



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

EAGLE CHASE

[X] cluster subdivision ( ) 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: 0685.01-26-2529, 0685.01-16-7583, 0685.01-16-7659, 0685.01-25-1461

Address: 8612 KENNEBEC ROAD

Location: EAST & WEST side of KENNEBEC ROAD at/between

BUD LIDSCOMB ROAD and (street)

Total site area: 1,573,474 sf

Zoning District(s) and land area within each: R-30 = 35.022

MH = 1.100

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): RESIDENTIAL & FARMLAND

Property Owner

Name: FISH BROTHERS DEVELOPMENT

Address: 7440 KENNEBEC ROAD

City: WILLOW SPRING State: NC Zip Code: 27592

E-mail Address: FAX:

Telephone Number: 919-552-4084

Applicant (person to whom all correspondence will be sent)

Name: LESTER STANCIL

Address: P.O. Box 730

City: ANGLIER State: NC Zip Code: 27501

E-mail Address: l1stancil@earthlink.net FAX: 919-639-2602

Telephone Number: 919-639-2133 Relationship to Owner: SURVEYOR

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): 1.45  
 Max. no. of lots\*: 52 Proposed no. of lots\*: 48  
 Min. lot area\*: 12,000 sf Proposed min. lot area\*: 22,500 sf  
 Average lot area\*: 24,000 sf  
 Min. lot width\*: 60 ft Proposed min. lot width\*: 88 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: 3,612 acres  
 Proposed open space area [by parcel]: 3,618 acres  
 Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL HAZARD AREA  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: 235,917 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.99 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 acres  
 w/in floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:  
 Dedication: \_\_\_\_\_ Reservation:  Fee in lieu: \_\_\_\_\_

(Amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) 370,191 Total Number of Proposed Lots 48  
 Total Number of Acres 36.122 Estimate Recreation Area Req. 14,050.49 (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: KENNEBEC ROAD - 2

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) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
KENNEBEC ROAD	60	18	2	Y	9,000	500	100

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfent.html) or NCDOT Traffic Survey Unit

<sup>3</sup> 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): 0

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

() community system ( HEATER 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: PRIVATE COLLECTION

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

Natural gas service provided by: NIA

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

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

Fire protection provided by: BLACK RIVER

**Miscellaneous:**

Generalized slope of site: 1.5% NORTH TO SOUTH

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: POND NEAR WESTERN LINE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE

**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 FUQUAY-VARINA

( ) 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: Debra R. Fisk Date: 2-25-03



VICINITY MAP  
No Scale

Owner/Developer  
**Fish Brothers Development**  
7440 Kennebec Road, Willow Spring, NC 27159

Donald R. Stephenson  
Deed Book 3553, Page 549

Barry M. Tutor  
Deed Book 3455, Page 334

Flood Hazard Soils

Site Data  
Total Area in Tract = 36.122 Acres  
Total Number of Lots = 48  
Largest Lot Size = 0.628 Acre  
Smallest Lot Size = 0.517 Acre  
Average Lot Size = 0.552 Acre  
Required Open Space = 5.618 Acres  
Provided Open Space = 3.618 Acres  
Approximately 3446 Linear Feet of Streets are to be built to NC DOT Standards and are to be public dedicated.

Lots to be served by individual septic systems. Lots to be served by community wastewater treatment plant. Permanent Open Space shall be dedicated to the Homeowners Association. Drainage easements subject to change upon approval of soil and erosion plan. Developer shall conform to Wake County and Erosion and Flood Hazard regulations. Developer shall adjust all lots that are in County Flood Hazard Soils to meet the requirements of a NC Licensed Soil Scientist. No significant amount of flood hazard water lines shall be in better detail than the proposed well site is being reviewed. No lot shown hereon shall have direct access to Kennebec Road or SR 2754, but all lots shall be served by a through road as shown. This site shall be limited to 15% impervious cover. Impervious cover can be increased to a maximum of 20% if a management plan is provided for the protection of the existing structures shall be reviewed. All habitable dwellings shall be redesigned, meeting all regulations. A permit is being applied for to fill the east side of SR 2754, in the area shown.

Preliminary Impervious Cover  
36.122 Acres x 14.99% = 5.415 Acres Allowable

3,015 sq. ft. per Lot x 48 Lots = 145,920 sq. ft. for all lots  
+ 5,000 sq. ft. for Well Lot = 150,920 sq. ft. Permanent Open Space  
+ 81,097 sq. ft. for Roads = 232,017 sq. ft. by design = 5.415 Acres

Permanent Open Space  
Permanent Open Space is reserved for the use of Natural Hazard Areas and:  
Provision of active and/or passive recreation facilities, including but not limited to: conservation areas (e.g., ballfields, swimming pools, basketball courts, picnic areas) either for the general public or for the use of the residents or employees and their guests. A membership requirement for the use of recreation facilities such as swimming pools, ballfields, etc. may be required. Residents or employees may be required to pay to use the club facilities.

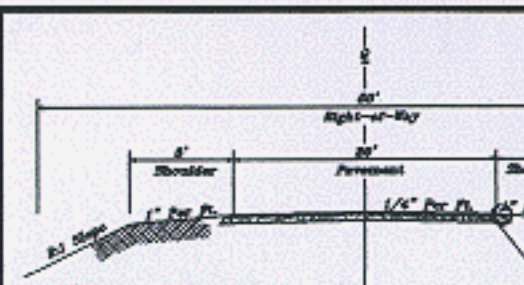
Danny M. Crumpler  
Deed Book 5276, Page 786

Pamela J. Jones  
Deed Book 5783, Page 598  
Book of Maps 1985, Page 135

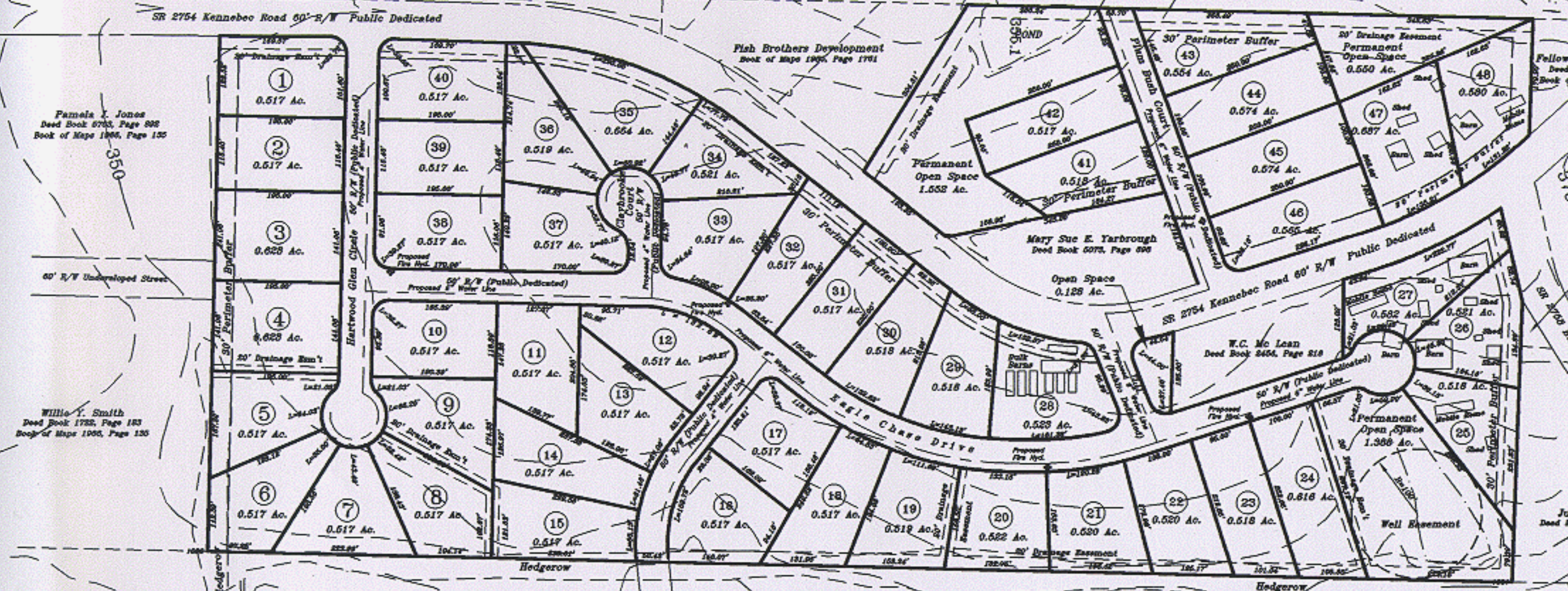
Willie Y. Smith  
Deed Book 1782, Page 183  
Book of Maps 1985, Page 135

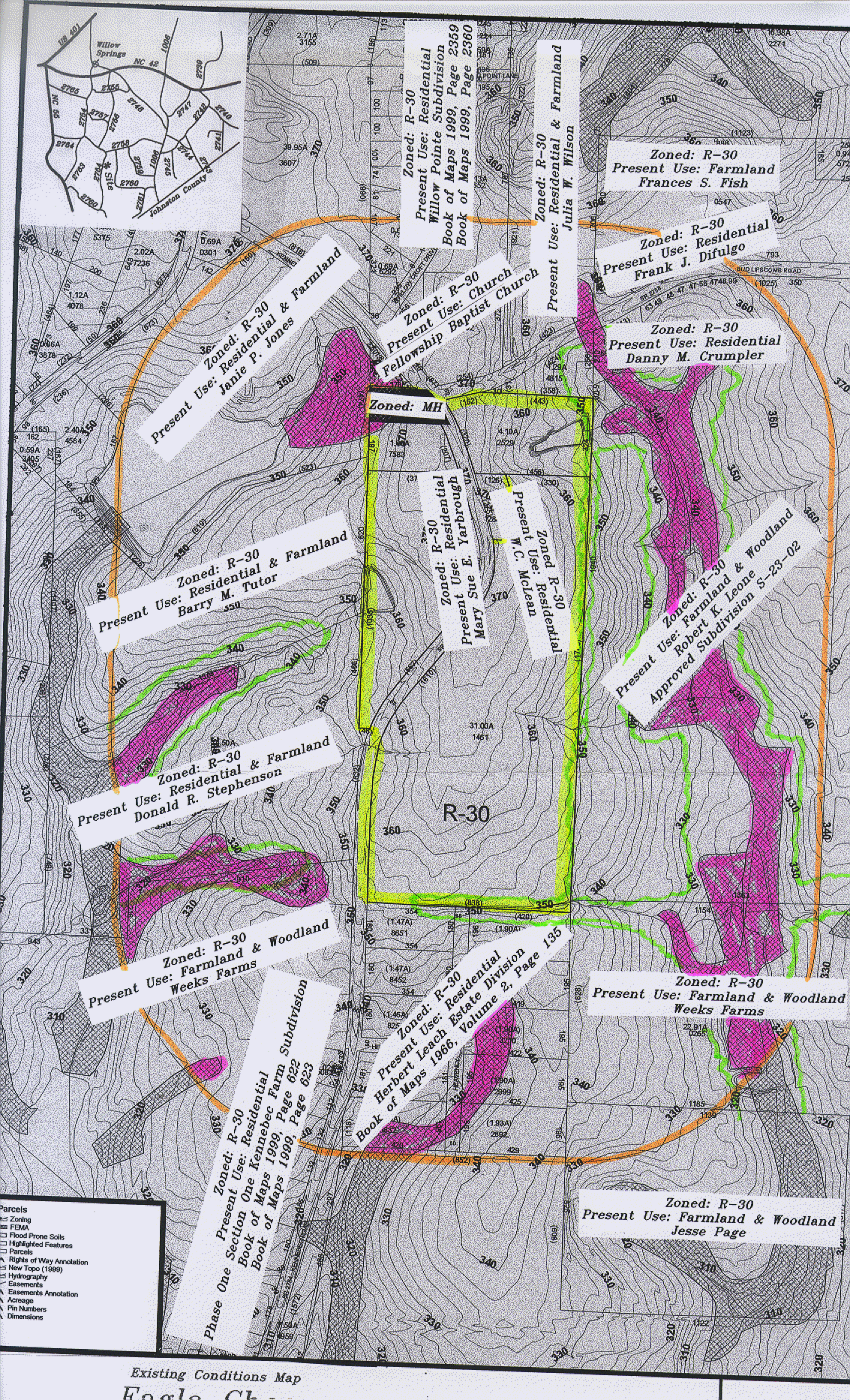
Weeks Farms  
Deed Book 4971, Page 593

Approved Westmoor Subdivision  
Project S-23-02  
Robert K. Leone  
Deed Book 5356, Page 377  
Book of Maps 1997, Page 630



RESIDENTIAL COLLECTOR ROAD





Zoned: R-30  
Present Use: Residential & Farmland  
Janie P. Jones

Zoned: R-30  
Present Use: Residential  
Willow Pointe Subdivision  
Book of Maps 1999, Page 2359  
Book of Maps 1999, Page 2360

Zoned: R-30  
Present Use: Residential & Farmland  
Julia W. Wilson

Zoned: R-30  
Present Use: Farmland  
Frances S. Fish

Zoned: R-30  
Present Use: Residential  
Frank J. Difulgo

Zoned: R-30  
Present Use: Residential  
Danny M. Crumpler

Zoned: R-30  
Present Use: Residential & Farmland  
Barry M. Tutor

Zoned: MH

Zoned: R-30  
Present Use: Residential  
Mary Sue E. Yarbrough

Zoned: R-30  
Present Use: Residential  
W.C. McLean

Zoned: R-30  
Present Use: Farmland & Woodland  
Robert K. Leone  
Approved Subdivision S-23-02

Zoned: R-30  
Present Use: Residential & Farmland  
Donald R. Stephenson

Zoned: R-30  
Present Use: Farmland & Woodland  
Weeks Farms

Zoned: R-30  
Present Use: Residential  
Herbert Leach Estate Division  
Book of Maps 1966, Volume 2, Page 135

Zoned: R-30  
Present Use: Farmland & Woodland  
Weeks Farms

Zoned: R-30  
Present Use: Residential  
Phase One Section One Kennebec Farm Subdivision  
Book of Maps 1999, Page 622  
Book of Maps 1999, Page 623

Zoned: R-30  
Present Use: Farmland & Woodland  
Jesse Page

- Parcels
- Zoning
- FEMA
- Flood Prone Soils
- Highlighted Features
- Parcels
- Rights of Way Annotation
- New Topo (1989)
- Hydrography
- Easements
- Easements Annotation
- Acresage
- Pin Numbers
- Dimensions