

5-10-15



Planning, Development & Inspections

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

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

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision: Eakhill Subdivision

(X) cluster subdivision () lot-by-lot subdivision () open space
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: 1831-01-08-6050
Address: 7935 Thompson Mill Road
Location: West side of Thompson Mill Road, at/between
Armsline Place and Trifle Lane
Total site area in square feet and acres: 1,067,411 square feet 24.711 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R20W, 29.86 Ac
Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: Francis D & Anna B Snyder
Address: 6000 Thompson Mill Road
City: Wake Forest State: NC Zip Code: 27587
E-mail Address: FAX:
Telephone Number:

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: CAA Engineers, Inc Michael Crowley, PE
Address: 1233 Heritage Lakes Dr
City: Wake Forest State: NC Zip Code: 27587
E-mail Address: mcrowley@caengineers.com FAX:
Telephone Number: 919-625-6755 Relationship to Owner: Consultant

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 lot / ac
Max. # of lots allowable*: 24 Proposed # of lots*: 21
Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 20,000 sf
Average lot area*: 0.714 ac 31,101 sf
Min. allowable lot width*: 95 ft Proposed min. lot width*: 100 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: 6,178 acres
 Proposed open space area [by parcel]: 7,235 acres
 Proposed open space use(s) [by parcel]: PASSIVE/REC/OPEN
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 4,966 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 20.27 %
 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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>Chouder Lane</u>	<u>50'</u>	<u>20'</u>	<u>2</u>	<u>Y</u>	<u>UNK</u>	<u>34</u>	<u>0</u>
<u>Joshua Woods Dr</u>	<u>50'</u>	<u>20'</u>	<u>2</u>	<u>Y</u>	<u>UNK</u>	<u>31</u>	<u>0</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) 1 Trip/DU

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: Personal/Personal ADT: 21

Type of vehicle: _____ ADT: _____

Utilities and Services

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

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

Estimated total water demand: 8,400 gpd

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

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

Estimated total wastewater discharge: 7,560 gpd

Electrical service provided by: Progress Energy Underground (X) yes () no

Natural gas service provided by: NA

Telephone service provided by: Bell South Underground () yes () no

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

Fire protection provided by: Wake County / Stacy Hill FD.

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 _____

() Non-Urban Area/Water Supply Watershed _____

() 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: _____ Date: _____

Signature: Michael Stanley, PE Date: 3/2/15

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: Michael Stanley, PE Date: 3/2/15

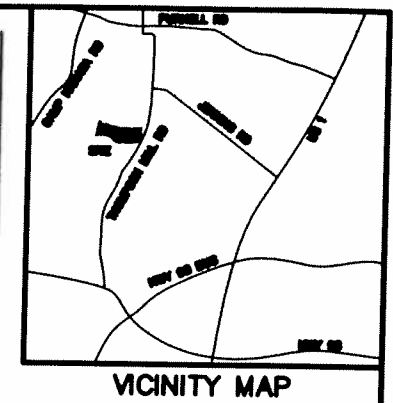
Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
All application fees are non-refundable.

SITE DATA

- SUBDIVISION
- TOTAL TRACT SIZE = 24.711 AC (1,067,411 S.F.)
- OPEN SPACE REQUIRED = 6.178 AC (269,113 S.F.)
- TOTAL OPEN SPACE PROVIDED = 7.235 AC (315,156 S.F.)
- NUMBER OF LOTS = 21
- AVERAGE LOT SIZE = 0.714 AC (31,101 S.F.)
- LINEAR FEET OF STREET = 2,070 L.F.
- IMPERVIOUS IN STREET = 1.028 AC (44,799 S.F.)
- IMPERVIOUS IN LOTS = 3.857 AC (168,000 S.F.) (MAX. 8,000 S.F./LOT)
- IMPERVIOUS KIOSK & WELL = 0.081 AC (3,522 S.F.)
- MINIMUM LOT SIZE = 0.459 AC (20,000 S.F.)
- AREA OF STREETS = 2.479 AC (107,985 S.F.)
- TOTAL IMPERVIOUS AREA = 4.966 AC (216,321 S.F.)
- % IMPERVIOUS = 20.27%
- MINIMUM LOT WIDTH = 100'
- PIN # 1831-08-6050
- ZONING = R-40W

30% MAXIMUM ALLOWABLE
(STORMWATER DEVICES REQUIRED TO EXCEED 15% IMPERVIOUS SURFACE AREA)
* MAXIMUM IMPERVIOUS SURFACE AREA SQUARE FOOTAGE ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.
PLAT APPROVAL LIMITING THE IMPERVIOUS SURFACE TO 8,000 SQ. FT. PER LOT.

LINE TABLE		LINE TABLE	
LINE	BEARING	LINE	BEARING
1	89.47° E 207.00' S	1	89.47° E 207.00' S
2	89.47° E 207.00' S	2	89.47° E 207.00' S
3	89.47° E 207.00' S	3	89.47° E 207.00' S
4	89.47° E 207.00' S	4	89.47° E 207.00' S
5	89.47° E 207.00' S	5	89.47° E 207.00' S
6	89.47° E 207.00' S	6	89.47° E 207.00' S
7	89.47° E 207.00' S	7	89.47° E 207.00' S
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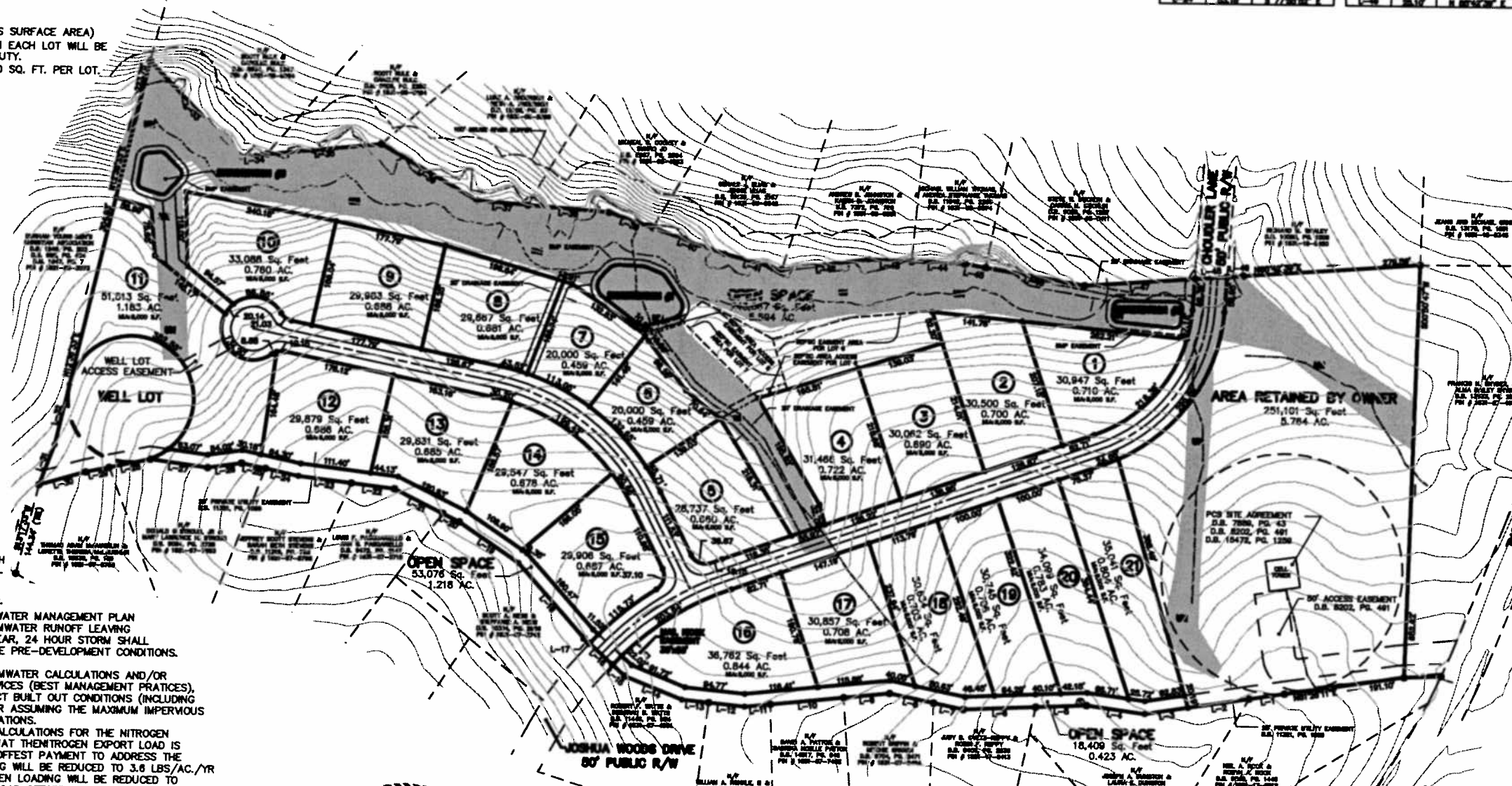


VICINITY MAP

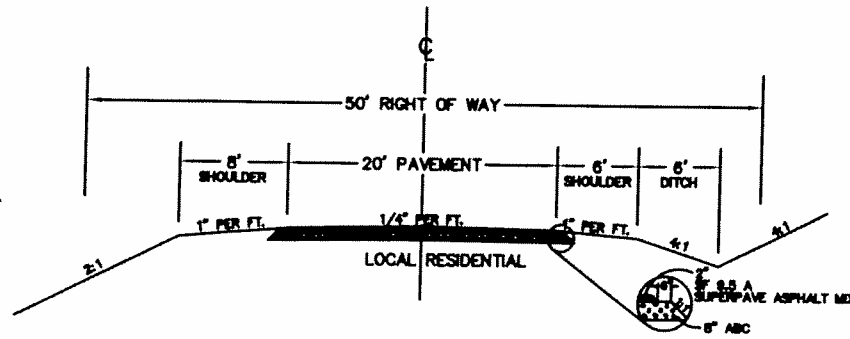
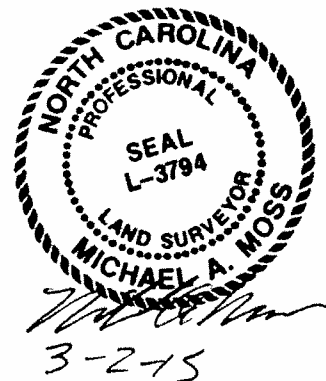
N.C. GRID NAD 1983(2011)

NOTES

- 1) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 2) ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC TANKS.
- 3) ALL LOT AREAS ARE GREATER THAN 20,000 SQUARE FEET.
- 4) THIS SUBDIVISION WILL COMPLY WITH WAKE CO. SOIL AND EROSION ORDINANCE.
- 5) NO BUILDING IS PERMITTED WITHIN 20' OF A DRAINAGEWAY OR WATERSUPPLY WATERSHED BUFFER.
- 6) 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 OR FEMA.
- 7) BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY * 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 ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- 8) THE RESERVED CONSERVATION PARCEL (ZONE 1 OF THE WATER SUPPLY WATERSHED BUFFER) IS RESTRICTED FROM FUTURE USE OR CONVEYANCE AS A DEVELOPMENT LOT.
- 9) MAXIMUM NUMBER OF LOTS ALLOWED IS 30.475 AC. *1= 30 LOTS
- 10) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MAINTENANCE OF ALL ROADS UNTIL TAKEN OVER BY NCDOT.
- 11) A LICENSED SOIL SCIENTIST WILL SUBMIT A SOILS REPORT THAT MEETS THE SPECIFICATIONS OF ENVIRONMENTAL SERVICES. THIS REPORT MUST DEMONSTRATE THAT ADEQUATE SOILS EXIST ON EACH LOT TO SUPPORT THE REQUIRED SEPTIC SYSTEM AND REPAIR AREA.
- 12) MAXIMUM IMPERVIOUS SURFACE AREA ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLAN APPROVED LIMITING THE IMPERVIOUS SURFACE TO 8,000 sq.ft.
- 13) SUBMITTED WITH THE CONSTRUCTION PLANS WILL BE A STORMWATER MANAGEMENT PLAN AND CALCULATIONS THAT DEMONSTRATE THAT THE PEAK STORMWATER RUNOFF LEAVING ANY SITE (INTERPRETED AS THE SUBDIVISION) FOR THE ONE-YEAR, 24 HOUR STORM SHALL BE NO GREATER FOR POST DEVELOPMENT CONDITIONS THAN THE PRE-DEVELOPMENT CONDITIONS. THE BASIS FOR THE PEAK FLOW ANALYSIS SHALL INCLUDE:
PEAK FLOW REDUCTION THROUGH DEMONSTRATION VIA STORMWATER CALCULATIONS AND/OR THROUGH THE INSTALLATION OF STORMWATER MANAGEMENT DEVICES (BEST MANAGEMENT PRACTICES), WHICH SHALL BE BASED ON THE FINISHED, ANTICIPATED PROJECT BUILT OUT CONDITIONS (INCLUDING ALL ROADS, STRUCTURES AND OTHER IMPERVIOUS SURFACES), OR ASSUMING THE MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED BY WAKE COUNTY ZONING REGULATIONS.
- 14) SUBMITTED WITH CONSTRUCTION PLANS WILL BE SUPPORTING CALCULATIONS FOR THE NITROGEN EXPORT LOADING RATE FROM THE SITE THAT DEMONSTRATES THAT THE NITROGEN EXPORT LOAD IS 3.6 LBS/AC/YR (OR LESS) OR: ESTABLISH A NITROGEN LOAD OFFSET PAYMENT TO ADDRESS THE EXPORT LOAD OVER 3.6 LBS/AC/YR, OF THE NITROGEN LOADING WILL BE REDUCED TO 3.6 LBS/AC/YR OR LESS, BY A BEST MANAGEMENT PRACTICE(S), OR THE NITROGEN LOADING WILL BE REDUCED TO 3.6 LBS/AC/YR OR LESS BY A COMBINATION OF A NITROGEN LOAD OFFSET PAYMENT BUYDOWN AND A BEST MANAGEMENT PRACTICE(S).
THE NITROGEN EXPORT FOR ANY SITE (INTERPRETED AS THE SUBDIVISION) SHALL BE BASED ON THE FINISHED ANTICIPATED PROJECT BUILT OUT CONDITIONS (INCLUDING ALL ROADS, STRUCTURES AND OTHER IMPERVIOUS SURFACES), OR ASSUMING THE MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED BY WAKE COUNTY ZONING REGULATIONS.



- LEGEND**
- EP - EXISTING IRON PIPE
 - EPK - EXISTING P.K. MAIL
 - NP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDestal
 - PP - POWER POLE
 - OH - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - BENDER CLEAN-OUT
 - MA - MAXIMUM IMPERVIOUS AREA
 - UN - UNSUITABLE SOILS



LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	PROPERTY LINE - LINE NOT SURVEYED
---	ADJACENT PROPERTY
---	ADJACENT ROAD
---	ADJACENT RAILROAD
---	ADJACENT FLOOD HAZARD SOILS

PRELIMINARY SUBDIVISION PLAN FOR
SYNDER SUBDIVISION
CLUSTER SUBDIVISION
OWNER: ALMA BAILEY SNYDER & FRANCIS N. SNYDER, JR.
REF: D.B. 13633, PG. 2571-2573
NEW LIGHT TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE 1"=100'
FEBRUARY 27, 2015
ZONED R-40W
PIN # 1831-08-6050