



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	80645
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

PINECREST SUBDIVISION

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: 1769.02-88-5127

Address: APPROX 3500 FT SOUTH OF N.C. 96 ALONG U.S. 401

Location: WEST side of U.S. 401, at/between  
(north, east, south, west) (street)

NC 96 and PULLEY TOWN ROAD  
(street) (street)

Total site area in square feet and acres: 3,826,876.68 square feet 87.853 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W 87.853 Ac.

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

### Property Owner

Name: NORTH STAR LIMITED PARTNERSHIP

Address: P.O. BOX 12871

City: RALEIGH State: NC Zip Code: 27605

E-mail Address: N/A FAX: N/A

Telephone Number: N/A

### Applicant (person to whom all correspondence will be sent)

Name: THOMAS J. SPAULDING, P.E. OF SPAULDING & NORRIS, P.A.

Address: 972 TRINITY ROAD

City: RALEIGH State: NC Zip Code: 27605

E-mail Address: tom@spauldingnorris.com FAX: 919-854-7925

Telephone Number: 919-854-7990 Relationship to Owner: PROJECT ENGINEER

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1 UNIT/ACRE  
 Max. # of lots allowable\*: 87 Proposed # of lots\*: 40  
 Min. allowable lot area\*: 20,000 sf Proposed min. lot area\*: 32,244 sf  
 Average lot area\*: 1.24 ACRES (53,970) sf  
 Min. allowable lot width\*: 75 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 % of site area  
 Min. open space area: 21.96 acres  
 Proposed open space area [by parcel]: 33.38 acres  
 Proposed open space use(s) [by parcel]: PASSIVE OPEN SPACE  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: 459,225 SF MAXIMUM sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12% MAX. %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 28.48 acres  
 within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

         dedication          reservation          ✓ fee

The amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) \$481,355 Total # of proposed lots 40 Total # of acres 87.85

Calculate both: Estimate of recreation area required: 1.14 ACRES  
 Estimate of recreation fee required: \$6,262

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

**Vehicle Access**

Names of access street(s) and number of access points along each: US 401 1 ACCESS

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>US 401</u>	<u>100</u>	<u>24</u>	<u>2</u>	<u>Y</u>	<u>31,500 ADT</u>	<u>14,300</u>	<u>384</u>

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> 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: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

() community system ( COMMUNITY WELL ) ( ) 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: 19,200 gpd ( 480 GPD/LOT X 40 LOTS )

Solid waste collection provided by: PRIVATE PICK-UP

Electrical service provided by: PROGRESS ENERGY Underground () 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: WAKE COUNTY

**Miscellaneous**

Generalized slope of site: MODERATE WITH SLOPES AVERAGING 5-15%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: 2-PONDS AND FEMA BUFFED STREAM

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE

BASED ON PHASE I ENVIRONMENTAL REPORT

**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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



