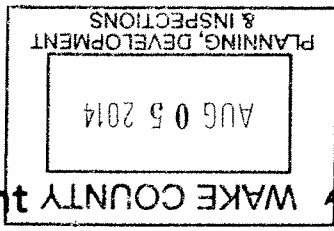




Planning, Development & Inspections



TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

S-008-14

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision BOLD RUN

(X) cluster subdivision () lot-by-lot subdivision () open space
Has a preliminary plan previously been approved for subdivision of this site? () Yes (X) No
If yes, when and under what name? _____

Property
Parcel Identification Number: 1822-39-4314
Address: 0 BOLD RUN HILL ROAD
Location: SOUTH side of BOLD RUN HILL ROAD, at/between
(north, east, south, west) (street)
PAGELAUD CRT and ADONA LAKE
(street) (street)
Total site area in square feet and acres: 1,936,054 square feet 42.15 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: FALLS LAKE WATERSHED

Present land use(s): WOODED

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: PERRY FISHER, BERENIDA FISHER
Address: 16793 LIGHTHOUSE POINT DR.
City: LENOIR CITY TN 37772-4991 State: TN Zip Code: 37772-4991
E-mail Address: _____ FAX: _____
Telephone Number: _____

Consultant (i.e. surveyor or engineer; 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: steelspe@yahoo.com FAX: 779-1661
Telephone Number: 919-779-1855 Relationship to Owner: CLIENT

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 UNIT PER AC.
Max. # of lots allowable*: 38 Proposed # of lots*: 26
Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 32,091 sf
Average lot area*: 40,595 sf
Min. allowable lot width*: 75' ft Proposed min. lot width*: 120' ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % () 30% () 40% of site area
 Min. open space area: 9.71 acres
 Proposed open space area [by parcel]: 11.57 acres
 Proposed open space use(s) [by parcel]: PASSIVE/REC./OPEN
 Proposed future development site area [by site]: 3.32 acres
 Proposed impervious surfaces area: 251,708 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres
 within floodway: 0 acres

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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
BOLD RUN HILL RD.	60'	22'	2	Y	12-15,000	1500	260

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: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

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

(X) community system (NEW) () individual well(s)

Estimated total water demand: 10,400 gpd

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

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

Estimated total wastewater discharge: 9,360 gpd

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

Natural gas service provided by: _____ Underground () yes () no

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

Cable television service provided by: TWIL Underground () yes () no

Fire protection provided by: FALLS LAKE

Miscellaneous

Generalized slope of site: ROLLING

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

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 FALLS LAKE

() 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: Brenda P. Fisher Date: 7/31/14

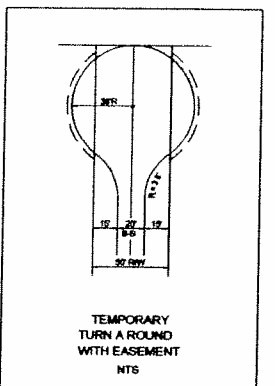
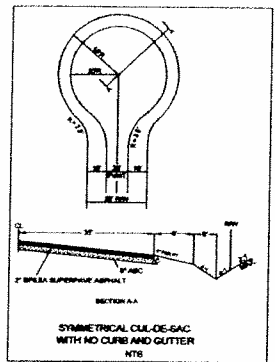
Signature: Sara McNeely Date: 7/31/14

Signature: _____ Date: _____

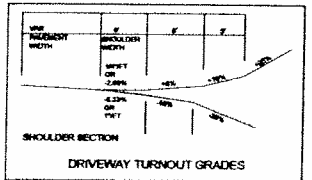
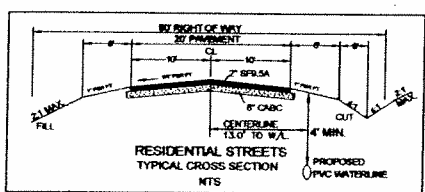
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 7/31/14

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
All application fees are non-refundable.

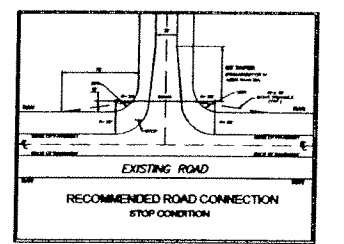
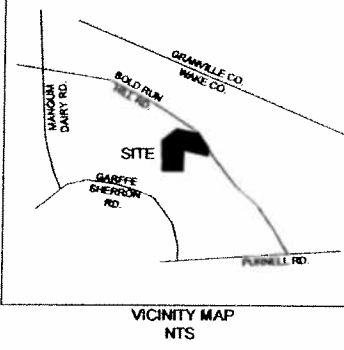
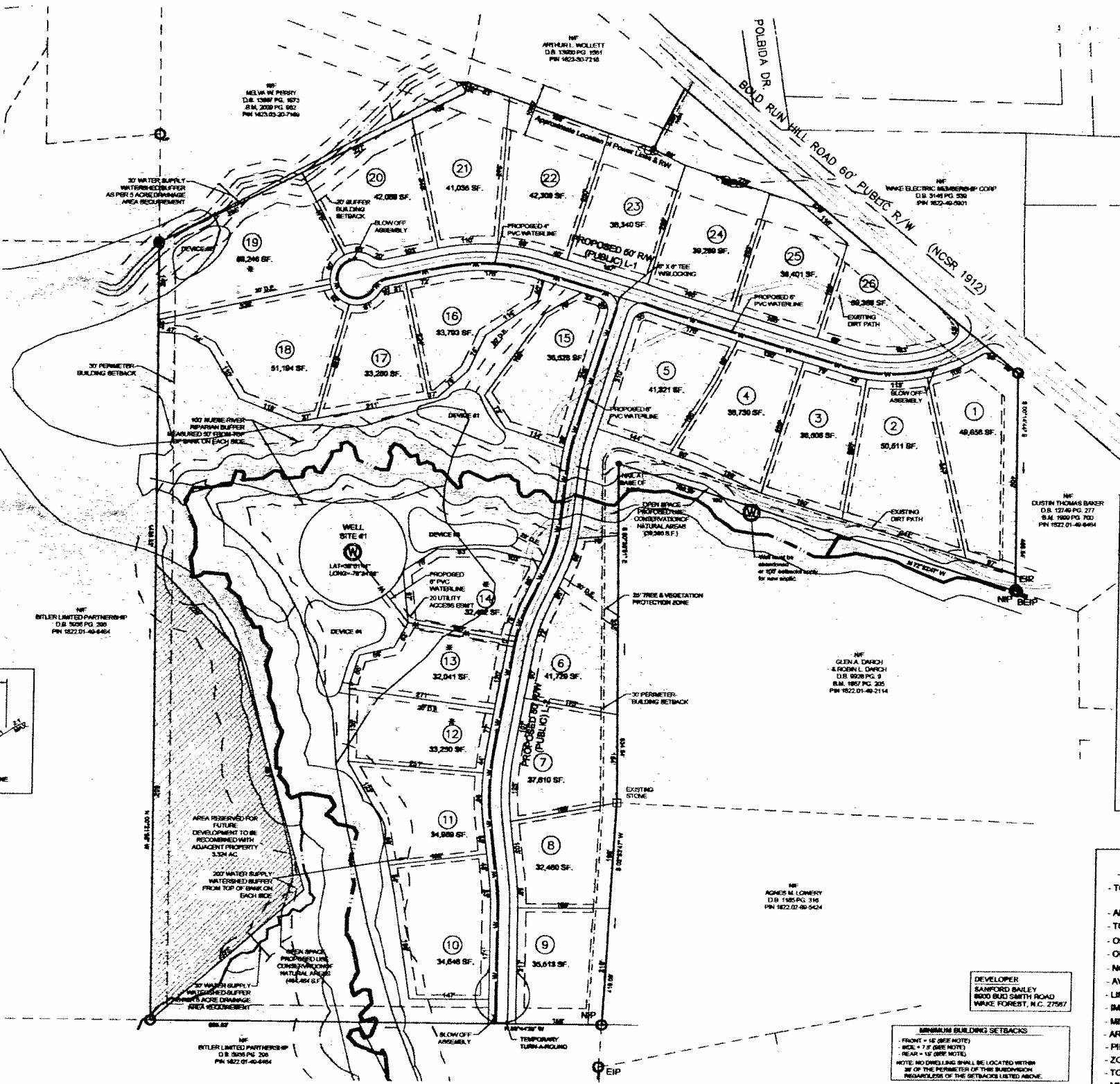


NOTE:
UPON EXTENSION OF THE STUB ROAD, THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TEMPORARY TURNAROUND AND THE RESTORATION OF THE AREA.



SURVEYOR
CAWTHORNE, MOSS & PANCERA, P.C.
PROFESSIONAL LAND SURVEYORS, C-1525
333 S. WHITE STREET, P.O. BOX 1253
WAKE FOREST N.C., 27588
(919) 556-3148

NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN 'E' THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY. ENVIRONMENTAL SERVICES THE BUILDER'S ENGINEER, ARCHITECT AND/OR BUYER (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO COLLISION OF THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.



NOTES:
- PRESENT LAND USE IS WOODS AND FALLOW
- STREETS WILL HAVE A 50' R/W
- ALL CUL-DE-SACS WILL HAVE A 50' RADIUS
- ALL INLET AT STREET INTERSECTIONS ARE 22'
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
- WATER SYSTEM WILL BE 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
- TOPS TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS
- CONTOUR INTERVAL IS 2'
- DRAINAGE EXHIBITS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 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 CAWTHORNE, MOSS & PANCERA, P.C. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT
- PROTECTED TREES TO BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED PER WAKE COUNTY LEAD
- NO LOT SHALL HAVE DIRECT ACCESS TO BOLD RUN HILL ROAD
- RETROFIT DESIGN CALCULATIONS WILL BE APPROVED AND BUYER/OWNER RECEIPT OBTAINED PRIOR TO CONSTRUCTION
- OPEN SPACE TO BE CEEDED TO HOMEOWNERS ASSOCIATION
- THE DEPARTMENT OF TRANSPORTATION WILL NOT BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF BMPs
- THIS PROPERTY IS LOCATED IN THE RURAL AREA OF THE FALLS (LAND MANAGEMENT PLAN). IMPERVIOUS SURFACES ARE LIMITED TO 15% WITH STORMWATER DEVICES

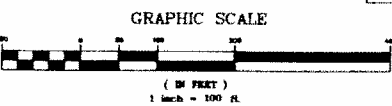
SITE DATA - TOTAL

- TOTAL TRACT SIZE = 42.15 ACRES (1,836,054 S.F.)
- AREA FOR FUTURE DEVELOPMENT = 3.32 ACRES
- TOTAL WITHOUT FUTURE DEVELOPMENT = 38.83 ACRES
- OPEN SPACE REQUIRED = 8.71 ACS (25% OF TRACT)
- OPEN SPACE PROVIDED = 11.57 ACS (503,830 sq ft)
- NO LOTS = 26
- AVERAGE LOT SIZE = 0.83 ACRES (40,565 sq ft)
- LINEAR FEET OF STREET = 2,639 LF
- IMPERVIOUS IN STREET = 1.21 AC (52,790 sq ft)
- MINIMUM LOT SIZE = 20,000 S.F.
- AREA OF STREETS = 3.03 ACS.
- PIN 1822-39-4314
- ZONED R-40W
- TOTAL DISTURBED AREA = 6.0 ACS.
- MINIMUM LOT WIDTH = 75'
- % IMPERVIOUS = 15%

DEVELOPER
SANFORD BAILEY
8800 BIRD SMITH ROAD
WAKE FOREST, N.C. 27587

MINIMUM BUILDING SETBACKS
FRONT = 15' (SEE NOTES)
SIDE = 7.5' (SEE NOTES)
REAR = 15' (SEE NOTES)
NOTE: HOMEOWNERS SHALL BE LOCATED WITHIN 30' OF THE PERIMETER OF THIS SUBDIVISION REGARDLESS OF THE SETBACKS LISTED ABOVE.

STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS
IMPERVIOUS AREA PER LOT TO BE LIMITED TO 7,900 S.F. THIS AMOUNT TO BE TO STRINGENTLY ENFORCED INTO PERPETUITY WAKE COUNTY TOOL V1.4 WAS USED FOR ALL STORMWATER CALCULATIONS.



FOR REVIEW ONLY.
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

NO.	REVISION	DATE

SEAL
STEWART - PROCTOR
ENGINEERING AND SURVEYING
319 CHAPANOKE ROAD
Raleigh, North Carolina 27603
Phone (919) 779-1855 Fax (919) 779-1661

DATE: 07-21-14
PROJECT NUMBER: 14-0001
FILE NUMBER: 14-0001
JOB #, TEL. NUMBER:
PROJECT NAME:

BOLD RUN SUBDIVISION
WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SITE PLAN
(A CLUSTER SUBDIVISION)

DRAWING SHEET
P-1