

S-015-16



Planning, Development & Inspections

WAKE COUNTY
JUL 5 2016
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 SENTER PROPERTY

(X) cluster subdivision () 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: 0780-41-592A
Address: 0 TEN TEN ROAD
Location: Southeast side of SENTER FARM ROAD, at/between
SENER FARM ROAD and FOXBROOK DRIVE

Total site area in square feet and acres: 3,434,706 square feet 78.85 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): VACANT, WOODED AND PASTURES

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

Name: GUY W SENTER INC.
Address: 7101 TEN TEN ROAD
City: APEX State: N.C. Zip Code: 27539
E-mail Address: TJANHUTE@GMAIL.COM FAX:
Telephone Number: 919-291-3023

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

Name: STEWART-PROCTOR (JOHN TEE)
Address: 319 CHAPANOKE ROAD
City: RALEIGH State: N.C. Zip Code: 27603
E-mail Address: STEELSP@YAHOO.COM FAX: 919-779-1661
Telephone Number: 919-779-1855 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 UNIT PER AC.
Max. # of lots allowable*: 78 Proposed # of lots*: 70
Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 26,693 sf
Average lot area*: 32,257 sf
Min. allowable lot width*: 75 ft Proposed min. lot width*: 81 ft
* if applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % () 30% () 40% of site area
 Min. open space area: 19.71 acres
 Proposed open space area [by parcel]: 19.79 acres
 Proposed open space use(s) [by parcel]: PASSIVE/REL/OPEN
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 644,252 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 19 %
 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>SEFTER FARM RD.</u>	<u>60'</u>	<u>22</u>	<u>2</u>	<u>Y</u>	<u>1,300</u>	<u>590</u>	<u>700</u>

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 (_____)
 (X) community system (_____) () individual well(s)
 Estimated total water demand: 28,000 gpd
 Wastewater collection/treatment provided by: () municipal system (_____)
 () community system - specify type(_____) () individual on-site system
 Estimated total wastewater discharge: 25,200 gpd
 Electrical service provided by: DUKE PROGRESS ENERGY Underground (X) yes () no
 Natural gas service provided by: _____
 Telephone service provided by: BELLSOUTH Underground (X) yes () no
 Cable television service provided by: TWC Underground (X) yes () no
 Fire protection provided by: SWIFT CREEK

Miscellaneous

Generalized slope of site: ROLLING WITH STREAMS
 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 SWIFT CREEK
- 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: _____ Date: _____

Signature: [Handwritten Signature] Date: 7-1-16

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: [Handwritten Signature] Date: 7-1-16

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.

