



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

Glenn Eagles 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? N/A

Property

Parcel Identification Number: 0798367848

Address: 7201 Creedmore Road

Location: West side of Creedmore Road, at/between
(north, east, south, west) (street)

Baileywick Road and Glenn Eagles Road
(street) (street)

Total site area in square feet and acres: 859,699 square feet 32.76 (on Deed) acres
19.74 (By Survey) acres

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

R-40W (a SHOD overlays +/- 50% of site - from Hwy-540)

Conditions of any Conditional Use Zoning Districts:

N/A

Present land use(s): Wooded - Vacant

Property Owner

Name: Bailey, James A.

Address: 5201 Beryl Road

City: Raleigh State: NC Zip Code: 27606

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

Telephone Number: N/A

Applicant (person to whom all correspondence will be sent)

Name: Doug Mahle c/o John W. Harris, P.E.

Address: 7909 Ocoee Ct.

City: Raleigh State: NC Zip Code: 27612

E-mail Address: coachjwh@aol.com FAX: 919-789-0744

Telephone Number: 919-789-0744 Relationship to Owner: Engineer

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 19 lots - 1/A
 Max. # of lots allowable*: 19 Proposed # of lots*: 16
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,015 sf
 Average lot area*: 53,742 sf
 Min. allowable lot width*: 110' ft Proposed min. lot width*: 110 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 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]: N/A acres
 Proposed impervious surfaces area: 128,981.16 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): 3.66 acres
 within floodway: _____ 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) \$518,000 Total # of proposed lots 16 Total # of acres 19.74

Calculate both: Estimate of recreation area required: _____
 Estimate of recreation fee required: _____

*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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Glenn Eagles Rd.	50'	18'	2	Y	N/A	N/A	N/A
Buileywreck Rd	60'	20'	2	Y	N/A	N/A	N/A
Creedmore Rd.	200'	4 lane Divided.	4	Y	N/A	N/A	N/A

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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

() 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: Private Contractor

Electrical service provided by: Progress Energy Underground ()yes () no

Natural gas service provided by: NCP&S

Telephone service provided by: Bell South Underground ()yes () no

Cable television service provided by: Time Warner Underground ()yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 2-2.5%

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 N/A

() Short-Range Urban Services Area N/A

() Long-Range Urban Services Area/Water Supply Watershed N/A

() Long-Range Urban Services Area N/A

() Non-Urban Area/Water Supply Watershed N/A

() Non-Urban Area

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

N/A

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: _____ Date: _____

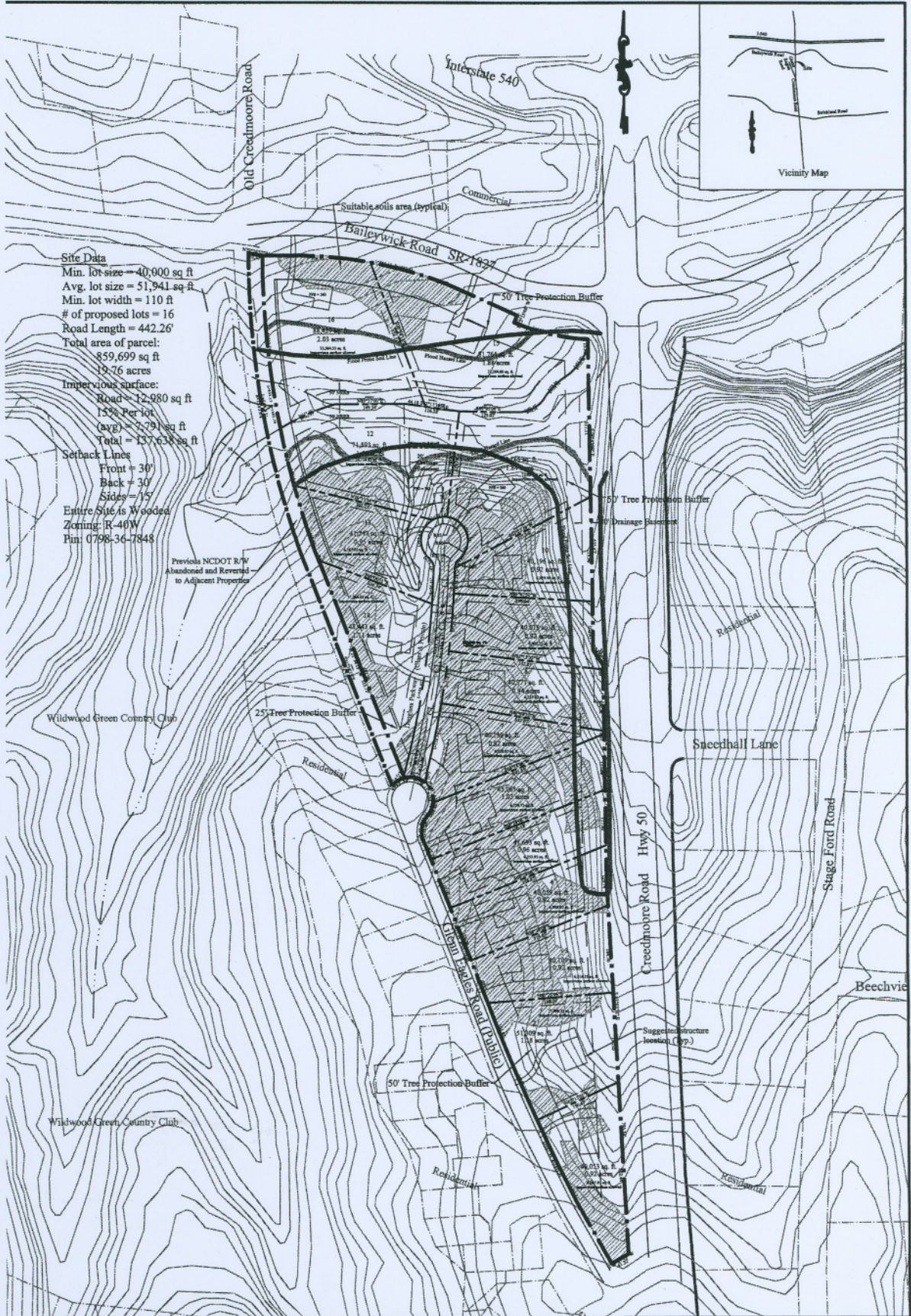
Signature: _____ Date: _____

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: John Williams Date: 9-25-10

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



Site Data
 Min. lot size = 40,000 sq ft
 Avg. lot size = 51,941 sq ft
 Min. lot width = 110 ft
 # of proposed lots = 16
 Road Length = 442.26'
 Total area of parcel:
 859,699 sq ft
 19.76 acres
Impervious surface:
 Road = 12,980 sq ft
 15% Per lot
 (avg) = 7,791 sq ft
 Total = 137,638 sq ft
Setback Lines
 Front = 30'
 Back = 30'
 Sides = 15'
 Entire Site is Wooded
 Zoning: R-40W
 Plan: 0798-36-7848

Previous NCDOT R/W
 Abandoned and Reverted
 to Adjacent Properties

Wildwood Green Country Club

Wildwood Green Country Club

1

Sketch Plan
 For
Glenn Eagles Estates

Date: 25 September 2006
 Scale: 1" = 200'
 Drawn By: BAH
 Job #: 06013
 File: Baileywick.dwg
 Revision:

John W. Harris, P.E.
 Consulting Engineer
 7909 Ocoee Ct.
 Raleigh, N.C. 27612
 (919) 789-0744

