



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
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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

Waterstone Reserve PH 2

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** 1821-32-6664 / 1821-32-4504 / 1821-32-0350 / 1821-32-8120 / 1821-42-1371

Parcel Identification Number: 1821-33-6693 / 1821-43-6772 / 1821-32-4717 / 1821-42-4916

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

Location: West side of Camp Kanata Rd, ~~at/between~~ NORTH  
(north, east, south, west) (street)

DURHAM Rd and Camp Kanata Rd  
(street) (street)

Total site area in square feet and acres: 4,291,096 square feet 98.51 acres

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

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

Present land use(s): Vacant and Single Fam

### Property Owner

Name: See Attached

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_

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

Name: STEWART - PROCTOR PLLC

Address: 319 Chapenoke Road Suite 106

City: Raleigh State: NC Zip Code: 2760

E-mail Address: STEWART.PE@Aol.com FAX: 919 779 1661

Telephone Number: 919-779-1855 Relationship to Owner: client

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 0.5 units/Ac  
 Max. # of lots allowable\*: 49 Proposed # of lots\*: 49  
 Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 41,000 sf  
 Average lot area\*: 51,900 sf  
 Min. allowable lot width\*: 100 ft Proposed min. lot width\*: 110 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: 24.6 acres  
 Proposed open space area [by parcel]: 32.7 acres  
 Proposed open space use(s) [by parcel]: managed and unmanaged  
 Proposed future development site area [by site]: - acres  
 Proposed impervious surfaces area: 643,339 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.99 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): \_\_\_\_\_ acres  
 within floodway: \_\_\_\_\_ 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) 706,942 Total # of proposed lots 50 Total # of acres 98.51  
 Calculate both: Estimate of recreation area required: 1.4346  
 Estimate of recreation fee required: \$10,252

\*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: \_\_\_\_\_

| 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> |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|--------------------------------------|-----------------------------------|---|
| Camp Kanata                       | 60                      | 22                  | 2            | N               |                                      | 770                               | 490                                       |
|                                   |                         |                     |              |                 |                                      |                                   |   |
|                                   |                         |                     |              |                 |                                      |                                   |   |
|                                   |                         |                     |              |                 |                                      |                                   |   |
|                                   |                         |                     |              |                 |                                      |                                   |   |

<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)  
 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 ( \_\_\_\_\_ ) ( ) individual well(s)

Estimated total water demand: 20,000 gpd

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

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

Estimated total wastewater discharge: 18,000 gpd

Solid waste collection provided by: Private

Electrical service provided by: Progress 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: New Light

**Miscellaneous**

Generalized slope of site: 12%

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

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 \_\_\_\_\_

(X) 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)

\_\_\_\_\_

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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: Roy Wayne Ray Date: 11-28-06

Signature: James M. Adams, Sr. Date: 11-28-06

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: James M. Adams, Sr. Date: 11-28-06

[Signature] 11/28/06

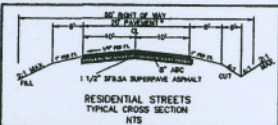
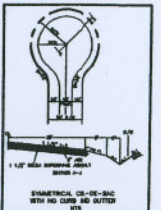
Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at [www.wakegov.com](http://www.wakegov.com). All application fees are non-refundable.

**PERMITS CONTROL AND MANAGEMENT**

**SUPERVISOR CALCULATIONS**

- TOTAL ACREAGE IN SUBDIVISION = 98.51 ACRES
- TOTAL ACREAGE = 42,836 SF / 100 = 428.36 ACRES
- 14.37 AC. = 6,236,256 SF / 434,000 = 14.37 ACRES
- LINEAR FEET OF STREET = 2.00 FEET PER AC. = 197,020 LF
- 643,338 SF = 120,460 SF = 322,873 SF
- ( DIVIDED BY 48 LOTS ) 20228 / 48 = 10,272 SF
- 10,272 SF SUPERVISOR ALLOWED FOR EACH LOT

- PROPOSED 6" PVC WATERLINE
- WOODLINE (TOTAL SITE WOODED EXCEPT FOR PROPOSED ENERGY EASEMENT)
- GRAVITY DRAIN LINE



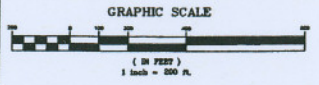
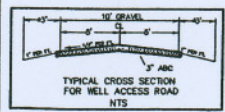
**FLOOD STUDY**

FLOOD STUDY SHALL BE CONDUCTED BY A LICENSED PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.

FLOOD STUDY SHALL BE CONDUCTED IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT (FLOOD DAMAGE PREVENTION ACT) AND THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT (FLOOD DAMAGE PREVENTION ACT).

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- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
  - STREETS WILL HAVE A 50' R/W.
  - ALL RADIUS AT STREET INTERSECTIONS ARE 25'.
  - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
  - WATER SYSTEM WILL CONSIST OF A COMMUNITY WELL.
  - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
  - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
  - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
  - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
  - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
  - CONTOUR INTERVAL IS 2'.
  - DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
  - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
  - ALL OPEN SPACE WILL BE USED AS CONSERVATION OF NATURAL AREA.
  - FLOOD STUDY WILL BE REQUIRED.



**SITE DATA - PHASE 2**

- TOTAL TRACT SIZE = 98.51 ACRES
- NO. LOTS = 49
- AVERAGE LOT SIZE = 1.19 ACRES = 51,900 SF
- MAXIMUM NO. OF LOTS = 98.51 / 2 = 49 LOTS
- MINIMUM OPEN SPACE REQUIRED = 24.63 ACRES
- AREA OF PERMANENT OPEN SPACE PROVIDED = 32.7 AC.
- PERCENTAGE OF PERMANENT OPEN SPACE = 33.2%
- LINEAR FEET OF STREET = 6023
- AREA OF STREETS = 6.9 AC.

**SITE DATA - PHASE 1 (REV)**

- TOTAL TRACT SIZE = 30.96 ACRES
- NO. LOTS = 15
- MAXIMUM NO. OF LOTS = 30.96 / 2 = 15 LOTS

**SITE DATA - TOTAL**

- TOTAL TRACT SIZE = 129.47 ACRES
- NO. LOTS = 64
- MAXIMUM NO. OF LOTS = 129.47 / 2 = 64 LOTS
- MINIMUM OPEN SPACE REQUIRED = 32.368 ACRES
- AREA OF PERMANENT OPEN SPACE PROVIDED = 38.96 AC.
- PERCENTAGE OF PERMANENT OPEN SPACE = 30.0%

|   |     |
|---|-----|
| BUILDING SETBACKS<br>WAKE COUNTY R-80W<br>(CLUSTER) |     |
| FRONT   | 20' |
| SIDE  | 10' |
| REAR  | 10' |
| CORNER SIDE   | 20' |



**STEWART-PROCTOR**  
ENGINEERING and SURVEYING  
318 CHAMPAGNE ROAD  
RALEIGH, NC 27603  
TEL. 919 779-1800 FAX 919 779-1061

|               |             |          |
|---------------|-------------|----------|
| DATE          | SURVEYED BY | JOB      |
| SCALE 1"=200' | DRAWN BY    | DWG. NO. |
| REVISIONS     |             |          |

DEVELOPER  
A.B. PERRY  
5600 ROCK SERVICE STATION ROAD  
RALEIGH, N.C. 27603

**PRELIMINARY SUBDIVISION PLAN**  
(A CLUSTER SUBDIVISION)  
**WATERSTONE RESERVE PHASE 2**

|                        |   |
|------------------------|---|
| NEW LIGHT TOWNSHIP, NC | OWNER: JAMES ADAMS AND ROY BAY  |
| WAKE COUNTY            | P.L.N. 1821328884, 1821324504, 1821320350, 1821328120, 1821421571, 1821336693, 1821436772, 1821324717, 1821424918 |
| ZONED: R-80W           |   |