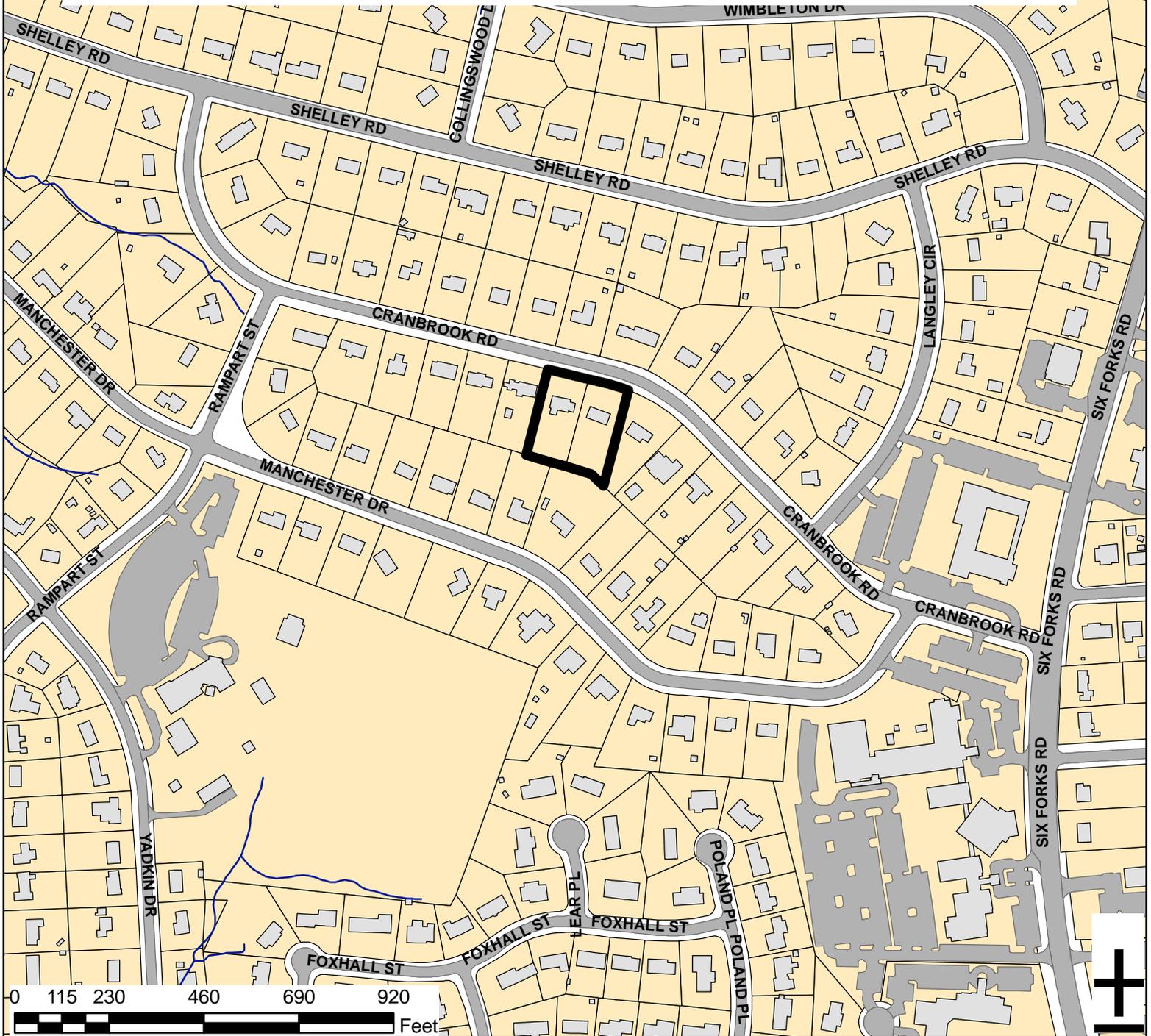
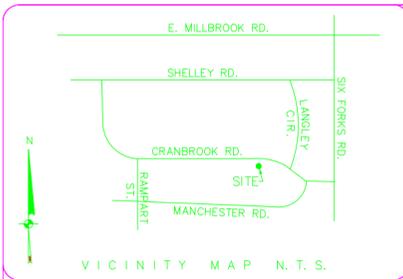


# CRANBROOK ROAD S-56-2008



Zoning: **R-4**  
Planning  
District: **North Hills**  
CAC: **Six Forks**  
Drainage  
Basin: **Mine Creek**

Acreeage: **0.953**  
Number of Lots: **3**  
Planner: **Jacque Baker**  
Phone: **(919) 516-2630**  
Applicant  
Contact: **Barry L. Scott & Company**  
**(919) 859-0464**



**PRELIMINARY**  
NOT FOR RECORDATION  
CONVEYANCE OR SALES

THIS PROJECT IS AN INFILL  
THE MEDIAN LOT SIZE IS 0.49 AC.  
80% IS 0.392 AC.  
THE MEDIAN ROAD FRONTAGE IS 100'  
80% IS 80'  
THIS PROJECT HAS A MEDIAN LOT  
SIZE OF 0.319 AC. AND A MEDIAN  
ROAD FRONTAGE OF 66.72'

**B. L. SCOTT & CO.**  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 12443 - RALEIGH, NORTH CAROLINA 27605  
TEL: 919/897-5544 FAX: 919/897-1882

JOB NO.: 08-10-02

- LEGEND**
- LINES SURVEYED
  - LINES NOT SURVEYED
  - E.I.P. --- EXISTING IRON PIPE
  - I.P.S. --- IRON PIPE SET
  - C.M.S. --- CONCRETE MONUMENT SET
  - E.C.M. --- EXISTING CONCRETE MONUMENT
  - P.K.S. --- P.K. NAIL SET
  - E.P.K. --- EXISTING P.K. NAIL
  - R/W --- RIGHT OF WAY
  - D.B. --- DEED BOOK
  - P.P. --- POWER POLE
  - O.H.P. --- OVER HEAD POWER
  - R.R.S. --- RAILROAD SPIKE
  - (1234) --- ADDRESSES
  - C.O. --- CLEAN OUT
  - W.M. --- WATER METER

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

- O a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- O b. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- O c. Anyone of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
  2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
  3. That the survey is a control survey.
- O d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
- O e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Professional Land Surveyor

This parcel is located in the RALEIGH Planning jurisdiction.

NORTH CAROLINA  
WAKE COUNTY

I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 13288, page 951 etc.)(other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book 13288, page 951 etc. that this plat was prepared in accordance with the G.S. 47-30 as amended. Witness my original signature, registration number and seal this 8th day of OCTOBER, A.D. 2008.

**STORMWATER CALCULATIONS**

TRACT AREA = 41,500 SF (0.9527)  
EXISTING IMPERVIOUSNESS = 6,775 SF (16.33%)  
PROPOSED IMPERVIOUSNESS = 9,339 SF (22.50%)  
NEW TN EXPORT = .225(21.2) + .775(1.2) = 5.700 #/AC/YR

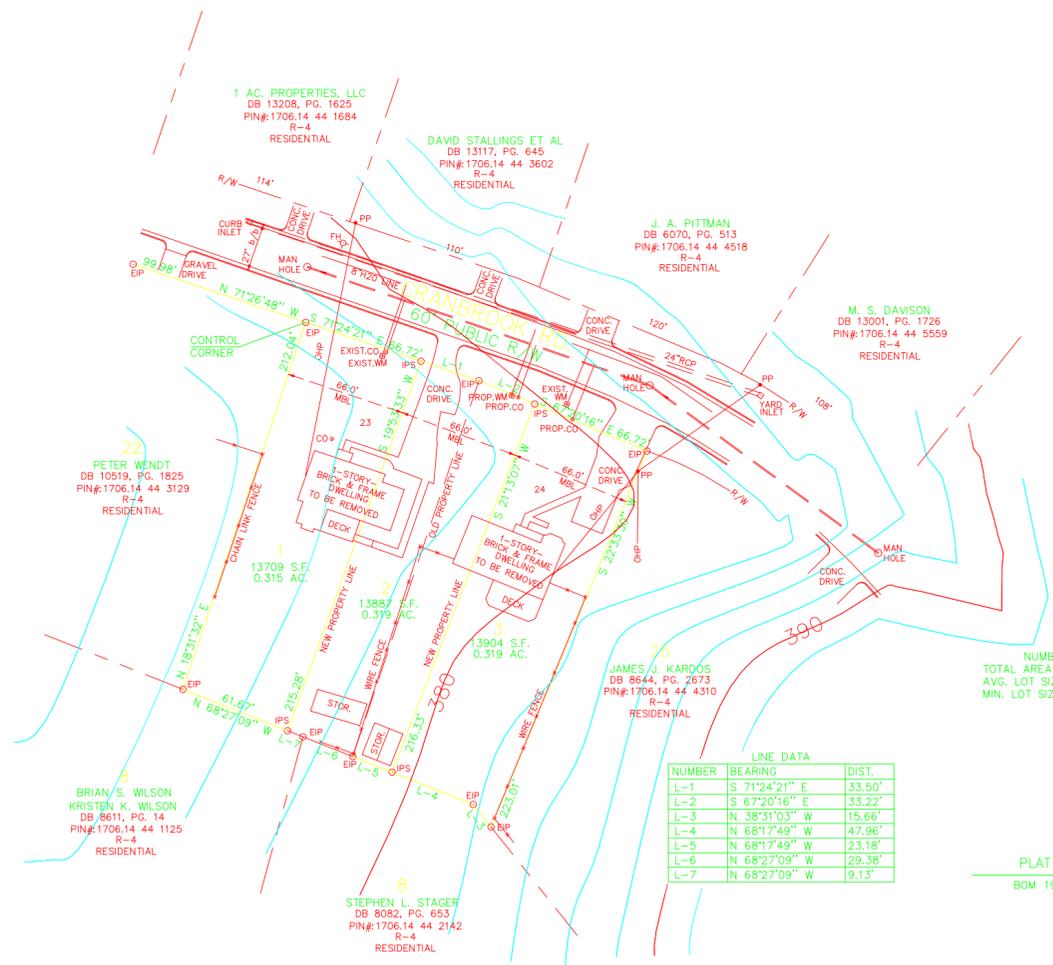
TYPE OF LAND COVER	SITE AREA	IN EXPORT COEFF.	IN EXPORT LAND USE	IN EXPORT FROM SITE
PERMANENT UNDISTURBED OPEN SPACE	0	0.6	0	
PERMANENT MANAGED OPEN SPACE	0.7383	1.2	0.8860	
IMPERVIOUSNESS	0.2144	21.2	4.5453	
TOTAL	0.9527		5.4313	
AVERAGE FOR SITE				5.7001

EXISTING RUNOFF C =  $1633(.95) + 8367(.3) = 0.4062$   
PROPOSED RUNOFF C =  $225(.95) + 775(.3) = 0.4463$   
INCREASE IN PEAK RUNOFF =  $(.4463 - .4062) / .4062 = 9.87\%$   
TOTAL ALLOWED IMPERVIOUSNESS = 9,339 SF  
IMPERVIOUSNESS PER LOT = 3,113 SF

**NITROGEN OFFSET FEE CALCULATION**

3.6 #/AC/YR EXPORT =  $(3.6)(.9527) = 3.3325$  #/YR  
EXISTING PORTION =  $1555(21.2) + (1555/2144)(.7383)(1.2) = 3.9392$  #/YR  
ADDITION =  $(2144 - 1555)(21.2) + ((2144 - 1555)/2144)(.7383)(1.2) = 1.4921$  #/YR  
TOTAL EXPORT = 5.4313 #/YR  
OFFSET FEE FOR MAXIMUM DEVELOPMENT =  $(1.4921)(\$1710) = \$2,551.49$

NOTE: EXISTING & PROPOSED DECKS WERE EXCLUDED FROM CALCULATIONS.  
ALL FUTURE DECKS SHALL BE RAISED SUCH THAT INFILTRATION IS ALLOWED BELOW.



- OWNERS**
- LOT 23  
JOHN W. BALDWIN  
12501 VILLAGE SPRING RD.  
RALEIGH, N.C. 27614  
DB 13088, PG. 951
- LOT 24  
JOHN PHILIP AYERS  
SHELLY LYNN AYERS  
721 CRANBROOK RD.  
RALEIGH, N.C. 27609  
DB 7164, PG. 333

**LOT DATA**

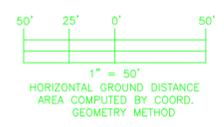
NUMBER OF LOTS 3  
TOTAL AREA 41500 S.F./0.953 Ac.  
AVG. LOT SIZE 13833 S.F./0.318 Ac.  
MIN. LOT SIZE 13709 S.F./0.315 Ac.

**LINE DATA**

NUMBER	BEARING	DIST.
L-1	S 71°24'21" E	33.50'
L-2	S 67°20'16" E	33.22'
L-3	N 38°31'03" W	15.66'
L-4	N 68°17'49" W	47.96'
L-5	N 68°17'49" W	23.18'
L-6	N 68°27'09" W	29.38'
L-7	N 68°27'09" W	9.13'

**PLAT REFERENCE**

BOM 1954, PG. 36 W.C.R.



LOTS 24 & 24, BLOCK H, CHESTNUT HILLS SUBDIVISION AS RECORDED IN B.O.M. 1954, PG. 36 W.C.R.

THIS PLAT RECORDED IN B.O.M. / P.B. / P.C. \_\_\_\_\_, PG. \_\_\_\_\_, WAKE COUNTY REGISTRY

PRELIMINARY SUBDIVISION PLAT  
PROPERTY OF

**CRANBROOK ROAD SUBDIVISION**

PLAT REFERENCE: 1706.14 44 2326 & 1706.14 44 3313  
PIN(S): 1706.14 44 2326 & 1706.14 44 3313  
STATE OF NORTH CAROLINA, U.S.A.

ZONED: R-4  
TOWNSHIP: RALEIGH  
COUNTY: WAKE  
TAX MAP: \_\_\_\_\_

DATE: 10-06-08  
FIELD BK: M385/47  
SURVEYED BY: DS  
REVISOR: \_\_\_\_\_  
DATE: 11-20-08  
DATE: \_\_\_\_\_