

S-001-14



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 HAWTHORNE 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: 1709-96-2610

Address:

Location: WEST side of HONEYCUTT RD, at/between
HONEYCUTT RD and PEAKTON DR

Total site area in square feet and acres: square feet acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts:

Present land use(s): FLORICULTURE FARM

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

Name: LYNN HAWTHORNE RALLS

Address: 3502 RIVER HILLS CT

City: GREENSBORO State: NC Zip Code: 27410

E-mail Address: FAX:

Telephone Number:

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

Name: KEITH M. ROBERTS, ALPHA & OMEGA GROUP

Address: 4601 LAKE BOONE TRAIL STE 3C

City: RALEIGH State: NC Zip Code: 27607

E-mail Address: KMROBERTS@AOGROUP.COM FAX:

Telephone Number: 919-981-0810 Relationship to Owner:

Proposal

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

Max. # of lots allowable*: Proposed # of lots*: 12

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: sf

Average lot area*: sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: ft

* If applicable, show for each zoning district



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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]: _____ acres
 Proposed open space use(s) [by parcel]: _____
 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: _____ 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
HONEYCUTT RD.			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 (_____) (/) 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: DUKE ENERGY Underground () yes () no

Natural gas service provided by: _____ Underground () yes () no

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

Cable television service provided by: TIME WARNER Underground () yes () no

Fire protection provided by: WAKE COUNTY

Miscellaneous

Generalized slope of site: ROLLING

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

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



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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.

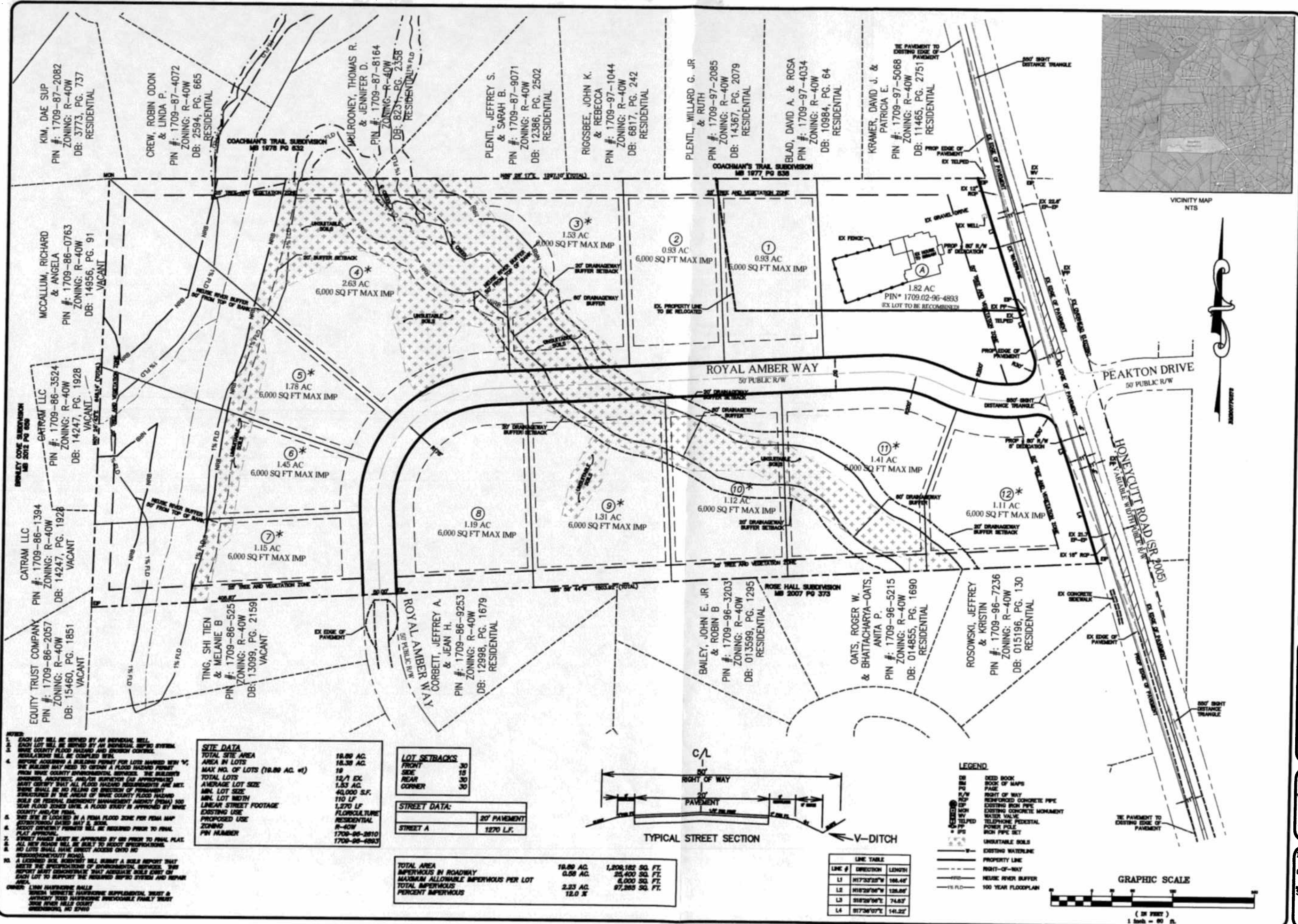
Signature: [Signature] Date: 1/6/14

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: 1/2/14



NOTES:

- EACH LOT SHALL BE SERVED BY AN INDIVIDUAL WELL.
- EACH LOT SHALL BE SERVED BY AN INDIVIDUAL SEWAGE SYSTEM.
- THE HAWTHORNE SUBDIVISION SHALL BE SERVED BY AN INDIVIDUAL SEWAGE SYSTEM.
- BEFORE ADDRESSING A BUILDING PERMIT FOR LOTS HAWTHORNE 1-12, THE APPLICANT MUST OBTAIN A FLOOD HAZARD PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDING PERMIT, ARCHITECTURAL AND/OR SURVEYOR (AS APPROPRIATE) MUST VERIFY THAT ALL FLOOD HAZARD REGULATIONS ARE MET. THERE SHALL BE NO PLACEMENT OF FOUNDATION STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES. A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
- THIS SITE IS LOCATED IN A FEMA FLOOD ZONE PER FEMA MAP EIGHTEEN (18) 0001A. A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
- STREET NAMES MUST BE APPROVED BY US PRIOR TO FINAL PLAN APPROVAL.
- ALL NEW ROADS SHALL BE BUILT TO MEET SPECIFICATIONS.
- NO LOTS SHALL HAVE DIRECT ACCESS ONTO NC HIGHWAY (STATE ROAD).
- A LICENSED ASSESSOR SHALL SUBMIT A ASSESSOR REPORT THAT MEETS THE SPECIFICATIONS OF ENVIRONMENTAL SERVICES. THIS REPORT MUST DEMONSTRATE THAT ASSUMED SOILS EXIST ON EACH LOT TO SUPPORT THE PROPOSED SEWAGE SYSTEM AND SEWER AREA.

OWNER: LHM IMPROVEMENTS
 10000 WAKE COUNTY ENVIRONMENTAL TRUST & AUTHORITY TRUST IMPROVEMENTS DEVELOPMENT PARTNERSHIP
 3000 RIVER HILLS COURT
 RENOVA, NC 27601

SITE DATA

TOTAL SITE AREA	18.89 AC.
AREA IN LOTS	18.38 AC.
MAX NO. OF LOTS (18.89 AC. @)	19
TOTAL LOTS	12/1 EX.
AVERAGE LOT SIZE	1.53 AC.
MIN. LOT SIZE	40,000 S.F.
MIN. LOT WIDTH	170 LF.
LINEAR STREET FOOTAGE	1,270 LF.
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
ZONING	R-40W
PIN NUMBER	1709-96-2610

LOT SETBACKS

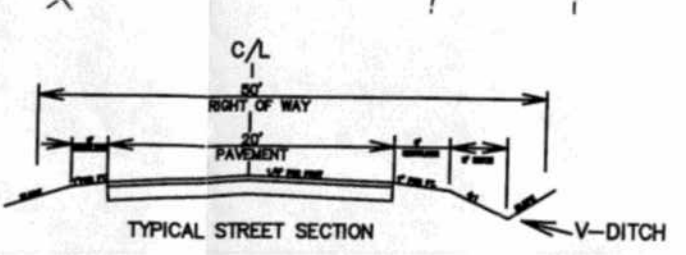
FRONT	30
SIDE	18
REAR	30
CORNER	30

STREET DATA:

STREET A	20' PAVEMENT
	1270 LF.

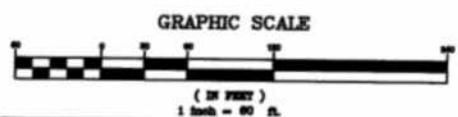
TOTAL AREA

TOTAL AREA	18.89 AC.	1,206,182 SQ. FT.
IMPERVIOUS IN ROADWAY	0.58 AC.	25,400 SQ. FT.
MAXIMUM ALLOWABLE IMPERVIOUS PER LOT	2.33 AC.	6,000 SQ. FT.
TOTAL IMPERVIOUS	12.0 X	97,280 SQ. FT.



LEGEND

- DEED BOOK
- BOOK OF MAPS
- PAGE
- RIGHT OF WAY
- REINFORCED CONCRETE PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING CONCRETE MONUMENT
- WATER VALVE
- TELEPHONE FOOTCULT
- POWER POLE
- IRON PIPE SET
- UNSATURABLE SOILS
- EXISTING WATERLINE
- PROPERTY LINE
- RIGHT-OF-WAY
- NEAR RIVER BUFFER
- 100 YEAR FLOODPLAIN



LINE TABLE

LINE #	DESCRIPTION	LENGTH
L1	N17°32'23"W	188.44'
L2	N18°23'38"W	128.62'
L3	S88°28'38"W	74.67'
L4	S72°36'07"E	141.22'

ALPHA & OMEGA GROUP
 CIVIL & STRUCTURAL ENGINEERS
 4001 S. RAYBURN STREET, SUITE 100, RALEIGH, NC 27609
 Phone: 919.961.9310 Fax: 919.961.9433
 www.alphaomega.com Firm License No. C-1889

HAWTHORNE SUBDIVISION
 WAKE COUNTY
 NORTH CAROLINA
 PIN# 1709-96-2610

PRELIMINARY SITE PLAN

Revisions

No.	Description	Date

Project No: **2013.089**
 Issued For: **REVIEW**
 Issued Date: **01/07/2014**

Drawn By: **[Signature]**
 Checked By: **[Signature]**
 Sheet No: **C1.0**