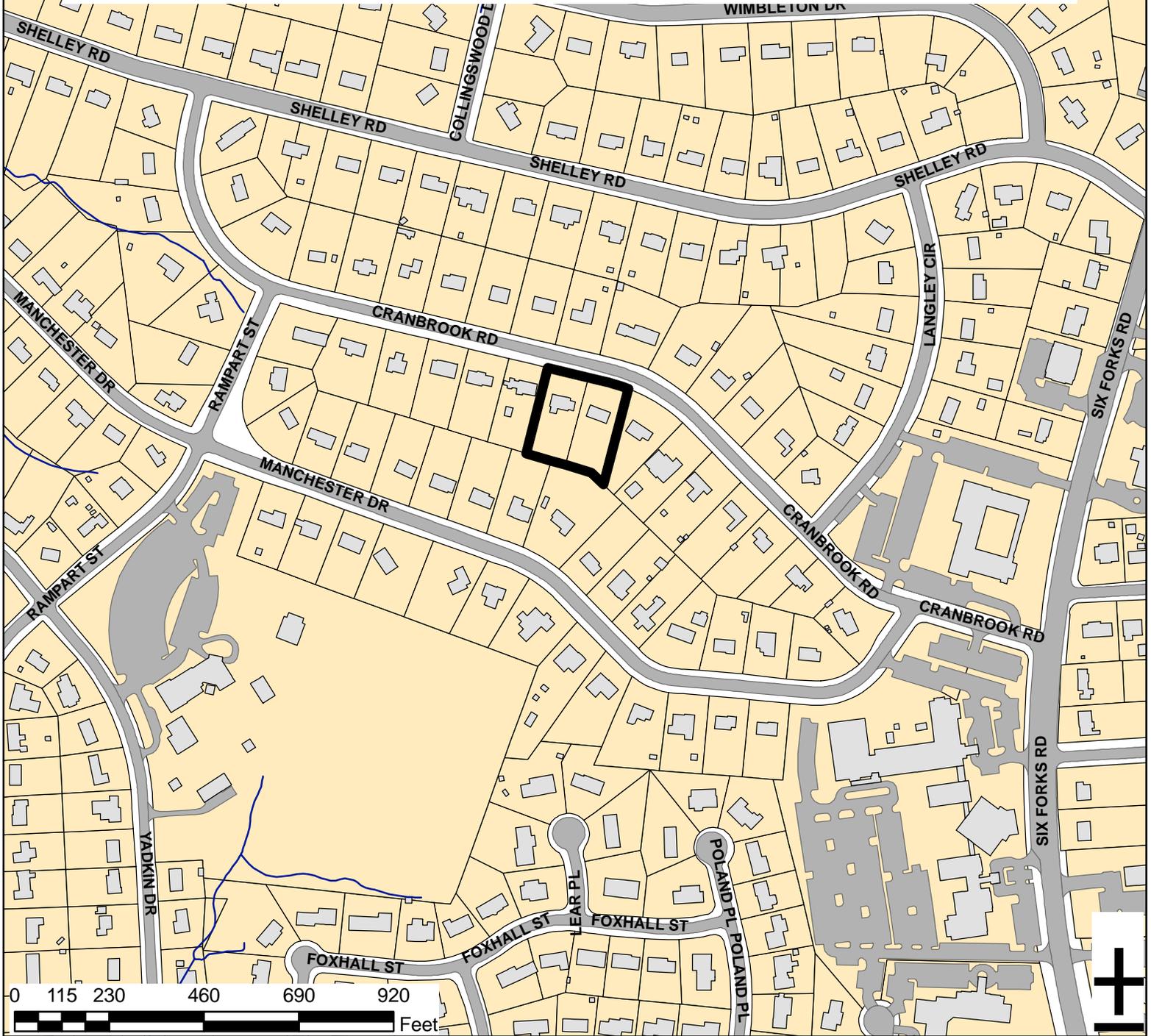
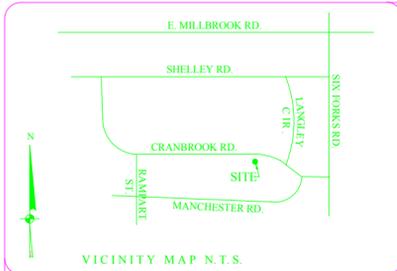


CRANBROOK ROAD RESUBMITTAL S-12-2009



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

Acres: **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'

NORTH
156.546' 888.181' 81.81' 1.00'

B. L. SCOTT & CO.
PROFESSIONAL LAND SURVEYORS
1100 W. HARRIS BLVD., SUITE 100
RALEIGH, N.C. 27603
TEL: 919.876.1100
FAX: 919.876.1101
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. --- OVERHEAD 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

Ⓞ This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
Ⓞ This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
Ⓞ Any 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.
Ⓞ 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.
Ⓞ 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 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 (detailed description recorded in Book 13988, etc., 10881), 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 21786, 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 10 day of 08, A.D. 2008.

STORMWATER CALCULATIONS
TRACT AREA = 41,500 SF (0.9527)
EXISTING IMPERVIOUSNESS = 6,775 SF (16.33%)
PROPOSED IMPERVIOUSNESS = 8,694 SF (21.60%)
NEW TN EXPORT = 216(21.2) + 784(1.2) = 5,520 #/AC/YR

TYPE OF LAND COVER	SITE AREA	COEFF.	TN EXPORT LAND USE	TN EXPORT FROM SITE
PERMANENT UNDISTURBED OPEN SPACE	0	0.6	0	
PERMANENT MANAGED OPEN SPACE	0.7531	1.2	0.9037	
IMPERVIOUSNESS	0.1996	21.2	4.2515	
TOTAL	0.9527		5.1552	
AVERAGE FOR SITE				5.3902

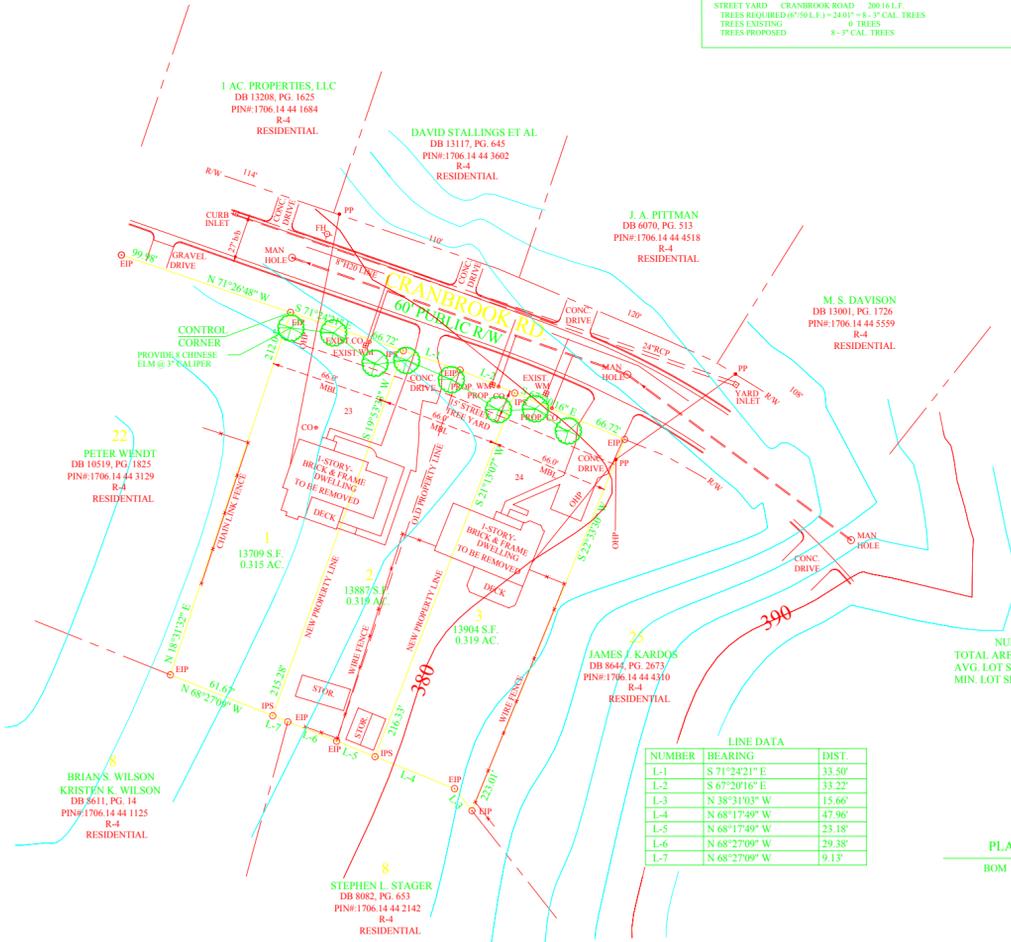
EXISTING RUNOFF C = 163(0.95) = 8367(2.2) = 0.3392
EXISTING RUNOFF = (0.3392)(5.76)(9527) = 1.861 cfs
PROPOSED RUNOFF C = 2095(95) = 7905(2.2) = 0.3729
PROPOSED RUNOFF = (0.3729)(5.76)(9527) = 2.046 cfs
INCREASE IN PEAK RUNOFF = (2.046 - 1.861) / 1.861 = 9.94%
TOTAL ALLOWED IMPERVIOUSNESS = (2095)(41500) = 8,694 SF
IMPERVIOUSNESS PER LOT = 2,898 SF

NITROGEN OFFSET FEE CALCULATION
@ 3.6 #/AC/YR EXPORT = (3.6)(9527) = 3,3325 #/YR
EXISTING PORTION = 1555(21.2) + (1555)(1996)(7531)(1.2) = 4,0007 #/YR
ADDITION = (1996)(1555)(21.2) + (1996)(1555)(7531)(1.2) = 1,1346 #/YR
TOTAL EXPORT = 5,1353 #/YR
OFFSET FEE FOR MAXIMUM DEVELOPMENT = (1.1346)(51710) = \$1,940.17

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

STREET YARD TREE CALCULATIONS
STREET YARD CRANBROOK ROAD = 200' x 14.4'
TREES REQUIRED (0.50 LF) = 240' = 8 - 3" CAL. TREES
TREES EXISTING = 0
TREES PROPOSED = 8 - 3" CAL. TREES

OWNER
MATT BALDWIN HOMES LLC
741 CRANBROOK RD
RALEIGH, N.C. 27609
LOT 23
DB 13274, PG. 1027
LOT 24
DB 13274, PG. 1024



LOTS 23 & 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

TAX MAP: COUNTY: WAKE
ZONED: R-4
TOWNSHIP: RALEIGH
PARCEL(S):
PIN(S): 1706.14.44.2326 & 1706.14.44.3313
STATE OF NORTH CAROLINA, U.S.A.

DATE: 10-06-08
FIELD BK. M88547
SURVEYED BY: DS
REVISION:
DATE: 11-20-08
DATE: 01-12-09