



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision MAGGIE RUN WEST SUBDIVISION

() 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? LOUISE D. TURNER

Property

Parcel Identification Number: 06479529B3
Address: 5737 SPENCE FARM RD., HOLLY SPRINGS, NC 27540
Location: SOUTH side of SPENCE FARM ROAD, at/between
(north, east, south, west) (street)
PINEY GROVE - WILSON ROAD and OLD POWELL ROAD
(street) (street)

Total site area in square feet and acres: 710,044 square feet 16.3 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: B. 30

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): AGRICULTURAL / WOODED

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

Name: TIM POWELL
Address: 1109 WILSON ROAD
City: FURMAN - VALENA State: NC Zip Code: 27526
E-mail Address: tpw184@aol.com FAX: _____
Telephone Number: 919-255-0882

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

Name: BENTON DEWAR & ASSOCIATES
Address: 5920 HONEYLUTT ROAD
City: HOLLY SPRINGS State: NC Zip Code: 27540
E-mail Address: benton.dewar@aol.com FAX: 557-2255
Telephone Number: 868-1449 Relationship to Owner: CLIENT

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 30,000¹²

Max. # of lots allowable*: 12 Proposed # of lots*: 11

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 40,247 sf

Average lot area*: 60,853 sf

Min. allowable lot width*: 9.5 ft Proposed min. lot width*: 110.6 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: NA 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: 88224 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12.0 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): acres
 within floodway: N/A acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 dedication reservation X 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 \$2473 fee.
 Tax value of property (land only) ** Total # of proposed lots Total # of acres
 Calculate both: Estimate of recreation area required:
 Estimate of recreation fee required: **

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

**Actual fee will be based on current tax value at the time of final plat recording

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
WILDLIFE LANE	50'	18'	2	Y	RES.	12	

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 () 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
 Electrical service provided by: Underground yes () no
 Natural gas service provided by: N/A
 Telephone service provided by: Underground yes () no
 Cable television service provided by: Underground yes () no
 Fire protection provided by: FURWAY VARIANA

Miscellaneous

Generalized slope of site: 3% EAST TO WEST

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

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 FURQUAY - VARNA

() 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):

Other information (additional relevant information about the site or proposal you wish to note or cite)

PROPERTY BORDERS A POND ON THE WEST AND HAS AN EXISTING STREET SUB (WILDLIFE LANE) TO THE EAST IN AN EXISTING SUBDIVISION (MAGGIE RUN).

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: 11/12/11

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: [Signature] Date: 11/14/2011

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.

