



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-27-04
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

MEADOWOOD SUBDIVISION

(X) cluster subdivision ( ) 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 #1

Parcel Identification Number: 0771-76-9539

Address: 0 LOOP ROAD

Location: side of LAND LOCKED TRACT, at/between
(north, east, south, west) (street)

MEADOW RIDGE SUBDIVISION and EAGLE CREEK SUBDIVISION
(street) (street)

Total site area in square feet and acres: 4,207,971.2 square feet 96,602 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 #1

Name: ELLEN D. BURKE, MARJORIE B. BURKE, CROSS, - TRUSTEES OF THE WILLIAM H BURKE TESTAMENTARY TRUST
JUDITH B. WOMBLE AND BARBARA B.

Address: 709 POWELL DR.

City: RALEIGH State: NC Zip Code: 27606-1625

E-mail Address: FAX: 919-832-7243

Telephone Number: 919-832-7242

Applicant (person to whom all correspondence will be sent)

Name: JONES + CROSSEN ENGINEERING, PLLC ATTN: SEAN A. DOLLE

Address: P.O. Box 1062

City: APEX State: NC Zip Code: 27502

E-mail Address: SEAN@JANDCE.COM FAX: 919-387-3375

Telephone Number: 919-387-1174 Relationship to Owner: OWNER'S AGENT



**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.0 LOT/AC  
 Max. # of lots allowable\*: 126 Proposed # of lots\*: 75  
 Min. allowable lot area\*: 20,000 sf Proposed min. lot area\*: 27,485 sf  
 Average lot area\*: 44,156 sf  
 Min. allowable lot width\*: 75 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: 31.5 acres  
 Proposed open space area [by parcel]: 34.1 acres  
 Proposed open space use(s) [by parcel]: PRESERVED NATURAL AREAS  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: 614,037 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.2 %  
 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) \$1,066,905 Total # of proposed lots 75 Total # of acres 126.0

Calculate both: Estimate of recreation area required: 75/35 = 2.14 ac  
 Estimate of recreation fee required: \$1,066,905/126 x 2.14 = \$18,120.45

\*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: (1) ACCESS TO  
FIELDING DRIVE

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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
FIELDING DRIVE	50	20	2	Y			

<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: \_\_\_\_\_ 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: 22,500 gpd

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

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

Estimated total wastewater discharge: 27,000 gpd

Solid waste collection provided by: N/A

Electrical service provided by: PROGRESS ENERGY Underground (X) yes ( ) no

Natural gas service provided by: PSNC

Telephone service provided by: BELLSOUTH Underground (X) yes ( ) no

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

Fire protection provided by: FAIRVIEW FIRE DEPT.

**Miscellaneous**

Generalized slope of site: ± 3 %

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

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

NONE KNOWN

**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 \_\_\_\_\_

(X) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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: Ellen A. Burke Date: 5/24/04

Signature: Judith B. Womble Date: 4/22/04

Signature: Margie B. Burke Date: 5/24/04  
Barbara B. Cross 5-24-04

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: See A. Dalk Date: 25 MAY 2004

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.

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: Connie R. Campbell Date: 5/24/04

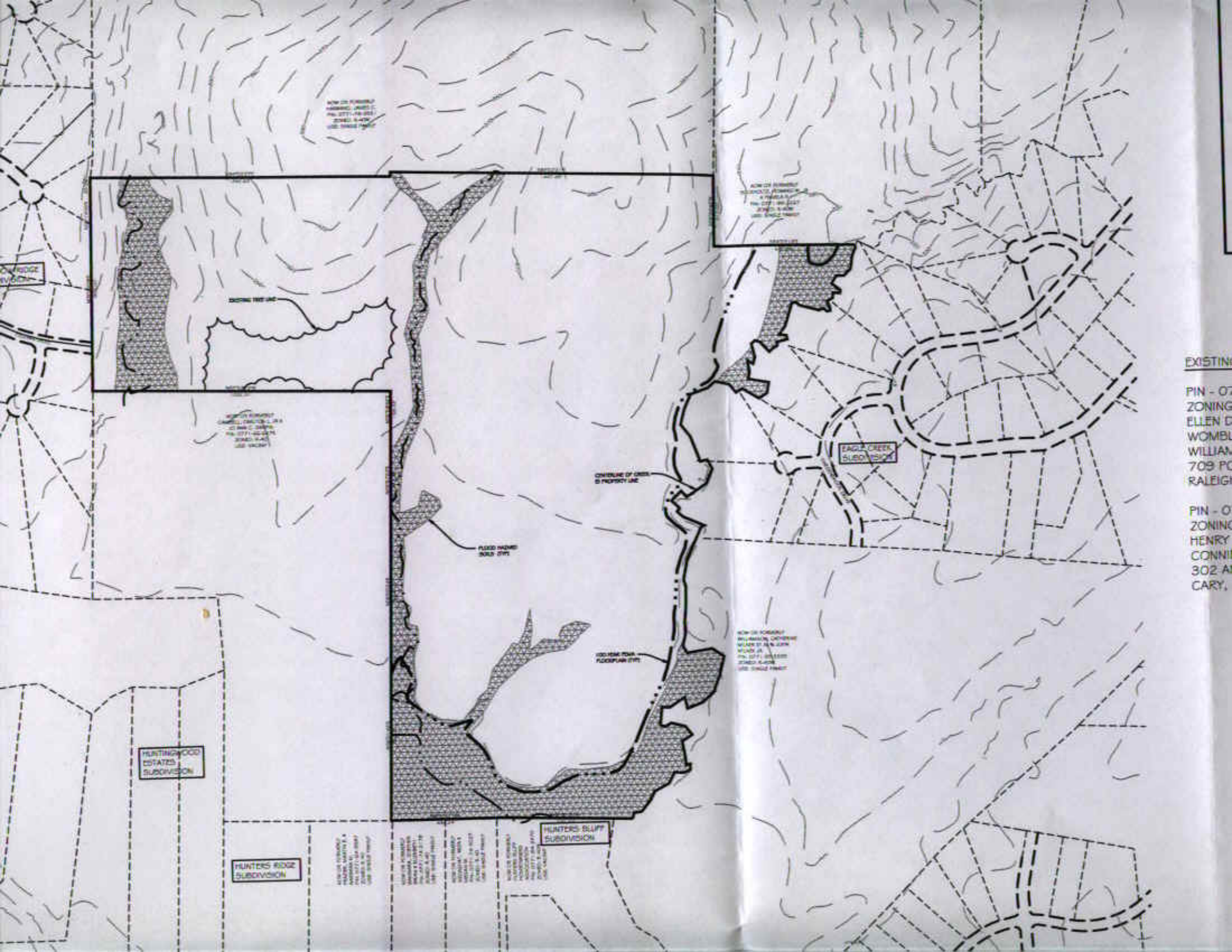
Signature: Cristina Creel Campbell Date: 5/24/04

Signature: Henry Lester Creel, by James C. Campbell, Attorney in Fact Date: 5/24/04  
Dorothy T. Creel, by James C. Campbell, Attorney in Fact

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: See A. Dalk Date: 25 MAY 2004





JOHN D. FURBER  
 PLANNING ARCHITECT  
 101 2771-1400  
 2000 14-0000  
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CONTOUR OF GROUND PROPERTY LINE

FLOOD HAZARD ZONE (FIRM)

EXISTING FOUR-FEET EASEMENT

JOHN D. FURBER  
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 2000 14-0000  
 101 2771-1400

HUNTINGWOOD ESTATES SUBDIVISION

HUNTERS RIDGE SUBDIVISION

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HUNTERS BLUFF SUBDIVISION

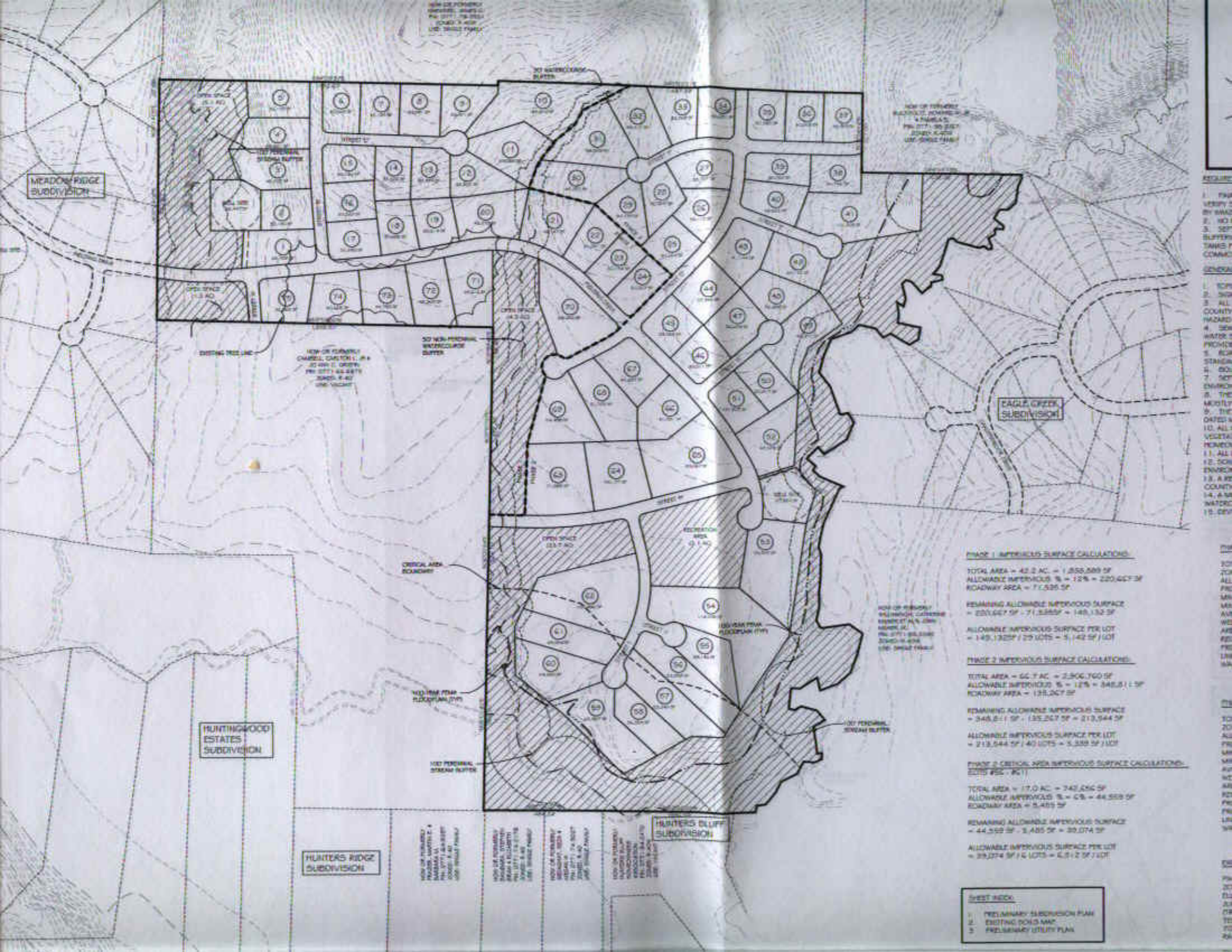
EAGLE CREEK SUBDIVISION

EXISTING

PIN - 07  
 ZONING  
 ELLEN D  
 WOMB  
 WILLIAM  
 709 PO  
 RALEIGH

PIN - 0  
 ZONING  
 HENRY  
 CONNIE  
 302 A  
 CARY,





MEADOW RIDGE SUBDIVISION

HUNTINGWOOD ESTATES SUBDIVISION

HUNTERS RIDGE SUBDIVISION

HUNTERS BLUFF SUBDIVISION

EAGLE CREEK SUBDIVISION

**PHASE 1 IMPERVIOUS SURFACE CALCULATIONS:**

TOTAL AREA = 42.2 AC = 1,850,589 SF  
 ALLOWABLE IMPERVIOUS % = 12% = 222,071 SF  
 ROADWAY AREA = 77,525 SF

REMAINING ALLOWABLE IMPERVIOUS SURFACE = 222,071 SF - 77,525 SF = 144,546 SF

ALLOWABLE IMPERVIOUS SURFACE PER LOT = 144,546 SF / 29 LOTS = 5,019 SF / LOT

**PHASE 2 IMPERVIOUS SURFACE CALCULATIONS:**

TOTAL AREA = 66.7 AC = 2,906,760 SF  
 ALLOWABLE IMPERVIOUS % = 12% = 348,811 SF  
 ROADWAY AREA = 125,267 SF

REMAINING ALLOWABLE IMPERVIOUS SURFACE = 348,811 SF - 125,267 SF = 223,544 SF

ALLOWABLE IMPERVIOUS SURFACE PER LOT = 223,544 SF / 40 LOTS = 5,589 SF / LOT

**PHASE 2 CRITICAL AREA IMPERVIOUS SURFACE CALCULATIONS:**

2025 R2 - R(1)

TOTAL AREA = 17.0 AC = 742,056 SF  
 ALLOWABLE IMPERVIOUS % = 0% = 44,553 SF  
 ROADWAY AREA = 5,425 SF

REMAINING ALLOWABLE IMPERVIOUS SURFACE = 44,553 SF - 5,425 SF = 39,128 SF

ALLOWABLE IMPERVIOUS SURFACE PER LOT = 39,128 SF / 6 LOTS = 6,521 SF / LOT

**WEST ROCK:**

- 1. PRELIMINARY SUBDIVISION PLAN
- 2. EXISTING SOLID MAP
- 3. PRELIMINARY UTILITY PLAN

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