



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
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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

MCGUINN 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: 1822-63-8754

Address: PURNELL ROAD

Location: SOUTH side of PURNELL ROAD, at/between  
(north, east, south, west) (street)

CAMP KANATA RD and MONTAVISTA LAKE  
(street) (street)

Total site area in square feet and acres: 1,293,732 square feet 29.7 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W (29.7 AC)

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

### Property Owner

Name: EDITH W. MCGUINN

Address: PO BOX 13383

City: EL PASO State: TX Zip Code: 79913

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

### Applicant (person to whom all correspondence will be sent)

Name: TRENTON STEWART

Address: 302 JEFFERSON ST., SUITE 200

City: RALEIGH State: NC Zip Code: 27605

E-mail Address: trent@arcadiaengineers.com FAX: 832-7782

Telephone Number: 832-7717 Relationship to Owner: ENGINEER

<sup>3</sup> 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: \_\_\_\_\_ ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

() community system ( AQUA NORTH CAROLINA ) ( ) 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: SHAW (PRIVATE)

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

Natural gas service provided by: PSNC

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

Cable television service provided by: TIME WARNER Underground () yes ( ) no

Fire protection provided by: STONEY HILL RURAL FIRE DEPT

**Miscellaneous**

Generalized slope of site: \_\_\_\_\_

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

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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Proposal**

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 DUT ACRE

Max. # of lots allowable\*: 32 Proposed # of lots\*: 10

Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 57,935 sf

Average lot area\*: 116,741 sf

Min. allowable lot width\*: 110 ft Proposed min. lot width\*: 110 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: 183,199.60 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.21 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 4.5 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 1/35<sup>th</sup> 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) \$207,900 Total # of proposed lots 10 Total # of acres 29.59

Calculate both: Estimate of recreation area required: 0.29 ACRES

Estimate of recreation fee required: \$2,037.55

\*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: PORTHARNOCK (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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>PORTHARNOCK</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</u>			

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit



## Project Tracking Form Regular Subdivision/Variance

Project Name: McGuinn Subdivision: S-24-07

Initial Submittal Date: 9/24/07

Optimal Review Cycle Code: 9a

DRS Meeting Date: 11/8/07

DRS Comments Finalized & Distributed: 11/14/07

Revised Application Submittal Date: 11/30/07

Planning Director Decision Date: 12/17/07

Planning Board Meeting Date(s) 1/16/08 (if necessary)

**Note:** Schedule is subject to change if one or more of the above deadlines are not met.

