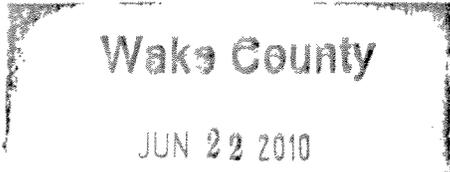


504-10



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

Planning, Development  
& Inspections

Planning, Development  
and Inspections

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

### PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision North Wood

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

Has a preliminary plan previously been approved for subdivision of this site? (x) Yes ( ) No

If yes, when and under what name? North Wood

**Property**

Parcel Identification Number: 0047-86-0880

Address: \_\_\_\_\_

Location: North side of Spence Farm Rd, at/between  
(north, east, south, west) (street)  
Piney Grove Wilson Rd and Hopson Downs Ct  
(street) (street)

Total site area in square feet and acres: 459,558 square feet 10.55 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: NA

Present land use(s): fields

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

Name: Lennie Wood

Address: 1436 Piney Grove Wilson Rd

City: Holly Springs State: NC Zip Code: 27540

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

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

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

Name: Carlton Hunt

Address: 319 Chapin Rd, Suite 106

City: Raleigh State: NC Zip Code: 27603

E-mail Address: chhunt@gmail.com FAX: \_\_\_\_\_

Telephone Number: 919 279 1855 Relationship to Owner: client

**Proposal**

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45

Max. # of lots allowable\*: 15 Proposed # of lots\*: 12

Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 31,011 sf

Average lot area\*: 35,286 sf

Min. allowable lot width\*: 95 ft Proposed min. lot width\*: 101 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:** 0 acres  
 Proposed open space area [by parcel]: 0 acres  
 Proposed open space use(s) [by parcel]: 0  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: 75,920 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 17 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres  
 within floodway: 0 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 \$2473 fee.

Tax value of property (land only) 314,775 \*\* Total # of proposed lots 12 Total # of acres 10.55  
 Calculate both: Estimate of recreation area required: 0.34  
 Estimate of recreation fee required: 6,921.66 \*\*

\*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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>Spence Farm Road</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			<u>48</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

<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: NA ADT: NA  
 Type of vehicle:          ADT:         

**Utilities and Services**

Water supply provided by: ( ) municipal system (          )  
 ( ) community system (          ) (x) individual well(s)

Estimated total water demand: 4,000 gpd

Wastewater collection/treatment provided by: ( ) municipal system (          )  
 ( ) community system - specify type(          ) (x) individual on-site system

Estimated total wastewater discharge: 4,320 gpd

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

Natural gas service provided by:          Underground (x) yes ( ) no

Telephone service provided by: Embace Underground (x) yes ( ) no

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

Fire protection provided by: Local

**Miscellaneous**

Generalized slope of site: 2.5%  
Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NA

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NA

**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 \_\_\_\_\_

(x) Long-Range Urban Services Area Holly Springs

( ) 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)

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

**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: Linda E. Good Date: 21 June 10

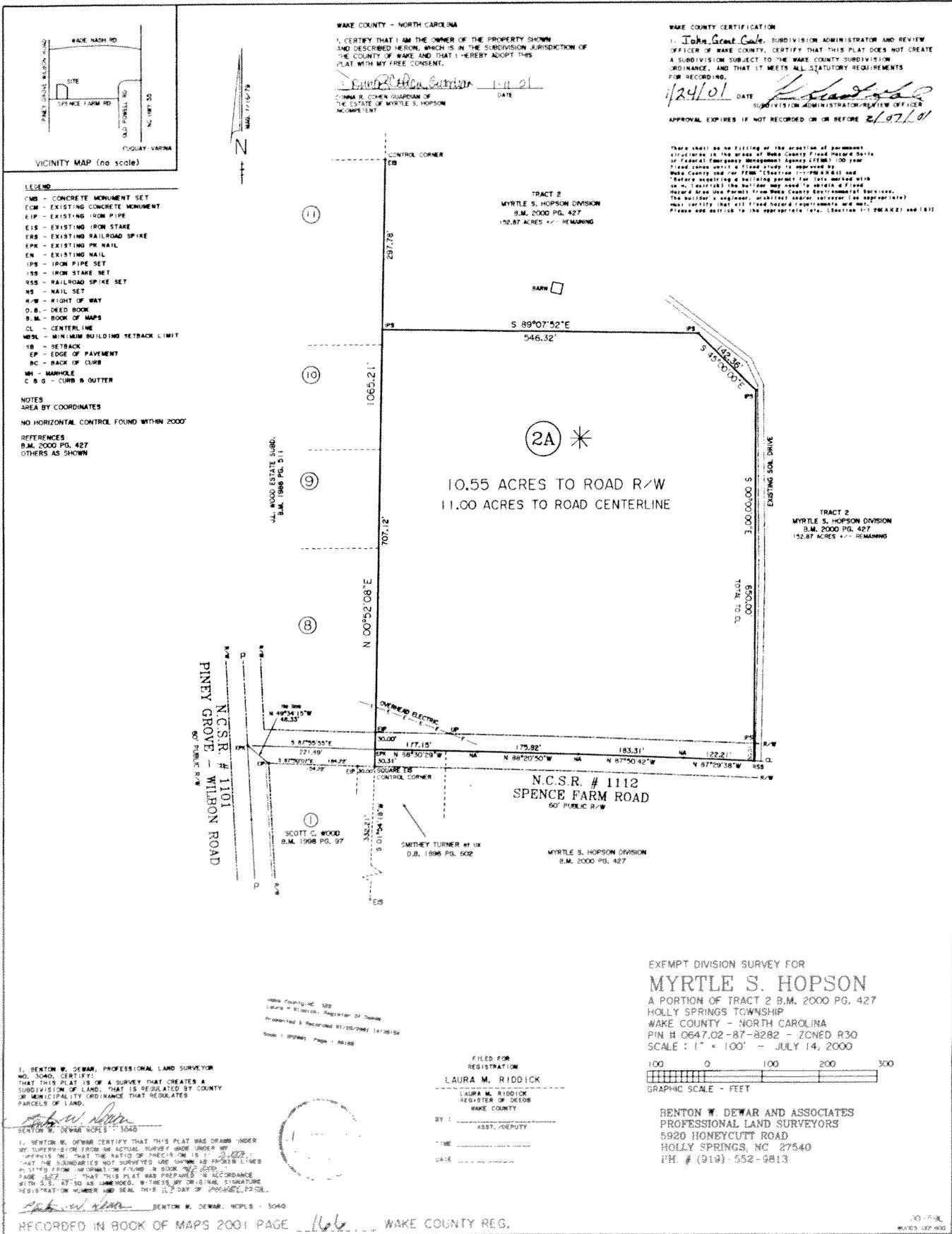
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: Linda E. Good Date: 21 June 10

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.





Project Tracking Form  
Subdivisions  
Subdivision Plan and Hardship Variance Review Schedule

Initial Submittal Deadline:	06/22/10
DRS Meeting Date:	08/12/10
Revised Application Submittal Date:	08/24/10
Planning Director Decision	09/28/10
Planning Board Meeting	10/06/10

**S-04-10 Northwood: Submitted 6/22/10 [PIN(s): 0647.02-86-0880]** A preliminary plan to subdivide 10.55 acres into a Lot-by-lot development consisting of 12 total proposed lots. The site is located on the northern side of Spence Farm Road and just east of Piney-Grove Wilbon Rd. The proposed subdivision is zoned R-30 and is in the Town of Fuquay-Varina's Short Range Urban Service Area. The applicant has proposed that the Neighborhood Recreation Area Fee be met with the payment of a fee. (This site and an additional area were previously approved as Northwood under the subdivision number S-26-07.)

**S-05-10 Glen Creek: Submitted 6/22/10 [PIN(s): 1628.01-18-5682]** A preliminary plan to subdivide 138.25 acres into a Lot-by-lot development consisting of 85 total proposed lots. The site is located on the western side of Wrenn Road and just south of New Bethel Church Rd. The proposed subdivision is zoned R-30 with a RCOD-2 overlay and is in the Town of Garner's Long Range Urban Service Area. The applicant has proposed that the Neighborhood Recreation Area Fee be met with a reservation of land. (This site was previously approved as Buffaloe Grove under the subdivision number S-23-07.)