



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

Heritage Point Estates

() 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 0798446674, 0798444369, 0798446368, 0798448366, 0798540385,
Parcel Identification Number: 0798542374, & 0798544238

Address: 8500 Creedmoor Road, (8444), (8440), (8436), (8448), & (8452)

Location: East side of Creedmoor Road, at/between
(north, east, south, west) (street)
Smokerise Court and Creedmoor Road
(street) (street)

Total site area in square feet and acres: 536,564.92 square feet 12.32 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R40 W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Residential, Vacant

Property Owner

Name: See Attached

Address:

City: State: Zip Code:

E-mail Address: FAX:

Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: Sean Gleason (Rivers & Associates, Inc.)

Address: 6131 Falls of Neuse Rd., Suite 300

City: Raleigh State: N.C. Zip Code: 27609

E-mail Address: sgleason@riversandassociates.com FAX: (919) 848-0319

Telephone Number: (919) 848-3347 Relationship to Owner: Engineer

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1 Unit per 1 Acre

Max. # of lots allowable*: 12 Proposed # of lots*: 12
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf
 Average lot area*: 41,382 sf
 Min. allowable lot width*: 110 ft Proposed min. lot width*: 150 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]: 0 acres
 Proposed impervious surfaces area: 80,484.84 SG sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15.0 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 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) \$377,180.00 Total # of proposed lots 12 Total # of acres 12.32

Calculate both: Estimate of recreation area required: 12.32 Acres * 1/35 = 0.352 Acres
 Estimate of recreation fee required: \$377,180 ÷ 12.32 = \$30,615.26 Per Acre or \$10,776.57

*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: Smokerise Court
 with one access point

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
Smokerise Court	60	18	2	Y	2500	41	182

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 (_____)

(X) community system (Heater Utilities) () individual well(s)

Estimated total water demand: 4,320 gpd

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

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

Estimated total wastewater discharge: 4,320 gpd

Solid waste collection provided by: Waste Industry

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

Natural gas service provided by: Public Service

Telephone service provided by: Bell South Underground (X) yes () no

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

Fire protection provided by: Local Volunteer Department

Miscellaneous

Generalized slope of site: 5%

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 _____

(X) Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

The undersigned property owners 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 this application.

Property Owner

Name: Hazel Gill
Address: 1709 Ponder St
City: Raleigh State: NC Zip Code: 27610
Email: _____ Fax: _____
Telephone: 93-44715

Signature: Hazel Gill by attorney fact Date: _____
Signature: [Signature] Date: _____

Property Owner

Name: Howard Cannon
Address: 81711 Ponder St
City: Raleigh State: NC Zip Code: 27610
Email: _____ Fax: _____
Telephone: 231-1545

Signature: Howard Cannon by attorney fact Date: 7-12-06
Signature: [Signature] Date: _____

Property Owner

Name: Henry Sneed
Address: 1320 Kershaw Dr
City: Raleigh State: NC Zip Code: 27609
Email: _____ Fax: _____
Telephone: _____

Signature: [Signature] Date: 7-11-06
Signature: _____ Date: _____

Property Owner

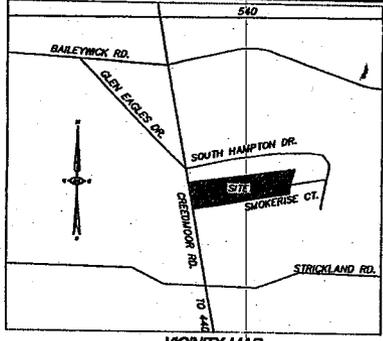
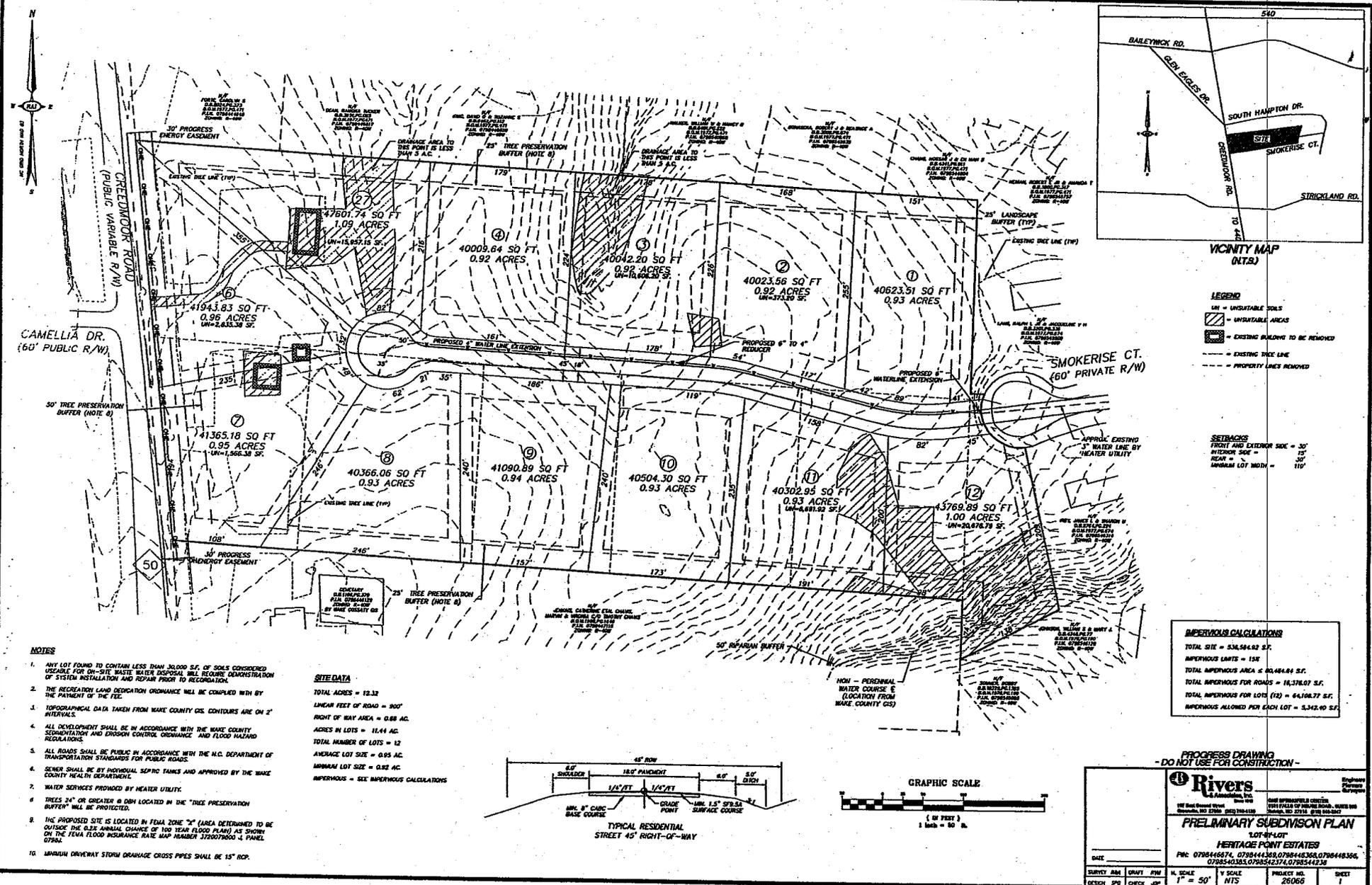
Name: Heritage Point, Inc.
Address: 1320 Kershaw Dr
City: Raleigh State: NC Zip Code: 27610
Email: _____ Fax: _____
Telephone: _____

Signature: [Signature] Date: 7-11-06
Signature: _____ Date: _____

Property Owner

Name: Joseph H. Holt, Jr.
Address: 8500 Creedmoor Rd
City: Raleigh State: NC Zip Code: 27615
Email: _____ Fax: _____
Telephone: 919-846-0450

Signature: [Signature] Date: 07/13/2006
Signature: _____ Date: _____



VICINITY MAP (NTS)

LEGEND
 UN = UNSUITABLE SOILS
 UN = UNSUITABLE AREAS
 [Symbol] = EXISTING BUILDING TO BE REMOVED
 --- = EXISTING TREE LINE
 - - - = PROPERTY LINES REMOVED

SETBACKS
 FRONT AND EXTERIOR SIDE = 30'
 REAR = 25'
 MINIMUM LOT WIDTH = 110'

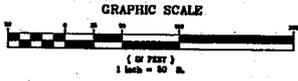
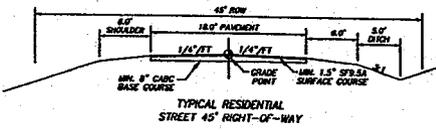
IMPERVIOUS CALCULATIONS

TOTAL SIZE	= 538,584.82 S.F.
IMPERVIOUS LIMITS	= 15%
TOTAL IMPERVIOUS AREA	= 80,444.84 S.F.
TOTAL IMPERVIOUS FOR ROADS	= 16,376.07 S.F.
TOTAL IMPERVIOUS FOR LOTS (12)	= 64,068.77 S.F.
IMPERVIOUS ALLOWED PER EACH LOT	= 5,342.40 S.F.

- NOTES**
- ANY LOT FOUND TO CONTAIN LESS THAN 30,000 S.F. OF SOILS CONSIDERED USABLE FOR ON-SITE WASTE WATER DISPOSAL WILL REQUIRE DEMONSTRATION OF SYSTEM INSTALLATION AND REPAIR PRIOR TO RECORDATION.
 - THE RECREATION LAND DEDICATION ORDINANCE WILL BE COMPLIED WITH BY THE PAYMENT OF THE FEE.
 - TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS. CONTOURS ARE ON 2' INTERVALS.
 - 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.
 - SEWER SHALL BE BY INDIVIDUAL SEPTIC TANKS AND APPROVED BY THE WAKE COUNTY HEALTH DEPARTMENT.
 - WATER SERVICES PROVIDED BY HEATER UTILITY.
 - TREES 24" OR GREATER DBH LOCATED IN THE "TREE PRESERVATION BUFFER" WILL BE PROTECTED.
 - THE PROPOSED SITE IS LOCATED IN FEMA ZONE "2" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF 100 YEAR FLOOD PLAIN) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 372079000 1 PANEL 0792L.
 - MINIMUM DRIVEWAY STORM DRAINAGE CROSS PIPES SHALL BE 15" RCP.

SITE DATA

TOTAL ACRES = 12.32
 LINEAR FEET OF ROAD = 900'
 RIGHT OF WAY AREA = 0.88 AC.
 ACRES IN LOTS = 11.44 AC.
 TOTAL NUMBER OF LOTS = 12
 AVERAGE LOT SIZE = 0.95 AC.
 MINIMUM LOT SIZE = 0.92 AC.
 IMPERVIOUS = SEE IMPERVIOUS CALCULATIONS



PROCESS DRAWING - DO NOT USE FOR CONSTRUCTION -

		ENGINEER Thomas R. Rivers 1000 S. W. 10th St. Fort Lauderdale, FL 33304 (954) 575-1111
PRELIMINARY SUBDIVISION PLAN 127-49 LOT HERITAGE POINT ESTATES		
POC: 079446674, 079441169, 079443363, 079444836, 079445015, 079445237, 079445423		
DATE	SCALE	PROJECT NO.
	1" = 30'	26066
SURVEY AND DESIGN	DRAWN AND CHECKED	DATE