



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. 3-25-03

(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

OGBURN FARMS PHASE 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: 1606-06-0203

Address: LAUTENBERG LANE WILLOW SPRINGS NC 27592

Location: SW side of LAUTENBERG LN OFF

NC 42 HWY. NEAR and BARBER BRIDGE RD

Total site area: 845530 sf

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

Conditions of any Conditional Use Zoning Districts:

Present land use(s): AGRICULTURE

Property Owner

Name: DEWEY OGBURN

Address: 6840 Mt. Pleasant Rd.

City: WILLOW SPRINGS State: NC Zip Code: 27592

E-mail Address: FAX:

Telephone Number: H 552-2543 M 291-4199

Applicant (person to whom all correspondence will be sent)

Name: TRUELINE SURVEYING

Address: 205 W MAIN STREET

City: CLAYTON State: NC Zip Code: 27520

E-mail Address: FAX: 359-0428

Telephone Number: 359-0427 Relationship to Owner: SURVEYOR

Proposal

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

Max. no. of lots*: 28 Proposed no. of lots*: 28

Min. lot area*: 12,000 sf Proposed min. lot area*: 23,089 sf

Average lot area*: 28,531 sf

Min. lot width*: 100' ft Proposed min. lot width*: 73' 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: 1.94 acres

Proposed open space area [by parcel]: 1.94 acres

Proposed open space use(s) [by parcel]: PASSIVE RECREATION FOR SUBDIVISION HOMEOWNERS

Proposed future development site area [by site]: 121.15 acres

Proposed impervious surfaces area: 101,059.20 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.95 %

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

w/in floodway: N/A 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) 503,241 Total Number of Proposed Lots 25

Total Number of Acres 19.411 Estimate Recreation Area Req. 2556.31 (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: LAUTENBERG LANE

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
LAUTENBERG LANE	50'		2	Y			
NC 42 HWY			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/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ 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):

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: WASTE INDUSTRIES

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site GENTLY 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 (PINK POLKA DOT)

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 _____

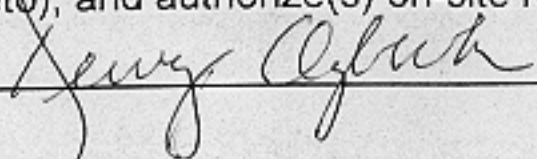
() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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


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:  Date: May 27-2003

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: 5-27-03

