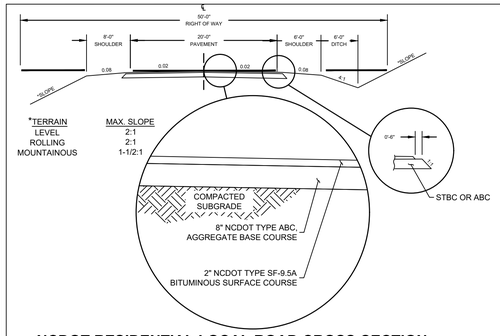
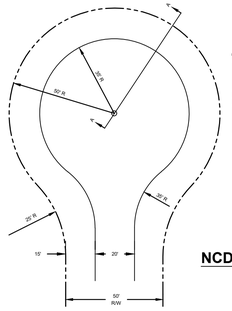
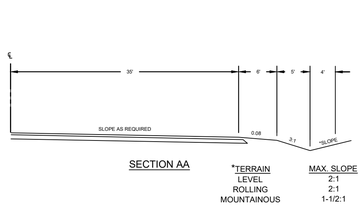


NCDOT RESIDENTIAL LOCAL ROAD CROSS-SECTION

NO SCALE





NCDOT SYMMETRICAL CUL-DE-SAC DETAIL (NO CURB AND GUTTER)

NO SCALE

PARCEL NO.	AREA (SQ. FT.)	AREA (AC)	PARCEL NO.	AREA (SQ. FT.)	AREA (AC)
1	27000	0.62	22	27000	0.62
2	27000	0.62	23	27000	0.62
3	27000	0.62	24	27000	0.62
4	27000	0.62	25	34069	0.78
5	27000	0.62	26	32665	0.75
6	27000	0.62	27	69767	1.60
7	27000	0.62	28	41565	0.95
8	27000	0.62	29	40000	0.92
9	27000	0.62	30	28691	0.66
10	27000	0.62	31	28743	0.66
11	27000	0.62	32	35929	0.82
12	27000	0.62	33	36944	0.85
13	27000	0.62	34	32999	0.76
14	27000	0.62	35	29022	0.67
15	27000	0.62	36	36558	0.84
16	27000	0.62	37	32370	0.74
17	27000	0.62	38	28993	0.67
18	27000	0.62	39	27000	0.62
19	27000	0.62	40	27000	0.62
20	27000	0.62	41	27000	0.62
21	27000	0.62	42	29358	0.67

NOTES

1. PARCEL LINES AND CONTOURS SHOWN ARE FRANKLIN AND WAKE COUNTY GIS DATA.
2. PRELIMINARY SOILS EVALUATION BY S&EC.
3. THERE ARE FLOOD PRONE AREAS WITHIN THE WAKE COUNTY LIMITS PER FEMA FIRM PANEL NO. 3720183200K, EFFECTIVE APRIL 16, 2013.
4. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
5. THE CONTRACTOR SHALL FIELD VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
6. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT. UNDERGROUND UTILITY LOCATIONS, IF SHOWN ON THE PLANS, ARE BASED UPON THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED ONLY AS APPROXIMATE. WHERE CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
7. THE EXISTING LAND USE IS VACANT.
8. MAXIMUM IMPERVIOUS SURFACE AREA ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLAN APPROVED LIMITING THE IMPERVIOUS SURFACE AS SHOWN ON THIS PLAN.
9. AREAS OF DISCONNECTED IMPERVIOUS SHALL BE SHOWN ON THE RECORDED PLAT.
10. ALL LOTS WILL HAVE COMMUNITY WATER AND INDIVIDUAL SEPTIC SYSTEMS.
11. SITE IS WITHIN THE FALLS LAKE WATER SUPPLY WATERSHED.
12. SEPTIC LAYOUTS WILL BE PROVIDED FOR LOTS CERTIFIED AS SECTION 6 UNDER THE ON SITE SEPTIC RULES.
13. ALL UTILITIES SHALL BE UNDERGROUND.
14. THIS SUBDIVISION WILL COMPLY WITH THE WAKE COUNTY SOIL AND EROSION ORDINANCE.
15. WAKE COUNTY STORMWATER AND EROSION CONTROL PERMITS WILL BE REQUIRED.
16. STREET NAMES MUST BE APPROVED BY WAKE COUNTY PRIOR TO FINAL PLAT.
17. ALL NEW ROADS WILL BE BUILT TO NCDOT SPECIFICATIONS AND DESIGNATED AS PUBLIC.
18. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL ROADS UNTIL TAKEN OVER BY NCDOT.
20. NCDOT DRIVEWAY PERMIT WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
21. NO STRUCTURES OR BUILDINGS MAY BE PLACED WITHIN ANY 50' WELL RADIUS OR EASEMENT.
22. BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN * (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

SUMMARY INFORMATION

DEVELOPMENT NAME: GRAYLAN SUBDIVISION

SITE ADDRESS: JACKSON ROAD, FRANKLIN AND WAKE CO, NC

WAKE COUNTY:

PIN NUMBER(S): 1832-75-7532, 1832-75-8378, AND 1832-75-9287

WAKE CO ACREAGE: 4.13 AC
LESS R/W: 0.17 AC
NET WAKE CO ACREAGE: 3.96 AC

CURRENT ZONING DISTRICT: R-40W

PROPOSED UNITS: 3
R-40W MAXIMUM DENSITY: 1 UNIT/ACRE
PROPOSED DENSITY: 0.73 UNIT/ACRE

R40W MIN. LOT AREA: 40,000 SQ FT
PROPOSED MIN. LOT SIZE: 40,000 SQ FT
R40W MIN LOT WIDTH: 110'
PROPOSED MIN. LOT WIDTH: 110'

MAX. IMPERVIOUS PER LOT: 8,000 SQ FT

MAX. IMPERVIOUS COVERAGE ALLOWABLE: 51,750 SQ FT (30%)

PROP. ROAD IMPERVIOUS AREA: 4,150 SQ FT
PROP. IMPERVIOUS AREA IN LOTS: 24,000 SQ FT
PROP. WELL SITE IMPERVIOUS AREA: 5,000 SQ FT
TOTAL PROP. IMPERVIOUS AREA: 33,150 SQ FT (19.2%)

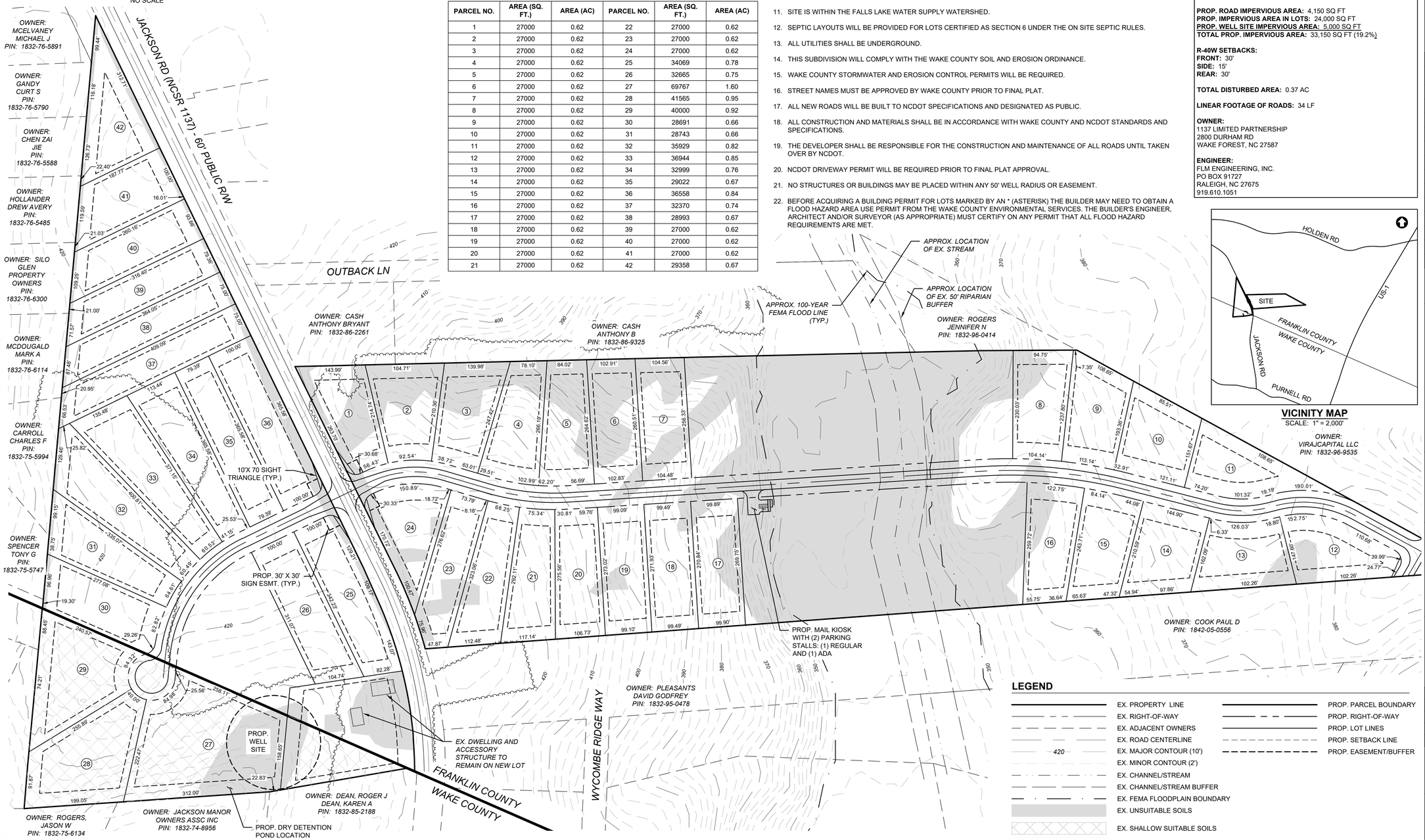
R-40W SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 30'

TOTAL DISTURBED AREA: 0.37 AC

LINEAR FOOTAGE OF ROADS: 34 LF

OWNER:
1137 LIMITED PARTNERSHIP
2800 DURHAM RD
WAKE FOREST, NC 27587

ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.610.1051



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. ROAD CENTERLINE
- 420 EX. MAJOR CONTOUR (10')
- EX. MINOR CONTOUR (2')
- EX. CHANNEL/STREAM
- EX. CHANNEL/STREAM BUFFER
- EX. FEMA FLOODPLAIN BOUNDARY
- EX. UNSUITABLE SOILS
- EX. SHALLOW SUITABLE SOILS
- PROP. PARCEL BOUNDARY
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER

FLM ENGINEERING
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

100 50 0 100
SCALE: 1 INCH = 100 FEET

N

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

GRAYLAN SUBDIVISION

JACKSON ROAD
FRANKLIN AND WAKE COUNTIES, NC

DATE:	03-04-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	

PRELIMINARY PLAN

C-1

SHEET 1 OF 1

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