

S-20-17



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 HUFFINGTON SUBDIVISION

(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: 1606 23 8477, 1606 23 5495, 1606 33 1579
Address: 7813 HUFF FARM RD
Location: NORTH side of MY. PLEASANT ROAD, at/between SOUTH CREEK and MT PLEASANT

Total site area in square feet and acres: 1,759,695 square feet 32.53 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): AGRICULTURE

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

Name: PATSY MAINES, CONNIE BARNES, GAYLOAD MAINES
Address: 4695 UZZLE RD
City: ROUEMONT NC 27572 State: Zip Code:
E-mail Address: FAX:
Telephone Number:

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

Name: MIKE STEWART
Address: 319 CHAPANOKK RD. SUITE 100
City: RALEIGH State: NC Zip Code: 27603
E-mail Address: STEWARTPC@406.COM FAX: 779-1661
Telephone Number: 779-1855 Relationship to Owner: ENGINEER

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\*: 45 Proposed # of lots\*: 40
Min. allowable lot area\*: 12,000 sf Proposed min. lot area\*: 22,000 sf
Average lot area\*: 26,300 sf
Min. allowable lot width\*: 40 ft Proposed min. lot width\*: 90 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: 3.35 acres  
 Proposed open space area [by parcel]: 5.45 acres  
 Proposed open space use(s) [by parcel]: PASSIVE / REC  
 Proposed future development site area [by site]: ∅ acres  
 Proposed impervious surfaces area: 296,644 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 20 %  
 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>
<u>N/A</u>							

<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: \_\_\_\_\_ ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

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

Estimated total water demand: 16,000 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system – specify type( \_\_\_\_\_ )  individual on-site system

Estimated total wastewater discharge: 10,400 gpd

Electrical service provided by: DUKE ENERGY Underground (  yes ( ) no

Natural gas service provided by: \_\_\_\_\_ Underground (  yes ( ) no

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

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

Fire protection provided by: BLACK CREEK

**Miscellaneous**

Generalized slope of site: ROLLING

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: \_\_\_\_\_

NF

**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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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: Connie Barnes Date: 7-31-17

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: 7-31-17

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.

**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):

\_\_\_\_\_

**Other information** (additional relevant information about the site or proposal you wish to note or cite)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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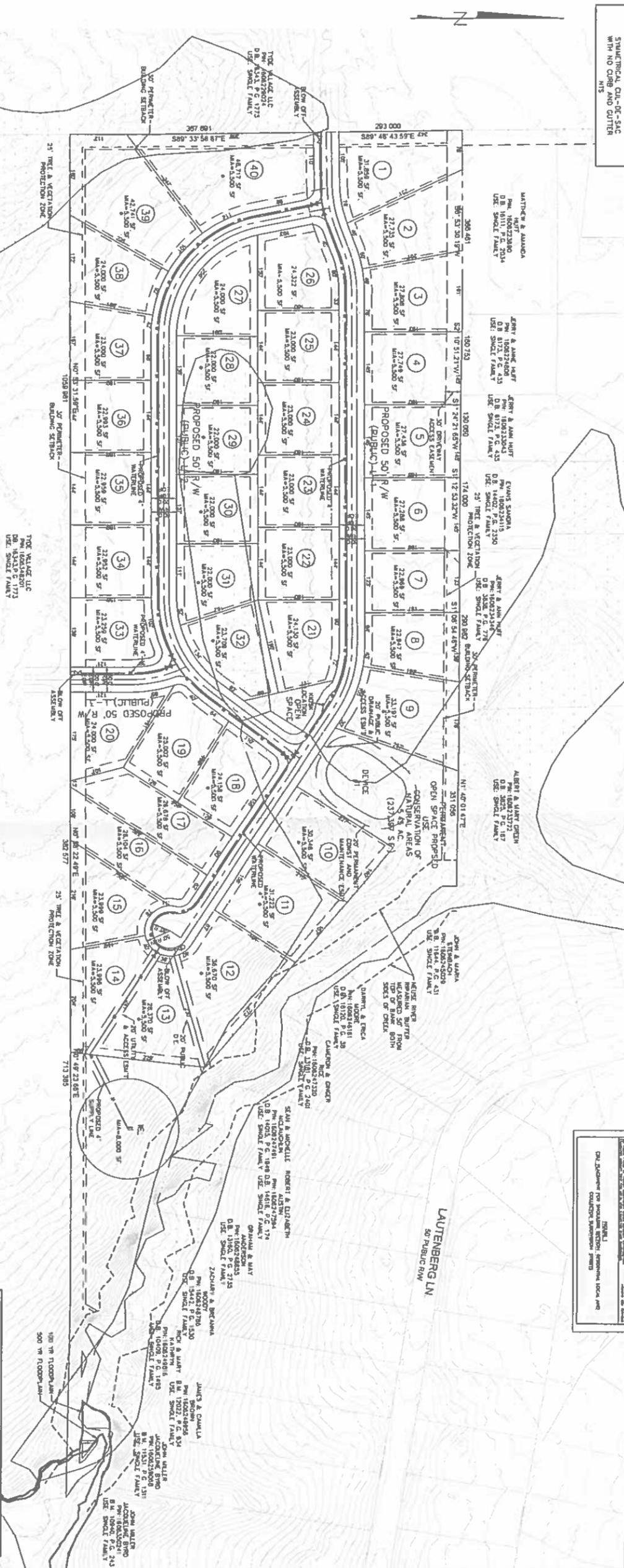
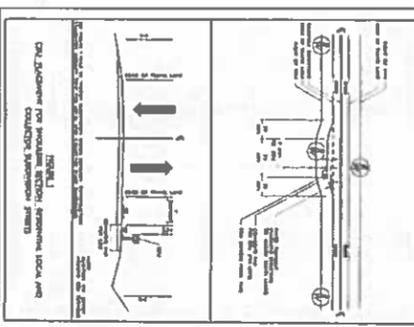
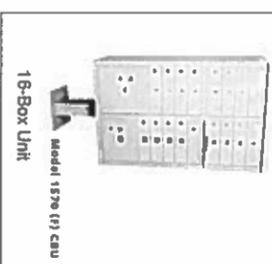
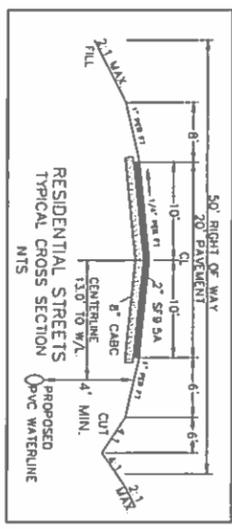
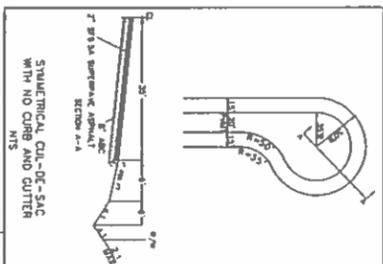
Signature: Patsy McInnes Date: 7-31-17

Signature: [Signature] Date: 7-31-17

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.

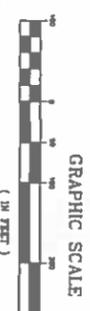
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**LEGEND**  
 3,500 SF = MAXIMUM IMPERVIOUS ALLOWED  
 [Symbol] = FLOOD HAZARD SOILS

**FOR REVIEW ONLY - NOT FOR CONSTRUCTION**  
 PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS



**SITE DATA - TOTAL**

SUBMISSION #	3351
TOTAL TRACT SIZE	33.51 ACRES
OPEN SPACE REQUIRED	3.35 ACS (10% OF TRACT)
OPEN SPACE PROVIDED	5.45 ACS
NO. LOTS	40
AVERAGE LOT SIZE	0.60 ACS. (26,332 S.F.)
LINEAR FEET OF STREET	3,354 LF
IMPERVIOUS IN STREET	1.57 ACS. (68,389 S.F.)
IMPERVIOUS WELL & UTILITY ESUIT	0.18 ACS. (7,841 S.F.)
IMPERVIOUS IN LOTS	0.1 ACS. (435 S.F.)
TOTAL IMPERVIOUS	6.81 ACS. (295,644 S.F.)
MINIMUM LOT SIZE	12,000 S.F.
AREA OF STREETS	3.88 ACS.
PIN	1606-23-5495, 1606-23-8477, 1606-23-1579
ZONED	R-30
TOTAL DISTURBED AREA	5.0 ACS.
MINIMUM LOT WIDTH	60
% IMPERVIOUS	20% (295,644 S.F. IMPERVIOUS)
SETBACKS	FRONT = 15', SIDE = 5', CORNER = 15'

**NOTES:**

- PRESENT LAND USE IS RESIDENTIAL, VACANT, WOODS AND FALLOW
- STREETS WILL BE 30' WIDE
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
- WATER SYSTEM WILL BE COMMUNITY WATER SYSTEM
- SEWER SYSTEM WILL BE COMMUNITY SEWER SYSTEM
- ALL IMPERVIOUS SURFACES SHALL BE CONSIDERED FOR MAINTENANCE
- ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAN APPROVAL
- SHOULD NOT BE RECORDED FOR DEED OR QUANTITY PURPOSES
- CONTOUR INTERVALS IS 2'
- DRAINAGE & LOTS AND ON THE FINAL PLAN AFTER CONSTRUCTION DRAWINGS AND HAVE BEEN FIELD VERIFIED
- EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION
- FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION
- PROJECTED TIES TO BE LOCATED AT TIME OF CONSTRUCTION PLANS AND APPROVED OR REPAID PER WAKE COUNTY DOB
- RECORD REQUIRED PRIOR TO CONSTRUCTION WILL BE APPROVED AND BOUNDARY OPEN SPACE TO BE DECIDED TO HOMEOWNERS ASSOCIATION

**NOTE:** ACCORDING TO WAKE COUNTY ORDINANCE 15-100, THE SUBDIVISION PLAN MUST BE APPROVED BY THE BOARD OF ZONING ADJUSTMENT AND THE BOARD OF PLANNING AND ZONING. THE BOARD OF PLANNING AND ZONING SHALL BE THE FINAL AUTHORITY IN THE REVIEW AND APPROVAL OF THE SUBDIVISION PLAN. THE BOARD OF ZONING ADJUSTMENT SHALL BE THE FINAL AUTHORITY IN THE REVIEW AND APPROVAL OF THE SUBDIVISION PLAN. THE BOARD OF PLANNING AND ZONING SHALL BE THE FINAL AUTHORITY IN THE REVIEW AND APPROVAL OF THE SUBDIVISION PLAN.

**NOTE:** STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS PER 101.10 BE LIMITED TO 3,500 S.F. IMPERVIOUS PER LOT. THE BOARD OF PLANNING AND ZONING SHALL BE THE FINAL AUTHORITY IN THE REVIEW AND APPROVAL OF THE SUBDIVISION PLAN. THE BOARD OF ZONING ADJUSTMENT SHALL BE THE FINAL AUTHORITY IN THE REVIEW AND APPROVAL OF THE SUBDIVISION PLAN.

**DAVID WANNING**  
 108 PROFESSIONAL COURT  
 GARDNER, NC 27529

**HUFFINGTON SUBDIVISION**  
 WAKE COUNTY, NORTH CAROLINA  
**PRELIMINARY SUBDIVISION PLAN**  
 (A CLUSTER SUBDIVISION)

PREPARED FOR  
 DAVID WANNING  
 108 PROFESSIONAL COURT  
 GARDNER, NC 27529

DATE: 08-17-15  
 PROJECT ENGINEER: BRIE STEWART  
 PROJECT CAD DESIGNER: JOHN A. REEL  
 PROJECT NUMBER:

**STEWART - PROCTOR**  
 ENGINEERING AND SURVEYING  
 319 CHAPANOKE ROAD  
 Raleigh, North Carolina 27603  
 Phone (919) 779-1855 Fax (919) 779-1661

NO.	REVISION	DATE

**DRAWING**  
 SHEET  
 P-1