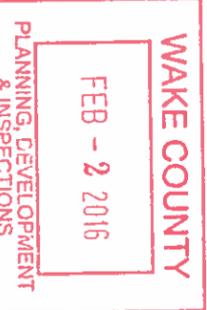




Planning, Development & Inspections



S-64-16

TEL (PLANNING) 919 856 6310
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A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Castleberry Farm

() 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: 0713-91-5102

Address: Castleberry Road
Location: South side of Castleberry Road (street) at/between
(north, east, south, west) and Sleepy Valley Road (street)
Wimberly Road (street)

Total site area in square feet and acres: 1,383,953 square feet 31.771 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Agricultural - Farm, Vacant

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

Address: 8310 Bandford Way
City: Raleigh State: NC Zip Code: 27615
E-mail Address: henry@premierhomesinc.com FAX: 919-571-1521
Telephone Number: 919-781-4177

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

Name: Dale Werenko, PE, WithersRavenel
Address: 115 Mackenan Drive
City: Carv State: NC Zip Code: 27511
E-mail Address: dwerenko@withersravenel.com FAX: 919-467-6008
Telephone Number: 919-469-3340 Relationship to Owner: Project Engineer/Planner

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 0.5 DU/AC
Max. # of lots allowable*: 15 Proposed # of lots*: 7
Min. allowable lot area*: 80,000 sf Proposed min. lot area*: 145,151 sf
Average lot area*: 164,343 sf
Min. allowable lot width*: 150 ft Proposed min. lot width*: 150 ft
* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % () 30% () 40% of site area
Min. open space area: 0 acres
Proposed open space area [by parcel]: 4.05 acres
Proposed open space use(s) [by parcel]: Passive Recreation, Natural Buffers, Septic Systems
Proposed future development site area [by site]: 0 acres
Proposed impervious surfaces area: 170,000 sf
Proposed impervious surface coverage (impervious surfaces area/site area x 100): +1-12.2 %
Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0.0 acres
within floodway: 0.0 acres

Vehicular Access

Names of access street(s) and number of access points along each: Shooting Club Rd - 1 access

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
Castleberry Road (SR 1604)	60'	20'	2	Y			

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: _____ ADT: _____

ADT: _____

Utilities and Services

Water supply provided by: () municipal system () _____

() community system () _____ () individual well(s)

Estimated total water demand: 2800 gpd (7 lots x 400 gpd/lot)

Wastewater collection/treatment provided by: () municipal system () _____

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

Estimated total wastewater discharge: 0 gpd

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

Natural gas service provided by: PSNC _____

Telephone service provided by: AT&T _____ Underground () yes () no

Cable television service provided by: Time Warner _____ Underground () yes () no

Fire protection provided by: Apex #3 _____

Miscellaneous

Generalized slope of site: 5% - 20% slopes, moderate to gently sloping topography

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none known



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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 Jordan Lake/ Lower New Hope 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: [Signature] Date: 1/19/16

Signature: [Signature] Date: 1/19/16

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: [Signature] Date: 1/20/16

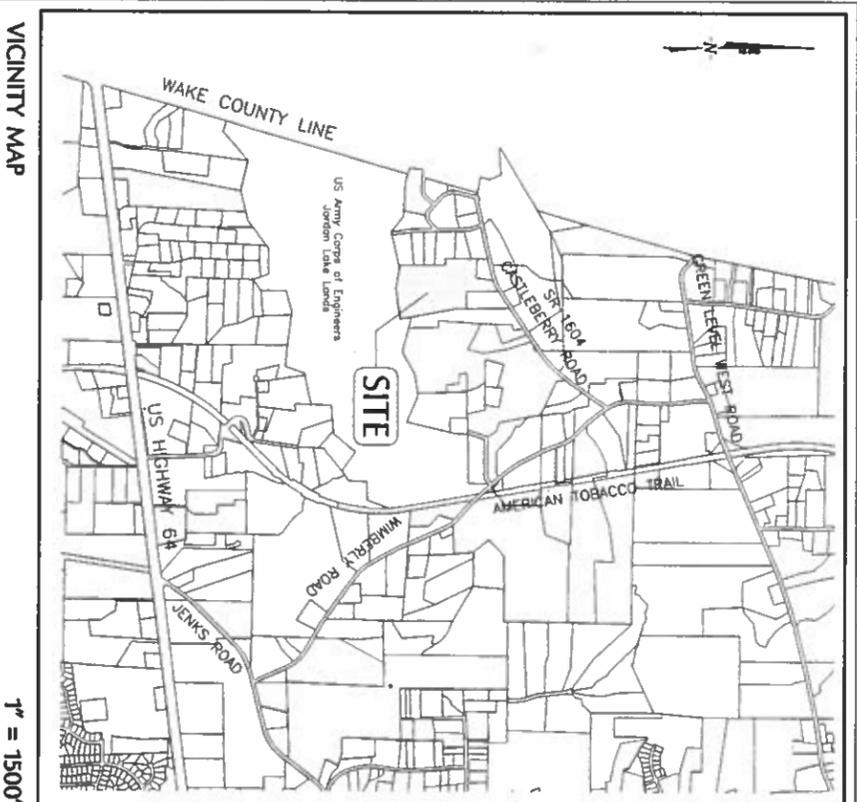
PRELIMINARY SUBDIVISION PLANS
for

CASTLEBERRY FARM

WAKE COUNTY, NC

WAKE COUNTY # S-XX-16

Submission Date: Feb 2, 2016



VICINITY MAP

1" = 1500'

PRELIMINARY SUBDIVISION PLANS

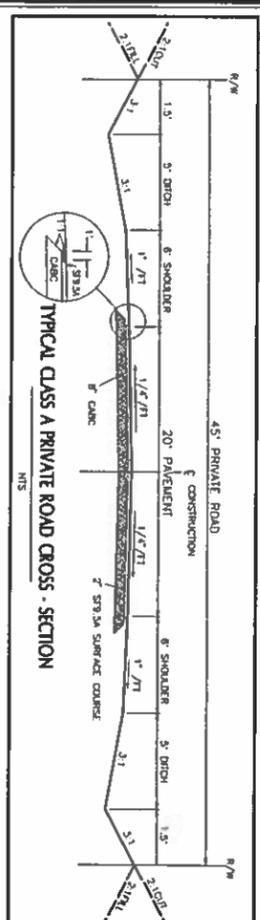
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CASTLEBERRY FARM

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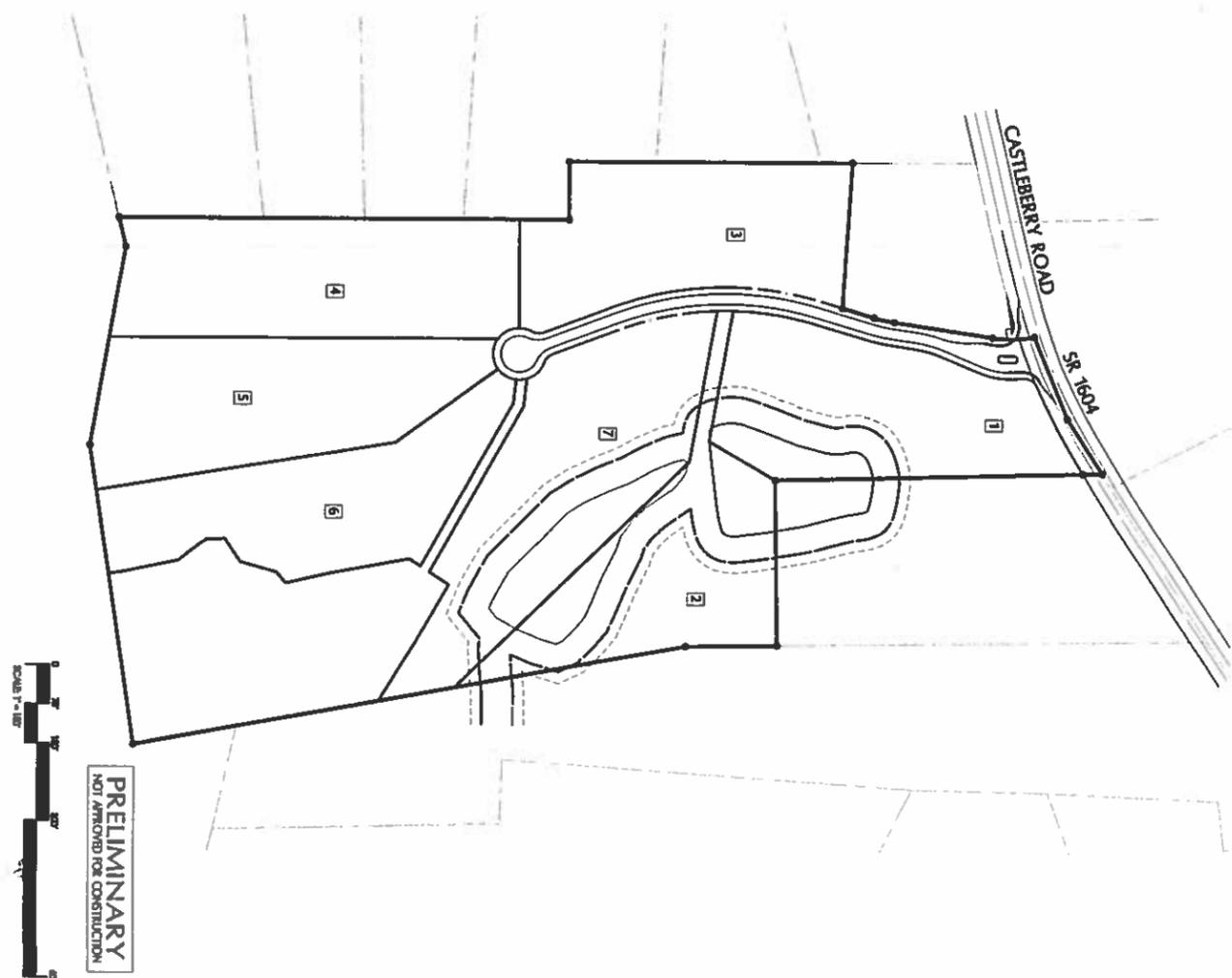
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APPLICANT / DEVELOPER
PREMIERE HOMES II, LLC
8370 BANDFORD WAY
RALPHCH, NORTH CAROLINA 27615
Contact: Terry Stephens, PE
TEL (919) 574-8263 FAX (919) 574-1521

PREPARED BY:
WithersRavenel
Engineers | Planners | Surveyors
115 Mackenran Drive Cary, NC 27511 | t: 919-488-3340 | license #C-0832 | www.withersravenel.com



PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

INDEX OF SHEETS

SHT No.	DRAWING DESCRIPTION
1	Existing Conditions Plan
2	Preliminary Subdivision Plan

LEGEND

DESCRIPTION	EXISTING	PROPOSED
1" CONTOUR INTERVAL	---	---
5' CONTOUR INTERVAL	---	---
PROPERTY LINE BY SURVEY	---	---
PROPERTY LINE BY DEED	---	---
EXISTENT LINE	---	---
STREET DRAINAGE	---	---
WATERLINE	---	---
CABLE TV	---	---
FIBER OPTIC	---	---
OVERHEAD ELECTRICAL	---	---
ODS	---	---
TELEPHONE	---	---
FIBERING STRUCTURE	---	---
WATERSHED	---	---
100' FLOOD	---	---
TREELINE	---	---
OVERHEAD POWER POLE	---	---
WALDOZ	---	---

