



# APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. 5-13-03  
(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](http://www.co.wake.nc.us/planning).

### Name of Subdivision

BRITT ESTATES - SECTION TWO

( ) 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: 1618-15-0954

Address: \_\_\_\_\_

Location: East side of Blue River Farm Drive, at/between  
(north, east, south, west) (street)

Blue River Farm Drive and Guffie Branch to the the East  
(street) (street)

Total site area: 27.076 Acres sf

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Agricultural/wooded

### Property Owner

Name: Blue River Development Co., Inc.

Address: c/o David W. Bannister 2117 Hwy 70 East

City: Garner State: NC Zip Code: 27529

E-mail Address: N/A FAX: 919-772-0988

Telephone Number: 919-772-2220

### Applicant (person to whom all correspondence will be sent)

Name: Byrd Surveying, P.A. ATTN: Linwood E. Byrd

Address: 112 East Johnston Street

City: Smithfield State: NC Zip Code: 27577

E-mail Address: byrdsurveying@mindspring.com FAX: 919-989-9301

Telephone Number: 919-989-9300 Relationship to Owner: Surveyor for owner



**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): Proposed lot-by-lot subdivision

Max. no. of lots\*: N/A Proposed no. of lots\*: 26

Min. lot area\*: 30,000 sf Proposed min. lot area\*: 30,000 sf

Average lot area\*: 43,680 sf

Min. lot width\*: 95' at building line ft Proposed min. lot width\*: 95' at building line 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: N/A acres

Proposed open space area [by parcel]: N/A acres

Proposed open space use(s) [by parcel]: N/A

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 176,915 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): 4.96 acres

w/in floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

         Dedication          Reservation          X          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) 221,060 Total Number of Proposed Lots 26

Total Number of Acres 27.076 Ac. Estimate Recreation Area Req. \$6065.00 (or fee) (0.74 Ac.)

\*(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: Hunters Farm Drive (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>
Blue River Farm Drive	50'	20'	2	Y			*156
*NCDOT SAYS TO USE 6 TRIPS PER LOT PER DAY							
6x26 lots = 156 ADT							

<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/98trfcnt.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):

Type of vehicle: Unknown ADT: Unknown

Type of vehicle: Unknown ADT: Unknown

**Utilities and Services:**

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

( ) community system ( \_\_\_\_\_ ) ( ) 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 N/A gpd

Solid waste collection provided by: Republic Waste Co.

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

Natural gas service provided by: Not Available

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

Cable television service provided by: N/A Underground ( ) yes ( ) no

Fire protection provided by: St. Mary's Fire District

**Miscellaneous:**

Generalized slope of site 5%±

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

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 Garner

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

\_\_\_\_\_  
\_\_\_\_\_



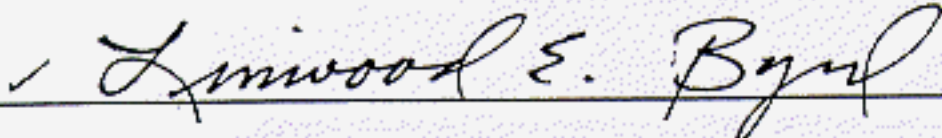
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

Signature: BLUE RIVER DEVELOPMENT CO., INC. Date: \_\_\_\_\_

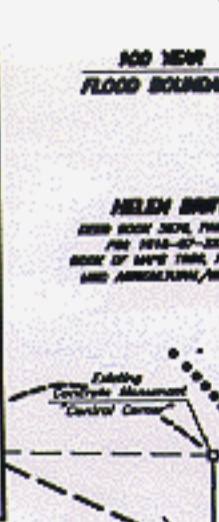
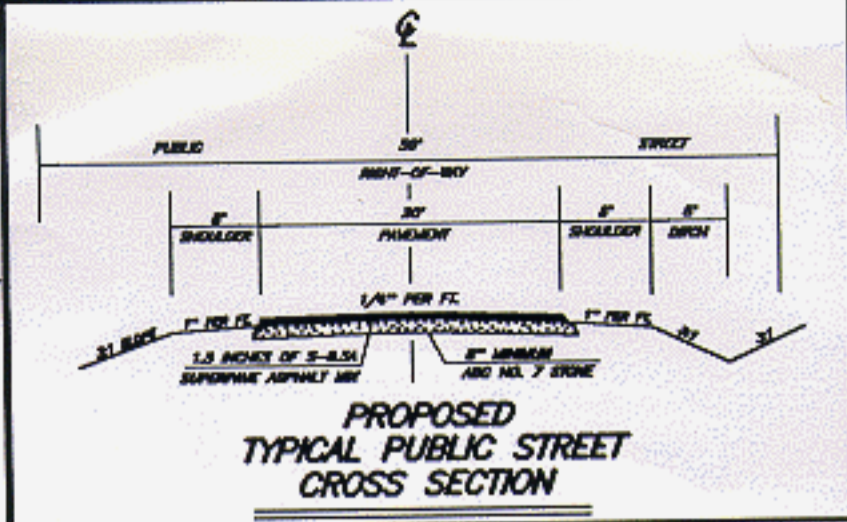
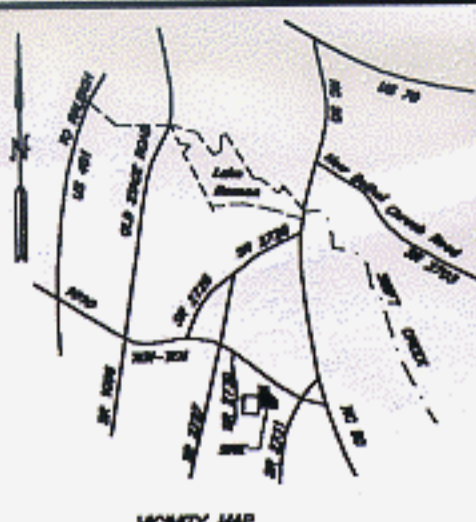
Signature: BY: DAVID W. BANNISTER Date: \_\_\_\_\_

Signature:  Date: 3-05-03

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:  Date: 3-05-03





- LEGEND**
- LINES SURVEYED
  - LINES NOT SURVEYED
  - EP --- EXISTING HIGH PIPE FOUND
  - NP --- NEW HIGH PIPE SET
  - CC --- CONTROL CORNER
  - DS --- EXISTING HIGH STREET FOUND
  - NS --- NEW HIGH STREET SET
  - CCM --- EXISTING CONCRETE MONUMENT
  - CM --- CONCRETE MONUMENT
  - EX PWS --- EXISTING P.W. W/L FOUND
  - FW --- P.W. W/L SET
  - EX RWS --- EXISTING RAILROAD DIRT FOUND
  - RFS --- RAILROAD PIPE SET
  - AS --- ASBESTOS
  - DS --- DEED BOUND
  - ULS --- EXISTING LIMBWOOD STAKE
  - MWS --- MINIMUM BUILDING SETBACK LINE
  - EX AM --- EXISTING ALUMINUM MONUMENT
  - PP --- POWER POLE
  - CHL --- OVERHEAD ELECTRIC LINE

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD.

TOTAL TRACT CONTAINS 27.076 ACRES

**PROPOSED TOTAL DISTURBED AREA 2.44 ACRES**

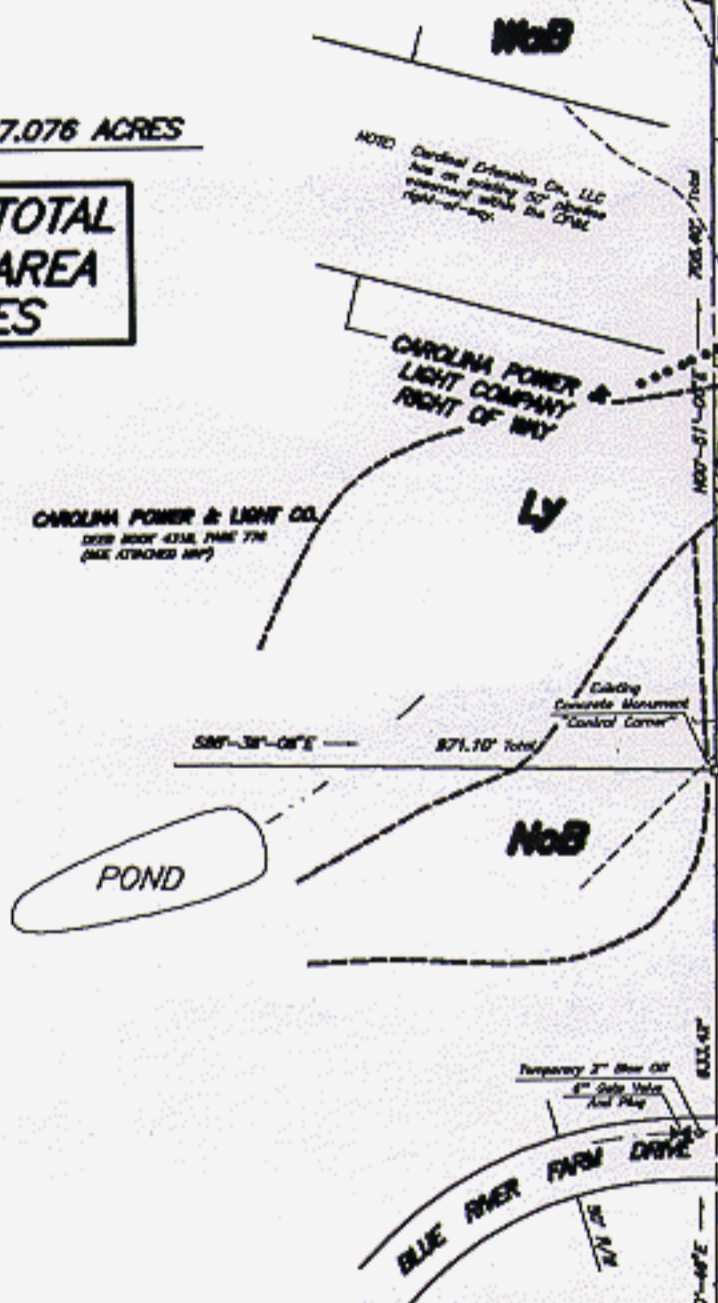
**SURVEYORS DECLARATION TO WHOM IT MAY CONCERN**  
 This plot is a correct representation of the land plotted, but a North Carolina Licensed Attorney-At-Law should be consulted concerning correct ownership, width and location of easements, any cemeteries or family burying grounds not shown on recorded maps or deeds made available to the surveyor by the present owners of line of this survey and other title questions revealed by title examination. It is the responsibility of the present owner or future owner, of the property shown herein, to check for any wetlands, high water table or other water conditions which may cause a portion of this property to be seasonal for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist but are unknown such as: Cemeteries, Family Burying Grounds, Toxic or Hazardous Waste Materials, ETC.

**NOTES:**

1. ALL LOTS SHALL BE SERVED BY COMMUNITY WATER SYSTEM AND INDIVIDUAL SEPTIC SYSTEMS AND SHALL MEET ALL ENVIRONMENTAL HEALTH REGULATIONS.
2. ALL LOTS SHALL MEET ALL APPLICABLE MINIMUM SETBACK REQUIREMENTS.
3. PROPOSED ROADS SHALL BE PUBLIC AND SHALL BE CONSTRUCTED TO HCDOT STANDARDS.
4. MINIMUM LOT WIDTH AT THE BUILDING LINE IS 85'.
5. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS MAPS.
6. JOHN DORNEY AND THE DIVISION OF WATER QUALITY WILL BE CONDUCTED FOR ALL NECESSARY APPROVALS.
7. THIS DEVELOPMENT WILL CONFORM WITH ALL SOIL AND EROSION REGULATIONS.
8. WHEN EROSION AND CONTROL PLAN IS SUBMITTED, OFFSITE TOPOGRAPHY AND DRAINAGE AREA WORKSHEETS WILL BE REQUIRED.
9. A FLOOD STUDY SHALL BE PERFORMED FOR THE CULVERT CROSSING OF THE SHORT CUL-DE-SAC SINCE FLOOD HAZARD SOILS WILL BE IMPACTED.
10. FLOOD HAZARD SOILS SHOWN HEREON WERE DELINEATED BY MEL C. FLOYD, SOIL SCIENTIST, AND FIELD LOCATED IN AUGUST, 2008.
11. THE DEVELOPERS SHALL PAY THE FEE IN LIEU OF FOR RECREATION AREA.

**\*NOTE:**

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH 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. 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 FEMA.



**"BRIT ESTATES" "SECTION ONE" BLUE RIVER DEVELOPMENT CO. INC.**

DEED BOOK 9509, PAGE 836-839  
 DEED BOOK 9509, PAGE 833-835  
 PIN: 1618-05-2564  
 BOOK OF MAPS 2002, PAGE 1598

**IMPERVIOUS SURFACE COVERAGE LIMITATIONS**

1. IMPERVIOUS SURFACE AREA OF THE ROADWAY = 2.16% OF TOTAL TRACT
2. LOTS SHALL BE LIMITED TO 12.04% IMPERVIOUS SURFACE COVERAGE PER LOT, UNLESS STORMWATER MANAGEMENT DEVICES ARE PROVIDED.
3. ALSO THE DEVELOPER SHALL HAVE THE OPTION TO TAKE 12.04% OF THE TOTAL SITE AREA AND DANCE IT EQUALLY AMONG ALL OF THE LOTS.

**SPECIAL NOTE:** DEVELOPER HAS CHOSEN THE OPTION AS DESCRIBED IN NOTE #3 ABOVE. CONSEQUENTLY, EACH LOT SHALL HAVE AN ALLOWABLE IMPERVIOUS AREA OF 0.462 SQ. FT. AS CALCULATED BELOW:

$$\frac{(27.076)(43580)(0.1204)}{26} = 0.462 \text{ SQ. FT. FOR EACH LOT}$$

SEE EACH LOT FOR RESULTING IMPERVIOUS AREA PERCENTAGE FOR EACH LOT.

**ENVIRONMENTAL HEALTH PROVISIONS FOR INDIVIDUAL WELL & SEPTIC SYSTEMS**

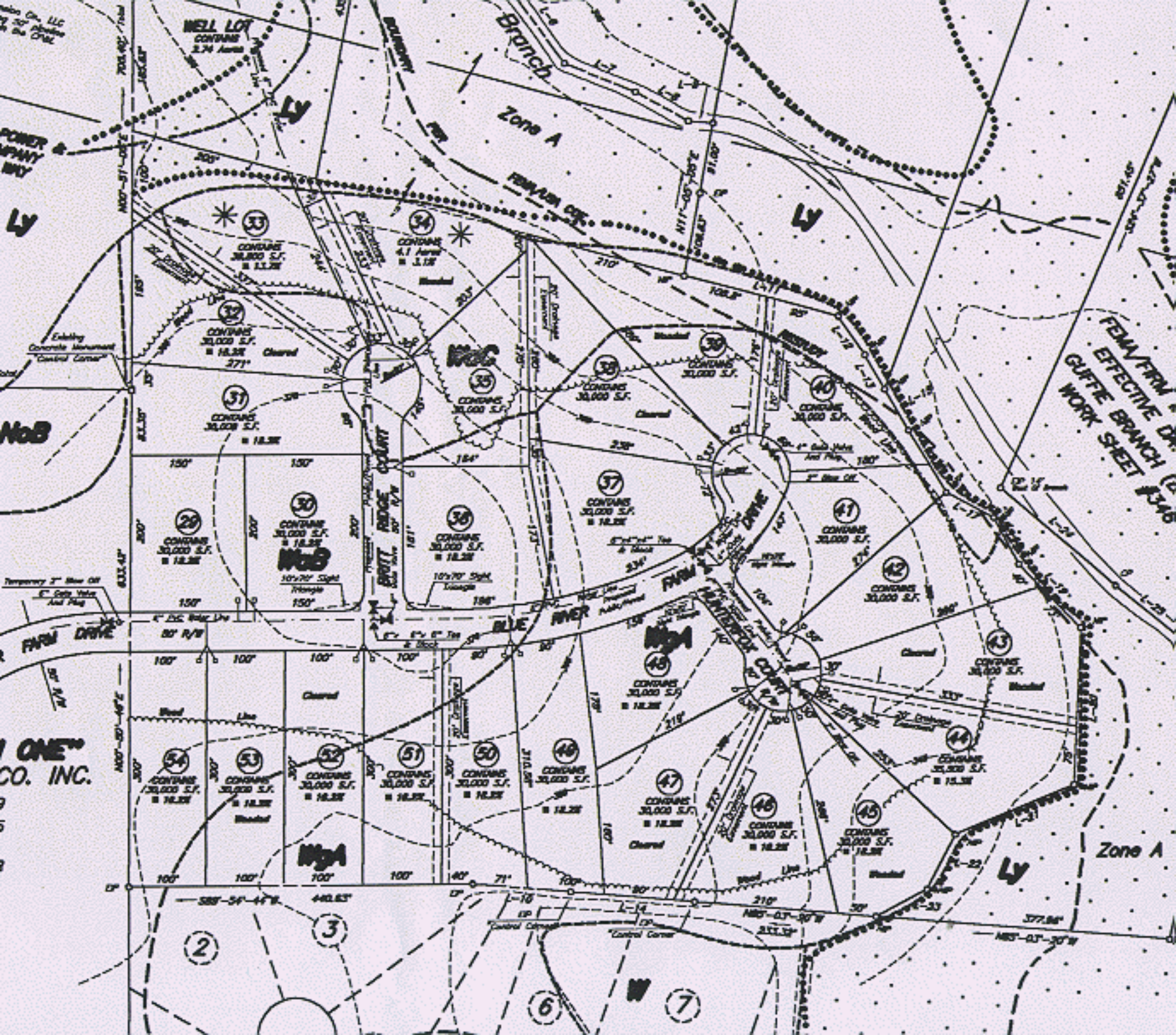
DEMONSTRATION OF WASTEWATER SYSTEM INSTALLATION AND REPAIR WILL BE NECESSARY FOR ANY LOTS CONTAINING LESS THAN 30,000 SQUARE FEET OF USABLE SOIL AREA. THE DEVELOPER MUST KEEP IN MIND THE CONSTRAINTS ASSOCIATED WITH SETBACK REQUIREMENTS FOR WELLS (A MINIMUM OF 10 FEET FROM PROPERTY LINES, 30 FEET FROM HOUSE FOUNDATION/ADJOINING WELLS/WASTEWATER SYSTEM REPAIR AREA, 100 FEET FROM INITIAL WASTEWATER SYSTEM INSTALLATION/TANKAGE).

**SUMMARY INFORMATION**

TOTAL ACRES IN SUBDIVISION	27.076 ACRES
TOTAL PROPOSED LOTS	26 + WELL LOT
AVERAGE LOT SIZE	43,680 SQ. FT.
PRESENT ZONING	R-30
PRESENT USE	AGRICULTURAL/WOODED
PROPOSED STREETS	1,380 LF/PUBLIC
PROPOSED USE	RESIDENTIAL

Existing Iron Stake Control Corner





WELL LOT  
CONTAINS  
3.24 Acres

Branch

Zone A

FARM BRANCH DRIVE

Existing  
Concrete Monument  
Control Corner

M&B

Temporary 2" Blue Oil  
5" Red Yellow  
And Mag

FARM DRIVE

M&A  
CO. INC.

FARM BRANCH GOLF COURSE  
EFFECTIVE BRANCH DRIVE  
WORK SHEET #345

Zone A

585-54-44 W. 440.63'

L-10  
Control Corner

L-14  
Control Corner

M&B-03-30 W. 211.52'

377.86'

M&B-03-30 W.

2

3

6

7