



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # 5-003-005
Fee \$800.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Submit required documentation to:
Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

South Creek Woods

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

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

If yes, when and under what name? n/a

Property

Parcel Identification Number: 1605296664

Address: 8301 South Creek Road

Location: east side of South Creek Road, (at) between
(north, east, south, west) (street)

Pansey Hill Dr Lane and _____
(street) (street)

Total site area in square feet and acres: 490,485.6 square feet 11.26 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): vacant

Property Owner

Name: Noah Properties, LLC (Donald and Joni Powell)

Address: 7608 Maude Stewart Rd.

City: Fuquay-Varina, State: NC Zip Code: 27526

E-mail Address: jpowell7@nc.rr.com FAX: (919)552-0654

Telephone Number: (919)557-3900 (d)
(919)557-5101 (e)

Applicant (person to whom all correspondence will be sent)

Name: Donald + Joni Powell

Address: same as above

City: _____ State: _____ Zip Code: _____

E-mail Address: _____ FAX: _____

Telephone Number: _____ Relationship to Owner: managing partners of LLC

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 16
 Max. # of lots allowable*: 16 Proposed # of lots*: 9
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
 Average lot area*: _____ sf
 Min. allowable lot width*: 95 ft Proposed min. lot width*: _____ ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % 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: 56,100 sf
- Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ %
- Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 271 acres
 within floodway: N/A acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ dedication _____ reservation fee

The amount of land to be dedicated/reserved is equal to 1/35th 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 \$2472.86 fee.

Tax value of property (land only) \$73,570 Total # of proposed lots 9 Total # of acres 11.26

Calculate both: Estimate of recreation area required: .26 acres
 Estimate of recreation fee required: \$ 1,699.⁰⁰

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

Vehicular Access

Names of access street(s) and number of access points along each: One entrance
Cul-de-sac with 9 driveways. Name depends on NCDOT, but likely will be Pansey Hill Lane Ext.

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
<u>SOUTH CREEK ROAD</u>	<u>60'</u>	<u>20'</u>	<u>2</u>	<u>Y</u>	<u>*</u>	<u>*</u>	<u>78</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)
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Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A Automobile N/A ADT: _____

Type of vehicle: N/A Light N/A ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

() community system (_____) (individual well(s))

Estimated total water demand: _____ gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type (_____) (individual on-site system)

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: private contractors

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

Natural gas service provided by: Public Service of N.C.

Telephone service provided by: Sprint Underground () yes () no

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

Fire protection provided by: Fuquay-Varina Fire Dept. / Wake EMS 14

Miscellaneous

Generalized slope of site: 3.7% to R/W

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: stream runs North to South across a point on the property

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 _____

Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Residential < 1.5 units per acre Fuquay-Garner Area Land Use Plan

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

1) We will be meeting with NCDOT to determine whether existing Pansey Hill Lane will be extended to form our access drive. The alignment is not quite in line. If NCDOT agrees, we will line up as close as possible and either retain the name "Pansey Hill Lane," or - if approved - name our access drive something else (to be determined after we meet with NCDOT.)

Regarding Street Stub [3-4-8(D)(2)]

2) Property to south is either (a) residential lots served by a private road, or (b) undeveloped flood plain with severe topography and two streams - all of which indicate the undeveloped parcel will always in the future be undeveloped (Johnston County parcel). Property to the north is undeveloped, but has more than 300' of road frontage on the main road. Additionally, stub would not meet intent of regulations because South Creek Road - and all traffic on it - is destination traffic. It does not extend into Johnston County or connect to any other road than Mt. Pleasant. In other words, future traffic on the neighboring property would not travel SOUTH through our subdivision, because it doesn't go anywhere but the wrong way.

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: Joni Powell Date: 1-24-05

Signature: X [Signature] Date: 1-24-05

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: Joni Powell Date: 1-25-05

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com. All application fees are non-refundable.

