



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
Fee \$1000.00
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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

LASSITER FARMS

cluster subdivision lot-by-lot subdivision

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: 1607.02-66-6557 & 1607.02-65-9976

Address: 6145 Mal Weathers Road

Location: East side of Mal Weathers Road, at between

(north, east, south, west)

(street)

McBurnie Drive and Indian Valley Lane

(street)

(street)

Total site area in square feet and acres: 1502,384 square feet 34.490 acres

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Agriculture & wood lands

Property Owner

Name: Margaret L. Warner & F.O.M. Developers Inc.

Address: P.O. Box 50684 / 466 Stancil Road

City: Myrtle Beach / Arrier State: SC Zip Code: 29579 / 29501

E-mail Address: _____ FAX: _____

Telephone Number: 919-639-2073

Applicant (person to whom all correspondence will be sent)

Name: Leslie Stancil

Address: P.O. Box 730

City: Arrier State: NC Zip Code: 27501

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

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

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 000 1.45
 Max. # of lots allowable*: 50 Proposed # of lots*: 44
 Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 22,500 sf
 Average lot area*: 24,700 sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 90.7 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: 3,449 acres
 Proposed open space area [by parcel]: 3.969 acres
 Proposed open space use(s) [by parcel]: Conservation of Natural Hazard Area
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 225,191 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.99 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 4.3 acres
 within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ dedication _____ reservation X 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) 252,575 Total # of proposed lots 44 Total # of acres 34.490
 Calculate both: Estimate of recreation area required: 54,762 sq Ft. (1.257 Ac)
 Estimate of recreation fee required: \$9,205.00

*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: Mal Weathers Rd - 1

| 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>Mal Weathers</u> | <u>60</u> | <u>20</u> | <u>2</u> | <u>Y</u> | | | <u>88</u> |
| | | | | | | | |
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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)
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

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 (_____)

(X) community system (Heater Utilities) () 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

Solid waste collection provided by: Private Collection

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

Natural gas service provided by: N/A

Telephone service provided by: Bell South Underground () yes () no

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

Fire protection provided by: Garner

Miscellaneous

Generalized slope of site: 1-5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Stream East property line

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 _____

(X) Long-Range Urban Services Area Fuquay - Garner

() 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

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PAGE 03/03
p.7

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P. 5

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: [Signature] Date: 2-20-06

* Signature: Paulette Cassiter Thomas Date: 2-21-06 *

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: [Signature] Date: 2-20-06

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.

