



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. (Rev. #)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

MEADOW STREAM HILLS

(X) cluster subdivision () 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?

Property

Parcel Identification Number: 0696.03-24-4276

Address: 12713 OLD STAGE ROAD, WILLOW SPRINGS, NC 27592

Location: EAST side of OLD STAGE ROAD, at/between (north, east, south, west) (street)

JOHN ADAMS ROAD and (street) (street)

Total site area: 32,522 sf

Zoning District(s) and land area within each: R-30 32,522

Conditions of any Conditional Use Zoning Districts:

Present land use(s): FARM LAND & WOOD LAND

Property Owner

Name: TAR HEEL DEVELOPERS

Address: 466 STANCIL ROAD

City: ANGIER State: NC Zip Code: 27501

E-mail Address: FAX: 919-639-9841

Telephone Number: 919-639-2073

Applicant (person to whom all correspondence will be sent)

Name: LESTER STANCIL

Address: P.O. Box 730

City: ANGIER NC State: NC Zip Code: 27501

E-mail Address: l1stancil@earthlink.net FAX: 919-639-2602

Telephone Number: 919-639-2133 Relationship to Owner: SURVEYOR

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.45

Max. no. of lots*: 47 Proposed no. of lots*: 30

Min. lot area*: 12,000 sf Proposed min. lot area*: 22,390 sf

Average lot area*: 31,189 sf

Min. lot width*: 60 ft Proposed min. lot width*: 60 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: 3.252 acres

Proposed open space area [by parcel]: 11.035 acres

Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREAS

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 210,071 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 17.99 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 1.38 acres

w/in floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 Dedication Reservation Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) 248,170 Total Number of Proposed Lots 30

Total Number of Acres 32.522 Estimate Recreation Area Req. 6,539.63 (or fee)

*(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 no. of access points along each: OLD STAGE ROAD - 2

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
OLD STAGE ROAD	65	22	2	Y	9,000	6,300	60

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch.

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

Est. traffic generated by heavy vehicles (vehicles other than automobiles and light trucks): \emptyset

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

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

(X) community system (HEATER UTILITIES) () individual well(s)

Est. total water demand: _____ gpd

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

() community system (_____) (X) individual on-site system

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: PRIVATE COLLECTION Underground () yes () no

Natural gas service provided by: N/A

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

Cable television service provided by: TIME WARNER Underground (X) yes () no

Fire protection provided by: FURINA

Miscellaneous:

Generalized slope of site 3%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ALONG THE NORTHERN & SOUTHERN BOUNDARIES

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 _____

(X) Non-Urban Area

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

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereof), and authorize(s) on-site review by authorized staff.

Signature: Judith L. Samp Date: 01-23-03

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: Judith L. Samp Date: 01-23-03

