



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – HIDDEN LAKE SUBDIVISION PHASE 2 15-MAS-04 (REAPPROVAL) HICKS ROAD (STATE ROAD 1125)

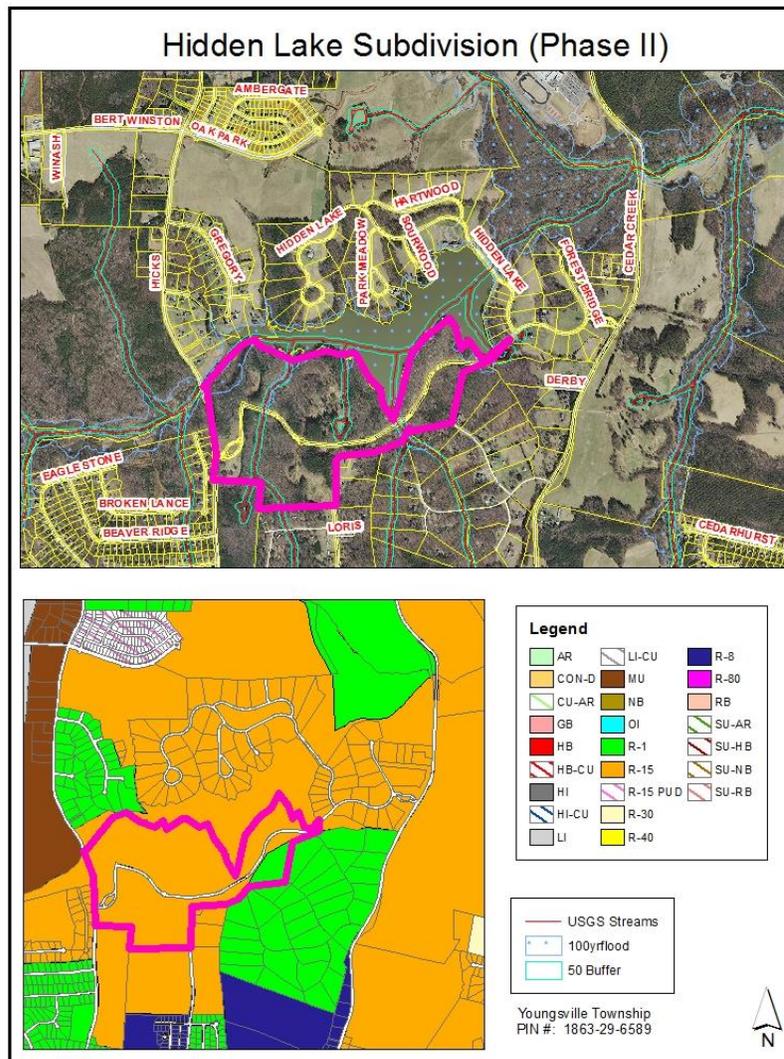
**PETITIONER(S):**

Name of Petitioner: Ange Executives Estates, LLC  
Address: 113 Edinburgh South Dr, Suite 100  
CityStateZip: - Cary, NC 27511

**OWNER**

Name of Owner: Ange Executives Estates, LLC  
Address: 113 Edinburgh South Dr., Suite 100  
CityStateZip: Cary, NC

**LOCATION**



**ATTACHMENTS:**  
Subdivision Plan

**PARCEL INFORMATION**

| <b>OWNER</b>                | <b>PARCEL #</b> | <b>ZONING</b>          | <b>AREA</b>        |
|-----------------------------|-----------------|------------------------|--------------------|
| Ange Executive Estates, LLC | 1863-29-6589    | R-15 & R-1 Residential | 176.17 Ac          |
| <b>TOTAL</b>                |                 |                        | <b>176.17Acres</b> |

**ADJACENT PROPERTY SITE DATA**

|                         | <b>ZONING</b>          | <b>LAND USE</b>   |
|-------------------------|------------------------|---|
| <b>Subject Property</b> | R-15 & R-1 Residential | Hidden Lake Subdivision   |
| <b>North</b>            | R-15 Residential       | Brandy Creek Subdivisions & Oak Park (599 lots) & Whispering Pines (398 lots) |
| <b>South</b>            | R-15 Residential       | Residential/Caprells's Mobile Home Park                                       |
| <b>East</b>             | R-15 & R-1 Residential | Hidden Lake Subdivision   |
| <b>West</b>             | R-15 Residential       | Residential & Future Site of Legacy Subdivision (595 lots)                    |

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *revised preliminary* plan has been submitted for Hidden Lake Subdivision Phase 2. The proposed subdivision is located off Hicks Rd (SR 1125) in the Youngsville Township. The revised preliminary plan is for the subdivision of 176.17 acres in to 185 lots. The average lot size proposed is 24,400 square feet. The developer is dedicating 49.50 acres of open space (28%) and a community amenity. The subdivision is designed to be served by County water and sewer.

**PLANNING & ZONING**

**Land Use Plan:** The Land Use Plan has this property designated as Low Medium Density Residential.

**Setback and Lot Size:**

| <b>Zoning District</b>                                     | <b>Min. Square Footage</b> | <b>Min. Road Frontage</b> | <b>Min. Front Setback</b> | <b>Min. Side Setback</b> | <b>Min. Rear Setback</b> |
|--|----------------------------|---------------------------|---------------------------|--------------------------|--------------------------|
| <i>Existing Zoning</i><br>R-15 & R-1 Residential (Cluster) | 10,000                     | 50                        | 20                        | 10                       | 15                       |

**Water/Sewer Service:** The development is designed to be served by County water and sewer.

**Transportation:** The proposed subdivision is located off Hicks Road (SR 1125). A traffic impact analysis (TIA) has been submitted and reviewed by the NC Department of Transportation. Streets within the gated subdivision will be private. The developer will be required to install a left-turn lane prior to recording the 101<sup>st</sup> lot.

**Environmental Issues:** The Hidden Lake Phase 2 map reflects flood zone areas and riparian stream buffers. The Tar-Pamlico stormwater management review for the preliminary plan has been submitted and reviewed by Appian Consulting Engineers, with additional items required prior to final plat approval.

**Schools:** Franklinton Elementary, Franklinton Middle, and Franklinton High are the schools that will serve this subdivision.

**PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS**

Review proposed Subdivision Request for the approval of the revised preliminary plan, solicit comments or questions and make a recommendation.

**PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD**

Recommend approval of the revised preliminary plan for Hidden Lake Subdivision, Phase 2 located off Hicks Road (SR 1125) in Youngsville Township for the subdivision of approximately 176.71 acres into 185 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NCDOT. (North Carolina Department of Transportation Built to Standards Letter) Entrance and left turn lane must meet NCDOT standards.
- Approved NCDOT Driveway Permit.
- The following statement/certification shall be placed on the final plat: *Certificate of Disclosure for Private Developments.*

**I (we) acknowledge that neither the State nor the county shall be responsible for maintenance of any streets, parks, drainage, open space, or other areas which are designated for private use. I (we) acknowledge that prior to contracting with a prospective buyer, I shall give the buyer a written statement which discloses the existence and location of such private areas and specifies the maintenance responsibilities for same. When applicable, the statement shall disclose that the street(s) will not be constructed to minimum standards sufficient to allow their inclusion on the State highway system for maintenance.**

\_\_\_\_\_  
Owner(s)/Date

\_\_\_\_\_  
Owner(s)/Date

- Certification that private streets and roads meet the construction standards of this Ordinance, signed by a professional certified engineer.

- Where subdivision streets and roads are declared private, the following Subdivisions Street Disclosure Statement shall be shown:

All roads in this subdivision are hereby declared private and shall not be eligible for inclusion into the North Carolina State Highway System or for maintenance by the North Carolina State Highway System unless accepted by the Franklin County Board of Commissioners and the NC Department of Transportation. The maintenance of all streets and roads in this subdivision shall be the responsibility of the owner(s)/developer(s).

- Private roads shall be constructed and paved to N.C. Department of Transportation minimum standards for subdivision roads including Traditional Neighborhood Development Street Design Standards.
- Left-turn lane on Hicks Road shall be constructed/installed prior to recording the 101<sup>st</sup> lot
- Fire apparatus shall be constructed as shown on preliminary plan prior to recording the first phase.
- All utility plans will be approved by the Franklin County Public Utilities Department prior to construction.
- As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices.
- Final Tar-Pamlico stormwater Review approval.
- The following note shall be placed on the Final Plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property Owner may be subject to enforcement actions if the stormwater control measure is removed, relocated or altered without prior County approval.
- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
  - Landscape Plan
  - Recorded Covenants
  - Private Road Maintenance Agreement
  - Street lighting plan
  - Mail center is subject to County approval and shall be constructed as part of the first phase of Phase 2.