



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
 Fee \$1000.00
 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

WALKMOOR SUBDIVISION

() 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: 0695.02-65-7687

Address: 7330 TURNER FISH ROAD, WILLOW SPRINGS, NC 27592

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

REBARAH MOORE DRIVE and JACKSON KING ROAD
(street) (street)

Total site area in square feet and acres: 1,034,455 square feet 21.570 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): _____

Property Owner

Name: JAMES E. + JEAN F. WALKER

Address: 7330 TURNER FISH ROAD

City: WILLOW SPRINGS State: NC Zip Code: 27592

E-mail Address: _____ FAX: _____

Telephone Number: 552-9204

Applicant (person to whom all correspondence will be sent)

Name: BENTON W. DENVER, PS

Address: 5920 HONEYCUTT ROAD

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: _____ FAX: 557-2255

Telephone Number: 552-9813 Relationship to Owner: CLIENT

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): R.30
 Max. # of lots allowable*: 24 Proposed # of lots*: 24
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
 Average lot area*: 34,258 sf
 Min. allowable 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 N/A
 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]: _____ acres
 Proposed impervious surfaces area: 83,206 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): 1.1 acres
 within floodway: N/A acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
0.68 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) 120,000 Total # of proposed lots 24 Total # of acres 22.49
 Calculate both: Estimate of recreation area required: 0.68 ac
 Estimate of recreation fee required: \$ 2967.00

*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: NCSE 2743 (1)

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>TURNER FISH ROAD</u>	<u>60'</u>	<u>20'</u>	<u>2</u>	<u>Y</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: NONE ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

Water supply provided by: () municipal system (JOHNSON COUNTY PUBLIC WATER)

() 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: N/A gpd

Solid waste collection provided by: N/A

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: WARNER Underground () yes () no

Fire protection provided by: ANGIER / FLOYDWAY-VARINA

Miscellaneous

Generalized slope of site: 2.5% TO REAR OF SITE

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: FLOOD HAZARD SOILS TO THE SOUTH, POND ON WEST

ADJACENT PROPERTY

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 _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

FARM / AGRICULTURE

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

WE DID NOT PROVIDE A STUB STREET DUE TO
FLOOD HAZARD SOILS AND UNSUITABLE SOILS
ON THE ADJACENT PROPERTIES TO THE SOUTH
AND WEST.

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: *Janna E. Walker* Date: 5/11/06

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: *Bob W. Quinn* Date: 5/11/06

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.

