



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
Fee \$1000.00
Amt Paid
Check #
Rec'd Date
Rec'd By

5-18-06

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

10120 MAL WEATHERS RD SUBDIVISION

() 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: 1607309525

Address: 10120 MAL WEATHERS RD.

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

KERRIGAN LN. and MCBURNE DR
(street) (street)

Total site area in square feet and acres: _____ square feet 50.12 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30 (50.12 AC)

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): SINGLE FAMILY

Property Owner

Name: PERCY L. JOHNSON

Address: 105 SOMMERVILLE DR.

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: _____ FAX: _____

Telephone Number: 772-2987

Applicant (person to whom all correspondence will be sent)

Name: TRENTON STEWART

Address: 302 JEFFERSON ST., STE 200

City: RALEIGH State: NC Zip Code: 27605

E-mail Address: trent@arradioengineers.com FAX: 832-7782

Telephone Number: 832-7717 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 DU/AC

Max. # of lots allowable*: 72 Proposed # of lots*: 62

Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 20,020 sf

Average lot area*: _____ sf 26,635 sf

Min. allowable lot width*: 60 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: _____ 5.01 acres

Proposed open space area [by parcel]: _____ 5.11 acres

Proposed open space use(s) [by parcel]: _____ PASSIVE

Proposed future development site area [by site]: _____ -0- acres

Proposed impervious surfaces area: _____ sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ 4.07 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ 2.25 acres

within floodway: _____ -0- 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) \$337,957.00 Total # of proposed lots 62 Total # of acres 50.12

Calculate both: Estimate of recreation area required: 1.77 AC

Estimate of recreation fee required: \$11,935.03

*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: _____

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>MAL WEATHERS</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			<u>593</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: ~~2~~ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

() community system (_____) () individual well(s)

Estimated total water demand: 21,960 gpd

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

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

Estimated total wastewater discharge: 360/gal/DU gpd

Solid waste collection provided by: _____

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: TIMEWARNER Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 7% - 15%

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

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

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 FURLEY-VARINA/GARNER

() 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: *Percy Johnson* Date: 4-20-06

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: *Junta P. Stewart* Date: 3-28-06

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.

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).

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Signature:  Date: 4-20-06

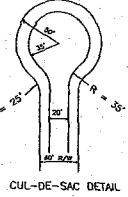
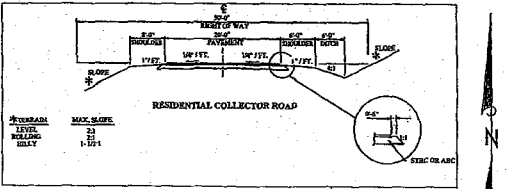
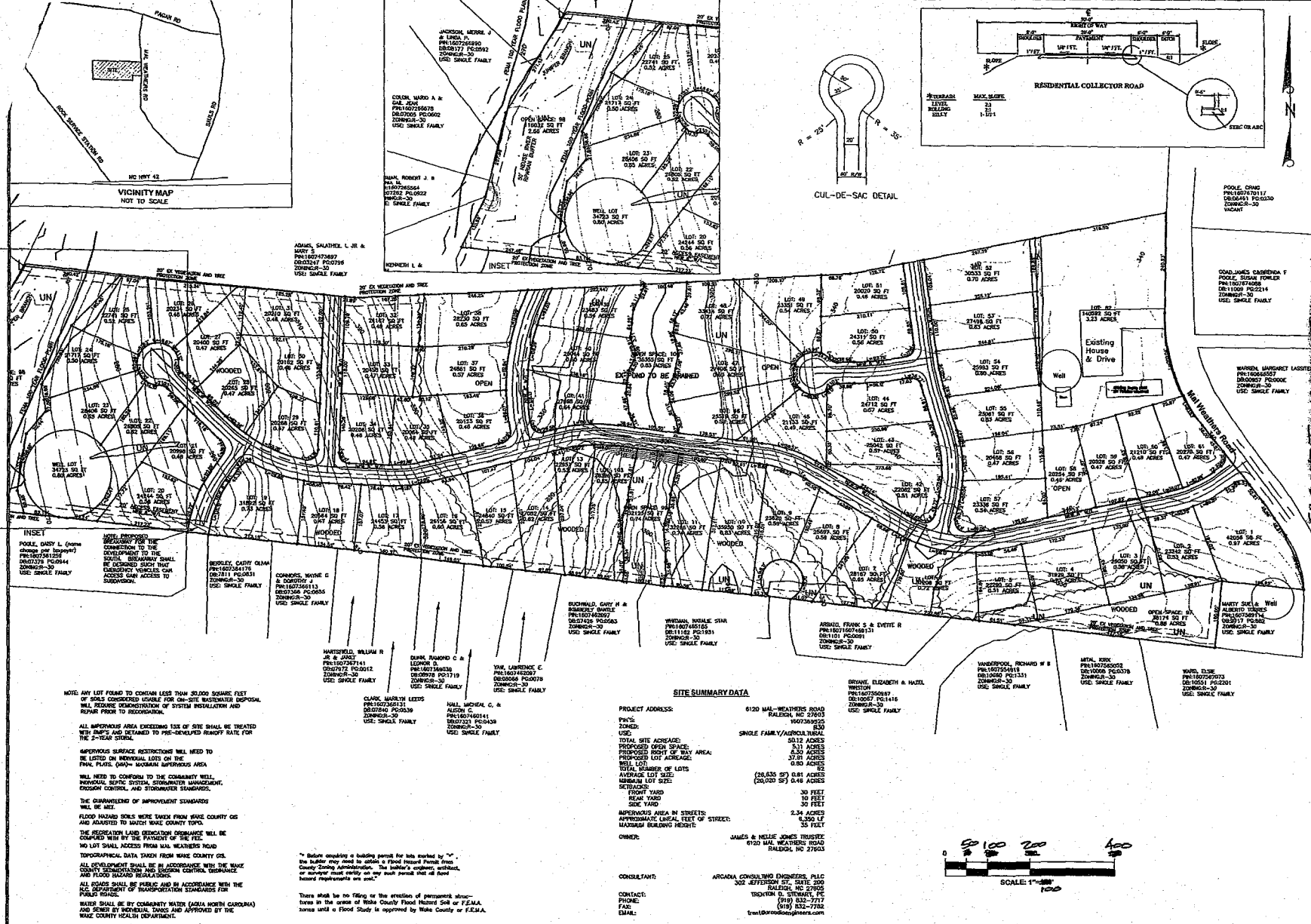
Signature:  Date: 4-25-06

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:  Date: 3-28-06

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.



SITE SUMMARY DATA

PROJECT ADDRESS: 6120 MAL-WEATHERS ROAD
RALEIGH, NC 27603

PLAT: 001703820
ZONING: UN-20
USE: SINGLE FAMILY/AGRICULTURAL

TOTAL SITE ACRES: 50.12 ACRES
PROPOSED OPEN SPACE: 5.31 ACRES
PROPOSED RIGHT OF WAY AREA: 0.30 ACRES
PROPOSED LOT ACRES: 27.81 ACRES
WELL LOT: 0.80 ACRES

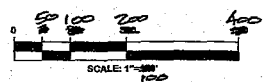
TOTAL NUMBER OF LOTS: 32
AVERAGE LOT SIZE: (28.83 SF) 0.81 ACRES
MINIMUM LOT SIZE: (20,000 SF) 0.46 ACRES

SETBACKS:
FRONT YARD: 30 FEET
REAR YARD: 30 FEET
SIDE YARD: 30 FEET

APPROXIMATE AREA IN STREETS:
APPROXIMATE LINEAL FEET OF STREET: 4,350 LF
MAXIMUM BUILDING HEIGHT: 35 FEET

OWNER: JAMES & NELLIE JONES TRUSTEE
6120 MAL WEATHERS ROAD
RALEIGH, NC 27603

CONSULTANT: ARCADIA CONSULTING ENGINEERS, PLLC
302 JEFFERSON ST. 5TH FLR
RALEIGH, NC 27605
TEL: 919 832-7717
FAX: 919 832-7788
EMAIL: traf@arcadiao.com



NOTE: ANY LOT FOUND TO CONTAIN LESS THAN 30,000 SQUARE FEET OF SOILS CONSIDERED SUITABLE FOR ON-SITE BATTERED DISPOSAL WILL REQUIRE DEMONSTRATION OF SYSTEM INSTALLATION AND REPAIR PRIOR TO RECORDATION.

ALL IMPROVING AREA EXCEEDING 1% OF SITE SHALL BE TREATED WITH BANKS AND RETAINED TO PRE-DEVELOPED READY DATE FOR THE 2-YEAR STABIL.

APPROPRIATE SURFACE RESTRICTIONS WILL NEED TO BE LISTED ON REVENUE LOTS ON THE FINAL PLATS. (MAY) - MAINTAIN IMPROVING AREA

NO LOT SHALL ACCESS FROM MAL WEATHERS ROAD TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS.

ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY ZONING ORDINANCES AND EROSION CONTROL, DISPERSION AND FLOOD HAZARD REGULATIONS.

ALL RIGHTS SHALL BE PUBLIC AND IN ACCORDANCE WITH THE REGULATION OF TRANSPORTATION STANDARDS FOR PUBLIC HIGHWAYS.

HAZARDOUS MATERIALS SHALL BE BY COMMUNITY WATERS (ADJACENT NORTH CAROLINA) AND PERMITTED BY WAKE COUNTY HEALTH DEPARTMENT.

There shall be no filling or the erection of permanent structures in the area of Wake County Flood Hazard Sub or F.E.M.A. zones until a Flood Study is approved by Wake County or F.E.M.A.

ARCADIA
CONSULTING ENGINEERS, PLLC
SUITE 200
RALEIGH, NC 27605
TEL: 919 832-7717
FAX: 919 832-7782

PRELIMINARY SUBDIVISION (PLAN SET 2)
6120 MAL-WEATHERS RD
OWNER/DEVELOPER: PERCY JOHNSON

PANTHER BRANCH TOWNSHIP WAKE COUNTY NORTH CAROLINA

DRAWN BY	CHIEFED BY
BCD	JDS
DATE	3-27-06
REVISIONS	
SHEET TITLE	
PRELIMINARY SITE PLAN	
SHEET NUMBER	
C1.1	
1 OF 1	