



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 POPLARS AT MIAL PLANTATION

() cluster subdivision (X) 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?

Property

Parcel Identification Number: 1751-98-1149
Address: 0 Mial Plantation Road
Location: East side of Mial Plantation, at/between
Bethlehem Road and River Chase Drive
Total site area in square feet and acres: 1,007,880 square feet 23.1347 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):

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

Name: Jorge A. & Virginia Martinez
Address: 14720 Old Milburnie Rd.
City: Raleigh State: NC Zip Code: 27604
E-mail Address: FiestaCity@yahoo.com FAX:
Telephone Number:

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

Name: RWK, PA, CHUCK PIRATZKY, PE, PLS
Address: 101 W. MAIN STREET, SUITE 202
City: RARHER State: NC Zip Code: 27529
E-mail Address: cpiratzky@nc.m.com FAX: (919) 779-4056
Telephone Number: (919) 779-4854 Relationship to Owner: N/A (NONE)

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45 lots/Acre
Max. # of lots allowable*: 33 Proposed # of lots*: 24
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
Average lot area*: 33,894
Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 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]: Vacant
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 145750 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 ¹ | Traffic volume (ADT) ² | Est. traffic generated (ADT) ³ |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|--------------------------------------|-----------------------------------|---|
| <u>Mial Plantation</u> | <u>60'</u> | <u>22'</u> | <u>2</u> | <u>Y</u> | <u>10,000</u> | <u>2,500</u> | <u>240</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) (10 TRIPS/DAY) (24 D. UNITS)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: HEAVY VEHICLES ADT: 0
 Type of vehicle: _____ ADT: _____

Utilities and Services

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

Estimated total water demand: 9,600 gpd

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

Estimated total wastewater discharge: 11,520 gpd

Electrical service provided by: Duke Power Underground (X) yes () no

Natural gas service provided by: N/A

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

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 2% - 7% Gently Rolling

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):

SINGLE FAMILY RESIDENTIAL

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

- ACCORDING TO WAKE COUNTY LAND USE PLAN, THE SITE IS OUTSIDE THE STUDY AREA.

- THE NORTH CAROLINA DIVISION OF WATER RESOURCES HAS BEEN CONTACTED TO REQUEST A BUFFER DETERMINATION FOR AN INTERMITTENT STREAM LOCATED ON THE SITE.

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: Jorge A. ML Date: 4 7 16

Signature: Virginia M... Date: 4 2 16

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:  CHUCK PIRATZKY P.E. Date: 7-6-10

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.

