



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	5-83-049
Fee	\$800.00
Am't 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 Mail, Downtown Raleigh
 Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

MAGGIE RUN S/D PHASE 4

() 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: A PORTION OF 647.02-95-2983

Address: 5605 SPENCE FARM RD

Location: SOUTH side of SPENCE FARM ROAD, at between

(north, east, south, west)

(street)

PINEY GROVE-WILSON RD and OLD POWELL RD.

(street)

(street)

Total site area in square feet and acres: _____ square feet 16.966 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: N/A

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): FARM LAND

Property Owner

Name: SMITHEY & LOUISE TURNER

Address: 5737 SPENCE FARM RD

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: N/A FAX: N/A

Telephone Number: 552-2354

Applicant (person to whom all correspondence will be sent)

Name: WAYNE MAULDIN

Address: P.O. Box 444

City: FURQUAY - VARINA State: NC Zip Code: 27526

E-mail Address: MWSURVEY@EARTHLINK.NET FAX: 552-1466

Telephone Number: 552-9326 Relationship to Owner: SURVEYOR

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): N/A
 Max. # of lots allowable*: N/A Proposed # of lots*: 19
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,005 sf
 Average lot area*: 34,493 sf
 Min. allowable lot width*: 95 ft Proposed min. lot width*: 109 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]: N/A acres
 Proposed impervious surfaces area: 36,309 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 4.904 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): N/A acres
 within floodway: N/A 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) 123,952.87 Total # of proposed lots 19 Total # of acres 16.996

Calculate both: Estimate of recreation area required: 0.54 ACRES
 Estimate of recreation fee required: \$ 3963.05

*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
MAGGIE RUN LAN	50	20	2	Y			
SPEAKE FARM RD	60	20	2	Y			

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: NONE ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

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

Estimated total water demand: N/A gpd

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

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

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: ABC SANITATION

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: TOFU

Miscellaneous

Generalized slope of site: GRADUAL SLOPING TO NORTH LESS THAN 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 N/A

() Short-Range Urban Services Area TOFU

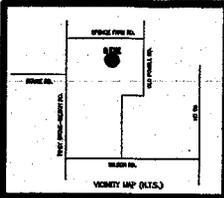
() Long-Range Urban Services Area/Water Supply Watershed N/A

() Long-Range Urban Services Area N/A

() Non-Urban Area/Water Supply Watershed N/A

() Non-Urban Area

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

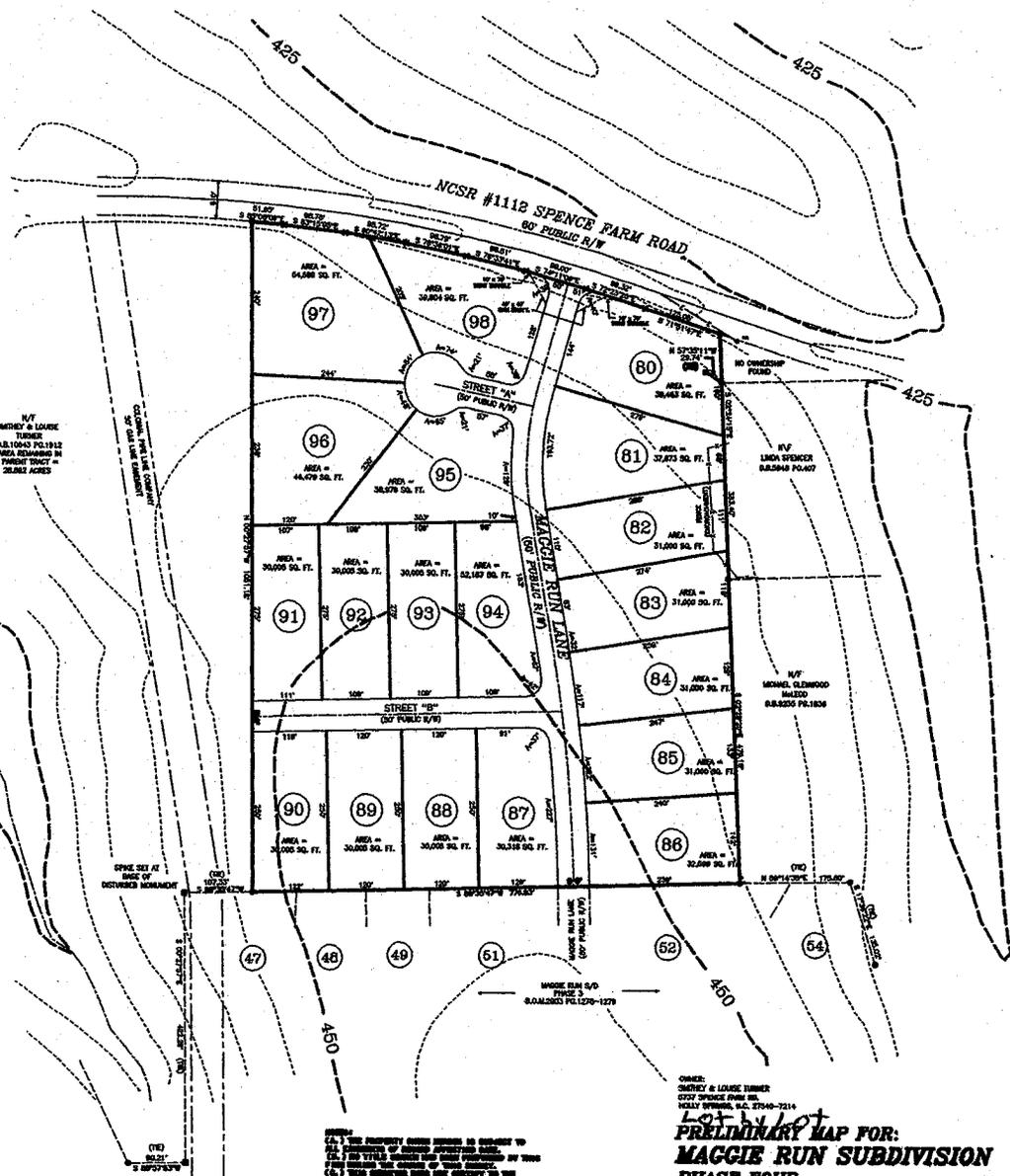


IMPERVIOUS CALCULATIONS
 TOTAL AREA = 240,239 SQ. FT.
 TOTAL SQ. FT. OF IMPROVED SURFACE = 36,200 SQ. FT.
 36,200 / 240,239 = 0.1507
 1.00 - 0.1507 = 0.8493 PERCENT ALLOWABLE IMPROVED SURFACE COVERAGE
 240,239 X 0.8493 = 204,039 SQ. FT. ALLOWABLE IMPROVED SURFACE AREA
 240,239 - 204,039 = 36,200 SQ. FT. ALLOWABLE IMPROVED AREA PER LOT



State of North Carolina, Wake County
 I, _____, County Clerk, do hereby certify that this map was filed for record on this date in accordance with the provisions of Chapter 160A, North Carolina General Statutes, and that the same is a true and correct copy of the original map as filed with me.

**PRELIMINARY MAP
 NOT FOR RECORDATION
 CONCESSIONS, OR SALES**



- REFERENCES:**
 S.W.10443 PG.1913-1914
 S.W.12500 PG.427
- NOTES:**
 1) DIMENSIONAL INFORMATION TAKEN FROM WAKE CO. GIS.
 2) UNDER SURFACE IMPROVEMENTS WILL BE PROVIDED BY THE DEVELOPER.
 3) SEWER SERVICE: INDIVIDUAL SEPTIC SYSTEMS.
 4) DISTRICT LIND USE FARM LAND.
 5) TOTAL ACRES: 5.4999 ACRES.
 6) TOTAL SQ. FT. OF LOTS: 240,239.
 7) AVERAGE LOT SIZE: 24,443 SQ. FT.
 8) MINIMUM LOT IN STRIP: 10,000 SQ. FT.
 9) ALL WAKE CO. GROWTH CONTROL REGULATIONS WILL BE COMPLIED WITH.
 10) UNDERGROUND SOLID WASTE DISPOSAL SUPPLIED BY SOIL & CONSTRUCTION CONSULTANTS, P.A.
 11) ALL NEIGHBOR STREETS TO BE 50' PUBLIC R/W.
 12) LOTS 11, 12 & 13 TO HAVE NO DIRECT ACCESS TO SPENCE FARM RD.
 13) IMPROVED ALLOWABLE IMPROVED SURFACE COVERAGE ALLOWED TO SOIL WITH CONSUMER MANAGEMENT PRACTICES APPROVED BY WAKE CO.
- BUILDING SETBACKS:**
 FRONT: 30'
 SIDE: 10'
 CORNER: 50% OF SIDE SETBACK
 MIN. LOT SIZE: 20,000 SQ. FT.

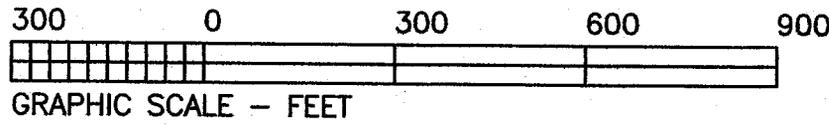
NOTES:
 1) THE PROPERTY SHOWN HEREIN IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AND THE TERMS AND CONDITIONS OF THE SUBDIVISION MAP AS AMENDED BY THE CITY OF WAKE COUNTY, NORTH CAROLINA.
 2) THIS MAP IS NOT TO BE USED AS A BASIS FOR THE DETERMINATION OF THE EXACT BOUNDARIES OF ANY LOT OR THE EXACT AREA OF ANY LOT OR THE EXACT AREA OF ANY LOT.

OWNER:
 SMITH & LAURE TUNER
 CITY SPENCE FARM RD.
 HOLLY SPRING, N.C. 27540-7214
Lot 80-98
PRELIMINARY MAP FOR:
MAGGIE RUN SUBDIVISION
PHASE FOUR

HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
 SCALE 1" = 300' JUNE 01, 2004

PREPARED BY: MICHAEL B. SPENCER, P.E.
 P.L.L.C. 1000 W. WAKE COUNTY, N.C. 27515
 919-486-0000

THE SHOWN HEREIN WAS FILED WITH THE CITY OF WAKE COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND HAS BEEN SO INTERPRETED BY THE ENGINEER.



Legend:
 [Symbol] Building Footprint
 [Symbol] Street Right-of-Way
 [Symbol] Existing Subdivision Boundaries
 [Symbol] Boundary of Existing Subdivision
 [Symbol] Boundary of Existing Subdivision
 [Symbol] Boundary of Existing Subdivision

ALL DIMENSIONS GIVEN ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
 S.W.10443 PG.1913-1914
 S.W.12500 PG.427