



**Planning, Development
& Inspections**

S-01-15

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Sanford Bailey

() cluster subdivision () lot-by-lot subdivision () open space
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: 1832245793

Address: 0 Bud Smith Road

Location: East side of Bud Smith Road, at/between
(north, east, south, west) (street)
Purnell Road and Thompson Mill Road
(street) (street)

Total site area in square feet and acres: 1,310,085.44 square feet 30.08 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): wooded

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: Nenamo Properties

Address: 8012 Hawkshead Road

City: Wake Forest State: N.C. Zip Code: 27587

E-mail Address: N/A FAX: _____

Telephone Number: _____

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: John W. Harris, P.E. Consulting Engineer, Inc.

Address: 5112 Bur Oak Circle

City: Raleigh State: N.C. Zip Code: 27612

E-mail Address: coachjwh@aol.com FAX: _____

Telephone Number: 919-789-0744 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1 lot per 40,000 SF for R40W

Max. # of lots allowable*: 32 lots Proposed # of lots*: 30 lots

Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 40,000 sf

Average lot area*: 29,338 sf

Min. allowable lot width*: 75 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 % () 30% () 40% of site area
 Min. open space area: 7.52 acres
 Proposed open space area [by parcel]: 7.52 acres
 Proposed open space use(s) [by parcel]: conservation
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 393,085.44 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 30 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): N/A acres
 within floodway: N/A acres

Vehicular Access

Names of access street(s) and number of access points along each:

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
Bud Smith Road	60'	20'	2	Y	+/- 10,000	1200	300
Please note that the NCDOT has been consulted and has advised that no turn lane will be required or needed.							

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: N/A
 Type of vehicle: N/A ADT: N/A

Utilities and Services

Water supply provided by: () municipal system (_____)
 () community system (_____) () individual well(s)
 Estimated total water demand: 12,000 gpd
 Wastewater collection/treatment provided by: () municipal system (_____)
 () community system - specify type(_____) () individual on-site system
 Estimated total wastewater discharge: +/-9,600 gpd
 Electrical service provided by: Wake Electric Underground () yes () no
 Natural gas service provided by: PSNC Underground () yes () no
 Telephone service provided by: AT&T Underground () yes () no
 Cable television service provided by: Time Warner Underground () yes () no
 Fire protection provided by: Wake Forest

Miscellaneous

Generalized slope of site: 2% - 12%
 Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None
 Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None

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):

Other information (additional relevant information about the site or proposal you wish to note or cite)

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: _____ Date: _____

Signature: _____ Date: _____

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: _____ Date: _____

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
All application fees are non-refundable.

Land Use Plan Classifications

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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: _____ Date: _____

Signature: Linda L. Hunt Date: 1/27/15

Signature: C. Martin Noyes, III Date: 1/28/15

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: _____ Date: _____

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NORTH CAROLINA

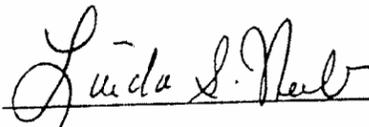
PARTNERSHIP AGREEMENT

WAKE COUNTY

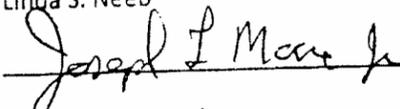
THIS PARTNERSHIP AGREEMENT entered into this 16 day of December, 2013 by Linda S. Neeb, Joseph L. Moore, Jr., and Charles Martin Nassif, Trustee for Charles Martin Nassif Revocable Trust U/A 10/15/13, on the following terms and conditions:

1. The name of the Partnership is Nenamo Properties. It is a North Carolina General Partnership. Thus on all legal documents it will be named as "Nenamo Properties, a North Carolina General Partnership".
2. The partners in Nenamo Properties are Linda S. Neeb, Joseph L. Moore, Jr., and Charles Martin Nassif, Trustee for Charles Martin Nassif Revocable Trust U/A 10/15/13. Each partner shall own a 1/3 interest in the Partnership.
3. Any legal documents signed by the Partnership shall bear the signature of any two of the three partners.
4. The purpose of the Partnership is ownership, investment and development of real estate. A 29.363 acre tract on Bud Smith Road is to be transferred to the Partnership. The Partnership might acquire other tracts in the future.
5. Any gains of the Partnership shall accrue equally to each of the three partners, with each of them receiving 1/3 of any gain or income.
6. Should the Partnership need monetary funding, each partner shall fund 1/3 of the amount needed by the Partnership.
7. It is understood by the three partners that neither of them will transfer any interest they have in the Partnership to another person or entity without first consulting with the other two partners in the Partnership.
8. Beginning tax year 2014, the Partnership will file an annual tax return with a K-1 being provided to each partner.

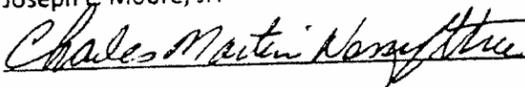
IN WITNESS WHEREOF the undersigned have set their hand and seal on the day and year set out above.

 (SEAL)

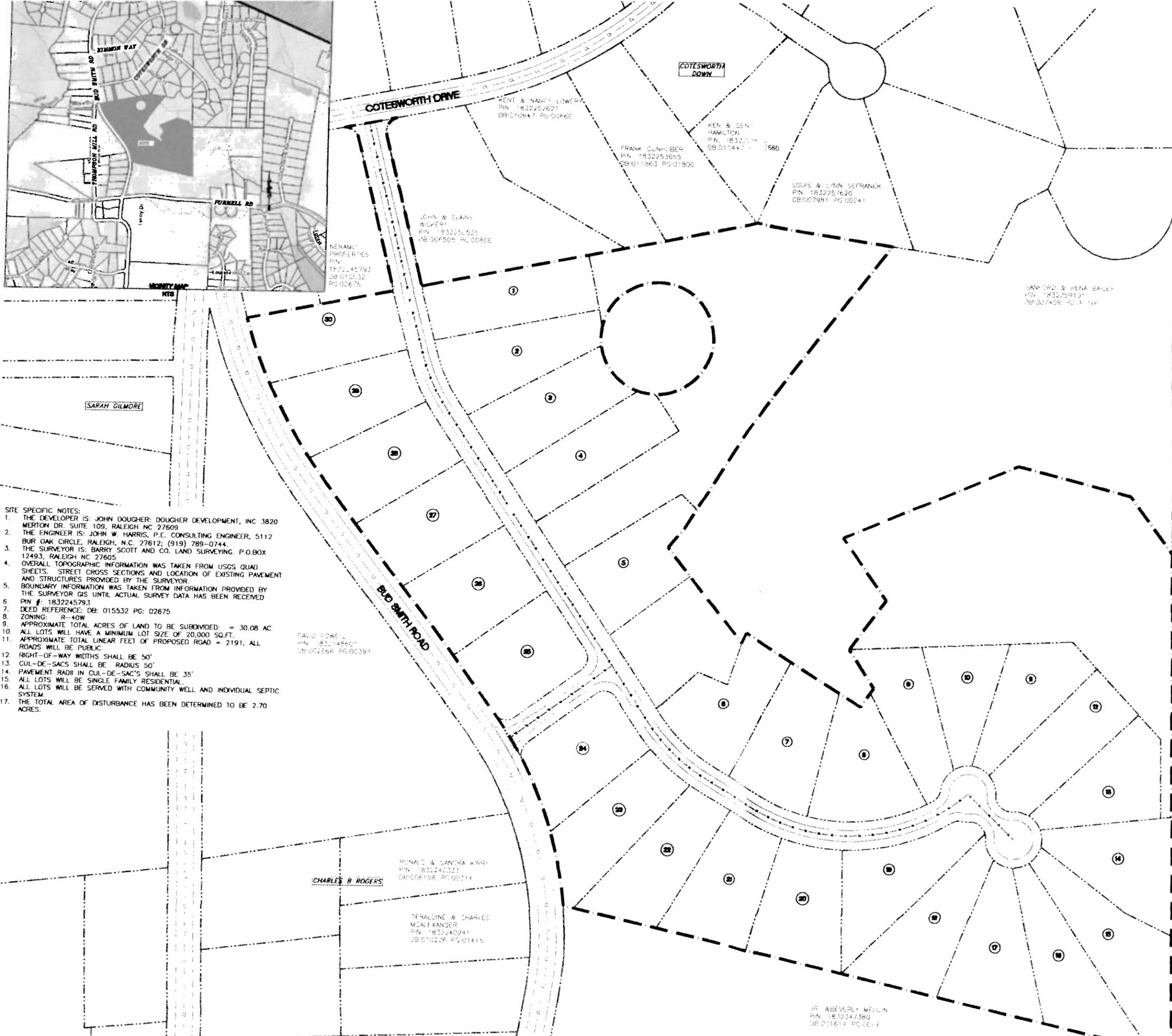
Linda S. Neeb

 (SEAL)

Joseph L. Moore, Jr.

 (SEAL)

Charles Martin Nassif, Trustee for Charles Martin Nassif Revocable Trust U/A 10/15/13



- SITE SPECIFIC NOTES:**
1. THE DEVELOPER IS: JOHN DOUGHER: DOUGHER DEVELOPMENT, INC 3820 MERTON DR. SUITE 109, RALEIGH NC 27609
 2. THE ENGINEER IS: JOHN W. HARRIS, P.E. CONSULTING ENGINEER, 5112 BUR OAK CIRCLE, RALEIGH, N.C. 27612; (919) 789-0744.
 3. THE SURVEYOR IS: BARRY SCOTT AND CO. LAND SURVEYING, P.O. BOX 12493, RALEIGH NC 27605
 4. OVERALL TOPOGRAPHIC INFORMATION WAS TAKEN FROM USGS QUAD SHEETS. STREET CROSS SECTIONS AND LOCATION OF EXISTING PAVEMENT AND STRUCTURES PROVIDED BY THE SURVEYOR
 5. BOUNDARY INFORMATION WAS TAKEN FROM INFORMATION PROVIDED BY THE SURVEYOR GIS UNTIL ACTUAL SURVEY DATA HAS BEEN RECEIVED
 6. PIN #: 1832245793
 7. DEED REFERENCE: DB: 015532 PG: 02675
 8. ZONING: R-40W
 9. APPROXIMATE TOTAL ACRES OF LAND TO BE SUBDIVIDED: = 30.08 AC
 10. ALL LOTS WILL HAVE A MINIMUM LOT SIZE OF 20,000 SQ.FT.
 11. APPROXIMATE TOTAL LINEAR FEET OF PROPOSED ROAD = 2191; ALL ROADS WILL BE PUBLIC.
 12. RIGHT-OF-WAY WIDTHS SHALL BE 50'
 13. CUL-DE-SACS SHALL BE RADIUS 50'
 14. PAVEMENT RADII IN CUL-DE-SACS SHALL BE 35'
 15. ALL LOTS WILL BE SINGLE FAMILY RESIDENTIAL.
 16. ALL LOTS WILL BE SERVED WITH COMMUNITY WELL AND INDIVIDUAL SEPTIC SYSTEM
 17. THE TOTAL AREA OF DISTURBANCE HAS BEEN DETERMINED TO BE 2.70 ACRES.

SITE DATA TABLE	
OWNER:	NENAMO PROPERTIES
OWNER ADDRESS:	8012 HAWKSHED RD WAKE FOREST NC 27587
TYPE OF PROJECT:	SUBDIVISION
COUNTY:	WAKE
SITE AREA:	GIS (29.36 AC.) FIELD SURVEY (30.08 AC.)
DISTURBED AREA:	2.70
NO. OF EXISTING BLDGS:	0
NO. OF PROPOSED BLDGS:	30
EXISTING IMPERVIOUS AREA:	8,571 SQ.FT
PROPOSED IMPERVIOUS AREA:	9,024
PERCENT IMPERVIOUS:	30%
SETBACKS FRONT:	30'
BACK:	30'
SIDES:	15' (CORNER 30')
MINIMUM LOT WIDTH:	100'
AVERAGE LOT SIZE:	29,338 SQ.FT
MAXIMUM HEIGHT:	35'
MINIMUM LOT SIZE:	20,000 SQ.FT
NUMBER OF LOTS:	30
R/W WIDTH:	50'
RADIUS ON CUL-DE-SAC:	50'
LANDUSE AND CLASS:	ACRE HS
PIN:	1832245793
DEED BOOK & PAGE #:	DB: 015532 PG: 02675
ZONING:	R-40W
TOWNSHIP:	WAKE FOREST
WATERSHED:	NEUSE

IMPERVIOUS AREA CHART	
TOTAL AREA 30.08 AC'S	1,310,284.8 SF
ALLOWED IMPERVIOUS (30%)	393,085.44 SF
ROAD PAVEMENT	50,118.5 SF
WELL HOUSE	100 SF
ACCESS ROAD	9924 SF
REMAINING IMPERVIOUS	332,842.8 SF
REMAINING IMP/30 LOTS	11,098.1 SF

KIMMER WAY
 PLAT 1832245793
 PIN: 1832245793
 DB: 015532 PG: 02675

BUR OAK CIRCLE
 PLAT 1832245793
 PIN: 1832245793
 DB: 015532 PG: 02675

N.C. UNDERGROUND UTILITIES

3 DAYS BEFORE DIGGING CALL
 TOLL FREE 1-800-632-4849

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

GRAPHIC SCALE

(IN FEET)
 1 inch = 80 ft.

SHEET INDEX

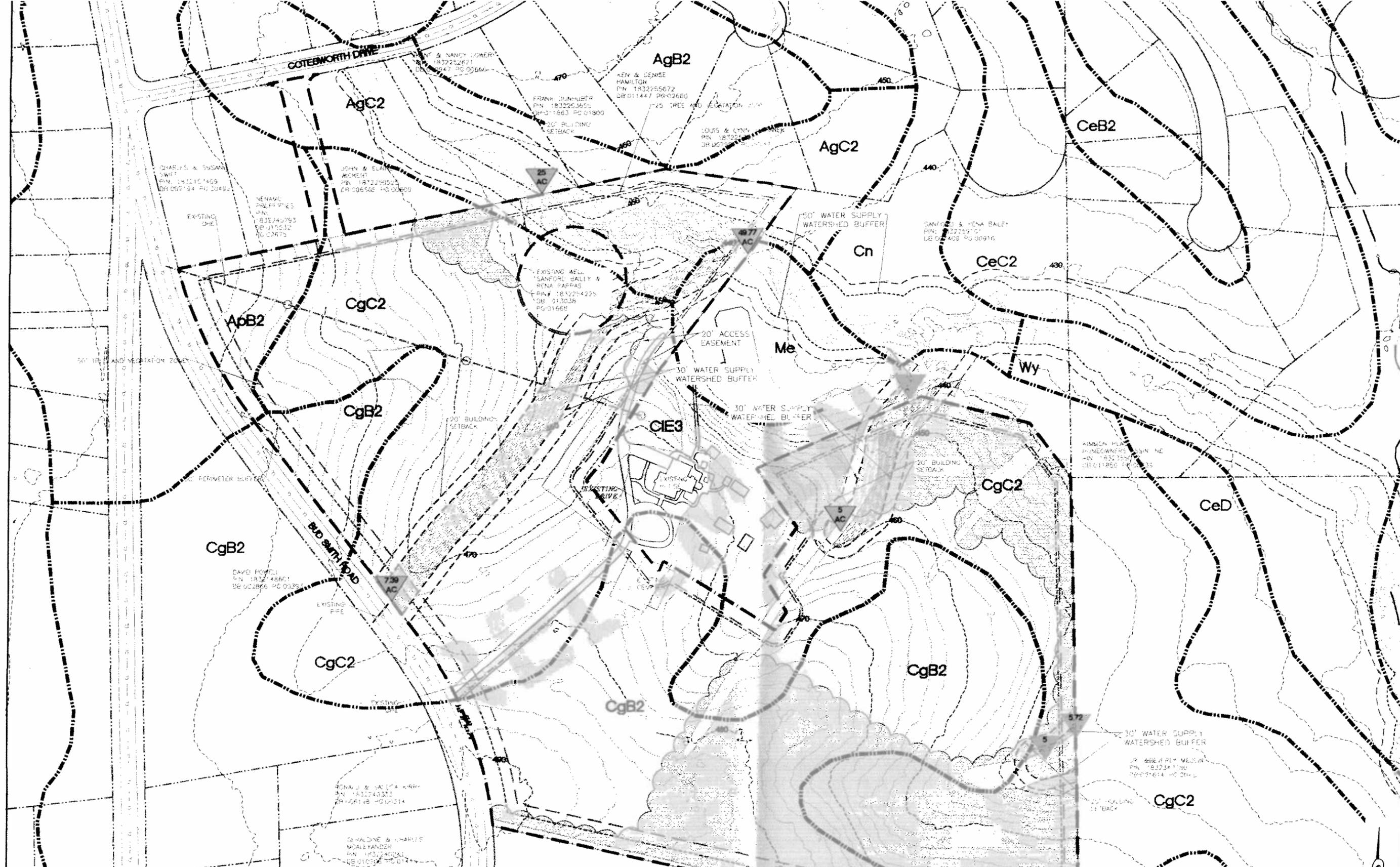
COVER 1
 EXISTING CONDITIONS 2
 SITE PLAN 3

John W. Harris, P.E.
 Consulting Engineer, Inc.

5112 Bur Oak Circle
 Raleigh, N.C. 27612
 (919) 789-0744

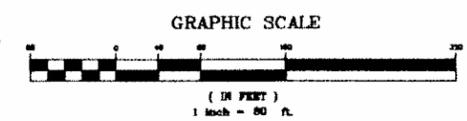
Cover For Sanford Bailey Subdivision

1



Soil Classification Legend

LEGEND	
	SOILS
	SOILABLE ROCKS
	WATERLINE
	30' WATER SUPPLY WATERSHED BUFFER
	50' WATER SUPPLY WATERSHED BUFFER
	ApB2 Appling sandy loam, 2 to 6 percent slopes, moderately eroded
	AgC2 Appling gravelly sandy loam, 6 to percent slopes, moderately eroded
	CgB2 Cecil gravelly sandy loam, 2 to 6 percent slopes, moderately eroded
	CgC2 Cecil gravelly sandy loam, 6 to 10 percent slopes, moderately eroded
	CIE3 Cecil clay loam, >15 percent slopes, severely eroded
	Me Mantachie sandy loam





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 www.harriseng.net

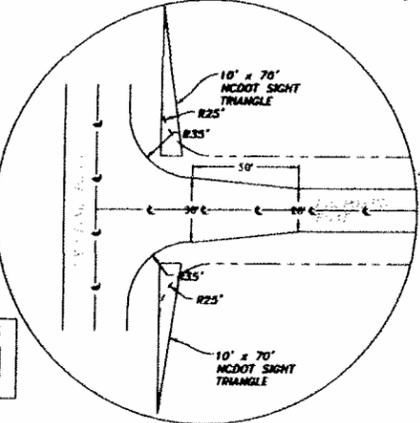
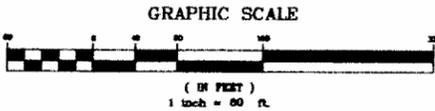
Existing Conditions
 For
Sanford Bailey Subdivision



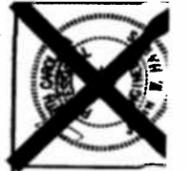
Date Started	Nov 20, 2014
Scale	1" = 80'
Drawn By	EDS
Job #	1391014
File	Sanford Bailey Subdivision.dwg
Printed Date	11/20/14
Revised	None



*NOTE: EXISTING POWERLINE WILL BE RELOCATED



N.C. UNDERGROUND UTILITIES
3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-672-6849
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

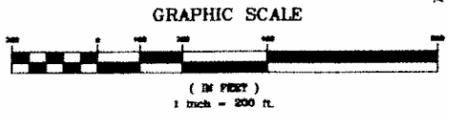
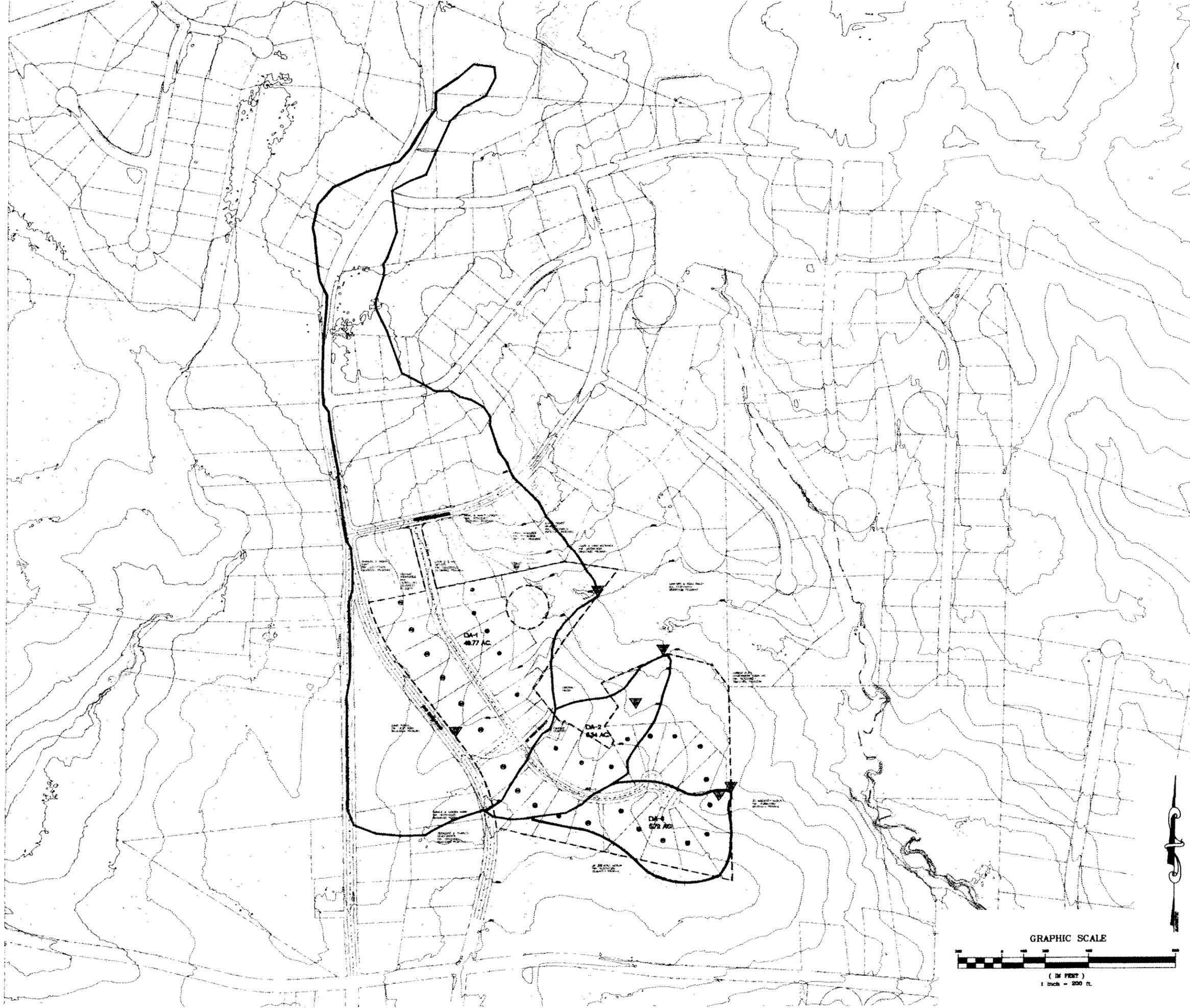


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Consulting Engineer, Inc.
5112 Burr Oak Circle
Raleigh, N.C. 27612
(919) 789-0744

Scale	1" = 80'
Drawn by	BDS
Check #	179-1014
Printed Date	10/20/2014

Site Plan For
Sanford Bailey Subdivision





Drainage Delineation
For
Sanford Bailey Subdivision

Date	Nov. 3, 2014
Scale	1" = 200'
Drawn By	EDS
Job #	179-1014
File	179-1014-01.dwg
Project	Sanford Bailey Subdivision
Client	Sanford Bailey
Location	Sanford Bailey Subdivision

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