

S-11-17

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



Planning, Development & Inspections

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

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Highway 42 Subdivision

() 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: 1617-11-7386

Address: 4801 NC Highway 42

Location: north side of NC Highway 42, at/between
(north, east, south, west) (street)

Field Hill Road and Mary Hobby Road
(street) (street)

Total site area in square feet and acres: 767,527 square feet 17.62 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Entire parcel is within the Highway District

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): Farmland

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

Name: Billie W. McLamb & Janet W. Webb

Address: 4114 NC Highway 242

City: Dunn State: NC Zip Code: 28334

E-mail Address: n/a FAX: n/a

Telephone Number: n/a

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

Name: Chase Massey, PE, FLM Engineering

Address: PO Box 91727

City: Raleigh State: NC Zip Code: 27613

E-mail Address: cmassey@flmengineering.com FAX: n/a

Telephone Number: 919-423-8975 Relationship to Owner: consultant

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 30,000 sf minimum

Max. # of lots allowable*: 22 lots (15.61 acres of lot area) Proposed # of lots*: 20

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf

Average lot area*: 31,916 sf

Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 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]: N/A acres
 Proposed open space use(s) [by parcel]: N/A
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 159,278 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 23 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 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
THRU PINE DRIVE	50	22	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: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

community system (Proposed on-site community well _____) () individual well(s)

Estimated total water demand: _____ 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: TBD Underground () yes () no

Natural gas service provided by: TBD

Telephone service provided by: TBD Underground () yes () no

Cable television service provided by: TBD Underground () yes () no

Fire protection provided by: Garner Fire Department Station 2

Miscellaneous

Generalized slope of site: 1-5%

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: Cemetery

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):

Fuquay-Garner Area Land Use Plan - Residential _____

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: Bilbe W. McFamb Date: 4/03/17

Signature: Janet S. Webb Date: 4/03/17

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: Chon Harshey Date: 4/9/17

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.

SUMMARY INFORMATION

DEVELOPMENT NAME: HIGHWAY 42 SUBDIVISION
 STREET ADDRESS: 4801 NC HIGHWAY 42
 P/N NUMBER: 1617 11-17368
 TOTAL AREA: 17.62 AC
 LESS ROAD R/W: 2.61 AC
 NET LOT AREA: 15.01 AC

PROPOSED SINGLE FAMILY LOTS: 20
 PROPOSED DISTRICT: 20 (SINGLE-FAMILY RESIDENTIAL)
 PROPOSED MINIMUM LOT SIZE: 21,307 SF
 PROPOSED MINIMUM LOT W/TH: 95 FT
 ZONING DISTRICT: HIGHWAY DISTRICT (HD)
 MINIMUM LOT AREA: 30,000 SF @ 99 AC
 MINIMUM LOT FRONTAGE: 30'

MAXIMUM IMPERVIOUS PER LOT: 6,000 SF
 MAXIMUM IMPERVIOUS COVERAGE ALLOWABLE: 30%
 PROPOSED ROAD IMPERVIOUS AREA: 38,278 SF
 PROPOSED IMPERVIOUS AREA IN LOTS: 120,000 SF
 TOTAL PROPOSED IMPERVIOUS AREA: 158,278 SF (1.96 AC), 23% OF LOT AREA

SETBACKS:
 FRONT & CORNER: 30'
 SIDE: 10'
 REAR: 30'

TOTAL DISTURBED AREA: 3.70 AC

OWNERS:
 BLUE WY MCCLUNG & JANET W WEBB
 4114 NC HIGHWAY 242
 DUNN, NC 28334

DEVELOPER:
 CAPITAL LAND, LLC
 218 NEW BRIDGE STREET
 JACKSONVILLE, NC 27836
 321 239 9250

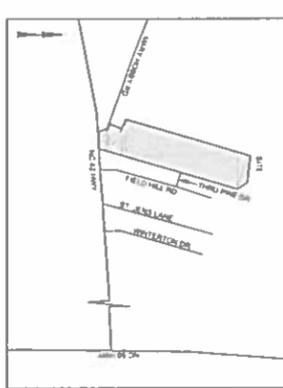
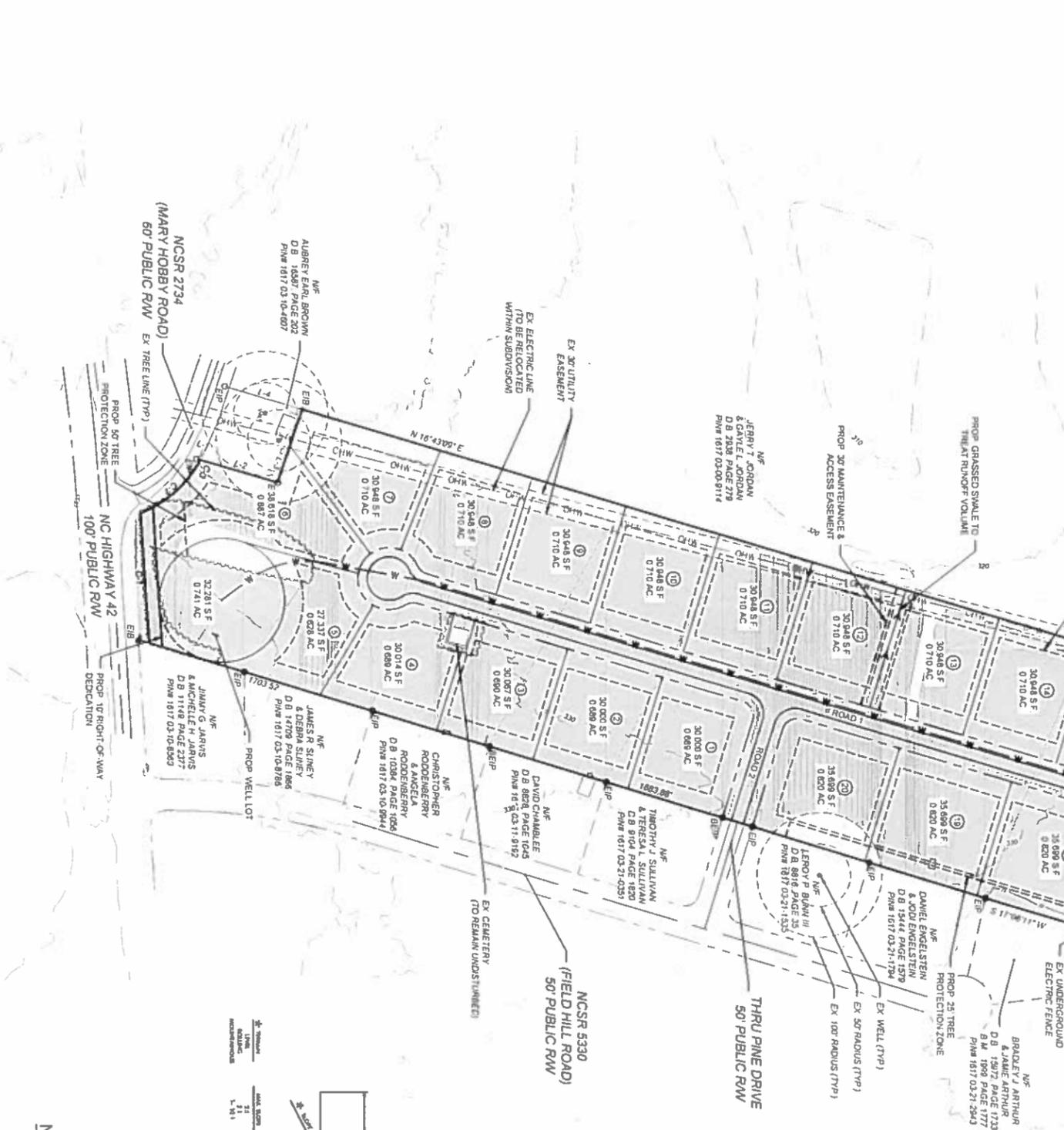
ENGINEER:
 FLEMING ENGINEERING, INC.
 P.O. BOX 8177
 RALEIGH, NC 27675
 919 610 1051

NOTES

- BOUNDARY DATA PROVIDED BY CAMTHORNE, MOSS & PANCIERA, P.C. ON MARCH 27, 2017.
- TOPOGRAPHIC INFORMATION SHOWN PER WAKE COUNTY, GIS DATA.
- EXISTING SOIL ANALYSIS PERFORMED BY CENTRAL CAROLINA SOIL CONSULTING, P.L.C. SOIL REPORT AND MAP INCLUDED WITH THIS PRELIMINARY SUBDIVISION SUBMITTAL.
- A PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FEMA PANEL 3072016 FROM DATED APRIL 2, 2008.
- STREAM & WETLAND DELINEATION PERFORMED BY CAROLINA ECOSYSTEMS, INC. NO SURFACE WATERS OR WETLANDS ARE PRESENT WITHIN THE PROJECT AREA.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL FIELD VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT UNDERGROUND UTILITY LOCATIONS IF SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED ONLY AS APPROXIMATE. WHERE CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- THE DISTINGUISHED LOTS ARE AGRICULTURAL AND VACANT FARMLAND.
- MAXIMUM IMPERVIOUS SURFACE AREA ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLAN APPROVED LIMITING THE IMPERVIOUS SURFACE TO 6,000 SQ. FT.
- AREAS OF DISCONNECTED IMPERVIOUS SHALL BE SHOWN ON THE RECORDED PLAN.
- NO LOTS WILL HAVE DIRECT DRIVEWAY ACCESS TO NC HIGHWAY 42 OR THRU PINE DRIVE.
- ALL LOTS WILL HAVE COMMUNITY WATER AND INDIVIDUAL SEPTIC SYSTEMS.
- ALL UTILITIES SHALL BE UNDERGROUND.
- THIS SUBDIVISION WILL COMPLY WITH THE WAKE COUNTY SOIL AND EROSION CONTROL PLAN.
- WAKE COUNTY STORMWATER & EROSION CONTROL PERMITS WILL BE REQUIRED.
- STREET NAMES MUST BE APPROVED BY WAKE COUNTY PRIOR TO FINAL PLAN.
- ALL NEW ROADS SHALL BE BUILT TO HCCOT SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND HCCOT STANDARDS & SPECIFICATIONS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MAINTENANCE OF ALL ROADS UNTIL TAKEN OVER BY HCCOT.
- HCCOT DRIVEWAY PERMIT WILL BE REQUIRED PRIOR TO FINAL PLAN APPROVAL.

LEGEND

- EX PROPERTY LINE
- EX RIGHT-OF-WAY
- EX ADJACENT OWNERS
- EX EASEMENT
- EX ROAD CENTERLINE
- EX UDLAR MAJOR CONTOUR (90')
- EX UDLAR MINOR CONTOUR (75')
- EX UNDERGROUND FENCE
- EX OVERHEAD ELECTRIC LINE
- EX TREE LINE
- PROP RIGHT-OF-WAY
- PROP LOT LINES
- PROP SETBACK LINE
- PROP EASEMENT
- PROP WATER LINE
- PROP STORM DITCH
- USABLE SOILS
- AREAS THAT CAN BE USED FOR FUTURE REPAIR FIELDS ONLY

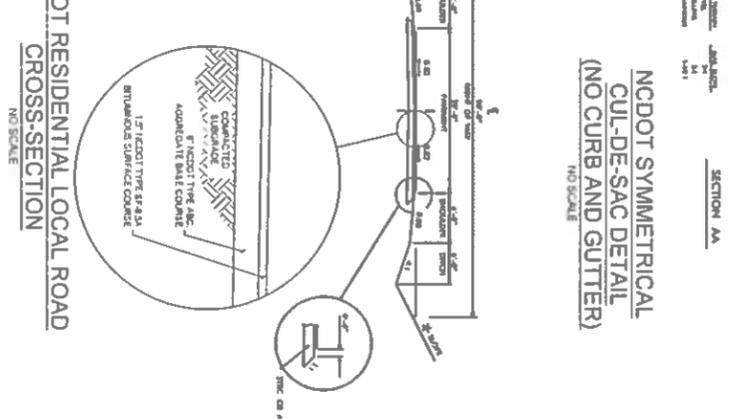
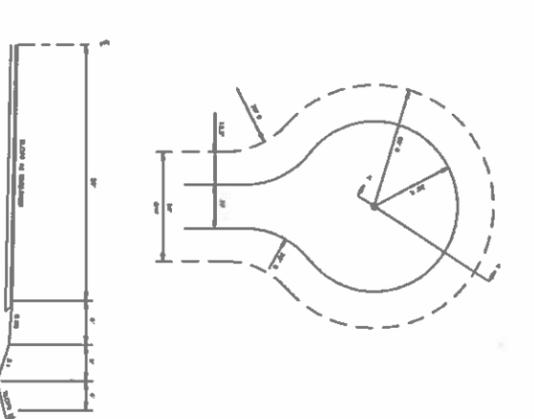


VICINITY MAP

LINE	BEARING	DISTANCE
L-1	S 16° 10' 20" W	6.50'
L-2	S 71° 40' 0" E	1.20'
L-3	S 71° 40' 0" E	1.20'
L-4	N 16° 13' 01" E	128.36'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARINGS
C-1	151.80'	259.34'	208.84'	S 68° 11' 51" W
C-2	151.80'	259.34'	208.84'	S 68° 11' 51" W
C-3	508.93'	7.93'	7.93'	S 81° 17' 27" E



FLEM ENGINEERING

POST OFFICE BOX 9127
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.841.1051
 FIRM NC LICENSE NUMBER C-2422

REVISION HISTORY

REV	DESCRIPTION	DATE	BY

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 40' (AS SHOWN)

SCALE ADJUSTMENT: 1" = 40' (AS SHOWN)

SCALE: 1" = 40' (AS SHOWN)

PRELIMINARY SUBDIVISION

HIGHWAY 42 SUBDIVISION
 4801 NC HIGHWAY 42
 WAKE COUNTY, NC 27603

CAPITAL LAND, LLC

DATE: 04-24-2017
 SCALE: AS SHOWN
 DESIGNED BY: TCM
 APPROVED BY: TCM
 PROJECT NO: 17018

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SHEET 1 OF 1