



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

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.

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

Name of Subdivision

BARRINGTON HILLS

() 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: 1638-09-9890

Address:

Location: Northeast side of SR 2703, at/between (north, east, south, west) (street)

about 300' East of Interstate 40 and (street) (street)

Total site area in square feet and acres: square feet 42.202 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30 / SHOD R-30= 35.55 Ac.± / SHOD= 6.65 Ac.±

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Wooded

Property Owner

Name: B S Development Corporation, L.L.C.

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 St.

City: Smithfield State: NC Zip Code: 27577

E-mail Address: byrdsurveying@earthlink.net FAX: 919-989-9301

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

Proposal

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

Max. # of lots allowable*: N/A Proposed # of lots*: 39

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

Average lot area*: 39,476 sf

Min. allowable 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: 275,748 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): 3.56 acres ±
within floodway: 0 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) \$287,580 Total # of proposed lots 39 Total # of acres 42.202

Calculate both: Estimate of recreation area required: 1.11 Ac.

Estimate of recreation fee required: \$7,593.15

*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: SR 2703 (New Bethel Church 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
New Bethel Church Rd.	60'	20'	2	Y			234
NCDOT SAYS TO USE 6 TRIPS PER LOT PER DAY							
6x39 lots = 234 ADT							

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: Unknown ADT: Unknown

Type of vehicle: Unknown ADT: Unknown

Utilities and Services

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

(X) community system (Heater Utilities (Proposed)) () individual well(s)

Estimated total water demand: _____ gpd

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

() community system – specify type(_____) (X) individual on-site system

Estimated 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: 6%±

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 _____

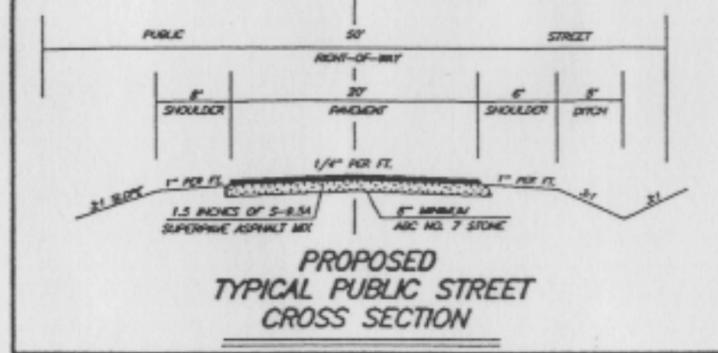
() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

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

M. C. AND S.R. "WOODBRO"
 N=212553.601 (METERS)
 E=649128.501 (METERS)
 MAG "83"
 CORNER FACTOR=0.99999988



NOTE: PROPOSED LOTS 11, 12, 13 & 14 SHALL HAVE DRIVEWAY ACCESS ONLY ON THE SHORT SIDING STREET TO MEET MCDOT REQUIREMENTS FOR ADDITION TO THE STATE ROAD SYSTEM.

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, 50 FEET FROM HOUSE FOUNDATION/ADJOINING WELLS/WASTEWATER SYSTEM REPAIR AREA, 100 FEET FROM INITIAL WASTEWATER SYSTEM INSTALLATION/DAMAGE).

NOTE: A COMMUNITY WATER SYSTEM IS PROPOSED.

MINIMUM BUILDING SETBACKS

FRONT YARD ----- 30'
 SIDE YARD ----- 10'
 REAR YARD ----- 30'
 CORNER SIDE YARD -- 30'
 MBSL ----- MINIMUM BUILDING SETBACK LINE

SURFACE COVERAGE LIMITATIONS

AREA OF THE ROADWAY = 4,700 SF OF TOTAL TRACT TO 10.30% IMPERVIOUS SURFACE COVERAGE PER LOT. MANAGEMENT DEVICES ARE PROVIDED. SHALL HAVE THE OPTION TO TAKE 10.30% OF THE TOTAL IT EQUALLY AMONG ALL OF THE LOTS.

DEVELOPER HAS CHOSEN THE OPTION AS DESCRIBED IN ABOVE. CONSEQUENTLY, EACH LOT SHALL HAVE USABLE IMPERVIOUS AREA OF 4,855 SQ. FT. AS SHOWN BELOW.

$702 \times (4.1060) \times (0.1030) = 4,855 \text{ SQ.FT. FOR EACH LOT}$

LOT FOR RESULTING IMPERVIOUS COVERAGE FOR EACH LOT.

SERVED BY COMMUNITY WATER SYSTEM AND INDIVIDUAL LOTS SHALL MEET ALL ENVIRONMENTAL HEALTH REGULATIONS ET AL APPLICABLE MINIMUM SETBACK REQUIREMENTS. SHALL BE PUBLIC AND SHALL BE CONSTRUCTED TO AT THE BUILDING LINE IS 95'.

CAUTION TAKEN FROM WAKE COUNTY OS MAPS. THE DIVISION OF WATER QUALITY WILL BE CONTACTED FOR APPROVALS.

WILL COMPLY WITH ALL SOIL AND EROSION REGULATIONS. CONTROL PLAN IS SUBMITTED, OFFSITE TOPOGRAPHY AND CROSS SECTIONS WILL BE REQUIRED.

REQUIRED SINCE NO ROAD WILL CROSS FLOOD PLAIN.

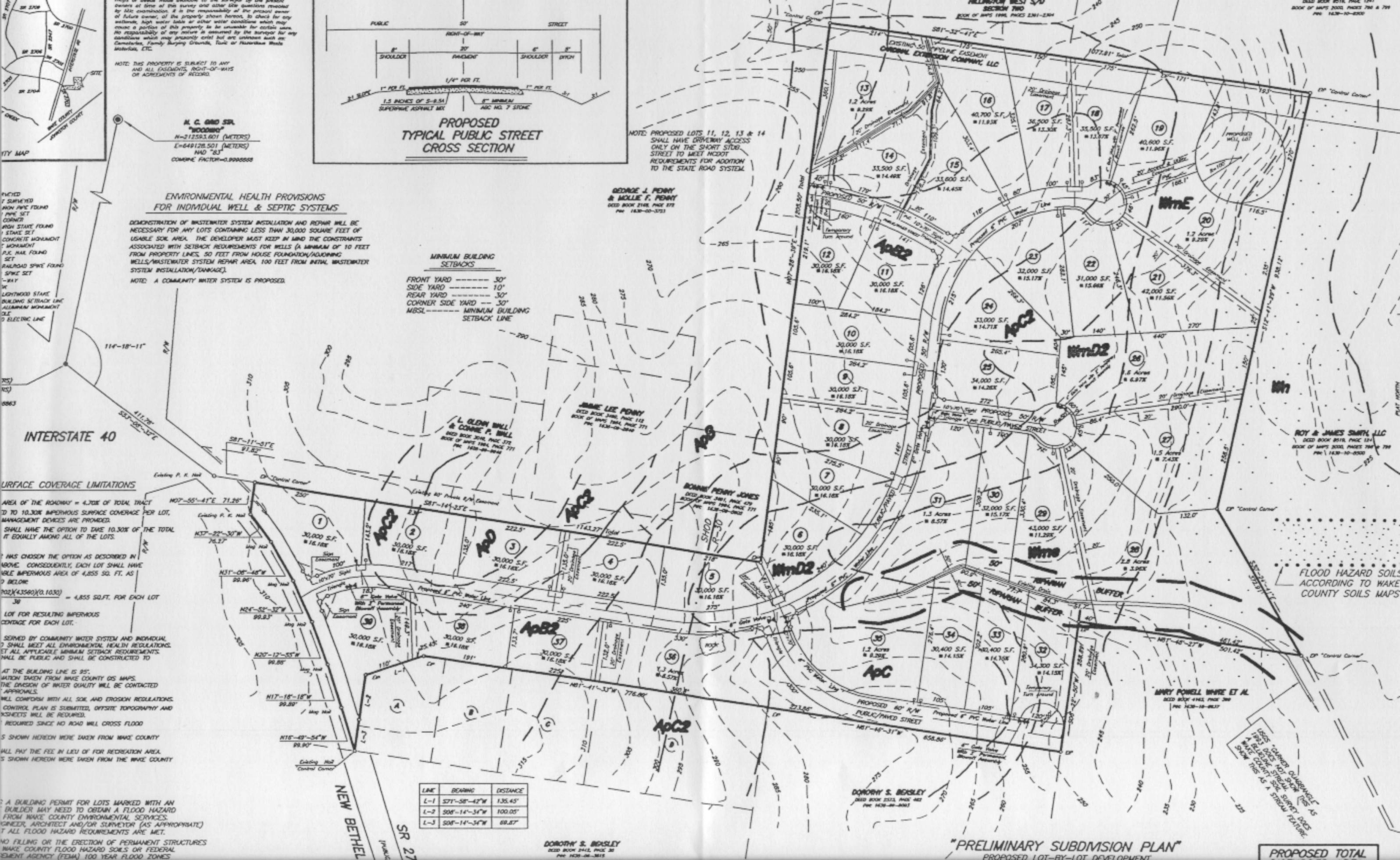
AS SHOWN HEREON WERE TAKEN FROM WAKE COUNTY OS MAPS.

DEVELOPER SHALL PAY THE FEE IN LIEU OF FOR RECREATION AREA. AS SHOWN HEREON WERE TAKEN FROM THE WAKE COUNTY

LINE	BEARING	DISTANCE
L-1	S71°-58'-42"W	135.45'
L-2	S08°-14'-34"W	100.05'
L-3	S08°-14'-34"W	68.67'

A BUILDING PERMIT FOR LOTS MARKED WITH AN "A" BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD FROM WAKE COUNTY ENVIRONMENTAL SERVICES. ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) AT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL FLOOD HAZARD ZONES (FEMA) 100 YEAR FLOOD ZONES.



"PRELIMINARY SUBDIVISION PLAN"

PROPOSED LOT-BY-LOT DEVELOPMENT

PROPOSED TOTAL