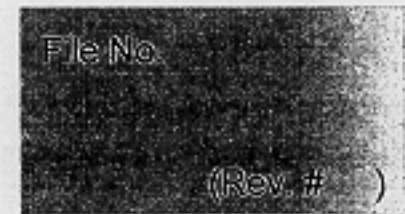




APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL



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

M. POWELL PROPERTY

() cluster subdivision (v) lot-by-lot subdivision

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

If yes, when and under what name?

Property

Parcel Identification Number: 0760-58-4553, 0760-59-5238, 0760-59-1570

Address: 4004 TEN TEN Rd, 3928 TEN TEN Rd, 3916 TEN TEN Rd

Location: SOUTH side of TEN TEN ROAD (SR1010), at/between

KILDAIRE FARM ROAD and HOLLY SPRINGS ROAD

Total site area: 42.2 AC 1,838,232 sf

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): RESIDENTIAL/UNDEVELOPED, VACANT

Property Owner

Name: William M. Powell

Address: 4004 TEN TEN ROAD

City: APEX, State: NC Zip Code: 27502

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

Telephone Number: N/A

Applicant (person to whom all correspondence will be sent)

Name: DALE WERENKO @ WITHERS + RAVENEL

Address: 111 MACKENAN DRIVE

City: CARY State: NC Zip Code: 27511

E-mail Address: dwerenko@withersravenel.com FAX: 467-6008

Telephone Number: 469 3340 Relationship to Owner: ENGINEER

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) 5 trips/day/lot

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

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system (HEATER UTILITIES)
() community system (_____) () individual well(s)

Est. total water demand: 1 GPM/LOT gpd

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

Est. total wastewater discharge 0 gpd

Solid waste collection provided by: PRIVATE

Electrical service provided by: CP+L Underground () yes () no

Natural gas service provided by: PSNC

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

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site ROLLING TERRAIN

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: EXISTING POND ON SITE TO REMAIN

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):

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): _____
 Max. no. of lots*: 61 Proposed no. of lots*: 34
 Min. lot area*: 30,000 sf Proposed min. lot area*: 30563 sf
 Average lot area*: 37,538 S.F. 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: N/A (LOT-BY-LOT) acres
 Proposed open space area [by parcel]: 8.3 acres
 Proposed open space use(s) [by parcel]: ACTIVE / PASSIVE RECREATION, CONSERVATION, SEPTIC ESMT
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 6.33 AC; 275,735 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): 5.3 acres
 w/in floodway: 0 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) \$665,186 Total Number of Proposed Lots 34
 Total Number of Acres 42.2 Estimate Recreation Area Req. \$15,312 (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: TEN-TEN ROAD - 1
MILLINS BAY COURT - 1, WINDING OAK WAY - 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) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
TEN-TEN ROAD	60	24	2	Y		8300	170
MILLINS BAY COURT	50	18	2	Y		N/A	60
WINDING OAK WAY	60	35	2	Y		N/A	110

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

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: William Marvin Powell Jr Date: 5/21/03

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.

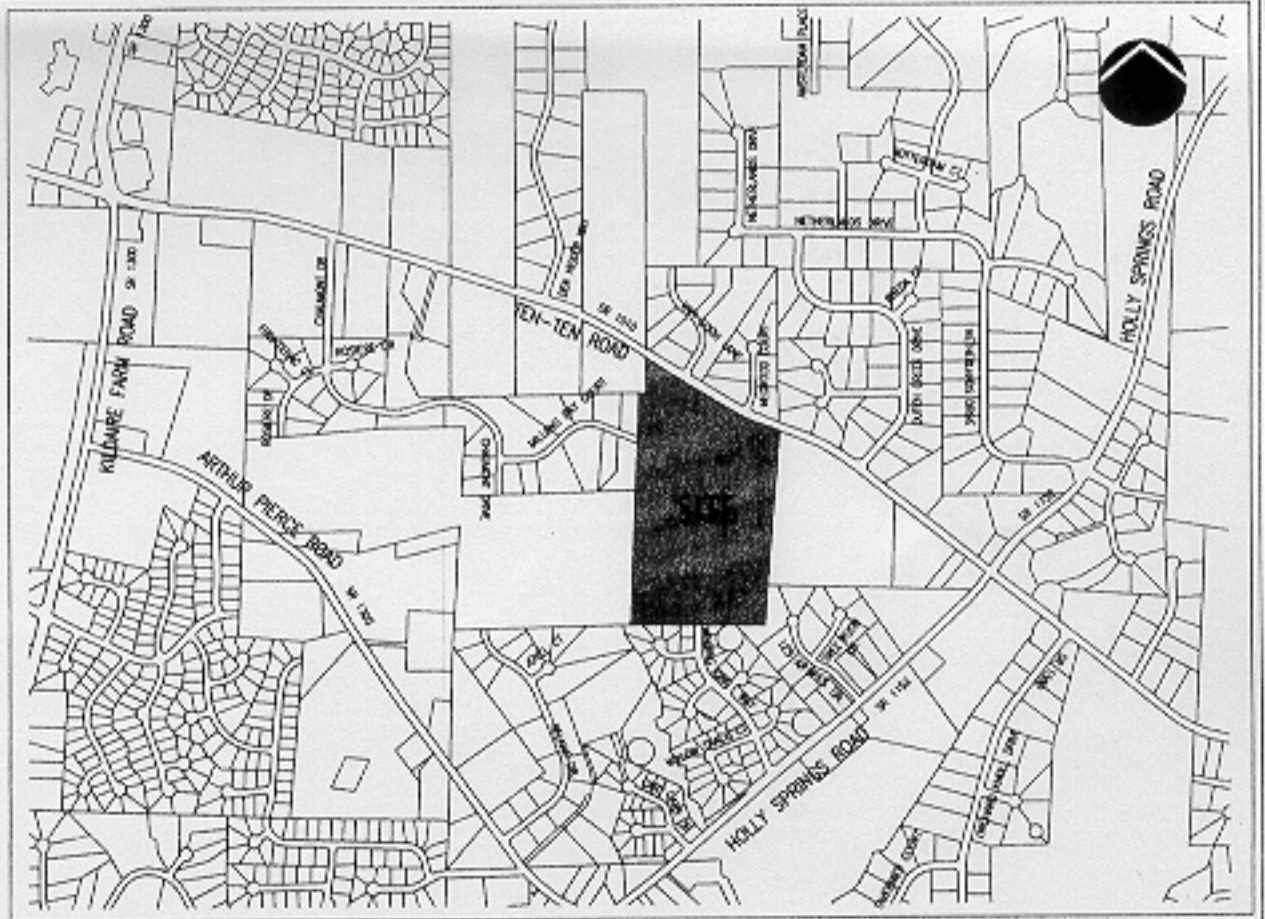
Signature: [Handwritten Signature] Date: 5/26/03

9/12/00

STREET CENTERLINE DATA

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	540.0'	791.9'	722.8'	N70°48'15"E
C2	300.0'	140.4'	139.1'	S49°12'13"E
C3	600.0'	249.9'	245.1'	N08°14'59"W
C4	1200.0'	424.2'	423.0'	N10°03'09"W

LINE	BEARING	DISTANCE
L1	S28°47'28"W	20.4'
L2	N67°10'38"W	119.3'
L3	N35°47'41"W	27.2'
L4	N62°35'45"W	56.8'
L5	S03°40'48"W	215.9'
L6	S20°10'46"E	203.7'
L7	S02°04'28"W	290.9'
L8	S70°25'03"W	390.2'
L9	S08°24'35"W	245.2'
L10	N87°55'32"W	289.4'



VICINITY MAP

1"=1000'

SITE DATA:

	EXISTING PROPERTY INFORMATION		
	TRACT 1	TRACT 2	TRACT 3
CURRENT OWNER:	WILLIAM MARYN POWELL, JR. 4004 TEN-TEN ROAD APEX, NC 27502	SAME	SAME
DEED BOOK, PAGE NUMBER	DB 9143 PG 1290	DB 8639 PG 1113	DB 8639 PG 1113
PIN #S:	0760.02-58-4553	0760.02-59-5238	0760.02-59-1570
ADDRESS	4004 TEN-TEN ROAD	3928 TEN-TEN ROAD	3916 TEN-TEN ROAD
EXISTING USE	RESIDENTIAL/ UNDEVELOPED	VACANT	VACANT
ACREAGE	39.5 AC	1.25 AC	1.43 AC

WAKE COUNTY PROJECT #	S-XX-XX
PROJECT NAME	M. POWELL PROPERTY
DEVELOPER:	ANVIL INVESTMENTS, LLC 100 WESTON ESTATES WAY CARY, NC 27513
TOTAL ACREAGE	42.2 AC
WATERSHED	MIDDLE CREEK
ZONING	R-30
AREA IN PUBLIC ROAD R/W	4.6 AC
MAXIMUM LOTS ALLOWED (PER ZONING)	61 LOTS
DWELLING UNITS/LOTS PROPOSED	34 LOTS
MINIMUM LOT WIDTH	60 FT
MINIMUM LOT SIZE	30,000 SF
AVERAGE LOT SIZE	37,538 SF
OPEN SPACE PROVIDED	8.3 AC
OPEN SPACE REQUIRED	0 AC
LINEAR FEET OF PUBLIC ROADS	3,441 LF
PROPOSED IMPERVIOUS SURFACE AREA	6.33 AC
% IMPERVIOUS OF TOTAL SITE	15% MAX

NOTES:

1. Lots will have community water provided by Heater Utilities, Inc., and lots will have individual septic systems.
2. Neuse River Riparian Buffers have been field located by Soil & Environmental Consultants (S&EC) and are pending verification by NCDOW.
3. This subdivision will be developed according to Wake County Subdivision requirements on a lot by lot basis.
4. This subdivision will comply with Wake County Soil & Erosion Control measures.
5. The subdivision roads are public and will be maintained by NCDOT.
6. All construction shall be performed in accordance with current NCDOT Standards and Specifications.
7. Base information (soils & buffers) was obtained electronically from a field survey prepared by Soil & Environmental Consultants, Inc., North Carolina.
8. Base information (property lines & topography) was obtained electronically from Wake County GIS and deed research.
9. Lots that have the lot number enclosed in a circle are lots that contain less than 30,000 sf of suitable soils. Those lots shall be demonstrated for septic.
10. The open space will be used for active and/or passive outdoor recreation opportunities and septic field easements. The areas of open space that contain buffers shall be used for conservation and protection of significant natural areas.
11. There is no FEMA flood plain on this property as shown on FEMA FIRM # 37183C0515E, dated March 3, 1992.
12. Flood Hazard Soils shown are based on Wake County Soil Survey.
13. All existing structures will be demolished and removed from the site.

SETBACKS: Lot by Lot

	R-30
FRONT	30'
SIDE	10'
CORNER SIDE	30'
REAR	30'

LEGEND

	Areas contain soils with 24-30 inches or more of usable material and have potential for conventional, modified conventional, low pressure pipe (LPP) and/or a ultra-shallow conventional septic system.
	Unsuitable areas.
	Area of suitable soil per lot

** SUITABLE FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL LOTS WILL REQUIRE APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A LOT BY LOT BASIS. THIS MAP SHOULD BE USED AS A GENERAL GUIDE. SOME ADJUSTMENTS WILL BE NECESSARY IN THE FIELD DUE TO SOIL VARIABILITY AND TOPOGRAPHIC IRREGULARITIES. THIS MAP ONLY REFLECTS EXISTING SOIL SUITABILITY FOR ON-SITE SEPTIC TANK SYSTEMS. SOME OTHER CONSIDERATIONS THAT AFFECT SITE SUITABILITY THAT SHOULD BE CONSIDERED IN DEVELOPMENT DESIGN ARE:

- 1) 10' SETBACK FROM PROPERTY LINE
- 2) 100' SETBACK FROM ANY WELL
- 3) 50' SETBACK FROM STREAMS, PONDS OR LAKES.

See accompanying S&EC report.

**DETAILED SOILS EVALUATION. SOIL LINES WERE DELINEATED AND FLAGGED IN THE FIELD BY S&EC PERSONNEL. THE SOIL FLAGS ARE NUMBERED AND BEAR THE S&EC LOGO. THE SOIL FLAG POSITIONS WERE ESTABLISHED USING GPS RECEIVERS. NOT A SURVEY.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION





Revision	Date	By	Designer	Scale
			WBR	1" = 100'
			DHW	Date: 05/27/03
			DHW	Job No: 2094100

M. POWELL PROPERTY

TOWNSHIP

WAKE COUNTY

NORTH CAROLINA