

8-12-14



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 Judd Plantation

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: 0686-08-6623
Address: 7209 Kennebec Rd Willow Springs
Location: East side of Kennebec Road, at/between Willow Springs St and Eddie Howard Road
(north, east, south, west) (street)
Total site area in square feet and acres: 2250,764 square feet 51.670 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Single Family

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: Beverly Parker Trust
Address: 2352 N Wolfenare Dr
City: Virginia Beach State: VA Zip Code: 23454
E-mail Address: _____ FAX: _____
Telephone Number: _____

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: Keith M Roberts PE
Address: 5410 Trinity Rd St 112
City: Raleigh State: NC Zip Code: 27607
E-mail Address: Keith.Roberts@timmons.com FAX: 919-832-8124
Telephone Number: 919-625-0411 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 DU/AC
Max. # of lots allowable*: 75 Proposed # of lots*: 57
Min. allowable lot area*: 20,000 SF sf Proposed min. lot area*: 20,000 sf
Average lot area*: 22,437 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)): 10 % () 25 % () 30% () 40% of site area
Min. open space area: 5.167 acres
 Proposed open space area [by parcel]: 17.664 acres
 Proposed open space use(s) [by parcel]: 2 Passive Rec / community well
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: _____ sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): _____ acres
 within floodway: 3.924 acres 11.559 ac

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) ²	Est. traffic generated (ADT) ³
<u>Kennebec Rd</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			

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 (New) () 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: _____ gpd

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

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

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: Rolling

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

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

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

(X) Short-Range Urban Services Area Fuquay

() 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):

Residential < 1.5 unit/ac Fuquay/Garner Area Plan

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: 8/26/14

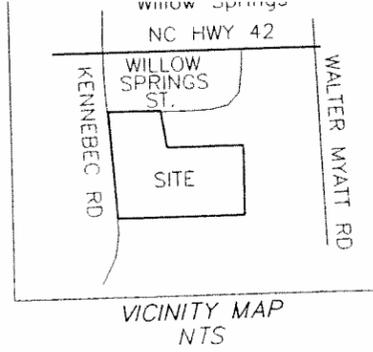
Signature: _____ Date: _____

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: [Signature] Date: 8/28/14

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	51,670 AC (2,250,764 SF)
ZONING	F-30
EXISTING USE	SINGLE FAMILY/AGRICULTURE/WOODED
PROPOSED USE	SINGLE FAMILY CLUSTER
TOTAL LOTS ALLOWED	75 LOTS
TOTAL LOTS PROPOSED	57 LOTS
MIN LOT SIZE	20,000 SF
AVERAGE LOT SIZE	22,437 S.F.
MINIMUM LOT WIDTH	60 FT.
PROPOSED IMPERVIOUS AREA	7,276 AC (314,087 SF)
MAXIMUM IMPERVIOUS AREA PER LOT	4,000 SF/LOT
SPECIAL FLOOD HAZARD AREAS	11,559 AC
FLOODWAY AREA	3,924 AC
OPEN SPACE REQUIRED (10%)	5,167 AC
AREA IN ROW	17,529 AC (33,993 SF)
OPEN SPACE PROVIDED	5,048 L.F.
LINEAR STREET FOOTAGE	4,785 AC
AREA IN LOTS	29,281 AC
PN NUMBERS	0686-08-6623

OPEN SPACE

OPEN SPACE REQUIRED (10%)	5,167 AC
OPEN SPACE PROVIDED	17,529 AC (33,993 SF)
OPEN SPACE AREA #1	4,515 AC
OPEN SPACE AREA #2	11,052 AC
OPEN SPACE AREA #3	1,959 AC
TOTAL	17,529 AC (33,993 SF)

LOT SETBACKS

FRONT	15'
SIDE	5'
CORNER SIDE	15'
REAR	15'
PERIMETER	30'

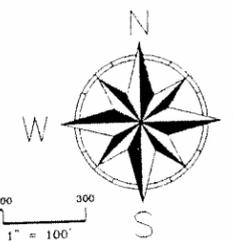
STREET DATA:

STREET "A"	20' PAVEMENT
STREET "B"	2,632 LF
STREET "C"	1,624 LF
STREET "D"	225 LF
STREET "E"	292 LF
STREET "F"	275 LF

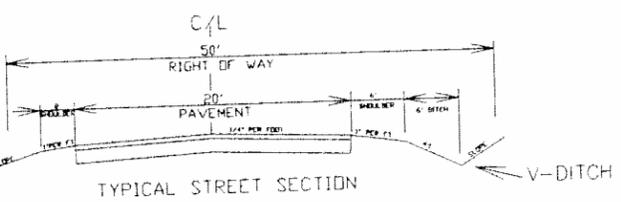
- NOTES:**
- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BENTON W. DENAR & ASSOCIATES, PLS DATED FEBRUARY 26, 2014.
 - ANY EXISTING STRUCTURES ARE TO BE REMOVED.
 - EACH LOT WILL BE SERVED BY A COMMUNITY WELL SYSTEM.
 - EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.
 - WAKE COUNTY FLOOD HAZARD AND FLOOD CONTROL REGULATIONS WILL BE COMPLIED WITH.
 - WAKE COUNTY FLOOD HAZARD AND FLOOD CONTROL REGULATIONS WILL BE COMPLIED WITH.
 - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE.
 - OPEN SPACE SHALL BE DEDICATED FOR PROVISION OF ACTIVE AND/OR PASSIVE OUTDOOR RECREATION OPPORTUNITIES FOR THE SUBDIVISION'S RESIDENTS AND THEIR GUESTS.
 - THIS SITE IS LOCATED IN A FEMA FLOOD ZONE PER FEMA MAP #372068800J ZONE X & R. EFFECTIVE DATE MAY 2, 2006.
 - SOILS REPORT & FLOOD HAZARD SOIL (FHS) INFORMATION TAKEN FROM SOUTHEASTERN SOIL & ENVIRONMENTAL ASSOCIATES, INC. DATED MAY 5, 2014.
 - NCDDT DRIVEWAY PERMITS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
 - STREET NAMES MUST BE SUBMITTED TO NCDDT SPECIFICATIONS AND WILL REQUIRE NCDDT APPROVAL.
 - ALL NEW ROADS WILL BE SUBMITTED TO NCDDT SPECIFICATIONS AND WILL REQUIRE NCDDT APPROVAL.
 - THE ROAD SYSTEM ON THIS PLAT INCLUDES ONE OR MORE STATE ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED.
 - NO LOTS SHALL HAVE DIRECT ACCESS TO ANY STATE ROAD.
 - A LICENSED SOIL SCIENTIST WILL SUBMIT A SOILS REPORT THAT MEETS THE SPECIFICATIONS OF ENVIRONMENTAL SERVICES. THIS REPORT MUST DEMONSTRATE THAT ADEQUATE SOILS EXIST ON EACH LOT TO SUPPORT THE REQUIRED SEPTIC SYSTEM AND REPAIR AREA.
 - WAKE COUNTY FLOOD CONTROL AND STORMWATER PERMITS WILL BE REQUIRED.
 - DEVELOPER: FISH BROS INC
7440 KENNEBEC ROAD
WILLOW SPRINGS, NC 27597
919-552-4084, 919-552-9227

LEGEND

- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING ROAD CENTER
 - ADJACENT PROPERTY LINE
 - EXISTING CONTOUR
 - FLOODPLAIN
 - FLOOD HAZARD SOILS
 - CREEK
 - NEUSE RIPARIAN BUFFER
 - PROPOSED PERIMETER BUFFER
 - PROPOSED TREE & VEGETATION ZONE
 - PROPOSED EASEMENT
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED LOT LINE
 - BUILDING SETBACK
 - PROPOSED ROAD CENTER
 - PROPOSED EOP
-
- [Pattern] OPEN SPACE AREA
 - [Pattern] FLOODPLAIN AREA
 - [Pattern] FLOOD HAZARD SOILS AREA



SCALE: HORIZONTAL 1" = 100'



THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Raleigh, NC 27607
TEL 919-866-4951 FAX 919-833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
09/02/2014
DRAWN BY
E. BLACKMON
DESIGNED BY
E. BLACKMON
CHECKED BY
K. ROBERTS
SCALE
1"=100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
JUDD PLANTATION
7209 KENNEBEC ROAD, WILLOW SPRINGS, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN-CLUSTER

JOB NO
35638
SHEET NO
1

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