



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 Raleigh, NC 27602-0550
 Wake County Office Building
 336 Fayetteville Street Mall, Downtown Raleigh
 Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

The Vineyards @ Tuscan

() cluster subdivision (X) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? () Yes (X) No

If yes, when and under what name? N/A

Property

Parcel Identification Number: 1772961171

Address: 02

Location: North side of Turnpseed Rd, at/between

SR 1003
(street)

and

3971173 Sq Ft (street)

Total site area in square feet and acres: 3971173 square feet 91.17 acres

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

Conditions of any Conditional Use Zoning Districts: None

Present land use(s):

Property Owner

Name: Tom Will

Address: 112 N. Church St. Clayton NC

City: Clayton State: NC Zip Code: 27520

E-mail Address: FAX: 919-553-3664

Telephone Number: 919-553-5104

Applicant (person to whom all correspondence will be sent)

Name: Alsy Galit

Address: 112 N. Church St

City: Clayton State: NC Zip Code: 27520

E-mail Address: pls 3701 @ earthlink.net FAX: 919-553-3663

Telephone Number: 919-553-5104 Relationship to Owner: Surveyor

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): _____

Max. # of lots allowable*: _____ Proposed # of lots*: 76

Min. allowable lot area*: _____ sf Proposed min. lot area*: 30,000 sf

Average lot area*: 1.2 ~~_____~~ ~~_____~~ sf

Min. allowable lot width*: _____ ft Proposed min. lot width*: 100' 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: 9.17 acres

Proposed open space area [by parcel]: 9.17 acres

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

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

Proposed impervious surfaces area: 10.92 475,675.20 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12% %

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

within floodway: 6 ac 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) 539227 Total # of proposed lots 76 Total # of acres 91.7

Calculate both: Estimate of recreation area required: 2.17

Estimate of recreation fee required: 12768.73

*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: 2

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) ²	Est. traffic generated (ADT) ³
<u>Chestnut Ridger</u>	<u>50</u>	<u>20'</u>	<u>2</u>	<u>Y</u>			
<u>Casa Dr.</u>	<u>50</u>	<u>20'</u>	<u>2</u>	<u>Y</u>			

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)

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 (Wake Elect.)
() community system (N/A) () individual well(s)

Estimated total water demand: N/A gpd

Wastewater collection/treatment provided by: () municipal system (_____)
() community system - specify type (N/A) () individual on-site system

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: Septic

Electrical service provided by: N/A Underground () yes () no

Natural gas service provided by: N/A

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

Cable television service provided by: Time 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: various stream working w/ Dehar : US Army Corps to minimize impacts

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 _____

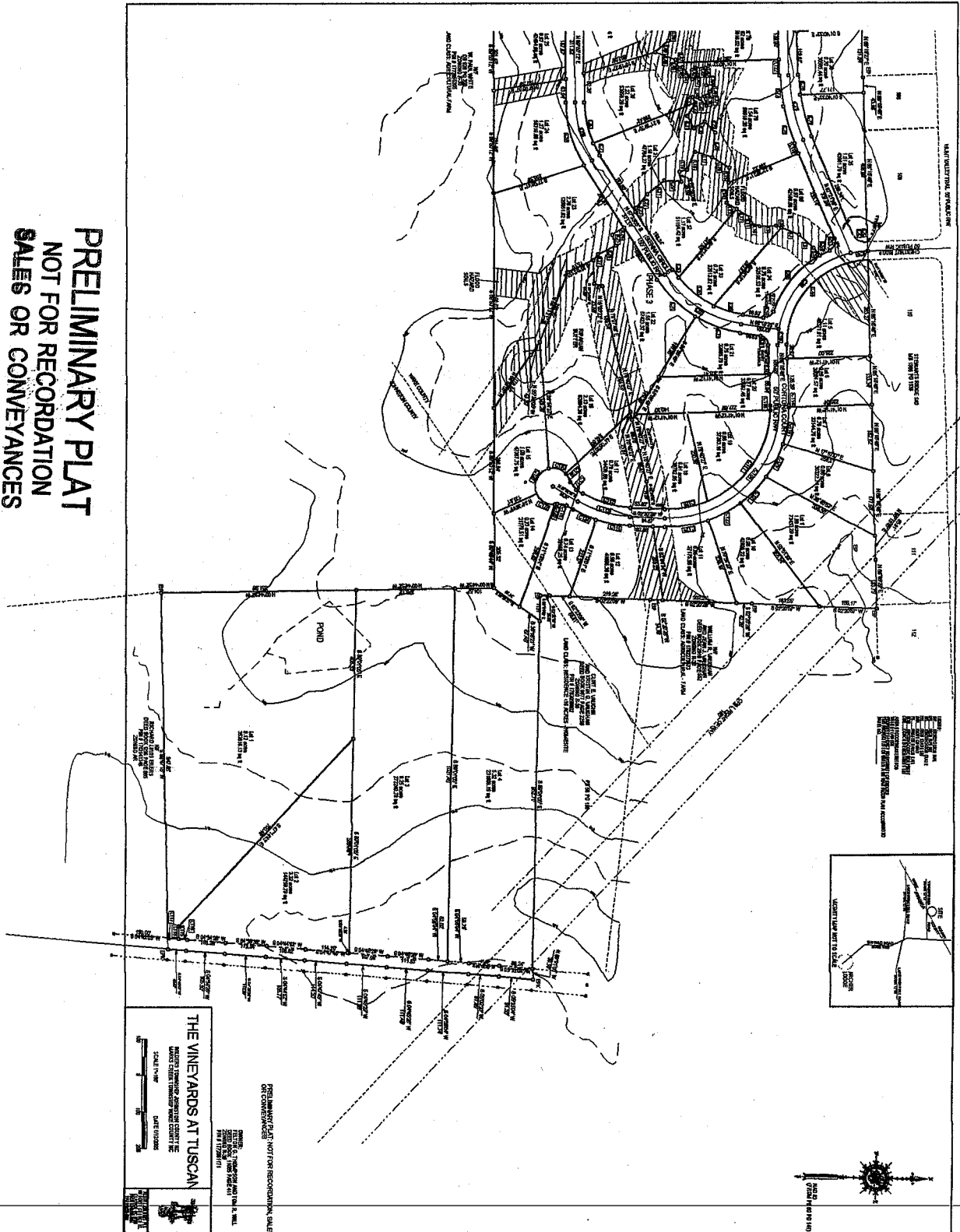
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area WATER OAK

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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



PRELIMINARY PLAT
NOT FOR RECORDATION
SALES OR CONVEYANCES

THE VINEYARDS AT TUSCAN

MADE BY THE TOWN OF TUSCAN, TARRANT COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 11/11/11

11/11/11

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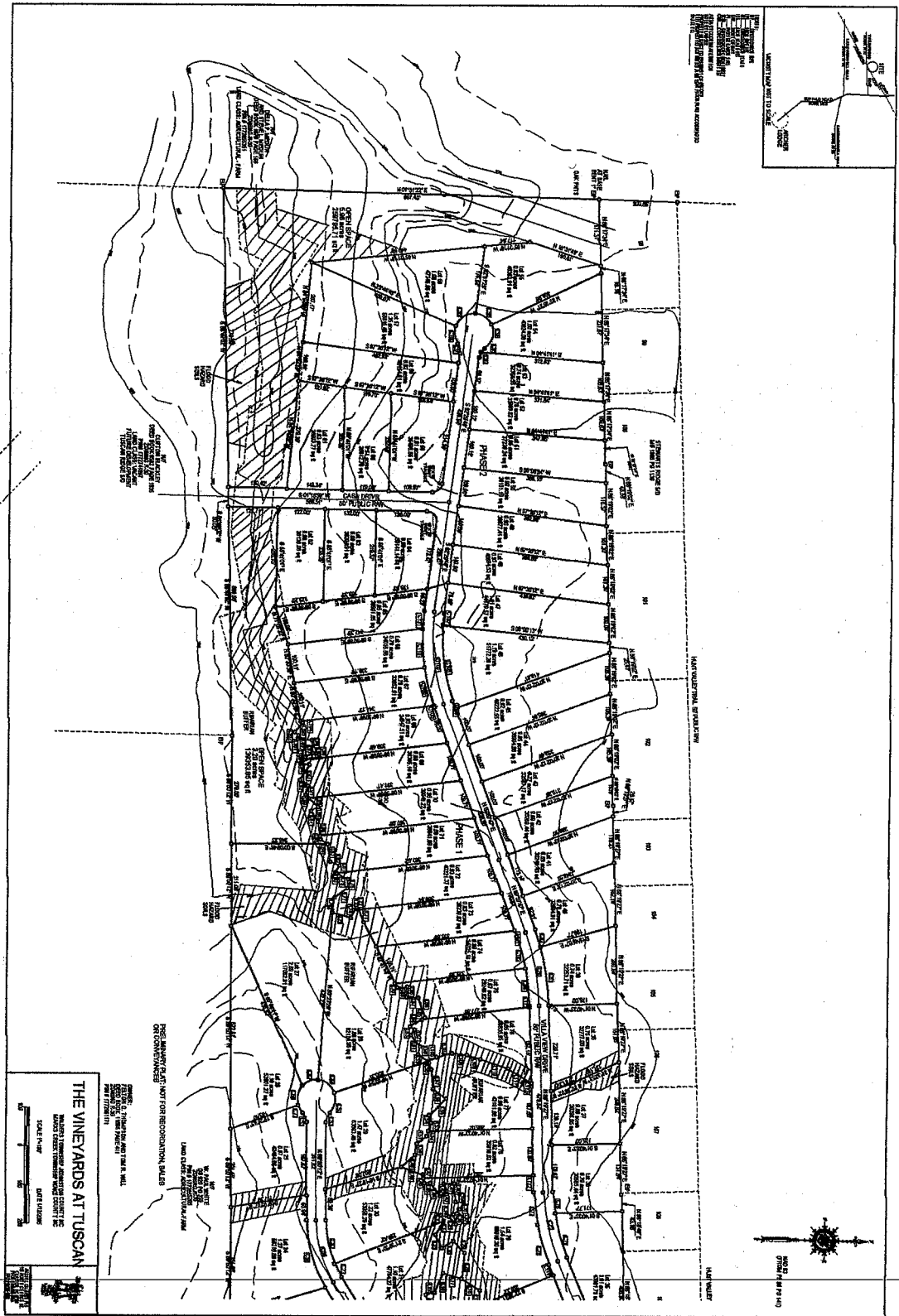
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PRELIMINARY PLAT NOT FOR RECORDATION, SALES
 OR CONVEYANCES

11/11/11

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 NOT FOR RECORDATION
 SALES OR CONVEYANCES

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