



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

Name of Subdivision

LASSITER SUBD.

() 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? _____

Property

Parcel Identification Number: 1778.03-03-9087

Address: 4208 LASSITER ROAD

Location: EAST side of LASSITER ROAD SR 2307, at/between
(north, east, south, west) (street)

QUARRY RD and MITCHELL MILL RD
(street) (street)

Total site area in square feet and acres: 784,864 square feet 18.018 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40 W 18.018 AC

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): AGRICULTURAL

Property Owner

Name: DONNA S. ARTHUR

Address: 508 WILIAMSTON DRIVE

City: WINTERVILLE State: NC Zip Code: 28590

E-mail Address: _____ FAX: _____

Telephone Number: 252-321-8355

Applicant (person to whom all correspondence will be sent)

Name: LASSITER ROAD PARTNERS, LLC

Address: 239 E. OWEN AVE

City: WAKE FOREST State: NC Zip Code: 27587

E-mail Address: MIKE @ CMPPLS.COM FAX: 919-554-1370

Telephone Number: 919-556-3148 Relationship to Owner: DEVELOPER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 18 / 1 PER AC
 Max. # of lots allowable*: 18 Proposed # of lots*: 17
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf
 Average lot area*: 0.955 AC 41,600 FT² 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: N/A acres
 Proposed open space area [by parcel]: N/A acres
 Proposed open space use(s) [by parcel]: N/A
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: _____ sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0.25 acres
 within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ dedication _____ reservation X 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) 41222 Total # of proposed lots 16 Total # of acres 20.32

Calculate both: Estimate of recreation area required: 0.4571 AC
 Estimate of recreation fee required: \$3177

*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: LASSITER RD (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
LASSITER RD	60	20	2	Y			

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)
 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 (_____)
() community system (_____) (X) individual well(s)

Estimated total water demand: _____ gpd

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

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: ROLESVILLE

Miscellaneous

Generalized slope of site: 2-4%

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 _____

() Non-Urban Area/Water Supply Watershed _____

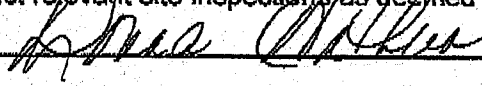
() Non-Urban Area

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)

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).

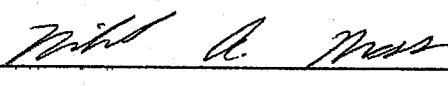
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 11-22-05

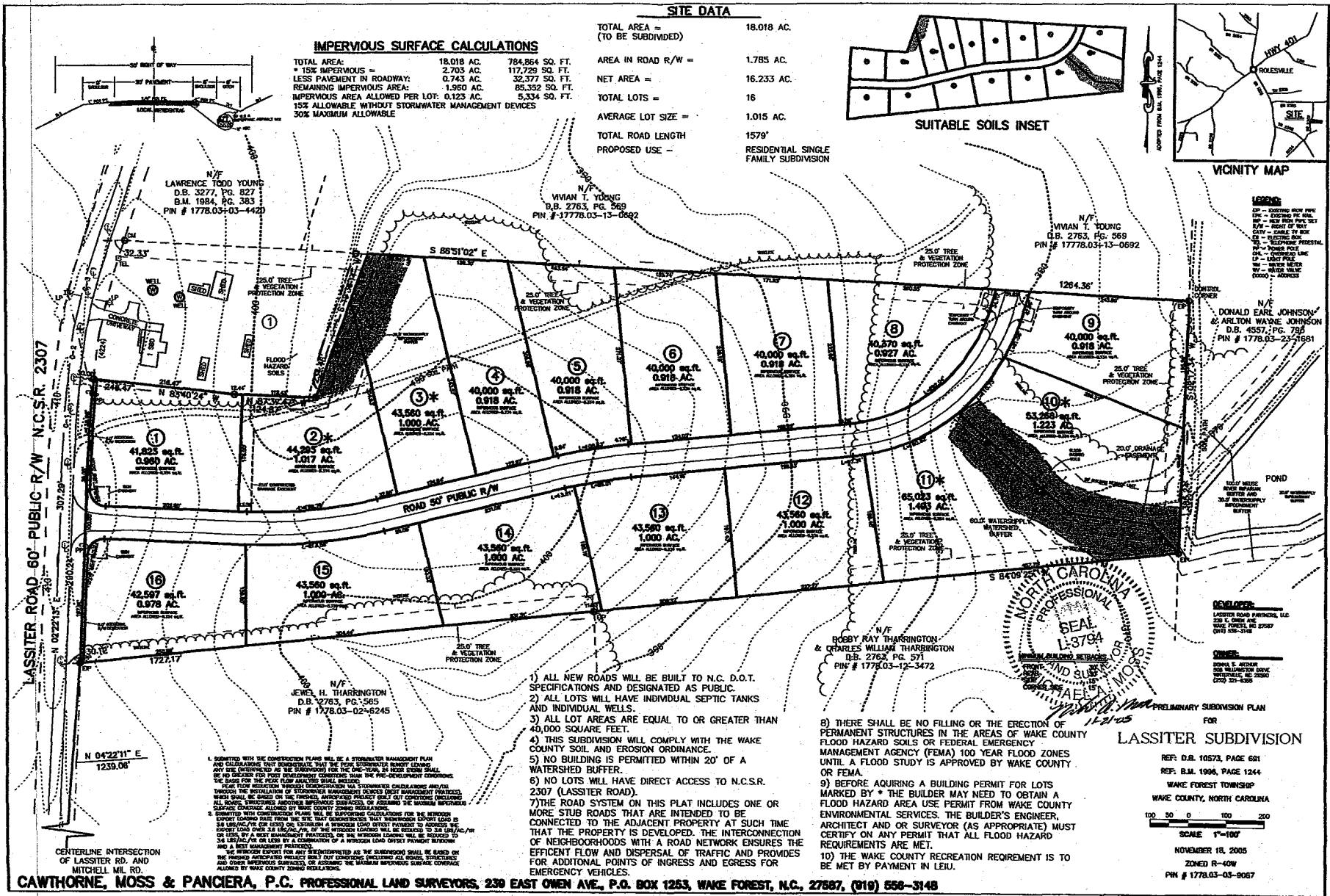
Signature: _____ Date: _____

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: 11-22-05

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.

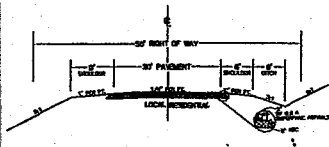
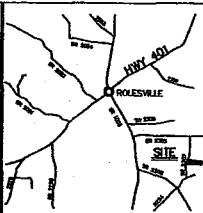
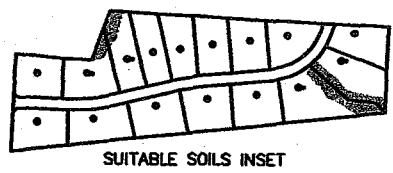


SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	18,018 AC.
AREA IN ROAD R/W =	1.785 AC.
NET AREA =	16,233 AC.
TOTAL LOTS =	16
AVERAGE LOT SIZE =	1,015 AC.
TOTAL ROAD LENGTH	1579'
PROPOSED USE -	RESIDENTIAL SINGLE FAMILY SUBDIVISION

IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA:	18,018 AC.	784,864 SQ. FT.
+ 15% IMPERVIOUS =	2,703 AC.	117,728 SQ. FT.
LESS PAVEMENT IN ROADWAY:	0,743 AC.	32,377 SQ. FT.
REMAINING IMPERVIOUS AREA:	1,960 AC.	85,352 SQ. FT.
IMPERVIOUS AREA ALLOWED PER LOT: 0.123 AC.	5,334 SQ. FT.	
15% ALLOWABLE WITHOUT STORMWATER MANAGEMENT DEVICES		
30% MAXIMUM ALLOWABLE		



N/F
LAWRENCE TODD YOUNG
D.B. 3277, PG. 827
B.M. 1984, PG. 383
PIN # 1778.03-03-4420

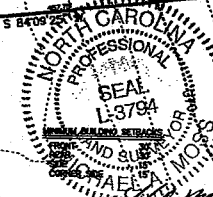
N/F
VIVIAN T. YOUNG
D.B. 2763, PG. 569
PIN # 17778.03-13-0892

N/F
VIVIAN T. YOUNG
D.B. 2763, PG. 569
PIN # 17778.03-13-0892

N/E
DONALD EARL JOHNSON
& ARLTON WAYNE JOHNSON
D.B. 4557, PG. 795
PIN # 1778.03-23-1681

N/F
BOBBY RAY THARRINGTON
& CHARLES WILLIAM THARRINGTON
D.B. 2763, PG. 571
PIN # 1778.03-13-3472

N/F
JEWEL H. THARRINGTON
D.B. 2763, PG. 565
PIN # 1778.03-02-6245



- 1) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 2) ALL LOTS WILL HAVE INDIVIDUAL SEPTIC TANKS AND INDIVIDUAL WELLS.
- 3) ALL LOT AREAS ARE EQUAL TO OR GREATER THAN 40,000 SQUARE FEET.
- 4) THIS SUBDIVISION WILL COMPLY WITH THE WAKE COUNTY SOIL AND EROSION ORDINANCE.
- 5) NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSHED BUFFER.
- 6) NO LOTS WILL HAVE DIRECT ACCESS TO N.C.S.R. 2307 (LASSITER ROAD).
- 7) THE ROAD SYSTEM ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

- 8) THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS 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 OR FEMA.
- 9) BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY * 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 (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- 10) THE WAKE COUNTY RECREATION REQUIREMENT IS TO BE MET BY PAYMENT IN LEIU.

1. SUBMITTED WITH CONSTRUCTION PLANS WILL BE A STORMWATER MANAGEMENT PLAN AND CALCULATIONS THAT DEMONSTRATE THAT THE PLAN SUBMITTER'S PROPOSED LAYOUT AND DEVELOPMENT AS SHOWN ON THE ONE-TWO, OR FIVE FOOT SCALE SHALL BE BASED ON THE FLOOD PROTECTION REQUIREMENTS OF THE PRE-DEVELOPMENT CONDITIONS. THE PLAN SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS THROUGH THE INSTALLATION OF STORMWATER MANAGEMENT DEVICES (BEST MANAGEMENT PRACTICES), WHICH SHALL BE BASED ON THE FEDERAL, STATE AND LOCAL REGULATIONS INCLUDING ALL LOCAL STRUCTURES APPROVED BY WAKE COUNTY OR OTHERWISE THE WAKE COUNTY EMERGENCY SERVICES RELIED BY WAKE COUNTY REGULATIONS.

2. SUBMITTED WITH CONSTRUCTION PLANS WILL BE SUPPORTING CALCULATIONS FOR THE STORMWATER DRAINAGE FROM THE SITE THAT DEMONSTRATE THAT WAKE COUNTY LOAD IS 2.8 LBS/SQ. YR. OR LESS ON TERRAIN WITH A WATERSHED DRAINAGE PER ACRE TO BE ADDED TO THE LOAD FROM THE FLOOD PROTECTION REQUIREMENTS OF THE PRE-DEVELOPMENT CONDITIONS OR LESS, BY A BEST MANAGEMENT PRACTICES OR THE STORMWATER LOAD IS TO BE ADDED TO THE LOAD FROM THE FLOOD PROTECTION REQUIREMENTS OF THE PRE-DEVELOPMENT CONDITIONS AND A BEST MANAGEMENT PRACTICES.

3. THE STORMWATER LOAD FOR ANY DEVELOPMENT AS THE SUBDIVISION SHALL BE BASED ON THE STORMWATER LOAD FOR THE PRE-DEVELOPMENT CONDITIONS AND OTHER WATERSHED SERVICES OR ACTIONS OR MAXIMUM IMPERVIOUS SURFACE COVERAGES ALLOWED BY WAKE COUNTY ZONING REGULATIONS.

LASSITER SUBDIVISION

REF. D.B. 10573, PAGE 681
REF. B.M. 1996, PAGE 1244
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
SCALE 1"=100'
NOVEMBER 18, 2005
ZONED R-40W
PIN # 1778.03-03-9087