



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No.

(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

WESLYN SPRINGS S/D

( ) cluster subdivision (x) 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? N/A

Property

Parcel Identification Number: 0646.02-98-5458

Address: 1720 PHELPS WEST RD FURQUAY-VARINA, N.C.

Location: NORTH side of PHELPS WEST RD, at/between (north, east, south, west) (street)

N.C. 42 and PINEY GROVE-WILSON RD. (street) (street)

Total site area: 10.365 AC. sf

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): FARM LAND

Property Owner

Name: JOHN W. SMITH, JR.

Address: 1708 PHELPS WEST RD

City: FURQUAY-VARINA State: NC Zip Code: 27526

E-mail Address: FAX:

Telephone Number: 552-4618

Applicant (person to whom all correspondence will be sent)

Name: WAYNE MAULDIN

Address: 1301 W. BROAD ST. / P.O. Box 444

City: FURQUAY-VARINA State: NC Zip Code: 27526

E-mail Address: MWSURVEY@WORLDNET.ATT.NET FAX: 552-1466

Telephone Number: 552-9326 Relationship to Owner: SURVEYOR

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): ~~1.45~~ 1.45 LOTS./AC.

Max. no. of lots\*: ~~15~~ 15 Proposed no. of lots\*: 11

Min. lot area\*: 30,000 sf Proposed min. lot area\*: 30,005 sf

Average lot area\*: 34,305 sf

Min. lot width\*: 95 ft Proposed min. lot width\*: 100 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: 30,796 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 6.82 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 1533 S.F. acres

w/in floodway: NOT DETERMINED acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

         Dedication          Reservation  Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) 79,518 Total Number of Proposed Lots 11

Total Number of Acres 10.366 Estimate Recreation Area Req. \$2413.31 (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: \_\_\_\_\_

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) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>PHELPS WEST RD</u>	<u>60'</u>	<u>20'</u>	<u>2</u>	<u>Y</u>	<u>?</u>	<u>?</u>	<u>?</u>

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

<sup>2</sup> See CAMPO web site ([www.raleigh-nc.org/campo/trafcnt/98trfcnt.html](http://www.raleigh-nc.org/campo/trafcnt/98trfcnt.html)) or NCDOT Traffic Survey Unit

<sup>3</sup> 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: N/A ADT: N/A  
Type of vehicle: N/A ADT: N/A

**Utilities and Services:**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
( ) community system ( \_\_\_\_\_ ) (  ) 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: PRIV. CONTRACTOR

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: TIME WARNER Underground ( ) yes ( ) no

Fire protection provided by: UNKNOWN

**Miscellaneous:**

Generalized slope of site GRADUAL SLOPE

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 FUQUAY - VARINA

( ) 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

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.

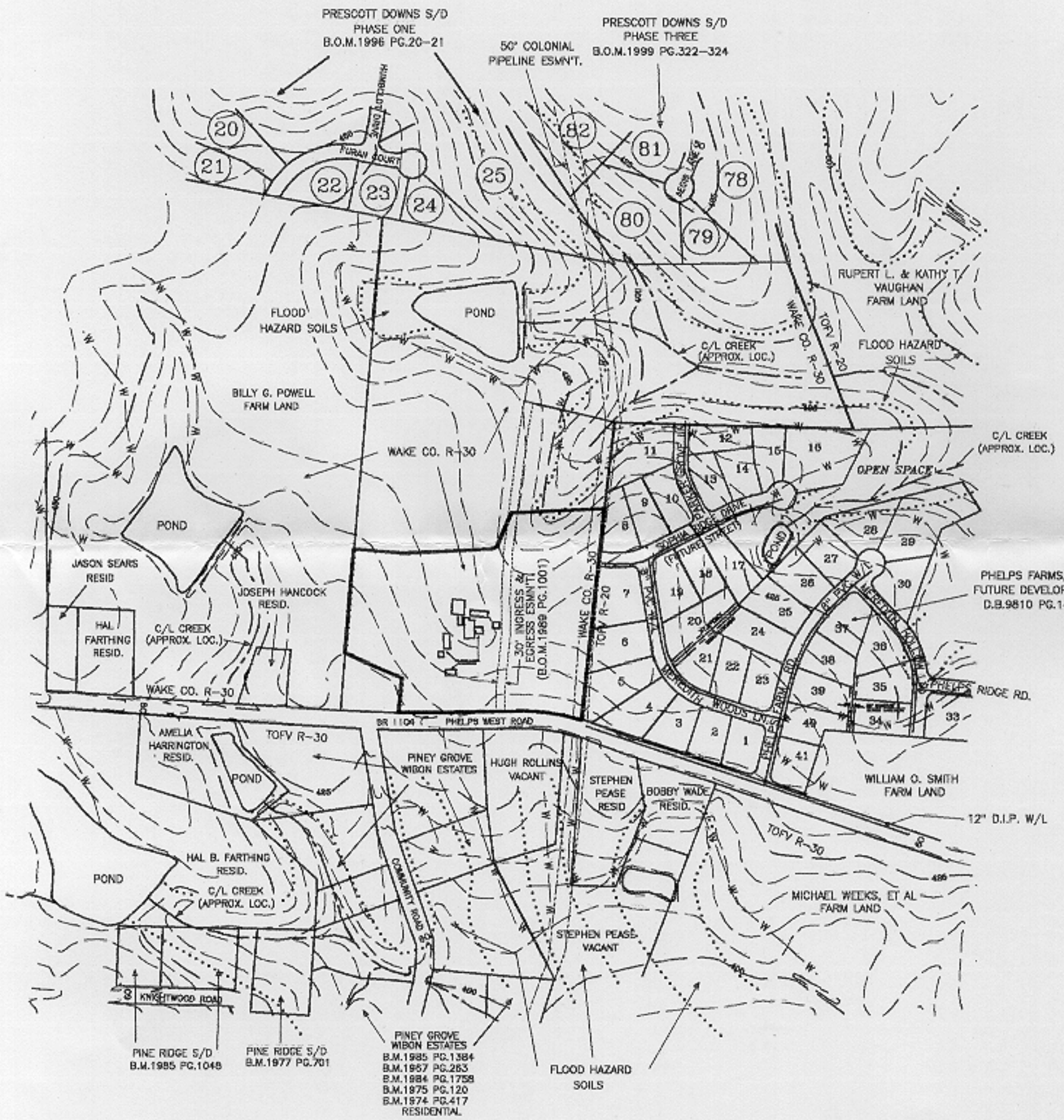
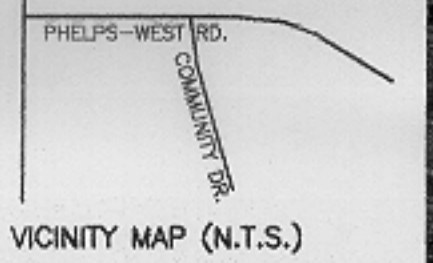
Signature: [Signature] Date: 8/25/03

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: [Signature] Date: 8/25/03



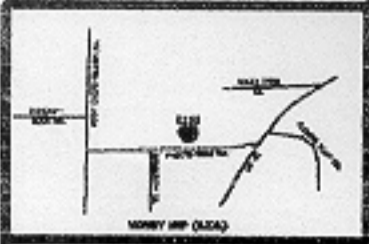
..... FLOOD HAZARD SOILS

**EXISTING CONDITIONS MAP FOR:  
WESLYN SPRINGS SUBDIVISION**

**PRELIMINARY MAP  
NOT FOR RECORDATION  
CONVEYANCES, OR SALES**

P.I.N. A PORTION OF 0646.02-98-5458  
OWNER: JOHN W. SMITH, JR.  
1708 PHELPS WEST RD.  
FUQUAY-VARINA, N.C. 27526  
MIDDLE CREEK TWSP., WAKE CO., N.C.  
SCALE 1" = 500' AUGUST 11, 2003

MAULDIN - WATKINS SURVEYING, P.A.  
P.O. BOX 444 / 1301 W. BROAD ST.  
FUQUAY-VARINA, NORTH CAROLINA 27586



OWNER	BOOK	PAGE	OWNER	BOOK	PAGE
WESLEY SPRINGS	11	244	WESLEY SPRINGS	11	244

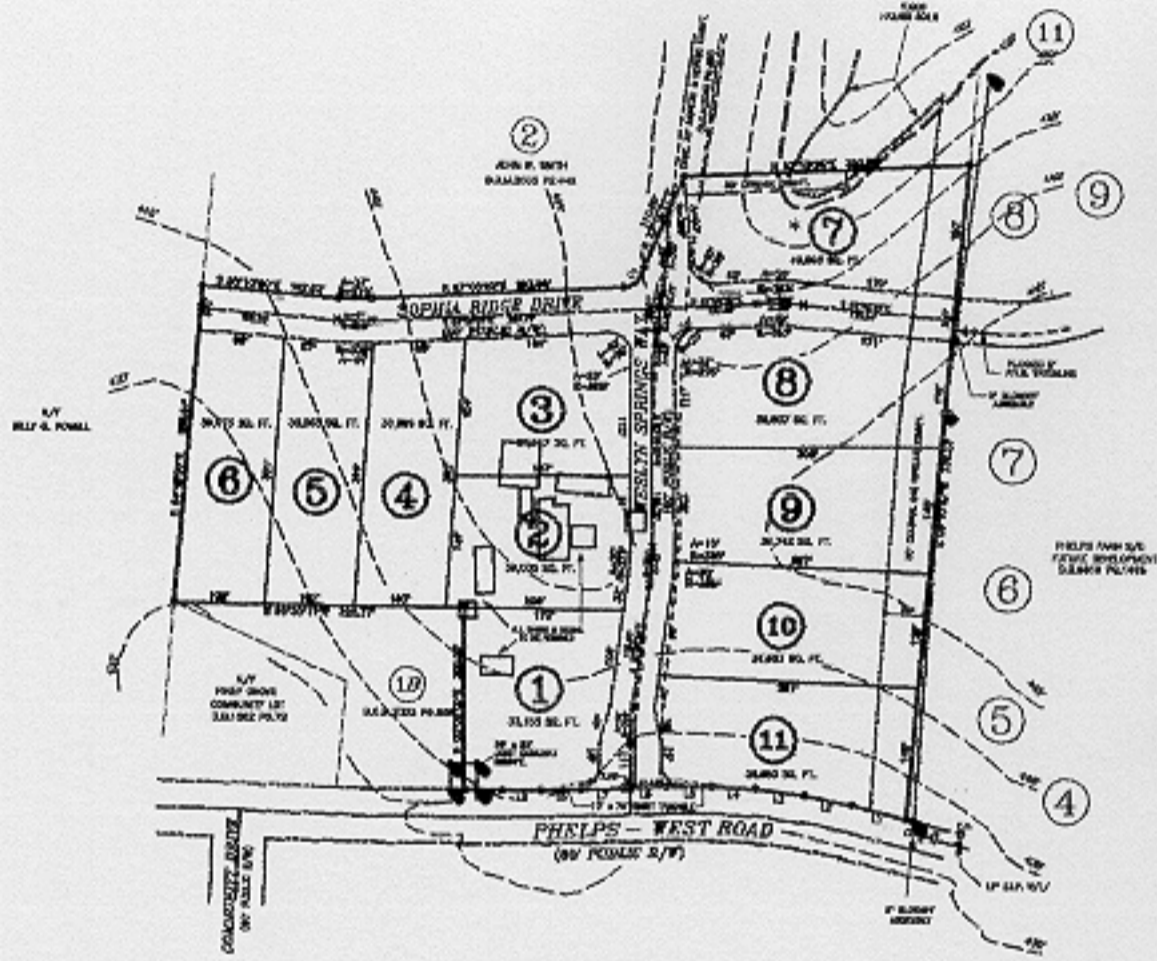
BOOK	PAGE	OWNER
11	244	WESLEY SPRINGS

THIS MAP IS A PRELIMINARY MAP FOR THE PURPOSES OF RECORDATION AND DOES NOT CONSTITUTE A WARRANTY OF TITLE OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING AND ORDINANCES AND THE SUBDIVISION IS SUBJECT TO THE DISCRETION OF THE BOARD OF SUPERVISORS.



**State of North Carolina, Wake County**  
 I, \_\_\_\_\_, County Clerk, do hereby certify that this map was filed for recordation on \_\_\_\_\_, 2003, at \_\_\_\_\_ o'clock \_\_\_\_\_ of the said day, and that it is a true and correct copy of the original map as filed with me.

**PRELIMINARY MAP  
 NOT FOR RECORDATION  
 ORDINANCES OR SALES**



**REVISIONS:**  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

**BUILDING SETBACKS:**  
 FRONT: \_\_\_\_\_ FT.  
 REAR: \_\_\_\_\_ FT.  
 SIDE: \_\_\_\_\_ FT.

**NOTES:**  
 1. PROPERTY LINES SHOWN ARE BASED ON SURVEY.  
 2. ALL DIMENSIONS ARE IN FEET.  
 3. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.  
 4. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD.  
 5. ALL DIMENSIONS ARE TO THE CENTER OF THE DRIVEWAY.  
 6. ALL DIMENSIONS ARE TO THE CENTER OF THE SIDEWALK.  
 7. ALL DIMENSIONS ARE TO THE CENTER OF THE CURB.



GRAPHIC SCALE - FEET

**LEGEND:**  
 1. 1" = 1" SCALE  
 2. 1" = 1" SCALE  
 3. 1" = 1" SCALE  
 4. 1" = 1" SCALE  
 5. 1" = 1" SCALE  
 6. 1" = 1" SCALE  
 7. 1" = 1" SCALE  
 8. 1" = 1" SCALE  
 9. 1" = 1" SCALE  
 10. 1" = 1" SCALE  
 11. 1" = 1" SCALE

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**PRELIMINARY MAP FOR:  
 WESLYN SPRINGS SUBDIVISION  
 (A LOT-BY-LOT SUBDIVISION)**

MIDDLE CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
 SCALE 1" = 100' AUGUST 04, 2003  
 P.L.N. 0948.02-98-5458

PREPARED BY: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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