



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-12-05
 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

Branston

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: 0780.01-15-1322, 0780.03-14-5356, 0780.03-14-1499

** SEE OTHER INFORMATION*

Address: Blaney Franks Road

Location: west side of Blaney Franks Road, at/between
(north, east, south, west) (street)

Teri Ten Road and Penny road
(street) (street)

Total site area in square feet and acres: 2,319,700.7 square feet 53.253 acres

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Vacant

Property Owner

Name: Eddie Pitts and Judy Pitts

Address: 10159 Liles Road

City: Bailey State: NC Zip Code: 27807

E-mail Address: _____ FAX: _____

Telephone Number: 919-365-5900

Applicant (person to whom all correspondence will be sent)

Name: Adam Ashbaugh, PE & Peter Ubrera

Address: 111 MacKenan Drive

City: Cary State: NC Zip Code: 27511

E-mail Address: Aashbaugh@withersravenel.com FAX: 467-6008

Telephone Number: 469-3340 Relationship to Owner: Developer's Engineer

Proposal

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

Max. # of lots allowable*: 53 Proposed # of lots*: 44

Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 30,000 sf

Average lot area*: 34,708 sf

Min. allowable lot width*: 75 ft Proposed min. lot width*: 75 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % of site area

Min. open space area: 13.31 acres

Proposed open space area [by parcel]: 13.33 acres

Proposed open space use(s) [by parcel]: Common Open Space

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 463,940.13 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 20 %

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 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) \$574,710 Total # of proposed lots 44 Total # of acres 53.253

Calculate both: Estimate of recreation area required: 1.257 AC

Estimate of recreation fee required: \$13,565.63

*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: Blaney Franks Road (1)

Terra Cotta Court (1)

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
Blaney Franks Road	60	22	2	Y		3,000	440

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 (_____)

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

Estimated total water demand: 17,600 gpd

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

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

Estimated total wastewater discharge: 0 gpd

Solid waste collection provided by: Private

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: Rolling

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 _____

(X) Non-Urban Area/Water Supply Watershed Swift Creek

() 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)

INCLUDED IN THIS SUBDIVISION IS THE PIECE OF PROPERTY W/
PIN # 0780.03-04-3864.

OWNER : WAKE FOREST UNIVERSITY DEVELOPMENT FOUNDATION.
PO BOX 7201
WINSTON SALEM, NC, 27109

THE SIGNATURE FOR THIS PIECE OF PROPERTY IS ATTACHED

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:

Eddie Joe Pitts

Date:

3/17/05

Signature:

Judy L. Pitts

Date:

3/17/05

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.

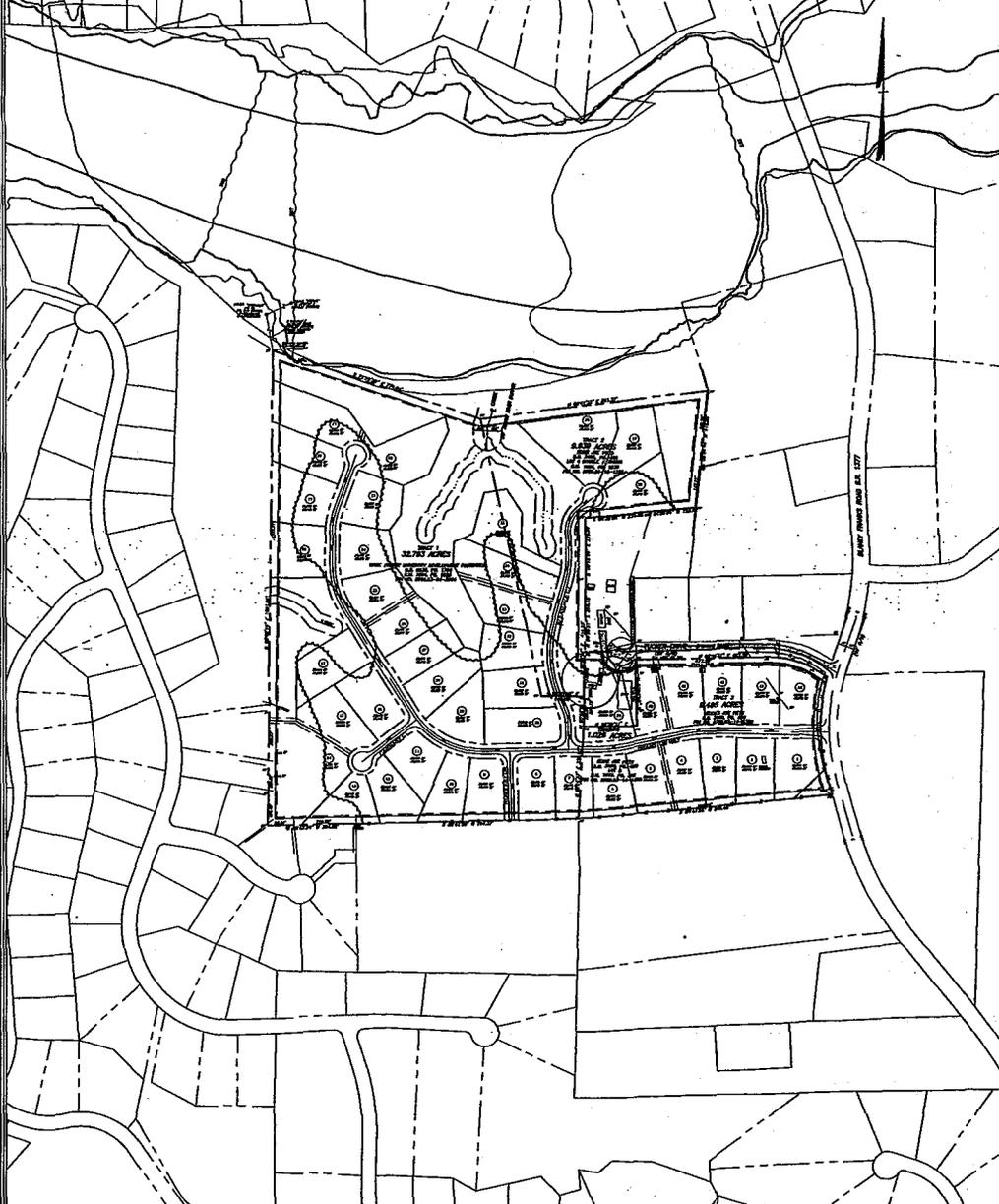
Signature:

Robert Daberon

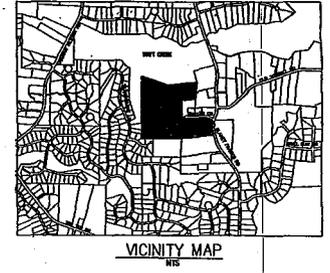
Date:

3/21/04

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.



G LINE TABLE			G CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	RADIUS	ARC	CHORD	CHORD BEARING
L12	88.43	S70°26'00"W	C1	100.00	80.00	56.78	N70°26'00"W
L13	38.35	S24°15'24"E	C2	500.00	378.00	272.64	S24°15'24"E
L14	144.77	S70°26'00"W	C3	100.00	117.81	84.78	N70°26'00"W
L15	88.43	S70°26'00"W	C4	100.00	80.00	56.78	N70°26'00"W
L16	88.98	S21°16'24"W	C5	500.00	381.81	275.21	S21°16'24"W
L17	38.35	S24°15'24"E	C6	500.00	378.00	272.64	S24°15'24"E
L18	100.00	S70°26'00"W	C7	500.00	381.81	275.21	S70°26'00"W
L19	100.00	S70°26'00"W	C8	500.00	381.81	275.21	S70°26'00"W
L20	311.87	N87°45'00"E	C9	500.00	381.81	275.21	N87°45'00"E
L21	185.98	S70°26'00"W	C10	500.00	381.81	275.21	S70°26'00"W
L22	124.43	S70°26'00"W	C11	500.00	381.81	275.21	S70°26'00"W
L23	412.80	S88°30'12"E	C12	500.00	381.81	275.21	S88°30'12"E
L24	248.33	S70°26'00"W	C13	500.00	381.81	275.21	S70°26'00"W
L25	280.00	N81°18'00"E	C14	500.00	381.81	275.21	N81°18'00"E



SETBACKS: CLUSTER

FRONT	30'
SIDE	7.5'
CORNER SIDE	15'
REAR	30'
PERMETER BUFFER	30'

EXISTING PROPERTY INFORMATION

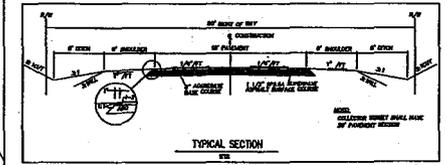
TRACT 1	TRACT 2	TRACT 3	TRACT 4
BLANEY FRANKS ROAD	BLANEY FRANKS ROAD	BLANEY FRANKS ROAD	BLANEY FRANKS ROAD
32,283 AC	32,283 AC	8,498 AC	1,608 AC

SITE DATA:

TRACT COUNTY PROJECT #	2-88-88
PROJECT NAME	BRANSTON
DEVELOPER	ALP CORPORATION
TOTAL ACREAGE	53,253 AC
ZONING	SWMT CREEK
AREA IN PUBLIC ROAD R/W	4.86 AC
MAXIMUM LOTS ALLOWED (PER ZONING)	83 LOTS
DWELLING UNITS/LOTS PROPOSED	44 LOTS
MINIMUM LOT WIDTH	75 FT
AVERAGE LOT SIZE	20,008 SF
OPEN SPACE PROVIDED	13.33 AC
LINEAR FEET OF PUBLIC ROAD	3,887 LF
PROPOSED FEE-IN-LIEU OF BLDG DEDICATION	1,857 AC

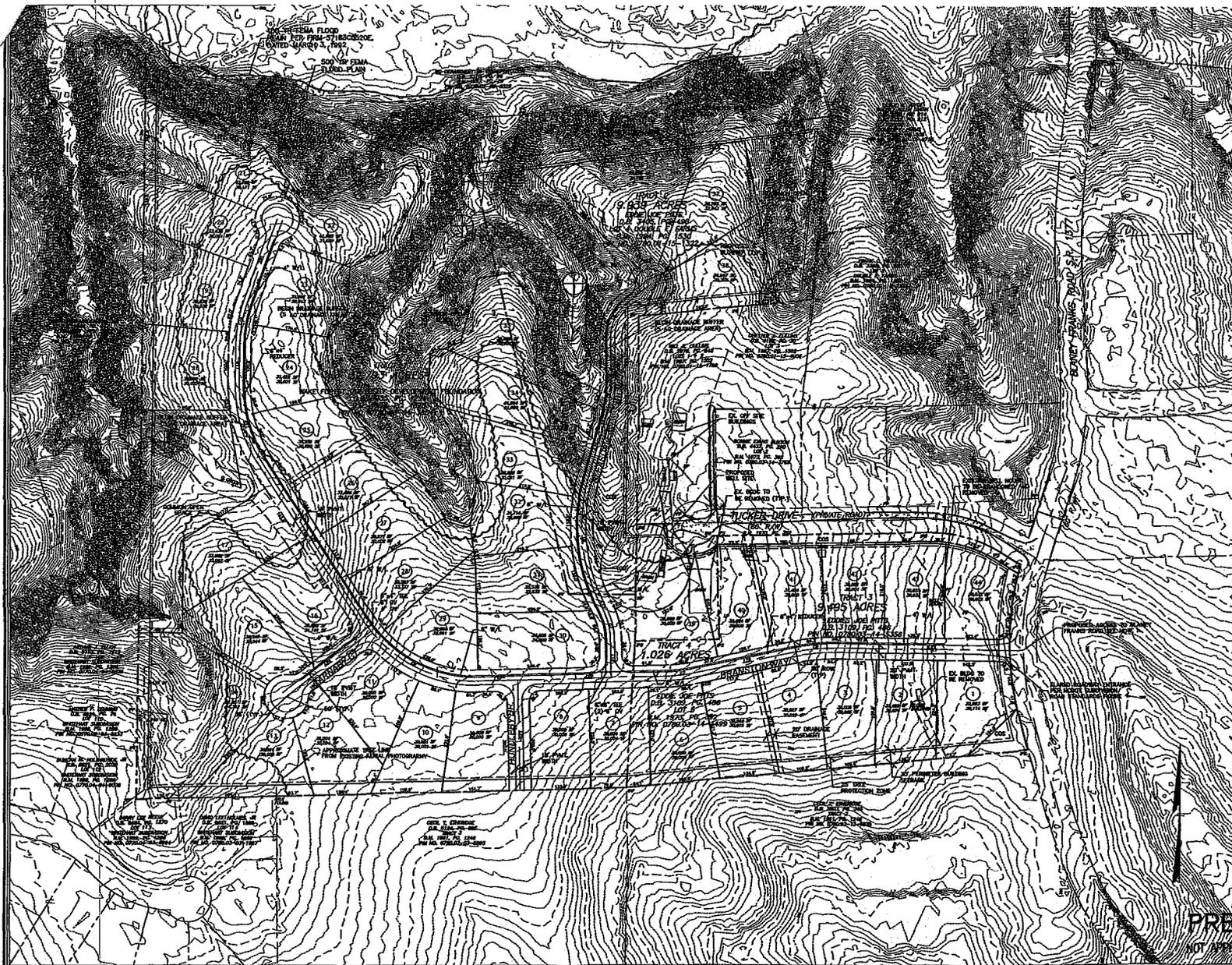
IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA:	53,253 AC
12% (MAX ALLOWABLE) IMPERVIOUS:	6,390.36 AC = 270,364.08 SF
ADDITIONAL IMPERVIOUS REQUIRING STORM WATER MANAGEMENT DEVICES (BLOK ADDITIONAL):	185,576.05 SF
IMPERVIOUS AREA IN PROPOSED ROADWAYS:	84,832.15 SF
IMPERVIOUS AREA IN WELL SITE & ACCESS ROAD:	1,500.00 SF
REMAINING IMPERVIOUS AREA FOR LOTS:	377,507.98 SF
MAX IMPERVIOUS AREA FOR EACH LOT (377,507.98/44):	8,578.72 SF



BOUNDARY LINE TABLE			BOUNDARY CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	RADIUS	ARC	CHORD	CHORD BEARING
L1	25.84	S89°24'00"W	C1	100.00	80.00	56.78	N70°26'00"W
L2	53.68	S89°24'00"W	C2	500.00	378.00	272.64	S24°15'24"E
L3	25.84	S89°24'00"W	C3	100.00	80.00	56.78	N70°26'00"W
L4	48.00	S00°26'00"W	C4	500.00	381.81	275.21	S70°26'00"W
L5	48.00	S00°26'00"W	C5	500.00	381.81	275.21	S70°26'00"W
L6	48.00	S00°26'00"W	C6	500.00	381.81	275.21	S70°26'00"W
L7	48.00	S00°26'00"W	C7	500.00	381.81	275.21	S70°26'00"W
L8	48.00	S00°26'00"W	C8	500.00	381.81	275.21	S70°26'00"W
L9	48.00	S00°26'00"W	C9	500.00	381.81	275.21	S70°26'00"W
L10	48.00	S00°26'00"W	C10	500.00	381.81	275.21	S70°26'00"W
L11	48.00	S00°26'00"W	C11	500.00	381.81	275.21	S70°26'00"W
L12	48.00	S00°26'00"W	C12	500.00	381.81	275.21	S70°26'00"W
L13	48.00	S00°26'00"W	C13	500.00	381.81	275.21	S70°26'00"W
L14	48.00	S00°26'00"W	C14	500.00	381.81	275.21	S70°26'00"W
L15	48.00	S00°26'00"W	C15	500.00	381.81	275.21	S70°26'00"W
L16	48.00	S00°26'00"W	C16	500.00	381.81	275.21	S70°26'00"W
L17	48.00	S00°26'00"W	C17	500.00	381.81	275.21	S70°26'00"W
L18	48.00	S00°26'00"W	C18	500.00	381.81	275.21	S70°26'00"W
L19	48.00	S00°26'00"W	C19	500.00	381.81	275.21	S70°26'00"W
L20	48.00	S00°26'00"W	C20	500.00	381.81	275.21	S70°26'00"W
L21	48.00	S00°26'00"W	C21	500.00	381.81	275.21	S70°26'00"W
L22	48.00	S00°26'00"W	C22	500.00	381.81	275.21	S70°26'00"W
L23	48.00	S00°26'00"W	C23	500.00	381.81	275.21	S70°26'00"W
L24	48.00	S00°26'00"W	C24	500.00	381.81	275.21	S70°26'00"W
L25	48.00	S00°26'00"W	C25	500.00	381.81	275.21	S70°26'00"W
L26	48.00	S00°26'00"W	C26	500.00	381.81	275.21	S70°26'00"W
L27	48.00	S00°26'00"W	C27	500.00	381.81	275.21	S70°26'00"W
L28	48.00	S00°26'00"W	C28	500.00	381.81	275.21	S70°26'00"W
L29	48.00	S00°26'00"W	C29	500.00	381.81	275.21	S70°26'00"W
L30	48.00	S00°26'00"W	C30	500.00	381.81	275.21	S70°26'00"W
L31	48.00	S00°26'00"W	C31	500.00	381.81	275.21	S70°26'00"W
L32	48.00	S00°26'00"W	C32	500.00	381.81	275.21	S70°26'00"W
L33	48.00	S00°26'00"W	C33	500.00	381.81	275.21	S70°26'00"W
L34	48.00	S00°26'00"W	C34	500.00	381.81	275.21	S70°26'00"W
L35	48.00	S00°26'00"W	C35	500.00	381.81	275.21	S70°26'00"W
L36	48.00	S00°26'00"W	C36	500.00	381.81	275.21	S70°26'00"W
L37	48.00	S00°26'00"W	C37	500.00	381.81	275.21	S70°26'00"W
L38	48.00	S00°26'00"W	C38	500.00	381.81	275.21	S70°26'00"W
L39	48.00	S00°26'00"W	C39	500.00	381.81	275.21	S70°26'00"W
L40	48.00	S00°26'00"W	C40	500.00	381.81	275.21	S70°26'00"W
L41	48.00	S00°26'00"W	C41	500.00	381.81	275.21	S70°26'00"W
L42	48.00	S00°26'00"W	C42	500.00	381.81	275.21	S70°26'00"W
L43	48.00	S00°26'00"W	C43	500.00	381.81	275.21	S70°26'00"W
L44	48.00	S00°26'00"W	C44	500.00	381.81	275.21	S70°26'00"W
L45	48.00	S00°26'00"W	C45	500.00	381.81	275.21	S70°26'00"W
L46	48.00	S00°26'00"W	C46	500.00	381.81	275.21	S70°26'00"W
L47	48.00	S00°26'00"W	C47	500.00	381.81	275.21	S70°26'00"W
L48	48.00	S00°26'00"W	C48	500.00	381.81	275.21	S70°26'00"W
L49	48.00	S00°26'00"W	C49	500.00	381.81	275.21	S70°26'00"W
L50	48.00	S00°26'00"W	C50	500.00	381.81	275.21	S70°26'00"W
L51	48.00	S00°26'00"W	C51	500.00	381.81	275.21	S70°26'00"W
L52	48.00	S00°26'00"W	C52	500.00	381.81	275.21	S70°26'00"W
L53	48.00	S00°26'00"W	C53	500.00	381.81	275.21	S70°26'00"W
L54	48.00	S00°26'00"W	C54	500.00	381.81	275.21	S70°26'00"W
L55	48.00	S00°26'00"W	C55	500.00	381.81	275.21	S70°26'00"W
L56	48.00	S00°26'00"W	C56	500.00	381.81	275.21	S70°26'00"W
L57	48.00	S00°26'00"W	C57	500.00	381.81	275.21	S70°26'00"W
L58	48.00	S00°26'00"W	C58	500.00	381.81	275.21	S70°26'00"W
L59	48.00	S00°26'00"W	C59	500.00	381.81	275.21	S70°26'00"W
L60	48.00	S00°26'00"W	C60	500.00	381.81	275.21	S70°26'00"W
L61	48.00	S00°26'00"W	C61	500.00	381.81	275.21	S70°26'00"W
L62	48.00	S00°26'00"W	C62	500.00	381.81	275.21	S70°26'00"W
L63	48.00	S00°26'00"W	C63	500.00	381.81	275.21	S70°26'00"W
L64	48.00	S00°26'00"W	C64	500.00	381.81	275.21	S70°26'00"W
L65	48.00	S00°26'00"W	C65	500.00	381.81	275.21	S70°26'00"W
L66	48.00	S00°26'00"W	C66	500.00	381.81	275.21	S70°26'00"W
L67	48.00	S00°26'00"W	C67	500.00	381.81	275.21	S70°26'00"W
L68	48.00	S00°26'00"W	C68	500.00	381.81	275.21	S70°26'00"W
L69	48.00	S00°26'00"W	C69	500.00	381.81	275.21	S70°26'00"W
L70	48.00	S00°26'00"W	C70	500.00	381.81	275.21	S70°26'00"W
L71	48.00	S00°26'00"W	C71	500.00	381.81	275.21	S70°26'00"W
L72	48.00	S00°26'00"W	C72	500.00	381.81	275.21	S70°26'00"W
L73	48.00	S00°26'00"W	C73	500.00	381.81	275.21	S70°26'00"W
L74	48.00	S00°26'00"W	C74	500.00	381.81	275.21	S70°26'00"W
L75	48.00	S00°26'00"W	C75	500.00	381.81	275.21	S70°26'00"W
L76	48.00	S00°26'00"W	C76	500.00	381.81	275.21	S70°26'00"W
L77	48.00	S00°26'00"W	C77	500.00	381.81	275.21	S70°26'00"W
L78	48.00	S00°26'00"W	C78	500.00	381.81	275.21	S70°26'00"W
L79	48.00	S00°26'00"W	C79	500.00	381.81	275.21	S70°26'00"W
L80	48.00	S00°26'00"W	C80	500.00	381.81	275.21	S70°26'00"W
L81	48.00	S00°26'00"W	C81	500.00	381.81	275.21	S70°26'00"W
L82	48.00	S00°26'00"W	C82	500.00	381.81	275.21	S70°26'00"W
L83	48.00	S00°26'00"W	C83	500.00	381.81	275.21	S70°26'00"W
L84	48.00	S00°26'00"W	C84	500.00	381.81	275.21	S70°26'00"W
L85	48.00	S00°26'00"W	C85	500.00	381.81	275.21	S70°26'00"W
L86	48.00	S00°26'00"W	C86	500.00	381.81	275.21	S70°26'00"W
L87	48.00	S00°26'00"W	C87	500.00	381.81	275.21	S70°26'00"W
L88	48.00	S00°26'00"W	C88	500.00	381.81	275.21	S70°26'00"W
L89	48.00	S00°26'00"W	C89	500.00	381.81	275.21	S70°26'00"W
L90	48.00	S00°26'00"W	C90	500.00	381.81	275.21	S70°26'00"W
L91	48.00	S00°26'00"W	C91	500.00	381.81	275.21	S70°26'00"W
L92	48.00	S00°26'00"W	C92	500.00	381.81	275.21	S70°26'00"W
L93	48.00	S00°26'00"W	C93	500.00	381.81	275.21	S70°26'00"W
L94	48.00	S00°26'00"W	C94	500.00	381.81	275.21	S70°26'00"W
L95	48.00	S00°26'00"W	C95	500.00	381.81	275.21	S70°26'00"W
L96	48.00	S00°26'00"W	C96	500.00	381.81	275.21	S70°26'00"W
L97	48.00	S00°26'00"W	C97	500.00	381.81	275.21	S70°26'00"W
L98	48.00	S00°26'00"W	C98	500.00	381.81	275.21	S70°26'00"W
L99	48.00	S00°26'00"W	C99	500.00	381.81	275.21	S70°26'00"W
L100	48.00	S00°26'00"W	C100	500.00	381.81	275.21	S70°26'00"W

- NOTES:
- Lots will have a community water system provided by an on-site well. The water system will meet state standards for community water systems and will be constructed to the Hester Utilities, Inc. standards.
 - Hessie River Riparian Buffer and wetlands have been field located by Soil & Environmental Consultants (SEC) and indicated on boundary survey by Kenneth Close, Inc and dated 2-3-05.
 - This subdivision will be developed according to Wake County Subdivision cluster requirements.
 - This subdivision will comply with Wake County Soil & Erosion Control measures.
 - The subdivision roads are public and will be maintained by NCDOT.
 - All construction shall be performed in accordance with current NCDOT Standards and Specifications.
 - Soil information (property lines) was obtained from a boundary survey by Kenneth Close, Inc dated 2-3-05. Litter Topography was obtained electronically from FEMA.
 - The open space will be used for active and/or passive outdoor recreation and wildlife habitat opportunities. The areas of open space that contain buffers shall be used for conservation and protection of significant natural areas. Open space shall be maintained by the HOA.
 - Maximum impervious surface will be 12% without stormwater management practices based on the overall site. 30% coverage is the maximum allowable on any lot with stormwater management provided such that the peak rate of runoff from the 1-yr 24-hour storm is brought back to the predevelopment rate. This plan is based on the assumption that the total impervious area percentage will be 20%. BMP's are to be incorporated in the design for attenuation and treatment.
 - No lots shall have access off Blaney Franks Road.
 - All necessary permits and approvals will be obtained from NCDNR and USACE for this project.
 - Hessie River Buffer and Wake County Buffers will be protected and maintained according to State regulations.
 - Sanitary sewer shall be provided for the project via individual septic systems. Each lot has been designed to include a minimum of 30,000 ft³ of suitable soils.
 - Pavement sections shall be 18" edge to edge unless noted otherwise.
 - 20' building setbacks shall be



- Notes:**
1. Traffic counts performed by NCOTD will verify the volume and necessity of improvements to Blaney Vista Road.
 2. Suitable Soils Area based on Report and Map completed by Soil and Environmental Consultants dated January 19, 2007.
 3. Lot 25 has been identified as a flag lot in order to provide needed area of suitable soil for installation of a water supply system within the Water County 2 acre and for installation of a water supply system within the Water County 2 acre portion (G) of the Wake County Sub-Station Ordinance section 2-4-12.
 4. Street names provided are preliminary and are pending County Approval.
 5. Water line shown are preliminary and will be finalized when design and construction drawings are completed.

Lot #	Lot Area	Setback Side
1	22,283	25,174
2	21,248	20,974
3	20,029	20,027
4	20,029	20,027
5	20,029	20,027
6	20,029	20,027
7	20,029	20,027
8	20,029	20,027
9	20,029	20,027
10	20,029	20,027
11	20,029	20,027
12	20,029	20,027
13	20,029	20,027
14	20,029	20,027
15	20,029	20,027
16	20,029	20,027
17	20,029	20,027
18	20,029	20,027
19	20,029	20,027
20	20,029	20,027
21	20,029	20,027
22	20,029	20,027
23	20,029	20,027
24	20,029	20,027
25	20,029	20,027
26	20,029	20,027
27	20,029	20,027
28	20,029	20,027
29	20,029	20,027
30	20,029	20,027
31	20,029	20,027
32	20,029	20,027
33	20,029	20,027
34	20,029	20,027
35	20,029	20,027
36	20,029	20,027
37	20,029	20,027
38	20,029	20,027
39	20,029	20,027
40	20,029	20,027
41	20,029	20,027
42	20,029	20,027
43	20,029	20,027
44	20,029	20,027

LEGEND

- LOT NUMBER
- LOT AREA
- SUITABLE SOILS AREA
- POSSIBLE IMP LOCATION
- COMMON OPEN SPACE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

SCALE: 1" = 100'

No.	Revision	Date	By

BRANSTON SUBDIVISION

**PRELIMINARY SUBDIVISION PLAN
CLUSTER**

WITHERS & RAVENEL
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