



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	S-14-05
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

WHITETAIL FARM

() 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? N/A

Property

Parcel Identification Number: 0647.03-33-9315 + 8888

Address: 6130 ADCOCK ROAD

Location: NORTH side of ADCOCK ROAD, at/between

(north, east, south, west)

(street)

END OF ROAD

and

(street)

(street)

Total site area in square feet and acres: 1,515,191.0 square feet 34.784 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): TIMBER

Property Owner

Name: MARIE W. STUART

Address: 6130 ADCOCK ROAD

City: HOLLY SPRINGS State: NC Zip Code: 27540

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

Telephone Number: 552-4936

Applicant (person to whom all correspondence will be sent)

Name: R.L. VAUGHAN, JR.

Address: 1801 LITTLE BEVERDAM COURT

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: inspectorwoman@adl.com FAX: 919.557.2255

Telephone Number: 919.291.3260 Relationship to Owner: GRANTEE

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 50 LOTS

Max. # of lots allowable*: 50 Proposed # of lots*: 32

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

Average lot area*: 41,532 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 N/A

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: 227,278 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): 7.8 acres

within floodway: 2.3 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) \$230,380 Total # of proposed lots 32 Total # of acres 34.784

Calculate both: Estimate of recreation area required: 0.91 ACRE

Estimate of recreation fee required: \$ 3956

*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
<u>ADCOCK ROAD</u>	<u>60'</u>	<u>20'</u>	<u>2</u>	<u>Y</u>	<u>9,000</u>	<u>100</u>	<u>60</u>

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: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

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

() community system (COMMUNITY WELL) () individual well(s)

Estimated total water demand: 350 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: CONTRACTOR

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 Underground ()yes () no

Fire protection provided by: FRUWAY-VARINA RURAL

Miscellaneous

Generalized slope of site: 4%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: STREAM NORTH LINE

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):

RESIDENTIAL - 30

