



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
Amt Paid  
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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

ESTATES AT BARTON'S CREEK

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: 0779-74-4132

Address: 12425 AMORETTO WAY

Location: NORTH side of AMORETTO WAY, at/between  
(north, east, south, west) (street)

HICKORY LAKE CLOVER ROAD and MARTIN FARM ROAD  
(street) (street)

Total site area in square feet and acres: 609,404 square feet 13.99 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40V

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): SINGLE FAMILY RESIDENCE

### Property Owner

Name: JAMES F. & PATTI A. WARREN

Address: 12425 AMORETTO WAY

City: RALEIGH State: NC Zip Code: 27613

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

Telephone Number: 870-9562

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

Name: JONES, CLOSSEN & PAUL ENGINEERING, PLLC ATTN: PETER CLOSSEN

Address: P.O. Box 1062

City: APEX State: NC Zip Code: 27602

E-mail Address: PETER@JEPENENGINEERING.NET FAX: 337-2375

Telephone Number: 337-1174 Relationship to Owner: ENGINEER

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.0 LOT/AC

Max. # of lots allowable\*: 13 Proposed # of lots\*: 10

Min. allowable lot area\*: 20,000 sf Proposed min. lot area\*: 29,842 sf

Average lot area\*: 36,934 sf

Min. allowable lot width\*: 75 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: 3.60 acres

Proposed open space area [by parcel]: 4.20 acres

Proposed open space use(s) [by parcel]: PRESERVED NATURAL AREA

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 91,410 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): 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) \$305,200 Total # of proposed lots 10 Total # of acres 13.99

Calculate both: Estimate of recreation area required: 10/35 = 0.29 AC

Estimate of recreation fee required: \$305,200 / 13.99 x 0.29 AC = \$6,326.52

\*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: (1) ONE ACCESS TO AMORETTO WAY

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
AMORETTO WAY	45	20	2	Y			

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

(X) community system ( Aqua North Carolina, Inc. ) ( ) individual well(s)

Estimated total water demand: 3,000 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system – specify type( \_\_\_\_\_ ) (X) individual on-site system

Estimated total wastewater discharge: 3,600 gpd

Solid waste collection provided by: N/A

Electrical service provided by: Progress Energy Underground (X) yes ( ) no

Natural gas service provided by: PSNC

Telephone service provided by: Bell South Underground (X) yes ( ) no

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

Fire protection provided by: Ryan Hwy Station 1

**Miscellaneous**

Generalized slope of site: 6%

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

UNNAMED CREEK

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

NONE KNOWN

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

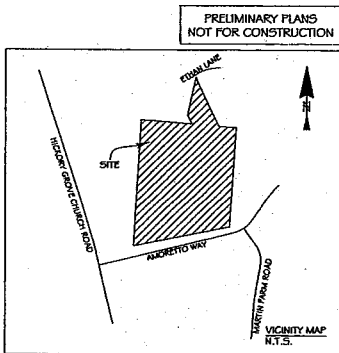
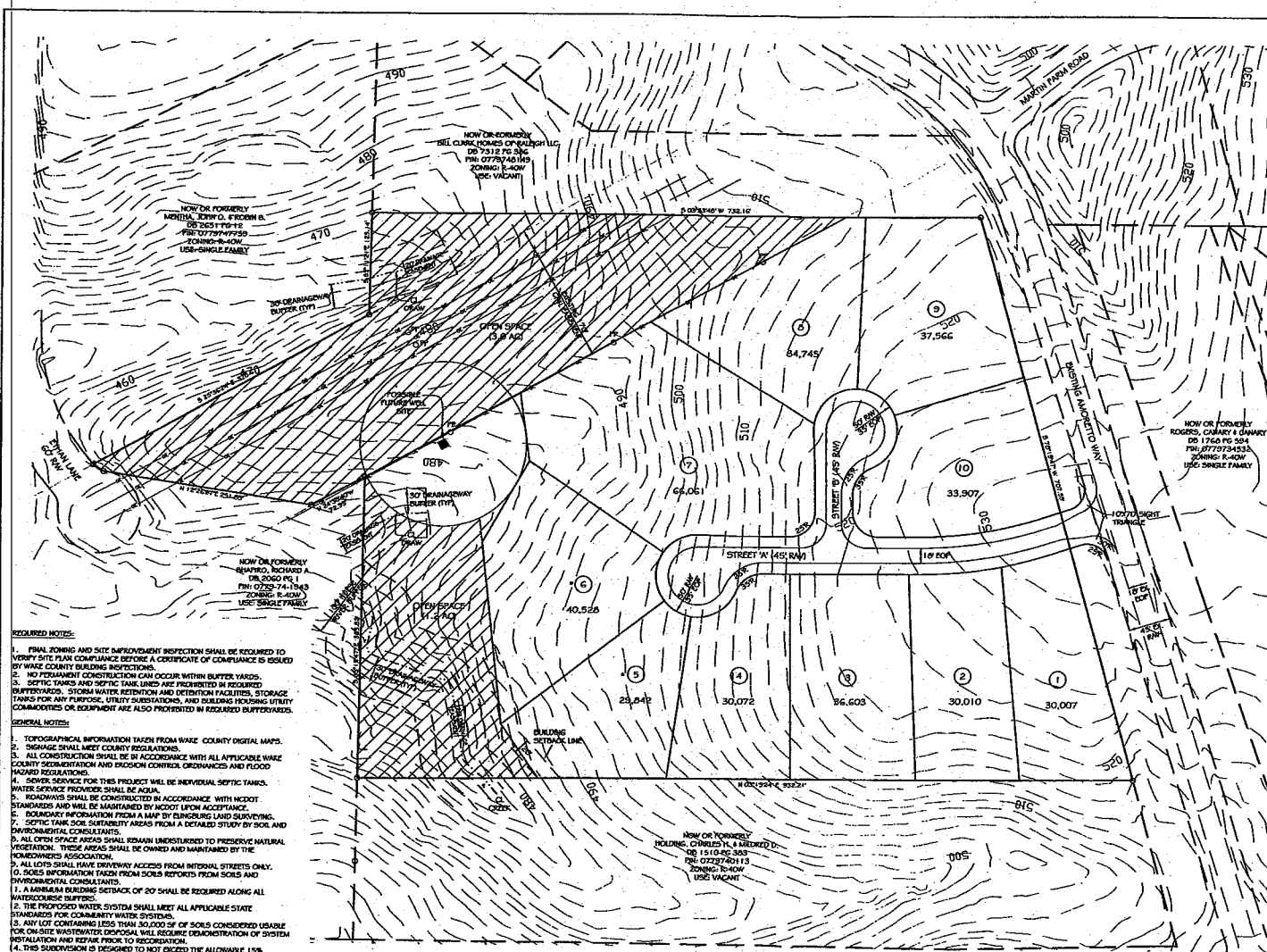
(X) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

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

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

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





**EXISTING PROPERTY OWNER INFORMATION:**

PH - 0779-74-1132  
ZONING - R-40W  
JAMES R. & RUTH A. WARREN  
12425 AMORETTO WAY  
RALEIGH, NC 27613-0567

**SITE DATA:**

TOTAL ACRES - 13.99 AC  
ZONING - R-40W  
ALLOWABLE LOTS - 18 (1.0 LOTS/AC)  
PROPOSED LOTS - 10  
MIN. LOT SIZE ALLOWED - 20,000 SF  
MIN. LOT SIZE PROVIDED - 23,642 SF  
AVERAGE LOT SIZE - 36,334 SF  
AREA IN HWY R.O.W. - 0.05 AC  
REQUIRED OPEN SPACE - 3.5 AC (25.0%)  
PROCESSED OPEN SPACE - 4.2 AC (30.0%)  
LINEAR FEET OF STREET - 770 LF  
WAKE COUNTY PH - 0779-74-1132

**SETBACKS:**

FRONT	15'
SIDE	7.5'
REAR	15'
FROM BUFFER	30'
CORNER SIDE	15'

**PERMISSIBLE SURFACE CALCULATIONS:**

TOTAL AREA = 628,384 SF (13.99 AC)  
ALLOWABLE IMPERVIOUS % = 15.00% = 94,258 SF  
ROADWAY AREA = 20,464 SF (0.32%)  
REMAINING ALLOWABLE IMPERVIOUS SURFACE = 73,794 SF  
ALLOWABLE IMPERVIOUS SURFACE PER LOT (TOTAL # LOTS = 10 LOTS) = 7,379 SF / LOT

**SHEET INDEX:**

1. PRELIMINARY SUBDIVISION PLAN
2. EXISTING CONDITIONS PLAN
3. EXISTING SOILS MAP
4. PRELIMINARY UTILITY PLAN

**REQUIRED NOTES:**

1. FINAL ZONING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING INSPECTIONS.
2. NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER YARDS.
3. SEPTIC TANKS AND SEPTIC TANK LINES ARE PROHIBITED IN REQUIRED BUFFER YARDS. STORM WATER RETENTION AND DETENTION FACILITIES, STORAGE TANKS FOR ANY PURPOSE, UTILITY SUBSTATIONS, AND BUILDING FOOTINGS UTILITY COMMUNITIES OR EQUIPMENT ARE ALSO PROHIBITED IN REQUIRED BUFFER YARDS.

**GENERAL NOTES:**

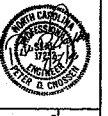
1. TOPOGRAPHICAL INFORMATION TAKEN FROM WAKE COUNTY DIGITAL MAPS.
2. SHADINGS SHALL MEET COUNTY REGULATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE WAKE COUNTY SUBDIVISION AND EROSION CONTROL ORDINANCES AND FLOOD HAZARD REGULATIONS.
4. SEWER SERVICE FOR THIS PROJECT WILL BE INDIVIDUAL SEPTIC TANKS. WATER SERVICE PROVIDER SHALL BE AEA.
5. ROADWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC DOT STANDARDS AND WILL BE MAINTAINED BY NC DOT UPON ACCEPTANCE.
6. BOUNDARY INFORMATION FROM A MAP BY BOUNDARY LAND SURVEYING.
7. SEPTIC TANK SIZES SUSTAINABILITY AREAS FROM A DETAILED STUDY BY SOIL AND ENVIRONMENTAL CONSULTANTS.
8. ALL OPEN SPACE AREAS SHALL REMAIN UNDEVELOPED TO PRESERVE NATURAL VEGETATION. THESE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. ALL LOTS SHALL HAVE DRIVEWAY ACCESS FROM INTERNAL STREETS ONLY.
10. SOIL INFORMATION TAKEN FROM SOILS REPORTS FROM SOILS AND ENVIRONMENTAL CONSULTANTS.
11. A MINIMUM BURIED SECTION OF 30" SHALL BE REQUIRED ALONG ALL WATERCOURSE BUFFERS.
12. THE PROPOSED WATER SYSTEM SHALL MEET ALL APPLICABLE STATE STANDARDS FOR COMMUNITY WATER SYSTEMS.
13. ANY LOT CONTAINING LESS THAN 30,000 SF OF SOILS CONSIDERED USABLE FOR ON-SITE WASTEWATER DISPOSAL WILL REQUIRE DEMONSTRATION OF SYSTEM INSTALLATION AND REPAIR PRIOR TO REZONIFICATION.
14. THIS SUBDIVISION IS DESIGNED TO MEET THE ALLOWANCE USE IMPROVED EMULATION. THEREFORE, NO ADDITIONAL STORMWATER DEVICES ARE REQUIRED.
15. OWNER PROPOSES PAYMENT OF FEE TO MEET RECREATION ORDNANCE REQUIREMENTS.
16. SITE ACCESS TO AMORETTO WAY THROUGH CLARK PROPERTY IS BY AGREEMENT.
17. THERE IS NO FEMA MAPPED FLOODPLAIN ON THIS PROPERTY PER FIRM NO. 3718320110 DATED MARCH 3, 1992.
18. THIS SITE WILL GENERATE LESS THAN 100 TRIPS PER DAY. THEREFORE, NO TRAFFIC IMPACT STUDY IS REQUIRED.
19. DEVELOPER, INVESTIGATE PARTNERS  
11017 GARDEN VALLEY LANE  
RALEIGH, NORTH CAROLINA, 27613

**NOTE:**  
THERE SHALL BE NO FILING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY ANCHOR FIRM. BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN 'X' THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE FORM FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER, ENGINEER, ARCHITECT, ANCHOR SURVEYOR (AS APPROPRIATED) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

**JONES CROSSEN & DOLLE ENGINEERING, PLLC**

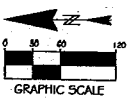
106 W. CHATHAM ST.  
P. O. Box 1068  
APEX, NC 27502  
(919) 387-1174  
FAX: (919) 387-5376  
www.jcdengineering.com

LAND DEVELOPMENT ENGINEERING  
LAND PLANNING  
CONSTRUCTION MANAGEMENT

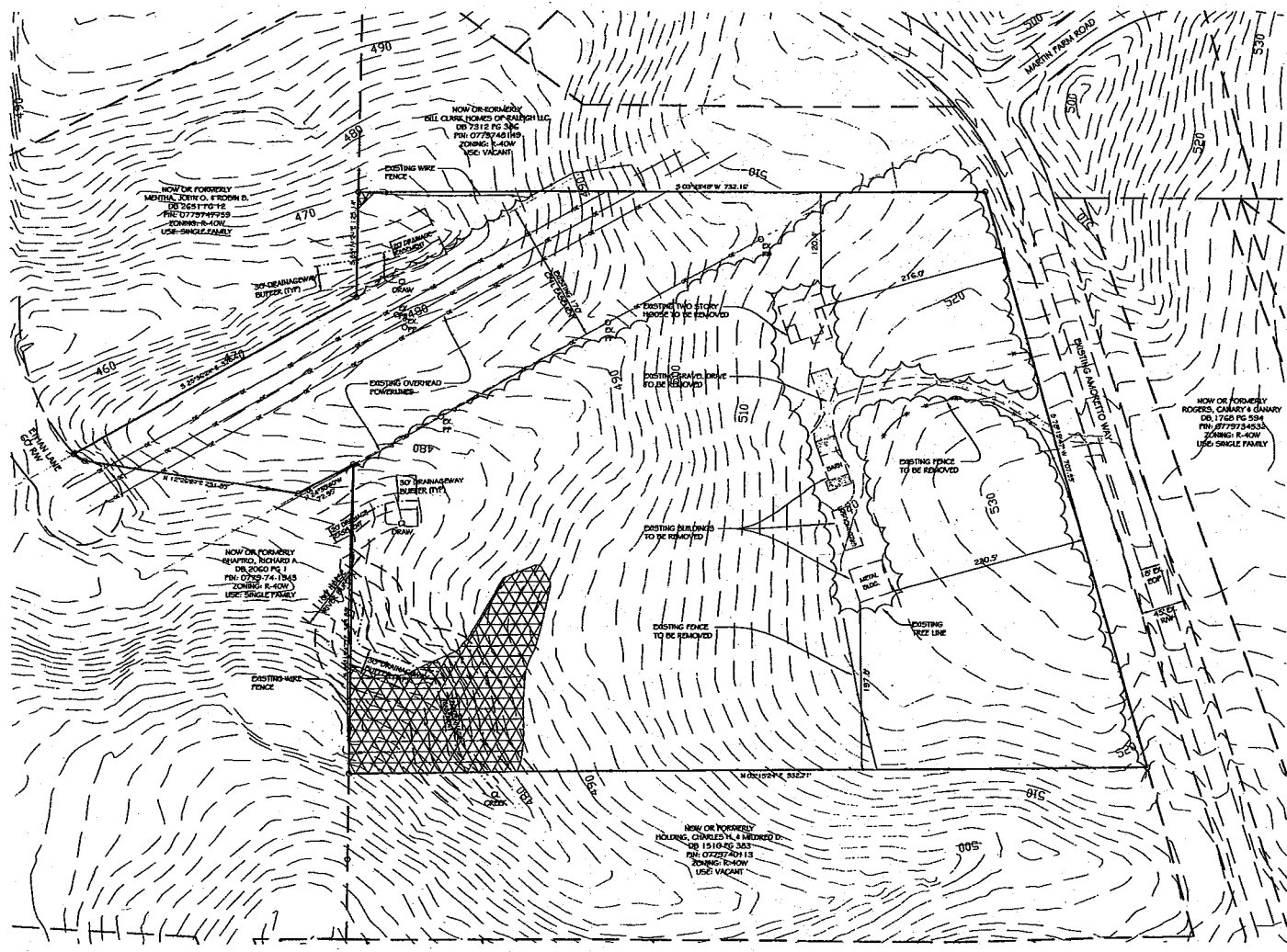


**ESTATES AT BARTONS CREEK**  
A CLUSTER SUBDIVISION DEVELOPMENT  
WAKE COUNTY  
**PRELIMINARY SUBDIVISION PLAN**

1"=60' DCK  
JULY 27, 2006  
0632



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



- GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE WAKE COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCES AND FLOOD HAZARD REGULATIONS.
  2. BOUNDARY INFORMATION FROM A MAP BY EUNGBURG LAND SURVEYING.
  3. TOPOGRAPHICAL INFORMATION TAKEN FROM WAKE COUNTY DIGITAL MAPS.
  4. THERE IS NO FEMA MAPPED FLOODPLAIN ON THIS PROPERTY FOR FIRM NO. 37 (83001) DATED MARCH 3, 1992.
  5. EXISTING ON SITE STRUCTURES ARE TO BE REMOVED. DEVELOPER SHALL OBTAIN NECESSARY PERMITS PRIOR TO DEMOLITION OF EXISTING STRUCTURES.

**JONES  
CNOSSEN  
& DOLLE  
ENGINEERING, PLLC**

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LAND DEVELOPMENT  
ENGINEERING  
LAND PLANNING  
CONSTRUCTION  
MANAGEMENT

**ESTATES AT BARTON'S CREEK**  
A CLUSTER SUBDIVISION DEVELOPMENT  
WAKE COUNTY, NORTH CAROLINA  
EXISTING CONDITIONS PLAN

1"=60'	DGR
JULY 27, 2006	
2	
0632	

