



**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

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.

File # S-27-05  
Fee \$800.00  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By

**Name of Subdivision**

TRAIL WOODS

() 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: 0698202158, 0698007448, 0697193165

Address: \_\_\_\_\_

Location: W. side of FANNY BROWN, at/between  
(north, east, south, west) (street)

OLD STAGE and BANKS  
(street) (street)

Total site area in square feet and acres: 3,381,127.2 square feet 77.62 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): AGRICULTURE

**Property Owner**

Name: CLARA L. ADAMS-ENDER

Address: 3088 WOODS COVE LN.

City: WOODBIDGE State: VA Zip Code: 22192

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 919 552-2775

**Applicant** (person to whom all correspondence will be sent)

Name: DOUGLAS BALL

Address: 1401 AVERSPROD ROAD STE 206

City: GARNER State: NC Zip Code: 27529

E-mail Address: DOUGLAS@BALRENTALS.COM FAX: 772-3437

Telephone Number: 919 772-2929 Relationship to Owner: NA

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 2-30  
 Max. # of lots allowable\*: 112 Proposed # of lots\*: 69  
 Min. allowable lot area\*: 12,000 sf Proposed min. lot area\*: 20,000 sf  
 Average lot area\*: 19,005 sf  
 Min. allowable lot width\*: 60 ft Proposed min. lot width\*: 85 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10 % ( ) 25 % of site area  
 Min. open space area: 7.70 acres  
 Proposed open space area [by parcel]: 29.45 acres  
 Proposed open space use(s) [by parcel]: HOMEOWNERS USE & ENVIRONMENTAL PROTECTION  
 Proposed future development site area [by site]: 27.69 acres  
 Proposed impervious surfaces area: 6011 SF / LOT 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): 26.9 acres  
 within floodway: 8.9 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:  
 \_\_\_\_\_ dedication \_\_\_\_\_ reservation  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) 6594 / ac Total # of proposed lots 69 Total # of acres \_\_\_\_\_

Calculate both: Estimate of recreation area required: \_\_\_\_\_  
 Estimate of recreation fee required: 13,001.55

\*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: SHELDON DRIVE

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>

<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) \_\_\_\_\_  
 2/20/04 C:\WINDOWS\Desktop\Preliminary Subdivision Plan Approval - Application 03.doc Page 2 of 4

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 ( \_\_\_\_\_ )

(X) community system ( HEATZ ) ( ) 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

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

Natural gas service provided by: NA

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

Cable television service provided by: TIMEWARRNER Underground ( ) yes ( ) no

Fire protection provided by: \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: Rolling

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

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

**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 \_\_\_\_\_

(X) Long-Range Urban Services Area FUDQUAY

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

( ) Non-Urban Area

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

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



This is a true and certified  
Duplicate copy of the original  
Instrument.

Signed: *Julius H. Baker*

17 Woodlawn Drive  
Fort Belvoir, VA 22060  
December 15, 1991

MEMO TO WHOM IT MAY CONCERN

Subject: Limited Power of Attorney

1. The purpose of this memo is to authorize Mr. Julius H. Baker the power of attorney to act as our agent in all matters pertaining to any business transactions involving our property in North Carolina.
2. This power of attorney is effective immediately and will remain in effect until rescinded by the undersigned.

*F. Heinz Ender*  
Dr. F. Heinz Ender

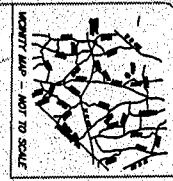
*Clara L. Adams-Ender*  
BG Clara L. Adams-Ender

County of Fairfax)  
: ss  
State of Virginia)

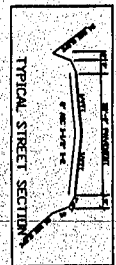
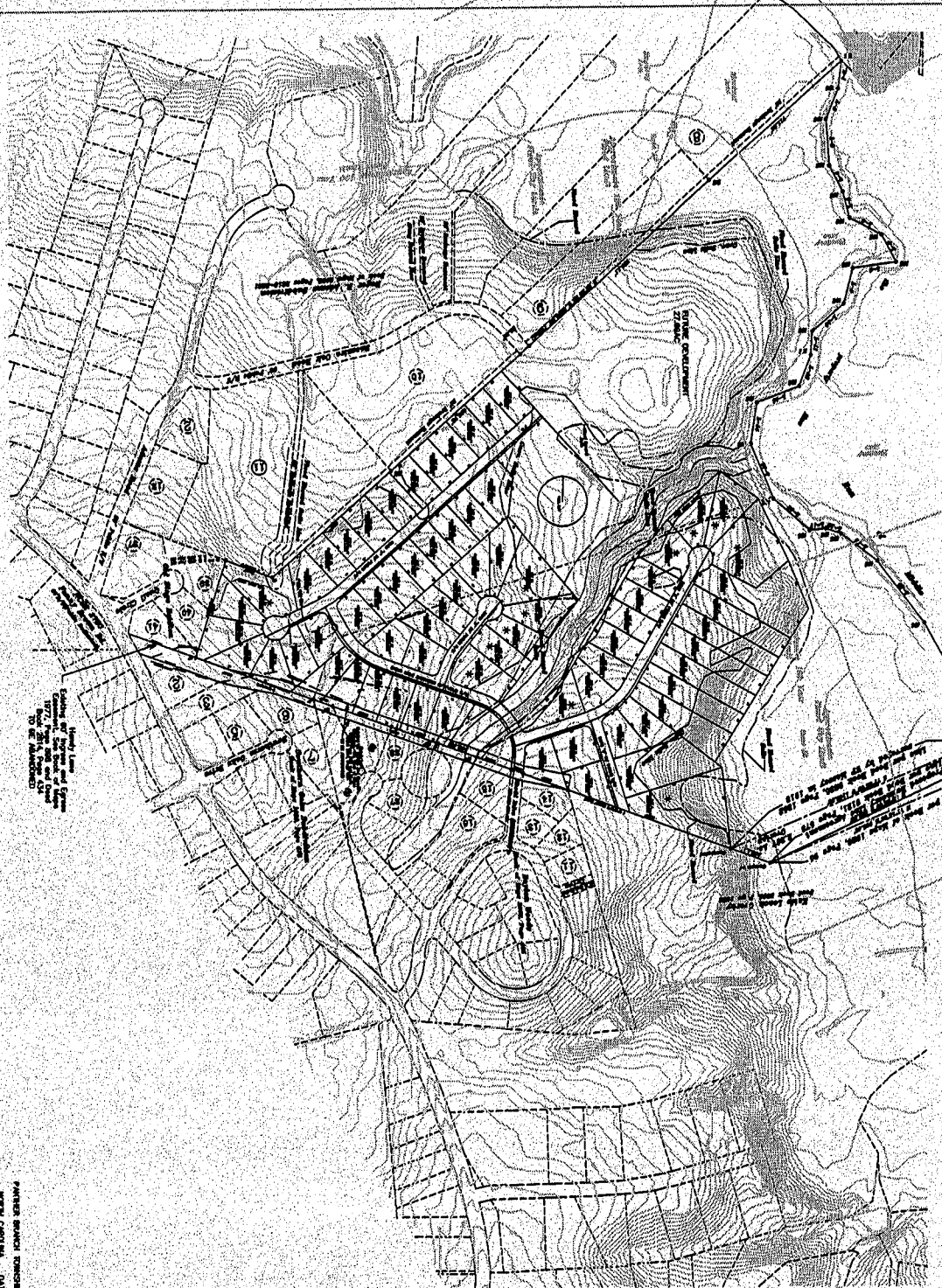
SUBSCRIBED and sworn to before  
me this 17th day of December, 1991.

My commission expires: 30 November 1993.

*Margaret P. Quinn*  
Notary Public



WAKE COUNTY  
PLANNING DEPARTMENT



DRAINAGE AND RESERVATION FEE-IN-LEAD  
 1.00 PER S.F. OF TOTAL AREA  
 2.00 PER S.F. OF TOTAL AREA  
 3.00 PER S.F. OF TOTAL AREA  
 4.00 PER S.F. OF TOTAL AREA  
 5.00 PER S.F. OF TOTAL AREA  
 6.00 PER S.F. OF TOTAL AREA  
 7.00 PER S.F. OF TOTAL AREA  
 8.00 PER S.F. OF TOTAL AREA  
 9.00 PER S.F. OF TOTAL AREA  
 10.00 PER S.F. OF TOTAL AREA

**IMPERVIOUS SURFACE**  
 1.00 PER S.F. OF TOTAL AREA  
 2.00 PER S.F. OF TOTAL AREA  
 3.00 PER S.F. OF TOTAL AREA  
 4.00 PER S.F. OF TOTAL AREA  
 5.00 PER S.F. OF TOTAL AREA  
 6.00 PER S.F. OF TOTAL AREA  
 7.00 PER S.F. OF TOTAL AREA  
 8.00 PER S.F. OF TOTAL AREA  
 9.00 PER S.F. OF TOTAL AREA  
 10.00 PER S.F. OF TOTAL AREA

**NOTE:**  
 1. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS OF WAKE COUNTY, NORTH CAROLINA.  
 2. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 3. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 4. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 5. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 6. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 7. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 8. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 9. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 10. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.

OWNER: DATON WOODS SUBDIVISION INC.  
 1401 AVERSBORO ROAD SUITE 206  
 GARNER, NC 27529  
 PHONE: 919-772-3929  
 FAX: 919-772-3437

**PRELIMINARY SUBDIVISION PLAN**  
**DATON WOODS**  
 WAKE COUNTY, NORTH CAROLINA

**DATE:** 05/11/04  
**SCALE:** 1" = 40'  
**PROJECT NO.:** 04-001  
**DATE:** 05/11/04  
**PROJECT NO.:** 04-001

1. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS OF WAKE COUNTY, NORTH CAROLINA.  
 2. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 3. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 4. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 5. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 6. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 7. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 8. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 9. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 10. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.

PARTNER BRANCH ENGINEER WAKE COUNTY  
 NORTH CAROLINA DATE: MAY 23, 2004

S-00-2004  
**Clayton**  
 SUBDIVISION PLAN

SHEET	1
	1
SCALE:	1" = 40'
	DATE: MAY 23, 2004
PROJECT NO.:	04-001

**PRELIMINARY SUBDIVISION PLAN**  
**DATON WOODS**  
 WAKE COUNTY, NORTH CAROLINA

REVISIONS

**DEVELOPMENT SERVICES INC.**  
 1401 AVERSBORO ROAD SUITE 206  
 GARNER, NC 27529  
 919-772-3929 F 919-772-3437