



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-018-05
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

BRACKENRIDGE S/D PHASE 9

() 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: 0668.02-58-5176, 4748 & 7795; 0668.02-57-2775

Address: 6105 SUNSET LAKE RD

Location: EAST side of SUNSET LAKE RD, at/between
(north, east, south, west) (street)

SUNSET LAKE RD and END OF BRACKENRIDGE LN.
(street) (street)

Total site area in square feet and acres: 1,137,915 square feet 26.122 acres

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): RESIDENTIAL & FARM LAND

Property Owner

Name: CHARLES L. & LORENE W. JONES / FLOYD WORTH & DOLORES H. JONES

Address: 6005 & 6105 SUNSET LAKE RD.

City: FUQUAY-VARINA State: N.C. Zip Code: 27526

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: WAYNE MAULDIN

Address: P.O. Box 444

City: FUQUAY-VARINA State: N.C. Zip Code: 27526

E-mail Address: MNSURVEY@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*: 22

Min. allowable lot area*: N/A sf Proposed min. lot area*: 30,549 sf

Average lot area*: 46,552 sf

Min. allowable lot width*: 95 ft Proposed min. lot width*: 104 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: 45,079 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 3.96 %

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) 290,285 Total # of proposed lots 22 Total # of acres 26.122

Calculate both: Estimate of recreation area required: 0.62 AC

Estimate of recreation fee required: \$6,985

*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

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) _____
 2/20/04 C:\WINDOWS\Desktop\Preliminary Subdivision Plan Approval - Application 03.doc Page 2 of 4

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 (HEATER UTILITIES) () 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: _____ gpd

Solid waste collection provided by: N/A

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: _____

Miscellaneous

Generalized slope of site: GEN. ROLLING TERRAIN W/ 10-15% SLOPE

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: CREEK & POND

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 TOFY

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

