



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

STONE WATER

() cluster subdivision (x) lot-by-lot subdivision

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: 1762.03-11-8043 1762.03-10-7212

Address: MIAL PLANTATION ROAD WENDELL, N.C. 27591

Location: EAST side of SR 2509, at/between

SR 2504 and SR 2510

Total site area: 62 ACRES sf

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

Conditions of any Conditional Use Zoning Districts:

Present land use(s): AGRICULTURAL

Property Owner

Name: KIRBY MARSHBURN

Address: 6901 LAKE MYRA ROAD

City: WENDELL State: NC Zip Code: 27591

E-mail Address: FAX:

Telephone Number: 365-3900

Applicant (person to whom all correspondence will be sent)

Name: WILLIAMS-PEARCE & ASSOC

Address: P.O. BOX 892

City: ZEBULON State: NC Zip Code: 27597

E-mail Address: CTP@WPSUPNET.COM FAX: 267-7354

Telephone Number: 267-9605 Relationship to Owner: SUPERVISOR

Proposal

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

Max. no. of lots*: _____ Proposed no. of lots*: 43

Min. lot area*: 30000 sf Proposed min. lot area*: 43560 sf

Average lot area*: 54086 sf

Min. lot width*: 95 ft Proposed min. lot width*: 110 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: _____ acres

Proposed open space area [by parcel]: _____ acres

Proposed open space use(s) [by parcel]: _____

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

Proposed impervious surfaces area: 401778 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: _____ 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. _____ (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: _____

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
<u>MIA PLANTAROW ROAD</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			

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 (_____)

() community system (HEAD UTILITIES) () individual well(s)

Est. total water demand: _____ gpd

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

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

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: _____

Telephone service provided by: BELOWT4 Underground () yes () no

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 2%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining 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 _____

() 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: [Signature] Date: 1-20-04

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: 1-19-04

MIAL PLANTATION RD

ApB

WmB2

WmC2

KINGS GRANT SUBDIVISION
BOM 1986 PG 674

*Zone R-30
RESIDENTIAL*

CARL WILLIAMSON RD

DuC

ApB2

ApC2

ApB2

THOMAS WILLIAMSON
BOM 1990 PG 128

*Zone R-30
AGRICULTURE*

VIRGINIA DARE PL

KINGS GRANT SUBDIVISION
BOM 1986 PG 676

*Zone R-30
RESIDENTIAL*

QUEEN CHARLOTTE PL

WmB2

CLEARED

CLEARED

WOODED

ApB2

ROBERT BOWERS
BOM 1994 PG 178

*Zone R-30
RESIDENTIAL*

THOMAS WILLIAMSON
BOM 1986 PG 1254

*Zone R-30
AGRICULTURE*

R. EDGAR MOORE SUBDIVISION
BOM 1999 PG 678

*Zone R-30
RESIDENTIAL*

EXISTING CONDITIONS MAP

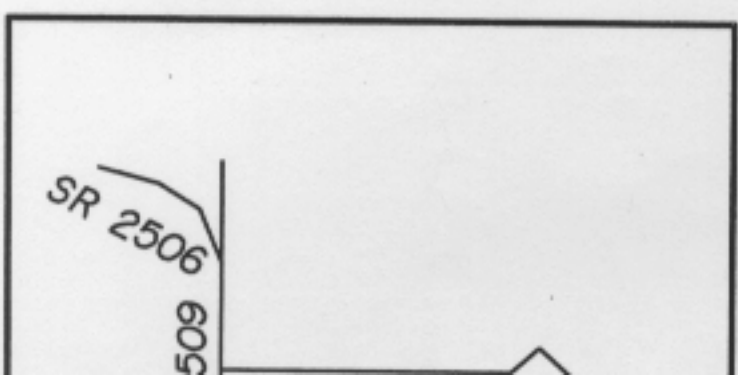
OWNER: KIRBY MARSHBURN

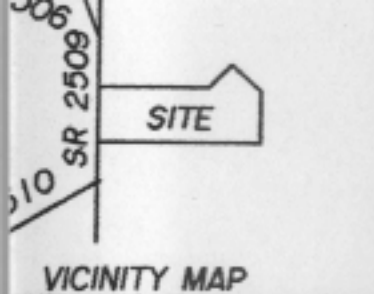
6901 LAKE MYRA ROAD

WENDELL, N.C. 27591

DESIGNER: WILLIAMS - PEARCE & ASSOC.

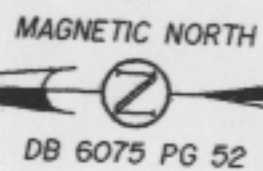
PIN: 1762.03-11-8043





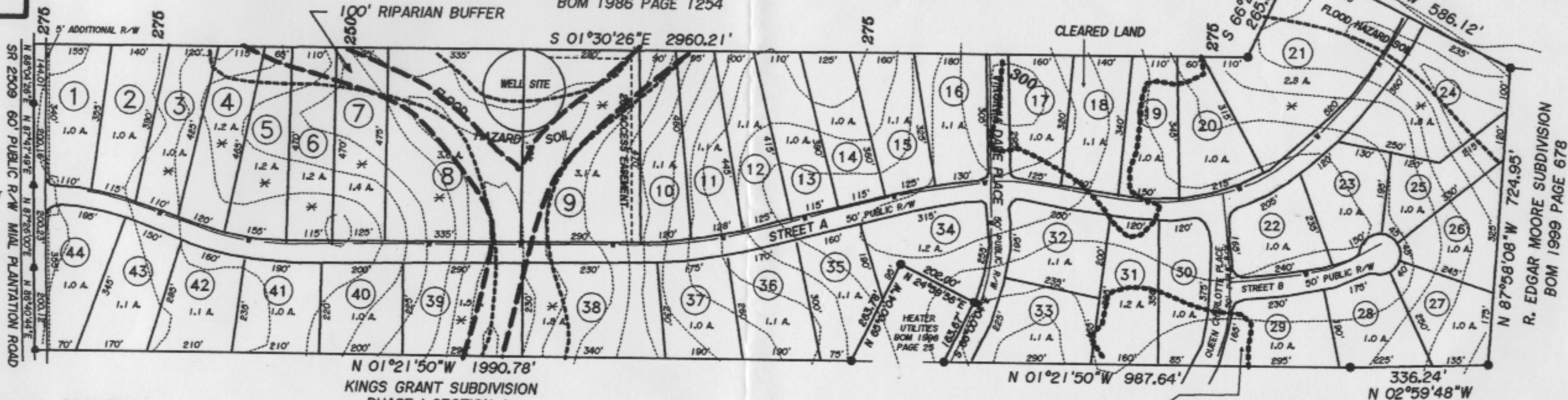
NOTE: THERE IS A 20' BUILDING SETBACK ON EITHER SIDE OF A DRAINAGEWAY BUFFER.

THOMAS M. WILLIAMSON
BOM 1986 PAGE 1254



THOMAS M. WILLIAMSON
DB 6075 PG 52
99.98 RESIDUAL ACRES

NOTE: THERE IS A 10' X 70' SIGHT ANGLE ON EITHER SIDE OF STREET AS WELL AS A 20' X 20' SIGN SETBACK.



NOTES

- PROPERTY IS WOODED EXCEPT AS INDICATED CLEARED.
- NO LOT SHALL ACCESS FROM MIAL PLANTATION ROAD.
- TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCE AND FLOOD HAZARD REGULATIONS.
- ALL ROADS SHALL BE PUBLIC IN ACCORDANCE WITH THE N.C. DEPARTMENT OF TRANSPORTATION STANDARDS FOR PUBLIC ROADS.
- SEWER UTILITIES SHALL BE INDIVIDUAL SYSTEMS. WATER SHALL BE SUPPLIED BY A CENTRAL WELL.
- FLOOD HAZARD SOILS BY WAKE COUNTY GIS.

SITE DATA

TOTAL ACRES: 62
LINEAR FEET OF NEW STREET: 5175
NEW STREET ACRES: 6.07
ACRES IN MIAL PLANTATION ROAD RIGHT-OF-WAY: 0.51
ACRES IN LOTS: 55.42

TOTAL LOTS: 44
AVERAGE LOT SIZE: 1.26 ACRES
MINIMUM LOT SIZE: 1.0 ACRE
MAXIMUM IMPERVIOUS COVERAGE WITHOUT STORMWATER MANAGEMENT: 15%
IMPERVIOUS AREA OF ROADWAY: 2.07 ACRES
LOTS WILL BE LIMITED TO 8824 SF PER LOT

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 flood study is approved by Wake County and/or FEMA.

Before acquiring a building permit for lots marked by an *, (asterisk) 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.

PRELIMINARY SUBDIVISION PLAN

STONEWATER

"LOT - BY - LOT"

MARKS CREEK TOWNSHIP

WAKE COUNTY

NORTH CAROLINA

KIRBY MARSHBURN BUILDERS 6901 LAKE MYRA ROAD WENDELL, N.C. 27591

SETBACKS:
FRONT - 30'
SIDE - 10'
REAR - 30'
MINIMUM WIDTH - 95'