



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

ROCKY BRANCH GATED ESTATES

() 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? n/a

Property

Parcel Identification Number: 1776.04 73 9356 (tract 1) and 1776.04 73 3488 (tract 3)

Address: 0 Edgemont Rd. Wendell NC

Location: east side of Edgemont Rd. SR 2300, at/between
(north, east, south, west) (street)

Riley Hill Rd. SR 2320 and Woodtrace Drive
(street) (street)

Total site area in square feet and acres: 871,580 square feet 20.01 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R40W

Conditions of any Conditional Use Zoning Districts: none

Present land use(s): wooded

Property Owner

Name: Joseph E. Coleman, Christopher W. Coleman, Kirks and Associates, Inc.

Address: 1924 Lost Cove Lane

City: Raleigh State: NC Zip Code: 27603-5100

E-mail Address: none FAX: 919-661-0793

Telephone Number: 919-815-3868

Applicant (person to whom all correspondence will be sent)

Name: Christopher T. Kirks

Address: 1924 Lost Cove Lane

City: Raleigh State: NC Zip Code: 27603-5100

E-mail Address: none FAX: 919-661-0793

Telephone Number: 919-815 3868 Relationship to Owner: Agent
President of Kirks and Associates, Inc.

Proposal

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

Max. # of lots allowable*: 20 Proposed # of lots*: 11

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf

Average lot area*: Zoning R40W: 79,234 sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: 110 ft

* If applicable, show for each zoning district

Does not apply

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]: -0- acres

Proposed impervious surfaces area: 104,590 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 5.41 acres

within floodway: N/A acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ dedication _____ reservation X 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) 92715 Total # of proposed lots 11 Total # of acres 20.01

Calculate both: Estimate of recreation area required: .31 acres

Estimate of recreation fee required: \$1,449.63

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

Vehicular Access

Woodtrace Drive stubs to property one access point

Names of access street(s) and number of access points along each: _____

avail. info.

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) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Woodtrace Drive	50	20	2	Y	not available	*	110 (TC)
* on SR 2300 N. of SR 2320						1500	
* on SR 2320 N. or Hwy 97						2900	
SR 2300 Edgemont RD.					12,000 trips per day (TC)		

¹ See current or most recent Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

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: Dump Trucks ADT: 1 or less

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

() community system (_____) (x) individual well(s)

Estimated total water demand: 5280 gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type(_____) (x) individual on-site system

Estimated total wastewater discharge: 5280 gpd

Solid waste collection provided by: Waste Industries

Electrical service provided by: Progress Energy Underground (x) yes () no

Natural gas service provided by: none

Telephone service provided by: Bell South Underground (x) yes () no

Cable television service provided by: Time Warner Underground (x) yes () no

Fire protection provided by: Wendell-Holmes Rural Fire Dept.

Miscellaneous

Generalized slope of site: 5% to 8% (south to north)

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Rocky Branch Creek, wildlife habitat in the area and on site includes deer and smaller mammals; unique rock formations along Rocky Branch Creek

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 _____

() Non-Urban Area/Water Supply Watershed _____

(x) Non-Urban Area

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

Northeast Wake Area Land Use Plan

Watershed-Non-Critical

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: [Signature] Date: 8-11-03

Signature: [Signature] Date: 8-18-03

Signature: [Signature] Date: 8-11-03

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: [Signature] Date: 8-11-03

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

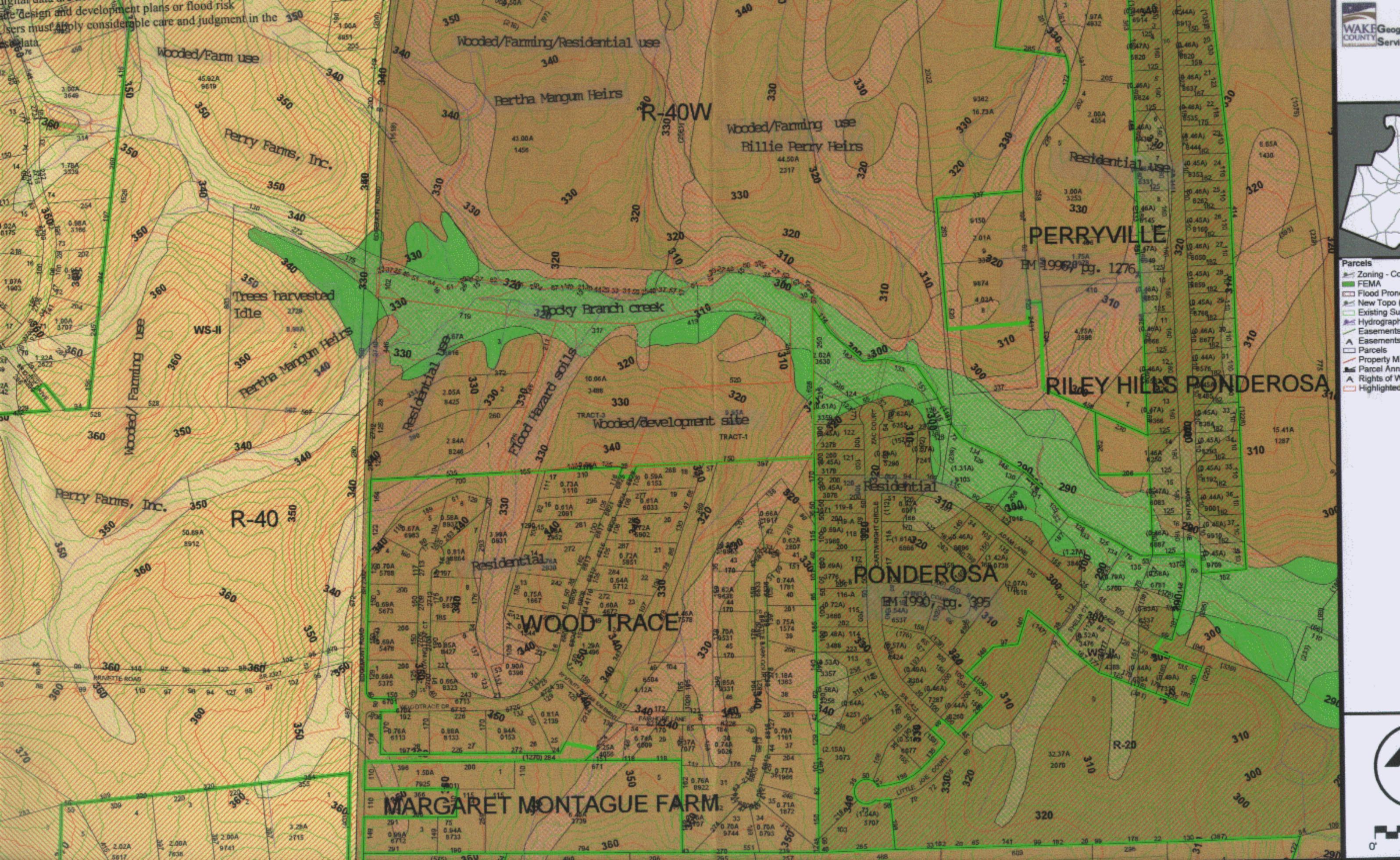
Rocky Branch Gated Estates will create 11 lots for affordable housing. Manufactured housing is intended for the use of these lots like adjoining Woodtrace Subd. and a minor subdivision on Edgemont Rd. the latter of which the undersigned owners developed last year and of which the former subdivision's acreage was assembled and sold as broker by Kirks and Associates, Inc. With the development of these 11 lots, a total of 64 lots will have been developed for manufactured housing on Woodtrace Drive and Edgemont Rd. The need for such developed real estate in Wake County is great and few developers have been willing to risk their time and money to provide lots for those not fortunate enough to be able to purchase real estate, housing, and land improvements need for occupancy under \$100,000.00 in total.

Due to extensive illegal dumping in the immediate area, marketing and development of the lots is impossible without a private road that can be gated. Within 48 hours of the construction of driveways for the aforementioned minor subdivision, for example, ten tractor trailer tires were illegally dumped on just one lot in the dark of night. Barricades had to be immediately erected on all constructed driveways to stop illegal dumping. Without a private road which WILL PROVIDE fire rescue, and law enforcement with a turn around at the end of Woodtrace Drive which currently ends with no cul-de-sac for such turn around, the owners will not develop the land and the only alternative will be to contract the land with a timber company for tree harvesting which requires the harvesting of trees to within 25 feet of Rocky Branch as they are allowed to do under law.

The owners have offered the area of proposed lot #5 within the FEMA 100 Year Flood Zone "A" in a bargain sale for conservation and preservation to prospective buyers including Wake County. Rocky Branch as already been adopted by an organization founded by Taylor Kirks into the North Carolina Stream Watch Program. More extensive and illegal dumping in the immediate area will have 20.01 LESS ACREAGE for such activity that is almost impossible to stop without private, gated road into the acreage being proposed for development.

Proposed development of this 20.01 acres into 11 affordable lots for manufactured housing will fill an important need in Wake County and protect environmentally sensitive areas from tree harvesting, illegal dumping and will provide habitat for animals and protect Rocky Branch creek from pollution.

Design and development plans or flood risk
users must apply considerable care and judgment in the



Wooded/Farm use
Perry Farms, Inc.
Wooded/Farming use
Bertha Mangum Heirs

Wooded/Farming/Residential use

R-40W

Wooded/Farming use
Billie Perry Heirs

PERRYVILLE
EM 1996, pg. 1276

Trees harvested
Idle
WS-II

Rocky Branch creek

RILEY HILLS PONDEROSA

R-40

Flood Hazard soils

Wooded/development site

PONDEROSA
EM 1990, pg. 395

WOOD TRACE

MARGARET MONTAGUE FARM

- Parcels
- Zoning - Co
 - FEMA
 - Flood Prone
 - New Topo
 - Existing Su
 - Hydrograph
 - Easements
 - Easements
 - Parcels
 - Property M
 - Parcel Ann
 - Rights of W
 - Highlighted



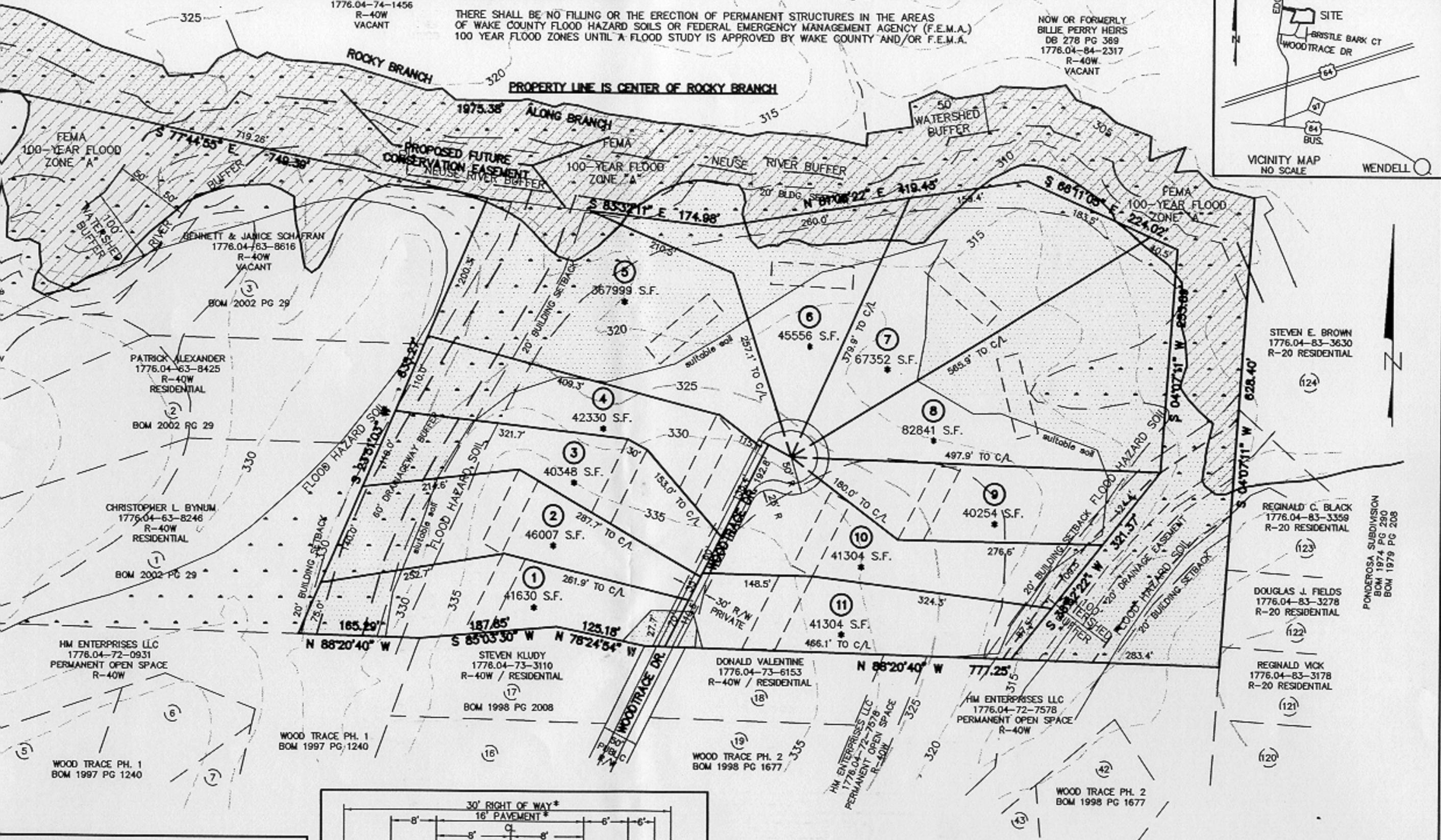
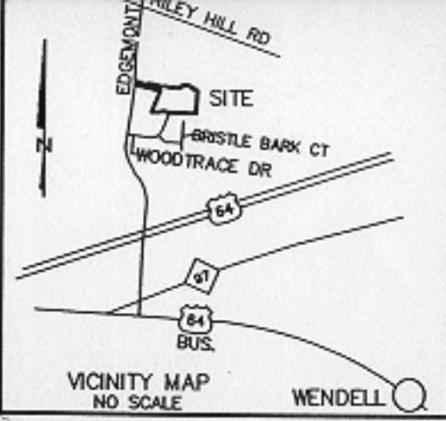
MAIL & CAP AT INTERSECTION
RILEY HILL RD.

NOW OR FORMERLY
LULA Y. DEBOSE ET AL
DB 1754 PG 581
1776.04-74-1456
R-40W
VACANT

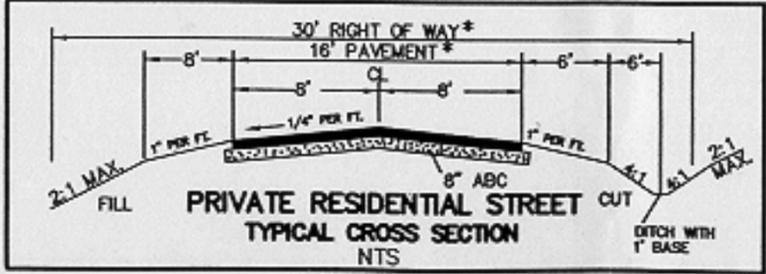
THE OWNER
MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES.
THE BUILDER'S ENGINEER, ARCHITECT, OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD
HAZARD REQUIREMENTS ARE MET.

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 (F.E.M.A.)
100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.

NOW OR FORMERLY
BILLIE PERRY HEIRS
DB 278 PG 389
1776.04-84-2317
R-40W
VACANT



WOODED AND FALLOW.
30' PRIVATE R/W
WITH A 50' RADIUS (R/W)
PRIVATE AND CONSTRUCTED TO WAKE COUNTY
STANDARDS
CONSIST OF INDIVIDUAL WELLS.
CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
DESIGN CONTROL MEASURES WILL BE COMPLIED
WITH



SITE DATA NOTE: LOT AREAS SHOWN EXCLUDE R/W
- TOTAL TRACT SIZE - 20.01 ACRES (871580 S.F.)

Owner/Developer:
Kirks and Associates, Inc.
1924 Lost Cove Lane
Raleigh, NC 27603
919-815-3868

PONDEROSA SUBDIVISION
BOM 1974 PG 280
BOM 1979 PG 208