



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

PHASE TWO OF LEGACY AT FORTY-TWO

(X) cluster subdivision ( ) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? ( ) Yes (X) No

If yes, when and under what name?

Property

Parcel Identification Number: 0696.01-79-6842

Address: 3221 NC HIGHWAY 42

Location: NORTH side of NC HIGHWAY 42, at/between (north, east, south, west) (street)

BLANNIE FARMS LANE and WATEROAK DRIVE (street) (street)

Total site area: 2079990 sf

Zoning District(s) and land area within each: 58,100 SF HD 2,021,890 SF R-30

Conditions of any Conditional Use Zoning Districts:

Present land use(s): WOODLAND & FARMLAND

Property Owner

Name: FF&B DEVELOPMENT INC.

Address: 7440 KENNEBEC ROAD

City: WILLOW SPRING State: NC Zip Code: 27592

E-mail Address: FAX:

Telephone Number: 919-552-4084

Applicant (person to whom all correspondence will be sent)

Name: LESTER STANCL

Address: P.O. Box 730

City: ANGIER State: NC Zip Code: 27501

E-mail Address: l1stanc11e@earthlink.net FAX: 919-639-2602

Telephone Number: 919-639-2133 Relationship to Owner: SURVEYOR

**Proposal**

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

Max. no. of lots\*: 69 Proposed no. of lots\*: 30

Min. lot area\*: 12,000 sf Proposed min. lot area\*: 25,000 sf

Average lot area\*: 34,500 sf

Min. lot width\*: 60 ft Proposed min. lot width\*: 90 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: 4.775 acres

Proposed open space area [by parcel]: 16.319 acres

Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREA

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 311,784 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.99 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 8.5 ± acres

w/in floodway: 5.5 ± acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

Dedication  Reservation  Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) 301,938.61 Total Number of Proposed Lots 30

Total Number of Acres: 47.750 Estimate Recreation Area Req. 0.857 Ac. (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: JUSTIN OAKS LANE - 1

NC HIGHWAY 42 - 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>
NC HIGHWAY 42	80	24	2	Y	10,000	8,050	60

<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)

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

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services:**

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

() community system ( HEATER UTILITIES ) ( ) individual well(s)

Est. total water demand: \_\_\_\_\_ 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 COLLECTION CONTRACT

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: FURINA

**Miscellaneous:**

Generalized slope of site 7%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: OLD WOMAN BRANCH, MIDDLE CREEK, AND SPRING BRANCH

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 \_\_\_\_\_

() Long-Range Urban Services Area FUQUAY-VARINA

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

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

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: Thomas R. Fish Date: 5-27-03

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: \_\_\_\_\_ Date: \_\_\_\_\_

