



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

THE LAKELANDS

() 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: 1861-72-1551, 1861-90-0654, 1861-80-5485

Address: 1861-70-2749

Location: NORTH side of NC HWY 96, @ between
(north, east, south, west) (street)

JACK JONES RD. (S.R. 1104) and _____
(street) (street)

Total site area in square feet and acres: 9,933,858 square feet 228.05 acres

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

ZONING R-40W 228.05 AC. NO ZONING OVERLAY

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): AGRICULTURE

Property Owner

Name: CRESCENT COMMUNITIES OF RALEIGH

Address: 8450 FALLS OF NEUSE ROAD

City: RALEIGH State: NC Zip Code: _____

E-mail Address: PGGARRETT@CRESCENTRESOURCES.COM FAX: (919) 847-5090

Telephone Number: (919) 847-5004

Applicant (person to whom all correspondence will be sent)

Name: NEAL KOCHIS ESP ASSOCIATES P.A.

Address: 14001 WESTON PARKWAY SUITE 100

City: CARY State: NC Zip Code: 27513

E-mail Address: NKOCHIS@ESPASSOCIATES.COM FAX: (919) 677-1252

Telephone Number: (919) 678-1070 Relationship to Owner: ENGINEER/PLANNER

Proposal

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

Max. # of lots allowable*: 228 Proposed # of lots*: 154

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,035 sf

Average lot area*: 48,745 sf

Min. allowable 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: 22.8 acres

Proposed open space area [by parcel]: 37.37 acres

Proposed open space use(s) [by parcel]: PASSIVE USE - 29.37 AC ACTIVE USE - 8 AC.

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 27.37 AC (1,192,237 SF) 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): 30.3 acres
within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

8 AC dedication 0 reservation 0 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) 1,357,017 Total # of proposed lots 154 Total # of acres 228.05

Calculate both: Estimate of recreation area required: 154 x 1/35 = 4.4 ACRES

Estimate of recreation fee required: \$1,357,017 ÷ 154 = \$8,812

*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: NC HWY 96 - 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
NC HWY 96	110	24	2	Y	11,000	4,900	1455

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) 25% * 5820

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: N/A
Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)
() community system (HEATER UTILITIES / AQUA NC) () individual well(s)

Estimated total water demand: 92,400 gpd

Wastewater collection/treatment provided by: () municipal system (_____)
() community system – specify type (TCW WASTEWATER CO.) () individual on-site system OFF-SITE CLUSTER SYSTEMS

Estimated total wastewater discharge: 92,400 gpd

Solid waste collection provided by: PRIVATE CONTRACTOR

Electrical service provided by: PROGRESS ENERGY OR WAKE FOREST POWER Underground () yes () no

Natural gas service provided by: PSNC

Telephone service provided by: BELL SOUTH Underground () yes () no

Cable television service provided by: TIME WARNER CABLE Underground () yes () no

Fire protection provided by: WAKE COUNTY FIRE / RESCUE

Miscellaneous

Generalized slope of site: ROLLING-SLOPING GENERALLY TO THE NORTH 2% TO 10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: MOORES POND AND DAM ARE LOCATED ON THE LITTLE RIVER JUST NORTH OF THIS SUBDIVISION

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 _____
- () Non-Urban Area/Water Supply Watershed LITTLE RIVER WATER SUPPLY WATERSHED
- () Non-Urban Area _____

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

WATERSHED NON-CRITICAL AREA

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

THIS 288 ACRE SUBDIVISION IN WAKE COUNTY IS PART OF A LARGER SUBDIVISION WHICH INCLUDES 580.5 ACRES IN FRANKLIN COUNTY. PHASE ONE OF THE SUBDIVISION INCLUDES A SPINE ROAD THAT WILL CONNECT THIS SUBDIVISION TO NC HWY 96 ON THE SOUTH AND TO MOORES POND ROAD ON THE NORTH. THE OVERALL COMMUNITY WILL BE DEVELOPED AS FOUR NEIGHBORHOODS - 3 IN FRANKLIN COUNTY AND 1 IN WAKE COUNTY. AN AMENITY SITE, LOCATED ON AND WITH ACCESS TO MOORES POND, WILL SERVE BOTH THE FRANKLIN COUNTY AND WAKE COUNTY NEIGHBORHOODS THAT WILL MAKE UP THE LAKELANDS. THE SUBDIVISION IS PROPOSED TO BE A GATED COMMUNITY WITH CONTROLLED ACCESS.

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:  Date: 11/27/06

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.

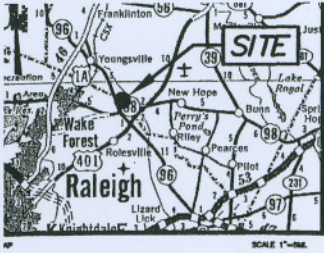
Signature:  Date: 11.28.06

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. All application fees are non-refundable.

THE LAKELANDS

WAKE COUNTY, NORTH CAROLINA

PRELIMINARY LOT BY LOT SUBDIVISION PLANS



PRESENT PARCEL OWNER(S):

ME: EDGAR ALLEN, SR. & MARGRET P. STALLINGS
 DRESS: 1378 MOORE'S POND ROAD
 YOUNGSVILLE, NC 27586-9371
 t: 1861702740

ME: KEN H. WILLIAMS
 DRESS: 88 SWAN LAKE COURT
 CHAPEL HILL, NC 27517-7879
 t: 1860786227

ME: MAYNARD C. DOUGLAS, JR. & WILLIAM M. SATTERWHITE, III TRUSTEES
 DRESS: 1920 GREENBRIAR ROAD
 WINSTON SALEM, NC 27104-2324
 t: 1860896161

ME: CLIFFORD C. BYRUM
 DRESS: 1221 DIXIE TRAIL
 RALEIGH, NC 27607
 t: 1861805485

**ENGINEERING/SURVEYING/PLANNING/
 ENVIRONMENTAL and GEOTECHNICAL CONSULTANT:**

ESP ASSOCIATES, PA
 101 WESTON PARKWAY, SUITE 100
 RY, NC 27513
 t: (919) 878-1070
 c: (919) 877-1252

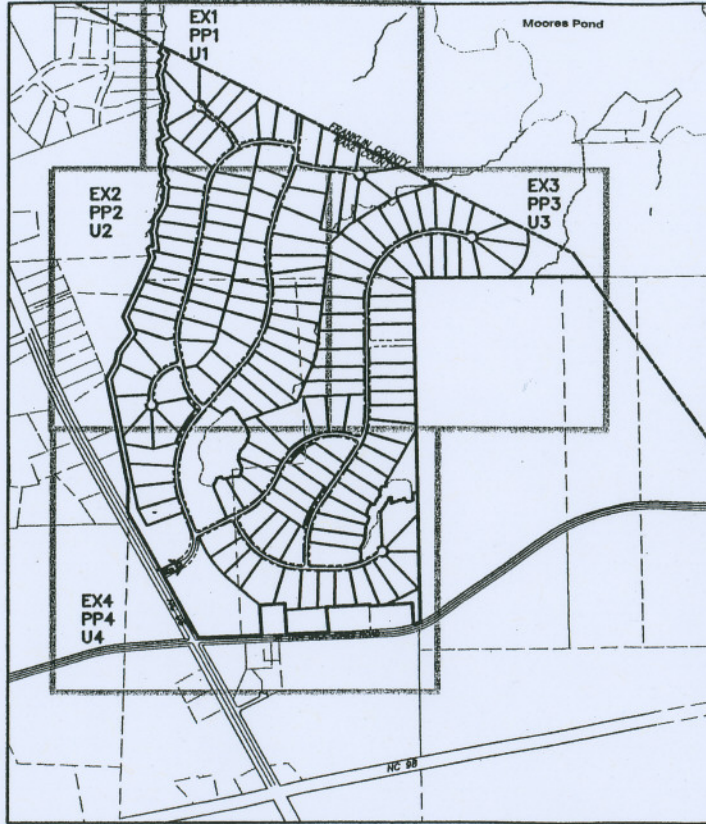
PROJECT CONTACT: NEAL KOCHIS, PE
 MAIL: nkochis@espassociates.com

DEVELOPER:

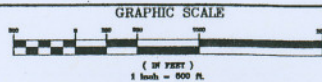
CRESCENT COMMUNITIES OF RALEIGH
 50 FALLS OF NEUSE ROAD
 LEIGH, NC
 t: (919) 847-5004
 c: (919) 847-5090

PROJECT CONTACT: GREG GARRETT, PE
 MAIL: gggarrett@crecrescent-resources.com

TE: 11/28/08



GENERAL SITE PLAN
 SCALE=500'



PRIVATE ROAD DISCLOSURE

This disclosure is given in accordance with North Carolina General Statutes 138-102.6. This statement is to advise that the roads serving this subdivision are designated as private roads, not public roads. All owners of property within the subdivision have agreements with one another to build, own, and maintain such roads. The responsibility for maintenance of such private roads falls solely upon the property owners within the subdivision. No representation is made that the private roads within this subdivision meet the minimum requirements necessary to allow such roads to be included in the state secondary road system or that the North Carolina Department of Transportation will eventually assume maintenance of such roads. Moreover, if such private roads are not adequately constructed and maintained, emergency service providers and public service vehicles may be unable to provide adequate services to the residents of the subdivision.

SITE DEVELOPMENT DATA

EXISTING ZONING: R-40W / WSO-2NC (WS-B)
 PROPOSED ZONING: R-40W / WSO-2NC (WS-B)
 WATER SUPPLY - WATERSHED OVERLAY CLASSIFICATION: Little River in House River Basin WS-B / HW / NSW

GENERAL INFORMATION

EXISTING LAND USE: Agricultural
 PROPOSED LAND USE: Single Family Residential

OVERALL AVERAGE OF EXISTING TRACTS: 228.05 Ac
 NUMBER OF EXISTING TRACTS: 4 - two full and two partial
 AREA OF PONDS: 4.90 Ac
 AREA IN AMENITY SITE: 0.00 Ac (Presently in Franklin Co.)
 AREA IN PUBLIC ROAD R.O.W.: 0.00 Ac
 AREA IN PRIVATE ROAD R.O.W.: 18.36 Ac
 AREA IN OPEN SPACE (incl. ponds): 32.47 Ac
 AREA IN BUILDING LOTS: 172.33 Ac

REGD OPEN SPACE AREA - WAKE CO.: 4.4 Ac req'd - 105 Ac x No. of Lots

OPEN SPACE AREA PROVIDED - WAKE CO. (incl. Common-park & ponds): 37.37 Ac 16.4%

RESTORED AREA: 18.36 Ac

TOTAL OPEN SPACE PROVIDED (incl. ponds): 37.37 Ac

OWNER OF OPEN SPACE: Lakelands Homeowners Association

DENSITY INFORMATION

PROPOSED NUMBER OF LOTS: 154

MINIMUM LOT SIZE REQUIRED BY CODE: 40,000 SF
 MINIMUM LOT SIZE PROVIDED: 40,035 SF
 MAXIMUM LOT SIZE PROVIDED: 103,754 SF
 AVERAGE LOT SIZE PROVIDED: 48,745 SF 1.12 Ac

MINIMUM LOT FRONTAGE REQUIRED: 30 FT
 MINIMUM LOT WIDTH REQUIRED: 110 FT
 MAXIMUM BUILDING HEIGHT ALLOWED: 35 FT

MINIMUM YARD SETBACKS

NEIGHBORHOOD 1
 WAKE COUNTY
 R-40W / WSO-2NC (WS-B)
 R-40W / WSO-2NC (WS-B)
 Little River in House River Basin
 WS-B / HW / NSW

AGRICULTURAL
 Single Family Residential

228.05 Ac
 4 - two full and two partial
 4.90 Ac
 0.00 Ac (Presently in Franklin Co.)
 0.00 Ac
 18.36 Ac
 32.47 Ac
 172.33 Ac

4.4 Ac req'd - 105 Ac x No. of Lots

37.37 Ac 16.4%

18.36 Ac

37.37 Ac

Lakelands Homeowners Association

154

40,000 SF
 40,035 SF
 103,754 SF
 48,745 SF 1.12 Ac

30 FT
 110 FT
 35 FT

MINIMUM YARD SETBACKS

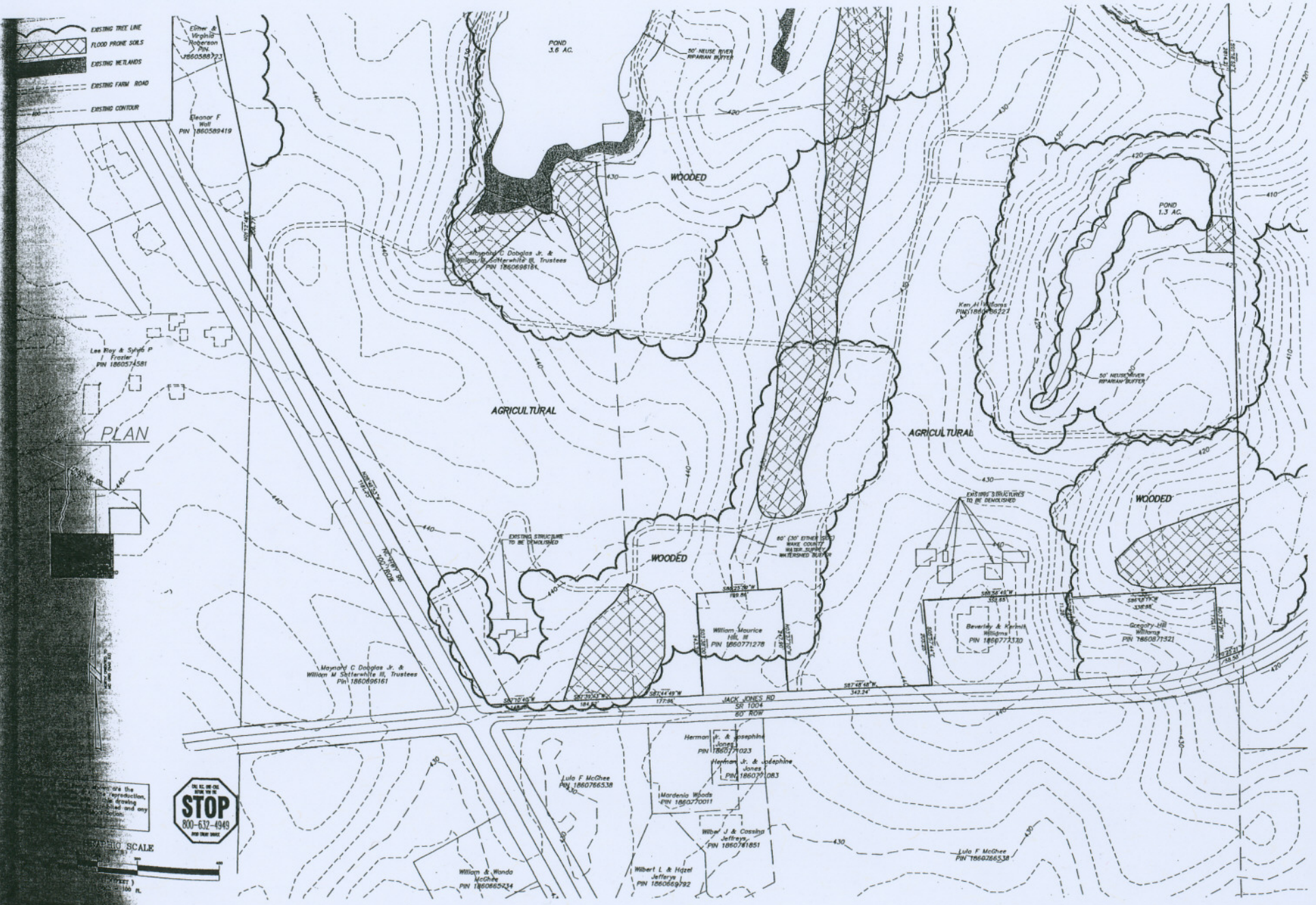
FRONT: 30 FT
 REAR: 30 FT
 SIDE: 15 FT
 CORNER LOT SIDEYARD: 30 FT
 RIPARIAN BUFFER: 20 FT

GENERAL NOTES

- EXISTING TOPOGRAPHIC FEATURES AND CONTOURS ARE MAPPED FROM DATA COMPILED FROM WAKE COUNTY AND NCDDOT ORS RECORDS.
- EXISTING FLOOD PRONE SOILS ARE MAPPED FROM THE CATENA GROUP'S SOILS REPORT.
- EXISTING WETLANDS ARE MAPPED FROM ESP DELINEATION THAT WILL BE USED TO OBTAIN US ARMY CORPS OF ENGINEERS AND NC DIVISION OF WATER QUALITY IMPACT PERMITS.
- BOUNDARY SURVEY MAPPED FROM ESP SURVEYORS COMPUTATIONS AND VERIFICATIONS OF PREVIOUS STALLINGS SURVEYOR'S MAPS.
- ALL EXISTING LAND USES SURROUNDING THE PROPOSED DEVELOPMENT ARE ZONED R40-W, AND ARE WITHIN WSO-2NC (WS-B) LITTLE RIVER WATER SUPPLY WATERSHED.
- PRE-/POST STORMWATER CALCULATIONS WILL BE SUBMITTED TO WAKE COUNTY FOR REVIEW AND APPROVAL PRIOR TO WAKE COUNTY ISSUING FINAL PLAT APPROVAL.
- LOCATION, TYPE, AND DIMENSIONS/CAPACITIES OF STORMWATER MANAGEMENT STRUCTURES AND DEVICES WILL BE SUBMITTED TO WAKE COUNTY FOR REVIEW AND APPROVAL PRIOR TO WAKE COUNTY ISSUING FINAL PLAT APPROVAL.
- FLOOD STUDIES WILL BE REQUIRED FOR ROADS, DRIVEWAYS, OR ANY ACTIVITIES LOCATED IN FLOOD HAZARD SOILS.
- LOTS NOTED WITH AN ASTERISK * DO CONTAIN FLOOD HAZARD SOILS AS DETERMINED BY WAKE COUNTY U.S.D. AND/OR AS FIELD VERIFIED/DELMINATED BY THE CATENA GROUP.
- NCDDOT DRIVEWAY PERMIT AT THE CONNECTION WITH NC HWY 98 WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL PROPOSED ROADS WITHIN THIS PROPOSED SUBDIVISION SHALL BE PRIVATE WITH 50' WIDE PRIVATE RIGHTS-OF-WAY, CLASS A " 24" WIDE ASPHALT PAVEMENT AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- ROADWAY GEOMETRY, CONSTRUCTION, AND APPURTENANCES WILL BE INSTALLED PER NCDDOT STANDARDS AND WAKE COUNTY SUBDIVISION ORDINANCE SECTION 8-31 REQUIREMENTS, AS APPLICABLE FOR PRIVATE ROADS.
- SIGNS IDENTIFYING THE LOCATION OF RIGHT-OF-WAY FOR DEDICATED OR RESERVED, UNIMPROVED ROADS MUST BE INSTALLED AND MAINTAINED.
- MAXIMUM IMPERVIOUS AREA IS 3250 SQUARE FEET PER INDIVIDUAL LOT.
- WAKE COUNTY STANDARD 70/10 SIGHT TRIANGLES WILL BE PROVIDED AT ALL INTERSECTIONS.
- A 50' WIDE BUFFER STRIP HAS BEEN PROVIDED ALONG NC HWY. 98 R.O.W. FOR PLANTING OF TREES AND SHRUBS.
- A LANDSCAPE BUFFER IS NOT REQUIRED AROUND PERIPHERY OF SUBDIVISION AS LOT DENSITY HAS NOT INCREASED VERSUS DENSITY ALLOWED ON ADJACENT PROPERTIES.

INDEX OF SHEETS

SHEET NO. 1	COVER SHEET
SHEET NO. 2	EX1 - EXISTING CONDITIONS
SHEET NO. 3	EX2 - EXISTING CONDITIONS
SHEET NO. 4	EX3 - EXISTING CONDITIONS
SHEET NO. 5	EX4 - EXISTING CONDITIONS
SHEET NO. 6	PP1 - PRELIMINARY PLAT
SHEET NO. 7	PP2 - PRELIMINARY PLAT
SHEET NO. 8	PP3 - PRELIMINARY PLAT
SHEET NO. 9	PP4 - PRELIMINARY PLAT
SHEET NO. 10	U1 - UTILITY PLAN
SHEET NO. 11	U2 - UTILITY PLAN
SHEET NO. 12	U3 - UTILITY PLAN
SHEET NO. 13	U4 - UTILITY PLAN
SHEET NO. 14	D1 - DETAILS AND CALCULATIONS



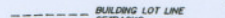






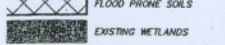
PLAN

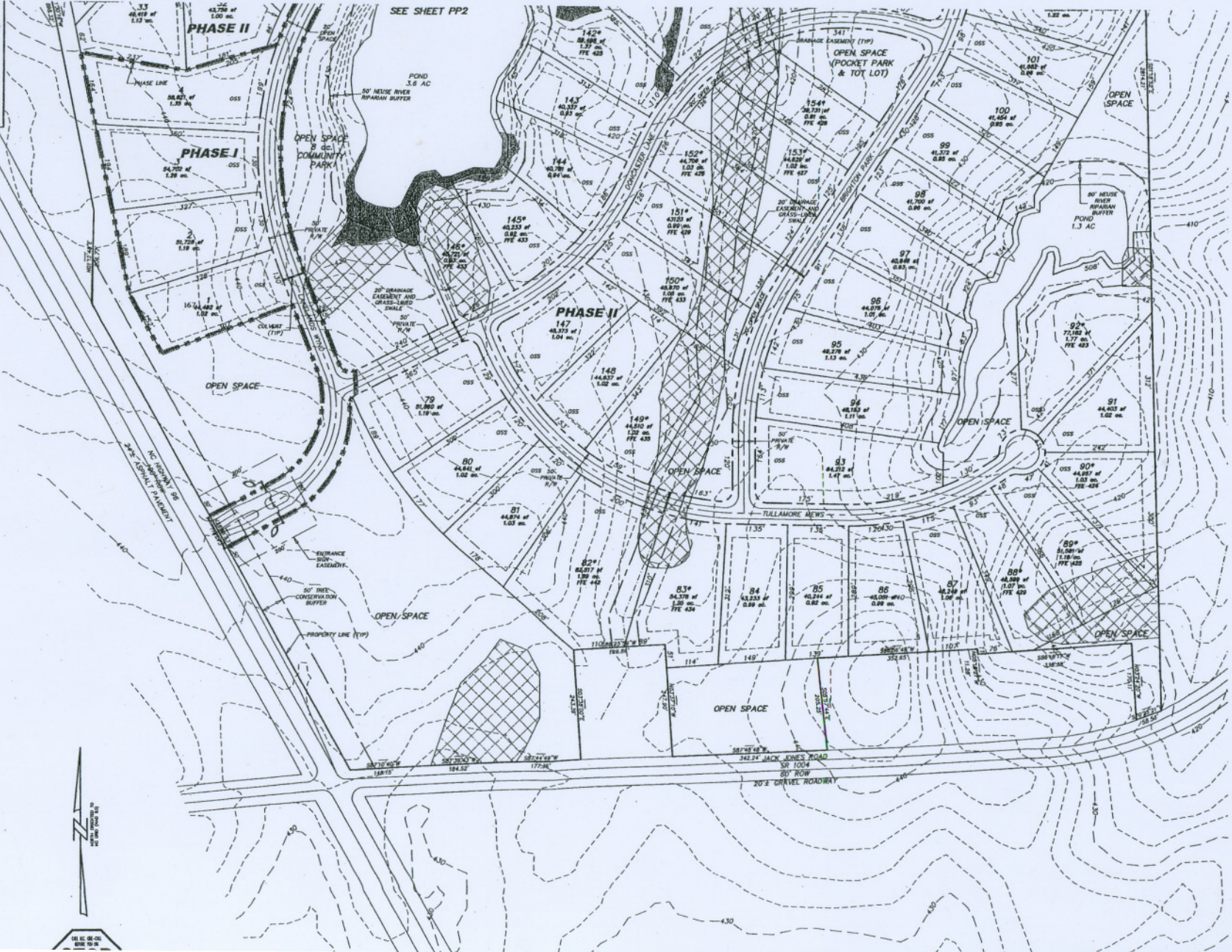


CRESCENT COMMUNITIES
8400 FALLS OF THE NEUSE ROAD
RALEIGH, NC 27604
(919)947-5004

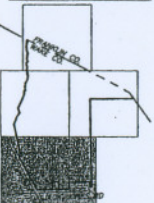
EXISTING CONDITIONS
THE LAKELANDS
PRELIMINARY SUBDIVISION PLAN

DATE	BY	REVISION
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-  BUILDING LOT LINE
-  SETBACKS
-  PROPOSED RIGHT-OF-WAY
-  NATURAL DRAINAGE WAY
-  PROPOSED CULVERT
-  PHASE LINE
-  FLOOD PRONE SOILS
-  EXISTING WETLANDS



KEY PLAN



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GRAPHIC SCALE

0.5" = 50'-0"

SEE SHEET PP2



CRESCENT COMMUNITIES
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 (919) 847-1004

PRELIMINARY PLAT
 SHEET 4

THE LAKELANDS

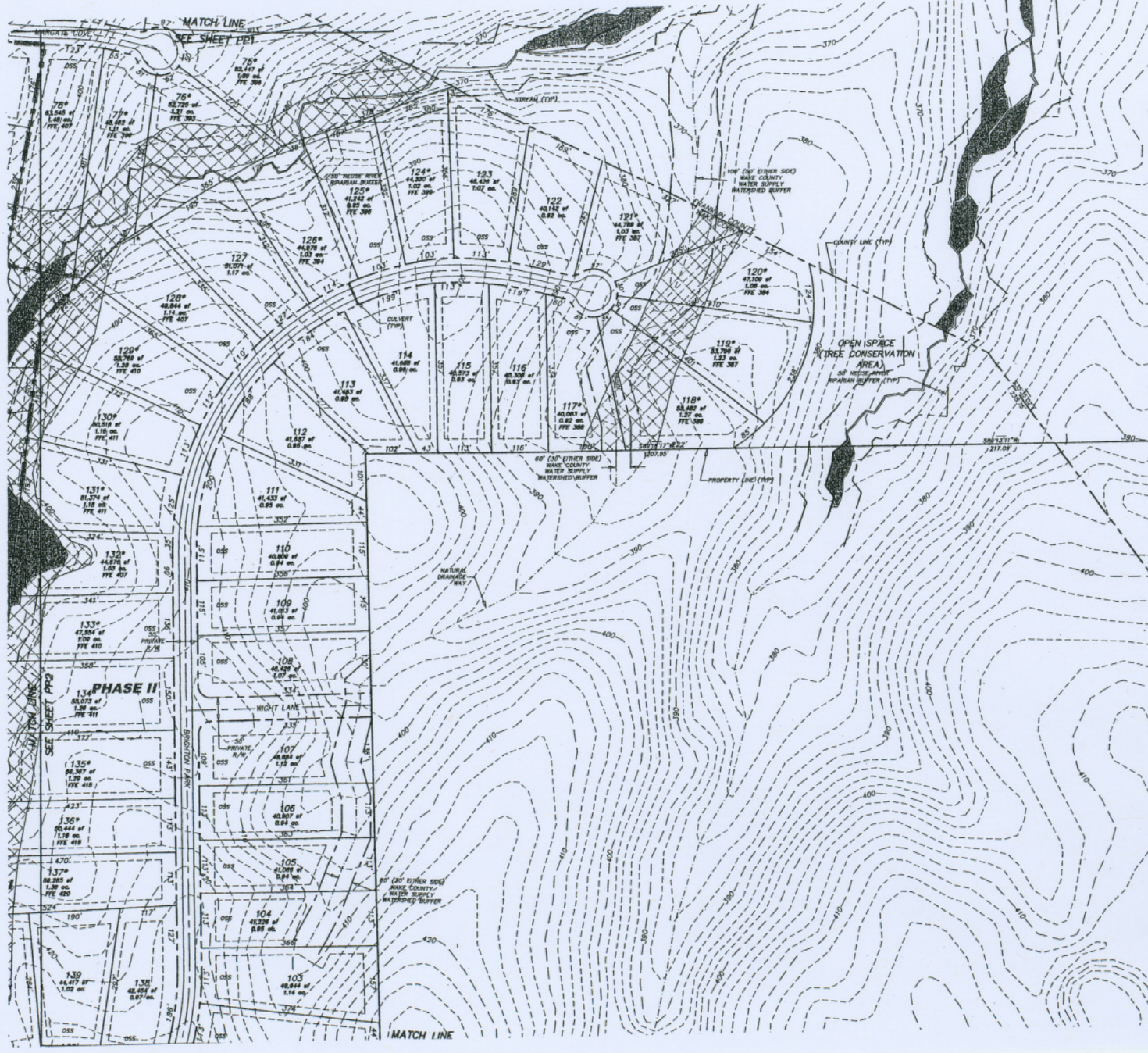
WAKE COUNTY

NORTH CAROLINA

NO.	DATE	REVISION	BY

Plot No. 204

- BUILDING LOT LINE
- SE TRACKS
- PROPOSED RIGHT-OF-WAY
- NATURAL DRAINAGE WAY
- PROPOSED CULVERT
- PHASE LINE
- ▨ FLOOD PRONE SOILS
- ▨ EXISTING WETLANDS




Y PLAN



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ESP

ESP Associates I
 10000 Matthews Road
 Suite 100
 Charlotte, NC 28215
 Phone: (704) 541-1111
 Fax: (704) 541-1112
 www.espsurvey.com

CRESCENT COMMUNITIES
 8450 FALLS OF THE NEUSE ROAD
 RALEIGH, NC 27615
 (919) 847-5004

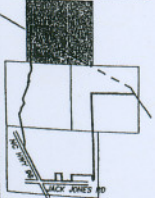
PROJECT: THE LAKELANDS
 COUNTY: WAKE COUNTY
 NORTH CAROLINA

NO.	DATE	REVISION	BY

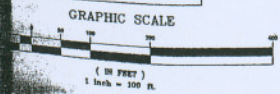
DATE FILED: 05/11/2006
 SHEET NO.: 3 OF 3

	NATURAL DRAINAGE WAY
	PROPOSED CULVERT
	PHASE LINE
	FLOOD PRONE SOILS
	EXISTING WETLANDS

KEY PLAN



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PRELIMINARY PLAT SHEET 1
THE LAKELANDS
 WAKE COUNTY, NORTH CAROLINA

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PP1
 SHEET NO.

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