



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-16-06
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

MATTHEWS 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? _____

Property

Parcel Identification Number: 0790-01-2715

Address: 7625 LAKE WHEELER ROAD

Location: EAST side of LAKE WHEELER ROAD, at/between
(north, east, south, west) (street)

1610 and LAKE WHEELER
(street) (street)

Total site area in square feet and acres: 5,707,666.80 square feet 131.03 acres
~~731.03~~

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): WOODED + FALLOW

Property Owner

Name: JOS FARMS LLC

Address: 7625 LAKE WHEELER ROAD

City: RALEIGH State: NC Zip Code: 27603-5131

E-mail Address: _____ FAX: _____

Telephone Number: 779-1855

Applicant (person to whom all correspondence will be sent)

Name: MIKE STEWART

Address: 319 CHAPANOKE ROAD SUITE 106

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

E-mail Address: STEWART@AOL.COM FAX: 779-1661

Telephone Number: 779-185 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.0 UNITS / ACRE
 Max. # of lots allowable*: 131 Proposed # of lots*: 91
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
 Average lot area*: 0.88 ACRES sf
 Min. allowable lot width*: 70 ft Proposed min. lot width*: 70 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: 30.24 acres
 Proposed open space area [by parcel]: 30.53 acres
 Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREA
 Proposed future development site area [by site]: ~~RESIDENTIAL SUB~~ N/A acres
 Proposed impervious surfaces area: 790,353 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): 0 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) \$ 2,023,312 Total # of proposed lots 91 Total # of acres 131.03

Calculate both: Estimate of recreation area required: 2.6 ACRES
 Estimate of recreation fee required: \$ 40,140

*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: LAKE WHEELER RD

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>* TURNLANE WILL BE REQUIRED ON LAKE WHEELER RD.</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)

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 (NEW SYSTEM PROPOSED) () individual well(s)

Estimated total water demand: 36,400 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: SPRINT Underground () yes () no

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

Fire protection provided by: FARVIEW FIRE DEPT.

Miscellaneous

Generalized slope of site: ROLLING

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

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

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):

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: *Dan Matthews* Date: 04/25/06

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: *Brandi L. McCall* Date: 04/25/06

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. All application fees are non-refundable.

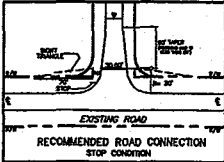
STORMWATER REGULATIONS FOLLOWING PREVIOUSLY APPROVED CLARA FARMS FOR THIS SITE ON 2003 PAGE 2182. THIS PROJECT WILL WORK WITH STAFF TO INSTALL DETENTION WHERE POSSIBLE TO MANAGE STORMWATER EFFECTS.

STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS

- TOTAL ACRES IN SUBDIVISION = 120.96 ACRES
- TOTAL ACRES 1/2 IS = 150.00 1/2 IS = 15,844 ACRES
- LINEAR FEET OF STREET X 50 FEET PAVT = 9,000 X 20 = 180,000 SF
- 2000 SF PER WELL LOT 2 WELL LOTS = 4000 SF
- 790,353 SF = 4,000 SF = 195,088 SF = 806,365 SF
- (DIVIDED BY 91 LOTS) 806,365 / 91 = 8,861 SF
- 8,863 SF IMPERVIOUS ALLOWED FOR EACH LOT

NOTE: THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED 15% IMPERVIOUS SURFACE. IMPERVIOUS COVERAGE WILL BE LIMITED TO 8,863 SF PER LOT.

RETENTION REDUCTION CALCULATIONS WILL BE APPROVED AND RAINFALL RECEIPT OBTAINED PRIOR TO CONSTRUCTION.



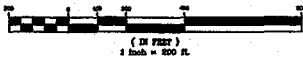
BUILDING SETBACKS WAKE COUNTY R-40W

FRONT	30'
SIDE	15'
REAR	30'

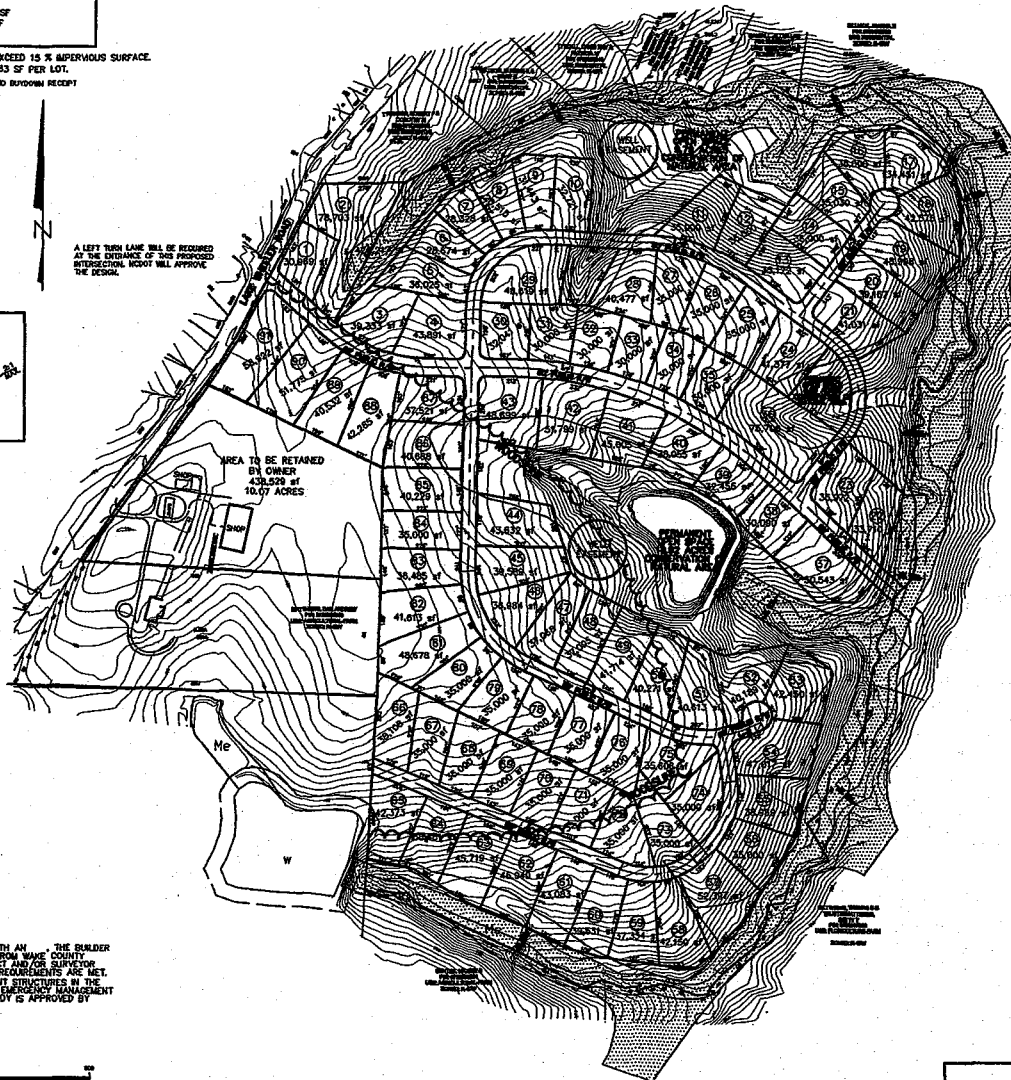
HATCH AREA DENOTES FLOOD HAZARD SOIL AS ADJUSTED WITH TOPO

NOTE: BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN 'M', THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER, ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

GRAPHIC SCALE



NOTE: THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STRIP ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERSECTION OF NEIGHBORHOODS WITH A ROAD NETWORK INSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.



- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
 - STREETS WILL HAVE A 50' R/W.
 - ALL C&G-DE-SACS WILL HAVE A 50' RADIUS.
 - ALL RAIN AT STREET INTERSECTIONS ARE 30"
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - WATER SYSTEM WILL CONSIST OF A COMMUNITY WATERSYSTEM.
 - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
 - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
 - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
 - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
 - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USE EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 - CONTOUR INTERVAL IS 2'
 - DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
 - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
 - NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO SR 1376.
 - RECREATION ORDINANCE TO BE MET 1/4 Acre IN WELL.
 - NO FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION.
 - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT.
 - PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED IF POSSIBLE.

SITE DATA - TOTAL

- TOTAL TRACT SIZE = 131.03 ACRES
- AREA RETAINED BY OWNER = 10.07 ACRES
- SUBDIVISION TRACT SIZE = 120.96 ACRES
- OPEN SPACE = 30.54 AC.
- NO. LOTS = 91
- AVERAGE LOT SIZE = 0.88 ACRES
- LINEAR FEET OF STREET = 9,000 LF
- AREA OF STREETS = 10.33 AC.
- PIN 0790-01-2715
- ZONED R-40W

PRELIMINARY PLAT. NOT FOR RECORDATION SALES OR CONVEYANCES.



STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
210 CAMPANILE ROAD SUITE 100
RALEIGH, NC 27609
TEL: 919 778-1200 FAX: 919 778-1201

DATE: 04-23-06 SURVEYED BY: JOB: SWIFT CREEK TOWNSHIP NORTH CAROLINA
SCALE: 1"=200' DRAWN BY: WAKE COUNTY OWNER: JES FARMS LLC
REVISIONS: D.W. NO. ZONED R-40W P.L.N. 0790-01-2715

PRELIMINARY SITE PLAN FOR
MATTHEWS ESTATES
(A CLUSTER SUBDIVISION)