



# 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

THE ESTATES OF MEADOW RIDGE

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: 0771.02-66-6475

Address: COLINWOOD LANE

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

MEADOW FIELD LANE and BELMONT FOREST WAY  
(street) (street)

Total site area in square feet and acres: <sup>1,978,931</sup>~~45,432~~ square feet 45.43 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

### Property Owner

Name: CARLTON L. CAMPBELL JR.

Address: 2816 CAMPBELL ROAD

City: RALEIGH State: N.C. Zip Code: 27606

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

Telephone Number: 919/851-1162

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

Name: STEWART-PROCTOR / MARK RICE

Address: 319 CHAPANOKE ROAD, SUITE 106

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

E-mail Address: MRSRSP@BELLSOUTH.NET FAX: 919/779-1661

Telephone Number: 919/779-1855 Relationship to Owner: N/A

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1  
 Max. # of lots allowable\*: 45 Proposed # of lots\*: 23  
 Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 30,011 sf  
 Average lot area\*: 47,045 49,658 sf  
 Min. allowable lot width\*: 75 ft Proposed min. lot width\*: 75 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: 4.54 acres  
 Proposed open space area [by parcel]: 16.10 acres  
 Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREA  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 237,402 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 5.64 acres  
 within floodway: 11.4 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) 456,675 Total # of proposed lots 23 Total # of acres 45.43  
 Calculate both: Estimate of recreation area required: 0.66 ACS.  
 Estimate of recreation fee required: 6,635

\*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: COLINWOOD LANE (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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
COLINWOOD LANE	50'	20'	2	Y		50	100

<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) \_\_\_\_\_  
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

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 ( WELL ) ( ) individual well(s)

Estimated total water demand: 9200 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system - specify type( \_\_\_\_\_ ) () individual on-site system

Estimated total wastewater discharge: N/A 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: BELL SOUTH Underground (  ) yes ( ) no

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

Fire protection provided by: SWIFT CREEK VFD

**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 / ACRE

**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: Lauren F Campbell Date: 4/23/07

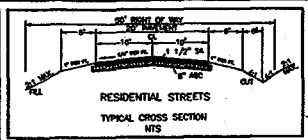
Signature: Margaret M Campbell Date: 4/23/07

Signature: Michael Skiffis Jason Skiffis Date: 4/23/07

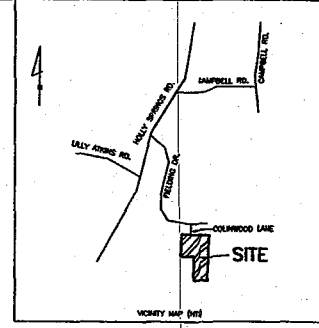
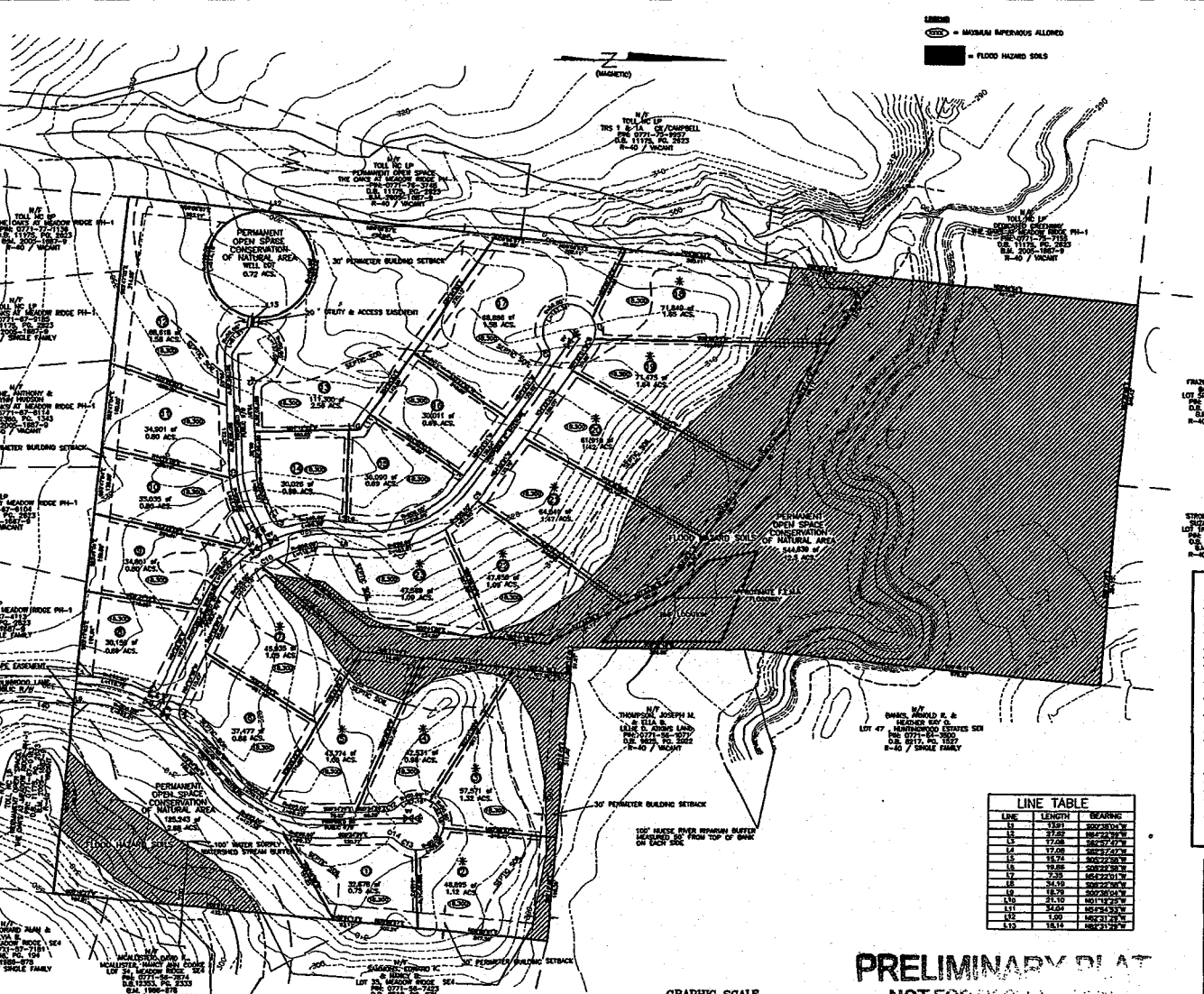
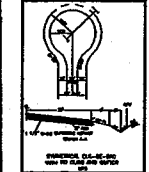
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Paul Law Date: 4/24/07

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.



**PERMANENT OPEN SPACES**  
CONCENTRATION OF NATURAL AREAS  
WILL BE MAINTAINED



**OWNER**  
 FRANKLIN C. &  
 MATHIE C. JR.  
 LOT 47, MEADOW RIDGE  
 P.O. BOX 415  
 R-40 / SINGLE FAMILY

**CURVE TABLE**

LINE	LENGTH	BEGINNING	ENDING	CHORD
1	15.00	0+00	0+15	14.97
2	15.00	0+15	0+30	14.97
3	15.00	0+30	0+45	14.97
4	15.00	0+45	0+60	14.97
5	15.00	0+60	0+75	14.97
6	15.00	0+75	0+90	14.97
7	15.00	0+90	1+05	14.97
8	15.00	1+05	1+20	14.97
9	15.00	1+20	1+35	14.97
10	15.00	1+35	1+50	14.97
11	15.00	1+50	1+65	14.97
12	15.00	1+65	1+80	14.97
13	15.00	1+80	1+95	14.97
14	15.00	1+95	2+10	14.97
15	15.00	2+10	2+25	14.97
16	15.00	2+25	2+40	14.97
17	15.00	2+40	2+55	14.97
18	15.00	2+55	2+70	14.97
19	15.00	2+70	2+85	14.97
20	15.00	2+85	3+00	14.97
21	15.00	3+00	3+15	14.97
22	15.00	3+15	3+30	14.97
23	15.00	3+30	3+45	14.97
24	15.00	3+45	3+60	14.97
25	15.00	3+60	3+75	14.97
26	15.00	3+75	3+90	14.97
27	15.00	3+90	4+05	14.97
28	15.00	4+05	4+20	14.97
29	15.00	4+20	4+35	14.97
30	15.00	4+35	4+50	14.97
31	15.00	4+50	4+65	14.97
32	15.00	4+65	4+80	14.97
33	15.00	4+80	4+95	14.97
34	15.00	4+95	5+10	14.97
35	15.00	5+10	5+25	14.97
36	15.00	5+25	5+40	14.97
37	15.00	5+40	5+55	14.97
38	15.00	5+55	5+70	14.97
39	15.00	5+70	5+85	14.97
40	15.00	5+85	6+00	14.97
41	15.00	6+00	6+15	14.97
42	15.00	6+15	6+30	14.97
43	15.00	6+30	6+45	14.97
44	15.00	6+45	6+60	14.97
45	15.00	6+60	6+75	14.97
46	15.00	6+75	6+90	14.97
47	15.00	6+90	7+05	14.97
48	15.00	7+05	7+20	14.97
49	15.00	7+20	7+35	14.97
50	15.00	7+35	7+50	14.97
51	15.00	7+50	7+65	14.97
52	15.00	7+65	7+80	14.97
53	15.00	7+80	7+95	14.97
54	15.00	7+95	8+10	14.97
55	15.00	8+10	8+25	14.97
56	15.00	8+25	8+40	14.97
57	15.00	8+40	8+55	14.97
58	15.00	8+55	8+70	14.97
59	15.00	8+70	8+85	14.97
60	15.00	8+85	9+00	14.97
61	15.00	9+00	9+15	14.97
62	15.00	9+15	9+30	14.97
63	15.00	9+30	9+45	14.97
64	15.00	9+45	9+60	14.97
65	15.00	9+60	9+75	14.97
66	15.00	9+75	9+90	14.97
67	15.00	9+90	10+05	14.97
68	15.00	10+05	10+20	14.97
69	15.00	10+20	10+35	14.97
70	15.00	10+35	10+50	14.97
71	15.00	10+50	10+65	14.97
72	15.00	10+65	10+80	14.97
73	15.00	10+80	10+95	14.97
74	15.00	10+95	11+10	14.97
75	15.00	11+10	11+25	14.97
76	15.00	11+25	11+40	14.97
77	15.00	11+40	11+55	14.97
78	15.00	11+55	11+70	14.97
79	15.00	11+70	11+85	14.97
80	15.00	11+85	12+00	14.97
81	15.00	12+00	12+15	14.97
82	15.00	12+15	12+30	14.97
83	15.00	12+30	12+45	14.97
84	15.00	12+45	12+60	14.97
85	15.00	12+60	12+75	14.97
86	15.00	12+75	12+90	14.97
87	15.00	12+90	13+05	14.97
88	15.00	13+05	13+20	14.97
89	15.00	13+20	13+35	14.97
90	15.00	13+35	13+50	14.97
91	15.00	13+50	13+65	14.97
92	15.00	13+65	13+80	14.97
93	15.00	13+80	13+95	14.97
94	15.00	13+95	14+10	14.97
95	15.00	14+10	14+25	14.97
96	15.00	14+25	14+40	14.97
97	15.00	14+40	14+55	14.97
98	15.00	14+55	14+70	14.97
99	15.00	14+70	14+85	14.97
100	15.00	14+85	15+00	14.97

- NOTES**
- PRESENT LAND USE IS INDEXED.
  - STREETS WILL HAVE A 20' R/W.
  - ALL CURB-TO-CURBS WILL HAVE A 20' WIDTH.
  - ALL BARS AT STREET INTERSECTIONS ARE 24"
  - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
  - WATER SYSTEM WILL CONSIST OF INDIVIDUAL WELLS.
  - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
  - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLETED PRIOR TO ROAD CONSTRUCTION.
  - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
  - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUPERVISOR OFFICE BEFORE FINAL PLAT APPROVAL.
  - TOPOGRAHY FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXCEPTLY FOR DESIGN OF DRAINAGE TAKEOFFS.
  - CONTOUR INTERVAL IS 2'
  - DRAINAGE ELEVATIONS SHALL BE PROVIDED FOR ALL BARS DRAWING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION CONTRACTS AND ON THE FINAL PLAT, AFTER SUCH DATA HAS BEEN DETERMINED AND HAVE BEEN FIELD VERIFIED.
  - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
  - RESECTION CORRECTIONS TO BE MADE ON TAX MAPS.
  - NO FLOOD ZONES WILL BE REQUIRED FOR ROAD CONSTRUCTION.
  - THE SUBMITTER ASSUMES ALL RESPONSIBILITY FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT.
  - PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND REMOVED OR RETAINED IF POSSIBLE.

**SITE DATA - TOTAL**

- TOTAL TRACT SIZE = 45.40 ACRES (1,977,631.91 S.F.)
- OPEN SPACE = 16.1 ACRES
- NO. LOTS = 23
- AVERAGE LOT SIZE = 1.14 ACRES
- LINEAR FEET OF STREET = 2,331 SF
- MINIMUM LOT SIZE = 20,000 S.F.
- AREA OF STREETS = 2.68 ACRES
- PIN 0771-88-8475
- ZONED R-40W
- TOTAL DISTURBED AREA = 4.00 ACRES
- MINIMUM LOT WIDTH = 75'

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

INTERSECTING CALCULATIONS WILL BE APPROVED AND SIGNATURE RECEIPT OBTAINED PRIOR TO CONSTRUCTION.

**NOTE:** BEFORE A BUILDING PERMIT FOR LOTS MARKED WITH AN "R" IS OBTAINED, THE OWNER SHALL BE REQUIRED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY. PERMANENT OPEN SPACES CONCENTRATION OF NATURAL AREAS WILL BE MAINTAINED. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM WAKE COUNTY. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM WAKE COUNTY. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM WAKE COUNTY.

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

**STEWART-PROCTOR, PLLC**  
ENGINEERING and SURVEYING  
319 CAMPBELL ROAD SUITE 106  
RALEIGH, NC 27603  
TEL 919 779-1800 FAX 919 779-1801

**DATE:** 04/20/07 **SURVEYED BY:** [ ]  
**SCALE:** 1"=100' **DRAWN BY:** [ ]  
**REVISIONS:** [ ]

**OWNER:** FRANKLIN C. & MATHIE C. JR.  
**PROJECT:** THE ESTATES AT MEADOW RIDGE  
**LOT:** LOT 47  
**DATE:** 04/20/07  
**SCALE:** 1"=100'

**JOB:** SWAY CREEK TOWNSHIP NORTH CAROLINA  
**OWNER:** CAROLAN L. CAMPBELL JR.  
**ZONED:** ZONED R-40W **P.I.N.:** 0771-88-8475