



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # 57505
 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) 856-6216 for additional information.

Name of Subdivision

WOODS PLANTATION SUBDIVISION

() 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: 2706.02 88 0309

Address: 2412 SHEPARD SCHOOL RD. ZEBULON NC 27597-7931

Location: EAST side of SR 2406 (SHEPARD SCHOOL RD) between (north, east, south, west) (street)

SR 2339, ROSBURG RD and SR 2337, PIPPIN RD. (street) (street)

Total site area in square feet and acres: 1,935,264 square feet 44.43 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

R-30, 44.4 AC.

Conditions of any Conditional Use Zoning Districts: N.A.

Present land use(s): 1 RESIDENCE & AGRICULTURAL FARMING

Property Owner

Name: WOOD, ELWYN D. & MARY R.

Address: 2412 SHEPARD SCHOOL RD.

City: ZEBULON State: NC Zip Code: 27597-7931

E-mail Address: _____ FAX: _____

Telephone Number: 919-269-4290

Applicant (person to whom all correspondence will be sent)

Name: Mike Wren / Parrish Realty

Address: 1401 N Arendell Ave

City: Zebulon State: NC Zip Code: 27597

E-mail Address: Wrenn_me@bellsouth.net FAX: 919-269-5419

Telephone Number: _____ Relationship to Owner: Agent

CONTACT: CLY DUGHAN
 919-365-3300
 CLYDUGHAN@BELL SOUTH.NET

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 ^{UNITS} / AC.

Max. # of lots allowable*: 58 Proposed # of lots*: 42

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

Average lot area*: 37,753 sf

Min. allowable lot width*: 95' ft Proposed min. lot width*: _____ 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: _____ acres

Proposed open space area [by parcel]: _____ acres

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

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

Proposed impervious surfaces area: (PRELIMINARY) 327,835 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 18.6 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres
within floodway: _____ 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) _____ Total # of proposed lots _____ Total # of acres _____

Calculate both: Estimate of recreation area required: 1.2 AC.
Estimate of recreation fee required: 7524.⁰⁰

*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
SHEPARD							
SCHOOL RD.	60'	20'-22'	2	Y		3600	(42 x TRIPS)

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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

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

Estimated total water demand: _____ gpd

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

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

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: PRIVATE COLLECTOR

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

Natural gas service provided by: _____

Telephone service provided by: BELLSOUTH Underground (X) yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: _____

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: TREE CLUSTER AT ENTRANCE, STREAM AT REAR OF PROPERTY

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 _____

() Non-Urban Area _____

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

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

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: Sharon Wood by Agent MW Date: 3-22-05

Signature: Mary Wood by Agent MW Date: 3-22-05

Signature: Brandon Pittman Agent FPH SAND TOMA Date: 3-22-05

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: [Signature] Date: 3-22-05

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.

