

5-21-06



WAKE COUNTY
NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
Fee \$1000.00
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

RILEY HILL ESTATES

() 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: 1786-44-0001

Address: RILEY HILL ROAD

Location: NORTH side of RILEY HILL ROAD, at between
(north, east, south, west) (street)

LIZARD LICK RD. and EDGEMONT RD.
(street) (street)

Total site area in square feet and acres: 805,860 square feet 18.5 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): WOODED + FALLOW

Property Owner

Name: BRIAN PERRY JR. (PERRY AND DAVIS DEVELOPERS)

Address: 2213 ELLIS CHAPEL RD.

City: BAHAMA State: NC Zip Code: 27503

E-mail Address: BLMEI@BELL SOUTH.NET FAX: (919) 779-1661

Telephone Number: (919) 761-4082

Applicant (person to whom all correspondence will be sent)

Name: BRANDON MELAMB

Address: 319 CHAPANOKE RD. SUITE 106

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: BLMEI@BELL SOUTH.NET FAX: (919) 779-1661

Telephone Number: (919) 779-1855 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 0.5 UNITS / ACRE
 Max. # of lots allowable*: 9 Proposed # of lots*: 9
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,050 sf
 Average lot area*: 55,981 sf
 Min. allowable lot width*: 110 ft Proposed min. lot width*: 154 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: 4.63 acres
 Proposed open space area [by parcel]: 5.57 acres
 Proposed open space use(s) [by parcel]: PERMANENTLY PRESERVED
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 48,351 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 6 %
 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 _____ fee

The amount of land to be dedicated/reserved is equal to 1/35th 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) 123,000 Total # of proposed lots 9 Total # of acres 18.5

Calculate both: Estimate of recreation area required: 0.26 ACRES
 Estimate of recreation fee required: \$1,709.65

*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: RILEY HILL ROAD

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
RILEY HILL ROAD	60	20	2	Y		3000 VEHICLES / DAY	

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)
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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: 3,600 gpd

Wastewater collection/treatment provided by: () municipal system (_____)
() community system - specify type (_____) (individual on-site system)

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: INDIVIDUAL SEPTIC

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

Natural gas service provided by: PSNC

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

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: ~ 7%

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 _____

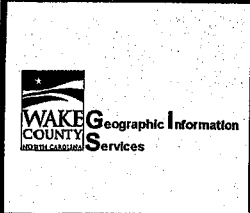
Non-Urban Area

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

R-80W RESIDENTIAL, SINGLE FAMILY



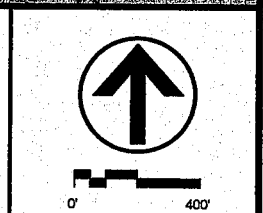
- Existing Conditions Map**
- Act Zoning - County
 - FEMA
 - Flood Prone Soils
 - Existing Subdivisions
 - Act New Topo (1989)
 - Act Hydrography
 - Easements
 - ▲ Easements Annotation
 - Parcels
 - ▲ Parcel Annotation
 - ▲ Rights of Way Annotation



EXISTING CONDITIONS MAP

OWNER: PEERY AND DAVIS DEVELOPERS
 2213 ELLIS CHAPEL ROAD
 BAHAMA, NC 27503

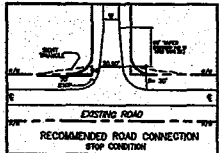
DESIGNER: STEWART-PROCTOR ENGINEERING
 P.I.N.: 1786-44-001



**STORMWATER CONTROL AND MANAGEMENT
IMPERVIOUS CALCULATIONS**

TOTAL ACREAGE IN SUBDIVISION = 18.5 ACRES
 TOTAL ACREAGE OF 0.8 = 18.5 ACRES x 1.11 ACRES
 1.11 ACRES x 43,560 SF/AC = 48,360 SF
 LINEAR FEET OF STREET X 20 FEET PAVT = 700 X 20 = 14,000 SF
 48,360 SF - 14,000 SF = 34,360 SF
 (DIVIDED BY 9 LOTS) 34,362 / 9 = 3,818 SF
 3,818 SF IMPERVIOUS ALLOWED FOR EACH LOT

NOTE: THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED 9% IMPERVIOUS SURFACE.
 IMPERVIOUS COVERAGE WILL BE LIMITED TO 3,818 SF PER LOT.
 NITROGEN REDUCTION CALCULATIONS WILL BE APPROVED AND BY/COMB RECEIPT
 OBTAINED PRIOR TO CONSTRUCTION.

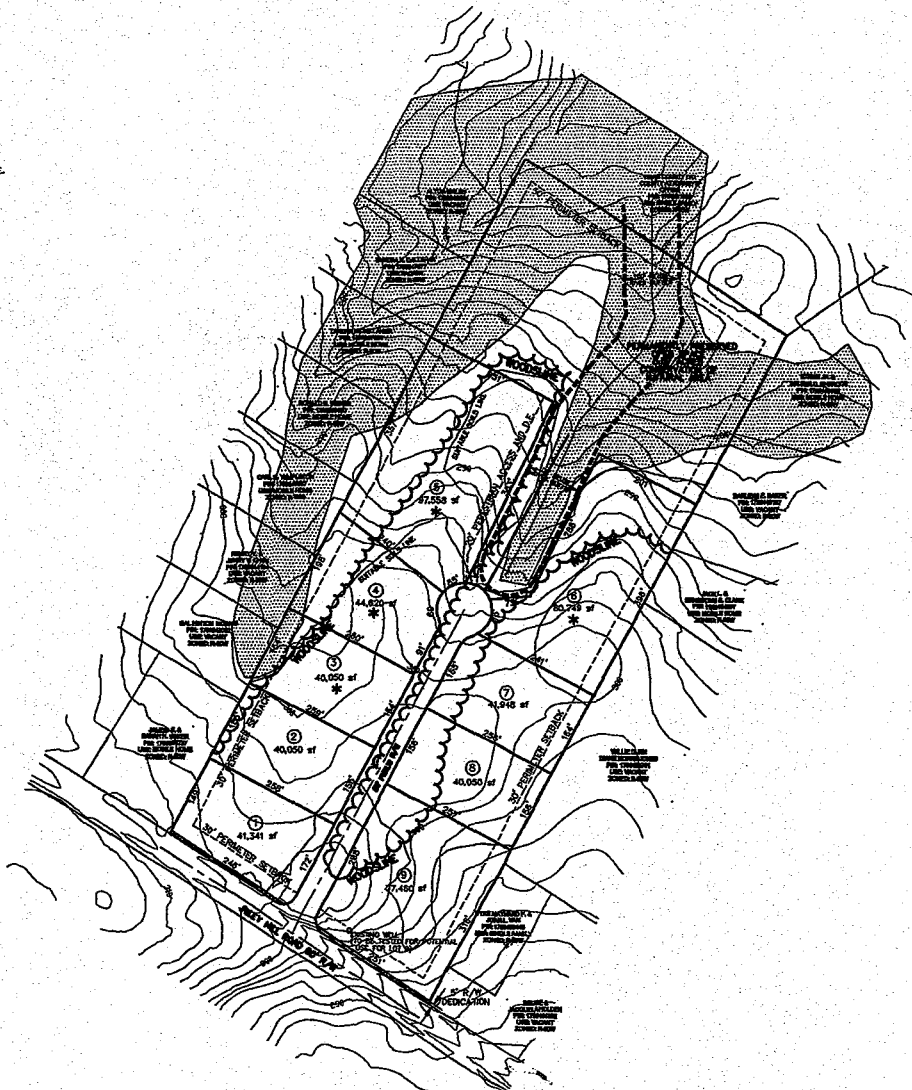
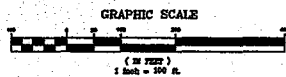


**BUILDING SETBACKS
WAKE COUNTY R-80W**

FRONT 40'
 SIDE 10'
 REAR 30'

HATCHED AREA DENOTES FLOOD HAZARD ZONE
 AS SHOWN ON WAKE COUNTY SOILS SURVEY.

NOTE: BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "H", THE BUILDER
 MUST FIRST OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY
 DEVELOPMENT 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 ZONES OR FEDERAL EMERGENCY MANAGEMENT
 AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY
 WAKE COUNTY AND/OR FEMA.



PERRY AND DAVIS DEVELOPERS
 2215 ELLIS CHAPEL ROAD
 BAHAMA, NC 27503

- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
 - STREETS WILL HAVE A 30' R/W.
 - ALL 50'-DE-SHALL HAVE A 50' RADIUS.
 - ALL CADA AT STREET INTERSECTIONS ARE 20'.
 - STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - WATER SYSTEM WILL CONSIST OF A INDIVIDUAL WELL.
 - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
 - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLETED WITH OUPERM CONSTRUCTION.
 - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
 - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
 - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHIC MAPS AND SHOULD NOT BE USED EXCLUSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 - CONTOUR INTERVAL IS 5'.
 - DRAINAGE PATTERNS SHALL BE PROVIDED FOR ALL AREAS DRAWING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
 - NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO RILEY HILL ROAD.
 - RECREATION OR ORNAMENTAL TO BE MET VIA FEE IN LEASE.
 - NO FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION.
 - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT.
 - PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED IF POSSIBLE.

- SITE DATA - TOTAL**
- TOTAL TRACT SIZE = 18.5 ACRES
 - OPEN SPACE = 5.57 AC.
 - NO. LOTS = 9
 - AVERAGE LOT SIZE = 55,981 sf
 - MINIMUM LOT SIZE REQUIRED = 40,000 sf
 - MINIMUM LOT SIZE PROPOSED = 40,050 sf
 - LINEAR FEET OF STREET = 700 L.F.
 - AREA OF STREETS = 0.86
 - PIN 1786-44-0001
 - ZONED R-80W

SP	STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING 215 SHAWNEE ROAD SUITE 100 RALEIGH, NC 27603 TEL: 252-775-4500 FAX: 252-775-2501		PRELIMINARY SITE PLAN FOR RILEY HILL ESTATES (A CLUSTER SUBDIVISION)	
	DATE: 05-23-05	SURVEYED BY: J06	LITTLE RIVER TOWNSHIP	NORTH CAROLINA
	SCALE: 1"=100'	DRAWN BY: BLM	WAKE COUNTY	OWNER: BRYAN PERRY JR.
	REVISIONS:		ZONED R-80W	PLAN 1786-44-0001