S-019-16

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

WAKE COUNTY

Planning, Development & Inspections

A Division of Community Services
PO Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Paschal 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: 1831378421
Address: 1611 Jenkins Road
Location: South (north, east, south, west) side of Jenkins Road (street), at/between
Thompson Mill (street) and Capital Boulevard (street)
Total site area in square feet and acres: 5,554,694 square feet 127.518 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

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: George and Laura Paschal
Address: 2800 Blue Ridge Road #300
City: Raleigh State: NC Zip Code: 27607
E-mail Address: N/A FAX: _____
Telephone Number: 919-782-8210

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: John W. Harris, P.E. Consulting Engineer, Inc
Address: 5112 Bur Oak Circle
City: Raleigh State: NC Zip Code: 27612
E-mail Address: JohnHarris@HarrisEng.net FAX: _____
Telephone Number: 919-789-0744 Relationship to Owner: Consultant

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.0
Max. # of lots allowable*: 127 Proposed # of lots*: 117
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
Average lot area*: 30,000 sf
Min. allowable lot width*: 75 ft Proposed min. lot width*: 95 ft
* If applicable, show for each zoning district

Land Use Plan Classifications

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

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

( ) 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)

N/A

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: Date:

X Signature: X Date: 8-7-16

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: Date: 8-29-16

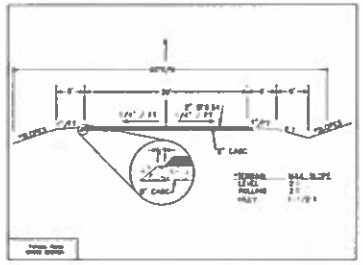
Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at http://www.wakegov.com/
All application fees are non-refundable.

SITE SPECIFIC NOTES

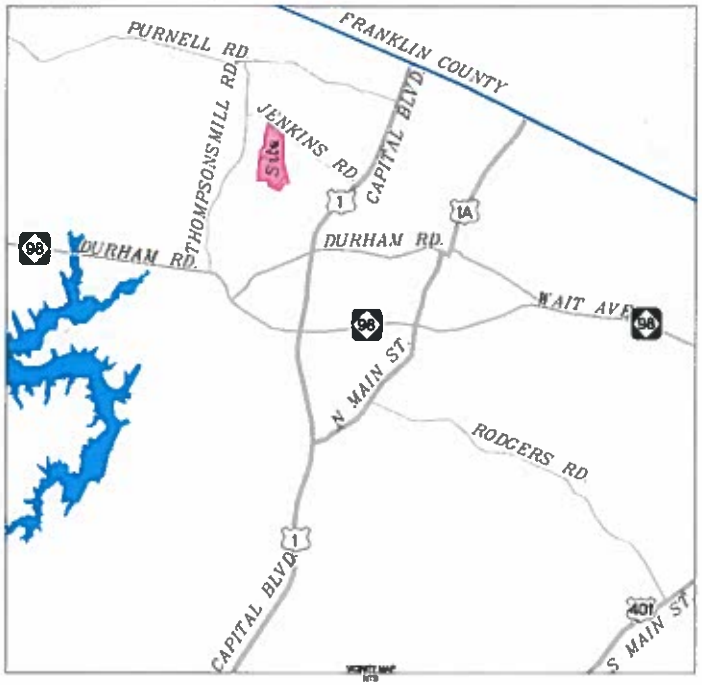
1. THE DEVELOPER IS: THOMAS & ANNUIT, ANNUIT PROPERTIES LLC
   810 PRESIDENTS WALK, CARY NC 27518
2. OVERALL TOPOGRAPHIC INFORMATION WAS TAKEN FROM WAKE COUNTY GIS
3. PIN # 1831378421
4. DEED REFERENCE: DB 014877 PG 02468
5. ZONING: R-40W
6. APPROXIMATE TOTAL ACRES OF LAND TO BE SUBDIVIDED: ± 127.52 AC
7. ALL LOTS WILL HAVE A MINIMUM LOT SIZE OF 30,000 SQFT
8. APPROXIMATE TOTAL LINEAR FEET OF PROPOSED ROAD = 6,256 ft.
   ALL ROADS WILL BE PUBLIC.
9. RIGHT OF WAY WIDTHS SHALL BE 50'
10. CUL-DE-SACS SHALL BE RADIUS 50'
11. ALL LOTS WILL BE SINGLE FAMILY RESIDENTIAL
12. ALL LOTS WILL BE SERVED WITH A COMMUNITY WATER SYSTEM
13. THE TOTAL AREA OF DISTURBANCE HAS BEEN DETERMINED TO BE 14.45 ACRES.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, COUNTY, OR STATE REQUIRED BUILDING PERMITS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THE SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY'S (ELECTRIC, GAS, TELEPHONE, ETC.)
4. THE CONTRACTOR SHALL BE AWARE OF ANY OVERHEAD POWER LINES AND SHALL TAKE ALL NECESSARY PRECAUTION TO ENSURE THAT PERSONNEL AND TRAFFIC ARE SAFE AT ALL TIMES
5. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, CHARTED OR UNCHARTED, LOCATED OR UNLOCATED. ANY AND ALL WORK PERFORMED TO REPAIR UTILITIES DAMAGED BY THE UTILITY CONTRACTOR MUST MEET THE APPROVAL OF THE ASSOCIATED UTILITY COMPANY AND THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY SUCH REPAIRS
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF A SUITABLE BACKFILL MATERIAL AND SHALL PLACE MATERIAL IN 12" LAYERS AND COMPACT SAND FILL TO A 95% STANDARD PROCTOR
7. THE CONTRACTOR SHALL BE COGNIZANT OF THE EROSION CONTROL DEVICES FOR THIS PROJECT AND SHALL MAKE EVERY EFFORT TO ASSURE THAT ALL SUCH DEVICES ARE KEPT CLEAN AND IN APPROPRIATE WORKING ORDER. AFTER EACH STORM OR RAINFALL EVENT, ALL COLLECTED SEDIMENT SHALL BE REMOVED AND THE DEVICES RETURNED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL REIMBURSE ANY FINES, DUE TO EROSION CONTROL FAILURES, TO THE OWNER/DEVELOPER
8. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL DURING ALL PHASES OF THIS CONSTRUCTION IN ACCORDANCE WITH NCDOT STANDARDS
9. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION)
11. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE
12. ANY CHANGES OR DEVIATIONS FROM THESE PLANS NO MATTER HOW MINOR SHALL BE DONE ONLY WITH THE EXPRESS "PRE-APPROVAL" OF THE PROJECT ENGINEER
13. IT IS REQUIRED BY THE STATE, THAT THE ENGINEER CERTIFY THE AS-BUILT CONDITIONS OF THE WATER UTILITIES AFTER THEY HAVE BEEN CONSTRUCTED. IT IS THEREFORE NECESSARY THAT THE ENGINEER WITNESS AND MONITOR THE CONSTRUCTION PROCESS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER, WITH AT LEAST 48 HOURS OF ADVANCE NOTICE OF WHEN THE CONSTRUCTION WILL TAKE PLACE SO THAT PROPER INSPECTIONS CAN BE MADE.
14. ALL EROSION CONTROL WORK SHALL CONFORM TO THE WAKE COUNTY AND NCDEMLR STANDARDS AND SPECIFICATIONS
15. TO PREVENT SHORT CIRCUITING OF SEDIMENT TRAPS, ALL TRAPS CALL FOR SILT FENCE FLOW DIVERSIONS PER TRAPS DETAIL.
16. TEMPORARY DIVERSION DITCHES SHALL BE INSTALLED ALONG THE SIDES OF THE CLEARING AREA UNTIL SUCH TIME AS THE TYPICAL ROADWAY SECTION CAN BE ESTABLISHED
17. NO EROSION CONTROL MEASURES MAY BE REMOVED WITHOUT THE PRIOR APPROVAL OF BOTH THE PROJECT ENGINEER AND WAKE COUNTY INSPECTOR
18. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PERMANENT GROUNDCOVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS (PER GENERAL STATUTE 113A-57 PARAGRAPH 2 & 3).
19. NO DISTURBED AREA SHALL BE ALLOWED TO REMAIN UNPROTECTED AND MUST BE MULCHED AND SEEDED WITHIN 14 DAYS OF WHEN WORK WAS CONDUCTED
20. SEEDING OF THE SHOULDERS SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET WITH THESE PLANS.
21. THE WATER LINES SHALL BE BURIED A MINIMUM OF 3' DEEP, FROM THE TOP OF THE FINISHED GROUND ELEVATION TO THE TOP OF THE PIPE THROUGH THE ENTIRE LENGTH OF THE PIPE.
22. THE METER SETTERS SHALL BE PLACED AT LEAST SIX (6) FEET FROM THE PROPERTY LINE BETWEEN THE LOTS AND NO MORE THAN TEN (10) FEET FROM THE PROPERTY LINE BETWEEN THE LOTS. THE METER SETTERS SHALL BE LOCATED ONE (1) FOOT WITHIN THE RIGHT-OF-WAY NEAR THE LOT CORNER OF EACH LOT (UNLESS RESTRICTED BY SIDEWALK IN WHICH CASE WILL BE PLACED A REASONABLE DISTANCE FROM THE SIDEWALK BUT NO FURTHER THAN 8 FEET)
23. EACH WATER LINE TAP SHALL BE INDIVIDUAL AND MADE A MINIMUM OF 12" APART
24. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE.
25. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT
26. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL WAKE COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
27. WORK WITHIN THE NCDOT RIGHT-OF-WAY SHALL CONFORM TO THE NCDOT STANDARDS AND SPECIFICATIONS
28. OPEN SPACE SHALL BE OWNED AND MANAGED BY THE HOA
29. ALL SEDIMENT COLLECTED AND REMOVED FROM SCM WILL BE DISPOSE OF AN OFFSITE LOCATION



STREET NAME	R/W WIDTH	PVMT	TOTAL LENGTH (CL)
ROAD A	50'	30'	6,236.7'
ROAD B	50'	30'	1,236.3'
ROAD C	50'	30'	1,524.1'
ROAD D	50'	30'	170.8'
ROAD E	50'	30'	1,040.6'
ROAD F	50'	30'	527.9'
ROAD G	50'	30'	355.1'



WELL WELL ACCESS RD. & SCM ACCESS RD	
WELL #1 ACCESS RD & HOUSE	6,198 SF
WELL #2 ACCESS RD & HOUSE	7,170 SF
SCM #1 ACCESS ROAD	1,441 SF
SCM #2 ACCESS ROAD	12,641 SF
SCM #3 ACCESS ROAD	6,341 SF
CLUBHOUSE AREA	4,834 SF
POOL AREA	3,341 SF
PARKING AREA @ CLUBHOUSE	13,011 SF
MAIL KIOSK AREA	196 SF
SIDEWALK AREA @ CLUBHOUSE	196 SF
TOTAL IMPERVIOUS AREA	57,823 SF

IMPERVIOUS AREA CALCS FOR R-40W	
TOTAL AREA 127.52 AC'S	5,554,891 SF
ALLOWED IMPERVIOUS (15%)	833,733 SF
ROAD PAVEMENT	187,723 SF
OTHER IMPERVIOUS	57,823 SF
REMAINING IMPERVIOUS	784,481 SF

TOTAL IMPERVIOUS ALLOWED FOR LOTS	784,481 SF
IMPERVIOUS ALLOWED PER LOT (1/2)	8,726.24 SF

N.C. UNDERGROUND UTILITIES
1 DAY BEFORE DIGGING CALL
TOLL FREE 1800-632-4949

SITE DATA TABLE

OWNER	PASCHAL, GEORGE WASHINGTON III & PASCHAL, LAURA H
OWNER ADDRESS	8800 BLUE RIDGE RD 6300, RALEIGH, NC 27607
TYPE OF PROJECT	RESIDENTIAL
COUNTY	WAKE
SITE AREA	127.52 ACRES /5,554,894 SQ FT
DISTURBED AREA	14.45 ACRES
OPEN SPACE	REQUIRED 31.88 AC. PROVIDED 33.00 AC. OPENSPACE IS USED FOR CONSERVATION
NO OF EXISTING BLDG	1
EXISTING IMPERVIOUS	532 SQ FT
PERCENT IMPERVIOUS	50%=MAX
SETBACKS FRONT	25'
BACK	20'
SIDES	10'
MINIMUM LOT WIDTH	75' ALLOWED
AVERAGE LOT SIZE	31,553 SQ FT
MAXIMUM HEIGHT	35'
MINIMUM LOT SIZE	30,000 SQ FT
NUMBER OF LOTS	112
R/W WIDTH	50'
RADIUS ON CUL-DE-SAC BULB	50' ROW / 35' EOP
LANDUSE AND CLASS	WOODED/VACANT
PIN	1831378421
DEED BOOK & PAGE #	DB 014877 PG 02468
ZONING	R-40W
TOWNSHIP	WAKE FOREST
WATERSHED	FALLS LAKE

SHEET INDEX

COVER 1
EXISTING CONDITIONS 2
SOILS 3
SITE PLAN (A) 4
SITE PLAN (B) 5
DRAINAGE DELINEATION 6

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Consulting Engineer, Inc.
5112 Bur Oak Circle
Raleigh, N.C. 27612
(919) 789-0744
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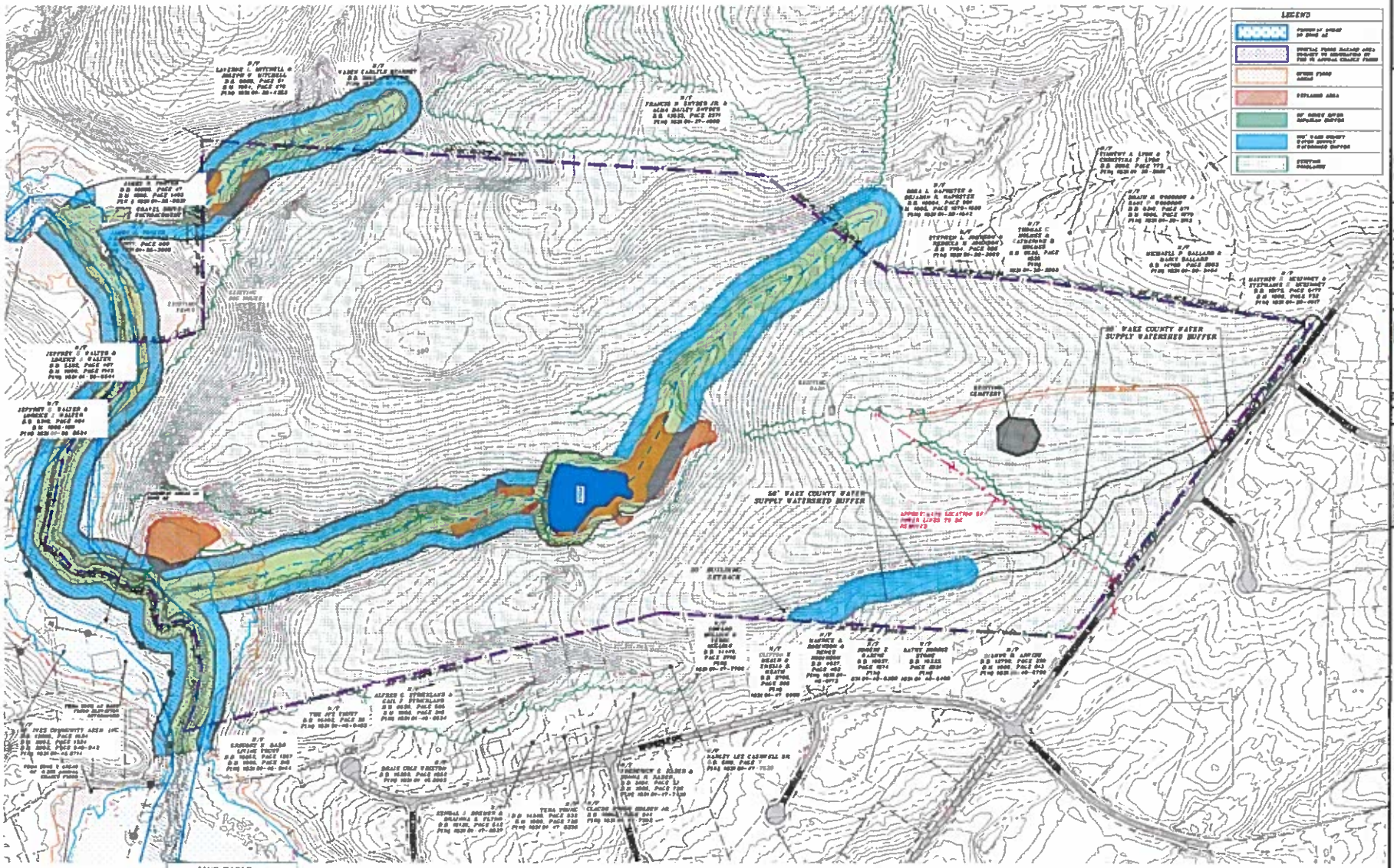
PROPOSED CLUSTER DEVELOPMENT

Cover For Paschal Subdivision

1



LINE TABLE

LINE	LENGTH	BEARING
L-1	78.12'	S44°01'01" E
L-2	114.18'	S78°31'41" E
L-3	122.24'	N73°09'01" E
L-4	98.80'	N61°01'00" E
L-5	98.92'	N06°33'43" E
L-6	72.64'	N01°36'07" W
L-7	84.02'	N01°36'07" W
L-8	84.84'	N01°36'07" W
L-9	84.84'	N01°36'07" W
L-10	84.84'	N01°36'07" W
L-11	84.84'	N01°36'07" W
L-12	84.84'	N01°36'07" W
L-13	95.54'	N49°10'20" E
L-14	81.13'	N52°13'18" E
L-15	107.46'	[illegible]
L-16	107.46'	[illegible]

LINE TABLE

LINE	LENGTH	BEARING
L-17	98.88'	N62°01'00" W
L-18	92.95'	N62°01'00" W
L-19	74.78'	S62°28'58" W
L-20	81.19'	S07°11'57" W
L-21	81.88'	S62°01'00" E
L-22	132.23'	S62°01'00" E

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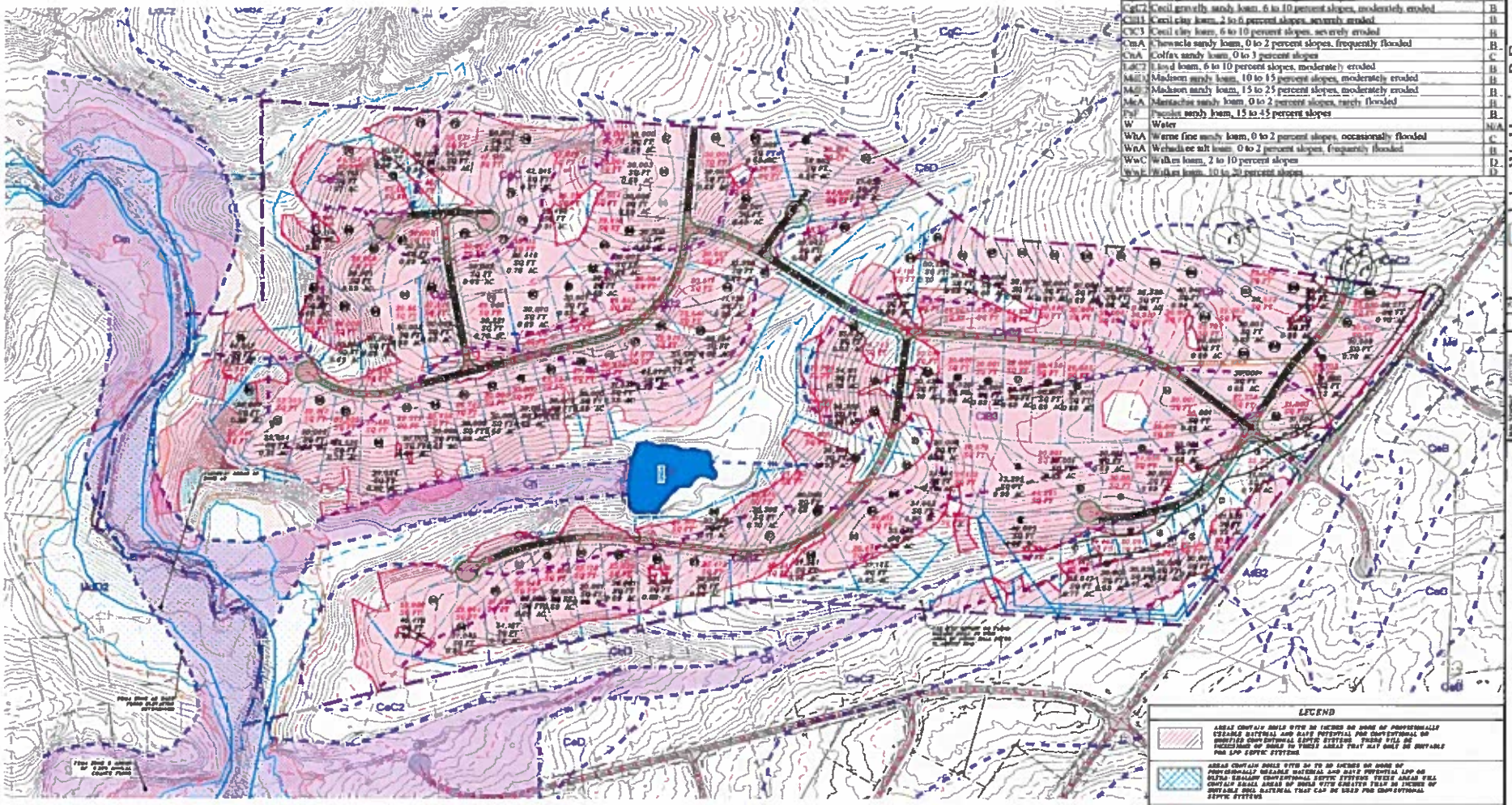
Existing Conditions
For
Paschal Subdivision

2



Soil Classification Legend

AdB	Altavista fine sandy loam, 0 to 6 percent slopes, rarely flooded	C
ApC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded	B
AsB2	Appling fine sandy loam, 2 to 6 percent slopes, moderately eroded	B
CeB	Cecil sandy loam, 2 to 6 percent slopes	A
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	B
CeC	Cecil sandy loam, 6 to 10 percent slopes	A
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	B
CeD	Cecil sandy loam, 10 to 15 percent slopes	A
CgB2	Cecil gravelly sandy loam, 2 to 6 percent slopes, moderately eroded	B
CgC	Cecil gravelly sandy loam, 6 to 10 percent slopes	B
CgC2	Cecil gravelly sandy loam, 6 to 10 percent slopes, moderately eroded	B
ChB2	Cecil clay loam, 2 to 6 percent slopes, severely eroded	B
ChC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	B
ChnA	Chewacla sandy loam, 0 to 2 percent slopes, frequently flooded	B
CnA	Colfax sandy loam, 0 to 3 percent slopes	C
LdC2	Lloyd loam, 6 to 10 percent slopes, moderately eroded	B
MdB2	Madison sandy loam, 10 to 15 percent slopes, moderately eroded	B
MdD2	Madison sandy loam, 15 to 25 percent slopes, moderately eroded	B
McA	Mantachie sandy loam, 0 to 2 percent slopes, rarely flooded	B
PdF	Pacolet sandy loam, 15 to 45 percent slopes	B
W	Water	N/A
WhA	Wehadkee fine sandy loam, 0 to 2 percent slopes, occasionally flooded	C
WnA	Wehadkee silt loam, 0 to 2 percent slopes, frequently flooded	B
WwC	Wilkes loam, 2 to 10 percent slopes	D
WwE	Wilkes loam, 10 to 30 percent slopes	D

LEGEND

AREAS CONTAIN SOILS WITH 36 INCHES OR MORE OF PROFESSIONALLY USEABLE MATERIAL AND HAVE POTENTIAL FOR CONVENTIONAL OR MODIFIED CONVENTIONAL SEPTIC SYSTEMS. THERE WILL BE INCLUSIONS OF SOILS IN THESE AREAS THAT MAY ONLY BE SUITABLE FOR LPP SEPTIC SYSTEMS

AREAS CONTAIN SOILS WITH 24 TO 36 INCHES OR MORE OF PROFESSIONALLY USEABLE MATERIAL AND HAVE POTENTIAL LPP OR ULTRA-SHALLOW CONVENTIONAL SEPTIC SYSTEMS. THESE AREAS WILL CONTAIN SMALL AREAS OF SOILS WITH GREATER THAN 36 INCHES OF SUITABLE SOIL MATERIAL THAT CAN BE USED FOR CONVENTIONAL SEPTIC SYSTEMS

UN — UNSUITABLE AREAS FOR CONVENTIONAL OR LPP SEPTIC SYSTEMS

AR — AREAS DEPICTED AS TO HAVE ROCK IN THE SOIL PROFILE AN ADDITIONAL EVALUATION CAN BE COMPLETED WITH ADEQUATE TEST PITS FOR FUTURE SITE SUITABILITY

SUITABLE SOILS

FLOOD HAZARD SOILS

SURFACE FLOW

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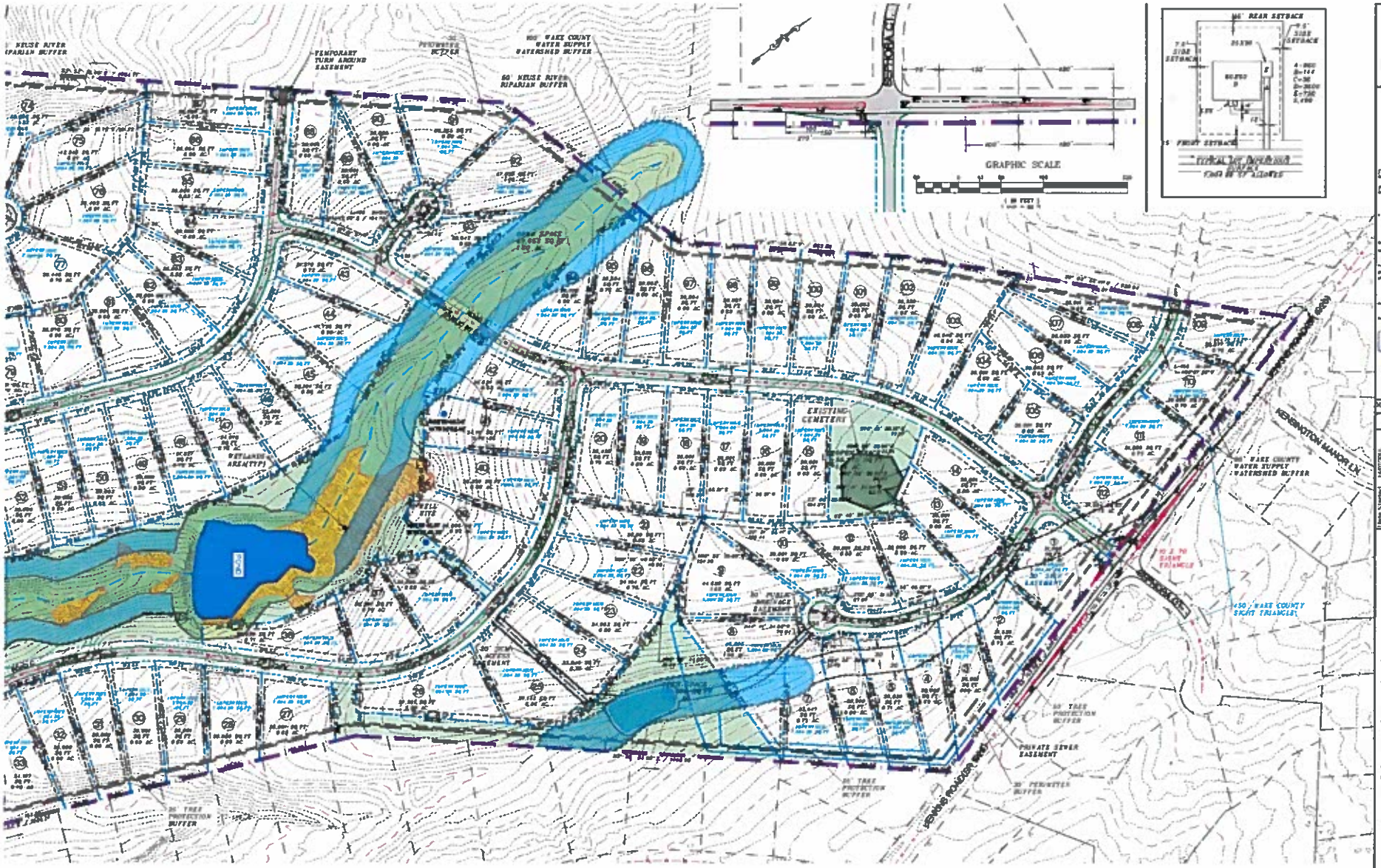
© 2014-2020 The Designers of the Contract Site

Job Number: 14-0720-01
Scale: 1" = 300'
Drawn By: BATLEIN
Date: 7/20/2016
Revised 1 Date: 2/28/2018
Revised 2 Date: 3/27/2018
Revised 3 Date: 4/17/2018
Revised 4 Date: 5/14/2018

Soils For Paschal Subdivision

3



N.C. UNDERGROUND UTILITIES

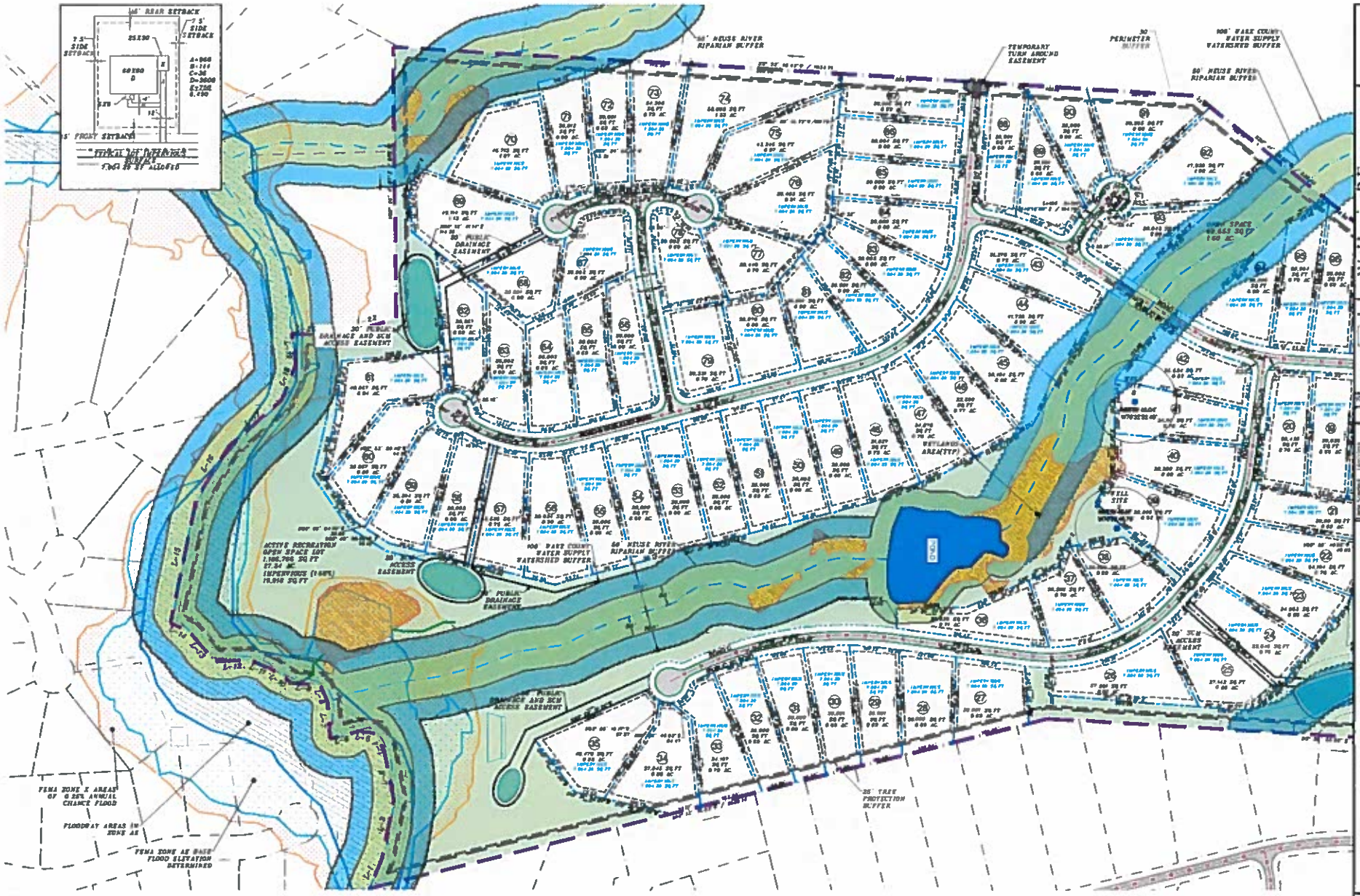
GRAPHIC SCALE

John W. Harris, P.E.
Consulting Engineer, Inc.
5113 Duraleigh Creek
Raleigh, N.C. 27612
(919) 782-0144
www.harrisengineer.net

Date: 5/17/2014
Scale: 1" = 100'
Drawn By: SMT / JWH
Job #: 2010-0714A
Original Date: 1 September 2014
Filer: M. Pruner
Zoning Revised Parcel's Zip Area

Site Plan (A)
For
Paschal Subdivision

4



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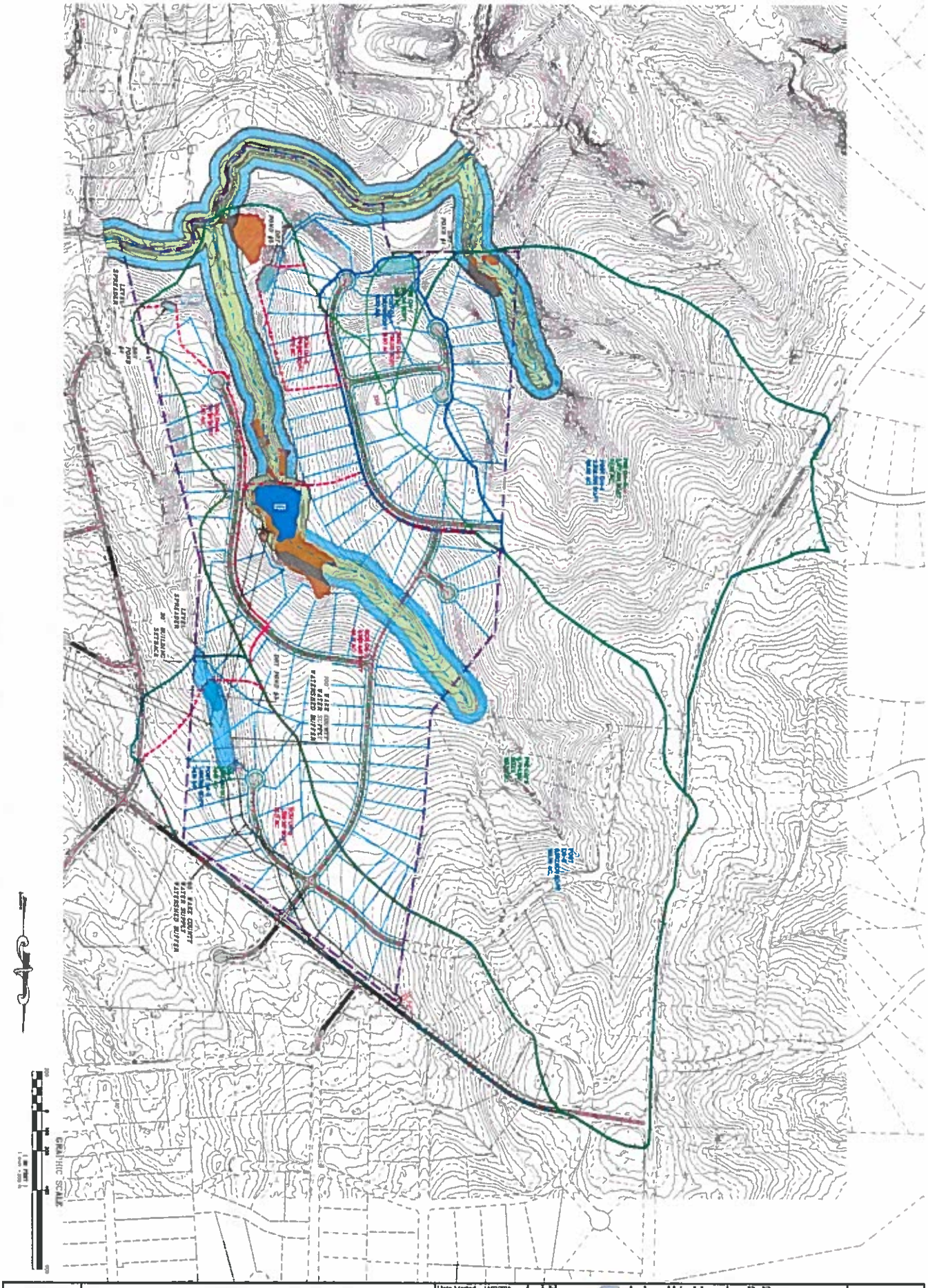
Site Plan (B)
For
Paschal Subdivision

5



Drainage Delineation
For
Paschal Subdivision

Date Started: 1/07/2016
Scale: 1" = 200'
Drawn By: BMT FDR
Job #: 200-071A
Paschal Date: 1 September 2016
File: M-Project
File: Paschal Paschal X-Fin.dwg

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