



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-21-04
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) 856-6216 for additional information.

Name of Subdivision

DUNN ESTATES

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: A PORTION OF 0646-41-1621 & 0646-33-5315

Address: N/A

Location: — side of MIMS ROAD (SR 1120), at/between
(north, east, south, west) (street)

D.C. HESTER RD. (SR 1121) and BAREFOOT RD. (SR 1173)
(street) (street)

Total site area in square feet and acres: 1,706,332 square feet 39.172 acres

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

R-30

Conditions of any Conditional Use Zoning Districts: —

N/A

Present land use(s): VACANT

Property Owner

Name: A) PAUL ODELL B) GRACE-MARIE ELLIOTT, ETAL

Address: A) 5209 DUCHMAN DR. B) 208 REYNOLDS DR.

City: A) RALEIGH B) FARMINGTON State: NC Zip Code: A) 27606 B) 27526

E-mail Address: — FAX: —

Telephone Number: 363-5327

Applicant (person to whom all correspondence will be sent)

Name: EDWARD ASHWORTH

Address: PO BOX 388

City: FARMINGTON State: NC Zip Code: 27526

E-mail Address: EDWARD4458@AOL.COM FAX: 552-9610

Telephone Number: 552-1857 Relationship to Owner: —

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): R-30

Max. # of lots allowable*: 54 Proposed # of lots*: 48

Min. allowable lot area*: N/A sf Proposed min. lot area*: N/A sf

Average lot area*: _____ sf

Min. allowable 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: 3.92 acres

Proposed open space area [by parcel]: 10.23 acres

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

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

Proposed impervious surfaces area: 5.87 AC 255,950 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): ± 7.5 acres

within floodway: N/A 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) 245,391 Total # of proposed lots 48 Total # of acres 39.172

Calculate both: Estimate of recreation area required: 1.4 AC

Estimate of recreation fee required: \$ 8590

*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: _____

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
<u>BAREFOOT RD</u>	<u>60</u>	<u>NONE</u>	<u>2</u>	<u>N</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>MIMS RD.</u>	<u>60</u>	<u>21</u>	<u>2</u>	<u>Y</u>	<u>—</u>	<u>—</u>	<u>—</u>

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: N/A ADT: -

Utilities and Services

Water supply provided by: () municipal system (HARNETT COUNTY)
() 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: VARIOUS

Electrical service provided by: PROGRESS ENG. 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 Underground () yes () no

Fire protection provided by: WAKE CO.

Miscellaneous

Generalized slope of site: MOD. ROLLING

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 TOWN OF FUQUAY - VARINA
- () Non-Urban Area/Water Supply Watershed _____
- () Non-Urban Area _____

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

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

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Mr. E. Child (AGENT FOR OWNERS) Date: 4/27/04

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: Mr. E. Child Date: 4/27/04

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com.
All application fees are non-refundable.

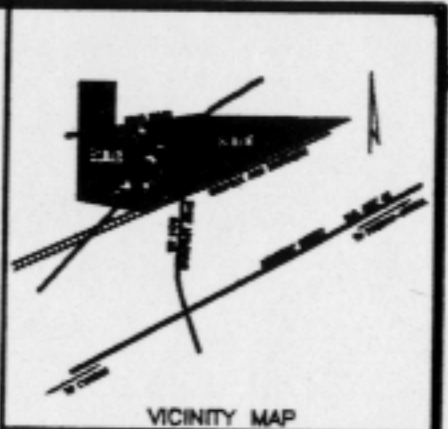
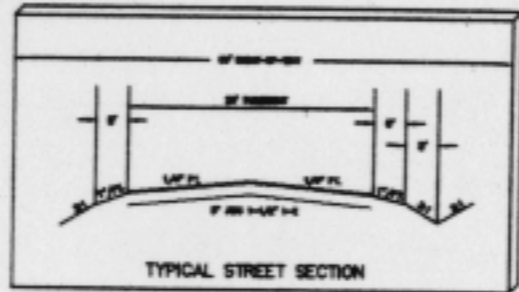
TABLE 1
 AREA OF PHASE 1, 21.12 ACRES
 AREA OF PHASE 2, 15.65 ACRES
 TOTAL AREA OF PHASE 1 & 2, 36.77 ACRES
 PROPOSED OPEN SPACE, 3.85 ACRES
 OPEN SPACE PER ACRE, 0.10 ACRES

TABLE 2
 AREA OF PHASE 1, 21.12 ACRES
 AREA OF PHASE 2, 15.65 ACRES
 TOTAL AREA OF PHASE 1 & 2, 36.77 ACRES
 PROPOSED OPEN SPACE, 3.85 ACRES
 OPEN SPACE PER ACRE, 0.10 ACRES

REVISIONS:
 1. 08 22 2004

- NOTES:**
1. THIS PLAN IS A PRELIMINARY SUBDIVISION PLAN FOR THE PURPOSES OF OBTAINING A SUBDIVISION MAP FROM THE COUNTY ENGINEER'S OFFICE.
 2. THE SUBDIVISION MAP SHALL BE SUBJECT TO THE APPROVED REGULATIONS OF THE COUNTY ENGINEER'S OFFICE.
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THE OPEN SPACE SHALL BE MAINTAINED FOR THE BENEFIT OF THE ADJACENT PUBLIC HIGHWAYS. THE SUBDIVISION MAP SHALL BE SUBJECT TO THE APPROVED REGULATIONS OF THE COUNTY ENGINEER'S OFFICE.



NORTH - BM 1991 PCL 893

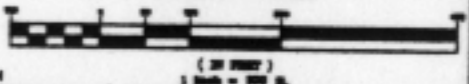
- LEGEND**
- EP ----- EXISTING IRON PIPE
 - ES ----- EXISTING IRON STAKE
 - SPS ----- IRON PIPE SET
 - HF ----- NO IRON FOUND
 - RPS ----- EXISTING RAILROAD SPRING
 - CON MON. ----- CONCRETE MONUMENT
 - PK ----- PK MAIL
 - R/W ----- RIGHT OF WAY
 - C ----- CENTER LINE

PARKS AND RECREATION FEE-IN-LIEU

TOTAL AREA = 36.77 ACRES
 TOTAL TAX VALUE = \$ 246,391
 \$246,391/36.77 = \$ 6,700
 48 LOTS/36 = 1,333
 \$ 6,700 x 1,333 = \$ 8,931
 TOTAL FEE-IN-LIEU = \$ 8,931

**S-XX-2004
 PRELIMINARY CLUSTER
 SUBDIVISION PLAN**

GRAPHIC SCALE



SITE DATA

TOTAL AREA = 36.77 ACRES
 EXISTING USE = WOODLAND / AGRICULTURE
 FORESTRY CONDITIONS = MIXED PINE AND HARDWOODS
 PROPOSED USE = RESIDENTIAL SUBDIVISION
 TOTAL NUMBER OF LOTS = 48
 LINEAR FEET OF STREET = 1902'
 PH # 0949-41-1821 AND 0949-32-5315
 OPEN SPACE REQUIRED = 3.85 ACRES
 OPEN SPACE PROVIDED = 3.85 ACRES
 PROPOSED DENSITY = 48 LOTS IN 36.77 ACRES = 36.046 sq.Ft./LOT
 EXISTING ZONING = R-30

ALLOWABLE IMPERVIOUS SURFACE

1902' LF OF STREET X 21' WOTH = 0.77 ACRES
 36.172 ACRES X 0.10 = 3.62 ACRES
 3.62 ACRES - 0.77 ACRES = 2.85 ACRES ALLOWABLE
 5.11 ACRES / 48 LOTS = 0.10625 ACRES PER LOT ALLOWABLE

THE IMPERVIOUS SURFACE PERCENTAGE IS THE MAXIMUM ALLOWABLE PERCENTAGE FOR THE ZONING AREA AS ALLOWED.

OWNER:
 PAUL H. ODELL
 8209 DUTCHMAN DRIVE
 RALEIGH, N.C. 27608

GRACE-MADE B. ELLIOTT, ET AL
 208 REYNOLDS DRIVE
 FAYETTEVILLE, N.C. 27808

EXISTING CONDITIONS MAP AND PRELIMINARY CLUSTER SUBDIVISION PLAN

REVISIONS		DUNCAN ESTATES		ASHWORTH	
		LAND SURVEYORS		PO BOX 208, FAYETTEVILLE, N.C. 27808 919-888-1887	
HOLLY BERRY TOBACCO		WAKE COUNTY		NORTH CAROLINA	
A PORTION OF PH# 0949-41-1821 AND PH# 0949-32-5315		ZONE: R-30		DATE: 04/27/04	
		SCALE: 1" = 100'		FIELD BOOK	
				DRAWING NO. 0001	