

5-23-04

\$ 800.00

1026

5-25-04



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No.

(Rev. #)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

DUNCAN RIDGE S/D

() 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: 0647.03-01-6216

Address: 6300 DUNCAN-COOK RD

Location: NORTH side of DUNCAN COOK RD, at/between
(north, east, south, west) (street)

BUCKHORN-DUNCAN RD and PINEY GROVE WILSON RD
(street) (street)

Total site area: 98.931 ACRES sf

Zoning District(s) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: ~~##~~ See attached Exhibit A

Present land use(s): VACANT

Property Owner

Name: MARTIN MARIEFFA MATERIALS, INC

Address: 2700 WYCLIFF RD / SUITE 104

City: RALEIGH State: NC Zip Code: 27607-3062

E-mail Address: _____ FAX: _____

Telephone Number: 787-9504

Applicant (person to whom all correspondence will be sent)

Name: MAULDIN-WATKINS SURVEYING, P.A.

Address: P.O. Box 444

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

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

Telephone Number: 552-9326 Relationship to Owner: SURVEYOR

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.45
 Max. no. of lots*: 145 Proposed no. of lots*: 77 + 3 well LOTS
 Min. lot area*: 30,000 sf Proposed min. lot area*: 48,712 sf
 Average lot area*: N/A sf
 Min. lot width*: N/A ft Proposed min. lot width*: N/A 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: 145,676 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 3.380 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 8.1 ± acres
 w/in floodway: _____ acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ Dedication _____ Reservation Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) 399,623 Total Number of Proposed Lots 77
 Total Number of Acres 98.931 Estimate Recreation Area Req. 8,886.70 (or fee)

*(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 no. 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)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
DUNCANS RIDGE LN	50	20	2	Y			
DUNCANS CREEK CT.	"	"	"	"			
ALIRIN LANE	"	"	"	"			
LAURACA LANE	"	"	"	"			
LISERIN WOODS LN	"	"	"	"			

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

Est. 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 (_____)

() community system (HEATED UTILITIES) () individual well(s)

Est. total water demand: _____ gpd

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

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

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: _____

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: N/A Underground () yes () no

Fire protection provided by: HOLLY SPRINGS

Miscellaneous:

Generalized slope of site _____

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

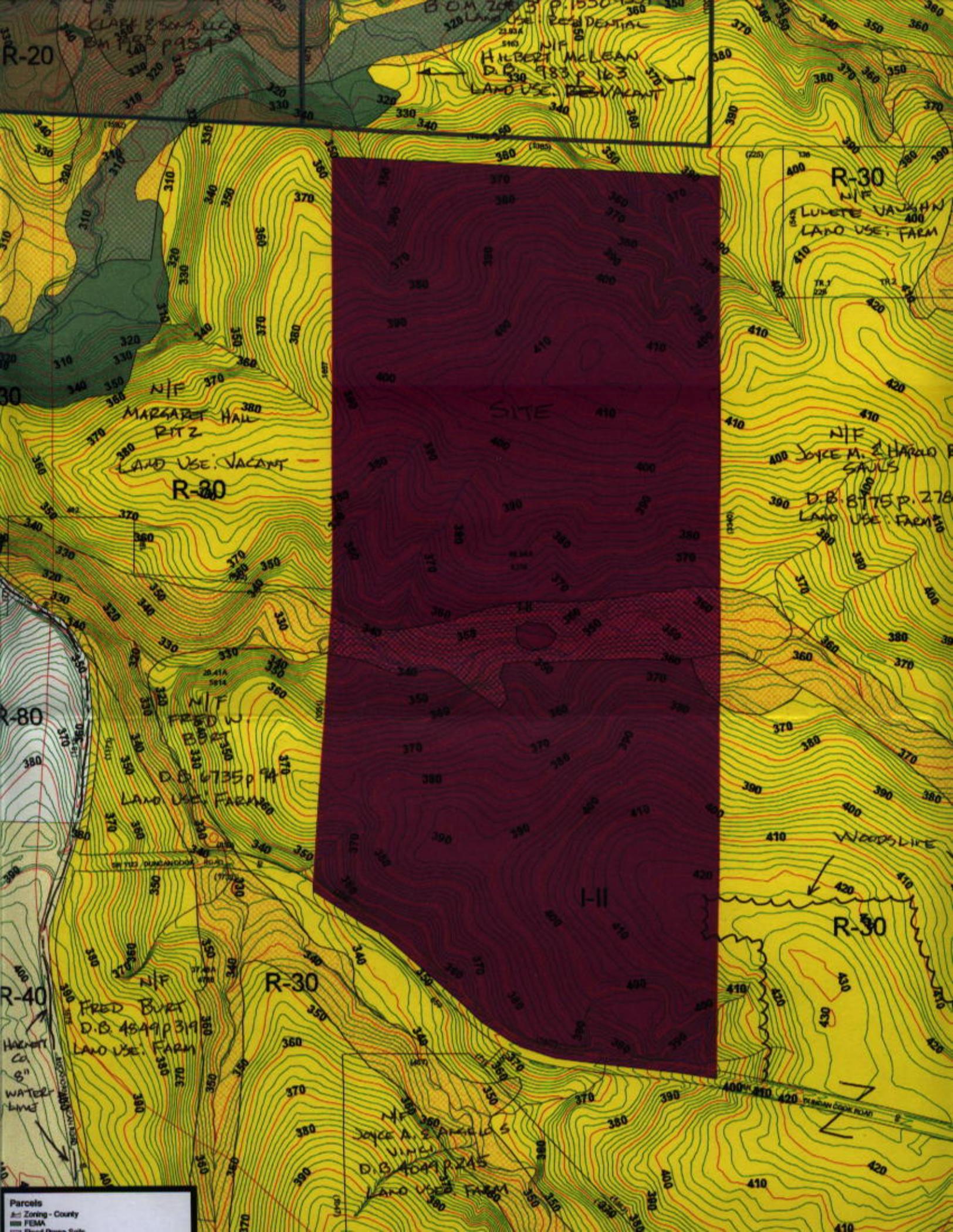
Signature: REIS, LLC Date: _____

Signature: By: [Signature] TIL Manager Date: 5.25.04

Signature: Martin Marietta Materials, Inc. By: [Signature] Date: 5.25.04

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: J. Wayne Mauldin Date: 05-24-04



Parcels
Zoning - County
FEMA
FEMA Flood Zone

...the, State County
 ...that 1975 map was drawn under
 ...under the authority of the Department of
 ...the Department of the Interior and
 ...the Department of the Interior and
 ...the Department of the Interior and

N/T
 HERBERT MULLER HEERS
 C/O MALCOLM MULLER
 D.B.963 PG.163

N/T
 JEWELL B. STEPHENS

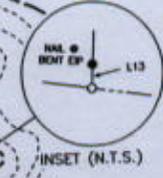
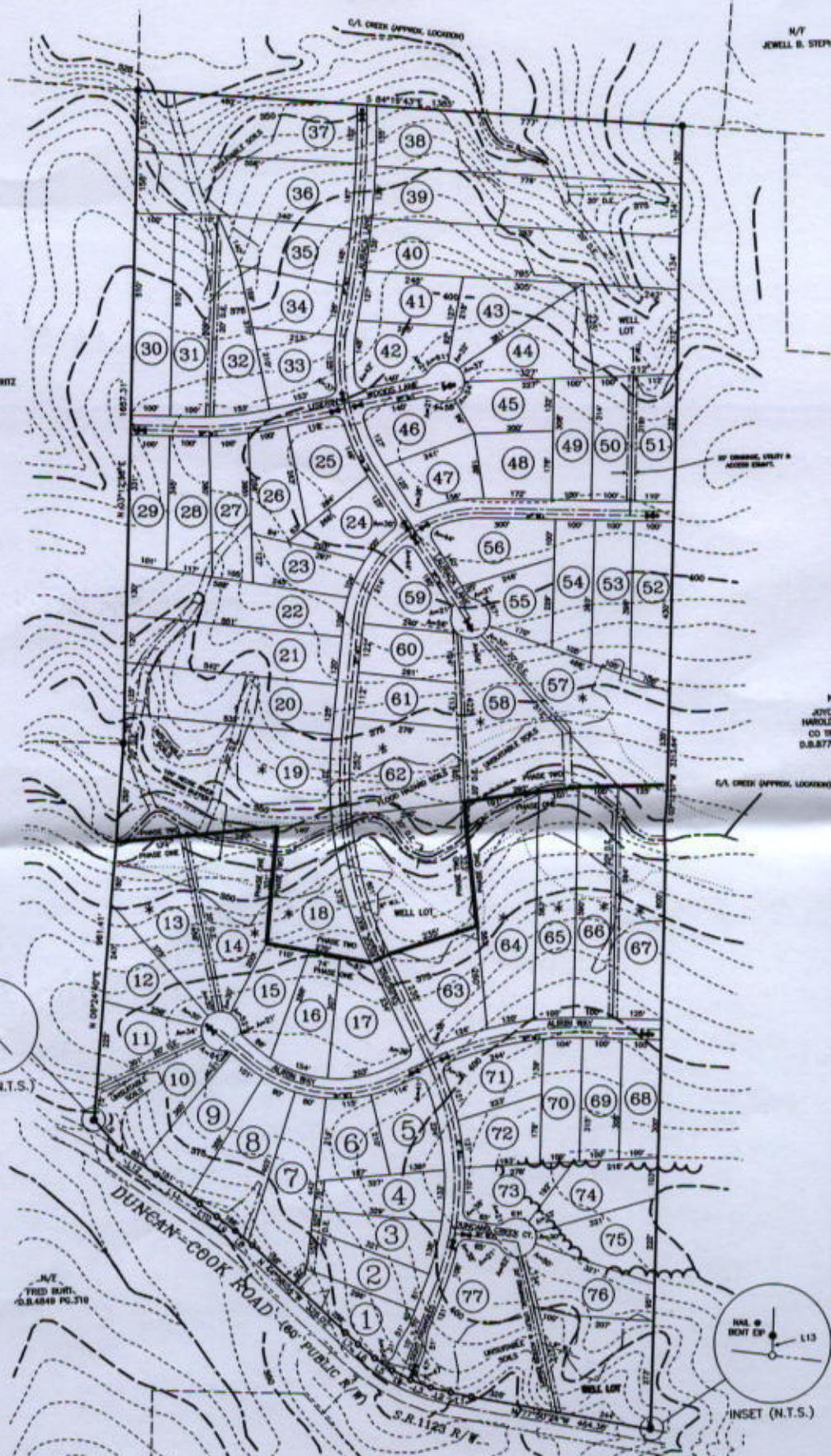
...CALCULATIONS
 ...400 SQ. FT.
 ...PROPOSED PAVEMENT = 145,878 SQ. FT.
 ...C = 3.2825
 ...PERCENT ALLOWABLE IMPERVIOUS SURFACE COVERAGE
 ...= 500,756 SQ. FT. ALLOWABLE
 ...LOT(S) = 6,563 SQ. FT. ALLOWABLE IMPERVIOUS AREA PER LOT

**PRELIMINARY MAP
 FOR RECORDATION
 EASEMENTS, OR SALES**

N/T
 MARGARET HALL RITZ

N/T
 FRED W. BURR
 D.B.8730 PG.84

N/T
 JOYCE M. A.
 HAROLD P. SAULS
 CO TRUSTEES
 D.B.8775 PG.2786



...REFERENCES:
 ...D.B.3875 PG.842
 ...D.B.5890 PG.258
 ...BY MAP ENTITLED "SURVEY FOR MARTIN-MARETTA CORPORATION"
 ...DATED OCTOBER 23, 1969 BY CARTWRIGHT & ASSOCIATES,
 ...REGISTERED LAND SURVEYORS.
 ...ALL OTHER REFERENCES SHOWN

...NOTES:
 ...TOPOGRAPHY INFORMATION DERIVED FROM WAKE CO. G.I.S.
 ...WATER SUPPLY: PRIVATE WATER SYSTEM.
 ...SEWER SERVICE: INDIVIDUAL SEPTIC SYSTEMS.
 ...EXISTING LAND USE: WOODLAND
 ...TOTAL ACRES: 36.531 ACRES
 ...TOTAL NUMBER OF LOTS: 77 + 3 WELL LOTS
 ...INTRALOT LOT SIZE: 48,712 SQ. FT.
 ...LINEAR FEET BY STREET(S): 4514.90 L.F.
 ...ALL WAKE CO. EROSION CONTROL REGULATIONS WILL BE
 ...COMPLIED WITH.
 ...USABLE SCALE INFORMATION SUPPLIED BY SOL &
 ...ENVIRONMENTAL CONSULTANTS, P.A.
 ...ALL INTERIOR STREETS TO BE 50' PUBLIC R/W.
 ...ALL LOTS TO BE 10' WIDE.

N/T
 JOYCE M. A.
 HAROLD P. SAULS
 CO TRUSTEES
 D.B.8775 PG.2786