



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

A. LAVANI PROPERTY

() 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: 1752.03-10-5646

Address: _____

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

AUBURN-KNIGHTDALE RD. and MAIL PLANTATION ROAD
(street) (street)

Total site area: 87.93 ACRES sf

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): WOODED AND FALLOW

Property Owner

Name: ARVIND LAVANI

Address: 108 HENINGWAY FOREST LAKE

City: RALEIGH State: NC Zip Code: 27607

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: MIKE STEWART

Address: 322 CHAPANOKE RD. SUITE 100

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: STEWARTPE@aol.com FAX: 779-1661

Telephone Number: 779-1855 Relationship to Owner: ENGINEER

Proposal

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

Max. no. of lots*: 127 Proposed no. of lots*: 62

Min. lot area*: 12,000 sf Proposed min. lot area*: 24,000 sf

Average lot area*: 27,007 sf

Min. lot width*: 60 ft Proposed min. lot width*: 60 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: 8.79 acres

Proposed open space area [by parcel]: 43.36 acres

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

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 7,559 | LOT sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12.2 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): ± 30 acres

w/in floodway: _____ 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) _____ Total Number of Proposed Lots _____

Total Number of Acres _____ Estimate Recreation Area Req. 1.77 (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: (1) GRAHAMSTONE ROAD

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
GRAHAMSTONE RD	50						

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: N/A ADT: _____
Type of vehicle: N/A ADT: _____

Utilities and Services:

Water supply provided by: () municipal system (_____)
() community system (HEATER UTILITIES) () individual well(s)

Est. total water demand: 29,800 gpd

Wastewater collection/treatment provided by: () municipal system (_____)
() community system (_____) () individual on-site system

Est. total wastewater discharge — gpd

Solid waste collection provided by: PRIVATE

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

Natural gas service provided by: _____

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

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

Fire protection provided by: VOLUNTEER

Miscellaneous:

Generalized slope of site 0 - 7% FRONT TO BACK

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

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

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 EAST RALEIGH / KNIGHTDALE

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

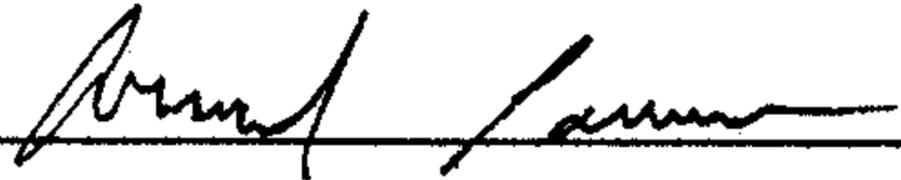
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

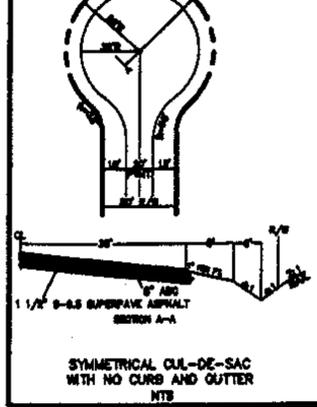
Signature: _____ Date: _____

Signature: _____ Date: _____

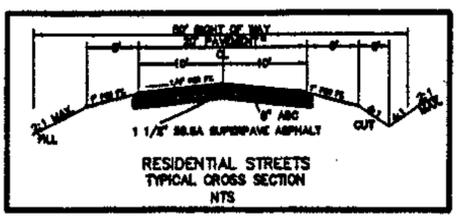
Signature: _____ Date: _____

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.

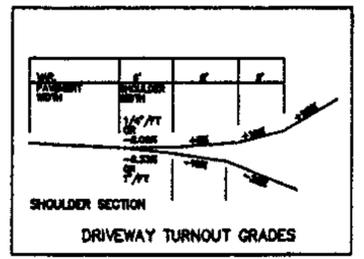
Signature:  Date: 1/28/03



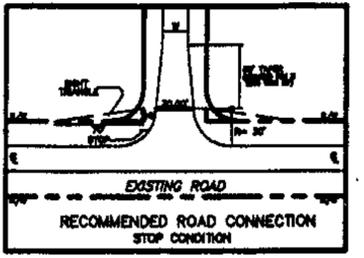
SYMMETRICAL CUL-DE-SAC WITH NO CURB AND GUTTER NTS



RESIDENTIAL STREETS TYPICAL CROSS SECTION NTS



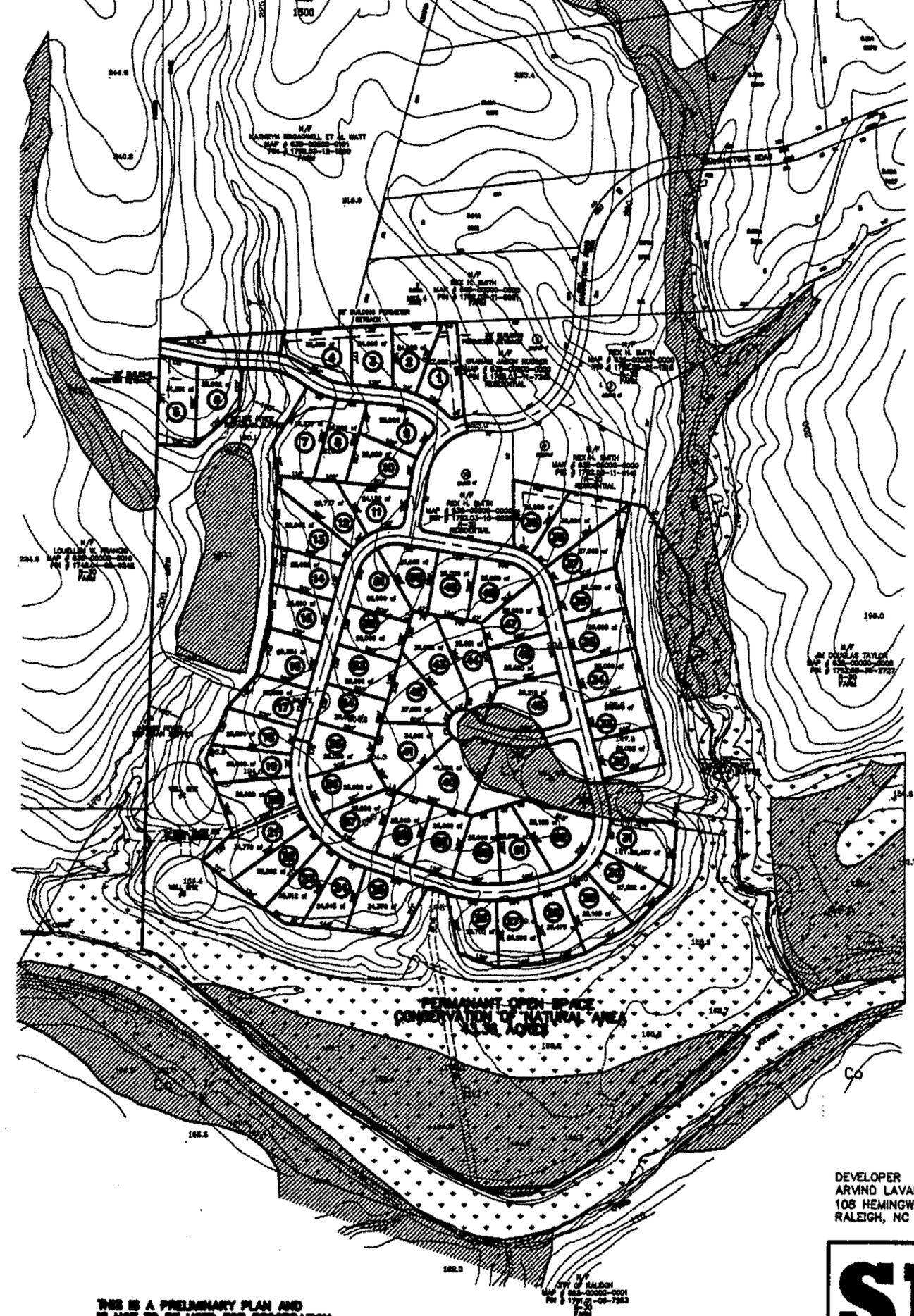
SHOULDER SECTION DRIVEWAY TURNOUT GRADES



EXISTING ROAD RECOMMENDED ROAD CONNECTION STOP CONDITION

NOTES:

- PRESENT LAND USE IS WOODED AND FALLOW.
- STREETS WILL HAVE A 50' R/W.
- ALL CUL-DE-SACS WILL HAVE A 50' RADIUS.
- ALL RADII 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.
- TWO FLOOD STUDY WILL BE REQUIRED FOR THE ROADWAY.
- 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 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 SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
- BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
- ALL OPEN SPACE WILL BE USED AS CONSERVATION OF NATURAL AREA.
- NEUSE RIVER RIPARIAN BUFFER SHOWN PER WAKE COUNTY SOIL SURVEY EXCEPTION TO BE FIELD VERIFIED BY NCDENR.
- WELL SITE LOCATION TO BE APPROVED BY STATE PUBLIC WATER SUPPLY.
- WATER SYSTEM TO BE APPROVED, OPERATED, AND MAINTAINED BY HEATER UTILITIES.
- RECREATION REQUIREMENT TO BE MET WITH LAND DEDICATION AFTER REVIEW BY WAKE COUNTY.



PRELIMINARY PLAT
NOT FOR RECORDATION,
SALES OR CONVEYANCES

HATCH AREA DENOTES FLOOD HAZARD SOIL AS PER WAKE COUNTY SOIL SURVEY

NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "X", THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S 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 UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.

NOTE: THIS AREA OF UPLAND LY SOILS TO HAVE FLOOD STUDY PERFORMED TO ELIMINATE FLOOD SOIL REQUIREMENTS.

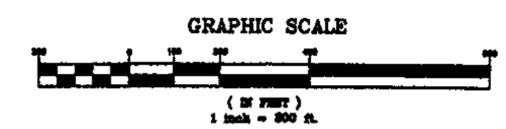
STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS

- TOTAL ACREAGE IN CLUSTER X .15 = 87.93 X .15 = 13.19
- 13.19 Ac. X 43580 SF/Ac. = 574,556 SF
- LINEAR FEET OF STREET X 20 FEET PVMT = 4,994 X 20 = 99,880 SF
- 574,556 - 99,880 = 474,676 SF
- (- 3 WELLS @ 2000 SF) 474,676 - 6,000 = 468,676 SF
- (DIVIDED BY 62 LOTS) 468,676 / 62 = 7,559 SF IMPERVIOUS ALLOWED FOR EACH LOT

SITE DATA - TOTAL

- TOTAL TRACT SIZE = 87.93 ACRES
- NO. LOTS = 62
- AVERAGE LOT SIZE = 0.82 ACRES
- AREA OF PERMANENT OPEN SPACE = 4.36 AC.
- PERCENTAGE OF PERMANENT OPEN SPACE = 49.3%
- LINEAR FEET OF STREET = 4,994 L.F.
- AREA OF STREETS = 5.86 AC.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



DEVELOPER
ARVIND LAVANI
108 HEMINGWAY FOREST PLACE
RALEIGH, NC 27607

THIS IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR RECORDATION, SALES OR CONVEYANCES.

SP	STEWART-PROCTOR ENGINEERING and SURVEYING 322 CHAPANOKE ROAD RALEIGH, NC 27608 TEL: 919 779-1858 FAX 919 779-1681		PRELIMINARY PLAN FOR A. LAVANI PROPERTY (A CLUSTER SUBDIVISION)	
	DATE 01-28-03	SURVEYED BY	JOB	SAINTE MATTHEWS TOWNSHIP NORTH CAROLINA
	SCALE 1"=200'	DRAWN BY	DWG. NO.	WAKE COUNTY OWNER: ARVIND LAVANI
REVISIONS			ZONED R-30 P.I.N. 1752.03-10-5646	