



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 # S-0705
Fee \$800.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Name of Subdivision

DEVONSHIRE PHASE 2

() 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? NO, HOWEVER PROJECT IS AN EXTENSION OF DEVONSHIRE SUBDIVISION

Property

Parcel Identification Number: 1802.08-6053

Address: KALWORTH ROAD (AT END)

Location: WEST side of NEW LIGHT ROAD, at/between
(north, east, south, west) (street)

SOUTH OF OLD WEAVER ROAD and WEST OF KALWORTH
(street) (street)

Total site area in square feet and acres: 808473.6 square feet 18.56 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
3.26 AC (R80) 15.3 AC (R40)

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT / WOODED

Property Owner

Name: EUGENE EVANS

Address: _____

City: _____ State: _____ Zip Code: _____

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: BARTON DEVELOPMENT

Address: 7000 SIX FORKS ROAD

City: RALEIGH NC State: NC Zip Code: 27615

E-mail Address: randerson@barton-dg.net FAX: 873-9727

Telephone Number: 873-9227 Relationship to Owner: (BUYER)

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 18

Max. # of lots allowable*: R40-16 / R80-2 Proposed # of lots*: 13

Min. allowable lot area*: 40,000 / 80,000 sf Proposed min. lot area*: 40,000 / 80,000 sf

Average lot area*: 1.289 Ac 56,134.77 { R40-1.19 Ac - 51,712 sf } R80-1.85 Ac - 80,599 sf sf

Min. allowable lot width*: 90 ft Proposed min. lot width*: 100 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 (NON CLUSTER) 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: 2.8 Ac / 121271 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): 0 acres

within floodway: 0 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) 80,346 Total # of proposed lots 13 Total # of acres 18.56

Calculate both: Estimate of recreation area required: .37 Ac.

Estimate of recreation fee required: 1601.73

*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: KALWORTH ROAD
1 ACCESS

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
<u>KALWORTH</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</u>		<u>600</u>	<u>+ 1307190</u>

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: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

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

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

Estimated total water demand: N/A 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: _____

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: _____

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 _____

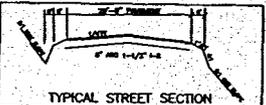
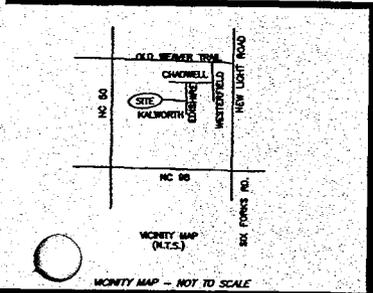
() Long-Range Urban Services Area/Water Supply Watershed _____

() 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):

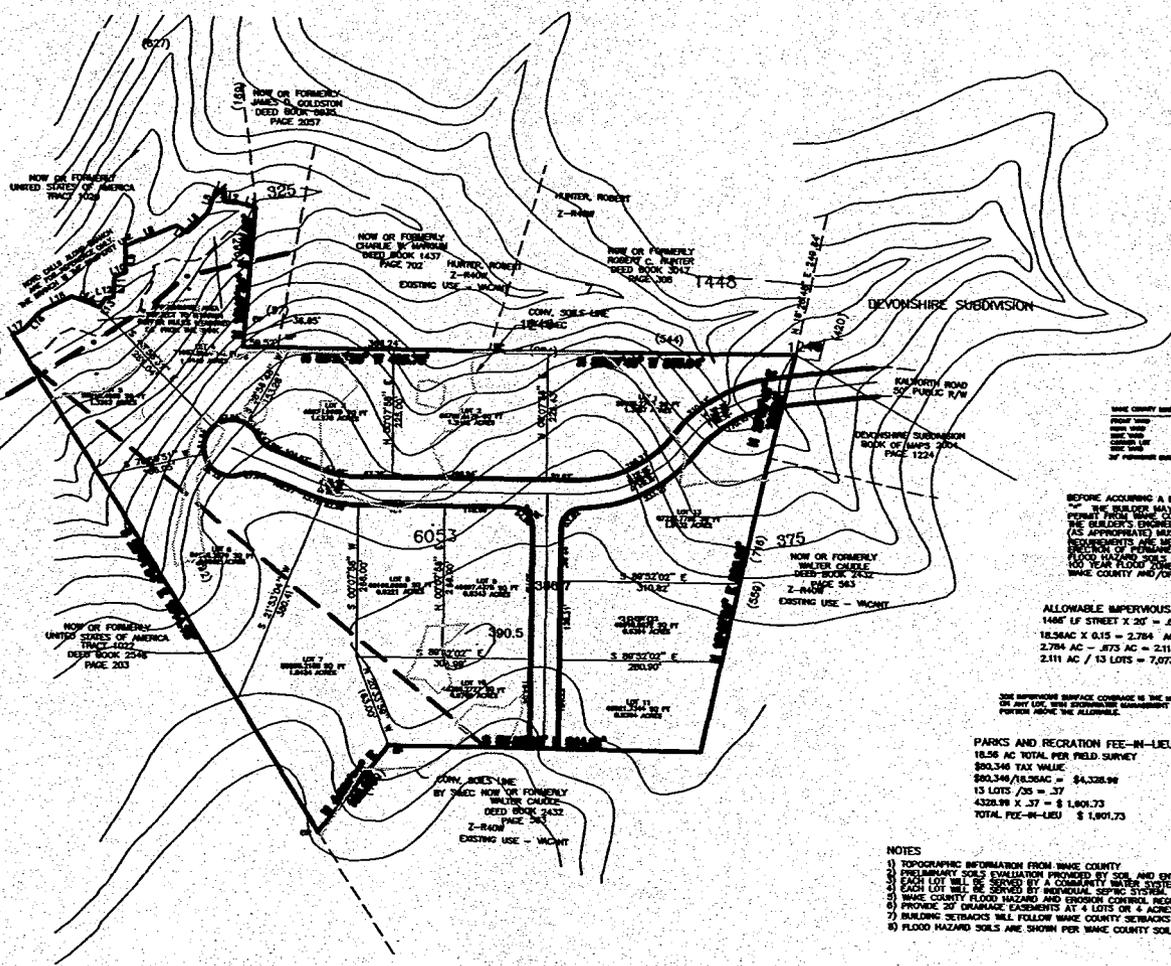
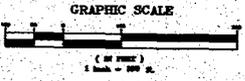


LEGEND
 EP = EXISTING IRON PIPE
 NP = NEW PIPE SET
 DS = EXISTING IRON SINK

REFERENCES
 BOOK OF MAPS 2004 PAGE 1224
 BOOK OF MAPS 1999 PAGE 100
 DEED BOOK 1084 PAGE 636
 DEED BOOK 2436 PAGE 243
 ALL OTHERS REFERRED TO IN
 ADJUSTMENTS ON THIS PLAN
 UNRECORDED PLAT BY
 JAMES M. SMITH
 DATED 12/10/88

NOTE:
 1. AREA IS BY COORDINATE METHOD
 2. IRON PIPES FOUND AT ALL CORNERS UNLESS
 NOTED OTHERWISE
 3. PROPERTY IS SUBJECT TO ALL EASEMENTS
 AND RIGHTS OF RECORD PRIOR TO
 THE DATE OF THIS SURVEY
 4. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
 SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED
 BY A FULL AND ACCURATE TITLE REPORT
 THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS
 BEEN PREPARED IN ACCORDANCE WITH NC 847-30 AND REQUIREMENTS
 OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY AT LAW SHOULD
 CONSULT REGARDING CORRECT OWNERSHIP, DEED AND OWNERSHIP
 EASEMENTS AND OTHER TITLE CONCERNS RESOLVED BY A TITLE EXAMINATION.
 ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS UNLESS
 UNLESS OTHERWISE NOTED.
 6. NO GROUND MOVEMENTS FOUND WITHIN 200' OF PROPERTY.
 7. PROPERTY NOT LOCATED IN FEMA 100 YEAR FLOOD PLAN PANEL M03718000402 E

LINE	BEARING	DIST
L1	S86°12'00" E	28.23
L2	S73°04'34" E	26.12
L3	S82°28'00" W	15.28
L4	S82°31'34" E	18.48
L5	N02°08'54" E	40.80
L6	N51°27'17" E	80.16
L7	S31°48'46" E	22.18
L8	N72°54'42" E	93.81
L9	N09°30'14" E	46.17
L10	N74°39'17" E	20.46
L11	N06°23'11" E	38.87
L12	N86°28'54" E	13.82
L13	N47°15'37" E	18.56
L14	S84°12'07" E	31.42
L15	N71°20'32" E	26.87
L16	N58°07'33" E	64.81
L17	N69°36'57" E	23.52



WAKE COUNTY GENERAL ORDINANCE 2004-08-18 / R-08
 FLOOD HAZARD ZONING MAP
 FLOOD HAZARD ZONING MAP
 FLOOD HAZARD ZONING MAP
 FLOOD HAZARD ZONING MAP

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY
 "F" THE BUILDER MUST OBTAIN A FLOOD HAZARD
 PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES.
 THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR
 (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD
 REQUIREMENTS ARE MET. THERE SHALL BE NO FILING OF THE
 SECTION OF PERMANENT INSTRUMENTS IN THE OFFICE OF WAKE COUNTY
 RECORDS UNTIL 24 HOURS AFTER THE FLOOD HAZARD PERMIT IS APPROVED BY
 WAKE COUNTY AND/OR FEMA.

ALLOWABLE IMPERVIOUS SURFACE
 1446 SF STREET X .20' = .873 AC
 18.56 AC X 0.15 = 2.784 AC
 2.784 AC - .873 AC = 2.111 AC ALLOWABLE
 2.111 AC / 13 LOTS = 7,073 SF PER LOT ALLOWABLE

FOR IMPERVIOUS SURFACE COVERAGE IS THE MAXIMUM ALLOWABLE
 OF ANY LOT WITH CERTAINATE MANAGEMENT PROVIDED FOR THE
 FUTURE UNDER THE ALLOWABLE.

PARKS AND RECREATION FEE-IN-LIEU
 18.56 AC TOTAL PER FIELD SURVEY
 \$90,346 TAX VALUE
 \$90,346 / 18.56 AC = \$4,872.96
 13 LOTS / 25 = .52
 \$4,872.96 X .52 = \$2,534.94
 TOTAL FEE-IN-LIEU \$ 2,534.94

- NOTES
- 1) TOPOGRAPHIC INFORMATION FROM WAKE COUNTY
 - 2) PRELIMINARY SOILS EVALUATION PROVIDED BY SOIL AND ENVIRONMENTAL CONSULTANTS
 - 3) EACH LOT WILL BE SERVED BY A COMMUNITY WATER SYSTEM, OWNED BY HEATER UTILITIES
 - 4) PROVIDE 20' DRAINAGE EASEMENTS AT 4' LOTS OR 4 ACRES
 - 5) WAKE COUNTY FLOOD HAZARD AND EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH
 - 6) BUILDING SETBACKS SHALL FOLLOW WAKE COUNTY SETBACKS FOR A CLUSTER SUBDIVISION
 - 7) FLOOD HAZARD SOILS ARE SHOWN PER WAKE COUNTY SOIL MAPS

OWNER:
 BARTON DEVELOPMENT GROUP
 7000 SIX FORKS ROAD, SUITE 115
 RALEIGH, NC 27615
 427-9360
 F 873-9727

NEW LIGHT TOWNSHIP WAKE COUNTY
 NORTH CAROLINA DATE: FEBRUARY 16, 2005

SITE DATA:
 TOTAL AREA 18.56 AC
 EXISTING USE - VACANT / WOODED
 FORESTRY CONDITIONS - PINES AND HARDWOODS

PROPOSED USE - RESIDENTIAL SUBDIVISION
 TOTAL NUMBER OF PROPOSED LOTS 13
 LINEAR FEET OF STREET 1468
 PH NUMBER
 ZONING- EXISTING R-40 / R-801802.06-6053

PROPOSED DENSITY IS 13 LOTS IN 18.56 AC OR AN AVERAGE OF 56,134 SF / LOT.

DEVELOPMENT SERVICES INC.
 1407 AMHERST ROAD SUITE 300
 RALEIGH, NC 27608
 919-778-3888 F 919-888-0911

REVISIONS
 02-18-05

WAKE COUNTY ENVIRONMENTAL SERVICES
 WAKE COUNTY ENVIRONMENTAL SERVICES
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 WAKE COUNTY ENVIRONMENTAL SERVICES

SCALE:
 1" = 100'
 DRAWN BY:
 DATE:
 PROJECT NO.
 SHEET

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