



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
Fee \$1000.00
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

() 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: 1800196287
Address: 2632 Pleasant Union Church Rd
Location: East side of Swallow Cove Lane, at/between
(north, east, south, west) (street)
Pleasant Union Church and Falls Lake
(street) (street)

Total site area in square feet and acres: 683,020.80 square feet 15.68 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-80 W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Prefab Warehouse

Property Owner

Name: Irene Baubin
Address: 2632 Pleasant Union Church Rd
City: Raleigh State: NC Zip Code: 27622
E-mail Address: None FAX: None
Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: Kevin Burch / Clearwater Engineering + Design
Address: 9220 Fairbanks Dr #235
City: Raleigh State: NC Zip Code: 27613
E-mail Address: Kevin@clearwater-raleigh.com FAX: 848-8574
Telephone Number: 848-8506 Relationship to Owner: Engineer

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1-Lot / 80,000 SF

Max. # of lots allowable*: _____ Proposed # of lots*: 8

Min. allowable lot area*: 80,000 sf Proposed min. lot area*: 80,014 sf

Average lot area*: 81,813 sf

Min. allowable lot width*: 150' ft Proposed min. lot width*: 175' 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]: _____ acres

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

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

Proposed impervious surfaces area: _____ sf

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

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) 212,160 Total # of proposed lots 8 Total # of acres 15.68

Calculate both: Estimate of recreation area required: 0.229 ac = (1/35)(8 lots)

Estimate of recreation fee required: \$ 3,092.71

*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: Swallow Cove Ln (1)

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>Swallow Cove Lane</u>	<u>30</u>	<u>18</u>	<u>2</u>	<u>Y</u>	<u>No Data</u>	<u>57</u>	<u>67</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: 0

Type of vehicle: _____ ADT: _____

Utilities and Services

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

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

Estimated total water demand: 4,200 gpd

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

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

Estimated total wastewater discharge: 3,990 gpd

Solid waste collection provided by: Private contractor

Electrical service provided by: Progress Energy Underground () yes () no

Natural gas service provided by: Public Service

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

Cable television service provided by: Time Warner Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 7%

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

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):

RES L1

