



# 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](http://www.co.wake.nc.us/planning).

### Name of Subdivision

Speas Property 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? Pete Hendricks Subdivision

### Property

Parcel Identification Number: 1831.07-68-1047

Address: 7617 Literary Lane

Location: Northeast side of Jenkins Road at/between  
(north, east, south, west) (street)

Chilmark Avenue and Fullard Drive  
(street) (street)

Total site area: 3.89 acres or 169,488 sf sf

Zoning District(s) and land area within each: R-40W - 3.89 acres

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Undeveloped

### Property Owner

Name: Edwin M. Speas III and Polly Anna G. Speas

Address: 7612 Literary Lane

City: Wake Forest State: NC Zip Code: 27587-9053

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

Telephone Number: 919-562-0466

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

Name: Marty D. Bizzell - Bass, Nixon and Kennedy, Inc.

Address: 10405-E Ligon Mill Road

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: marty.bizzell@bnkinc.com FAX: 919-570-1362

Telephone Number: 919-851-4422 Relationship to Owner: Consultant

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): 40,000 sf

Max. no. of lots\*: 4 Proposed no. of lots\*: 4

Min. lot area\* 40,000 sf Proposed min. lot area\*: 40,495 sf

Average lot area\*: 42,351 sf

Min. lot width\*: 110 ft Proposed min. lot width\*: 110 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: N/A acres

Proposed open space area [by parcel]: N/A acres

Proposed open space use(s) [by parcel]: N/A acres

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

Proposed impervious surfaces area: 9,600 maximum/lot sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 24% max. %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 1.19 acres

w/in floodway: 1.19 acres

**Vehicular Access:**

Names of access street(s) and no. of access points along each: Literary Lane (Private) -3,

Jenkins Road - 1

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) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Jenkins Road	60	22	2	Y	10,000	650	40
Literary Lane	30	16	2	N	Unknown	Unk	12

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

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

<sup>3</sup> Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf) 10 trips/day/lot

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

Type of vehicle: Heavy vehicles limited to construction equipment. ADT: N/A

Type of vehicle: during development and home construction. ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: () municipal system (Town of Wake Forest)

( \_\_\_\_\_ ) community system ( \_\_\_\_\_ ) () individual well(s)

Est. total water demand: 1,440 gpd

Wastewater collection/treatment provided by: () municipal system (Town of Wake Forest)

() community system ( \_\_\_\_\_ ) () individual on-site system

Est. total wastewater discharge 1,440 gpd

Solid waste collection provided by: Private waste disposal contractor

Electrical service provided by: Wake Electric Cooperative Underground  yes  no

Natural gas service provided by: PSNC

Telephone service provided by: Sprint Underground  yes  no

Cable television service provided by: Time Warner Underground  yes  no

Fire protection provided by: Stoney Hill

**Miscellaneous:**

Generalized slope of site 5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A

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):

Northeast Wake

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

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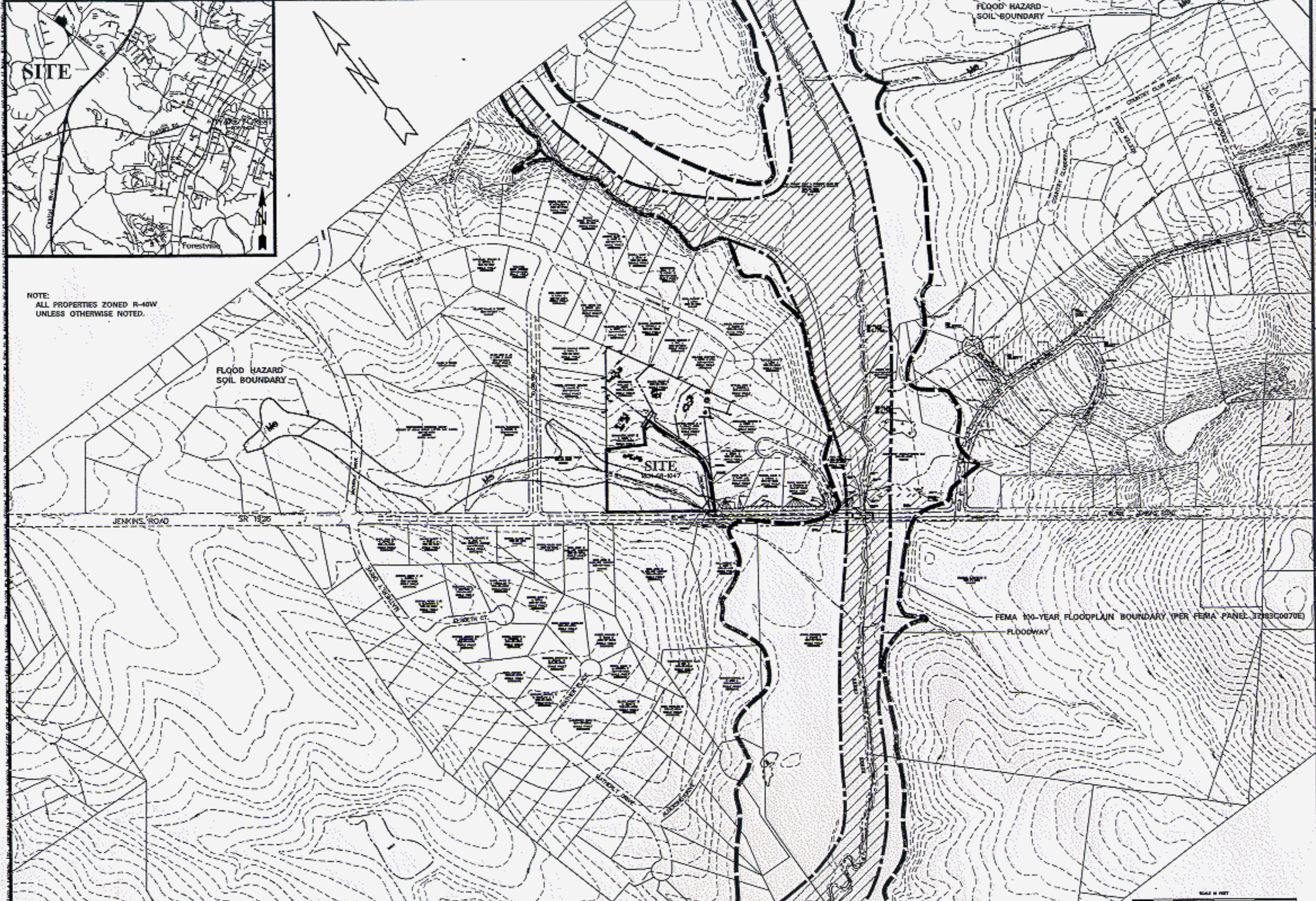
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NOTE:  
ALL PROPERTIES ZONED R-40W  
UNLESS OTHERWISE NOTED.



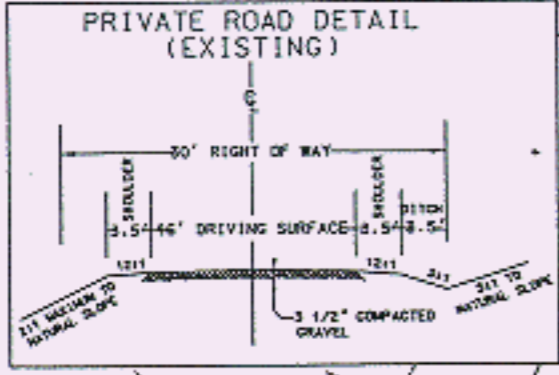
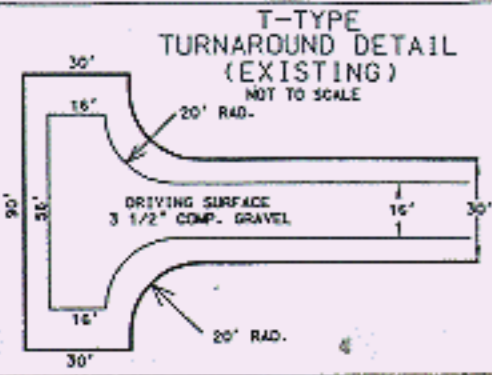
**BNK**

**BASS, NIXON & KENNEDY, INC.**  
CONSULTING ENGINEERS  
4500 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NORTH CAROLINA, 27607  
PHONE: 919-876-1100 FAX: 919-876-1101  
TELEPHONE: 919-876-1101 FAX: 919-876-1101

NO.	DATE	DESCRIPTION

**SPEAS PROPERTY**  
OWNERS: EDWIN J. SPEAS, II AND ANNA G. SPEAS  
PIN: 161-01-00-1047  
WAKE COUNTY NORTH CAROLINA

SCALE: 1" = 200'  
DATE: 12/20/03  
DRAWN BY: [blank]  
CHECKED BY: [blank]



- REFERENCES:**
- B.M. 1987, PG. 1756
  - B.M. 1987, PG. 1757
  - B.M. 1988, PG. 590
  - B.M. 1993, PG. 1357
  - O.B. 4530, PG. 638
  - B.M. 1996, PG. 673

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L-1	N 61°50'16" E	22.47'
L-2	N 61°55'59" E	6.00'
L-3	S 21°31'55" E	21.34'
L-4	S 57°50'00" W	58.95'
L-5	N 38°04'34" W	94.38'
L-6	S 30°00'35" W	42.59'
L-7	N 53°53'24" W	30.19'
L-8	N 53°02'22" W	15.11'
L-9	N 17°05'30" W	95.49'
L-10	N 31°34'41" E	81.46'
L-11	N 69°22'09" E	45.00'
L-12	S 82°34'44" W	92.48'
L-13	S 69°22'09" W	45.00'
L-14	S 96°29'12" W	78.10'
L-15	S 53°14'46" W	108.90'
L-16	S 26°21'00" W	132.60'

**LOT AREA TABLE (EXISTING LOTS - LOT 2 IS BEING SUBDIVIDED BY THIS PLAN)**

LOT	TOTAL AREA	LESS R/W	NET AREA
1	1.298 AC.	0.144 AC.	1.154 AC.
2	3.889 AC.	0.213 AC.	3.676 AC.
3	1.113 AC.	0.074 AC.	1.039 AC.
4	0.937 AC.	0.016 AC.	0.921 AC.
5	1.038 AC.	0.016 AC.	1.022 AC.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING
C-1	150.00'	124.62'	121.07'	S 06°12'33" W

**SITE SUMMARY DATA**

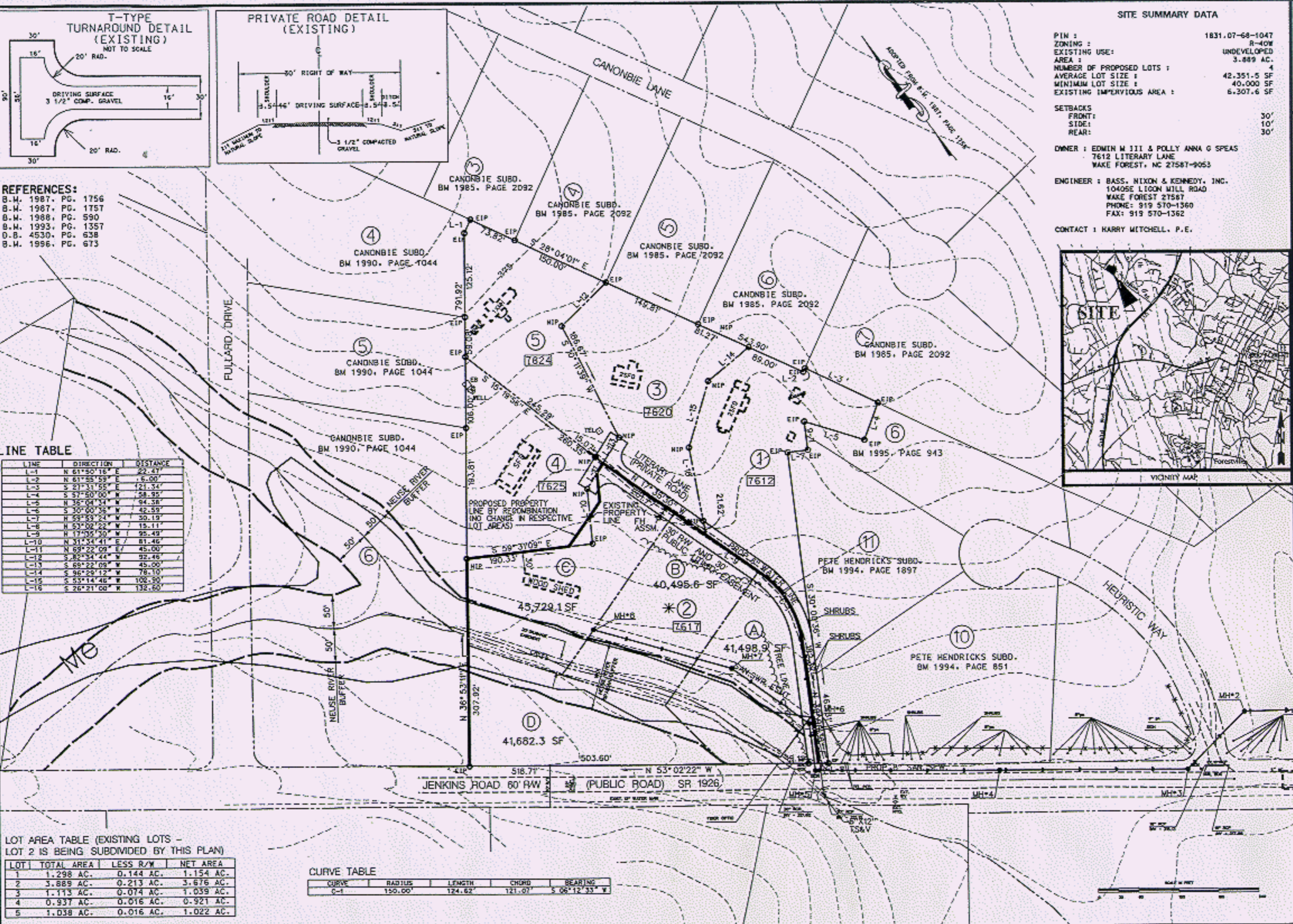
PIN : 1831.07-68-1047  
 ZONING : R-40M  
 EXISTING USE : UNDEVELOPED  
 AREA : 3.889 AC.  
 NUMBER OF PROPOSED LOTS : 4  
 AVERAGE LOT SIZE : 42,351.5 SF  
 MINIMUM LOT SIZE : 40,000 SF  
 EXISTING IMPERVIOUS AREA : 6,307.6 SF

SETBACKS  
 FRONT: 30'  
 SIDE: 10'  
 REAR: 30'

OWNER : EDWIN M III & POLLY ANNA G SPEAS  
 7612 LITERARY LANE  
 WAKE FOREST, NC 27587-9053

ENGINEER : BASS, NIXON & KENNEDY, INC.  
 10405E LIGON MILL ROAD  
 WAKE FOREST 27587  
 PHONE: 919 570-1360  
 FAX: 919 570-1362

CONTACT : HARRY MITCHELL, P.E.



**BANK**

**BASS, NIXON & KENNEDY, INC.**  
 CONSULTING ENGINEERS  
 10405E LIGON MILL ROAD, SUITE 200, WAKE FOREST, NORTH CAROLINA 27587  
 TELEPHONE: 919-570-1360 FAX: 919-570-1362

**SPEAS PROPERTY SUBDIVISION**  
 NORTH CAROLINA  
 WAKE COUNTY

**SITE PLAN**  
 SCALE: 1" = 60'

DATE: 10/20/00  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]

SHEET [blank] OF [blank]