



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-016-05
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) 856-8216 for additional information.

Name of Subdivision

NEWSTEAD MANOR 2

() 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: 0761.04-81-7635

Address: _____

Location: WEST side of HOLLY SPRINGS ROAD, at/between
(north, east, south, west) (street)

PENNY ROAD and TEN TEN ROAD
(street) (street)

Total site area in square feet and acres: 1,389,999 square feet 31.91 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: RAOW

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): FARM / FORESTRY

Property Owner

Name: W. H. BULKE

Address: 709 POWELL DRIVE

City: RALEIGH, N.C. State: N.C. Zip Code: 27606

E-mail Address: _____ FAX: _____

Telephone Number: 919/851-4082

Applicant (person to whom all correspondence will be sent)

Name: MARK RICE (STEWART-PROCTOR)

Address: 319 CHAPANOKE ROAD, SUITE 106

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: msrsp@BellSouth.net FAX: 919/779-1661

Telephone Number: 919/779-1855 Relationship to Owner: N/A

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1 LOT PER ACRE

Max. # of lots allowable*: 31 Proposed # of lots*: 4

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 66,850 sf

Average lot area*: 127,452 S.F. sf

Min. allowable lot width*: 110' ft Proposed min. lot width*: 150 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: NONE acres

Proposed open space area [by parcel]: NONE acres

Proposed open space use(s) [by parcel]: NONE

Proposed future development site area [by site]: ms.e. 19.21 20.30 acres

Proposed impervious surfaces area: 12,603 sf/lot

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12.7% %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 4.32 acres
 within floodway: 1.69 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) 98,500 ^{ms.e.} Total # of proposed lots 4 Total # of acres 11.60 ^{ms.e.}

Calculate both: Estimate of recreation area required: 0.11 ACS.

Estimate of recreation fee required: \$935.00

*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: NEWSTEAD MANOR (1) LANE

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
NEWSTEAD MANOR LANE	50'	20'	2	Y	1,200	0	200

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)

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 (_____) (✓) 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

Electrical service provided by: PROGRESS ENERGY Underground () yes () no

Natural gas service provided by: N.C. PUBLIC GAS

Telephone service provided by: BELL SOUTH Underground () yes () no

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

Fire protection provided by: VOLUNTEER

Miscellaneous

Generalized slope of site: 5% SLOPE TO CENTER OF PLOPSETY

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE

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 (CART NON-CRITICAL)

() Long-Range Urban Services Area _____

(✓) Non-Urban Area/Water Supply Watershed (NON CRITICAL)

() Non-Urban Area _____

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

RESIDENTIAL 1 TO 4 UNITS PER ACRE

