



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

Name of Subdivision

SUNSET MANOR PHASE II

() 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: 1768529682

Address: _____

Location: NORTH side of FLOWER ROAD, at/between
(north, east, south, west) (street)

ROESVUE ROAD and MITCHELL MILL ROAD
(street) (street)

Total site area in square feet and acres: 207090 square feet 4.754 acres

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

R-30

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): AGRICULTURAL

Property Owner

Name: WATT DEVELOPMENT CO.

Address: 4408 DEER POINTE DRIVE

City: RALEIGH State: NC Zip Code: 27597

E-mail Address: _____ FAX: _____

Telephone Number: 266-3960

Applicant (person to whom all correspondence will be sent)

Name: WILLIAMS-PEACE & ASSOC.

Address: P.O. Box 892

City: REBURN State: NC Zip Code: 27577

E-mail Address: CTP@WPSURVEY.COM FAX: 269-4354

Telephone Number: 249-9605 Relationship to Owner: SURVEYOR

Proposal

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

Max. # of lots allowable*: 4 Proposed # of lots*: 3

Min. allowable lot area*: 3000 sf Proposed min. lot area*: 3000 sf

Average lot area*: 33149 sf

Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 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: _____ acres

Proposed open space area [by parcel]: _____ acres

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

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): _____ acres

within floodway: _____ 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) _____ Total # of proposed lots _____ Total # of acres _____

Calculate both: Estimate of recreation area required: _____

Estimate of recreation fee required: _____

*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: _____

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>PROPOSED ROAD</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 (_____)

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

Estimated total water demand: _____ gpd

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

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

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: _____

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

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

Fire protection provided by: ROSELVILLE

Miscellaneous

Generalized slope of site: 4%

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

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 _____

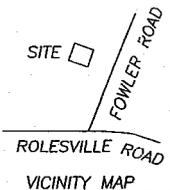
() Long-Range Urban Services Area/Water Supply Watershed _____

() 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):



* Before acquiring a building permit for lots marked by "M" the builder may need to obtain a Flood Hazard Permit from County Zoning Administration. The builder's engineer, architect, or surveyor must certify on any such permit that all flood hazard requirements are met.

There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soil or F.E.M.A. zones until a Flood Study is approved by Wake County or F.E.M.A.

Curve	Radius	Length	Chord	Chord Bear.
C1	275.00'	210.07'	205.00'	S 33°08'41" E
C2	275.00'	117.34'	116.45'	S 00°57'46" W
C3	575.00'	80.52'	80.45'	S 17°11'54" W
C4	575.00'	87.47'	87.43'	S 24°34'17" W
C5	325.00'	136.50'	135.50'	S 15°54'03" W
C6	275.00'	114.62'	113.75'	N 15°59'33" E
C7	625.00'	180.85'	180.41'	N 20°33'35" E
C8	325.00'	315.43'	303.20'	N 14°37'04" W

NOTES

THE RECREATION LAND DEDICATION ORDINANCE WILL BE COMPLIED WITH BY THE DEDICATION OF 1.783 ACRES.

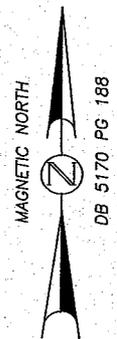
TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS.

ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCE AND FLOOD HAZARD REGULATIONS.

ALL ROADS SHALL BE PUBLIC IN ACCORDANCE WITH THE N.C. DEPARTMENT OF TRANSPORTATION STANDARDS FOR PUBLIC ROADS.

WATER AND SEWER SHALL BE BY INDIVIDUAL WELL AND SEPTIC TANKS, AND APPROVED BY THE WAKE COUNTY HEALTH DEPARTMENT.

FLOOD HAZARD SOILS BY WAKE COUNTY GIS.



SITE DATA

TOTAL ACRES: 4.754 207090 SF

LINEAR FEET OF NEW STREET: 599.07'

NEW STREET ACRES: 0.688 29991 SF

ACRES IN RECREATION AREA: 1.783 77649 SF 38%

ACRES IN LOTS: 2.283

TOTAL LOTS: 3

AVERAGE LOT SIZE: 0.761

MINIMUM LOT SIZE: 0.69 AC.

LEGEND

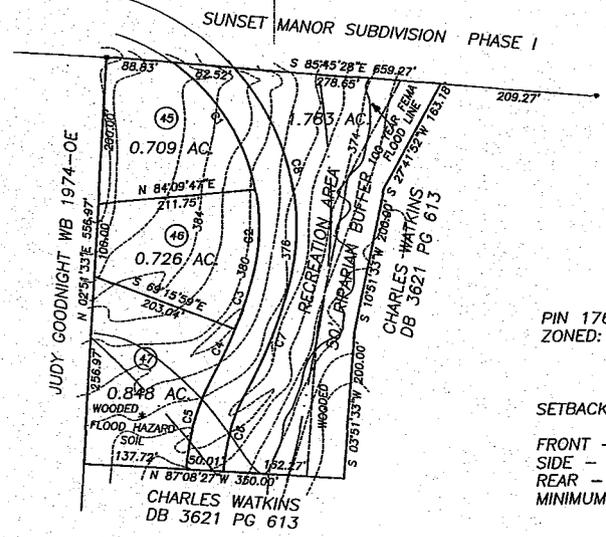
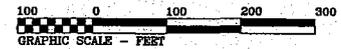
• EXISTING IRON PIPE

FILE: SUNSET MANOR (MAPS)DAB546

SCALE: 1" = 100'

DATE: 01-17-2006

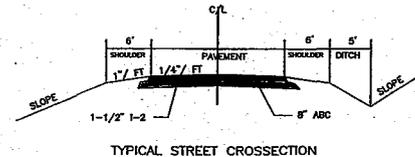
PRELIMINARY SUBDIVISION PLAN
"LOT-BY-LOT"
SUNSET MANOR - PHASE II
OWNER: WATT DEVELOPMENT CORP.
4408 DEER POINTE DRIVE, RALEIGH, N.C.
WAKE FOREST TOWNSHIP
WAKE COUNTY
NORTH CAROLINA



PIN 1768529682
 ZONED: R-30

SETBACKS:

FRONT - 30'
 SIDE - 10'
 REAR - 30'
 MINIMUM LOT WIDTH - 95'



A) Submittal with the Construction Plans will be a Stormwater Management Plan and calculations that demonstrate that the peak stormwater runoff leaving any site (interpreted as the subdivision) for the one year, 24-hour storm shall be no greater for post-development conditions than pre-development conditions. The basis for the peak flow analysis shall include:

Peak flow reduction through demonstration via stormwater calculations and/or through the installation stormwater management devices (best management practices), which shall be based on the finished, anticipated project build out conditions (including all roads, structures, and other impervious surfaces), or assuming the maximum impervious surface coverage allowed by Wake County Zoning Regulations.

B) Submittal with Construction Plans will be supporting calculations for the nitrogen export loading rate from the site that demonstrates that the nitrogen export load is 3.6 lbs./ac./yr. or the nitrogen loading will be reduced to 3.6 lbs./ac./yr. or less, by a Best Management Practice(s), or the nitrogen loading will be reduced to 3.6 lbs./ac./yr. or less, by a combination of a nitrogen load offset payment buy down and a Best Management Practice(s).

The nitrogen export for any site (interpreted as the subdivision) shall be based on the finished anticipated project build out conditions (including all roads, structures and other impervious surfaces), or assuming the maximum impervious surface coverage allowed by Wake County Zoning Regulations.



WILLIAMS - PEARCE & ASSOC., P.A. Professional Land Surveyors P.O. Box 892, Zebulon, N.C. 27597 Phone (919)269-9605