



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. S-26-05

(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 Point Phase VI-B

() 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: 1616394614

Address: Travel Lite Rd. Raleigh NC

Location: SW side of Johnston Rd. at/between

Milachite Ct and Travel Lite Rd.

Total site area: 191250 sf

Zoning District(s) and land area within each: R-30 + HD General Use

Conditions of any Conditional Use Zoning Districts: RABO HD General Use

Present land use(s): woodland + agricultural

Property Owner

Name: Son-Lan Development

Address: 5160 NC Hwy 42 West

City: Garner State: NC Zip Code: 27529

E-mail Address: N/A FAX: N/A

Telephone Number: 773-0838

Applicant (person to whom all correspondence will be sent)

Name: True Line Surveying

Address: 205 N. Main St.

City: Clayton NC State: NC Zip Code: 27520

E-mail Address: FAX: 359-0428

Telephone Number: 359-0427 Relationship to Owner: Surveyor

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): N/A
 Max. no. of lots*: n/a Proposed no. of lots*: 6
 Min. lot area*: 26710 sf Proposed min. lot area*: 26710 sf
 Average lot area*: 31875 sf
 Min. lot width*: 115 ft Proposed min. lot width*: _____ 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: 4184 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): n/a %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): n/a acres
 w/in floodway: n/a 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) 26901 Total Number of Proposed Lots 6
 Total Number of Acres 3.843 Estimate Recreation Area Req. \$1245.00 (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. + Malachite Ct.

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)

() community system (_____) () individual well(s)

Est. total water demand: 360 gpd PER LOT

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

() community system (_____) (X) individual on-site system

Est. total wastewater discharge: N/A gpd

Solid waste collection provided by: WASTE INDUSTRIES

Electrical service provided by: CPL Underground () yes () no

Natural gas service provided by: N/A

Telephone service provided by: BELL SOUTH Underground () yes () no

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

Fire protection provided by: FIRE DISTRICT 23 PER AIS

Miscellaneous:

Generalized slope of site: rolling terrain

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: The homestead is pre civil war + it is intended for the homesite + additional structures remain + not be developed.

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 GARNER

() 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):

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

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.

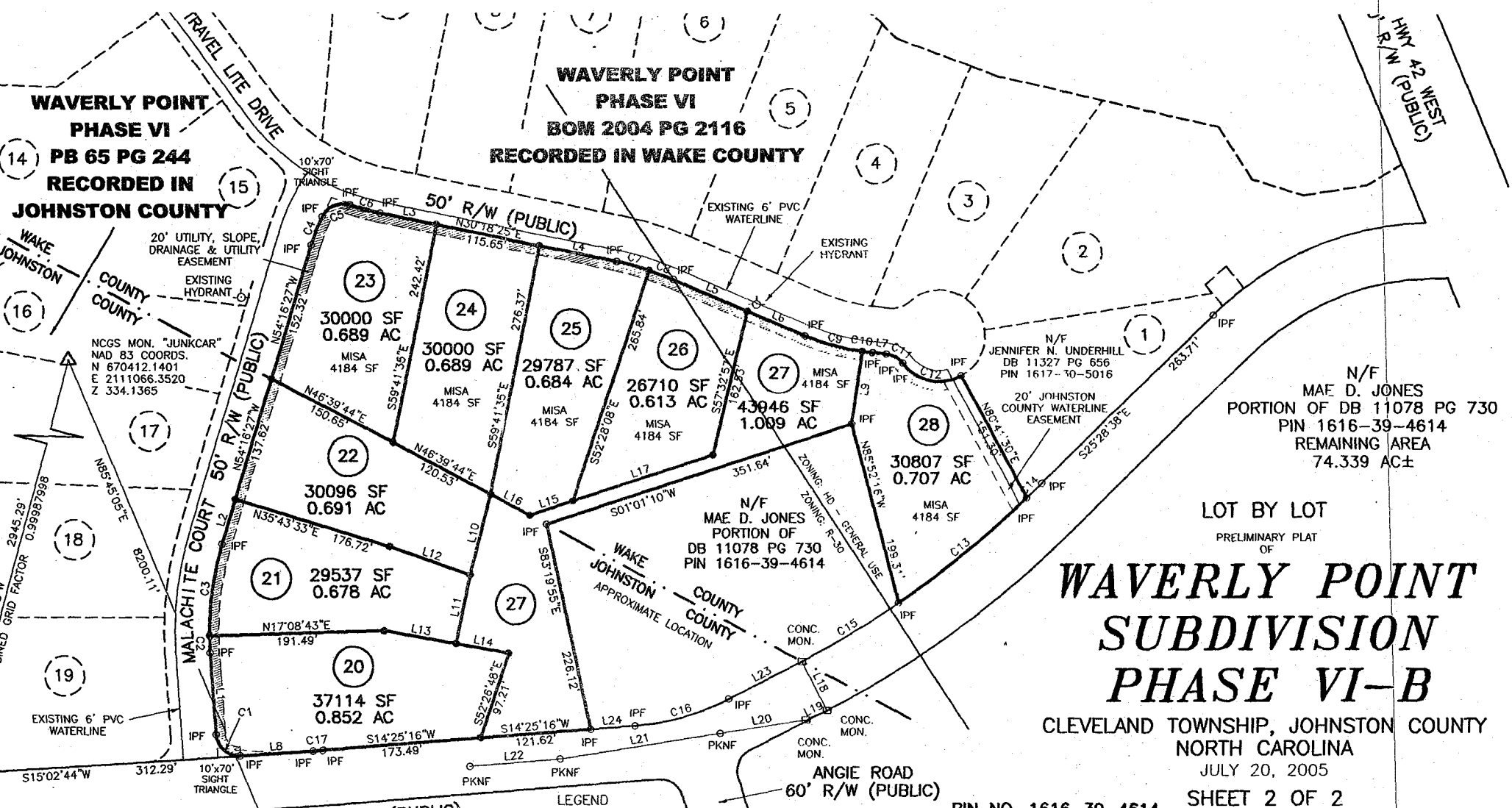
Signature:  Date: 1-14-05

Signature:  Date: 7-25-05

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: _____



**WAVERLY POINT
PHASE VI
BOM 2004 PG 2116
RECORDED IN WAKE COUNTY**

**WAVERLY POINT
PHASE VI
PB 65 PG 244
RECORDED IN
JOHNSTON COUNTY**

WAVERLY POINT SUBDIVISION PHASE VI-B

CLEVELAND TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA

JULY 20, 2005
SHEET 2 OF 2

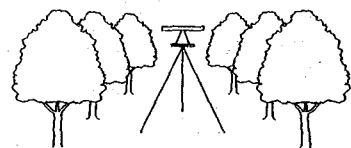
PIN NO. 1616-39-4614

LEGEND

IPF	IRON PIPE FOUND
IPB	IRON PIPE SET
CMF	CONCRETE MONUMENT FOUND
PKNF	PARKER-KALON NAIL FOUND
PKNB	PARKER-KALON NAIL SET
RFS	RAILROAD SPIKE
CC	CONTROL CORNER
CP	COMPUTED POINT
P/P	POWER POLE
OPW	OVERHEAD POWER LINE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
AC	ACRE
DB	DEED BOOK
PB	PLAT BOOK
BOM	BOOK OF MAPS
PG	PAGE
MISA	MAXIMUM IMPERVIOUS SURFACE AREA
155	LOT HAS OFFSITE SEWER
158L	OFFSITE SEWER LOT

SURVEYED BY:	JASON
DRAWN BY:	MIKE
CHECKED BY:	CHRIS
DRAWING NAME:	PH6BREC.DWG
SURVEY DATE:	5-10-05

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

PLAT RECORDED IN WAKE COUNTY
SEE BOOK OF MAPS PAGE

NCGS MON. "42 DRD"
NAD 83 COORDS.
N 671019.6389
E 2119242.8317
Z 311.7874

N/F
JENNIFER N. UNDERHILL
DB 11327 PG 656
PIN 1617-30-5016

N/F
MAE D. JONES
PORTION OF DB 11078 PG 730
PIN 1616-39-4614
REMAINING AREA
74.339 AC±

LOT BY LOT
PRELIMINARY PLAT
OF

N/F
MAE D. JONES
PORTION OF
DB 11078 PG 730
PIN 1616-39-4614

WAKE
JOHNSTON COUNTY
APPROXIMATE LOCATION

2945.29'
GRID FACTOR 0.99987998

EXISTING 6" PVC WATERLINE

20' UTILITY, SLOPE,
DRAINAGE & UTILITY
EASEMENT
EXISTING HYDRANT

EXISTING 6" PVC WATERLINE
EXISTING HYDRANT

20' JOHNSTON COUNTY WATERLINE EASEMENT

TRAVEL LIFE DRIVE

HWY 42 WEST (PUBLIC)

WAKE JOHNSTON COUNTY

WAKE JOHNSTON COUNTY

ANGIE ROAD
60' R/W (PUBLIC)

SR 2735 JOHNSTON ROAD
60' R/W (PUBLIC)

NCGS MON. "JUNKCAR"
NAD 83 COORDS.
N 670412.1401
E 2111066.3520
Z 334.1365

2945.29'
GRID FACTOR 0.99987998

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