



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

Phase 4 Dayton Woods Subdivision

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: 0697.01-19-3539

Address: 1229 Hardy Lane

Location: west side of Fanny Brown, at/between
(north, east, south, west) (street)

Shedd Drive and Snomira Oak
(street) (street)

Total site area in square feet and acres: 117,426 square feet 26.968 acres

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

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): Agriculture

Property Owner

Name: Highland Subdivision Inc.

Address: 1027 Hwy 70 West

City: Garner State: NC Zip Code: 27529

E-mail Address: _____ FAX: _____

Telephone Number: 919-772-3929

Applicant (person to whom all correspondence will be sent)

Name: Lester Stancil

Address: P.O. Box 730

City: Angier State: NC Zip Code: 27501

E-mail Address: lstancil@earthlink.net FAX: 919-639-2602

Telephone Number: 919-639-2133 Relationship to Owner: Surveyor

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.75
 Max. # of lots allowable*: 39 Proposed # of lots*: 24
 Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 20,037 sf
 Average lot area*: 28,052 sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 86 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: 2.699 acres
 Proposed open space area [by parcel]: 9.266 acres
 Proposed open space use(s) [by parcel]: Conservation of Natural Hazard Area
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 176,177 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.999 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 10.5 acres
 within floodway: 6 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) 26,144 Total # of proposed lots 24 Total # of acres 26.968
 Calculate both: Estimate of recreation area required: 0.686 Acres
 Estimate of recreation fee required: 9665.04

*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: Tawny View Ct - 1
Swemira Oak Road - 1

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

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)
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application 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 (Heater Utilities) () 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 (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: Furima

Miscellaneous

Generalized slope of site: Rolling

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

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 _____

(X) Long-Range Urban Services Area Furquay - Garner

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

Residential less than 1.5 units per Acre

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

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: *Scott Ball* Date: 7/17/06

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: *Kester J. Smith* Date: 7/17/06

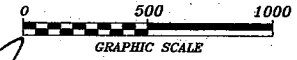
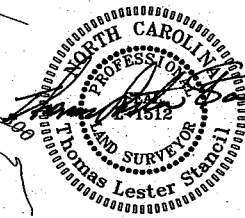
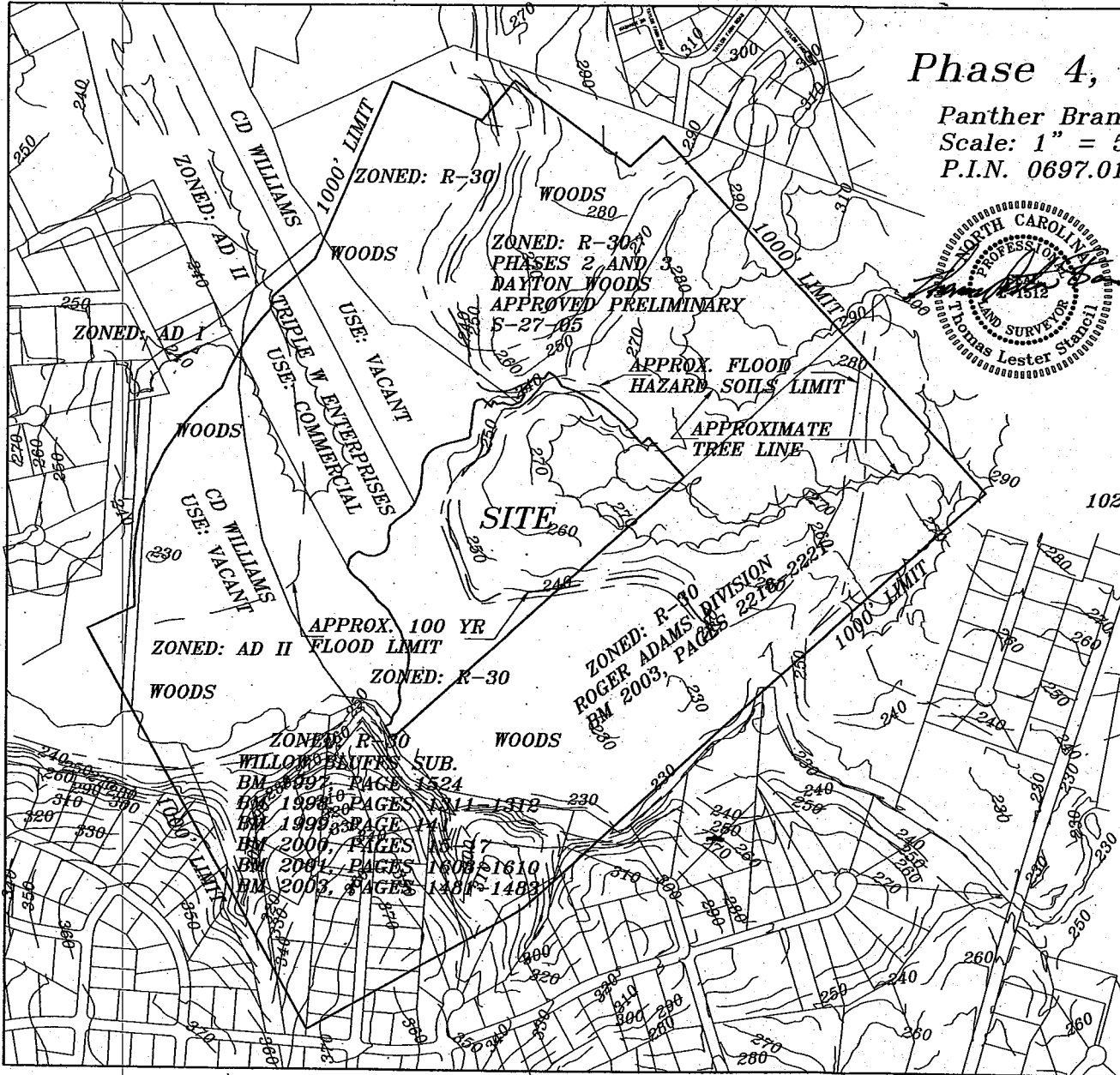
Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com. All application fees are non-refundable.

Existing Conditions Map,

Phase 4, Dayton Woods Subdivision

Panther Branch Township
Scale: 1" = 500'
P.I.N. 0697.01-19-3539

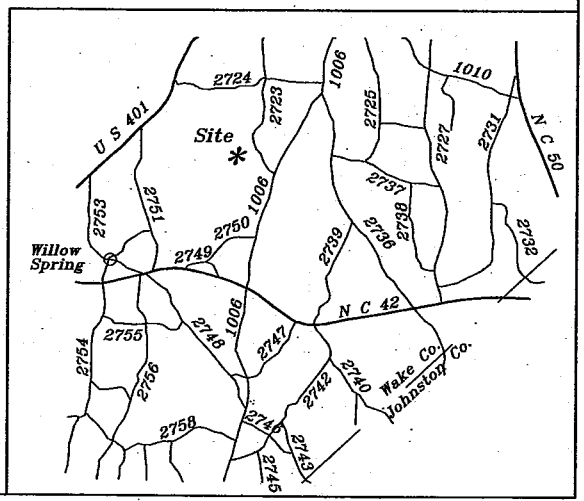
Wake County, NC
Date: 07-12-06
Zoned: R-30



PREPARED BY
STANCIL & ASSOCIATES
PROFESSIONAL LAND SURVEYOR, P.A.

98 Depot Street, P.O. Box 730, Angier, N.C. 27501
(919) 639-2133 (919) 639-2602 (FAX)

Owner/Developer
Highland Subdivision Inc.
1027 HWY 70 West Garner, NC 27529 919-772-3929



Preliminary Cluster Unit Development
Phase 4, Dayton Woods Subdivision
 Panther Branch Township Wake County, NC
 Scale: 1" = 100' Date: 07-18-06
 P.L.N. 0697.01-19-3639 Zoned: R-30

PREPARED BY
STANCIL & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR, P.A.
 78 Donal Street, P.O. Box 750, Angier, N.C. 27501
 (919) 638-2133 (919) 638-2604 (FAX)

Owner/Developer
Highland Subdivision Inc.
 1027 HWY. 70 West Garner, NC 27820 919-778-3220

R-30 Cluster Development Minimum Building Setbacks
 Front = 15'
 Side = 10'
 Corner Set = 15'

Other Data and Notes:
 Deed Book 11882, Page 20
 83,000 sq. ft. Total in Tract in Subdivision
 30 Lots Allowed for R-30 Cluster Unit Development
 34 Lots Total Proposed in this Subdivision
 Largest Lot Size = 1.676 Ac.
 Smallest Lot Size = 0.666 Ac.
 Average Lot Size = 0.908 Ac.
 Required Open Space = 2,887 Ac.
 Provided Open Space = 3,960 Ac.
 Five in lieu of land dedication is proposed to meet the Recreation Land Deduction Guidelines.
 Approximately 1,242 linear feet of proposed roads.
 All streets shown hereon shall be designed and built to NC DOT standards and to be publicly dedicated.
 All lots shown hereon shall be served by community water systems designed to a minimum of 1.5 gpm per person and sewer on all lots containing one or more acres and repair on all lots containing less than one acre, by submitting a sewerline and plot plan to the Wake County Health Department prior to recordation.
 Permanent Open Space shall be conveyed to and maintained by the Wake County Health Department.
 Setbacks shown hereon shall be permanent and shall be subject to change approval of soil and erosion control.
 Developer shall conform to all Wake County Soil and erosion and Flood Control regulations.
 Water lines shall be shown in better detail on the construction plans. Developer shall coordinate with the approved by NC Division of Environmental Health.
 The maximum impervious surface shall not exceed 5% impervious surface however, it can be increased to 30% maximum if between 15% and 30%.
 The maintenance of roads shall be the responsibility of the developer until such time as a public entity or the proposed roads into the state system.
 Maintenance impervious surface shall be shown on each individual lot will be strictly enforced with no exceptions into perpetuity.

NOTE:
 Riparian Buffer Detail Not to Scale

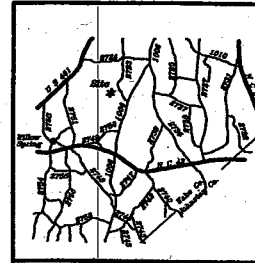
NOTE:
 Riparian Buffer shall be maintained from top of bank. If no bank exists, riparian buffer shall be from centerline of stream.

NOTE:
 These shall be 30' wide at the creation of permanent structures in the view of Wake County Flood Hazard Study or Federal Emergency Management Agency (FEMA) 100 year flood zone under a flood study as approved by Wake County and/or FEMA. (Section 14-100-020)

NOTE:
 When applying a building permit for lots or open space subject to an (1) flood hazard study and/or a flood hazard study the lot owner shall refer to the Wake County Department of Public Works. The lot owner's address, divided only survey for approved, must comply with all other regulations as set forth in Section 14-100-020.

NOTE:
 During the construction of this project an iron stake is set at a 10' offset from the actual front (right of way) corner of all lots. After the street side slopes and/or shoulders have been constructed and stabilized, iron stakes will be set at all corners as shown hereon as is in accordance with Title 21, Chapter 56, Section 1008, Paragraph (c) of the North Carolina Administrative Code.

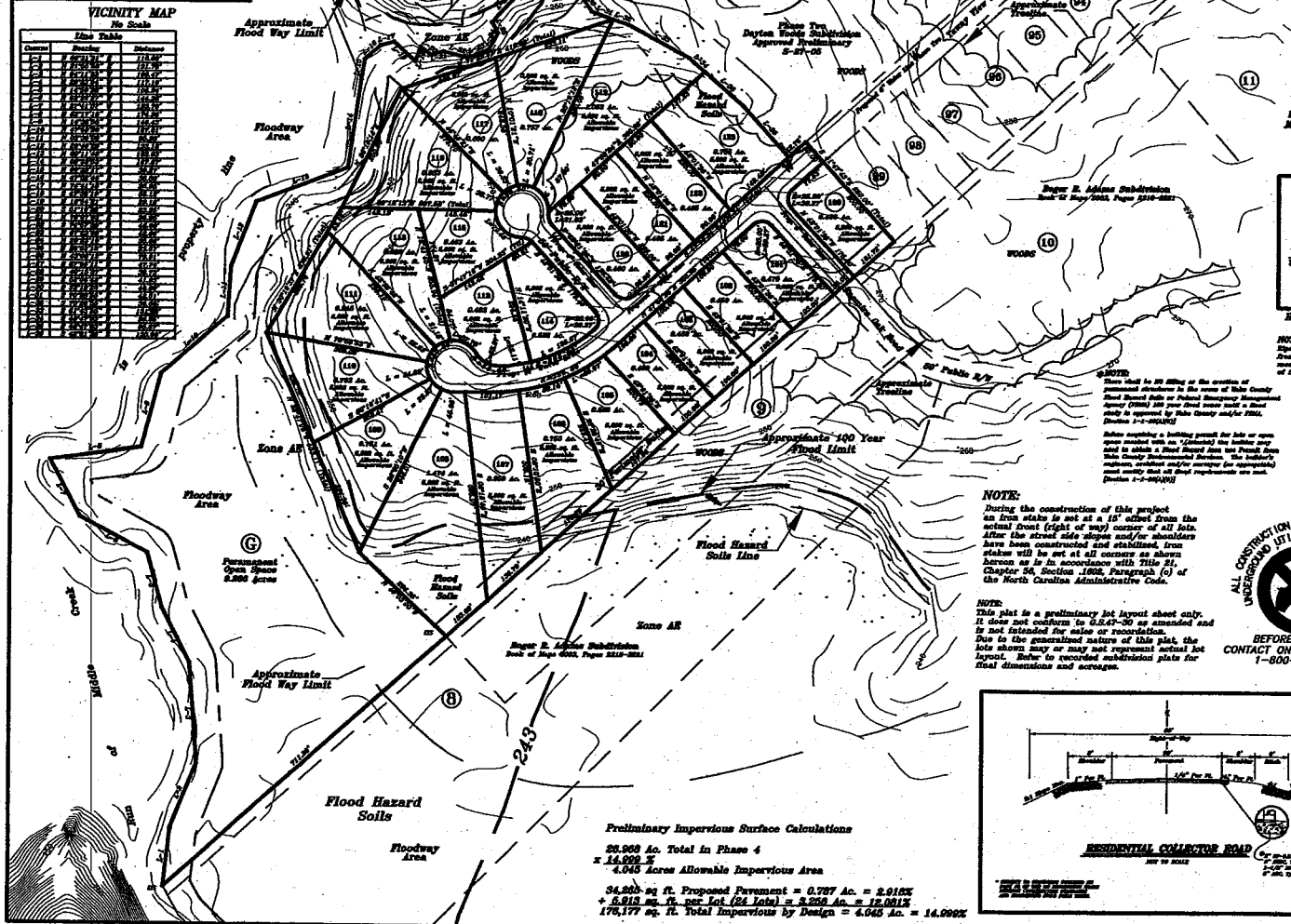
NOTE:
 This plat is a preliminary lot layout sheet only. It does not conform to G.S. 20-20 as amended and is not intended for sale or recordation. Due to the generalized nature of this plat, the lots shown may or may not represent actual lot layout. Refer to recorded subdivision plats for final dimensions and acreage.



VICINITY MAP No Scale

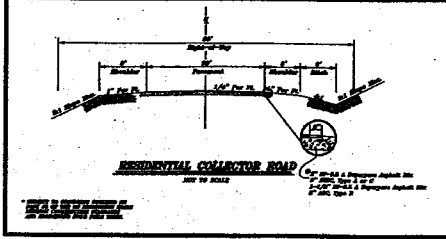
Lot Table

Lot No.	Acres	Area	Notes
1	0.666	0.666	
2	0.666	0.666	
3	0.666	0.666	
4	0.666	0.666	
5	0.666	0.666	
6	0.666	0.666	
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9	0.666	0.666	
10	0.666	0.666	
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99	0.666	0.666	
100	0.666	0.666	



Preliminary Impervious Surface Calculations

20,068 Ac. Total in Phase 4
x 14.00% I
2,809.52 sq. ft. Proposed Pavement = 0.787 Ac. = 2.916%
+ 5,912 sq. ft. net lot (22 lots) = 8,258 Ac. = 12.061%
174,177 sq. ft. Total Impervious by Design = 4.945 Ac. = 14.992%



GENERAL NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATION SERVICE 48 HOURS PRIOR TO EXCAVATION.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY ORDINANCES AND SPECIFICATIONS.
- TOPOGRAPHICAL INFORMATION AS PER WAKE COUNTY.
- APPROVAL OF FINAL CONSTRUCTION PLAN MUST BE RECEIVED FROM WAKE COUNTY LAND DEVELOPMENT ADMINISTRATION BEFORE COMMENCEMENT OF CONSTRUCTION PERIOD.

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