

S-010-16



Planning, Development & Inspections



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

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

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Pleasant 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: 1832022914; 1832021543.
Address: 2076 Pleasant Forest Way
Location: east side of Pleasant Forest Way, at/between
Purnell Road and Blykeford Lane

Total site area in square feet and acres: 585,882 square feet 13.45 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant, Single-Family

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

Name: Pleasants, Gary Lewis, Pleasants, Gail M
Address: P.O. Box 1521
City: Wake Forest State: NC Zip Code: 27588
E-mail Address: FAX:
Telephone Number:

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

Name: Justin Rohde, P.E., Spaulding & Norris, PA
Address: 972 Trinity Road
City: Raleigh State: NC Zip Code: 27607
E-mail Address: justin@spauldingnorris.com FAX:
Telephone Number: 919-854-7990 Relationship to Owner: Project Engineer

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): One du/ac
Max. # of lots allowable\*: 13 Proposed # of lots\*: 13
Min. allowable lot area\*: 20,000 sf Proposed min. lot area\*: 22,431 sf
Average lot area\*: 30,589 sf
Min. allowable lot width\*: 75 ft Proposed min. lot width\*: 78 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % (X) 25 % ( ) 30% ( ) 40% of site area  
 Min. open space area: 3.36 AC acres  
 Proposed open space area [by parcel]: 3.36 acres  
 Proposed open space use(s) [by parcel]: Passive Open Space  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: 3.33 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 24.8 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres  
 within floodway: 0 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	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Pleasant Forest Way	50	20	2	Y	TBD	TBD	TBD

<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: 0 ADT: N/A

Type of vehicle: 0 ADT: N/A

**Utilities and Services**

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

(X) community system ( Adjacent subdivision to the west ) ( ) individual well(s)

Estimated total water demand: 5200 gpd

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

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

Estimated total wastewater discharge: 6,240 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: Wake County - New Light Township

**Miscellaneous**

Generalized slope of site: Moderate

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: N/A

**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 \_\_\_\_\_
- (X) Non-Urban Area/Water Supply Watershed Falls Lake \_\_\_\_\_
- ( ) 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: \_\_\_\_\_

Signature: Gay I Pleasant \_\_\_\_\_ Date: 5-2-16 \_\_\_\_\_

Signature: Mel M Pleasant \_\_\_\_\_ Date: 5-2-16 \_\_\_\_\_

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: Jam H \_\_\_\_\_ Date: 5/3/16 \_\_\_\_\_

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.

# PLEASANT SUBDIVISION

## PRELIMINARY DRAWINGS

NEW LIGHT TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

SITE DATA	
PARCEL ID:	183201543, 183202014
PARCEL AREA:	13.48 ACRES, 583
DEED REFERENCE:	B.L. 1976, P.C. 528
ZONING:	R-40W
TOTAL LOTS PROPOSED:	13 SINGLE FAMILY LOTS
NUMBER OF LOTS:	22 LOTS
AVERAGE LOT AREA:	1.0871 ACRES
MAXIMUM LOT AREA:	1.0871 ACRES
PROPOSED DENSITY:	0.97 LOTS / ACRE (13 LOTS / 13.48 ACRES)
PROPOSED LOT WIDTH:	19'
OPEN SPACE:	PROVIDED: 2.38 AC (17.6% OF TOTAL)
PROPOSED OPEN SPACE:	PROVIDED: 2.38 AC (17.6% OF TOTAL)
TOTAL LENGTH OF PUBLIC STREET:	1.2041 L
RETAINMENT REQUIREMENTS:	
1" RETAINMENT	
1" RETAINMENT	
5% MINIMUM PERMITS WITH RETAINMENT	
SITE REQUIREMENTS:	
23.78% OF 0.544 AC (13.1% OF SITE)	
1.2027 AC (8.92% OF SITE)	
17.872 AC (13.1% OF SITE)	
OVERALL LOTS:	



SCALE: 1" = 500'

INDEX TO PLANS	
C-0.0	COVER SHEET
C-0.1	EXISTING CONDITIONS PLAN
C-1.1	SITE LAYOUT PLAN
C-2.1	STORMWATER DRAINAGE PLAN

**OWNER/DEVELOPER:**  
CAPITAL LAND, LLC  
218 NEW BRIDGE STREET  
JACKSONVILLE, NORTH CAROLINA 28540

**ENGINEER:**  
SPAULDING & NORRIS, P.A.  
872 TRINITY ROAD  
RALEIGH, NORTH CAROLINA 27607  
PHONE: (919) 854-7990  
FAX: (919) 854-7925

**LAND SURVEYING:**  
CANTYMORE, MOSS & HANCOCK, P.C.  
622 E. WHITE STREET  
WAKE FOREST, NC 27787

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

NO.	REVISION	DATE
1	WAKE CO. PLANNING SUBMITTAL	5-3-2016



**S & N SPAULDING & NORRIS, PA**  
Design Consultants  
972 Trinity Road  
Raleigh, North Carolina 27607  
Phone (919) 854-7990 Fax (919) 854-7925

PREPARED FOR:  
CAPITAL LAND, LLC  
218 NEW BRIDGE ST  
JACKSONVILLE, NC 28540  
DATE: MAY 3, 2016  
S&N FIRM CERTIFICATION #: C-1875

PROJECT ENGINEER:  
YON SPAULDING, PE

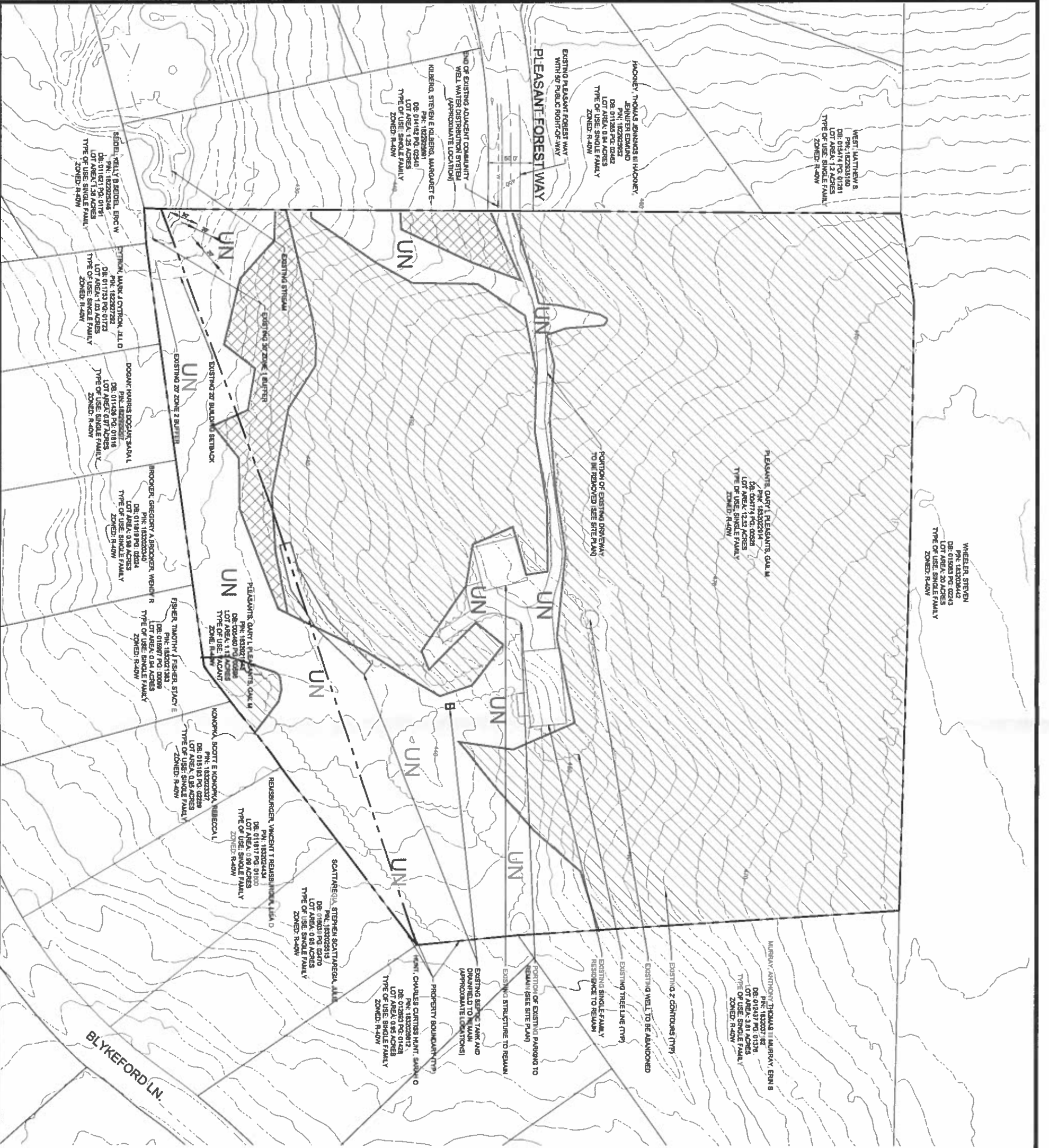
PROJECT CHARGED DESIGNER:  
JUSTIN W. NORRIS, PE

PROJECT SURVEYOR:  
ROBINSON & PLANTZ, PC

**PLEASANT PROPERTY**  
NEW LIGHT TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
(1832-202-2914, 1832-202-1543)

**PRELIMINARY SUBDIVISION PLANS - CLUSTER**  
COVER SHEET

DRAWING SHEET  
C-0.0  
PROJECT NUMBER  
837-16



**SITE DATA**

PARCEL ID: 1832-202-2914  
 DEED REFERENCE: D.B. 1832 PG. 128  
 ZONING: R-40W

**GENERAL NOTES**

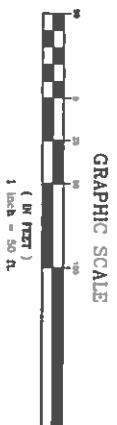
1. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS.  
 2. SOIL SURVEY PROVIDED BY CENTRAL CAROLINA SOIL CONSULTING, PLLC.

**LEGEND**

	SUITABLE SOILS
	SUITABLE SOILS

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PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS.



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**PLEASANT PROPERTY**  
 NEW LIGHT TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
 (1832-202-2914, 1832-202-1543)

**PRELIMINARY SUBDIVISION PLANS - CLUSTER EXISTING CONDITIONS SHEET**

PROJECT NUMBER: 653-08  
 DRAWING SHEET: C-0.1

**S&N SPAULDING & NORRIS, PA**  
 Design Consultants

972 Trinity Road  
 Raleigh, North Carolina 27607  
 Phone (919) 854-7990 Fax (919) 854-7925

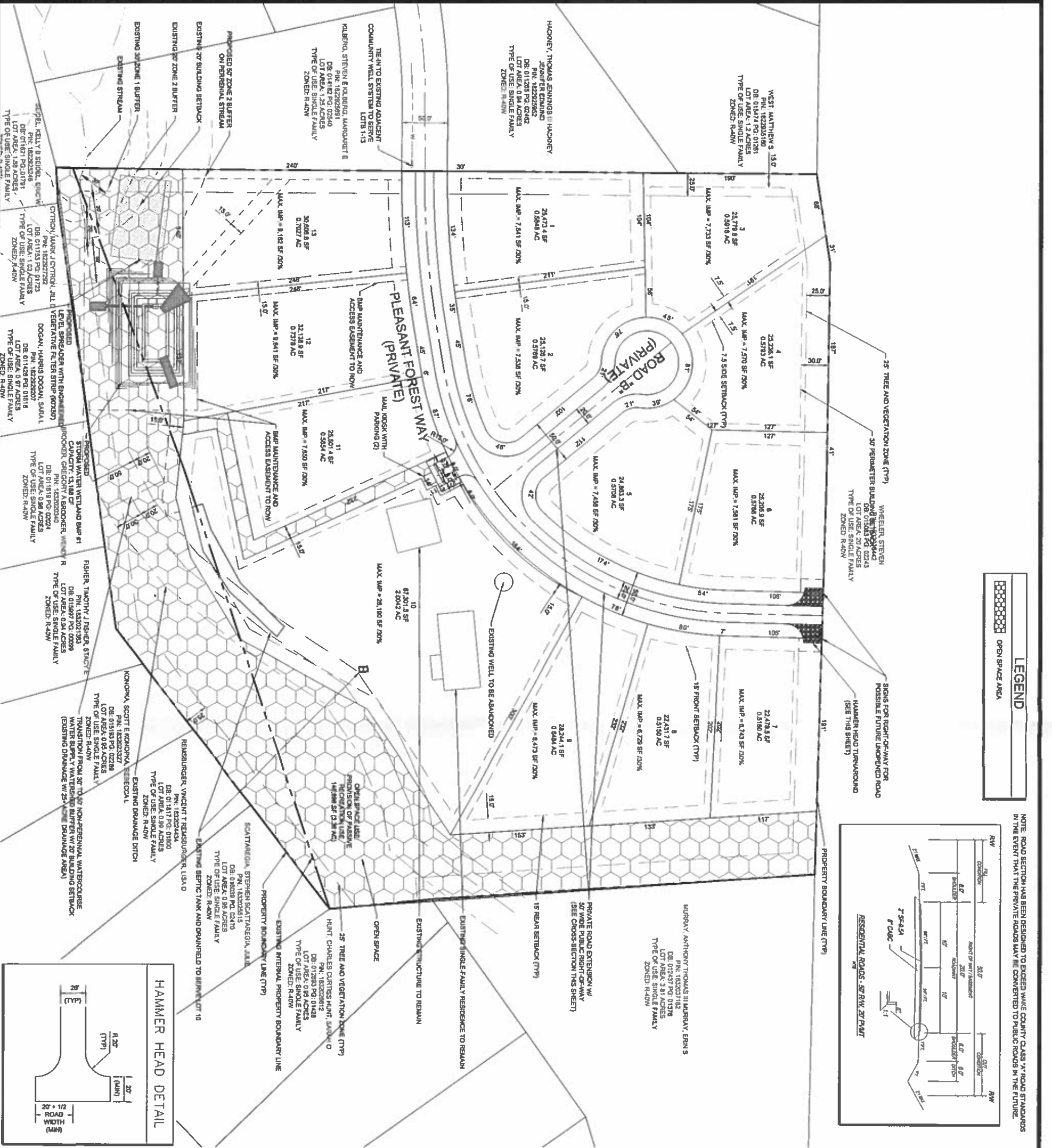
**SEAL**

NORTH CAROLINA PROFESSIONAL ENGINEER  
 T. H. NORRIS  
 1832-202-2914

NO.	REVISION	DATE
1.	WAKE CO PLANNING SUBMITTAL	03-29-16

PREPARED FOR: CAPITAL LAND, LLC  
 219 NEW BRIDGE ST  
 ROCKWELL, NC 28540  
 DATE: MAY 3, 2016  
 S&N FIRM CERTIFICATION # C-1875  
 PROJECT ENGINEER: TOM SPAULDING, PE  
 PROJECT CAD DESIGNER: JUSTIN W. ROUSE, PE  
 PROJECT SURVEYOR: ROBERTSON & PLANT, PC





**GENERAL NOTES**

1. SITE BOUNDARY, TOPOGRAPHY AND ADJACENT BOUNDARY INFORMATION FROM WAKE COUNTY GIS.
2. SOIL SURVEILLANCE DATA PROVIDED CENTRAL CAROLINA SOIL CONSULTING.
3. PLACED ON APRIL 16, 2016.
4. CONSULTING FIRM.
5. NO SETBACKS EXIST ON THE PROPERTY.
6. NO FLOOD FLOODPLAIN EXISTS ON THE PROPERTY.
7. ROADWAY EXTENSION OF PLEASANT FOREST WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCCOT STANDARDS.
8. OPEN SPACE EASEMENT, STORMWATER EASEMENTS AND EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. NO LOTS CONTAIN FLOOD HAZARD SOLS.
10. PROPOSED LOTS TO BE SERVED BY AN OFF-SITE COMMUNITY WELL SYSTEM AND WASTEWATER EASEMENT LOCATED IN COMMON AREA.
11. OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR SERVICE 48 HR PRIOR.
13. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY DESIGN STANDARDS AND SPECIFICATIONS.
14. A FINAL ZONING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BEFORE A CERTIFICATION OF COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING INSPECTIONS.
15. MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT SHALL BE STRICTLY ENFORCED WITH NO EXCEPTIONS INTO PERMITTED PLANS APPROVED UNDER THE MAXIMUM IMPERVIOUS AREA.
16. THE SOLID STRIPES ON EACH LOT SHALL INCLUDE ONE OR MORE STRIPES THAT ARE INTENDED TO BE CONNECTED TO THE CONTOUR NETWORK THAT ARE INTENDED TO BE CONNECTED TO THE CONTOUR NETWORK AT SUCH TIME THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPENSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
17. ALL LOTS WILL BE SERVED BY AN OFF-SITE COMMUNITY WELL SYSTEM SYSTEMS.
18. ALL LOTS WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.

**NEIGHBORHOOD MAP**  
VICINITY MAP

**SITE DATA**

PARCEL NO.	1032222114
PARCEL AREA	0.1486 AC, 6430 SQ FT
DEED REFERENCE	0.1, 1981, NO. 120
ZONING	R-40W

TOTAL LOTS PROPOSED: 13 SINGLE FAMILY LOTS  
APPROXIMATE LOT AREA: 22,431 SQ FT  
APPROXIMATE LOT AREA: 22,431 SQ FT  
PROPOSED DENSITY: 0.87 LOTS/ACRE (13 LOTS/15.04 ACRES)  
MAXIMUM LOT WIDTH: 177 FT  
TOTAL LENGTH OF PUBLIC STREET: 1341 LP  
REQUIRED: 2.92 AC (104.85 SF) (25% OF TOTAL) PROPOSED: 2.92 AC (104.85 SF) (25% OF TOTAL)

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**PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS**

**GRAPHIC SCALE**  
1 inch = 50 feet

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Spaulding & Norris, PA  
2700 Trinity Road, Raleigh, NC 27607  
Phone (919) 854-7990 Fax (919) 854-7925

**PLEASANT PROPERTY**  
NEW LIGHT TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
(1832-202-2914, 1832-202-1543)

**PRELIMINARY SUBDIVISION PLANS - CLUSTER**  
**OVERALL SITE LAYOUT SHEET**

**SPAUDLING & NORRIS, PA**  
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972 Trinity Road  
Raleigh, North Carolina 27607  
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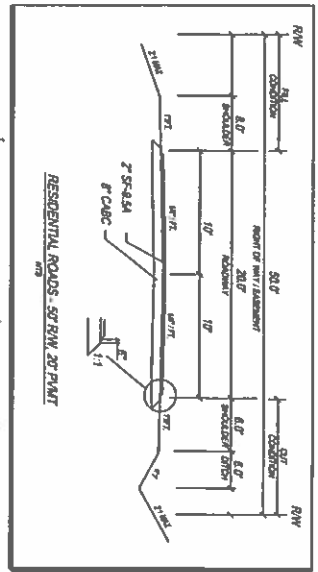
**S&N**

PROJECT ENGINEER: TOM SPAULDING, PE  
PROJECT CAD DESIGNER: JUSTIN B. ROYCE, PE  
PROJECT SUPERVISOR: KENNETH A. PLAMLY, PC

**PROJECT NUMBER: 837-16**

**DRAWING SHEET: C-1.1**

**DATE: 5-3-2016**



NOTE: ROAD SECTION HAS BEEN DESIGNED TO EXCEED WAKE COUNTY CLASS 'A' ROAD STANDARDS IN THE EVENT THAT THE PRIVATE ROADS MAY BE CONVERTED TO PUBLIC ROADS IN THE FUTURE.

**GENERAL NOTES**  
 1 ALL DITCHES SHALL BE GRASS LINED UNLESS OTHERWISE NOTED.

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PROJECT NUMBER <b>837-16</b>	DRAWING SHEET <b>C-2.1</b>	<b>PLEASANT PROPERTY</b> NEW LIGHT TOWNSHIP, WAKE COUNTY, NORTH CAROLINA (1832-202-2814, 1832-202-1543)		PREPARED FOR: CAPITAL LAND, LLC 218 NEW BRIDGE ST JACKSONVILLE, NC 27840	<b>SPAULDING &amp; NORRIS, PA</b> Design Consultants 972 Trinity Road Raleigh, North Carolina 27607 Phone (919) 854-7990 Fax (919) 854-7925	SEAL: 	DATE: MAY 3, 2018 S&N FIRM CERTIFICATION # C-1875	NO. 1 REVISION: WAKE CO. PLANNING SUBMITTAL DATE: 5-3-2018
		<b>PRELIMINARY SUBDIVISION PLANS</b> <b>STORMWATER / DRAINAGE PLAN</b>		PROJECT ENGINEER: TOM SPAULDING, PE			PROJECT CHIEF DESIGNER: JUSTIN W. RIDGE, PE	PROJECT SURVEYOR: ROBERT B. PLANT, PC