



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

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.

File # 5-40-04  
Fee \$800.00  
Amt Paid 800.00  
Check # 4182  
Rec'd Date 9/28/04  
Rec'd By Am

### Name of Subdivision

Turner's Grove

( ) 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: 1618-26-3175

Address: \_\_\_\_\_

Location: South side of SR 1010 (Ten Ten Road), at/between  
(north, east, south, west) (street)  
SR 2731 and SR 2730  
(street) (street)

Total site area in square feet and acres: \_\_\_\_\_ square feet 37.618 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): Agricultural & Wooded

### Property Owner

Name: T. H. Turner Farms, Inc. c/o Linwood C. Thornton, II

Address: 8825 N.C. 27 East

City: Benson State: NC Zip Code: 27504

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 919-868-6868 (Mobile)

### Applicant (person to whom all correspondence will be sent)

Name: Byrd Surveying, P.A. Attn: Linwood E. Byrd

Address: 112 E. Johnston St.

City: Smithfield State: NC Zip Code: 27577

E-mail Address: byrdsurveying@@arthlink.net FAX: 919-989-9301

Telephone Number: 919-989-9300 Relationship to Owner: Surveyor for owner

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): Proposed Lot-by-Lot Subdivision  
 Max. # of lots allowable\*: N/A Proposed # of lots\*: 30  
 Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,000 sf  
 Average lot area\*: 1.16 Ac. 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]: 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: 245,796 sf  
 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): 3.75+ acres  
 within floodway: 4.41+ acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

         dedication          reservation          X fee

The amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) \$336,667 Total # of proposed lots 30 Total # of acres 37.618

Calculate both: Estimate of recreation area required: 0.86 Ac.  
 Estimate of recreation fee required: \$7671.11

\*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: SR 1010 (Ten Ten Road)

| 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) <sup>2</sup> | Est. traffic generated (ADT) <sup>3</sup> |
|---|-------------------------|---------------------|--------------|-----------------|-------------------------|-----------------------------------|---|
| SR 1010                                   | 60'                     | 20'                 | 2            | Y               |                         |                                   | 180                                       |
| NCDOT SAYS TO USE 6 TRIPS PER LOT PER DAY |                         |                     |              |                 |                         |                                   |   |
| 6 x 30 = 180 ADT                          |                         |                     |              |                 |                         |                                   |   |
|   |                         |                     |              |                 |                         |                                   |   |

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> 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: Unknown ADT: Unknown

Type of vehicle: Unknown ADT: Unknown

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
(X) community system (Heater Utilities (Proposed)) ( ) 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: N/A gpd

Solid waste collection provided by: Republic Waste Co.

Electrical service provided by: CP&L Underground ( ) yes ( ) no

Natural gas service provided by: Not Available

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

Cable television service provided by: N/A Underground ( ) yes ( ) no

Fire protection provided by: St. Mary's Fire District

**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 \_\_\_\_\_

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



