



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. _____

(Rev. # _____)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

SOUTHERN 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? _____

Property

Parcel Identification Number: 1607-53-6890

Address: 6416 MAL WEATHERS ROAD

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

PAGAN ROAD and SAULS ROAD
(street) (street)

Total site area: 43.0 sf

Zoning District(s) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): WOODED + FALLOW

Property Owner

Name: A.B. PERRY

Address: 5600 ROCK SERVICE STATION ROAD

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

E-mail Address: _____ FAX: 779-1661

Telephone Number: 779-1855

Applicant (person to whom all correspondence will be sent)

Name: STEWART-PROCTOR

Address: 319 CHAPANOKE ROAD

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

E-mail Address: _____ FAX: 779-1661

Telephone Number: 779-1855 Relationship to Owner: ENGINEER + SURVEY

Proposal

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

Max. no. of lots*: 62 Proposed no. of lots*: 44

Min. lot area*: 12,000 sf Proposed min. lot area*: 27,155 sf

Average lot area*: 27,155 sf

Min. lot width*: 60 ft Proposed min. lot width*: 90 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: 4.3 acres

Proposed open space area [by parcel]: 11.34 acres

Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREA

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

Proposed impervious surfaces area: _____ 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): _____ acres

w/in floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ Dedication _____ Reservation Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) 286,137 Total Number of Proposed Lots 44

Total Number of Acres 43.0 Estimate Recreation Area Req. \$ 8,366 (or fee)

*(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 no. of access points along each: MAL WEATHERS ROAD (1)

| Name of access or adjacent street | Right-of-way width (ft) | Pavement width (ft) | No. of lanes | Paved? (Y or N) | Traffic capacity (average daily trips - ADT) ¹ | Traffic volume (ADT) ² | Est. traffic generated (ADT) ³ |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|---|-----------------------------------|---|
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¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf) _____

Est. 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)

Est. total water demand: 17,600 gpd

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

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

Est. total wastewater discharge SEPTIC gpd

Solid waste collection provided by: SEPTIC

Electrical service provided by: CP&L Underground () yes () no

Natural gas service provided by: N.C. PUBLIC GAS

Telephone service provided by: BELL SOUTH Underground () yes () no

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site FALLS FROM EAST TO WEST

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: STREAM ALONG WESTERN PART OF BOUNDARY AND TWO PONDS

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NOT AWARE OF ANY

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

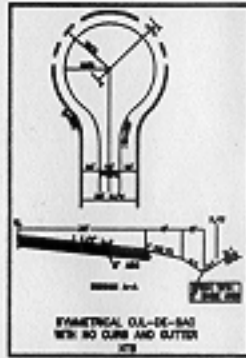
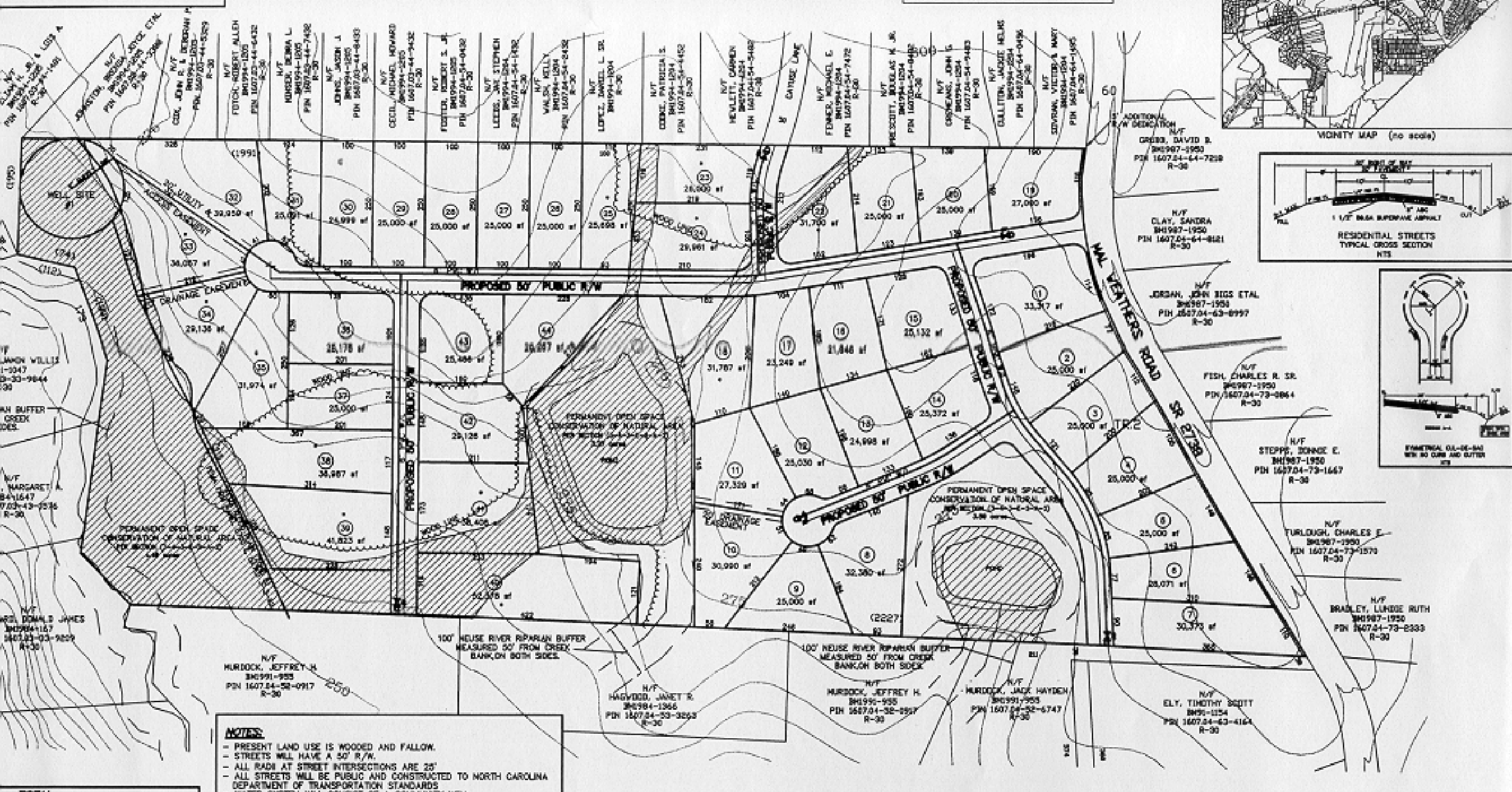
Signature: [Signature] Date: 10-27-03

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: [Signature] Date: 10-27-03



- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
 - STREETS WILL HAVE A 50' R/W.
 - ALL RADI AT STREET INTERSECTIONS ARE 25'
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
 - WATER SYSTEM WILL CONSIST OF A COMMUNITY WELL.
 - 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 SUBMISSION OFFICE BEFORE FINAL PLAT APPROVAL
 - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 - CONTOUR INTERVAL IS 5'
 - 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 30-DAY AHEAD LAY BE DETERMINED AND HAVE BEEN FIELD VERIFIED
 - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.

TOTAL

SIZE = 43.00 ACRES

SIZE = 0.66 ACRES = 27,155 SF OF LOTS = 43 x 1.45 = 62 LOTS

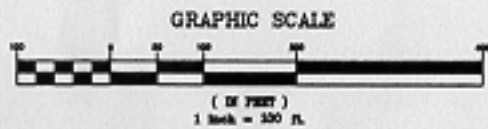
SPACE REQUIRED = 4.3 ACRES

PERMANENT OPEN SPACE PROVIDED = 11.34 AC.

PERMANENT OPEN SPACE = 26.37% OF STREET = 3,682

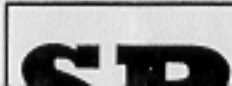
SETS = 4.23 AC.

OPEN SPACE TO BE CONVEYED TO A HOMEOWNER'S ASSOCIATION AND AT LEAST 10% OF THE SITE WILL BE AVAILABLE FOR RESIDENTS DIRECT ACCESS TO AND USE OF THE OPEN SPACE.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

OWNER
MARGARET HUMPHRIES
509 LAWDALE ST
GARBER, NC 27524 4220



STEWART-PROCTOR
ENGINEERING and SURVEYING
212 STEWARTS ROAD, SUITE 100
RANDLEMAN, NC 27578
TEL: (919) 778-1800 FAX: (919) 778-1801

PRELIMINARY SUBDIVISION PLAN
(A CLUSTER SUBDIVISION)
SOUTHERN MEADOWS