

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

Honeycutt 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

Parcel Identification Number: 1709 86 8089 and 1709 95 1451

Address: 0 Honeycutt Road, Raleigh, NC

Location: West side of Honeycutt Road, at/between Brassfield Road and Peakton Drive

Total site area in square feet and acres: 1,951,488 square feet 44.80 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Woodland

Property Owner

Name: Honeycutt Estates, LLC Attn: Russell Ammons

Address: 5508 North Hills Drive

City: Raleigh State: NC Zip Code: 27612

E-mail Address: rammons@nc.rr.com FAX: (919) 787-8117

Telephone Number: (919) 270-2100

Applicant (person to whom all correspondence will be sent)

Name: Russell Ammons

Address: 5508 North Hills Dr.

City: Raleigh State: NC Zip Code: 27612

E-mail Address: rammons@nc.rr.com FAX: (919) 787-8117

Telephone Number: (919) 270-2100 Relationship to Owner: Developer

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

Type of vehicle: Garbage Truck ADT: 1

Type of vehicle: Fuel Truck ADT: 1

Utilities and Services

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

(x) community system (Heater Utilities or Other) () individual well(s)

Estimated total water demand: 13,300 gpd

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

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

Estimated total wastewater discharge: 0 gpd

Solid waste collection provided by: Private Collection

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

Natural gas service provided by: PSNC

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

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

Fire protection provided by: Wake County (Bayleaf Rd.)

Miscellaneous

Generalized slope of site: 4 - 12% slope

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Large pond (lake) just west of site, perinial stream along western boundary

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 _____

() Non-Urban Area/Water Supply Watershed _____

(x) Non-Urban Area

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

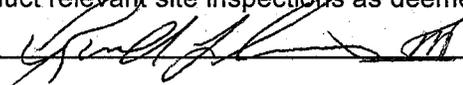
Water supply watershed

Other information (additional relevant information about the site or proposal you wish to note or cite)

The developer proposes to dedicate a 100' wide conservation easement along the western property line.

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).

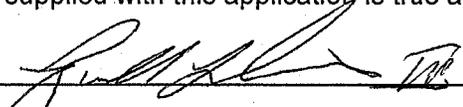
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 8/19/05

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: 8/19/05

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.



N.G.S. "HOLLIDAY"
North Carolina State Plane Coordinates
NAD=799,204.17
EAD=2,104,127.21

LEGEND

- EXISTING RIVER PIPE
- NEW PIPE 24"
- CONCRETE MANHOLE
- WATER MAIN
- SLOPE MARKER
- CATCH BASIN
- ADDRESSING LOT LINES
- SEWER EASEMENT
- FENCE
- POWER POLE
- OVERHEAD WIRE

LINE TABLE

LINE	LENGTH	BEARING
L1	86.83	N86°55'11"E
L2	120.73	N85°57'44"E
L3	38.24	N86°51'17"E
L4	36.68	S02°57'21"E
L5	18.15	S85°41'22"W
L6	61.67	S85°33'46"W

- ADJACENTS**
- A-STEVEN L. FROST
0.92 AC.
R-40W
D.B. 8408 PG. 1862
BM 1997 PG. 204
PIN 1709.02-86-9581
 - B-JACK KEVIN COLBY
0.92 AC.
R-40W
D.B. 8384 PG. 313
BM 1997 PG. 204
PIN 1719.01-06-1832
 - C-GEORGE H. SUDATH
0.92 AC.
R-40W
D.B. 8146 PG. 991
BM 1997 PG. 204
PIN 1719.01-06-2306
 - D-GEORGE M. MCINTYRE
0.92 AC.
R-40W
D.B. 7702 PG. 35
BM 1997 PG. 204
PIN 1719.01-06-2106
 - E-H. RICHARD EMERICK
0.92 AC.
R-40W
D.B. 8375 PG. 2045
BM 1997 PG. 204
PIN 1719.01-05-2923
 - F-JIMMIE FENNEL
0.92 AC.
R-40W
D.B. 8996 PG. 1947
BM 1997 PG. 204
PIN 1719.01-03-2712
 - G-CHOLAN A. & RAZIEN PIROZBAZ
0.99 AC.
R-40W
D.B. 10926 PG. 835
BM 1997 PG. 204
PIN 1719.01-06-3504
 - H-BAILEY SEARE & JAMIE P. CLINTON
0.92 AC.
R-40W
D.B. 4822 PG. 377
BM 1997 PG. 204
PIN 1719.01-08-0238

HONEYCUTT RIDGE SUBDIVISION
BM 1997 PG. 204

OWNER/DEVELOPER:
HONEYCUTT ESTATES, LLC.
5508 NORTH HILLS DRIVE
RALEIGH, N.C. 27612
(919) 270-2100
(919) 787-3117

REFERENCES:
D.B. 8002 PG. 187
D.B. 8215 PG. 184
D.B. 8216 PG. 184
D.B. 8217 PG. 184
ALL OTHER REFERENCES SHOWN

BUILDING SETBACKS:
SIDE 15'
FRONT 25'
CORNER SIDE 30'
METEOROLOGICAL WATER SHED BUFFER SETBACK
NO BUFFER 30'
150' BUFFER 20'
200' BUFFER 0'
MIN. LOT SIZE 42,000 SQ. FT.
P.L. 1709.02-808, 1709.03-1451

NOTES:
1. METEOROLOGICAL WATER SHED FROM WAKE CO. G.L.S.
2. FLOOD SAFETY COMMUNITY BASED SYSTEM
3. EXISTING LAND USE, MOORLAND
4. TYPICAL 2" OF TOPSOIL (INCLUDING WELL LOT)
5. ELEVANCE OF SURFACE SHALL BE 2.1'
6. LINEAR FEET IN STREETS 3.05' (1)
7. ALL WORK SHALL BE IN ACCORDANCE WITH WAKE COUNTY ENVIRONMENTAL CONSULTING
8. ALL INTERIOR SETBACKS TO BE 10' & 5' PAVED BY A SLOPE
9. ALL EXTERIOR SETBACKS TO BE 10' & 5' PAVED BY A SLOPE
10. MANAGEMENT PLAN AND CONSTRUCTION PLAN SHALL BE SUBMITTED TO THE
FOR THE TWO YEAR 24 HOUR STORM SHALL BE NO GREATER FOR
POST-DEVELOPMENT CONDITIONS THAN PRE-DEVELOPMENT CONDITIONS.
THE BASIS FOR PEAK FLOW ANALYSIS SHALL INCLUDE:
PEAK FLOW REDUCTION THROUGH DEMONSTRATION VIA STORMWATER
BEST MANAGEMENT PRACTICES (BMP) WHICH SHALL BE BASED ON THE PROVIDED
DESIGNED PROJECT PERIOD FOR EXISTING CONDITIONS (EXISTING
STRUCTURES & OTHER IMPROVEMENTS) OR AS APPLICABLE COUNTY ZONING
REGULATIONS.

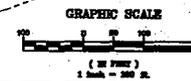
11. CONFORMANCE WITH CONSTRUCTION PLANS WILL BE GOVERNING. CALCULATIONS
FOR THE INTERIOR EXISTING LOADS FROM THE SITE SHALL BE BASED ON THE PROVIDED
DESIGNED PROJECT PERIOD FOR EXISTING CONDITIONS (EXISTING
STRUCTURES & OTHER IMPROVEMENTS) OR AS APPLICABLE COUNTY ZONING
REGULATIONS.

12. METEOROLOGICAL WATER SHED FROM ANY SITE (INTERFERED AS THE SUBDIVISION) SHALL BE BASED ON
THE PROVIDED APPROVED PROJECT PERIOD FOR EXISTING CONDITIONS (EXISTING
STRUCTURES & OTHER IMPROVEMENTS) OR AS APPLICABLE COUNTY ZONING
REGULATIONS.

13. ALL WORK SHALL BE IN ACCORDANCE WITH WAKE COUNTY ENVIRONMENTAL CONSULTING
14. ALL EXTERIOR SETBACKS TO BE 10' & 5' PAVED BY A SLOPE
15. ALL INTERIOR SETBACKS TO BE 10' & 5' PAVED BY A SLOPE
16. ALL EXTERIOR SETBACKS TO BE 10' & 5' PAVED BY A SLOPE
17. OPEN SPACE SHALL BE USED FOR PASSIVE RECREATION AND STORMWATER MANAGEMENT.

STORMWATER MANAGEMENT INTENT *
IMPERVIOUS SURFACE COVERAGE 12,829 SQ. FT./LOT
WELL LOT AND ENTRANCE IMPERVIOUS: 9,500 SQ. FT.
STORM WATER DETENTION FOR 2 - YEAR STORM
PROVIDED BY DRY DETENTION BASIN WITH 48 HOUR
DRAW DOWN.
* FINAL VALVES SHALL BE APPROVED WITH
CONSTRUCTION PLANS

NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED "M", THE BUILDER
MAY NEED TO OBTAIN A FLOOD HAZARD AREA FROM WAKE COUNTY
ENVIRONMENTAL SERVICES, THE BUILDERS ENGINEER, ARCHITECT, AND/OR
SURVEYOR (AS APPROVED) MUST OBTAIN THE ALL FLOOD HAZARD
REQUIREMENTS ARE MET, THERE SHALL BE NO FILLING OR THE DIRECTION
OF FILLING IS APPROVED BY THE WAKE COUNTY FLOOD HAZARD
SOLS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD
ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.



D&P DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS
 CARY, N.C. • (919) 487-9872
 PRELIMINARY SUBDIVISION PLAN
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