



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
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

Oak Park

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: 0689-06-2795

Address: _____

Location: West side of Johnson Pond Rd, at/between
(north, east, south, west) (street)

Optimus Farm and TEN TEN
(street) (street)

Total site area in square feet and acres: ~ 1,032,808 square feet 23.71 acres

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Mobile Home Park

Property Owner

Name: Six Jewels LLC

Address: PO BOX 5216

City: LARY State: NC Zip Code: 27512

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: MIKE STEWART

Address: 319 Chapman Rd ; Suite 106

City: Raleigh State: NC Zip Code: 27603

E-mail Address: StewartPE@Aol.com FAX: 779 1661

Telephone Number: 779 1855 Relationship to Owner: Client

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1.45

Max. # of lots allowable*: 34 Proposed # of lots*: 26

Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 26,175 sf

Average lot area*: 29721 sf

Min. allowable 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: 2.37 acres

Proposed open space area [by parcel]: 2.48 acres

Proposed open space use(s) [by parcel]: Perm Managed Common Area

Proposed future development site area [by site]: 3 acres

Proposed impervious surfaces area: 231,113 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 22.4 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0.39 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) 119415.52 Total # of proposed lots 26 Total # of acres 23.71

Calculate both: Estimate of recreation area required: 0.74

Estimate of recreation fee required: 3,727

*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: Johnson Pond

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>Johnson Pond</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</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 (_____)

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

Estimated total water demand: 10,400 gpd

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

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

Estimated total wastewater discharge: 9,300 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: Ember Underground () yes () no

Cable television service provided by: Time Warner Underground () yes () no

Fire protection provided by: Local

Miscellaneous

Generalized slope of site: 3-8%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE KNOWN

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 _____

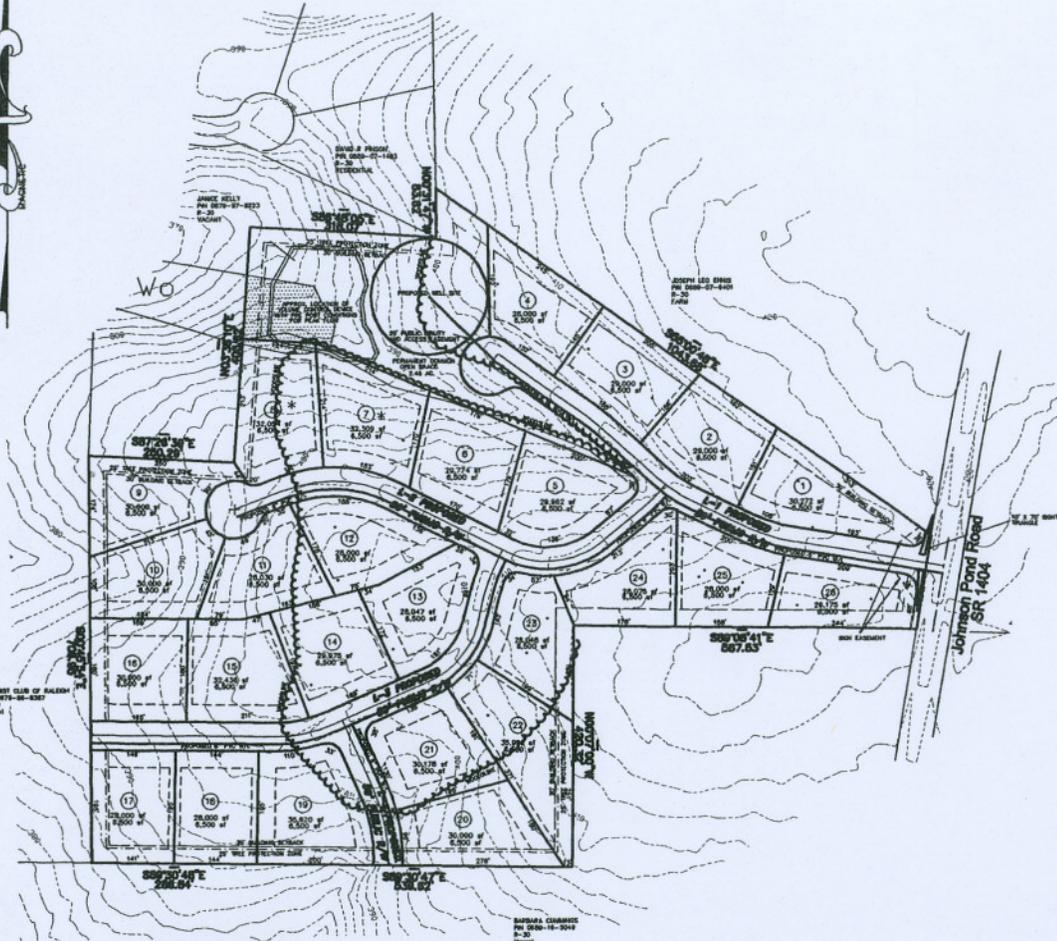
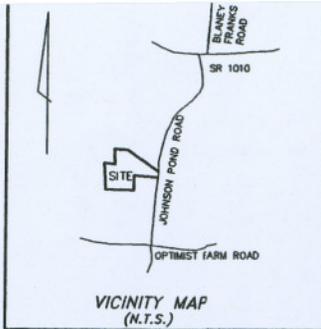
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

(x) Non-Urban Area

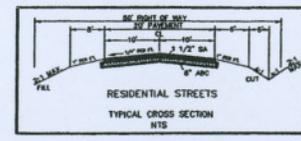
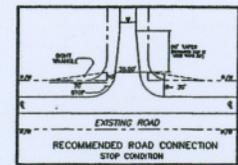
Land Use Classification(s) (Note Area Land Use Plan, if applicable):



SITE DATA - TOTAL

- TOTAL TRACT SIZE = 23.71 ACRES
- NO. LOTS = 26
- OPEN SPACE = 2.48 AC.
- REQUIRED OPEN SPACE = 2.37 AC.
- PERCENT OPEN SPACE = 10.5 %
- AVERAGE LOT SIZE = 0.68 ACRES
- LINEAR FEET OF STREET = 3,000
- AREA OF STREETS = 3.44 Ac.
- PIN 0689-06-2795
- MAXIMUM LOTS ALLOWED = 34
- MINIMUM LOT SIZE = 12,000 SF
- MINIMUM LOT WIDTH = 60'
- PROPOSED MINIMUM LOT SIZE = 26,175 SF

- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
 - STREETS WILL HAVE A 50' R/W.
 - ALL O.V.-E-SACS WILL HAVE A 50' RADIUS.
 - ALL PAVES AT STREET INTERSECTIONS ARE 20'.
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - WATER SYSTEM WILL CONSIST OF A COMMUNITY WATER SYSTEM.
 - 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 USED 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 1404.
 - RECREATION ORDINANCE TO BE MET (A FEE IN LIEU).
 - NO FLOOD STUDY 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.
 - THERE SHALL BE RESERVED 10' STRIP ALONG ALL LOT LINES FOR THE INSTALLATION OF UTILITIES AND SERVICES.
 - EXISTING TRAILER PARK TO BE REMOVED FOR SUBDIVISION.



NOTE:
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:

- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- HAZARDOUS WASTE

NOTE:
THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION 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.

HATCH AREA DENOTES FLOOD HAZARD SOIL AS ADJUSTED WITH TOPO AND REPORT FROM IEC

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 UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.

BUILDING SETBACKS
WAKE COUNTY R-30

FRONT	30'
REAR	10'
	30'



PRELIMINARY PLAT. NOT FOR RECORDATION SALES OR CONVEYANCES.

DEVELOPER
DLM DEVELOPMENT GROUP, LLC
PIN 0689-06-2795
3504 LAKE WHEELER RD
RALEIGH, NC 27603
919 271-1907



STEWART-PROCTOR
ENGINEERING AND SURVEYING
218 CHAMPAGNE ROAD
RALEIGH, NC 27603
TEL. 919 778-1853 FAX 919 778-1861

DATE 10-23-07	SURVEYED BY TAX MAP	JOB
SCALE 1"=100'	DRAWN BY MLS	OWNER SIX JEWELS LLC
REVISIONS	DIR. NO.	ZONED R-30

PRELIMINARY SUBDIVISION PLAN FOR
OAKPARK
A CLUSTER DEVELOPMENT

SWIFT CREEK TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER SIX JEWELS LLC
ZONED R-30	PIN 0689-06-2795

Project Tracking Form Regular Subdivision/Variance

Project Name: Northwood S-26-07

Initial Submittal Date: 10/23/07

Optimal Review Cycle Code: 10a

DRS Meeting Date: 12/13/07

DRS Comments Finalized & Distributed: 12/19/07

Revised Application Submittal Date: 1/04/08

Planning Director Decision Date: 1/22/08

Planning Board Meeting Date(s) 2/20/08 (if necessary)

Note: Schedule is subject to change if one or more of the above deadlines are not met.