



# APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. \_\_\_\_\_

(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](http://www.co.wake.nc.us/planning).

### Name of Subdivision

SUNSET LAKE PHASE 6

( ) 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? ~1999 SAME NAME

### Property

Parcel Identification Number: 0668-17-6110 / 0668-17-1311

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

Location: WEST side of OAKWEALTH DRIVE, at/between  
(north, east, south, west) (street)

\_\_\_\_\_ and \_\_\_\_\_  
(street) (street)

Total site area: ± 16 ACS. \_\_\_\_\_ sf

Zoning District(s) and land area within each: R-40

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): WOODED/VACANT

### Property Owner

Name: SEE BACK

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 CHAPADALE RD. SUITE 106

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: HPR098@aol.com FAX: 919-779-1661

Telephone Number: 919-779-1855 Relationship to Owner: ENGINEER/SURVEYOR

**Proposal**

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

Max. no. of lots\*: 16 Proposed no. of lots\*: 12

Min. lot area\*: 40,000 s.f. sf Proposed min. lot area\*: SAME sf

Average lot area\*: 1.17 ACS sf

Min. lot width\*: 110 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: N/A acres

Proposed open space area [by parcel]: \_\_\_\_\_ acres

Proposed open space use(s) [by parcel]: \_\_\_\_\_

Proposed future development site area [by site]: \_\_\_\_\_ acres

Proposed impervious surfaces area: SEE PLAN sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): SEE PLAN %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): \_\_\_\_\_ acres

w/in floodway: \_\_\_\_\_ acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ Dedication \_\_\_\_\_ Reservation  Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) \$146,819 Total Number of Proposed Lots 12

Total Number of Acres 16 Estimate Recreation Area Req. \$3150 (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: OAKWEALTH DRIVE

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) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
OAKWEALTH DR.	50	20	2	Y			24

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

<sup>3</sup> 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 ( \_\_\_\_\_ )

(  ) community system ( HEATER UTILITIES ) ( ) individual well(s)

Est. total water demand: 4800 gpd

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

( ) community system ( \_\_\_\_\_ ) (  ) individual on-site system

Est. total wastewater discharge \_\_\_\_\_ gpd

Solid waste collection provided by: PRIVATE

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

Natural gas service provided by: PUBLIC SERVICE OF N.C.

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

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

Fire protection provided by: HOLLY SPRINGS / FUQUAY-VARINA

**Miscellaneous:**

Generalized slope of site GENTLE SLOPE (EAST TO WEST)

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE

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 \_\_\_\_\_

(  ) Long-Range Urban Services Area HOLLY SPRINGS

( ) 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)

PRELIMINARY WAS PREVIOUSLY APPROVED IN  
1999

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.

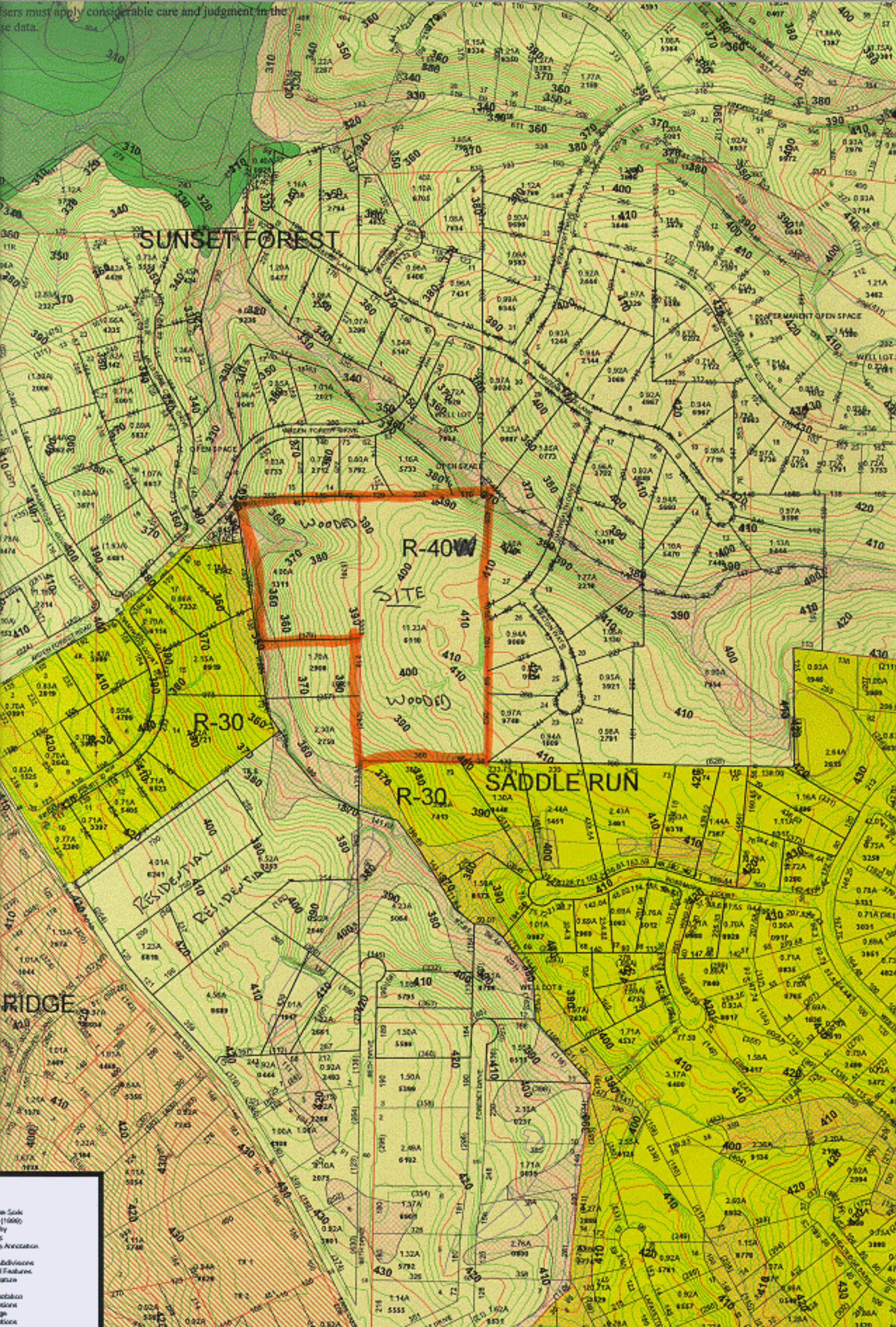
Signature: Lee W. Booker Date: 10-16-03

Signature: [Signature] Date: 10-17-03

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: [Signature] Date: 10-23-03

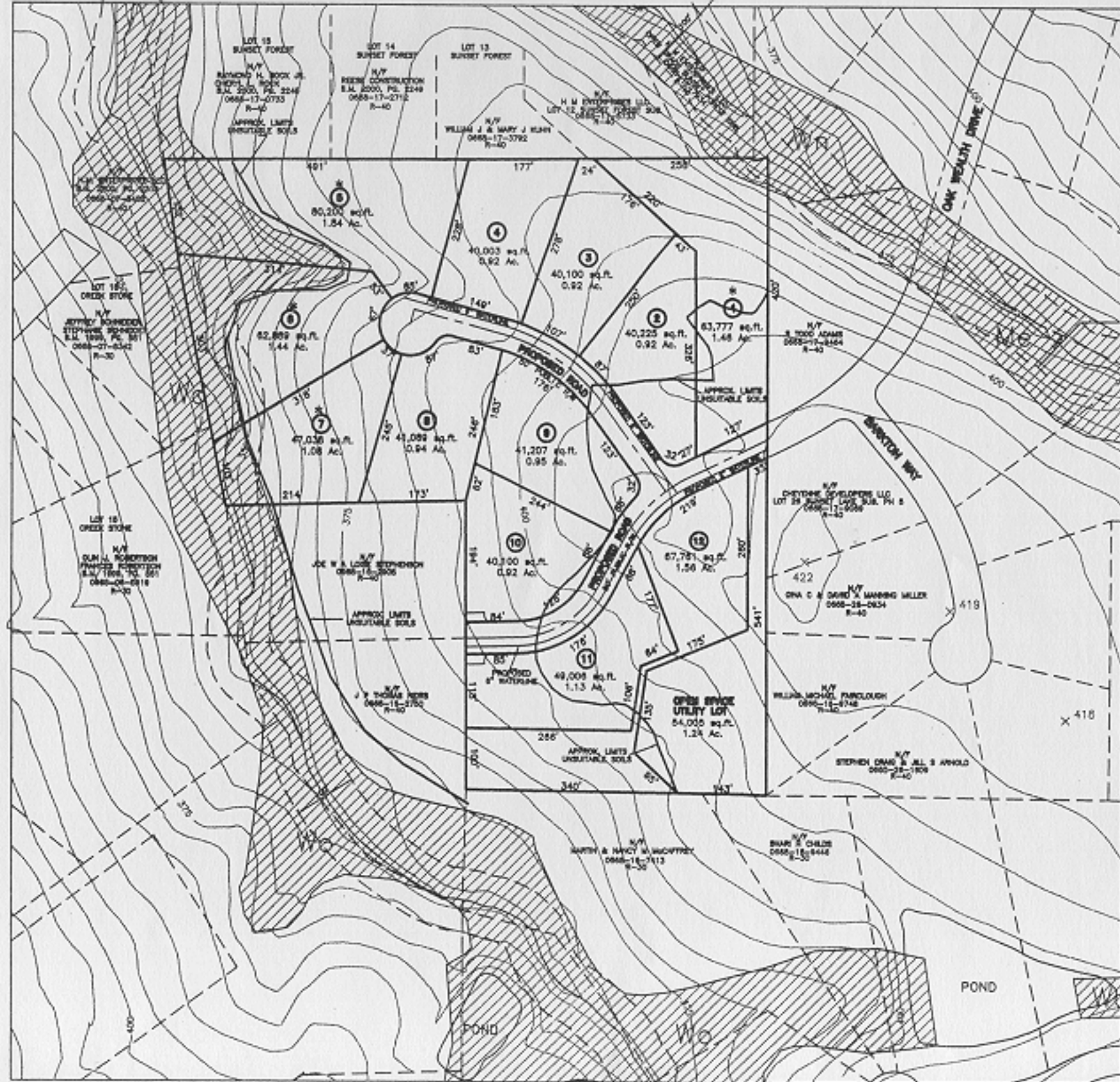
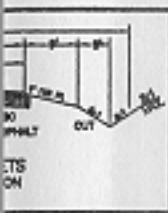


Scale  
 1:10000  
 by  
 F  
 Association  
 Editions  
 Features  
 Date

**KE** Geographic Information  
 Services

EXISTING CONDITIONS MAP  
 MANNING HOMES INC/ROOKER TRUST  
 STEWART-PROCTOR PLLC  
 319 CHAPANOKE RD. SUITE 106  
 RICHMOND, VA 23133





100' HULSE RIVER RIPARIAN BUFFER (MEASURED 60' FROM TOP OF BANK)

**PRELIMINARY PLAN**  
NOT FOR RECORDATION,  
SALES OR CONVEYANCES

HATCH AREA DENOTES FLOOD HAZARD SOIL AS PER WAKE COUNTY SOIL SURVEY

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "X", THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR IS APPROPRIATELY NEAREST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILING OF THE ERECTION OF PROPOSED STRUCTURES IN THE AREA OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

**STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS**

- TOTAL ACREAGE IN SUBDIVISION = 16.73 ACRES
  - TOTAL ACREAGE IN CLUSTER X .15 = 16.73 X .15 = 2.51 ACRES
  - 2.51 Ac. X 43,560 SF/Ac. = 109,336 SF
  - LINEAR FEET OF STREET X 20 FEET PAVT = 1134 X 20 = 22,680 SF
  - 109,336 - 22,680 = 86,656 SF
  - (WELL SITE 2000 SF) 86,656 SF - 2000 SF. = 84,656
  - ( DIVIDED BY 12 LOTS ) 84,656 / 12 = 7,055 SF
- 7,055 SF IMPERVIOUS ALLOWED FOR EACH LOT

NOTE: THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED 15% IMPERVIOUS SURFACE IMPERVIOUS COVERAGE WILL BE LIMITED TO 7,055 SF PER LOT.

NOTE: 30% COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED FOR THE PORTION ABOVE THE ALLOWABLE

**SITE DATA - TOTAL**

- TOTAL TRACT SIZE = 16.73 ACRES
- NO. LOTS = 12
- AVERAGE LOT SIZE = 1.39 ACRES
- LINEAR FEET OF STREET = 1134
- AREA OF STREETS = 1.30 Ac.

AND FOLLOW.  
50' RADIUS  
DMS ARE 20'  
AND CONSTRUCTED TO NORTH CAROLINA  
STANDARDS  
A COMMUNITY WELL  
INDIVIDUAL SEPTIC SYSTEMS.  
CONTROL MEASURES WILL BE COMPLIED  
REQUIRED FOR THE ROADWAY.  
REGULATIONS WILL BE COMPLIED WITH  
PERMIT APPROVALS SHALL BE SUBMITTED  
BEFORE FINAL PLAT APPROVAL  
AND TOPOGRAPHY MAPS AND  
FOR DESIGN OR QUANTITY TAKEOFFS.  
PROVIDED FOR ALL AREAS  
AND SHALL BE SHOWN ON THE  
IN THE FINAL PLAT, AFTER  
AND HAVE BEEN FIELD VERIFIED  
FROM WAKE COUNTY TAX MAPS.  
AS CONSERVATION OF NATURAL AREA,  
SHOWN PER WAKE COUNTY SOIL SURVEY  
BY HODGEN  
PROVED BY STATE PUBLIC WATER SUPPLY,  
OPERATED, AND MAINTAINED BY  
MET WITH LAND DEDICATION AFTER  
TERS TO BE SIGNED OFF BY