



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 Mail, Downtown Raleigh
Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

Stonehurst

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: 1617880571; 1617883185

Address: _____

Location: West side of Hwy 50 (Benson Rd) at/between
(north, east, south, west) (street)
J. R. Drive and Tiffany Park Trail
(street) (street)

Total site area in square feet and acres: 772,754 square feet 17.74 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: HD (17.74 Ac)

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Vacant; single family

Property Owner

Name: Larry E. McElveen Dwight D. Cox

Address: RR3 Box 430B Raleigh, NC 27603 4320 Benson Rd. Garner, NC
City: _____ State: _____ Zip Code: 27529

E-mail Address: _____ FAX: _____

Telephone Number: 201-4145 (mobile)

Applicant (person to whom all correspondence will be sent)

Name: Wade Braswell Co Southwind Surveying + Engineering

Address: 201 Glen Road

City: Garner State: NC Zip Code: 27529

E-mail Address: rhines@southwind.com FAX: 773-0148

Telephone Number: 773-0183 Relationship to Owner: developer/agent

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 units/acre
 Max. # of lots allowable*: 26 Proposed # of lots*: 25
 Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 20000 sf
 Average lot area*: 21,678 sf
 Min. allowable lot width*: 60 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: 1.77 acres
 Proposed open space area [by parcel]: 2.02 acres
 Proposed open space use(s) [by parcel]: to conserve + protect significant natural resources
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 92,731 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): 0.30 acres
 within floodway: _____ 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) 1103,910 Total # of proposed lots 25 Total # of acres 17.74

Calculate both: Estimate of recreation area required: 0.71 Ac
 Estimate of recreation fee required: \$16,602

*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: NC 50 - one access point

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
NC 50	100	24	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) () individual well(s)

Estimated total water demand: 9,000 gpd

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

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

Estimated total wastewater discharge: 9,000 gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: N/A

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

Cable television service provided by: N/A Underground () yes () no

Fire protection provided by: Heater Utilities

Miscellaneous

Generalized slope of site: mild slope

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

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 _____

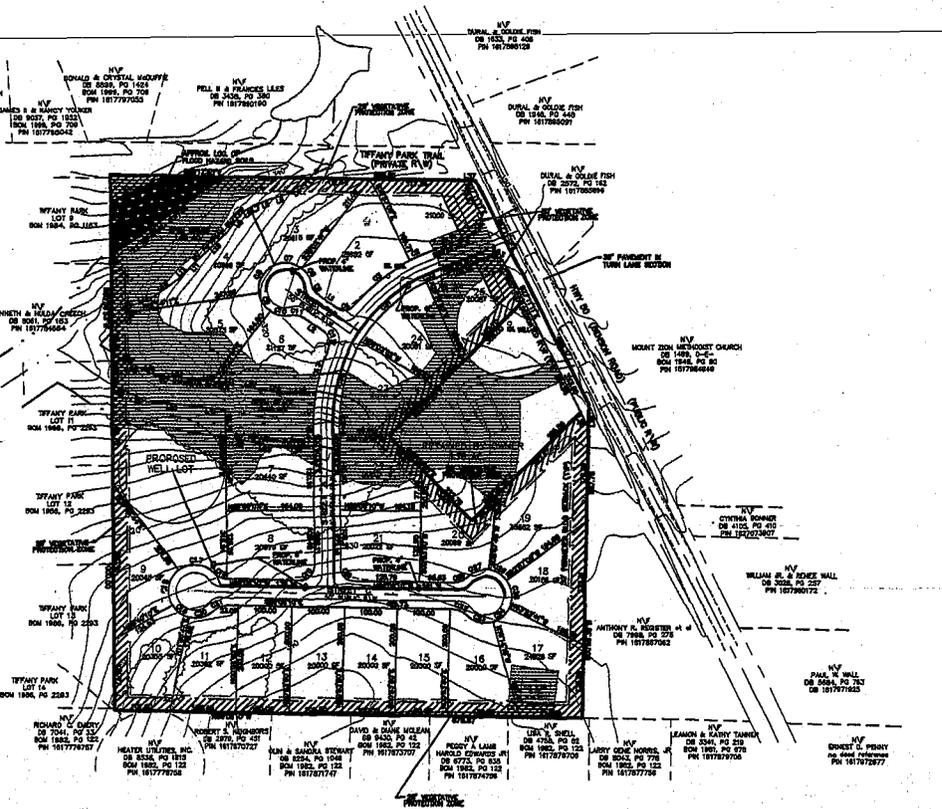
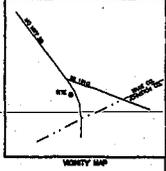
() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

CURVE TABLE	
CHORD LINE	CHORD BEARING
1	112.50
2	112.50
3	112.50
4	112.50
5	112.50
6	112.50
7	112.50
8	112.50
9	112.50
10	112.50
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96	112.50
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99	112.50
100	112.50

LINE TABLE	
LINE	BEARING
1	N 0° 00' 00" E
2	N 0° 00' 00" E
3	N 0° 00' 00" E
4	N 0° 00' 00" E
5	N 0° 00' 00" E
6	N 0° 00' 00" E
7	N 0° 00' 00" E
8	N 0° 00' 00" E
9	N 0° 00' 00" E
10	N 0° 00' 00" E
11	N 0° 00' 00" E
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100	N 0° 00' 00" E



- NOTES:
1. ALL INTERIOR LOTS SHALL HAVE A 10' EASEMENT, IF EACH SIDE ALL LOT LINES.
 2. A 10' EASEMENT AND UTILITY EASEMENT SHALL BE SHOWN ALL INTERIOR PROPERTY LINES.
 3. A 10' EASEMENT, SIGN, SIGNAGE AND UTILITY EASEMENT IS PROVIDED ON THE LEFT SIDE OF AND ADJACENT TO ALL STREET FRONT-TO-BACK.
 4. POLE PILES AT ALL PROPERTY CORNERS SHALL BE SHOWN.
 5. OTHERS SHALL PROVIDE LANDSCAPED SUBDIVISION ENTRANCE SIGN AND ALL OTHER STREET SIGNAGE AS REQUIRED.
 6. TOTAL AREA OF TRACT 17.9 ACRES ± 1/4.
 7. UTILITIES AND SERVICE BY COMPANY WILL QUANTIFY UTILITIES AND INDIVIDUAL SEPTIC SYSTEMS.
 8. ALL UTILITIES SHALL BE SHOWN AND PROTECT SUBSTANTIAL NATURAL RESOURCES.
 9. TOTAL AREA OF TRACT 17.9 ACRES ± 1/4.
 10. ALLOWABLE SUPERFICIAL AREA = 10% TOTAL AREA = 179,913 SQ FT.
 11. EXISTING 100' X 100' AREA = 20 FT WIDE = 3333 SQ FT.
 12. COMMUNITY WELL & SERVICE ROAD = 100 FT.
 13. SUPERFICIAL AREA PER LOT = (ALLOWABLE SUPERFICIAL AREA - PROP. SUPERFICIAL AREA IN ROADWAY) / # PROPR. LOTS.
 14. PROPOSED SUPERFICIAL AREA PER LOT = 3333 SQ FT.

INTERNETION, CONSTRUCTION, MANAGEMENT AND MAINTENANCE SERVICE REGULATIONS

AS SUBMITTED WITH THE CONSTRUCTION PLANS WILL BE A STORMWATER MANAGEMENT PLAN AND CALCULATIONS THAT DEMONSTRATE THAT THE PROPOSED STORMWATER MANAGEMENT PLAN WILL BE SUFFICIENT TO PREVENT THE SUBDIVISION FROM EXCEEDING THE 100-YEAR FLOOD STAGE SHALL BE NO GREATER THAN THE FLOOD STAGE OF THE SUBDIVISION'S EXISTING DEVELOPMENT. THE PLAN FOR THE FLOOD ANALYSIS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

* PEAK FLOW REDUCTION THROUGH DEMONSTRATION OF STORMWATER CALCULATION ANALYSIS THROUGH THE SUBDIVISION STORMWATER MANAGEMENT PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS. THE PLAN SHALL BE SHOWN ON THE FLOOD ANALYSIS PLAN. THE PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS. THE PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS. THE PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

AS SUBMITTED WITH CONSTRUCTION PLANS WILL BE SUPPORTING CALCULATIONS FOR THE STORMWATER TREATMENT PLAN WITH THE SITE THAT DEMONSTRATE THAT THE STORMWATER TREATMENT PLAN WILL BE SUFFICIENT TO PREVENT THE SUBDIVISION FROM EXCEEDING THE 100-YEAR FLOOD STAGE SHALL BE NO GREATER THAN THE FLOOD STAGE OF THE SUBDIVISION'S EXISTING DEVELOPMENT. THE PLAN FOR THE FLOOD ANALYSIS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

* THE STORMWATER TREATMENT PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS. THE PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS. THE PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS. THE PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

PRELIMINARY FOR REVIEW ONLY

OWNER:
LARRY E. MELVERN
1913 BOZZ A303
RALEIGH, NC 27603
REC'D BOOK 3062, PAGE 340

DESIGNER:
DIGNITY D. COX
4320 BRIDGEMAN RD.
GARDNER, NC 27028
REC'D BOOK 1724, PAGE 2307

STATE OF NORTH CAROLINA _____ COUNTY _____ I, _____, certify that this plan was drawn by me or under my direct supervision and that I am a duly licensed professional engineer or land surveyor in the State of North Carolina. I have read the plan and certify that it is correct and true to the original survey and that the same was prepared in accordance with the laws of the State of North Carolina. My original signature, registration number and seal shall be on this plan. DATE: _____ BY: _____	STATE OF NORTH CAROLINA _____ COUNTY OF _____ I, _____, certify that this map or plan is a true and correct copy of the original survey and that the same was prepared in accordance with the laws of the State of North Carolina. My original signature, registration number and seal shall be on this plan. DATE: _____ BY: _____	STATE OF NORTH CAROLINA _____ COUNTY _____ Filed for Registration on _____ at _____ Registered in Book _____ Page _____ REGISTERED IN BOOK _____ BY _____	SOUTH WIND SURVEYING AND ENGINEERING, INC. 201 GLEN ROAD GARDNER, N.C. 27023 919-773-0148 (FAX) 919-773-0148	PRELIMINARY SUBDIVISION PLAN STONCHURST SUBDIVISION (A CLUSTER DEVELOPMENT) PLAN 1817780071, 1817780180 ZONING NO. _____ COUNTY _____ WAKE DRAWN BY _____ DATE _____ SCALE 1"=100' DRAWN NO. 007
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