN FOUND TO HAVE RECORDED ACCESS EASEMENTS TO EXISTING PUBLIC ROADS. COPY OF EASEMENTS DOCUMENTATION IS APPENDED TO THIS APPLICATION. THE LOCATION & CONFIGURATION OF THE EASEMENTS ARE GENERALLY DEPICTED ON THE "EXISTING CONDITIONS" MAP INCLUDED IN THE APPLICATION.
- WAKE CO. GIS APPEARS TO INDICATE A PERENNIAL STREAM ALONG THE SOUTHERN BOUNDARY OF THE PROJECT. THE ATTACHED USGS QUAD SHEET REVEALS THAT THE ACTUAL LOCATION OF THIS FEATURE IS SOUTH OF PROJECT.

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: M. Johnson Date: 6/21/06

Signature: Lila Lakher Date: 6/21/06

Signature: [Signature] Date: 06/21/06

Signature: James Selover Date: 06/21/06

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: William G. Daniel Date: 06/22/06

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.

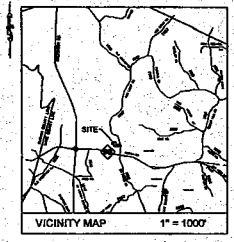
R-3000 SETBACKS		
FRONT	40'	
BACK	30'	
SIDE	30'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 15°30'19" W	42.40'
L2	S 88°45'31" W	7.65'

NOTE:
ENTIRE AREA WITHIN RIPARIAN BUFFERS AS DEPICTED ON THIS PLAN SHALL BE INCLUDED IN A CONSERVATION EASEMENT. SUCH AN EASEMENT SHALL BE RECORDED IN WAKE COUNTY REGISTRY AND REFERENCED ON ALL FUTURE PLATS FOR THIS PROJECT.

SITE DATA
OWNER: ALAN FANCIERY
TOTAL ACREAGE: 13.19 AC (28 833A, PG. 263)
ZONING: R-200
PROPOSED USE: SINGLE FAMILY HOMES
WATERSHED: NEUSE
BARTONS CREEK: 1.8645 AC (14.856)
WAKE COUNTY PIN #: 1801-05-5343

- NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH WAKE COUNTY STANDARDS AND SPECIFICATIONS.
 2. THE ENTIRE SITE IS WOODED WITH MIXED HARDWOODS AND PINES.
 3. NO PORTION OF THIS SITE IS LOCATED WITHIN FEMA MAPPED 100 YEAR FLOODPLAIN.
 4. SOIL SURVEY BY SOIL & ENVIRONMENTAL CONSULTANTS, INC.
 5. STORMWATER DISCHARGE POINTS INDICATED ON THIS PLAN ARE APPROXIMATE ONLY. AS PART OF THE DETAILED DESIGN OF THE STREET, THE DISCHARGE POINTS WILL BE LOCATED AND DESIGNED SO AS TO DISSIPATE VELOCITIES TO NON-EROSIVE LEVELS AND PROVIDE A MEANS OF ACHIEVING VEGETATED CONVEYANCE OF STORMWATER DISCHARGE THROUGH THE ADJACENT RIPARIAN BUFFERS.
 6. THE ONLY DISTURBANCE OF THE WATERSHED STREAM BUFFER SHOWN ON THIS PLAN WILL BE THE CLEARING AND THE GRADING NECESSARY TO ACCOMMODATE A DRIVEWAY TO CONNECT LOT #6 TO THE PROPOSED CUL-DE-SAC.



Wm. G. Daniel & Assoc.
Engineering Planning
Landscape Architecture
1150 SE HAYWARD ROAD
SUITE 350
CARY, NC 27511
919.947.9798

Revisions

OWNER:
Alan Fanciery
7000 Hatter Hill Road, Suite 201
Raleigh, NC 27815
(919) 422-5847

Project
NEW LIGHT POINT

PRELIMINARY
SUBDIVISION PLAN
(LOT BY LOT)

Date
June 21, 2006

Scale
1" = 50'

Sheet

1 of 1

