



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

ARROWSPRING 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: 1752-60-1800

MARKS CREEK TOWNSHIP

Address: 2700 BETHLEHEM RD.

Location: SOUTH side of " " at/between
(north, east, south, west) (street)

POOLE RD. and MIAL PLANTATION RD.
(street) (street)

Total site area in square feet and acres: 1,681,155 square feet 38.59 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): UNDEV.

Property Owner

Name: DORIS KING CARROLL

Address: 2805 VAN DYKE AVE

City: RALEIGH State: NC Zip Code: 27607-1021

E-mail Address: PRESENT30@MINDSPRING.COM FAX: 573-9432

Telephone Number: 919-834-2997

Applicant (person to whom all correspondence will be sent)

Name: C. LAWRENCE VAUGHAN III

Address: PO BOX 20828

City: RALEIGH State: NC Zip Code: 27619

E-mail Address: CLVAUGHAN@BELL-SOUTH.NET FAX: 919-365-6883

Telephone Number: 919-844-5556 Relationship to Owner: AGENT/CLIENT

Proposal

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

Max. # of lots allowable*: _____ Proposed # of lots*: 20

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

Average lot area*: _____ sf

Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 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 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) \$204,673 \$5613/AC Total # of proposed lots 20 Total # of acres 38.59

Calculate both: Estimate of recreation area required: _____

Estimate of recreation fee required: \$3030

*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: _____

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
BETHLEHEM RD	60'	20'	2	Y			

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) _____

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 (HEATER UTILITIES - 17 LOTS LOTS) () 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: PRIVATE

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

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

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 12% - 20% (ROADWAY ALIGNMENT)

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: SCENIC STREAM

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: UNK

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)

THE EXTREME TOPOGRAPHY AND NATURAL
FEATURE CONSTRAINTS, AND PERCOLE
SOILS PATTERNS FULLY DICTATE THE
DEVELOPMENT OF THIS SITE. OF THE
FOUR DRAINAGE FEATURES, SHOWING UP
AS STREAM BUFFERS ON THE COUNTY SOILS
SURVEY, ON THE ONLY THE ONE AT THE REAR
IS EXPECTED TO BE SUBJECT TO JURISDICTION.
S & EC REVIEWED/CONCURRED WITH THIS
ON SITE, AND IS SCHEDULLING A MEETING
WITH THE CORPS TO CORRECT THE MAPS.
THERE ARE SIGNIFICANT WETLANDS IN
THE STREAM FLOODPLAIN, BUT NO OTHER
HYDRIC SOILS ABOVE THAT LEVEL,
THEREFORE, NO DEVELOPMENT IMPACTS.

A FIFTH FEATURE, THE PRIMARY STREAM,
IS OBVIOUSLY SUBJECT TO JURISDICTION,
AND HAS NO PROPOSED CONSTRUCTION IMPACTS.

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: Nora H. Carroll Date: 8/20/00

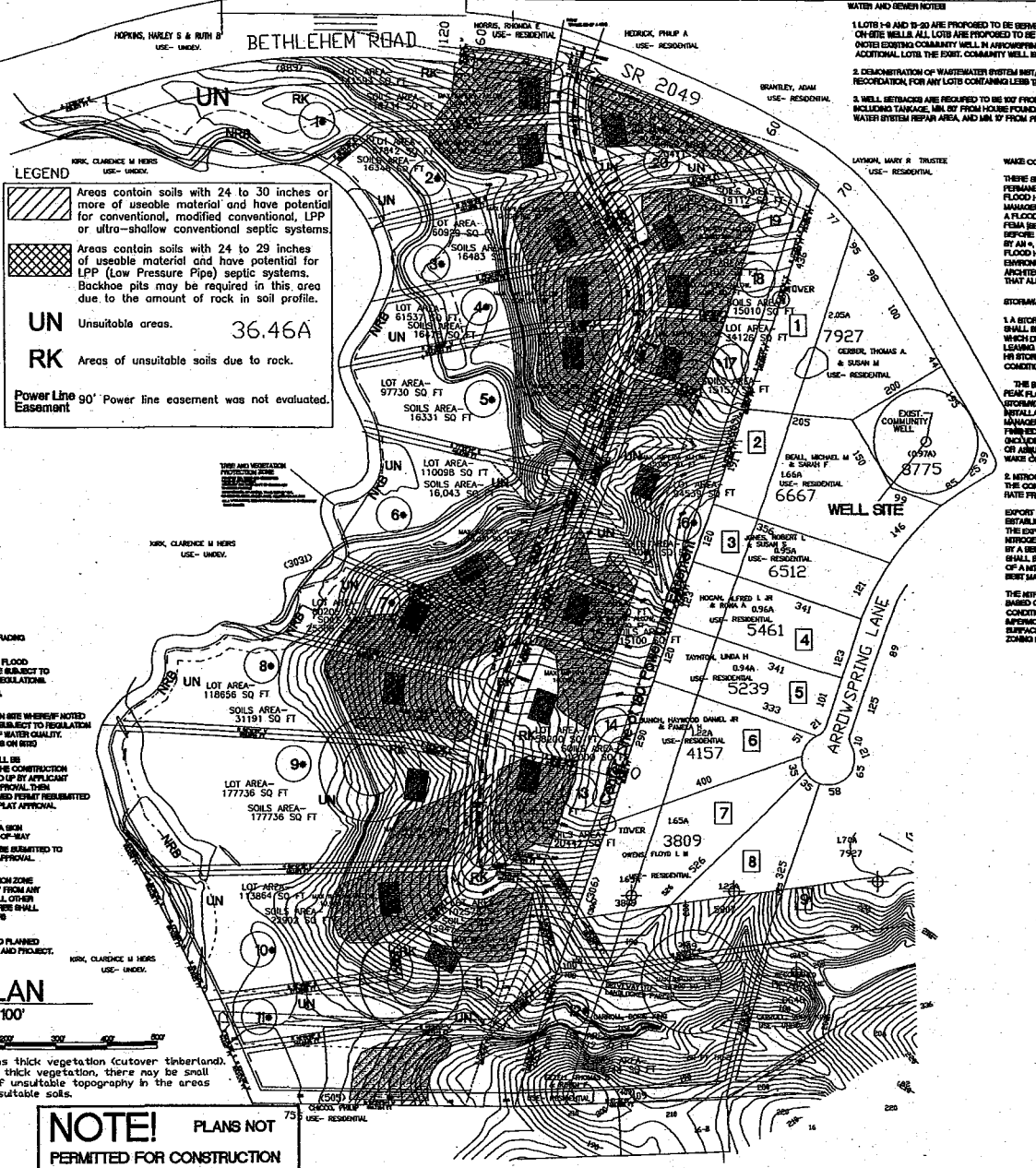
Signature: _____ Date: _____

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: _____ Date: _____

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. All application fees are non-refundable.



LEGEND

Areas contain soils with 24 to 30 inches or more of useable material and have potential for conventional, modified conventional, LPP or ultra-shallow conventional septic systems.

Areas contain soils with 24 to 29 inches of useable material and have potential for LPP (Low Pressure Pipe) septic systems. Backhoe pits may be required in this area due to the amount of rock in soil profile.

UN Unsuitable areas. 36.46A

RK Areas of unsuitable soils due to rock.

Power Line 90' Power line easement was not evaluated. Easement

- NOTES**
1. AN EROSION CONTROL PLAN SHALL BE FILED WITH WAKE COUNTY APPROVAL, OBTAINED, AND A GRADING PERMIT OBTAINED PRIOR TO CONSTRUCTION.
 2. LOTS MARKED WITH AN ANTENNA MAY CONTAIN FLOOD HAZARD SOILS. IF FHS ARE PRESENT, LOTS ARE SUBJECT TO AND SHALL CONFORM TO WAKE COUNTY FHS REGULATIONS.
 3. WHENEVER DRAINAGE AREAS EXCEED 4 ACRES, 37 DRAINAGE EASEMENTS WILL BE PROVIDED.
 4. NEARBY PINE TREES AND WETLANDS EXIST ON SITE WHERE NOTED AND ANY ACTIVITY WITHIN THESE BUFFERS ARE SUBJECT TO REGULATION BY AND MUST BE APPROVED BY WAKE COUNTY. SOIL SCIENTIST HAS THERE ARE NO WETLANDS ON SITE.
 5. AN INDOT DRAINAGE PERMIT APPLICATION SHALL BE PROPERLY COMPLETED AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR SIGN-OFF BY WAKE COUNTY PRIOR TO APPLICANT AFTER COUNTY SIGN-OFF DRAINAGE PERMIT APPROVAL THEN OBTAINED FROM INDOT AND COPY OF APPROVED PERMIT REBROADCAST BACK TO WAKE COUNTY FROM FINAL RECORDS PLAT APPROVAL BY WAKE COUNTY.
 6. SUBDIVISION SIGNAGE OF ANY SHALL REQUIRE A SIGN EASEMENT THAT IS MEASURED OFF THE RIGHT-OF-WAY.
 7. SUBDIVISION NAME AND STREET NAMES SHALL BE SUBMITTED TO WAKE COUNTY AND QIS VIA APPLICATION FOR APPROVAL.
 8. A FIREBREAK TREE AND VEGETATION PROTECTION ZONE SHALL BE LOCATED WITHIN A DISTANCE OF 50' FROM ANY PUBLIC ROAD RIGHT-OF-WAY, AND 25' FROM ALL OTHER PROPERTY LINES. ANY REMOVED PROTECTION TREE SHALL BE REPLACED WITH A RATIO OF 1:2.
 9. PER THE TOWN OF KNOXDALE THERE ARE NO PLANNED FUTURE WATER REVENUE EASEMENTS THIS AREA AND PROJECT.

SITE PLAN
SCALE: 1" = 100'

*Site contains thick vegetation (cutover timberland).
Due to the thick vegetation, there may be small inclusions of unsuitable topography in the areas mapped as suitable soils.

NOTE! PLANS NOT PERMITTED FOR CONSTRUCTION

- WATER AND SEWER NOTES**
1. LOTS 1-4 AND 11-20 ARE PROPOSED TO BE SERVED BY COMMUNITY WELL AND LOTS 5-10 BY INDIVIDUAL ON-SITE WELLS. ALL LOTS ARE PROPOSED TO BE SERVED WITH ON-SITE SEWAGE DISPOSAL SYSTEMS (EXCEPT COMMUNITY WELL IN ARROWSPRING SUBDIVISION TO WEST HAS CAPACITY FOR 17 ADDITIONAL LOTS). THE EXIST. COMMUNITY WELL IS OWNED BY ACIA NO GREATER UTILIZED.
 2. DEMONSTRATION OF WASTEWATER SYSTEM INSTALLATION AND REPAIR SHALL BE REQUIRED PRIOR LOT REZONATION, FOR ANY LOTS CONTAINING LESS THAN 3000 SQ. FT. OF USEABLE SOIL AREA.
 3. WELL SETBACKS ARE REQUIRED TO BE 100' FROM INITIAL WASTEWATER SYSTEM INSTALLATION INCLUDING TANKAGE, MIN. OF FEET FROM FOUNDATION OR ADJACENT WELLS OR WASTEWATER SYSTEM REPAIR AREA, AND MIN. 10' FROM PROPERTY LINES.

WAKE COUNTY FLOOD HAZARD NOTES

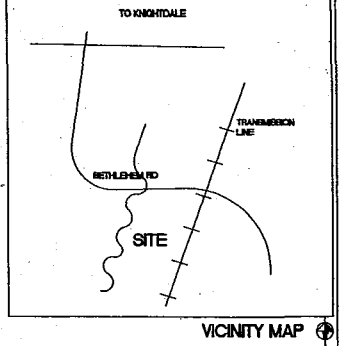
THESE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA SECTION 5-9-14.01.

BEFORE APPLYING A BUILDING PERMIT FOR LOTS MARKED BY AN "A" (AFTERNOON) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, OR SUBSECTOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

STORMWATER MANAGEMENT NOTES

1. A STORMWATER MANAGEMENT PLAN AND CALCULATIONS SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS WHICH DEMONSTRATE THAT THE PEAK STORMWATER RUNOFF LEAVING THE SITE (SUBDIVISION) FOR THE ONE YEAR 24 HR STORM SHALL BE NO GREATER THAN PRE-DEVELOPMENT CONDITIONS.
2. THE BASIS FOR THE PEAK FLOW ANALYSIS SHALL INCLUDE PEAK FLOW REDUCTION THROUGH DEMONSTRATION VIA STORMWATER CALCULATIONS AND/OR THROUGH THE INSTALLATION OF STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES, WHICH SHALL BE BASED ON THE FINISHED ANTICIPATED PROJECT BUILD-OUT CONDITIONS INCLUDING ALL ROADS, STRUCTURES AND IMPROVED SURFACE OR ADJUSTING THE MAXIMUM IMPROVED SURFACE ALLOWED BY WAKE COUNTY ZONING REGULATIONS.
3. NITROGEN SUPPORTING CALCULATIONS SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR THE NITROGEN EXPORT LOADS RATE FROM THE SITE WHICH DEMONSTRATE THAT THE NITROGEN EXPORT LOAD IS MAX. 0.8 LBS/AC/YR OR LESS OR ESTABLISH A NITROGEN LOAD OFFSET PAYMENT TO ADDRESS THE EXPORT LOAD OVER 0.8 LBS/AC/YR OR LESS BY A BEST MANAGEMENT PRACTICES, OR THE NITROGEN EXPORT SHALL BE REDUCED TO 0.8 LBS/AC/YR OR LESS BY A BEST MANAGEMENT PRACTICES, OR THE NITROGEN EXPORT SHALL BE REDUCED TO 0.8 LBS/AC/YR OR LESS BY A COMBINATION OF A NITROGEN LOAD OFFSET, BUY-DOWN PAYMENT AND BEST MANAGEMENT PRACTICES.

THE NITROGEN EXPORT FOR THE SITE (SUBDIVISION) SHALL BE BASED ON THE FINISHED ANTICIPATED PROJECT BUILD-OUT CONDITIONS INCLUDING ALL ROADS, STRUCTURES, AND OTHER IMPROVED SURFACES OR ADJUSTING THE MAXIMUM IMPROVED SURFACE COVERAGE ALLOWED BY WAKE COUNTY ZONING REGULATIONS.



SUMMARY DATA:

PROJECT: DORIS CARROLL SUBDIVISION
PART OF PARCELS: 078-00-000, AND 078-00-004
ADDRESS: 2700 BETHLEHEM RD. 0 MUDROCK CIRCLE

ZONED: R-30
LOTS: 1-20

TOTAL PROPERTY AREA	456 AC (32,067,813 SQ FT)
ORIGINAL PROPERTY AREA	248 AC (17,283,801 SQ FT)
RECOMMENDED FROM ARROWSPRING AREA	248 AC (17,283,801 SQ FT)
TOTAL NUMBER LOTS	20 (INCLUDING LANDLOCKED PARCELS)
TOTAL AREA IN LOTS	17,418 SQ FT
TOTAL AREA IN FHS	38,519 SQ FT
MIN LOT SIZE	30,000 SQ FT
AV. LOT SIZE	870,900 SQ FT

ALL AREAS COMPUTE FROM MAP, RECD. QUINCY VERIFICATION

LF STREET - 1700 LF
MAX. ALLOW.
IMPERVIOUS - 13%

ArrowSpring II - Subdivision

PRELIMINARY SUBDIVISION PLAN, ("lot-by-lot")

TOWNSHIP WAKE COUNTY
NORTH CAROLINA

2700 BETHLEHEM RD
ZONED - R-30
ORIGINAL TOTAL AREA - 38.59 AC
PIN # 1752-60-1800

DORIS KING CARROLL, PROPERTY OWNER

PERSONAL ADDRESS: 2805 VAN DYKE, RALEIGH NC 27607

DATES:

03/20/2008	
07/26/2008	

NOTE: ALL LOTS WILL BE SUBJECT TO FINAL APPROVAL OF WAKE COUNTY HEALTH DEPARTMENT.

VAUGHAN ASSOCIATES
Landscape Architects
Planning Consultants

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Raleigh NC

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