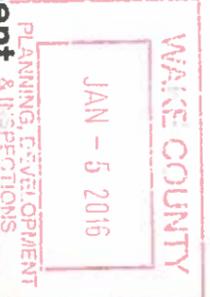




Planning, Development & Inspections



S-02-16

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 Williams Walk

( ) cluster subdivision ( ) lot-by-lot subdivision ( ) open space  
Has a preliminary plan previously been approved for subdivision of this site? ( ) Yes (x) No  
If yes, when and under what name? \_\_\_\_\_

Property

Parcel Identification Number: 1860211391

Address: 0 Averette Road

Location: east side of Averette Road (street) \_\_\_\_\_, at/between  
Old Pearce Road (north, east, south, west) and Edgefield Drive (street)

Total site area in square feet and acres: 551,338 square feet 12.65 acres  
Zoning District(s) and Overlay Districts (if any) and land area within each: \_\_\_\_\_  
entire site is in R-40W zoning

Conditions of any Conditional Use Zoning Districts: none

Present land use(s): vacant

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

Name: Robert H and Rebecca M Williams

Address: 5 Lois Street

City: Natick State: MA Zip Code: 01760

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

Name: Jon Eakins, PE

Address: PO Box 810

City: Rolesville State: NC Zip Code: 27571

E-mail Address: jeakins@thenucco.com FAX: \_\_\_\_\_

Telephone Number: 919-616-4716 Relationship to Owner: Engineer

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1 unit per acre

Max. # of lots allowable\* : 12 Proposed # of lots\* : 10

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

Average lot area\* : 49,498 sf

Min. allowable lot width\* : 110 ft Proposed min. lot width\* : \_\_\_\_\_ 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: n/a acres  
 Proposed open space area [by parcel]: \_\_\_\_\_ acres  
 Proposed open space use(s) [by parcel]: \_\_\_\_\_ acres  
 Proposed future development site area [by site]: \_\_\_\_\_ acres  
 Proposed impervious surfaces area: \_\_\_\_\_ roads = 24,500 sf + 7000 sf/lot = 94,500 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 17.1 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres  
 within floodway: 0 acres

**vehicular Access**

Names of access street(s) and number of access points along each: Averette Road - 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	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Abbey Grace Lane	50	18	2	Y	n/a	n/a	n/a

<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 ( ) (x) individual well(s)

Estimated total water demand: n/a gpd

Wastewater collection/treatment provided by: ( ) municipal system ( ) (x) individual on-site system

( ) community system - specify type ( ) (x) individual on-site system

Estimated total wastewater discharge: n/a gpd

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

Fire protection provided by: Wake County

**Miscellaneous**

Generalized slope of site: toward the south and southeast

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: none

Valuable historic resources (homestead, mill, archaeological 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 \_\_\_\_\_

(x) Non-Urban Area/Water Supply Watershed Little River

( ) 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: Robert H. White Date: 12-15-15

Signature: Rebecca Date: 12-15-15

Signature: John M. White Date: 12-15-15

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: Leah Blankenship Date: 1/4/16

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.

# WILLIAMS WALK

## PRELIMINARY SUBDIVISION PLAN

WAKE COUNTY, NC

JANUARY 5, 2016

CLIENT  
**SOLID ROCK CUSTOM BUILDERS OF NC**  
 1016 EMERON ROAD  
 WAKE FOREST, NC 27587



SHEET INDEX		
SHEET NO.	SHEET NAME	POST CURRENT REVISION DATE
C-1	EXISTING CONDITIONS PLAN	01/05/2016
C-2	PRELIMINARY SITE PLAN	01/05/2016
C-3	GRADING AND DRAINAGE PLAN	01/05/2016
SW-1	STORMWATER MANAGEMENT PLAN	01/05/2016
SW-2	STORMWATER MANAGEMENT PLAN	01/05/2016



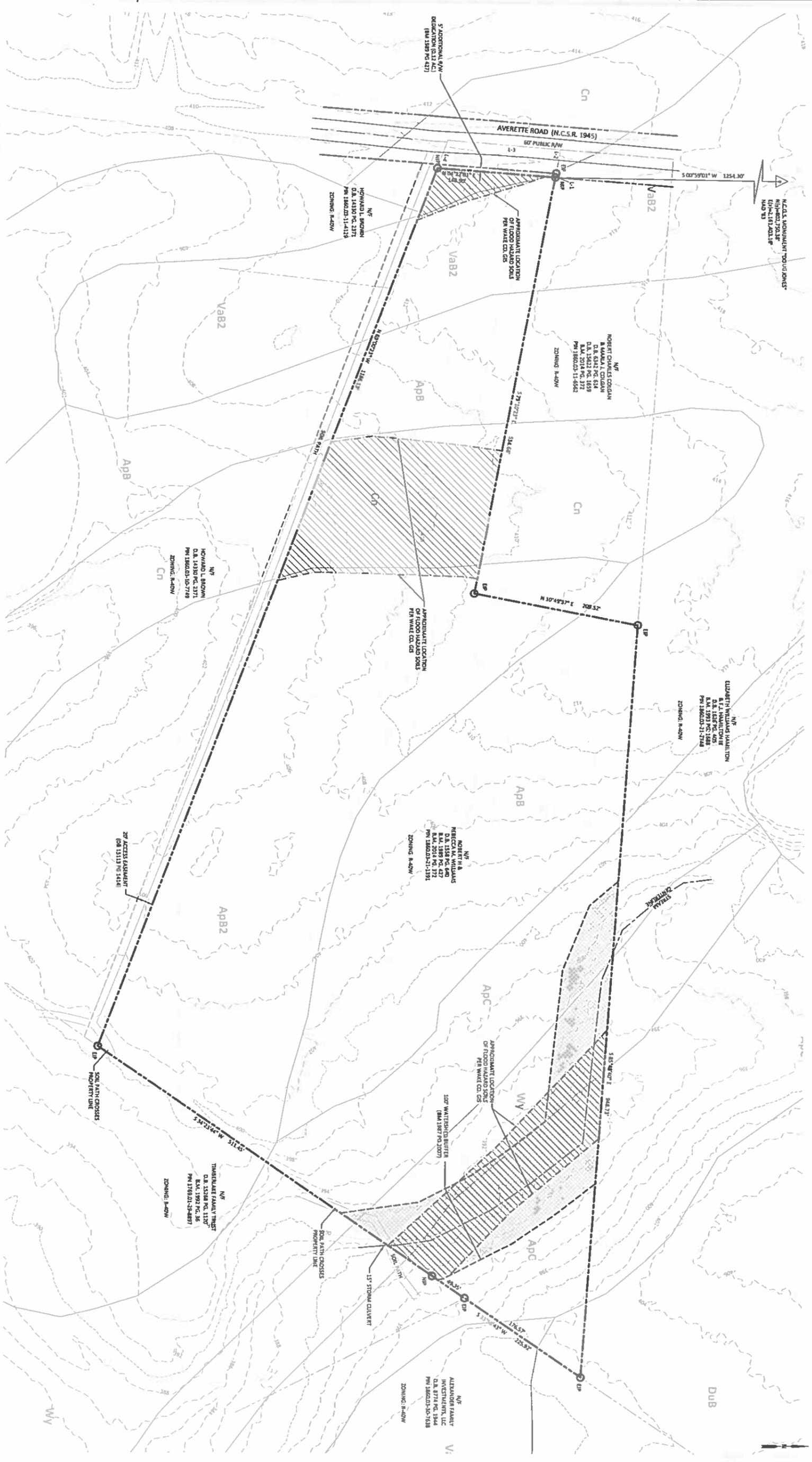
**The Nau Company**  
 Consulting Civil Engineers  
 PO Box 810 | Rolesville, NC 271  
 919-435-6395  
 NCBEIS License P-0751  
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LINE	LENGTH	BEARING
L-1	5.051'	N 79°10'21" W
L-2	30.151'	N 04°39'53" E
L-3	44.207'	N 04°39'53" E
L-4	37.281'	S 89°00'23" E

- EXISTING DEVELOPED CONDITIONS INFORMATION:**
1. THE SITE CONTAINS NO EXISTING STRUCTURES.
  2. THE SITE CONTAINS NO GRAVE SITES OR BURIAL PLATS.
  3. THE SITE CONTAINS NO MAJOR DRAINAGE DITCHES OR ASSOCIATED BARRENAGE.
  4. THE SITE CONTAINS NO EXISTING OR PROPOSED ELECTRIC, OIL, OR NATURAL GAS LINES OR FACILITIES.
  5. THE SITE CONTAINS NO EXISTING HISTORIC RESOURCES.

- EXISTING CONDITIONS NOTES:**
1. PROPERTY BOUNDARY, EASEMENTS AND STREAM BUFFERS TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY CANTONVILLE, MOSS & ASSOCIATES, 3115 WHITE STREET, WAKE FOREST, NC 27788.
  2. PROPERTY BOUNDARIES, EASEMENTS AND STREAM BUFFERS WERE OBTAINED FROM WAKE COUNTY GIS DATA.
  3. BASED ON WAKE COUNTY GIS, THE ENTIRE SITE IS WOODED.
  4. SOILS INFORMATION PROVIDED BY WAKE COUNTY GIS.
  5. FLOOD HAZARD INFORMATION FROM THE STREAM SHOWN ON THE PLAN IS A NON-PERMANENT STREAM.

- EXISTING CONDITIONS LEGEND:**
- EXISTING 2" CONTOUR
  - EXISTING 10' CONTOUR
  - PARCEL BOUNDARY
  - RIGHT-OF-WAY
  - ROAD CENTERLINE
  - ROAD EDGE OF PAVEMENT
  - FLOOD HAZARD SOIL
  - 100' STREAM BUFFER
  - STREAM CENTERLINE
  - EASEMENT



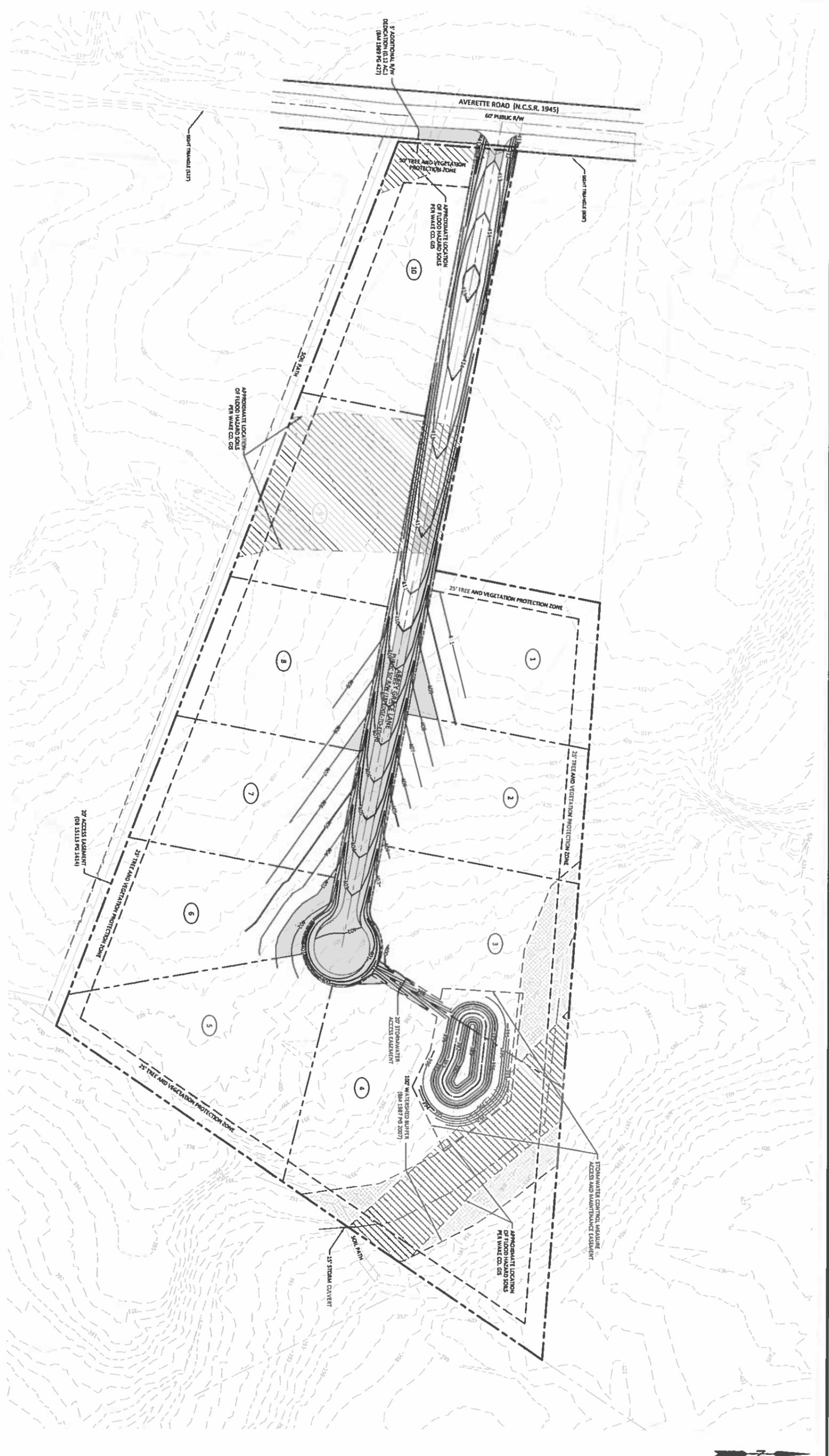
PROJECT NO.:  
 DESIGN BY:  
 DRAWN BY:  
 SCALE:  
 DATE:  
 SHEET NO.: C-1

WILLIAMS WALK  
 PRELIMINARY SUBDIVISION PLAN  
 WAKE COUNTY, NC

NO.	REVISIONS

CLIENT:  
 SOLID ROCK CUSTOM BUILDERS OF NC  
 1016 EMERON ROAD  
 WAKE FOREST, NC 27587

PREPARED BY:  
**The Nau Company**  
 Consulting Civil Engineers



**GRADING AND DRAINAGE PLAN LEGEND**

EXISTING 1' CONTOUR	---
PROPOSED 5' CONTOUR	---
PROPOSED 1' CONTOUR	---
PARCEL BOUNDARY	---
PROPERTY LINE	---
FLOOD HAZARD ZONE	---
100' STREAM BUFFER EASEMENT	---
25' TREE AND VEGETATION PROTECTION ZONE	---

SCALE: 1"=40'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**WILLIAMS WALK PRELIMINARY SUBDIVISION PLAN**

WAKE COUNTY, NC

PROJECT NO. 10074E

DESIGN BY: JME

DRAWN BY: JME

SCALE: 1"=40'

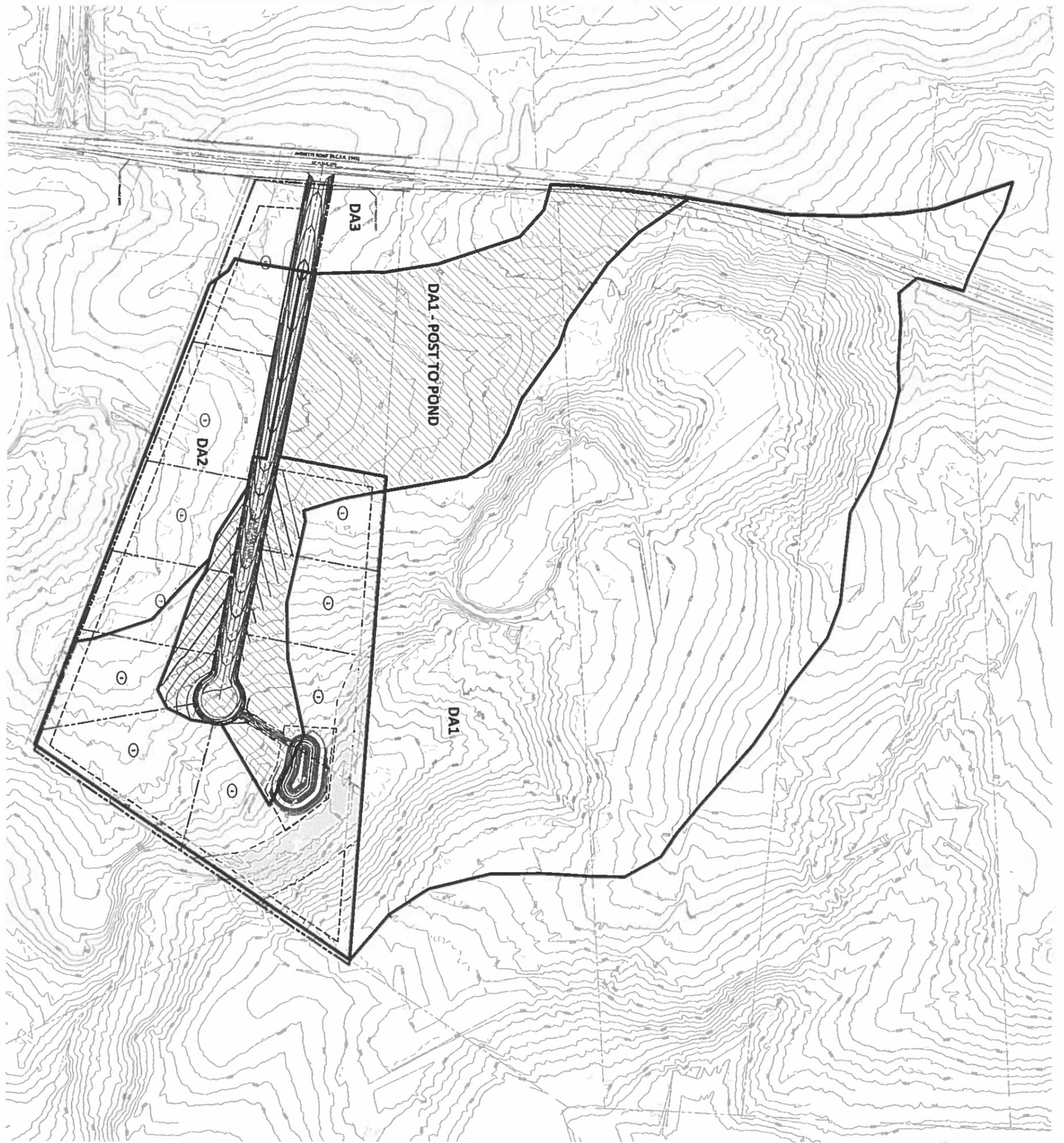
DATE: 2016-01-05

SHEET NO. C-3

REVISIONS	DATE	BY	DESCRIPTION

CLIENT: SOLID ROCK CUSTOM BUILDERS OF NC  
1016 EMERSON ROAD  
WAKE FOREST, NC 27587

PREPARED BY: **The Nau Company**  
Consulting Civil Engineers



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION  
 SCALE: 1"=100'



PROJECT NO. 10791  
 DESIGN BY: JMC  
 DRAWING BY: JMC  
 SCALE: 1" = 100'  
 DATE: 2014-01-05  
 SHEET NO.: SW2



**WILLIAMS WALK  
 PRELIMINARY SUBDIVISION PLAN**  
 WAKE COUNTY, NC

NO.	REVISIONS

CLIENT:  
 SOLID ROCK CUSTOM BUILDERS OF NC  
 1016 EMERON ROAD  
 WAKE FOREST, NC 27587

PREPARED BY:  
**The Nau Company**  
 Consulting Civil Engineers  
 PO Box 810 | Raleigh, NC 27671