



# 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** Adams Tract

(X) 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: Partial of 0696-57-3244 -> 0696 57 1227

Address: 3390 John Adams Road, Willow Spring, NC 27592 3390 NC 42 Hwy

Location: South side of NC - 42, at/between  
(north, east, south, west) (street)  
Blannie Farms Ln and SR 2747 (John Adams Rd)  
(street) (street)

Total site area in square feet and acres: 1,834,224 square feet 42.10 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: HD - Highway District

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Residential and wooded

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

Name: Joyce C Adams

Address: 3385 John Adams

City: Willow Spring State: NC Zip Code: 27592-9029

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

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

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

Name: Timmons Group - Keith Roberts, PE

Address: 5410 Trinity Road, STE. 102

City: Raleigh State: NC Zip Code: 27607

E-mail Address: keith.roberts@timmons.com FAX: \_\_\_\_\_

Telephone Number: 919-866-4951 Relationship to Owner: Consultant

### Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45

Max. # of lots allowable\*: \_\_\_\_\_ Proposed # of lots\*: 28

Min. allowable lot area\*: 12,000 sf Proposed min. lot area\*: 23,740 sf

Average lot area\*: 32,594 sf

Min. allowable lot width\*: 60 ft Proposed min. lot width\*: 60 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10 % ( ) 25 % ( ) 30% ( ) 40% of site area  
**Min. open space area:** 4.21 acres  
 Proposed open space area [by parcel]: 18.13 acres  
 Proposed open space use(s) [by parcel]: \_\_\_\_\_  
 Proposed future development site area [by site]: \_\_\_\_\_ acres  
 Proposed impervious surfaces area: 185,635 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 10.12 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance):     acres  
 within floodway:                      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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Street "A"	50	20	2	Y			
Street "B"	50	20	2	Y			
Street "C"	50	20	2	Y			

<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) community system ( \_\_\_\_\_ ) ( ) individual well(s)

Estimated total water demand: \_\_\_\_\_ gpd

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

Estimated total wastewater discharge: \_\_\_\_\_ gpd

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

Natural gas service provided by: N/A

Telephone service provided by: \_\_\_\_\_ Underground ( ) yes ( ) no

Cable television service provided by: \_\_\_\_\_ Underground ( ) yes ( ) no

Fire protection provided by: \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: \_\_\_\_\_

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: \_\_\_\_\_

**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 \_\_\_\_\_

(X) 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):

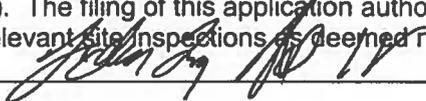
\_\_\_\_\_

**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).

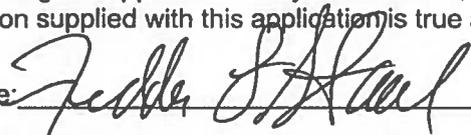
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 4-12-18

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: 4-12-18

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.

**SITE DATA**

TOTAL SITE AREA	42.10 AC
PIN NUMBERS	PARTIAL OF 0685-57-3244
ZONING	HD-HIGHWAY DISTRICT
EXISTING USE	RESIDENTIAL & WOODED
PROPOSED USE	RESIDENTIAL
PROPOSED IMPERVIOUS AREA	4.98 AC (11.83%)
OPEN SPACE PROVIDED	18.13 AC (43.06%)
AREA IN ROW	3.45 AC
AREA IN LOTS	20.20 AC
AREA DEDICATED ROW	0.32 AC
LINE&N STREET FOOTAGE	2,788 LF
TOTAL LOTS	28
AVERAGE LOT SIZE	31,430 SF
MIN LOT SIZE	22,259 SF
MIN LOT WIDTH	60 LF
LOT SETBACKS	FRONT 15'
REAR 15'	REAR 15'
CORNER 15'	CORNER 15'

**STREET DATA**

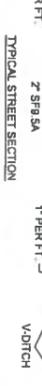
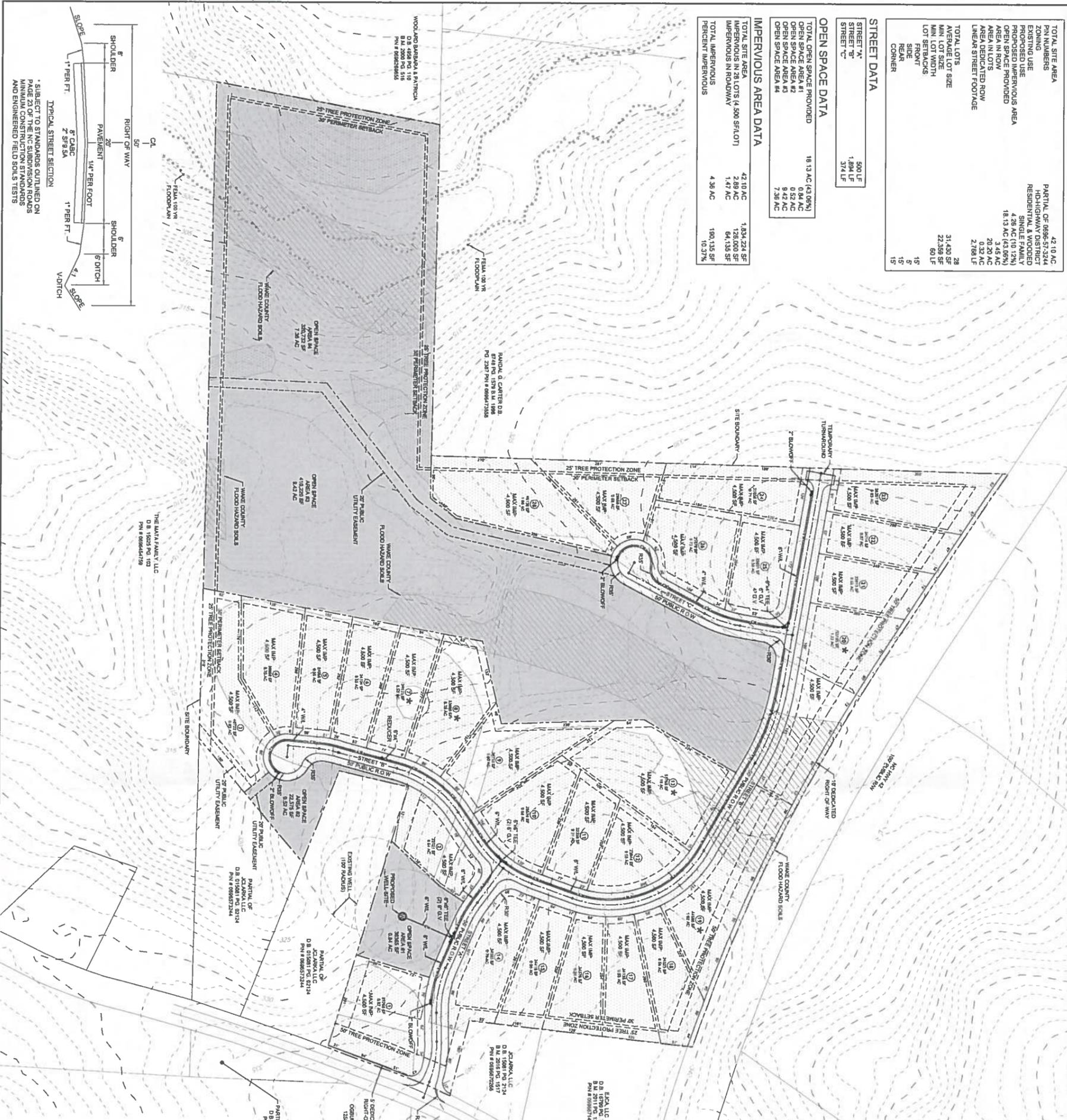
STREET 'A'	300 LF
STREET 'B'	1,891 LF
STREET 'C'	371 LF

**OPEN SPACE DATA**

TOTAL OPEN SPACE PROVIDED	18.13 AC (43.06%)
OPEN SPACE AREA #1	0.84 AC
OPEN SPACE AREA #2	0.52 AC
OPEN SPACE AREA #3	4.28 AC
OPEN SPACE AREA #4	2.48 AC

**IMPERVIOUS AREA DATA**

TOTAL SITE AREA	42.10 AC	1,834,224 SF
IMPERVIOUS IN 28 LOTS (4,500 SF/LOT)	2.89 AC	125,000 SF
TOTAL IMPERVIOUS	1,477 AC	64,135 SF
PERCENT IMPERVIOUS	4.96 AC	190,135 SF
		10.27%



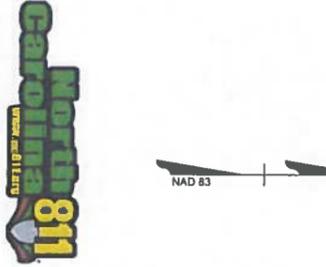
• SUBJECT TO STANDARDS OUTLINED ON PAGES 17-19 OF THE SUBDIVISION PLAN. MINIMUM CONSTRUCTION STANDARDS AND ENGINEERED FIELD SOILS TESTS

**GENERAL NOTES**

- BOUNDARY INFORMATION TAKEN FROM SURVEY BY BERTON W. DENHAM AND ASSOCIATES, P.L.C.
- EXISTING STRUCTURES TO BE REMOVED PRIOR TO CONSTRUCTION. WELL AND SEPTIC TO BE ABANDONED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR FOR ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND NCOTD STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES SHALL BE PUBLIC.
- ALL UTILITIES SHALL BE UNDERGROUND.
- EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.
- WAKE COUNTY EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
- CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
- SIGNAGE SHALL BE REQUIRED PRIOR TO INSTALLATION OF ANY SIGNAGE.
- NCOTD DRIVEWAY PERMIT WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- STREET NAMES MUST BE APPROVED BY WAKE COUNTY GIS PRIOR TO FINAL PLAT APPROVAL.
- NEED TO OBTAIN FLOOD HAZARD STUDY FROM ENVIRONMENTAL SERVICES. THE BUILDER MAY NEED TO OBTAIN FLOOD HAZARD STUDY FROM ENVIRONMENTAL SERVICES (FEMA) 100 YEAR FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD HAZARD SOILS STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND/OR FEMA SPECIFICATIONS OF ENVIRONMENTAL SERVICES. THIS REPORT MUST DEMONSTRATE THAT ADEQUATE SOILS EXIST ON EACH LOT TO SUPPORT THE REQUIRED SEPTIC SYSTEM AND REPAIR AREA.
- DEDICATED OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- RECREATION OPPORTUNITIES FOR THE SUBDIVISION'S RESIDENTS AND THEIR LOTS MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED WITH A MAXIMUM IMPERVIOUS SURFACE OF 4,500 SF PER LOT.

**LEGEND**

(Symbol)	PROPERTY LINE
(Symbol)	EXISTING ROAD CENTER
(Symbol)	PROPOSED ROAD CENTER
(Symbol)	PROPOSED EAP
(Symbol)	PROPOSED EASEMENT
(Symbol)	PROPOSED RIGHT-OF-WAY
(Symbol)	BUILDING SETBACK
(Symbol)	FEMA 100 YR FLOODPLAIN
(Symbol)	FLOOD HAZARD SOILS
(Symbol)	SUITABLE SOILS
(Symbol)	OPEN SPACE



# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

## ADAMS TRACT

WAKE COUNTY, NORTH CAROLINA

### PRELIMINARY SUBDIVISION PLAN

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE  
RALEIGH OFFICE  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

DATE	REVISION DESCRIPTION
04/17/18	
DATE	
DRAWN BY	
DESIGNED BY	
CHECKED BY	
SCALE	

JOB NO. 41143

SHEET NO. C1.0

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