



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. S-17-03
(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

PLEASANT OAKS

() 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? N/A

Property

Parcel Identification Number: 1605.01-09-8294

Address: 8316 SOUTH CREEK ROAD

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

and

(street)

(street)

Total site area: 27.56 AC. sf

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): FARM LAND

Property Owner

Name: DONALD G. HUNT, TRUSTEE

Address: P.O. Box 266

City: FUQUAY-VARINA State: NC Zip Code: 27526

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

Telephone Number: 552-2020

Applicant (person to whom all correspondence will be sent)

Name: WAYNE MAULDIN

Address: P.O. Box 444

City: FUQUAY-VARINA State: NC Zip Code: 27526

E-mail Address: MWSURVEY@WORLDNET.ATT.NET FAX: 552-1466

Telephone Number: 552-9326 Relationship to Owner: 552-1466

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): N/A
 Max. no. of lots*: _____ Proposed no. of lots*: 21
 Min. lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
 Average lot area*: 52,801 sf
 Min. lot width*: 95 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: N/A acres
 Proposed open space area [by parcel]: N/A acres
 Proposed open space use(s) [by parcel]: N/A
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 38,293 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 3.18 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): N/A acres
 w/in floodway: N/A 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) 217,000 Total Number of Proposed Lots 21
 Total Number of Acres 27.56 Estimate Recreation Area Req. # 4724.24 (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: S. CREEK ROAD; SETTLERS HILL RD. 1 ACCESS PT. @ EACH.

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
	50	20	2	Y	N/A	N/A	N/A

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):

Type of vehicle: N/A ADT: N/A

Type of vehicle: N/A ADT: N/A

Utilities and Services:

Water supply provided by: () municipal system (JOHNSTON Co.)

() community system () individual well(s)

Est. total water demand: 18,000 gpd

Wastewater collection/treatment provided by: () municipal system () community system () individual on-site system

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: PRIVATE CONTRACTOR

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: UNKNOWN

Miscellaneous:

Generalized slope of site 3.75%

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

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 N/A

() Short-Range Urban Services Area N/A

() Long-Range Urban Services Area/Water Supply Watershed N/A

() Long-Range Urban Services Area TOFU

() Non-Urban Area/Water Supply Watershed N/A

() Non-Urban Area

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

N/A

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

Signature: _____

L. A. Hunt
Trustee for Sharon

Date: _____

L. A. Hunt Family Trust
3-19-03

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.

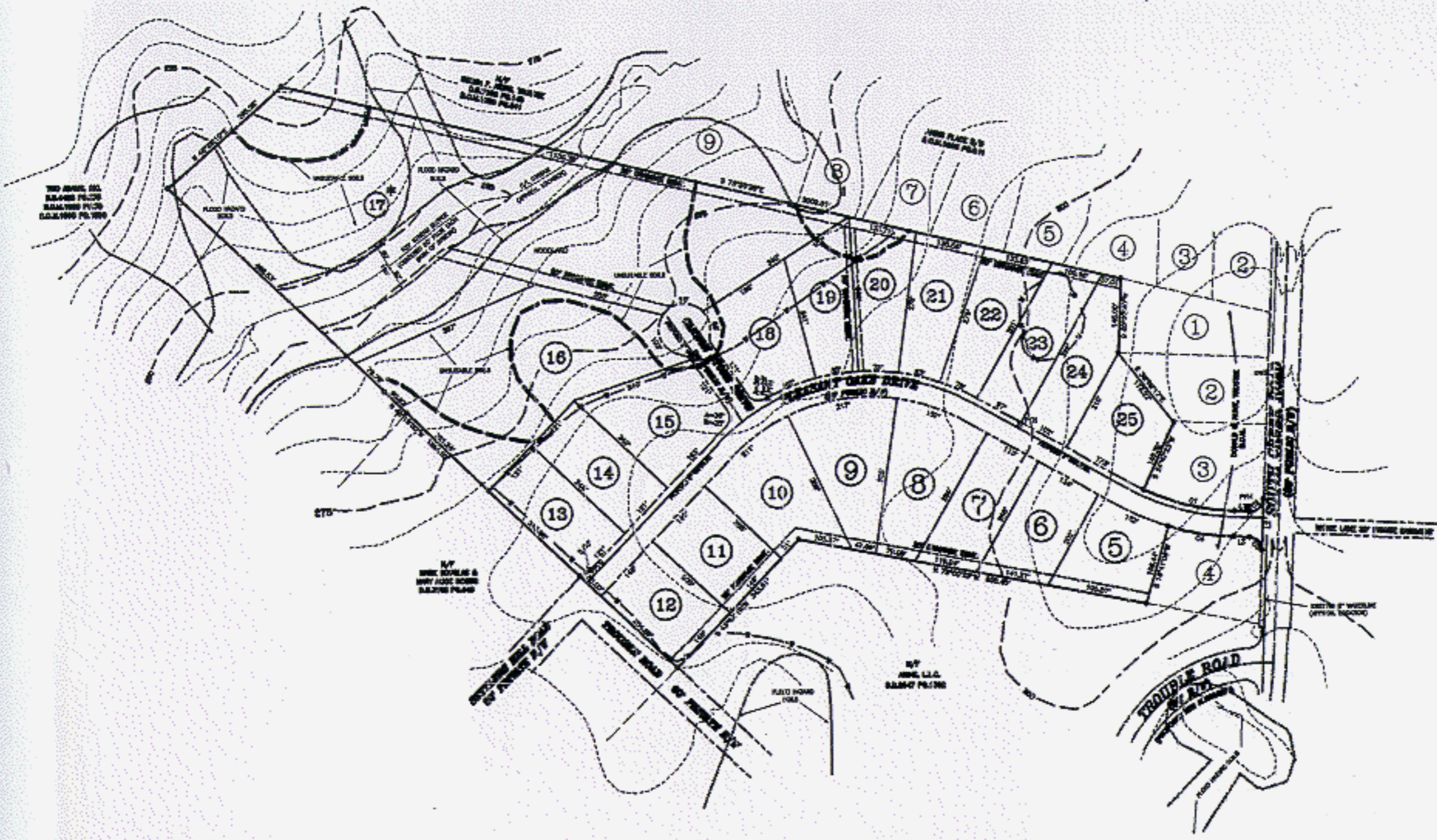
Signature: _____

James W. Mauldin

Date: _____

3/19/03

DATE	BY	REVISION
03/03/03	MAULDIN	ISSUE
03/03/03	MAULDIN	REVISED
03/03/03	MAULDIN	REVISED



IMPERVIOUS CALCULATIONS
 TOTAL AREA = 1,100,000 SQ. FT.
 IMPERVIOUS AREA = 20,000 SQ. FT.
 PERCENTAGE IMPERVIOUS = 1.82%
 RUNOFF COEFFICIENT = 0.15
 15 MINUTE RAINFALL = 1.5 INCHES PER HOUR
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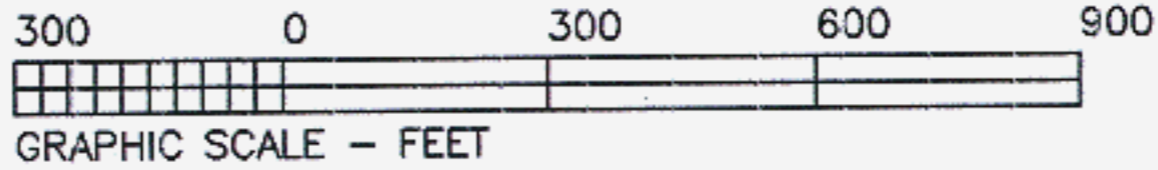
NOTICE
 (A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAID PROPERTY.
 (B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS SURVEYOR TO DETERMINE THE COURSE OF THIS SURVEY.
 (C.) THIS SURVEYOR DOES NOT WARRANT TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNRECORDED UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

PRELIMINARY MAP
 NOT FOR RECORDATION
 CONVEYANCES OR SALES

THE SURVEYOR RELIES UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

MAULDIN - WATKINS SURVEYING, P.A.
 P.O. BOX 444
 FOUQUAY VARINA, NORTH CAROLINA 27526
 919-552-9326

**PRELIMINARY MAP FOR:
 PLEASANT HILLS SUBDIVISION**



PANTHER BRANCH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
 SCALE 1" = 120' MARCH 03, 2003

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