

S-009-14

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 Sunset Lake Road Subdivision

() cluster subdivision (X) 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? N/A

Property
Parcel Identification Number: 0668-66-0885, 0668-47-8630
Address: 0 Sunset Lake Road, 6101 Sunset Lake Road
Location: East side of Sunset Lake Road, at/between
Stansted Drive (north, east, south, west) and Westminster Lane (street)

Total site area in square feet and acres: 2,262,942 square feet 51.95 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant - Agriculture

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: Kater B. Booker Trust; Brenton Booker
Address: 6013 Sunset Lake Road; 6101 Sunset Lake Road
City: Fuquay-Varina State: NC Zip Code: 27526
E-mail Address: _____ FAX: _____
Telephone Number: _____

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: Bass, Nixon & Kennedy, Inc
Address: 6310 Chapel Hill Rd, Ste 250
City: Raleigh State: NC Zip Code: 27607
E-mail Address: marty.bizzell@bnkinc.com FAX: 919-851-8968
Telephone Number: 919-851-4422 Relationship to Owner: consultant

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 lot / 30,00 SF
Max. # of lots allowable*: 75 Proposed # of lots*: 42
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: _____ sf
Average lot area*: 37,250 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]: 9.03 acres
 Proposed open space use(s) [by parcel]: N/A
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 639,896 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 28.3 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Sunset Lake Road	60	20	2	Y	10,000	13,000	470

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) 11.19 x 42

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: N/A
 Type of vehicle: N/A ADT: N/A

Utilities and Services

Water supply provided by: () municipal system ()
 (X) community system (AQUA NC, Inc) () individual well(s)

Estimated total water demand: 10,500 gpd

Wastewater collection/treatment provided by: () municipal system ()
 () community system - specify type() (X) individual on-site system

Estimated total wastewater discharge: 10,500 gpd

Electrical service provided by: Duke Progress Energy Underground (X) yes () no

Natural gas service provided by: N/A

Telephone service provided by: Century Link Underground (X) yes () no

Cable television service provided by: Time Warner Underground (X) yes () no

Fire protection provided by: Fuquay-Varina

Miscellaneous

Generalized slope of site: 4-6%

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 FUQUAY - GARNER AREA PLAN

() 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: Ronald J. Fealy Date: 8/5/2014

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: Wendy D. Byrill Date: 8/5/14

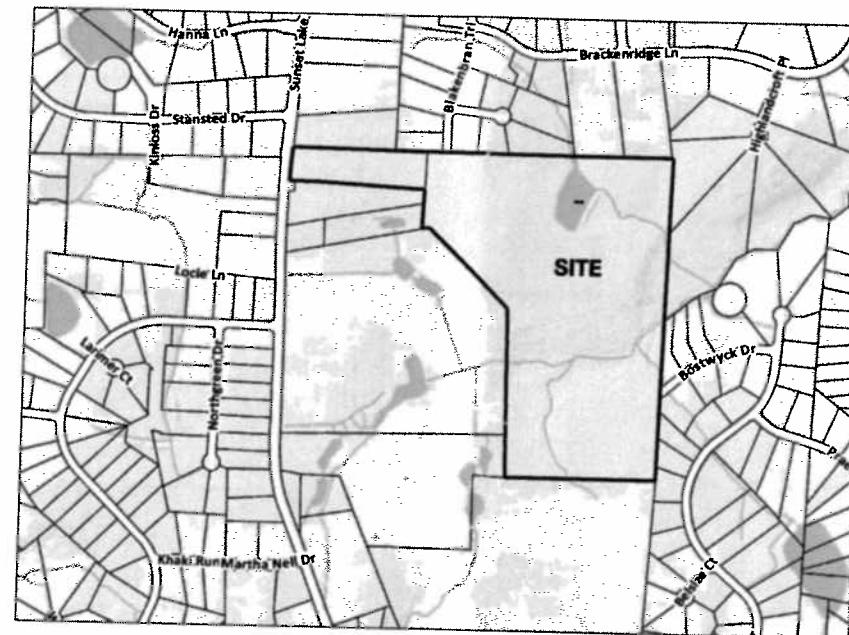
Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
All application fees are non-refundable.

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	□	EXISTING CURB INLET
ALUM	ALUMINUM	□	EXISTING DROP INLET
ASSY	ASSEMBLY	□	EXISTING FLARED END SECTION
B-B	BACK TO BACK	□	EXISTING FIRE HYDRANT
BDA	BLOW-OFF ASSEMBLY	□	EXISTING BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER	□	EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND	□	EXISTING REDUCER
CI	CURB INLET	□	EXISTING WATER METER
C-L	CENTER LINE	□	EXISTING MANHOLE / JUNCTION BOX
CO	CLEAN OUT	□	EXISTING CLEAN OUT
COM	COMMUNICATION	□	EXISTING POWER POLE
CONC	CONCRETE	□	EXISTING GUY WIRE
CT	COURT	□	EXISTING TELEPHONE PEDESTAL
CU	COPPER	□	EXISTING LIGHT POLE / AREA LIGHT
DCV	DOUBLE CHECK VALVE	□	EXISTING SIGN
DDCV	DOUBLE DETECTOR CHECK VALVE	□	NEW CURB INLET
DEFL	DEFLECTION	□	NEW GATE INLET / YARD INLET
DI	DROP INLET	□	NEW FLARED END SECTION
DIP	DUCTILE IRON PIPE	□	NEW FIRE HYDRANT
DRAN	DRAINAGE	□	NEW BLOW-OFF ASSEMBLY
DR	DRIVE	□	NEW GATE VALVE
EASE	EASEMENT	□	NEW REDUCER
ELEC	ELECTRIC	□	NEW WATER METER
EOP	EDGE OF PAVEMENT	□	NEW TEE
EXIST	EXISTING	□	NEW PLUG
FES	FLARED END SECTION	□	NEW MANHOLE
FH	FIRE HYDRANT	□	NEW CLEAN OUT
FM	FORCE MAIN	□	NEW SIGN
FT	FEET	□	IRON PIPE
FT-SEC	FEET PER SEC	□	BENCHMARK
GA.V	GALVANIZED	□	BLOCK AND GRAVEL INLET PROTECTION
GV	GATE VALVE	□	SILT FENCE INLET PROTECTION
HCR	HANDICAP RAMP	□	EXCAVATED INLET PROTECTION
RIV	RIVERT	□	SEDIMENT BASIN
L	LENGTH	□	RISER BASIN
LF	LINEAR FEET	□	ROCK DAM
LP	LIGHT POLE	□	---
LT	LEFT	□	--- G --- EXISTING GAS LINE
MH	MANHOLE	□	--- COM --- EXISTING COMMUNICATIONS LINE
MIN	MINIMUM	□	--- UT --- EXISTING UNDERGROUND TELEPHONE
OHE	OVERHEAD ELECTRIC	□	--- UE --- EXISTING UNDERGROUND ELECTRIC
PAVE	PAVEMENT	□	--- OHE --- EXISTING OVERHEAD ELECTRIC
PERM	PERMANENT	□	--- W --- EXISTING WATER LINE
PP	POWER POLE	□	--- FM --- EXISTING SANITARY SEWER FORCE MAIN
PVC	POLYVINYL CHLORIDE	□	--- SS --- EXISTING SANITARY SEWER
R	RADIUS	□	===== EXISTING STORM DRAINAGE
R/W	RIGHT-OF-WAY	□	----- NEW STORM DRAINAGE
RED	REDUCER	□	--- S --- STREAM
RPZ	REDUCED PRESSURE ZONE	□	--- NEW WATER LINE
RT	RIGHT	□	--- NEW SANITARY SEWER
S	SLOPE	□	--- FM --- NEW SANITARY SEWER FORCE MAIN
SS	SANITARY SEWER	□	--- G --- NEW GAS MAIN
STA	STATION	□	--- GL --- GRASSED LINED DITCH/CHANNEL
T	TANGENT	□	--- JM --- JUTE MATTING LINED DITCH/CHANNEL
TDD	TEMPORARY DIVERSION DITCH	□	--- P --- PYRAMAT LINED DITCH/CHANNEL
TELE	TELEPHONE	□	--- C --- LIMITS OF CUT SLOPE
TSB	TEMPORARY SEDIMENT BASIN	□	--- F --- LIMITS OF FILL SLOPE
TSD	TEMPORARY SLOPE DRAIN	□	--- S --- SILT FENCE
UG	UNDERGROUND	□	--- TFF --- TREE FENCE
W	WIDTH	□	--- C --- COMBINATION SILT, TREE FENCE
W/L	WATER LINE	□	--- D --- DIVERSION DITCH
WM	WATER METER	□	
YI	YARD INLET	□	

SUNSET LAKE RD LOT BY LOT SUBDIVISION

SITE PLAN SUBMITTAL WAKE COUNTY, NORTH CAROLINA



VICINITY MAP

1" = 500'

OWNER:
KATER B. BOOKER TRUST
0 SUNSET LAKE ROAD
FLOQUAY-VARINA, NC 27526

ENGINEERS:
BASS, NIXON AND KENNEDY, INC.
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422
FAX: (919) 851-8968

DEVELOPER:
BILL CLARK HOMES
PO BOX 31028
RALEIGH, NC 28562

CONTACT: MARTY D. BIZZELL PE, CPESC
EMAIL: MARTY.BIZZELL@BNKINC.COM

CONTACT: DON FRALEY, JR
919-852-5999

PREPARED BY:



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422 or (919) 851-8979
FAX: (919) 851-8968
www.BNKInc.com
CERTIFICATION NUMBERS: NCELS (C-4119)
NCBOLA (C-6287)

SHEET INDEX

SHEET No.	SHEET TITLE
---	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE PLAN
C2.1	UTILITY AND DRAINAGE PLAN
C3.1	DRAINAGE AREA MAP

8/5/2014 11:38:03 PM PLOT BY: JDB
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NOT PERMITTED FOR CONSTRUCTION OR BID SOLICITATION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCDOT AND WAKE COUNTY STANDARDS AND SPECIFICATIONS
 BOUNDARY, WETLANDS, AND BUFFER PERFORMED BY MIKE GRIFFIN PLS - SURVEYOR



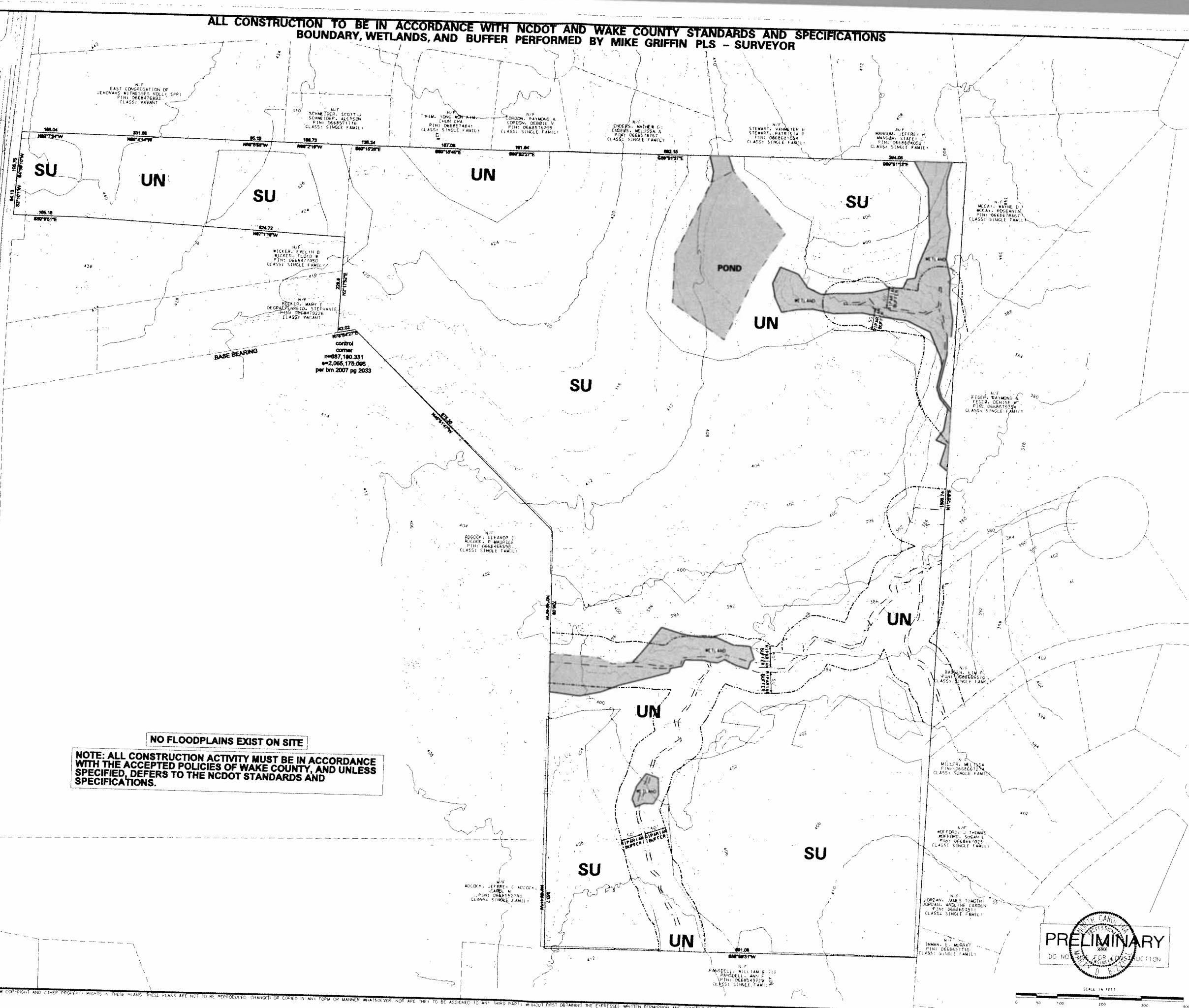
BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 8319 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919)851-4422 OR (800)354-1878 FAX: (919)851-4886
 CERTIFICATION NUMBERS: NCBEL3 (C-0110); NCBEL4 (C-0287)

NO.	DATE	DESCRIPTION	BY

J. TYR
 DATE 7-18-14
 DRAWN BY
EXISTING CONDITIONS PLAN
 SCALE: 1" = 80'

SUNSET LAKE RD
LOT BY LOT SUBDIVISION
 WAKE COUNTY NORTH CAROLINA
 RELEASED FOR CONSTRUCTION OR BID SOLICITATION

SHEET
C1.0
 2 OF 5



NO FLOODPLAINS EXIST ON SITE

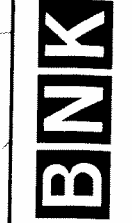
NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF WAKE COUNTY, AND UNLESS SPECIFIED, DEFERS TO THE NCDOT STANDARDS AND SPECIFICATIONS.



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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCDOT AND WAKE COUNTY STANDARDS AND SPECIFICATIONS
BOUNDARY, WETLANDS, AND BUFFER PERFORMED BY MIKE GRIFFIN PLS - SURVEYOR

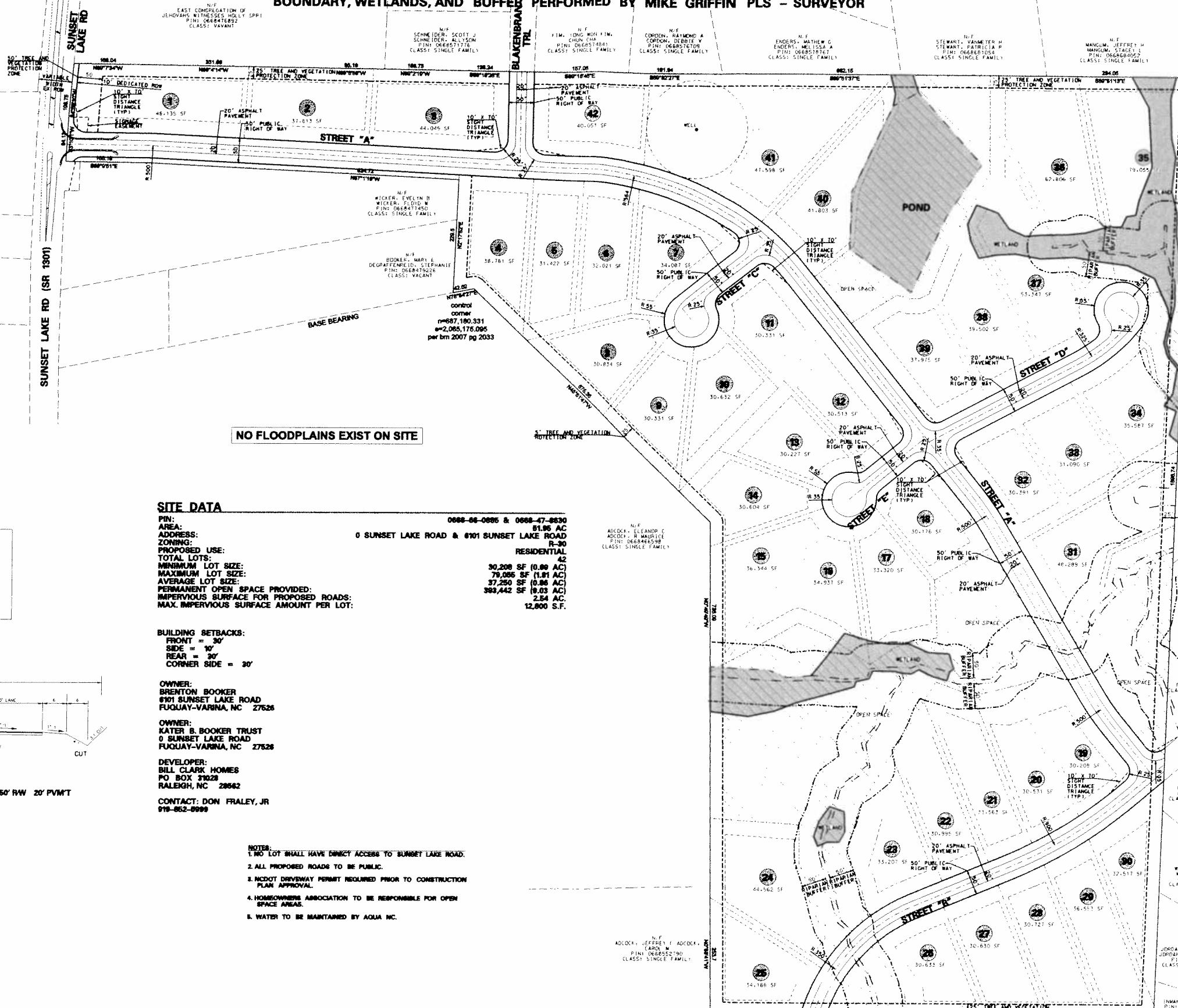


BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27667
TELEPHONE: (919) 881-4422 OR (919) 954-1079 FAX: (919) 881-4988
CERTIFICATION NUMBERS: NCBELS (C-9110); NCBOLA (C-0287)

NO.	DATE	DESCRIPTION	BY

SUNSET LAKE RD
LOT BY LOT SUBDIVISION
WAKE COUNTY NORTH CAROLINA
NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

SHEET C1.1 3 OF 5



NO FLOODPLAINS EXIST ON SITE

SITE DATA

0688-06-0885 & 0688-47-8830
AREA: 81.95 AC
ADDRESS: 0 SUNSET LAKE ROAD & 6101 SUNSET LAKE ROAD
ZONING: R-30
PROPOSED USE: RESIDENTIAL
TOTAL LOTS: 42
MINIMUM LOT SIZE: 30,208 SF (0.80 AC)
MAXIMUM LOT SIZE: 79,086 SF (1.81 AC)
AVERAGE LOT SIZE: 37,250 SF (0.86 AC)
PERMANENT OPEN SPACE PROVIDED: 383,442 SF (8.83 AC)
IMPERVIOUS SURFACE FOR PROPOSED ROADS: 2.64 AC
MAX. IMPERVIOUS SURFACE AMOUNT PER LOT: 12,900 S.F.

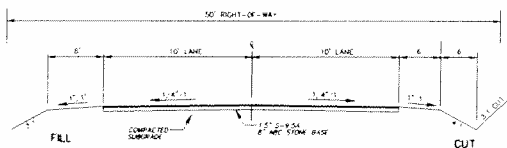
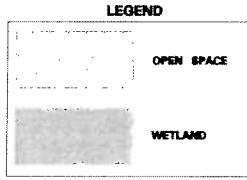
BUILDING SETBACKS:
FRONT = 30'
SIDE = 10'
REAR = 30'
CORNER SIDE = 30'

OWNER:
BRENTON BOOKER
6101 SUNSET LAKE ROAD
FUQUAY-VARRINA, NC 27626

OWNER:
KATER B. BOOKER TRUST
0 SUNSET LAKE ROAD
FUQUAY-VARRINA, NC 27626

DEVELOPER:
BILL CLARK HOMES
PO BOX 21028
RALEIGH, NC 28642

CONTACT: DON FRALEY, JR
919-852-0999



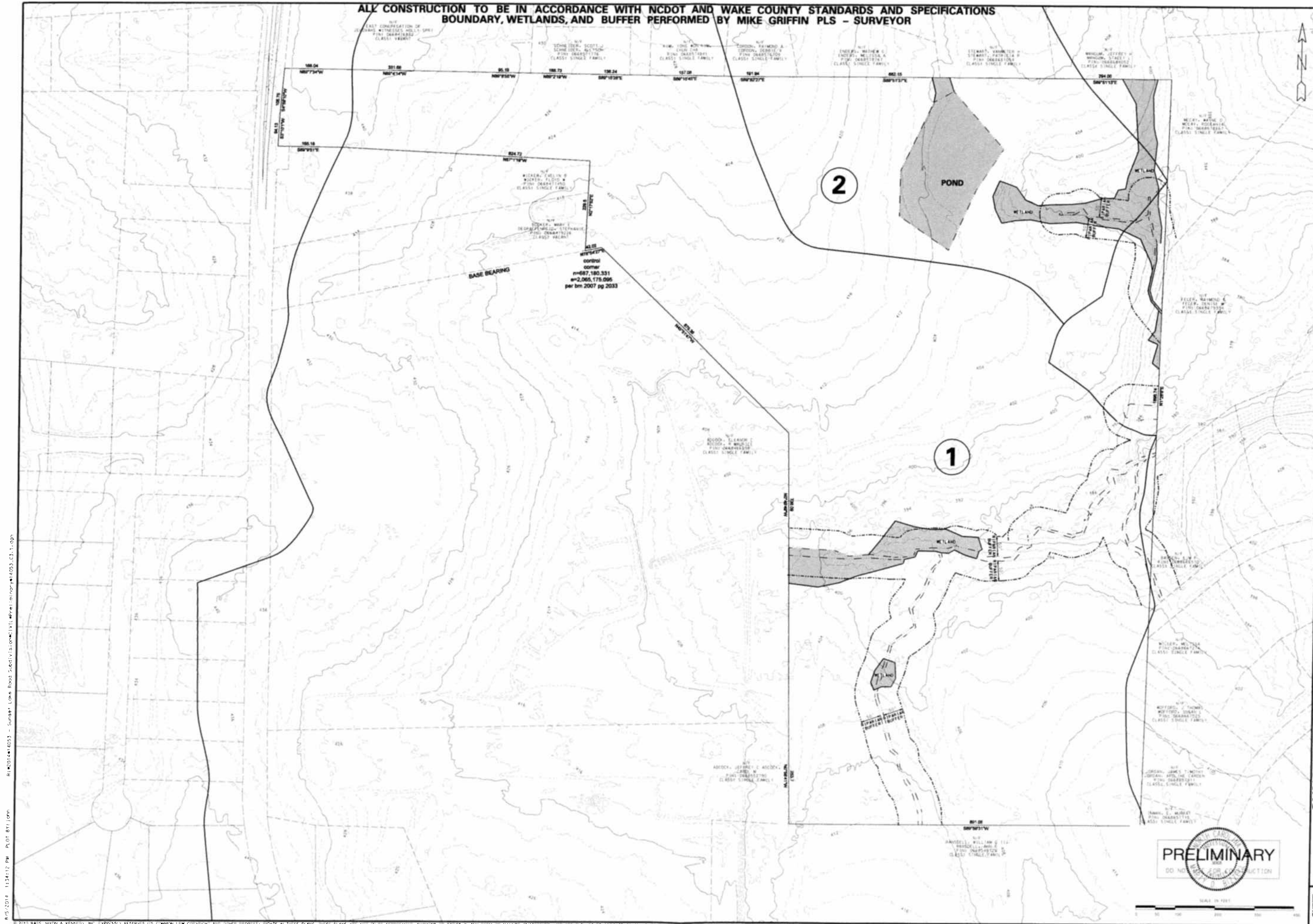
TYPICAL STREET CROSS SECTION - 50' RW 20' PAVMT
NO SCALE

- NOTES:**
1. NO LOT SHALL HAVE DIRECT ACCESS TO SUNSET LAKE ROAD.
 2. ALL PROPOSED ROADS TO BE PUBLIC.
 3. NCDOT DRIVEWAY PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 4. HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR OPEN SPACE AREAS.
 5. WATER TO BE MAINTAINED BY AQUA INC.



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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCDOT AND WAKE COUNTY STANDARDS AND SPECIFICATIONS
 BOUNDARY, WETLANDS, AND BUFFER PERFORMED BY MIKE GRIFFIN PLS - SURVEYOR



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27607
 TELEPHONE: (919)551-4422 OR (603)354-1879 FAX: (919)551-4488
 CERTIFICATION NUMBERS: NCEBELS (C-4119), NCBOLA (C-087)

NO.	DATE	DESCRIPTION	BY

DATE DRAWN BY
 7-28-14 J TYLER
DRAINAGE AREA MAP
 SCALE: 1" = 80'

SUNSET LAKE RD
LOT BY LOT SUBDIVISION
 NORTH CAROLINA
 WAKE COUNTY
PRELIMINARY
 DO NOT CONSTRUCT
 SHEET **C3.1**
 5 OF 5

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NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION