



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$800.00  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By

Submit required documentation to:  
Wake County Planning Department/Current Planning Section  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact Current Planning at (919) 856-6216 for additional information.

### Name of Subdivision

GREAT FALLS ESTATES PHASE II

( ) cluster subdivision (✓) lot-by-lot subdivision

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: 1822.04-52-9825

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

Location: EAST side of SR 1915, at/between  
(north, east, south, west) (street)

SR 1909 and SHADY GLEN LANE  
(street) (street)

Total site area in square feet and acres: 479160 square feet 11.00 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): FLORICULTURE - FARM

### Property Owner

Name: KIRBY MARSHBURN

Address: 6901 LAKE MYRA ROAD

City: WENDELL State: N.C. Zip Code: 27591

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 919-365-3900

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

Name: Williams Pearce & Assoc.

Address: Box 892

City: Zebulon State: N.C. Zip Code: 27597

E-mail Address: pow@wpsurvey.com FAX: 919-269-4354

Telephone Number: 919-269-9605 Relationship to Owner: Surveyor

**Proposal**

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

Max. # of lots allowable\*: 11 Proposed # of lots\*: 11

Min. allowable lot area\*: 40000 sf Proposed min. lot area\*: 40000 sf

Average lot area\*: 40511 sf

Min. allowable lot width\*: 110 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: \_\_\_\_\_ sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): \_\_\_\_\_ %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): \_\_\_\_\_ acres

within floodway: \_\_\_\_\_ acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ reservation 2117.34 fee

The 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 is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2472.86 fee.

Tax value of property (land only) 134807 Total # of proposed lots 11 Total # of acres 20.01

Calculate both: Estimate of recreation area required: \_\_\_\_\_

Estimate of recreation fee required: 2117.34

\*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 number of access points along each: ORIOLE Drive (1)

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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>ORIOLE Drive</u>	<u>50</u>	<u>20</u>	<u>2</u>				

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

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

<sup>3</sup> 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: \_\_\_\_\_ ADT: \_\_\_\_\_

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

**Utilities and Services**

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

( ) community system ( \_\_\_\_\_ ) (  individual well(s) )

Estimated total water demand: \_\_\_\_\_ gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system - specify type( \_\_\_\_\_ ) (  individual on-site system )

Estimated total wastewater discharge: \_\_\_\_\_ gpd

Solid waste collection provided by: \_\_\_\_\_

Electrical service provided by: WAKE ELECTRIC Underground (  yes ( ) no )

Natural gas service provided by: \_\_\_\_\_

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

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

Fire protection provided by: STONY HILL

**Miscellaneous**

Generalized slope of site: \_\_\_\_\_

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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Other information** (additional relevant information about the site or proposal you wish to note or cite)

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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: *[Handwritten 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: *Danny O Williams* Date: *3-17-04*

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Zoning and Subdivision Ordinances are on the web at [www.wakegov.com](http://www.wakegov.com).  
All application fees are non-refundable.



**SITE DATA**  
 TOTAL ACRES - 11  
 LINEAR FEET OF NEW STREET - 614'  
 NEW STREET ACRES - 0.774  
 ACRES IN LOTS - 10.226

TOTAL LOTS - 11  
 AVERAGE LOT SIZE - 0.930 ACRES  
 MINIMUM LOT SIZE - 0.918 ACRES  
 MAXIMUM IMPERVIOUS COVERAGE WITHOUT STORMWATER MANAGEMENT - 15%  
 IMPERVIOUS COVERAGE WITH STORMWATER MANAGEMENT - 15%  
 IMPERVIOUS AREA OF ROADWAY - 0.382 ACRES  
 LOTS WILL BE LIMITED TO 8021 SQ. FT. PER LOT

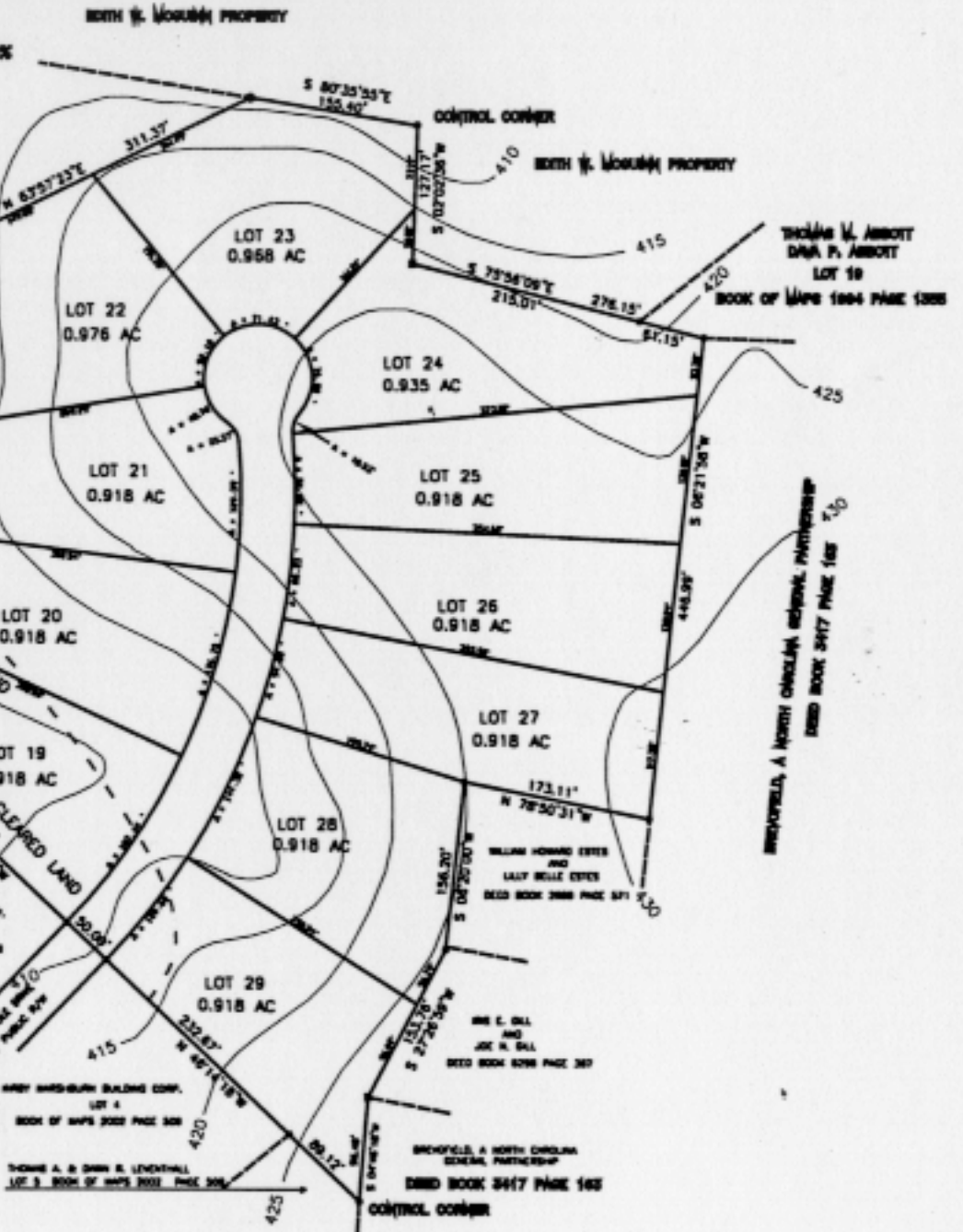
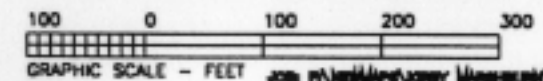
**NOTES**  
 ZONED R-40W  
 SETBACKS  
 FRONT - 30'  
 REAR - 30'  
 SID - 15'  
 MINIMUM WIDTH - 110'  
 PW # 1827-04-52-5825  
 NOTES AREA CALCULATED BY COORDINATE METHOD.

**NOTES**

PROPERTY IS WOODED EXCEPT AS INDICATED CLEARED.  
 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 INDIVIDUAL WELLS.

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

**PRELIMINARY SUBDIVISION PLAN**  
**GREAT FALLS ESTATES**  
**PHASE II**  
**"LOT - BY - LOT"**  
**NEW LIGHT TOWNSHIP**  
**WAKE COUNTY**  
**NORTH CAROLINA**



- LEGEND**
- EXISTING SINK PIPE
  - NEW SINK PIPE
  - EXISTING ROCK

WILLIAMS, PEARCE & ASSOC., P.A.  
 PROFESSIONAL LAND SURVEYORS  
 ZEBULON, NORTH CAROLINA  
 TELEPHONE (919) 269-9605

DRAWN BY: DCW  
 CHECKED BY: DCW  
 DATE: 03-08-04  
 SCALE: 1" = 100'

