



Planning, Development & Inspections

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

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision MacNAIR - 1010

() cluster subdivision (X) lot-by-lot subdivision () open space
Has a preliminary plan previously been approved for subdivision of this site? () Yes (X) No
If yes, when and under what name?

Property

Parcel Identification Number: 0770 91 4348

Address: 6305 TEN TEN RD APEX NC 27539

Location: NORTH side of SR 1010, at/between

DEER MEADOW and VICTORIAN GRACE

Total site area in square feet and acres: 389426 square feet 8.94 acres

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

Conditions of any Conditional Use Zoning Districts:

Present land use(s): RESIDENTIAL

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

Name: NORWOOD NORRIS

Address: 6305 TEN TEN RD.

City: APEX State: NC Zip Code: 27539

E-mail Address: FAX:

Telephone Number:

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

Name: STEWART-PROCTOR

Address: 319 CHAPANOKE RD. SUITE 106

City: RALEIGH State: NC Zip Code: 27606

E-mail Address: STEWARTPE@AOL.COM FAX:

Telephone Number: 919 779 1855 Relationship to Owner: NONE

Proposal

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

Max. # of lots allowable*: 8 Proposed # of lots*: 6

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

Average lot area*: 64,909 sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: 129 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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
ANFIELD RD	50	20	2	Y		est 4500	60

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: _____ ADT: _____
 Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)
 () community system (_____) (X) individual well(s)
 Estimated total water demand: 2400 gpd
 Wastewater collection/treatment provided by: () municipal system (_____)
 () community system - specify type(_____) (X) individual on-site system
 Estimated total wastewater discharge: 2160 gpd
 Electrical service provided by: DUKE Underground (X) yes () no
 Natural gas service provided by: N/A
 Telephone service provided by: ATT Underground (X) yes () no
 Cable television service provided by: TIME WARNER Underground (X) yes () no
 Fire protection provided by: FAIRVIEW

Miscellaneous

Generalized slope of site: GENTLE
 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: ∅

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed SWIFT CREEK

() Short-Range Urban Services Area N/A

() Long-Range Urban Services Area/Water Supply Watershed N/A

() Long-Range Urban Services Area N/A

() 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)

SWIFT CREEK WATERSHED

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: Howard Morris Date: 3-7-20-17

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: [Signature] Date: 3/6/17

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.

