



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 Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

HEAVNER TRACT SUBDIVISION

() 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? N/A

Property

Parcel Identification Number: 0750.01-26-4926

Address: 0 E. WILLIAMS STREET

Location: WEST side of DEAD END OF COLBY CHASE DRIVE, at/between
(north, east, south, west) (street)

MEZION STATION DR. and WILLIAMS STREET
(street) (street)

Total site area in square feet and acres: 331,689 square feet 7.61 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

Property Owner

Name: HEAVNER, C.O. HEITZ

Address: POST OFFICE BOX 2346

City: SMITHFIELD State: NC Zip Code: 27577

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: JASON BERTONCINO

Address: 111 MACKENAN DRIVE

City: CARY State: NC Zip Code: 27511

E-mail Address: JBERTONCINO@WITHERSRAVENEL.COM FAX: 467-6008

Telephone Number: 469-3340 Relationship to Owner: AGENT

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 du/ae

Max. # of lots allowable*: 11 Proposed # of lots*: 5

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 42,984 sf

Average lot area*: 66,338[#] sf

Min. allowable lot width*: 30' @ FRONTAGE ft Proposed min. lot width*: 35 ft

* If applicable, show for each zoning district @ FRONTAGE

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]: N/A acres

Proposed impervious surfaces area: 39,500 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.9 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0.82 acres

within floodway: 0 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) 59,422 Total # of proposed lots 5 Total # of acres 7.61

Calculate both: Estimate of recreation area required: 0.14 ac

Estimate of recreation fee required: \$1,115.49

*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: COLBY CHASE DRIVE (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
COLBY CHASE DRIVE	50'	18'	2	Y	12,500	818	66

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

Type of vehicle: LIGHT TRUCK / BUSES (10%) ADT: 7

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

() community system (HEATER UTILITIES - MERION SUBD.) () individual well(s)

Estimated total water demand: 2,000 gpd

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

() community system - specify type(_____) () individual on-site system

Estimated total wastewater discharge: 1,800 gpd

Solid waste collection provided by: PRIVATE SERVICE

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

Fire protection provided by: FAIRVIEW FIRE RESPONSE DISTRICT

Miscellaneous

Generalized slope of site: 3% TO 7%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ENTIRELY WOODED

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 _____

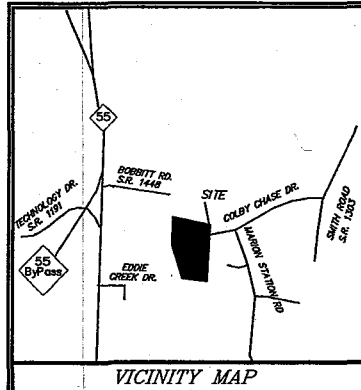
() Long-Range Urban Services Area APEX

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

RESIDENTIAL



VICINITY MAP

GENERAL NOTES:

- BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY SMITH & SMITH SURVEYORS
- TOPOGRAPHICAL INFORMATION TAKEN FROM WAKE COUNTY GIS INFORMATION
- ALL FINAL DESIGN WILL BE COMPLETED ACCORDING TO APPROPRIATE AND CURRENT WETLANDS REGULATIONS AND NEUSE RIVER BARRIER REGULATIONS. BUFFER DISTANCES ARE BASED ON FIELD DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS, PA.
- SIGNAGE SHALL MEET COUNTY REGULATIONS.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS (OR OPEN SPACE) MARKED BY 'B', 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 THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- THERE SHALL BE NO FILING 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 AND/OR FEMA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE WAKE COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCES AND FLOOD HAZARD REGULATIONS.
- LOT LAYOUT BY WITHERS & RAVENEL, INC.
- ███ DENOTES SUITABLE SOILS FOR SEPTIC TANK SYSTEM PER SOIL & ENVIRONMENTAL CONSULTANTS REPORT DATED MARCH 2005 AND LOCATED VIA GPS BY SAEC.
- UTILITY SERVICE FOR THIS PROJECT WILL BE VIA SEPTIC TANKS FOR EACH LOT AND EXTENSION OF AN EXISTING COUNTY WATER SYSTEM
- ROADWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS AND WILL BE MAINTAINED BY NCDOT UPON ACCEPTANCE.
- A FEE-IN LIEU OF LAND DEDICATION SHALL BE MADE TO SATISFY THE DEDICATION REQUIREMENT FOR THIS PROJECT. THE FEE IS CALCULATED AT \$25 * 5 LOTS * \$39,422 LAND TAX VALUE / 2.51 ACRES = \$1,115.46.
- PRIOR TO THE SUBMISSION OF CONSTRUCTION DRAWINGS THE APPLICANT SHALL PROVIDE WRITTEN VERIFICATION OF THE NEUSE RIVER BUFFER LIMITS AS INDICATED BY NCDENR.
- THE ENTIRE SITE EXISTS WITH OLDER GROWTH MIXED STANDS OF HARDWOODS. CARE SHALL BE TAKEN TO MINIMIZE TREE DISTURBANCE DURING CONSTRUCTION ESPECIALLY IN AREAS ADJACENT TO RIPARIAN AND PERIMETER BUFFERS.

OWNER
HEAVNER, C.O. HEIRS
PO BOX 2348
SMITHFIELD, NC 27577

DEVELOPER
DOMINION PROPERTIES, INC.

CO: MARK NORTON
P.O. BOX 12707
RALEIGH, NC 27605
PH: 919-836-9960
FAX: 919-836-1536

ENGINEER/APPLICANT
WITHERS & RAVENEL, INC.

CO: JASON BERTONCINO, PE.
111 McGRANNAN DR.
CARY, NC 27511
PH: 919-469-3310
FAX: 919-469-8008



REQUIRED NOTES:

- A FINAL ZONING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING INSPECTORS.
- NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER YARDS.
- SEPTIC TANKS AND SEPTIC TANK DRAIN LINES ARE PROHIBITED IN REQUIRED BUFFER/PADE STORAGE/RETENTION AND DETENTION FACILITIES, STORAGE TANKS FOR ANY PURPOSE, UTIL SUBSTATIONS, AND BUILDING HOUSING UTILITY COMPANIES OR EQUIPMENT ARE ALSO PROHIBITED IN REQUIRED BUFFER/PADES.

ADJOINER INFORMATION					
#	OWNER	ADDRESSES	ACRES	PIN #	LAND USE
1	HEAVNER, C.O. HEIRS	PO BOX 2348 SMITHFIELD, NC 27577	44.48 AC	078072019	VACANT
2	PATRICIA A. JONES	229 McGRANNAN DR. SMITHFIELD, NC 27577	10.0 AC	076027098	VACANT
3	LOUIS HORTON, JR., ET AL	2801 PHEASANT DR. RALEIGH, NC 27603	10.0 AC	073027477	VACANT
4	MIRION INVESTMENT PROPERTIES LLC	5801 LEASE LANE, APEX, NC 27526	3.85 AC	075027887	VACANT
5	CALEY, PAUL & DANARD	3304 COLBY CHASE DR. APEX, NC 27509	1.19 AC	075027801	SINGLE FAMILY
6	WENTZ FRANK & MARTHA	3305 COLBY CHASE DR. APEX, NC 27509	1.52 AC	075027798	VACANT
7	MIRION INVESTMENT PROPERTIES LLC	5801 LEASE LANE, APEX, NC 27526	0.21 AC	075027726	VACANT
8	HARRIS, ROBERT C & SON	101 E CAMDEN LANE, APEX, NC 27511	1.43 AC	075028754	SINGLE FAMILY
9	WESLEY HARRIS RALEIGH, LLC	1155 PARK WOOD DR. ALPHARETTA, GA 30005	47.78 AC	0750164870	VACANT

HEAVNER TRACT SUBDIVISION

WHITE OAK TOWNSHIP WAKE COUNTY NORTH CAROLINA

EXISTING CONDITIONS MAP

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
113 Henderson Drive, Cary, North Carolina 27511 Tel: 919-469-3310 Fax: 919-469-8008 www.wr-engineers.com

