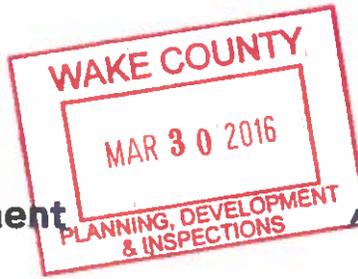




Planning, Development & Inspections



S-06-16

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

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

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Morgan Place

( ) 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: 0686.01-26-9650
Address: 2112 Eddie Howard Road
Location: West side of Eddie Howard Road, at/between
Walter Myatt Road and

Total site area in square feet and acres: 574,077 square feet 13.179 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): Agriculture

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

Name: Gregory Keith Morgan
Address: 3541 Willtree Drive 1920 Old Swiss Creek Rd
City: Fuquay Varina, NC 27526 Angier State: NC Zip Code: 27526 27501
E-mail Address: gmorgan@qualityequipment.com gkmorgan FAX:
Telephone Number: 919-612-7850 919 440-6479 1000@gmail.com

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

Name: Lester Stancil
Address: PO Box 730
City: Angier State: NC Zip Code: 27501
E-mail Address: stancilsurvey@gmail.com FAX: 919-639-2602
Telephone Number: 919-639-2133 Relationship to Owner: Surveyor

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\*: 9 Proposed # of lots\*: 8
Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 35,500 sf
Average lot area\*: 61,332 sf
Min. allowable lot width\*: 95 ft Proposed min. lot width\*: 119 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: 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: 73,608 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres  
 within floodway: 0 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>
Eddie Howard Road	60	22	2	Y		3100	8
Walter Myatt Road	60	22	2	Y		3100	8

<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: \_\_\_\_\_ ADT: \_\_\_\_\_

**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 Energy Underground (X) yes ( ) no

Natural gas service provided by: N/A

Telephone service provided by: Embarq Underground (X) yes ( ) no

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

Fire protection provided by: Fuquay-Varina 2

**Miscellaneous**

Generalized slope of site: 2% From Northwest to Southeast

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None

**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):

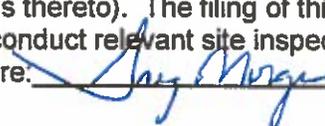
Planned Growth Area Residential 1-4 units per acre on Fuquay-Garner

**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).

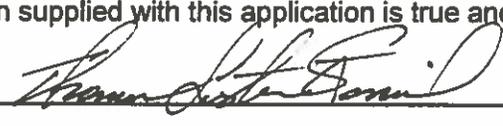
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 3/8/16

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:  Date: 02/20/2016

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.

