

S-02-15



Planning, Development & Inspections

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 Cameron Estates

(  ) 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: 0890613883  
Address: 0 Pleasant Union Church Road  
Location: North side of Pleasant Union Church Road, at/between  
(north, east, south, west) (street)  
East of Mt Vernon Church Road and at intersection (street)  
Total site area in square feet and acres: 962,676 square feet 22.1 acres  
Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

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: Minda Sauls Ray  
Address: 4412 S. Ridge Drive State: N.C. Zip Code: 27526  
City: Fuquay Varina FAX: \_\_\_\_\_  
E-mail Address: N/A  
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 State: N.C. Zip Code: 27612  
City: Raleigh FAX: \_\_\_\_\_  
E-mail Address: coachjwh@aol.com  
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 2.0 ac for R80W  
Max. # of lots allowable\*: 11 lots Proposed # of lots\*: 11 lots  
Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 40,000 sf  
Average lot area\*: 51,836 Proposed min. lot width\*: 110 ft  
Min. allowable lot width\*: 110 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: 5.53 acres  
 Proposed open space area [by parcel]: 5.53 acres  
 Proposed open space use(s) [by parcel]: conservation acres  
 Proposed future development site area [by site]: N/A sf  
 Proposed impervious surfaces area: 962,676.00 %  
 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	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Mount Vernon Church Road	60'	20'	2	Y	+/- 10,000	1200	100
Please note that the NCDOT has been consulted and has advised that no turn lane will be required or needed.							

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> 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 ( ) (  ) individual well(s)  
 ( ) community system ( )

Estimated total water demand: 400/lot=4,400 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( ) (  ) individual on-site system  
 ( ) community system - specify type ( )

Estimated total wastewater discharge: +/-3,800 gpd

Electrical service provided by: Duke Progress 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: Raleigh

**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**

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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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Signature: Minda Sauls Ray Date: Jan. 30, 2015

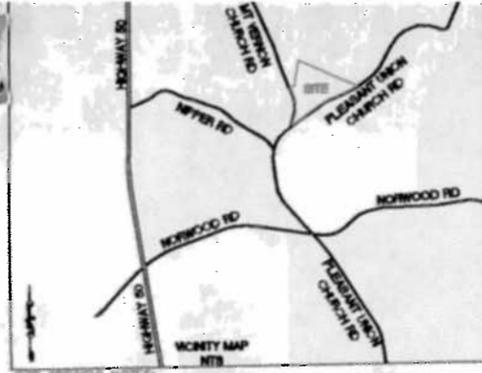
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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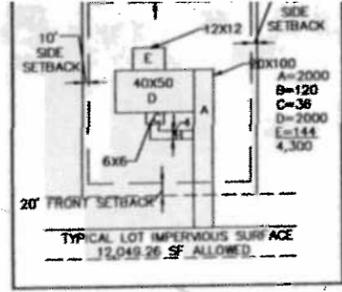
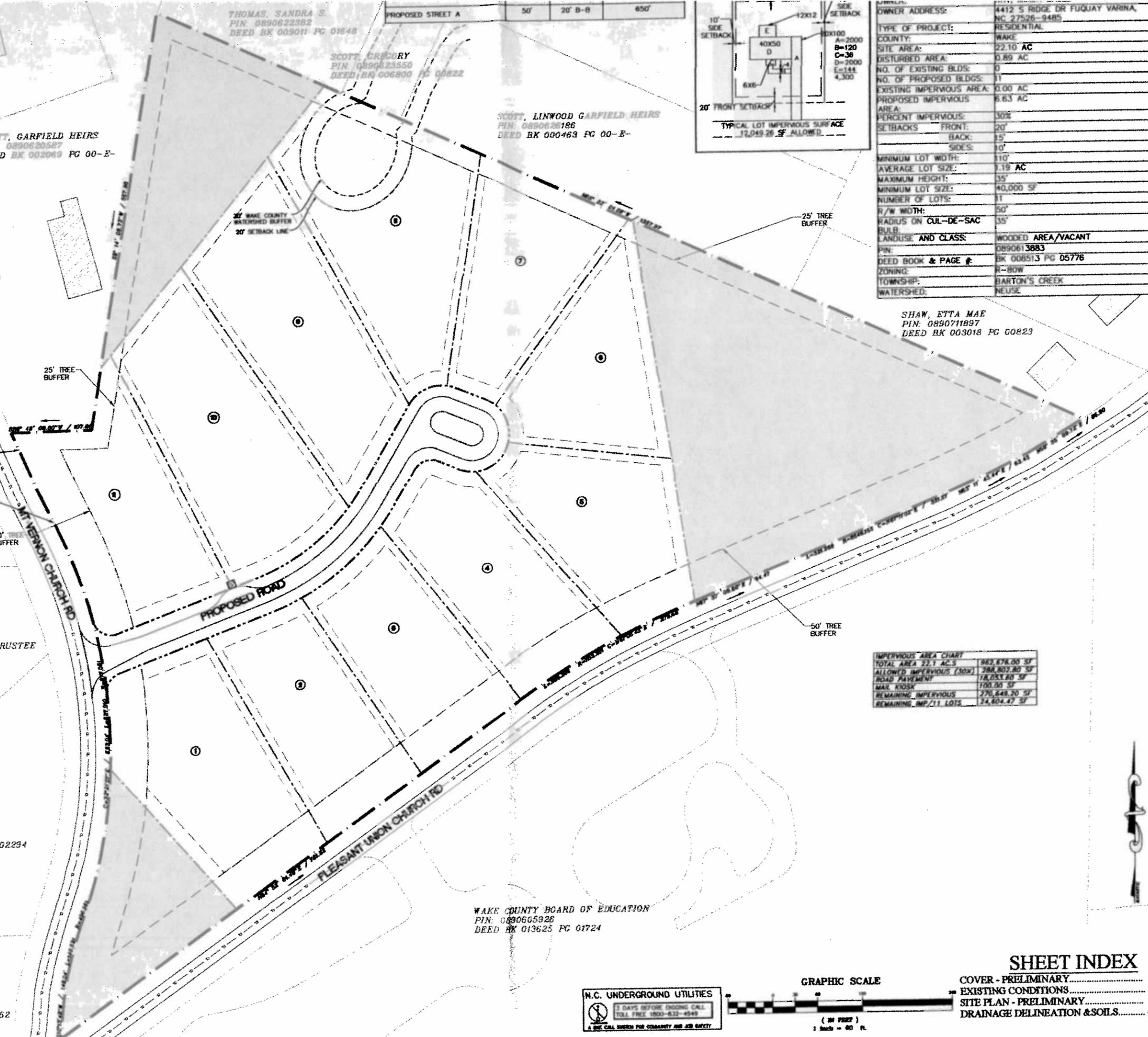
- SITE SPECIFIC NOTES:**
1. THE DEVELOPER IS: KEITH SADEED, K. SADE REALTY P.O. BOX 4885 WILMINGTON, NC 28406.
  2. THE ENGINEER IS: JOHN W. HARRIS, P.E. CONSULTING ENGINEER, 5112 BUR OAK CIRCLE, RALEIGH, N.C. 27612; (919) 789-0744.
  3. THE SURVEYOR IS: BOBBY FUQUAY R.S. 6225 WAL. WEATHERS ROAD, RALEIGH, N.C. 27603.
  4. OVERALL TOPOGRAPHIC INFORMATION WAS TAKEN FROM USGS QUAD SHEETS. STREET CROSS SECTIONS AND LOCATION OF EXISTING PAVEMENT AND STRUCTURES PROVIDED BY WAKE COUNTY GIS.
  5. BOUNDARY INFORMATION WAS TAKEN FROM INFORMATION PROVIDED BY WAKE COUNTY GIS.
  6. PIN # 0890613883
  7. DEED REFERENCE: BOOK: 088513 PAGE: 05776
  8. ZONING: R-50R
  9. APPROXIMATE TOTAL ACRES OF LAND TO BE SUBDIVIDED: = 22.1
  10. ALL LOTS WILL HAVE A MINIMUM LOT SIZE OF 40,000 SQ.FT.
  11. APPROXIMATE TOTAL LINEAR FEET OF PROPOSED ROAD = 650'; ALL ROADS WILL BE PUBLIC.
  12. RIGHT-OF-WAY WIDTHS SHALL BE 50'
  13. CUL-DE-SACS SHALL BE RADIUS 35'
  14. PAVEMENT RADIUS IN CUL-DE-SACS SHALL BE 35'
  15. ALL LOTS WILL BE SINGLE FAMILY RESIDENTIAL.
  16. ALL LOTS WILL BE SERVED WITH INDIVIDUAL PRIVATE WELL WATER & INDIVIDUAL SEPTIC.
  17. THE TOTAL AREA OF DISTURBANCE HAS BEEN DETERMINED TO BE 0.88 ACRES.
  18. NO LOT SHALL HAVE DIRECT ACCESS TO MT VERNON CHURCH RD OR PLEASANT UNION CHURCH ROAD.
  19. THERE ARE NO FEMA FLOOD BOUNDARIES ON THIS SITE ACCORDING TO FIRM PANEL 08905.

STROMBERG, GREGORY  
STROMBERG, ROBIN  
PIN: 0890515678  
DEED BK 013128 PG 00980

MONTHEITH, MARY FRAULEIN TRUSTEE  
PIN: 0890517346  
DEED BK 010661 PG 00323

HOLT, JAMES D.  
PIN: 0890518231  
DEED BK 014248 PG 02294

GUO ZHENGMING SR  
LENG, LINGLING  
PIN: 0890617091  
DEED BK 014441 PG 00362

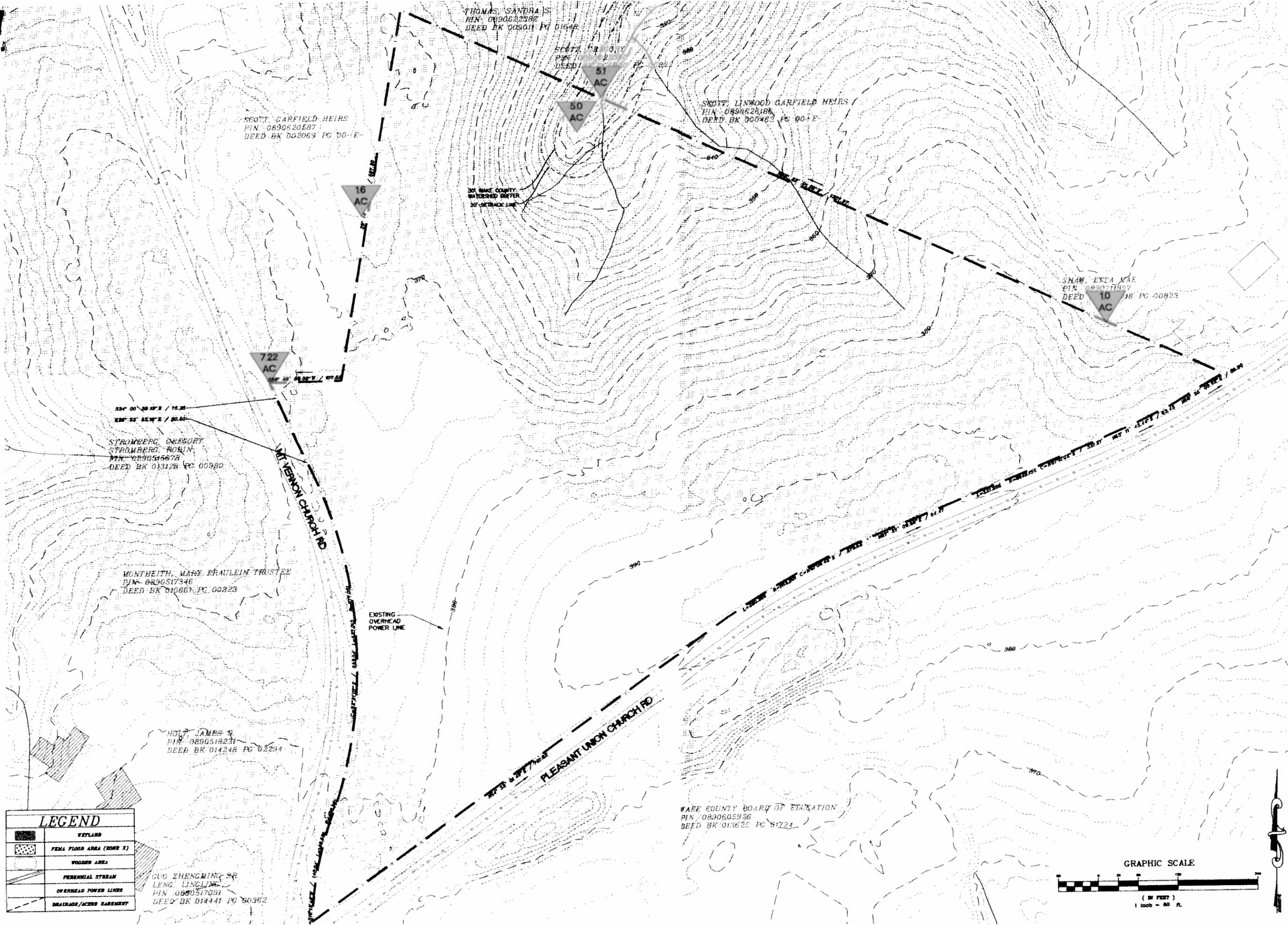




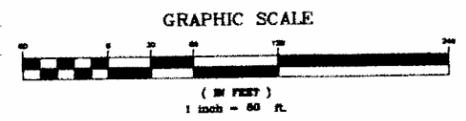
**John W. Harris, P.E.**  
 Consulting Engineer, Inc.  
 5112 Bur Oak Circle  
 Raleigh, N.C. 27612  
 (919) 789-0744  
 www.harriseng.net

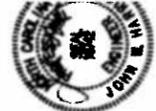
Date Started: 19 Dec 2014  
 Scale: 1" = 60'  
 Drawn By: SAK  
 Job #: 1802114  
 File: ...  
 PLOTTED DATE: 17 February 2015  
 REVISED DATE: ...

Existing Conditions  
 For  
**Cameron Estates Subdivision**



LEGEND	
	WETLAND
	FEMA FLOOD AREA (ZONE X)
	WOODED AREA
	PERENNIAL STREAM
	OVERHEAD POWER LINES
	DRAINAGE/CROSS EASEMENT

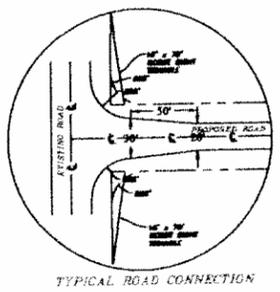
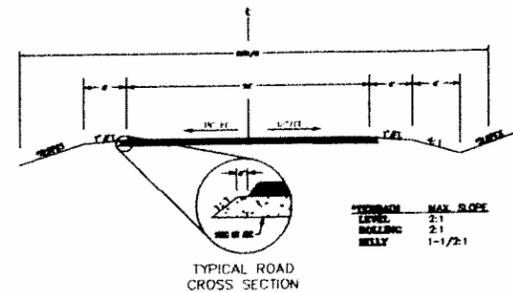




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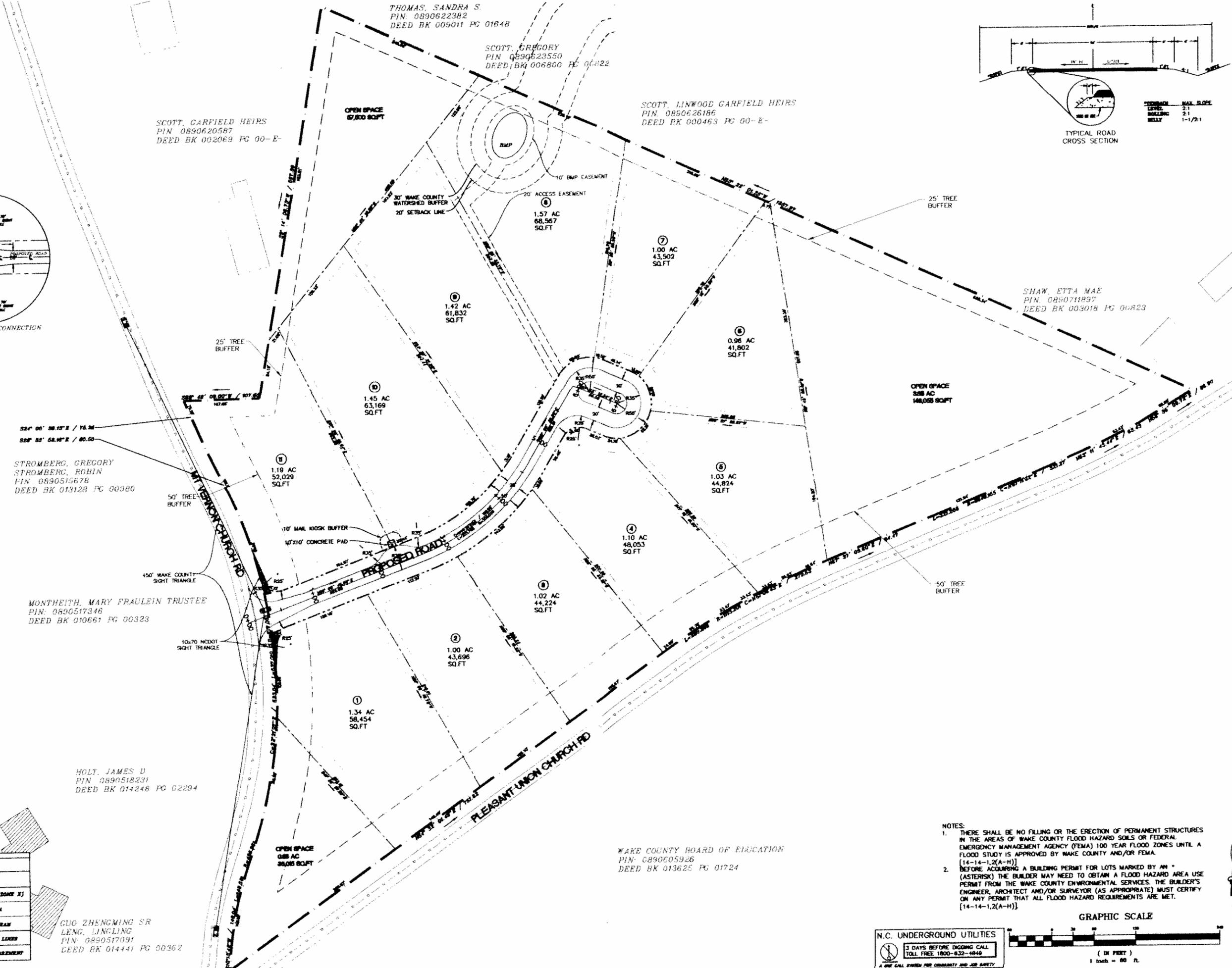
Date Started: 19 Dec 2014  
 Scale: 1" = 60'  
 Drawn By: SMK  
 Job #: 180-1114  
 File: 180-1114-1.dwg  
 Printed Date: 28 January 2015  
 Keyword: 180-1114-1.dwg

Site Plan  
 For  
**Cameron Estates Subdivision**



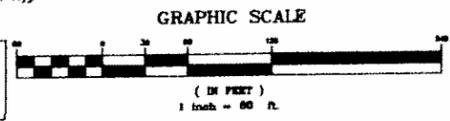
LEGEND	
	WETLAND
	FEMA FLOOD AREA (ZONE X)
	WOODED AREA
	PERENNIAL STREAM
	OVERHEAD POWER LINES
	DRAINAGE/ACCESS EASEMENT

GUO ZHENGMING SR  
 LENG JINLING  
 PIN: 0890517091  
 DEED BK 014441 PG 00362



- NOTES:
- THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA. [14-14-1.2(A-H)]
  - BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN \* (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. [14-14-1.2(A-H)]

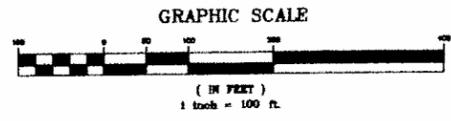
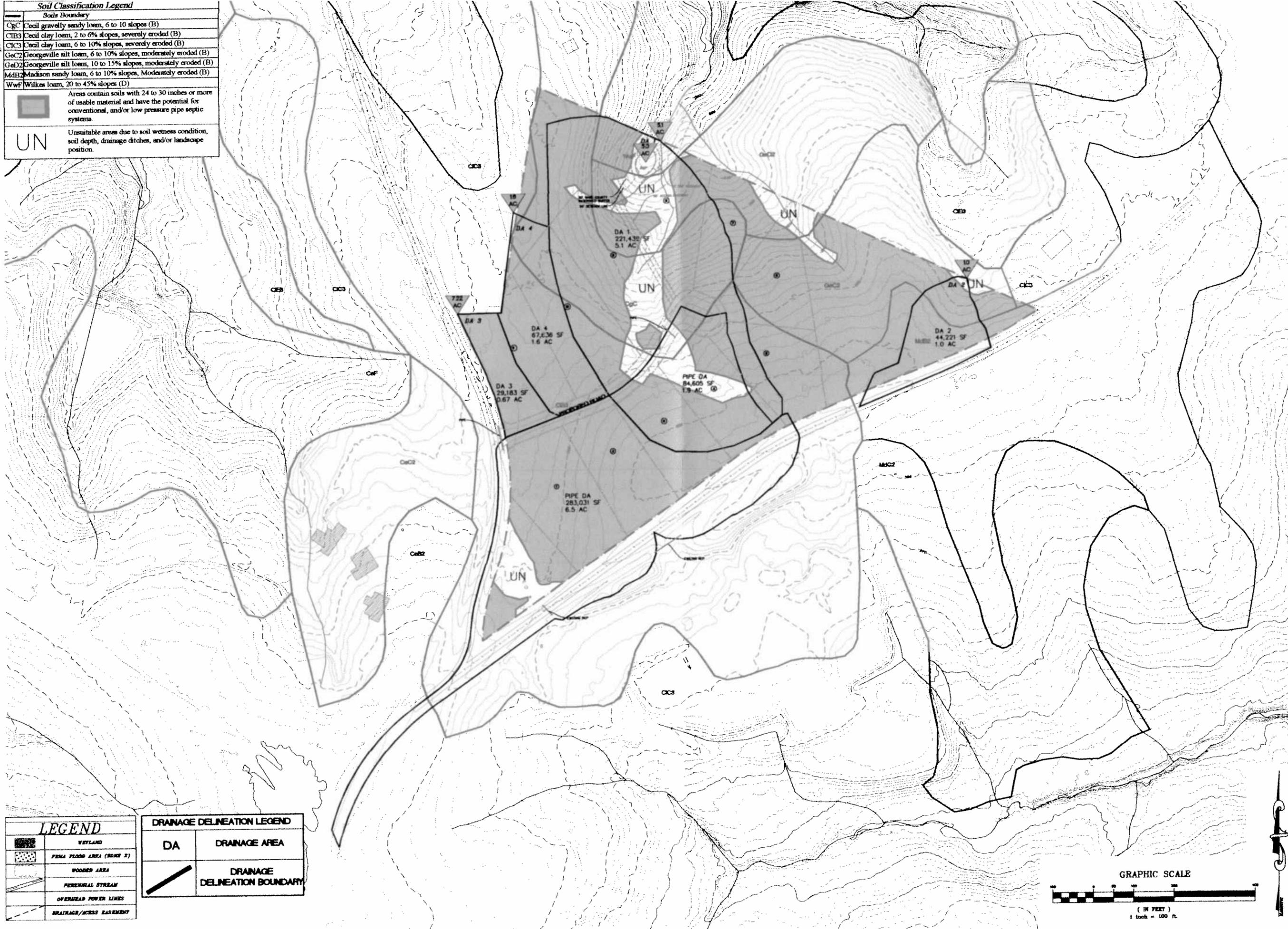
N.C. UNDERGROUND UTILITIES  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 1-800-632-4848  
 A ONE CALL NUMBER FOR CONVIANTY AND JOB SAFETY



Soil Classification Legend	
Soils Boundary	
CgC	Cecil gravelly sandy loam, 6 to 10 slopes (B)
ClB3	Cecil clay loam, 2 to 6% slopes, severely eroded (B)
ClC3	Cecil clay loam, 6 to 10% slopes, severely eroded (B)
GeC2	Georgetown silt loam, 6 to 10% slopes, moderately eroded (B)
GeD2	Georgetown silt loam, 10 to 15% slopes, moderately eroded (B)
MdB2	Madison sandy loam, 6 to 10% slopes, Moderately eroded (B)
WwF	Wilkes loam, 20 to 45% slopes (D)
	Areas contain soils with 24 to 30 inches or more of usable material and have the potential for conventional, and/or low pressure pipe septic systems
UN	Unsuitable areas due to soil wetness condition, soil depth, drainage ditches, and/or landscape position.

LEGEND	
	WETLAND
	FEMA FLOOD AREA (ZONE 3)
	WOODED AREA
	PERMANENT STREAM
	OVERHEAD POWER LINES
	DRAINAGE/ACCESS EASEMENT

DRAINAGE DELINEATION LEGEND	
DA	DRAINAGE AREA
	DRAINAGE DELINEATION BOUNDARY



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Date Started: 19 Dec 2014  
Scale: 1" = 100'  
Drawn By: SNK  
Job #: 1801114  
File: 1801114.dwg  
Printed Date: 29 January 2015  
Revision No. 1.0

Drainage Delineation & Soils  
For  
Cameron Estates Subdivision

