



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-47-04
Fee \$800.00
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

Forest at Victory Church

() 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? _____

Property

Parcel Identification Number: 0789-17-3827 + (Portion of) 0789-07-9809

Address: Victory Church Road

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

Sunny Stone Way and Wild Orchid Trail
(street) (street)

Total site area in square feet and acres: 422,532 square feet 9.70 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

Property Owner

Name: Marquis Homes and Company

Address: 8368 Six Forks Road, Ste 202

City: Raleigh State: NC Zip Code: 27615-5083

E-mail Address: _____ FAX: _____

Telephone Number: 919-870-0603

Applicant (person to whom all correspondence will be sent)

Name: Tony M. Tate Landscape Architecture

Address: 5011 Southpark Dr., Ste 200

City: Durham State: NC Zip Code: 27713

E-mail Address: tmt.la@verizon.net FAX: 484-8881

Telephone Number: 484-8880 Relationship to Owner: Landscape Architect

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1,00
 Max. # of lots allowable*: 10 Proposed # of lots*: 7
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,001 sf
 Average lot area*: 56,922 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]: None acres
 Proposed impervious surfaces area: 63,300 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): 2.36 acres
 within floodway: 1.94 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ dedication _____ reservation X 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) _____ Total # of proposed lots 7 Total # of acres 0.2

Calculate both: Estimate of recreation area required: N/A
 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: Victory Church Rd. (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>Victory Church Road</u>	<u>60'</u>	<u>22'</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)
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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 (_____)

(X) community system (Heater Utilities) () individual well(s)

Estimated total water demand: _____ gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type(_____) (X) individual on-site system

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: Waste Industries

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: _____

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: _____

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

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):

