

S-01-17



# Planning, Development & Inspections

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
www.wakegov.com

## PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Lena Estates

( ) cluster subdivision (  ) lot-by-lot subdivision ( ) open space

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: 0780-03-5788

Address: 0 Blaney Franks Road

Location: South side of Brenston Way South of, at/between  
(north, east, south, west) (street)

Hundleby Drive and \_\_\_\_\_  
(street) (street)

Total site area in square feet and acres: 7.189 Ac / 313175 SQ: FT  
square feet 313175 313175

Zoning District(s) and Overlay Districts (if any) and land area within each: R40W

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): Farm land (Pasture)

### Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: Anchor Properties of Raleigh, LLC.

Address: 6815 Holly Springs Road

City: Raleigh State: NC Zip Code: 27606

E-mail Address: Hoson - Elnelbawia@yahoo.com FAX: \_\_\_\_\_

Telephone Number: 919-669-0731

### Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: Mauldin-Watkins Surveying c/o Wayne Mauldin

Address: P.O. Box 444

City: Furrow-Varina State: NC Zip Code: 27526

E-mail Address: MWSurvey@Emboremail.com FAX: 919-552-1466

Telephone Number: 919-552-9326 Relationship to Owner: Surveyor

INCLUDE cc: SUPPORT@IMSYPDESIGN.COM

### Proposal

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

Max. # of lots allowable\*: 7 Proposed # of lots\*: 7

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

Average lot area\*: 40964 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 % ( ) 30% ( ) 40% 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: \_\_\_\_\_ sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): \_\_\_\_\_ %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): \_\_\_\_\_ acres  
 within floodway: \_\_\_\_\_ acres

**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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Hundleby Dr	30'	20'	2	Y	10,000 PD		

<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

<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: N/A ADT: N/A

**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

Electrical service provided by: Duke Underground (X) yes ( ) no

Natural gas service provided by: PSNC

Telephone service provided by: Century Link Underground ( ) yes ( ) no

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

Fire protection provided by: Ten-Ten Fairview #2

**Miscellaneous**

Generalized slope of site: Approx. 4% slope to the South East.

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

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):

Non-Urban Area

**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: [Signature] Date: 1-17-17

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

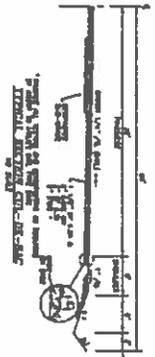
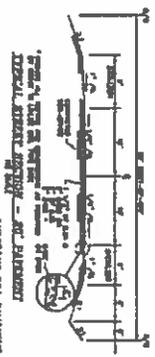
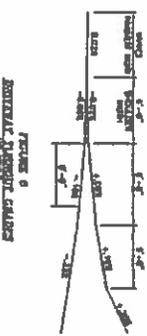
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Chad [Signature] Date: 1/13/17

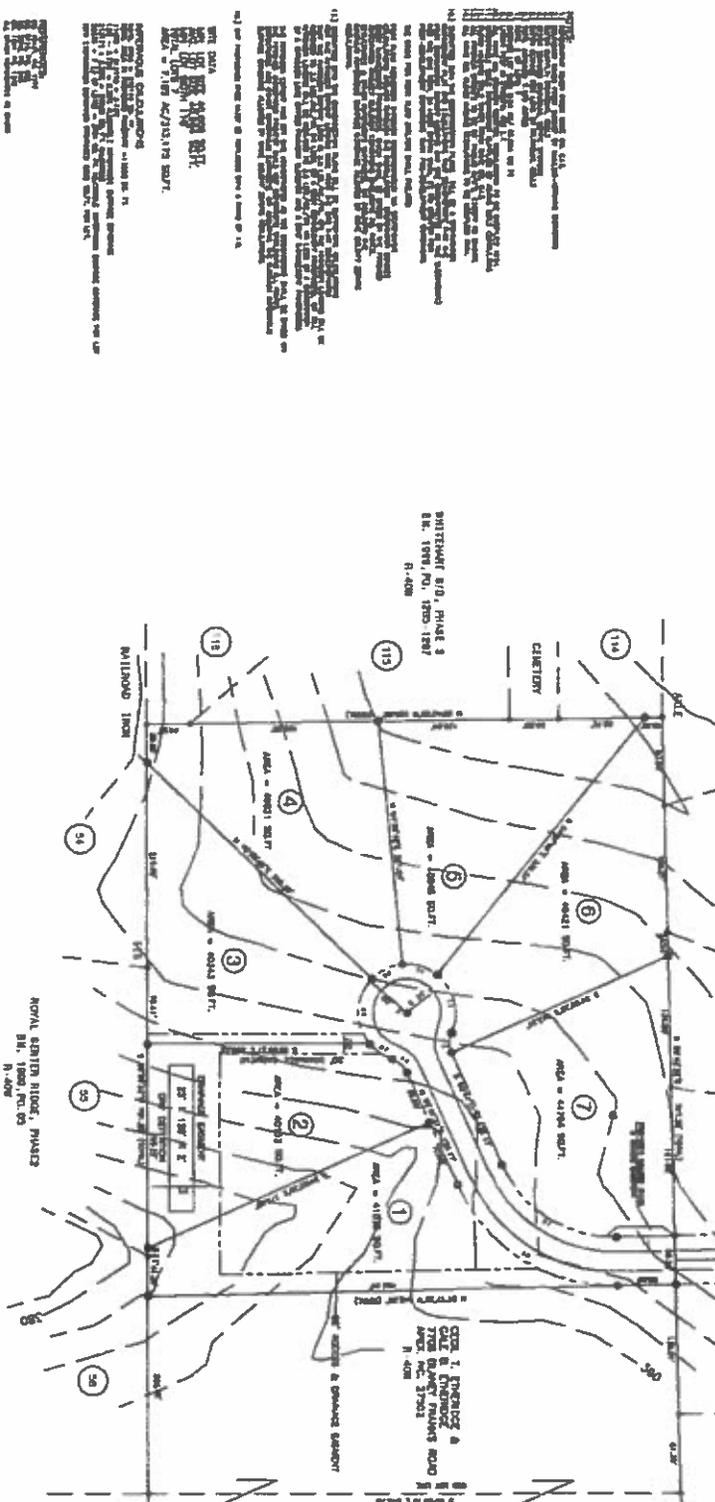
Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>  
All application fees are non-refundable.



**PRELIMINARY MAP  
NOT FOR RECORDED  
CONVEYANCES OR SALES**



NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.

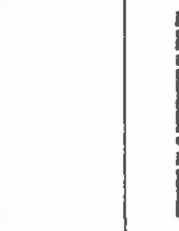


Lot No.	Area (Sq. Ft.)	Area (Acres)
1	41,994	0.95
2	40,730	0.93
3	40,444	0.93
4	40,011	0.92
5	39,578	0.91
6	39,145	0.90
7	38,712	0.89
8	38,279	0.88
9	37,846	0.87
10	37,413	0.86
11	36,980	0.85
12	36,547	0.84
13	36,114	0.83
14	35,681	0.82

1. This map was prepared by the undersigned on the basis of a survey conducted by the undersigned and is not to be used for any other purpose without the written consent of the undersigned.

2. The undersigned is not responsible for any errors or omissions in this map.

3. The undersigned is not responsible for any damages or losses resulting from the use of this map.



PREPARED BY: [Firm Name]

107-BY-107  
PRELIMINARY SUBDIVISION FOR:  
LENA ESTATES

SHEET ORDER TOWNSHIP, RANGE COUNTY, NORTH CAROLINA  
SCALE 1" = 60' OCTOBER 17, 2018