



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.

Name of Subdivision

SOUTH CREEK S/D PHASE 3-5

() 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: 1605.01-07-2548

Address: 7400 TROUBLE ROAD

Location: NORTH & SOUTH side of TROUBLE ROAD, at/between
(north, east, south, west) (street)

_____ and _____
(street) (street)

Total site area: 53.60 ACRES ~~sq~~

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): WOOD LAND

Property Owner

Name: AKINS L.L.C.

Address: P.O. Box 747

City: FUQUAY-VARINA State: N.C. Zip Code: 27526

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

Telephone Number: 577-9900

Applicant (person to whom all correspondence will be sent)

Name: WAYNE MAULDIN

Address: P.O. Box 444

City: FUQUAY-VARINA State: N.C. Zip Code: 27526

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

Telephone Number: 552-9326 Relationship to Owner: BUSINESS

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.45 LOTS/AC.

Max. no. of lots*: 77 Proposed no. of lots*: 45

Min. lot area*: 12,000 sf Proposed min. lot area*: 20,000 sf

Average lot area*: 34,241 sf

Min. lot width*: 60 ft Proposed min. lot width*: 60 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: 5.36 AC. acres

Proposed open space area [by parcel]: 15.148 acres

Proposed open space use(s) [by parcel]: VACANT

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

Proposed impervious surfaces area: 57,559 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 2.46 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 8.7 acres

w/in floodway: Not Determined 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) 297,170 Total Number of Proposed Lots 45

Total Number of Acres 53.60 Estimate Recreation Area Req. 7,128.28 (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: TROUBLE ROAD

2 Access points at proposed intersection

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
TROUBLE RD	60'	20'	2	Y	?	?	?

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcont/98trfcont.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf) 2

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 COUNTY)
() 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 3.67% slope to BLACK CREEK

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

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 TOFV

() 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.

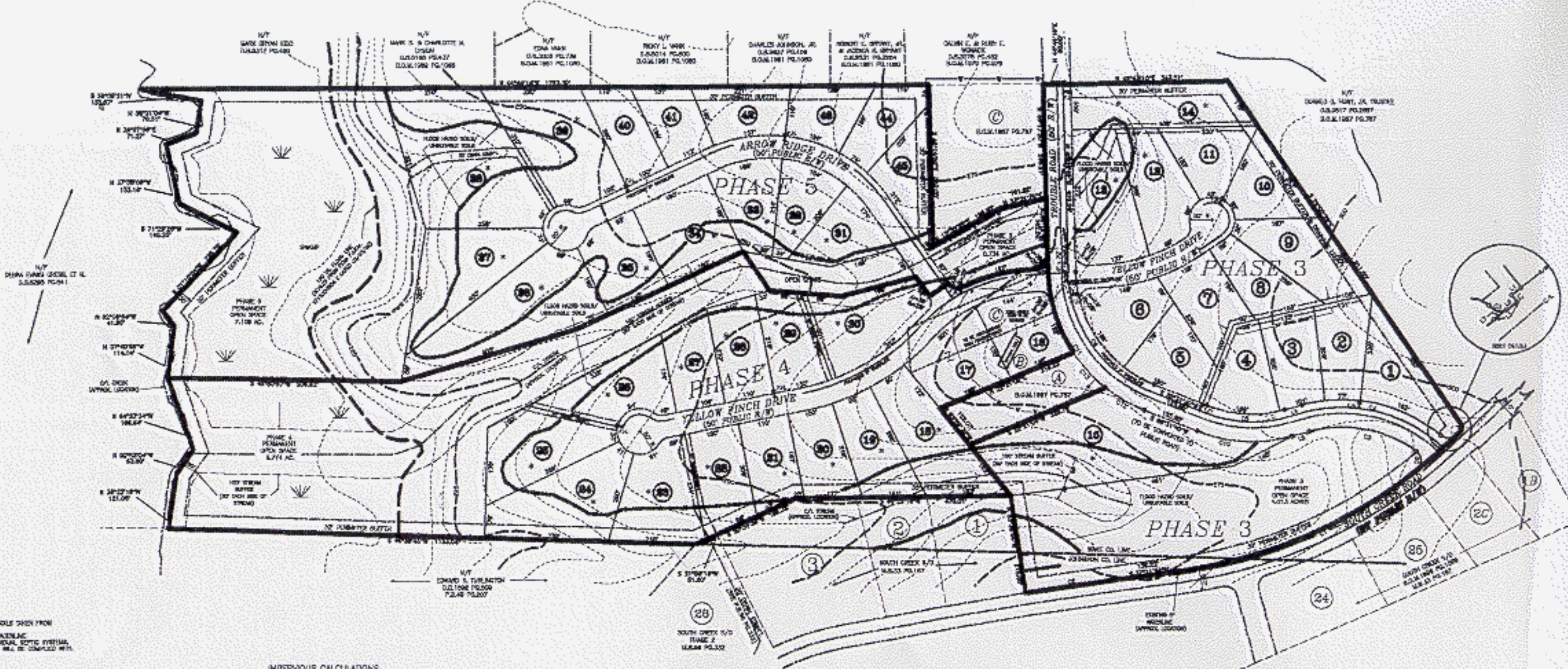
Signature: Will R. Ali Date: 3/13/03

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 Maudlin Date: 03/11/03



N/T
DANA HARRIS (DESL. ET AL.)
S.S. 03/03/95 PG. 041

N/T
WIDE OPEN EOOD
D. 04/01/92 PG. 040

N/T
MARK S. & CHRISTIE A.
D. 04/01/92 PG. 042

N/T
TOM MARK
D. 04/01/92 PG. 040

N/T
TERRY L. WARR
D. 04/01/92 PG. 040

N/T
CHARLES JOHNSON, JR.
D. 04/01/92 PG. 040

N/T
ROBERT C. OFFERT, JR.
& JACQUELINE A. OFFERT
D. 04/01/92 PG. 040

N/T
CALVIN L. & DORIS C.
WONACE
D. 04/01/92 PG. 040

N/T
DANIEL S. HART, JR.
D. 04/01/92 PG. 040

STANDARD SOILS TAKEN FROM
H. CO. MAPS/PLAN
BY MANUAL SCOTT SYSTEM
LATEST 1982. BE COMPLIED WITH
LOCAL
NOTES

IMPERVIOUS CALCULATIONS
TOTAL AREA IN PHASES 3, 4 & 5 (INCLUDING TRUCKLE ROAD) = 2,520,481 SQ. FT.
TOTAL 30% P. IN PERMANENT (INCLUDING TRUCKLE ROAD) = 572,000 SQ. FT.
2,520,481 - 572,000 = 1,948,481
1,948,481 - 12,500 = 1,935,981 ALLOWABLE IMPERVIOUS SURFACE COVERAGE

NOTES

REFERENCES:
 DUBOIS PL. 1322
 P.L. 1967 PG. 757
 ALL OTHER REFERENCES AS SHOWN

NOTES:

- 1.) TOPOGRAPHY & FLOOD HAZARD DATA TAKEN FROM WAKE CO. MAPS.
- 2.) WATER SUPPLY JOHNSON CO. WATERLINE.
- 3.) ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
- 4.) ALL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH.
- 5.) CROPPING (AND USE) WOODLAND.
- 6.) TOTAL ACREAGE 24,000 ACRES.
- 7.) TOTAL NO. OF LOTS 48.
- 8.) AVERAGE LOT SIZE: 500 SQ. FT.
- 9.) GRADE FEET IN STREETS (EXCLUDING TROUBLE ROAD): 5,377 L.F.
- 10.) ALL WAKE CO. DRAINAGE CONTROL REGULATIONS WILL BE COMPLIED WITH.
- 11.) UNSATURATED SOILS FROM EVALUATION BY SAED ENVIRONMENTAL CONSULTANTS, P.A.
- 12.) STREAM BUFFER IS LOCATED 50' FROM BANK OF STREAM.
- 13.) ALL SETBACKS SUBJECT TO BE SET PUBLIC 5' MIN.
- 14.) STREAM BUFFERS TO APPROVED BY WCDMO.
- 15.) TOTAL AREA IN OPEN SPACE = 18,140 ACRES.
- 16.) PERMANENT OPEN SPACE IS DESIGNATED FOR CONSERVATION OF NATURAL HAZARD AREAS AS PERMITTED BY SECT. 3-4-3(C)(1).

BUILDING SETBACKS:

FRONT: 30'
 REAR: 5'
 CORNER: 10'
 MIN. LOT WIDTH: 30'
 MIN. LOT SIZE: 12,000 SQ. FT.

IMPERVIOUS CALCULATIONS

TOTAL AREA IN PHASES A, B & C (EXCLUDING TROUBLE ROAD) = 7,320,481 SQ. FT.
 TOTAL SQ. FT. IN PAVEMENT (EXCLUDING TROUBLE ROAD) = 57,559 SQ. FT.
 $57,559 \div 2,468 = 23,320$ ALLOWABLE IMPERVIOUS SURFACE COVERAGE
 $7,320,481 \times 23,320 = 170,819$ SQ. FT. ALLOWABLE
 $170,819 \div 48$ (L OF LOTS) = 3,538 SQ. FT. ALLOWABLE IMPERVIOUS AREA PER LOT

NOTES:

- (A.) THE PROPERTY BOUND HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD APPLICABLE SAME.
- (B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- (C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

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

