



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
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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

ORCHARD MEADOWS

( ) 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? NA

### Property

Parcel Identification Number: 0771-60-9606

Address: PENNY ROAD

Location: SOUTH side of PENNY RD, at/between  
(north, east, south, west) (street)

HOLLY SPRINGS RD. and GRAHAM NEWTON RD.  
(street) (street)

Total site area in square feet and acres: 9.86 square feet \_\_\_\_\_ acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT / OPEN FIELD

### Property Owner

Name: ROBERT G. POOLE, JR & BARBARA B. POOLE

Address: 1400 WALNUT STREET

City: CARY State: NC Zip Code: 27511

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 919/467-9390

### Applicant (person to whom all correspondence will be sent)

Name: STEWART-PROCTOR / HERB PROCTOR

Address: 319 CHAANOKE RD. Suite 106

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: HPRO98@nc. com FAX: 919-616-919-779-1661

Telephone Number: 919-779-1855 Relationship to Owner: ENGINEER / SURVEYOR

**Proposal**

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

Max. # of lots allowable\*: 9 Proposed # of lots\*: 9

Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: \_\_\_\_\_ sf

Average lot area\*: \_\_\_\_\_ sf

Min. allowable lot width\*: \_\_\_\_\_ ft Proposed min. lot width\*: \_\_\_\_\_ 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: \_\_\_\_\_ acres

Proposed open space area [by parcel]: \_\_\_\_\_ acres

Proposed open space use(s) [by parcel]: \_\_\_\_\_

Proposed future development site area [by site]: \_\_\_\_\_ acres

Proposed impervious surfaces area: \_\_\_\_\_ sf

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

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): \_\_\_\_\_ 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 1/35<sup>th</sup> 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) \$174,075 Total # of proposed lots 9 Total # of acres ~10

Calculate both: Estimate of recreation area required: 0.26 ACS.

Estimate of recreation fee required: \$4,476.00

\*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: PENNY RD S.R. 1379

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
PENNY RD S.R. 1379	60'	22'	2	Y			90

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> 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: N/A ADT: \_\_\_\_\_

Type of vehicle: N/A 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

Electrical service provided by: PROGRESS ENERGY 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: SWIFT CREEK JFP

**Miscellaneous**

Generalized slope of site: GENTLE FRONT TO BACK

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE VISIBLE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE VISIBLE

**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 SWIFT CREEK

( ) Non-Urban Area \_\_\_\_\_

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

RES 1 UNIT/AC

Other information (additional relevant information about the site or proposal you wish to note or cite)

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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: Robert Stolle Date: 4-23-07

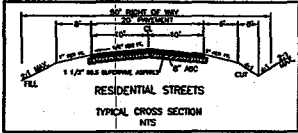
Signature: Barbara B. Palle Date: 4-23-07

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: 4/29/07

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Zoning and Subdivision Ordinances are on the web at [www.wakegov.com](http://www.wakegov.com).  
All application fees are non-refundable.

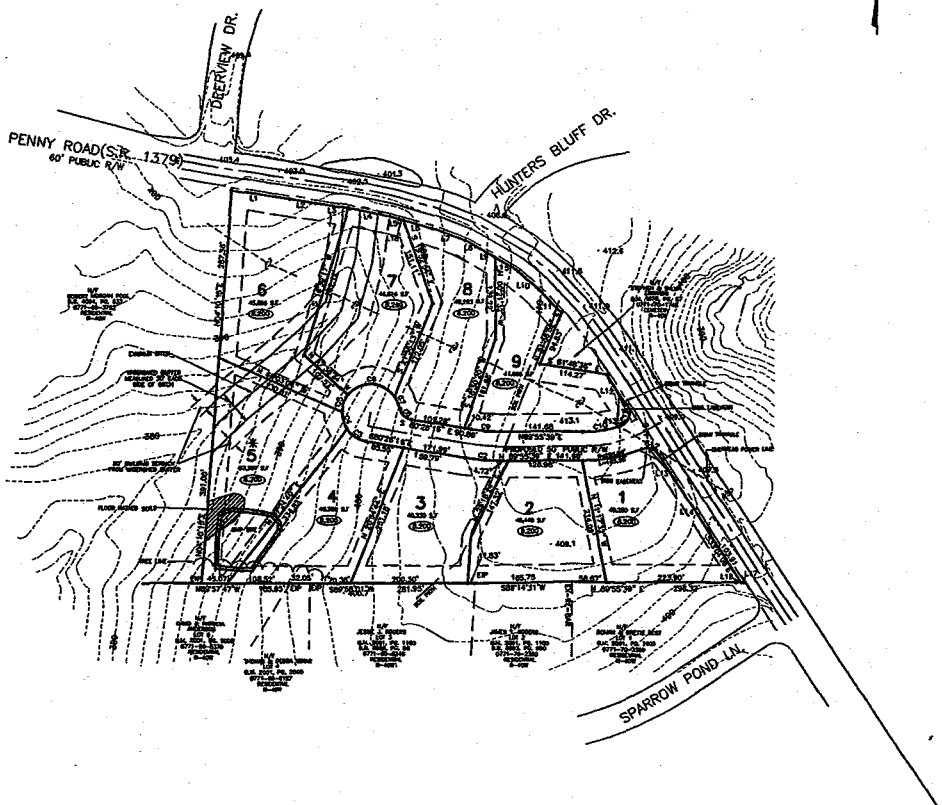
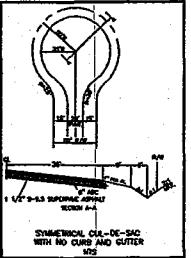
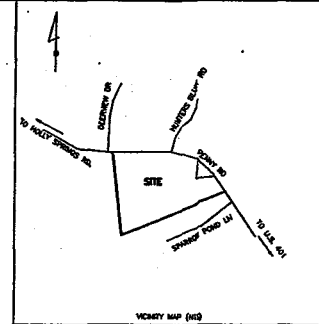


**BUILDING SETBACKS  
WAKE COUNTY R-40W**

FRONT	30'
SIDE	15'
REAR	30'

**REVISIONS**  
1. 04/20/07, P.L. 2006  
2. ALL PLATS AND EASES SHOWN  
WITH ADVANCE.

**LEGEND**  
+ EIP = EXISTING HIGH POINT  
+ SPS = HIGH POINT SET  
[Hatched Area] = FLOOD HAZARD SOILS  
[Circle with X] = MINIMUM IMPROVEMENT ALLOWED



**CURVE TABLE**

CHAIN	LENGTH	BEARING	DELTA	CHORD	CURVE
C1	1.8811	100.00	100.00	1.7458	100.00
C2	30.48	50.00	4874.25	30.48	50.00
C3	32.81	50.00	3930.07	31.00	51.42
C4	32.87	50.00	3930.07	31.00	51.42
C5	23.11	50.00	10081.24	20.23	48.75
C6	23.23	50.00	10273.48	22.24	49.28
C7	30.77	50.00	7471.14	28.27	49.72
C8	43.81	50.00	10820.07	42.28	50.12
C9	62.29	200.00	17470.70	62.00	200.00
C10	48.10	25.00	11023.00	24.94	48.10
C11	34.81	25.00	10700.07	25.11	47.00

**LINE TABLE**

LINE	LENGTH	BEARING
L1	100.00	89.71
L2	44.48	88.17
L3	28.27	88.17
L4	22.24	87.25
L5	15.31	87.25
L6	30.48	74.71
L7	62.00	50.00
L8	28.27	50.00
L9	25.11	50.00
L10	20.23	50.00
L11	31.00	51.42
L12	31.00	51.42
L13	30.48	50.00
L14	30.48	50.00
L15	24.97	48.75
L16	106.11	48.75
L17	42.15	49.28
L18	42.28	49.28
L19	42.28	49.28
L20	25.11	47.00

**NOTE:**  
BEFORE ACCEPTING A BUILDING PERMIT FOR LOTS MARKED WITH AN "X", THE OWNER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY. ENVIRONMENTAL SERVICES GROUP HAS CONDUCTED FLOOD HAZARD ANALYSIS AND THE LOTS MARKED WITH AN "X" ARE LOCATED IN THE FLOOD HAZARD AREA. THE LOTS MARKED WITH AN "X" ARE THEREFORE SUBJECT TO THE EFFECTS OF FLOOD HAZARD STRUCTURES IN THE FLOOD HAZARD AREA. THE EFFECTS OF FLOOD HAZARD STRUCTURES IN THE FLOOD HAZARD AREA SHALL BE DETERMINED BY THE WAKE COUNTY MANAGEMENT AGENCY PERMIT AND THE FLOOD HAZARD ANALYSIS APPROVED BY WAKE COUNTY PERMITTING DIVISION.

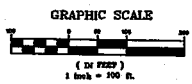
- NOTES:**
- PRESENT LAND USE IS VACANT OPEN FIELD.
  - STREETS WILL HAVE A 50' R/W.
  - ALL SIDE-OF-SIDE WILL HAVE A 50' RADIUS.
  - ALL RADIUS AT STREET INTERSECTIONS ARE 25'
  - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
  - WETD SYSTEM WILL CONSIST OF GRAVEL AND WELLS.
  - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
  - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH NEW BUILDING CONSTRUCTION.
  - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH NEW BUILDING CONSTRUCTION.
  - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUPERVISOR OFFICE BEFORE FINAL PLAN APPROVAL.
  - TOPD TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXCEPT FOR DESIGN OR QUANTITY TAKEOFFS.
  - CONTIGUOUS INTERNAL E'S
  - DAMAGE STATEMENTS SHALL BE PROVIDED FOR ALL AREAS EXCEEDING 4 ACRES OR 4 LOTS AND SHALL BE SIGNED ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT, AFTER SUCH AREAS HAVE BEEN DETERMINED AND HAVE BEEN FIELD VERIFIED.
  - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
  - REDEMPTION ORDINANCE TO BE MET VIA FEE IN FULL.
  - NO FLOOD STAKES WILL BE REQUIRED FOR ROAD CONSTRUCTION.
  - PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND SHAVED OR REPLACED IF POSSIBLE.

**SITE DATA - TOTAL**

- TOTAL TRACT SIZE = 9.86 ACS (429,503 S.F.)
- OPEN SPACE = 0 ACS.
- NO. LOTS = 9
- AVERAGE LOT SIZE = 1.02 ACRES
- LINEAR FEET OF STREET = 525 LF
- AREA OF STREETS = 0.24 ACS.
- PIN 0771-70-3862
- ZONED R-40W
- MINIMUM LOT SIZE = 40,000 S.F.
- MINIMUM LOT WIDTH = 110'

DISTURBED AREA = 1.2 ac

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**



NITROGEN REDUCTION CALCULATIONS WILL BE APPROVED AND BY/WHOM RECEIPT OBTAINED PRIOR TO CONSTRUCTION.  
NOTE: STREET NAMES TO BE APPROVED BY WAKE COUNTY GIS PRIOR TO FINAL PLAT RECORDATION.  
NOTE: PROPERTY DOES NOT LIE IN A FEMA 100 YEAR FLOOD HAZARD AREA (REF. PANEL 37200771001) DATED: MAY 2, 2006

**PRELIMINARY PLAT. NOT FOR RECORDATION  
SALES OR CONVEYANCES.**

DEVELOPER:  
[Name and address]

**SP STEWART-PROCTOR, PLLC**  
ENGINEERING AND SURVEYING  
319 CHAMPAGNE ROAD SUITE 106  
RALEIGH, NC 27603  
TEL 919 778-1800 FAX 919 778-1061

**PRELIMINARY SHEDDING PLAN FOR  
ORCHARD MEADOWS**  
(A LOT BY LOT SUBDIVISION)

DATE: 04/20/07	SURVEYED BY:	JOB: SWIFT CREEK TOWNSHIP NORTH CAROLINA
SCALE: 1"=100'	DRAWN BY:	WAKE COUNTY OWNER ROBERT POOLE
REVISIONS:	DWG. NO. FA-2007-004	ZONED: R-40W P.L.H. 0771-70-3862