



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$800.00
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) 856-8216 for additional information.

Name of Subdivision

AUSTIN POINTE

() 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? _____

Property

Parcel Identification Number: 0685-45-3965

Address: SAME AUSTIN RD.

Location: EAST side of SR. 2760, at/between
(north, east, south, west) (street) SOUTH OF
SR 2758 and _____
(street) (street)

Total site area in square feet and acres: 714,000 square feet 16.4 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): WOODED AND FALLOW

Property Owner

Name: TONY AND DELORES MASON

Address: 2649 OAKRIDGE RIVER RD.

City: FUQUAY-VARINA State: N.C. Zip Code: 27526

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: STEWART-PROCTOR (HERB PROCTOR)

Address: 319 CHAPANOKA RD. SUITE 106

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: HPR098@AOL.COM FAX: 779-1855

Telephone Number: 779-1855 Relationship to Owner: ENGINEER | SURVEYOR

Proposal

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

Max. # of lots allowable*: 23 Proposed # of lots*: 16

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

Average lot area*: 40,000 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: N/A acres

Proposed open space area [by parcel]: _____ acres

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

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 5384 sf / Lot

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 3.5 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) \$48,000 Total # of proposed lots 16 Total # of acres 16.4

Calculate both: Estimate of recreation area required: _____
Estimate of recreation fee required: \$2,732

*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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>SAME AS IN RD</u>	<u>60</u>	<u>24</u>	<u>2</u>	<u>Y</u>	<u>4,000</u>	<u>1500</u>	<u>80</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)
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Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A 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: PRIVATE

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

Natural gas service provided by: N.C. PUBLIC GAS

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

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

Fire protection provided by: VOLUNTEER

Miscellaneous

Generalized slope of site: GENTLE SLOPE - FRONT TO BACK

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):

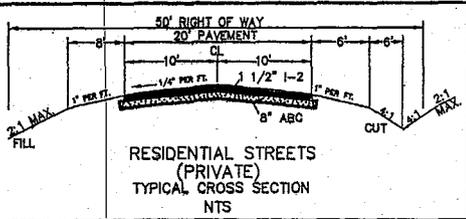
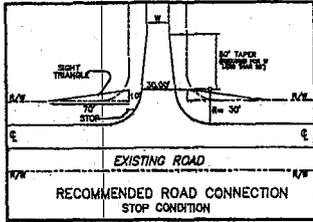
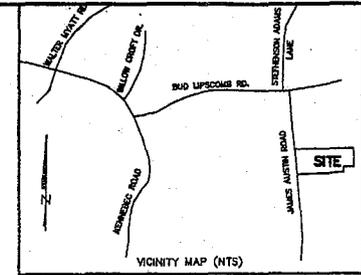
**STORMWATER CONTROL AND MANAGEMENT
IMPERVIOUS CALCULATIONS**

- TOTAL ACREAGE IN SUBDIVISION = 16.4 ACRES
- TOTAL ACREAGE X .15 = 2.46 ACRES
- 2.46 AC. X 53,800 SF/AC. = 131,148 SF
- LINEAR FEET OF STREET X 20 FEET PAVT = 1,300 X 20 = 26,000 SF
- 107,158 SF - 26,000 SF = 81,158 SF
- (DIVIDED BY 16 LOTS) 81,158 / 16 = 5,072 SF
- 5,072 SF IMPERVIOUS ALLOWED FOR EACH LOT

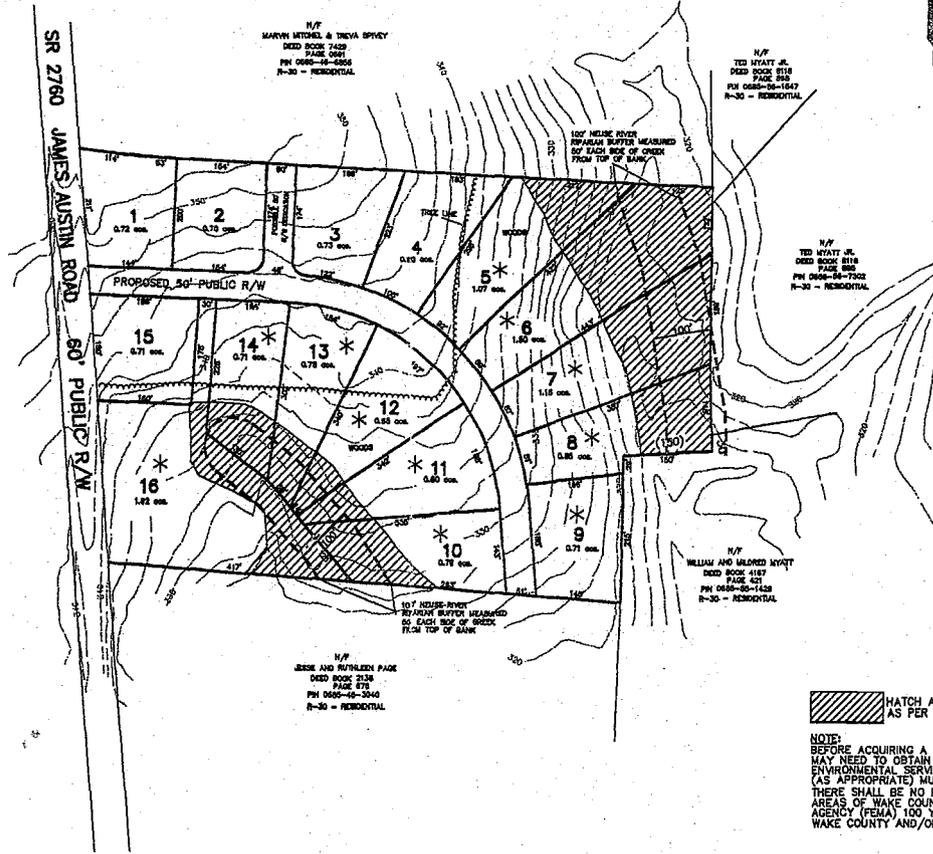
- TE: THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED 15 % IMPERVIOUS SURFACE. IMPERVIOUS COVERAGE WILL BE LIMITED TO 5,072 SF PER LOT.
- TE: 30% COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED FOR THE PORTION.

SITE DATA - TOTAL

- TOTAL TRACT SIZE = 16.4 ACRES
- NO. LOTS = 16
- AVERAGE LOT SIZE = 0.92 ACRES
- LINEAR FEET OF STREET = 1,050
- AREA OF STREETS = 1.2 AC.
- PIN 0885-45-3985

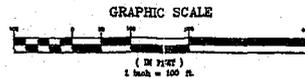


- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
 - STREETS WILL HAVE A 50' R/W.
 - ALL CUL-DE-SACS WILL HAVE A 50' RADIUS.
 - ALL RADI AT STREET INTERSECTIONS ARE 25'
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - WATER SYSTEM WILL CONSIST OF INDIVIDUAL WELLS.
 - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
 - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
 - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
 - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
 - TOPD TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USE EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 - CONTOUR INTERVAL IS 2'
 - DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
 - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
 - NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO SR 2760.
 - RECREATION ORDINANCE TO BE MET VIA FEE IN LIEU.



HATCH AREA DENOTES FLOOD HAZARD SOIL AS PER WAKE COUNTY SOIL SURVEY

NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN *, 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 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 AND/OR F.E.M.A.



**PRELIMINARY PLAT. NOT FOR RECORDATION
SALES OR CONVEYANCES.**

DEVELOPER
MANNING HOMES INC.
299 B GLEN ROAD
GARNER, NC 27529

STEWART-PROCTOR ENGINEERING AND SURVEYING 322 CHAMPAGNE RD. SUITE 100 RALEIGH, NC 27603 TEL. 919 778-1858 FAX 919 778-1861	
DATE	SURVEYED BY
SCALE 1"=100'	DRAWN BY
REVISIONS	

PRELIMINARY PLAN FOR AUSTIN POINTE A LOT BY LOT SUBDIVISION	
JOB	MIDDLE CREEK TOWNSHIP NORTH CAROLINA
DRAW. NO.	OWNER
ZONED R-30	P.L.N.0885-45-3985