



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-44-05
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 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

Camp Kanata Subdivision

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

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

If yes, when and under what name?

Property

Parcel Identification Number: 1821.33-6693, 1821-32-4504, 1821-32-4717, 1821-42-4916, 1821-32-6664

Address: North of HWY 98 (Durham Road) off of Slater Road

Location: North side of HWY 98 (Durham Road), at/between
(north, east, south, west) (street)

Camp Kanata Road and Stony Hill Road
(street) (street)

Total site area in square feet and acres: 2,372,889.6 square feet: 68.66 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W, R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Floriculture – Farm (vacant)

Property Owner

Name: Claire P. Scarboro

Address: 9412 Louisburg Road

City: Wake Forest State: NC Zip Code: 27587-6330

E-mail Address: N/A FAX: N/A

Telephone Number: N/A

Applicant (person to whom all correspondence will be sent)

Name: Summit Consulting Engineers – Brian Ketchum

Address: 1000 Corporate Drive, Suite 101

City: Hillsborough State: NC Zip Code: 27278

E-mail Address: FAX: (919) 732-6676

Telephone Number: 919 732-3883 Relationship to Owner: Developer

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 0.50 units/acre

Max. # of lots allowable*: 34 Proposed # of lots*: 34

Min. allowable lot area*: 40,000 sf Proposed min. lot area* 40,010 sf

Average lot area*: 48,935 sf, 1.123 acres

Min. allowable lot width*: 110ft Proposed min. lot width*: 110ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % () 40 % of site area

Min. open space area: 17.16 acres, Total acreage: 68.66 x 25%

Proposed open space area [by parcel]: 24.33 acres

Proposed open space use(s) [by parcel]: Natural/Undisturbed Recreation Area

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

Proposed impervious surfaces area: 95,385.6 sf (roads)

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

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

Recreation Ordinance

Method of complying with Recreation Ordinance*:

X 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) 386,697 Total # of proposed lots: 34 Total # of acres: 68.66

Calculate both: Estimate of recreation area required: .97

Estimate of recreation fee required: \$5,550.40

*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: HWY (98) Durham Road (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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
NC HWY 98 (Durham Road)	Variable	24	2	Y	N/A	N/A	130
	Per US Army Cor of Eng.,						
	NCDOT						
Camp Kanata Road (SR 1922)	60 (ft)	24	2	Y	N/A	N/A	N/A
(see attached sheet 17)							

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix 10/25/05 L:\Jobs\05-063\Sub. application\Wake County Subdivision Application.doc

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) 10trips/day/lot

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

Type of vehicle: Heavy vehicles limited to construction during development and home building
ADT: N/A

Utilities and Services

Water supply provided by: () municipal system ()

(X) community system (Well site shown on plat) () individual well(s)

Estimated total water demand: N/A gpd

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

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

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: Private Waste Disposal Contractor

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

Natural gas service provided by: PSNC

Telephone service provided by: Sprint Underground (X) yes () no

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

Fire protection provided by: Stoney Hill Fire Station

Miscellaneous

Generalized slope of site: 5-10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Site is wooded with 2 streams that filter off of Lowery Creek

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: Falls Lake, Raleigh, NC

() Non-Urban Area

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

Residential

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

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: _____

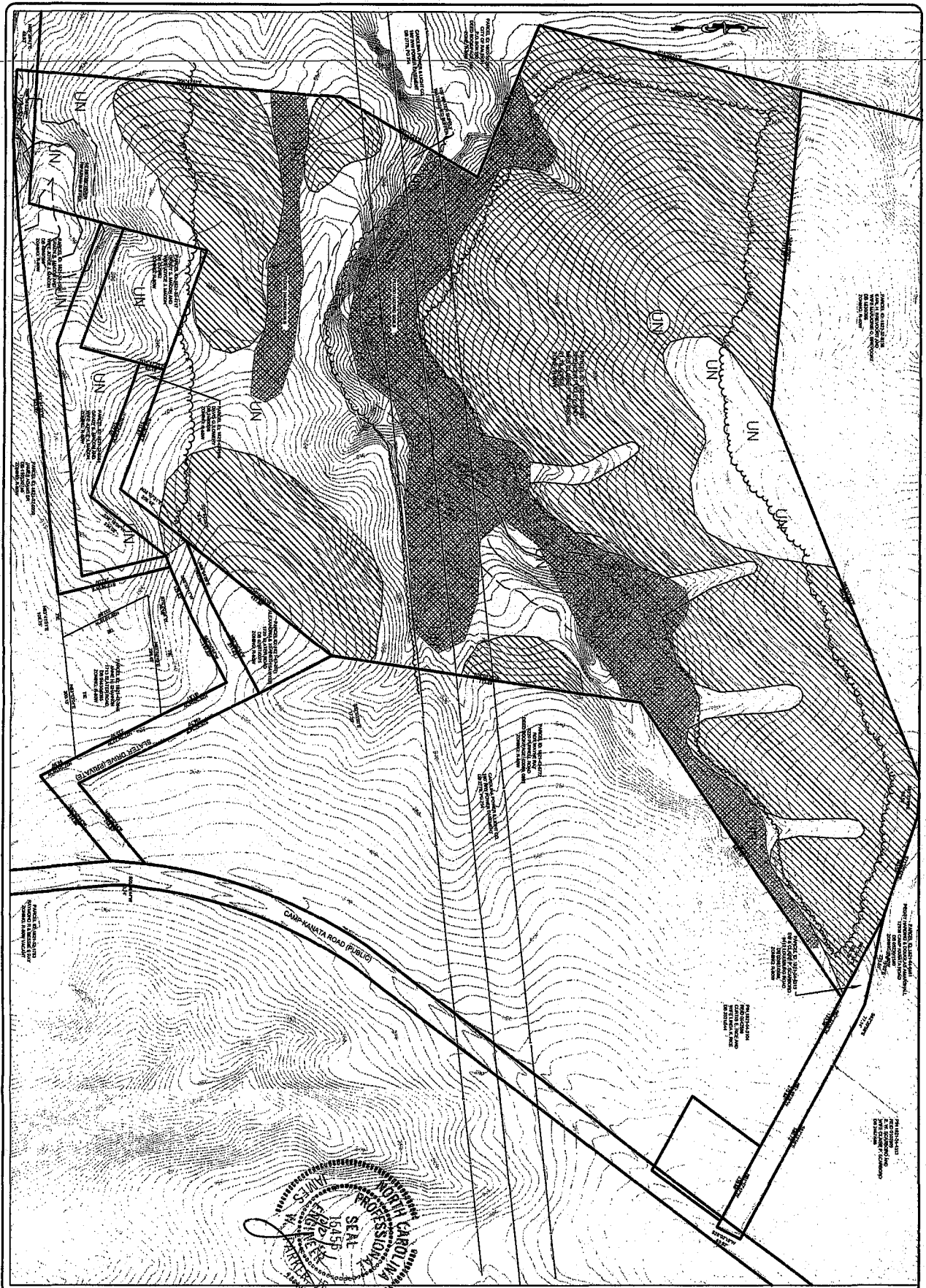
Signature: _____ Date: _____

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: Stephen Baur Date: 10-25-05

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.



DRAWING NO. 690-59 SHEET NO. 2	PROJECT CAMP KANATA ROAD NC HWY 98, NEW LIGHT TOWNSHIP	SUMMIT Consulting Engineers 1000 Corporate Dr., Suite 101 Hillsborough, NC 27279-8551 Voice: (919) 732-3883 Fax: (919) 732-8978 www.summit-engineers.com	PROJECT ENGINEER/PROJECT JWD	COPYRIGHT © 2004 CONSULTING ENGINEERS DRAWING AT 1/4"=1'-0" THIS IS A PRELIMINARY DRAWING AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ENGINEER. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	6 5 4 3 2 1 0
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