



SPECIAL USE PERMIT APPLICATION

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.



BA-SU-2261

File #
Fee
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Rec'd Date
Rec'd By

Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)

Wake Electric Membership Corporation currently has a substation on the neighboring property located at 3816 Burlington Mills Road, Wake Forest. Due to the population and housing growth in the area, Wake Electric is forecasting increased demand beyond the capacity of the existing infrastructure. The Special Use permit will allow Wake Electric to expand the existing electrical substation and serve increased load well into the future.

Modification of previously issued Special Use Permit? ()Yes (X)No

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1749519726

Address: 0 Burlington Mills Road

Location: South side of Burlington Mills Road, at/between Forestville Road and Linslade Way

Total site area in square feet and acres: 237,838 square feet 5.46 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R30 _____

List Conditions of any Conditional Use Zoning Districts: _____

None _____

Present land use(s): Vacant

How is this proposed use a public necessity?

To provide electric service for the forecasted growth in the area

What is impact on surrounding neighborhood and adjacent properties?

Wake Electric plans to expand an existing electric substation and decommission any section that will not be needed, therefore there will be no additional impact, after construction, to the area.

Land Owner

Land Owner Name: Wake Electric Membership Corporation

Business Operator Name (if different from Land Owner): _____

Address: 228 Park Avenue

City: Youngsville State: NC Zip Code: 27596

E-mail Address: don.bowman@wemc.com Fax: _____

Telephone Number: 919-863-6487

Applicant (person to whom all correspondence will be sent)

Name: Don Bowman and Kelly Fritz

Address 228 Park Avenue

City: Youngsville State: NC Zip Code: 27596

E-mail Address: don.bowman@wemc.com and kelly.fritz@wemc.com Fax: _____

Telephone Number: 919-863-6487 Relationship to Owner: Employee – Manager of Engineering

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): N/A

Proposed total floor area: 40 sf Proposed floor area ratio (floor area/site area): _____

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 30%

Proposed impervious surfaces area: 70,000 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 30%

Required transitional bufferyard types and depths (see Article 16):

Front 10 ft Left 40 C ft Right 40 C ft Rear 40 C ft

Proposed transitional bufferyard types and depths (see Article 16):

Front 10 ft Left 40 C ft Right 40 C ft Rear 40 C ft

Min. yard depths (see applicable district/use regulation): N/A

Front 10 ft Corner side _____ ft Side _____ ft Rear _____ ft

Proposed yard depths: Front 10 ft Corner side _____ ft Side _____ ft Rear _____ ft

Max. building height (see applicable district/use regulation): N/A ft

Proposed building height: N/A ft

Min. parking space standard (see Article 15): 2 spaces per site

Min. no. of parking spaces: 2 Proposed no. of parking spaces 2

Number of employees: 0 Hours of operation: not applicable

Vehicular Access:

Names of access street(s) and number of access points along each: Burlington Mills Road

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
Burlington Mills Road	70	55	2	Y	12000	7400	0

¹ See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or 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: not applicable ADT: No additional traffic

Type of vehicle: not applicable ADT: _____

Utilities and Services:

Water supply provided by: () municipal system :

() community system – specify type: N/A () individual well(s)

Est. total water demand: not applicable gpd

Wastewater collection/treatment provided by: () municipal system: N/A _____

() community system – specify type: _____

() individual on-site system

Est. total wastewater discharge: not applicable gpd

Solid waste collection provided by: not applicable

Electrical service provided by: Wake Electric Membership Corporation Underground () yes (X) no

Natural gas service provided by: not applicable

Telephone service provided by: not applicable Underground () yes () no

Cable television service provided by: not applicable Underground () yes () no

Fire protection provided by: Wake Electric Membership Corporation

Miscellaneous:

Generalized slope of site Gradual slope down of approximately 8' over a 250' front to back of planned development area

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: not applicable

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: not applicable

Land Use Plan Classifications

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

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

(X) Short-Range Urban Services Area Wake Forest _____

() Long-Range Urban Services Area/Water Supply Watershed _____

(X) Long-Range Urban Services Area Wake Forest _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Vacant and in the Neighborhood Activity Center.

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

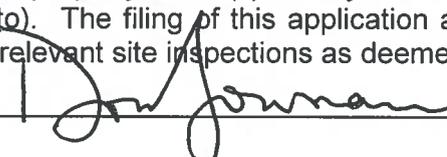
This special Use Permit will allow Wake Electric Membership Corporation to expand electricity capacity, functionality, and reliability for the residential growth in this area. Wake Electric will comply with all federal, state, county, and town regulations.

Other information (additional relevant information about the site or proposal you wish to note or cite)

The existing Substation at 3816 Burlington Mills Road is adjacent to this property. As Wake Electric extends the existing substation security fence line, no new vehicle traffic or new building floor space is required.

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.

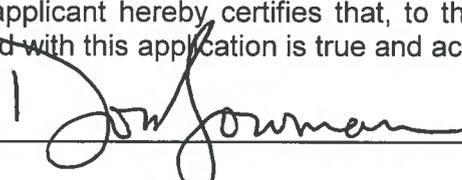
Signature:  Date: 5/1/2018

Signature: _____ Date: _____

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

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: 5/1/2018

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 www.wakegov.com.



SPECIAL USE PERMIT STATEMENT OF JUSTIFICATION

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

For each of the 5 required conclusions listed below, attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Board of Adjustment to reach the required conclusion, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required conclusion are simply those suggested in the Wake County Unified

Development Ordinance. You should address any additional considerations potentially raised by the proposed development.

Important: You bear the burden of presenting sufficient factual evidence to support findings of fact that allow the Board to reasonably reach each of the required conclusions. If you fail to meet that burden, the Board has no choice but to deny the petition.

(1.) The proposed development will not materially endanger the public health or safety.

Considerations:

- traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersection and curb cuts;
- provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection;
- soil erosion and sedimentation; and
- protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

Wake Electric Membership Corporation maintains 19 distribution substations throughout its territory, and adheres to very high safety standards by following all applicable National Electrical Safety Code (NESC) regulations. The proposed expansion is for a substation that was built and has been maintained since 1986. A locked chain link fence will surround the substation, and all applicable public warning signs will be clearly visible from all angles.

We will not add any additional vehicle traffic with this expansion.

We will not endanger public or private water supplies, and will maintain emergency spill plan procedures for the site.

(2.) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.

Wake Electric Membership Corporation is currently located on the adjacent property and will continue to comply with all regulations and standards applicable to this Special Use and the zoning district.

(3.) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved; and
- Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

Since the construction of the existing distribution substation on 3816 Burlington Mills Road in 1986, the immediate area has seen unprecedented residential growth. With several planned developments in the area, Wake Electric Membership Corporation expects energy demand to exceed its current capacity at that substation. The expansion allows the utility to meet the proposed demand needs and improve reliability and resiliency for the area.

This is an expansion of the existing substation; we do not anticipate any degradation of neighboring property values.

(4.) The proposed development will be in harmony with the area in which it is located.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

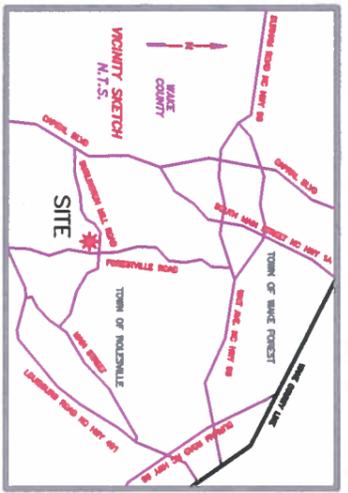
Since this is an expansion of an existing substation, Wake Electric Membership Corporation intends to match or improve all existing aesthetics, buffers, and offsets required by Wake County ordinances.

(5.) The proposed development will be consistent with the Wake County Land Use Plan.

Considerations:

- Consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards; and
- Consistency with the municipal and joint land use plans incorporated in the Plan.

The subject property is located in a neighborhood activity center as shown on the Wake County Land Use Plan. A substation is an allowed use in the neighborhood activity center, therefore, this use is consistent with the Wake County Land Use Plan. This Special Use approval will help provide the necessary electrical capacity and allow the community to achieve the Land Use Plan objectives for this area.

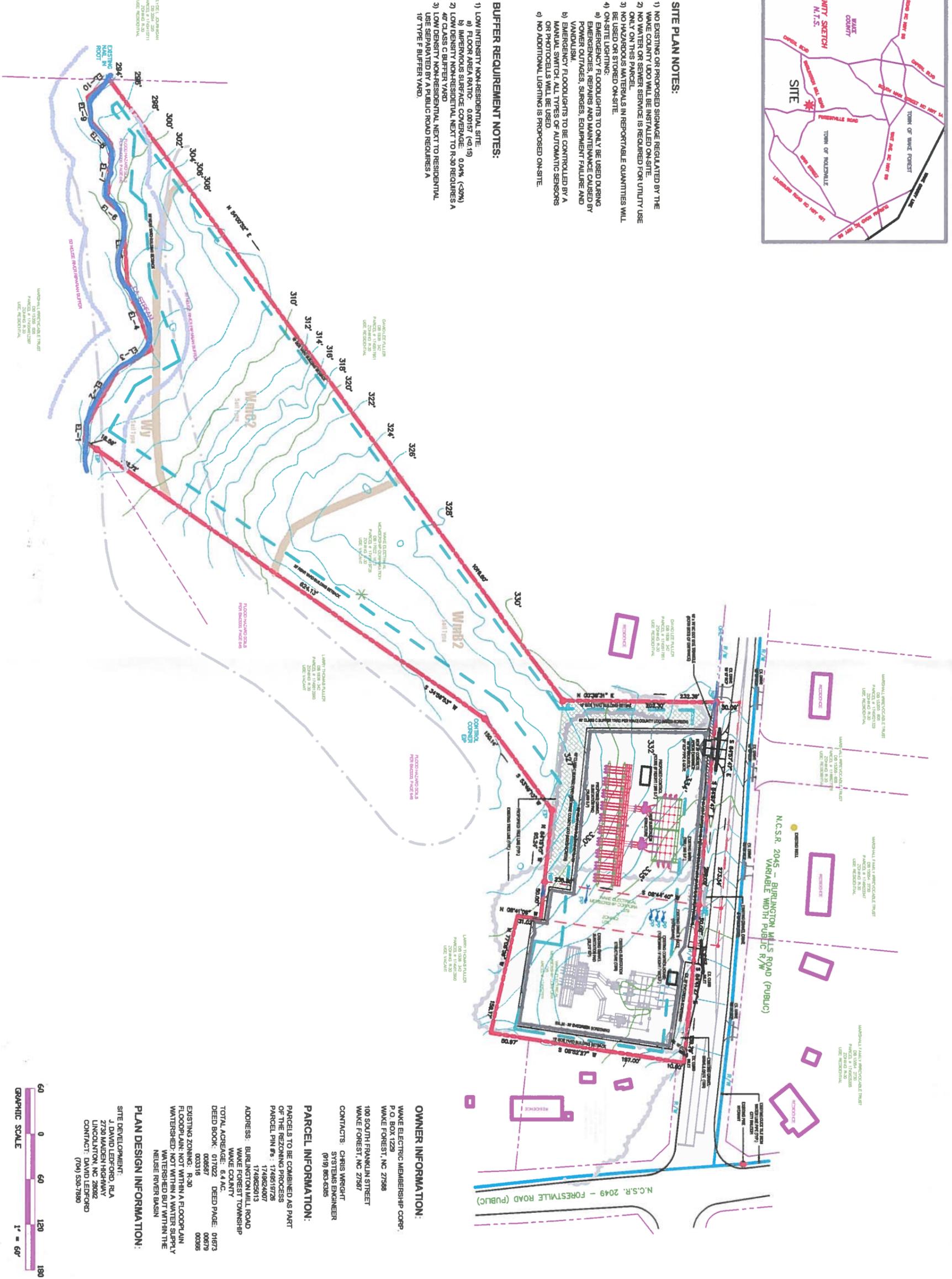


SITE PLAN NOTES:

- 1) NO EXISTING OR PROPOSED SIGNAGE REGULATED BY THE WAKE COUNTY LDO WILL BE INSTALLED ON-SITE.
- 2) NO WATER OR SEWER SERVICE IS REQUIRED FOR UTILITY USE ONLY ON THIS PARCEL.
- 3) NO HAZARDOUS MATERIALS IN REPORTABLE QUANTITIES WILL BE USED OR STORED ON-SITE.
- 4) ON-SITE LIGHTING:
 - a) EMERGENCY FLOODLIGHTS TO ONLY BE USED DURING POWER OUTAGES, SURGES, EQUIPMENT FAILURE CAUSED BY VANDALISM.
 - b) EMERGENCY FLOODLIGHTS TO BE CONTROLLED BY A MANUAL SWITCH, ALL TYPES OF AUTOMATIC SENSORS OR PHOTOCELLS WILL BE USED.
 - c) NO ADDITIONAL LIGHTING IS PROPOSED ON-SITE.

BUFFER REQUIREMENT NOTES:

- 1) LOW INTENSITY NON-RESIDENTIAL SITE.
 - a) FLOOR AREA RATIO: 0.00157 (<1%)
 - b) IMPERVIOUS SURFACE COVERAGE: 0.04% (<5%)
- 2) LOW DENSITY NON-RESIDENTIAL NEXT TO R-30 REQUIRES A 40' CLASS C BUFFER YARD
- 3) LOW DENSITY NON-RESIDENTIAL NEXT TO RESIDENTIAL USE SEPARATED BY A PUBLIC ROAD REQUIRES A 10' TYPE F BUFFER YARD



OWNER INFORMATION:

WAKE ELECTRIC MEMBERSHIP CORP.
 P.O. BOX 1129
 WAKE FOREST, NC 27588
 100 SOUTH FRANKLIN STREET
 WAKE FOREST, NC 27587
 CONTACTS: CHRIS WRIGHT
 SYSTEMS ENGINEER
 (919) 853-5535

PARCEL INFORMATION:

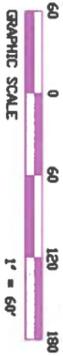
PARCELS TO BE COMBINED AS PART OF THE REZONING PROCESS
 PARCEL PIN #S: 1748319728
 1748324071
 1748324072
 ADDRESS: BURLINGTON HILL ROAD
 WAKE FOREST TOWNSHIP
 WAKE COUNTY
 TOTAL ACREAGE: 6.4 AC.
 DEED BOOK: 017022 DEED PAGE: 01673
 008587 00679
 003316 00385

EXISTING ZONING: R-30

FLOODPLAIN: NOT WITHIN A FLOODPLAIN WATERSHED; NOT WITHIN A WATER SUPPLY WATERSHED BUT WITHIN THE NEUSE RIVER BASIN

PLAN DESIGN INFORMATION:

SITE DEVELOPMENT:
 J. DAVID LEDFORD, RLA
 2730 MAIDEN HIGHWAY
 LINCOLTON, NC 28092
 CONTACT: DAVID LEDFORD
 (704) 530-7880

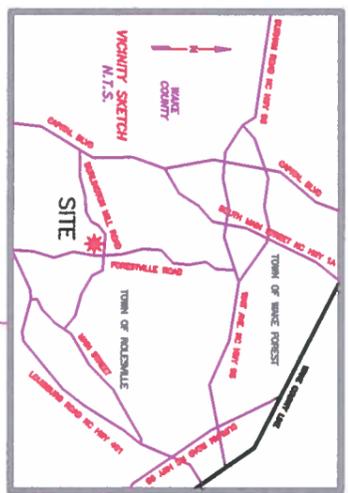


J. DAVID LEDFORD, RLA
 LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING
 2730 Maiden Highway
 Lincolton, NC 28092
 jdaavidledford@yahoo.com
 CELL (704) 530-7880

PLAN DATE:	04/25/18
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	

PROJECT DESCRIPTION:
 PRELIMINARY SPECIAL USE PERMIT SITE PLAN
**WALKERS CROSSROADS
 SUBSTATION**
 WAKE COUNTY

DRAWING NUMBER:
S1



OWNER INFORMATION:

WAKE ELECTRIC MEMBERSHIP CORP.
 P.O. BOX 1229
 WAKE FOREST, NC 27586
 100 SOUTH FRANKLIN STREET
 WAKE FOREST, NC 27587
 CONTACTS: CHRIS WRIGHT
 SYSTEMS ENGINEER
 (919) 853-5533

PARCEL INFORMATION:

PARCELS TO BE COMBINED AS PART
 OF THE REZONING PROCESS
 PARCEL PIN #S: 1749827926
 1749827927
 1749827928
 1749827929
 1749827930

ADDRESS: BURLINGTON MILLS ROAD
 WAKE FOREST TOWNSHIP
 WAKE COUNTY
 TOTAL ACREAGE: 6.4 AC. DEED PAGE: 01673
 DEED BOOK: 017022 DEED PAGE: 00679
 00687
 003316
 00687
 00685

PLAN DESIGN INFORMATION:

SITE DEVELOPMENT:
 J. DAVID LEDFORD, RLA
 2730 MAIDEN HIGHWAY
 LINCOLTON, NC 28092
 CONTACT: DAVID LEDFORD
 (704) 530-7880

DAVID LEE FULLER
 DB 1938 - 342
 PARCEL # 1749817851
 ZONING R-30
 USE RESIDENTIAL

MARSHALL IRREVOCABLE TRUST
 DB 15355 - 608
 PARCEL # 1749821329
 ZONING R-30
 USE RESIDENTIAL

MARSHALL IRREVOCABLE TRUST
 DB 15355 - 608
 PARCEL # 1749827936
 ZONING R-30
 USE RESIDENTIAL

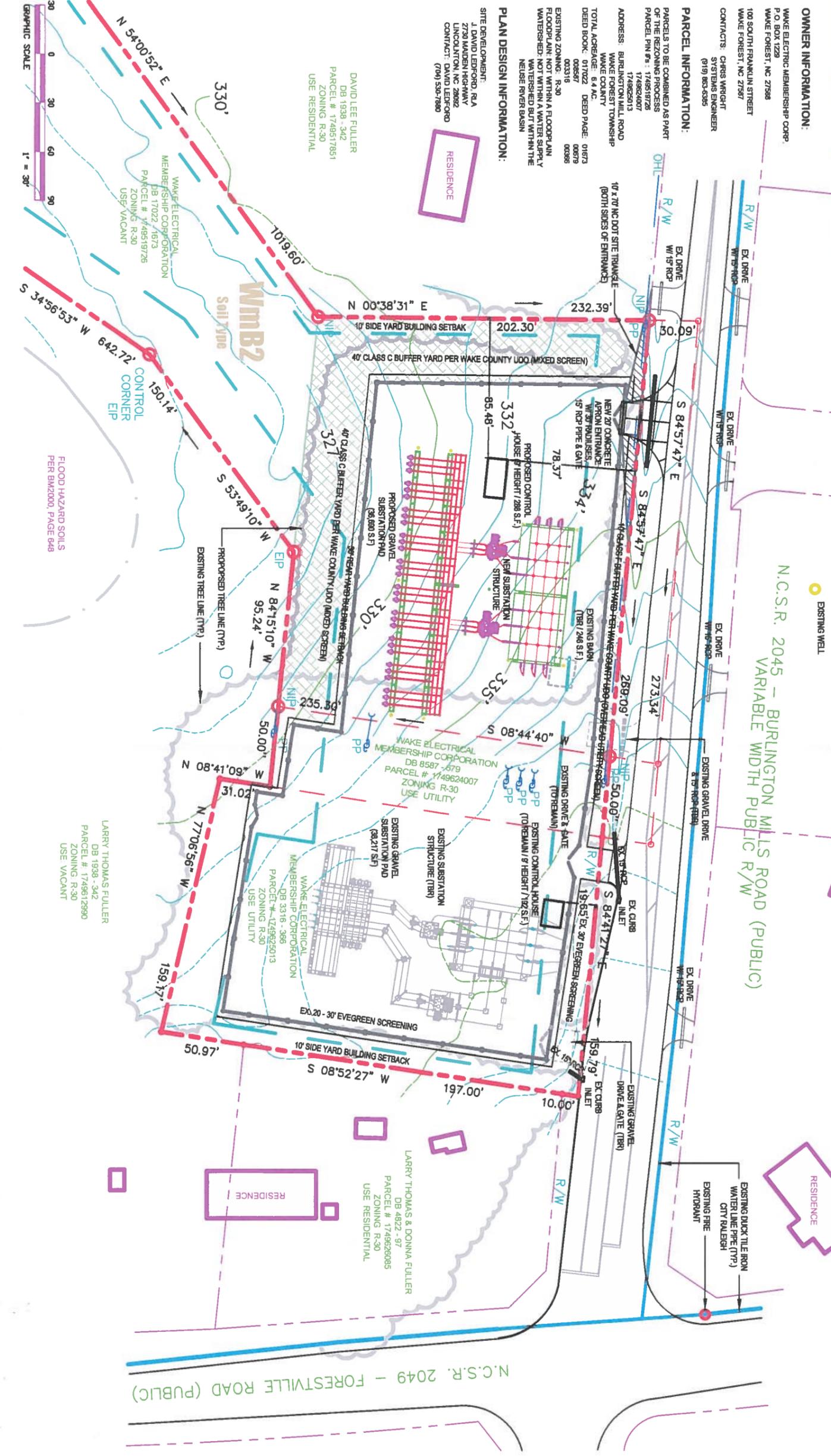
MARSHALL FAMILY IRREVOCABLE TRUST
 DB 15554 - 2730
 PARCEL # 1749823347
 ZONING R-30
 USE RESIDENTIAL

MARSHALL FAMILY IRREVOCABLE TRUST
 DB 15554 - 2730
 PARCEL # 1749825395
 ZONING R-30
 USE RESIDENTIAL

LARRY THOMAS & DONNA FULLER
 DB 4822 - 97
 PARCEL # 1749826085
 ZONING R-30
 USE RESIDENTIAL

LARRY THOMAS FULLER
 DB 1938 - 342
 PARCEL # 1749812890
 ZONING R-30
 USE VACANT

- SITE PLAN NOTES:**
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 - 3) NO HAZARDOUS MATERIALS IN REPORTABLE QUANTITIES WILL BE USED OR STORED ON-SITE.
 - 4) ON-SITE LIGHTING:
 - a) EMERGENCY FLOODLIGHTS TO ONLY BE USED DURING EMERGENCIES REPAIRS AND MAINTENANCE CAUSED BY POWER OUTAGES, SURGES, EQUIPMENT FAILURE AND VANDALISM.
 - b) EMERGENCY FLOODLIGHTS TO BE CONTROLLED BY A MANUAL SWITCH ALL TYPES OF AUTOMATIC SENSORS OR PHOTOCELLS WILL BE USED.
 - c) NO ADDITIONAL LIGHTING IS PROPOSED ON-SITE.



PROJECT DESCRIPTION:

ENLARGED SPECIAL USE PERMIT SITE PLAN
**WALKERS CROSSROADS
 SUBSTATION**
 WAKE COUNTY

PLAN DATE: 04/25/18

DRAWN BY: JDL

CHECKED BY: JDL

REVISIONS:

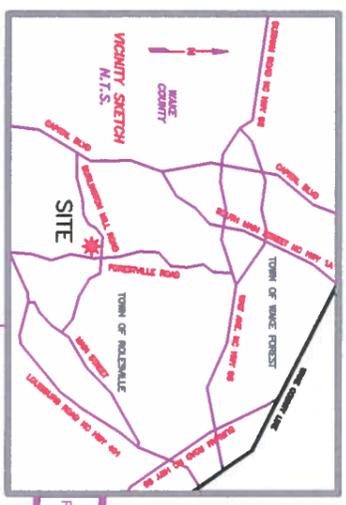
J. DAVID LEDFORD, RLA

2730 Maiden Highway
 Lincolton, NC 28092

jdaavidledford@yahoo.com
 CELL (704) 530-7880



S2
 DRAWING
 NUMBER



OWNER INFORMATION:

WAKE ELECTRIC MEMBERSHIP CORP.
 P.O. BOX 1229
 WAKE FOREST, NC 27598
 100 SOUTH FRANKLIN STREET
 WAKE FOREST, NC 27587
 CONTRACTS: CHRIS WRIGHT
 SYSTEMS ENGINEER
 (919) 853-6395

PARCEL INFORMATION:

PARCELS TO BE COMBINED AS PART
 OF THE REZONING PROCESS
 PARCEL PIN #9: 174851728
 174862407
 174862513
 ADDRESS: BURLINGTON MILLS ROAD
 WAKE COUNTY
 WAKE FOREST TOWNSHIP
 TOTAL ACRES: 6.4 AC.
 DEED BOOK: 017022 DEED PAGE: 0873
 000316 00038
 EXISTING ZONING: R-30
 FLOODPLAIN: NOT WITHIN A FLOODPLAIN,
 WATERSHED: NOT WITHIN A WATER SUPPLY
 WATERSHED BUT WITHIN THE
 NELSE RIVER BASIN

PLAN DESIGN INFORMATION:

SITE DEVELOPMENT:
 J. DAVID LEDFORD, RLA
 2730 MAIDEN HIGHWAY
 LINCOLNTON, NC 28092
 CONTACT: DAVID LEDFORD
 (704) 530-7880

DAVID LEE FULLER
 DB 1938 - 342
 PARCEL # 1748517851
 ZONING R-30
 USE RESIDENTIAL

MARSHALL IRREVOCABLE TRUST
 DB 15355 - 608
 PARCEL # 1748621329
 ZONING R-30
 USE RESIDENTIAL

RESIDENCE

MARSHALL IRREVOCABLE TRUST
 DB 15355 - 608
 PARCEL # 1748627966
 ZONING R-30
 USE RESIDENTIAL

RESIDENCE

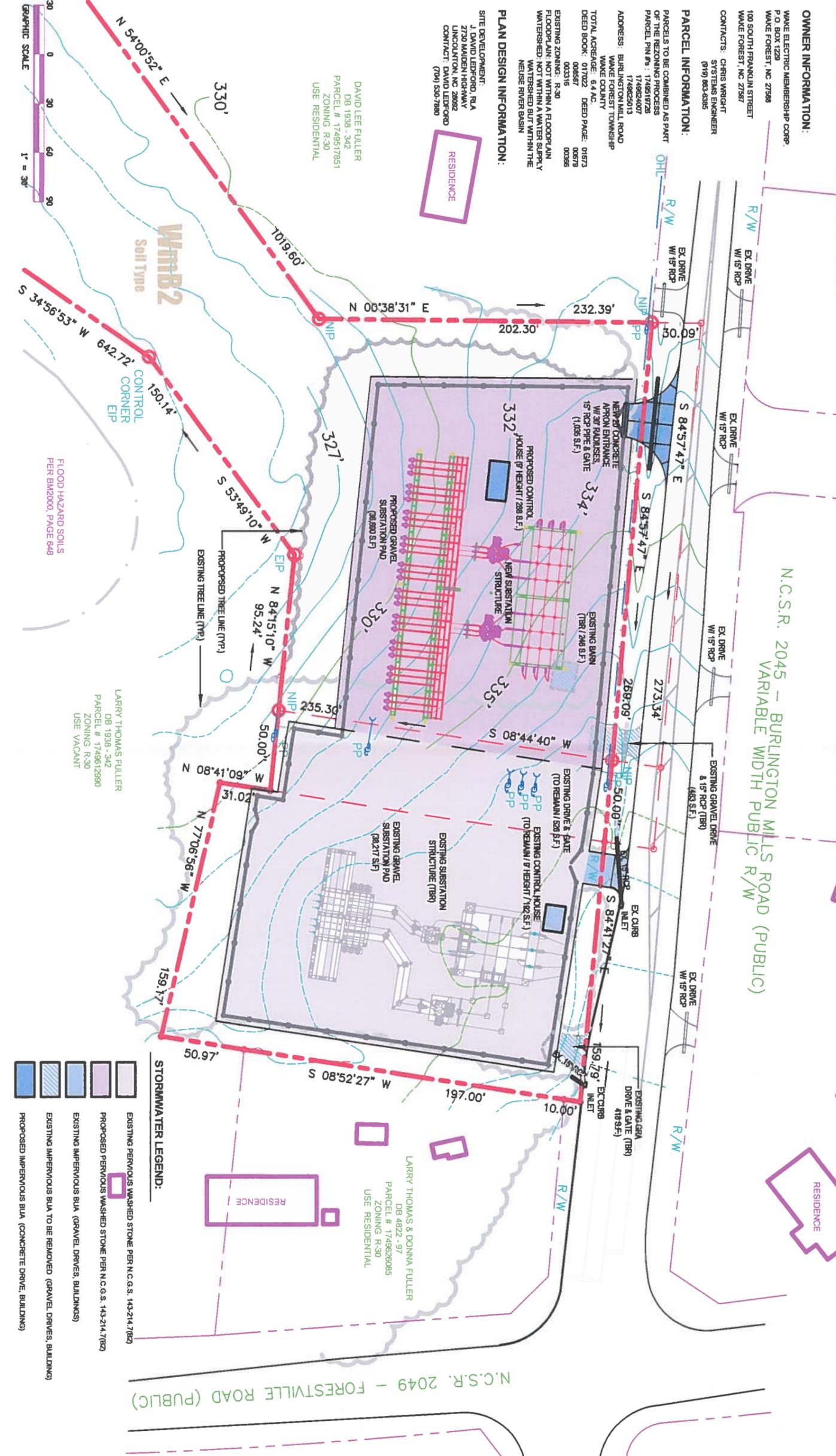
MARSHALL FAMILY IRREVOCABLE TRUST
 DB 15554 - 2730
 PARCEL # 1748623947
 ZONING R-30
 USE RESIDENTIAL

RESIDENCE

MARSHALL FAMILY IRREVOCABLE TRUST
 DB 15554 - 2730
 PARCEL # 1748625395
 ZONING R-30
 USE RESIDENTIAL

RESIDENCE

NO.	DESCRIPTION	DATE
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2	REVISIONS	
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STORMWATER LEGEND:

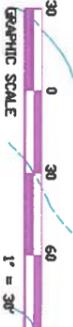
- EXISTING PERVIOUS WASHED STONE PER N.C.G.S. 143-214.7(B2)
- PROPOSED PERVIOUS WASHED STONE PER N.C.G.S. 143-214.7(B2)
- EXISTING IMPERVIOUS BUA (GRAVEL, DRIVES, BUILDINGS)
- EXISTING IMPERVIOUS BUA TO BE REMOVED (GRAVEL, DRIVES, BUILDING)
- PROPOSED IMPERVIOUS BUA (CONCRETE DRIVE, BUILDING)

N.C.S.R. 2049 - FORESTVILLE ROAD (PUBLIC)

N.C.S.R. 2045 - BURLINGTON MILLS ROAD (PUBLIC)
 VARIABLE WIDTH PUBLIC R/W

LARRY THOMAS FULLER
 DB 1938 - 342
 PARCEL # 1748612990
 ZONING R-30
 USE VACANT

LARRY THOMAS & DONNA FULLER
 DB 4822 - 97
 PARCEL # 1748628065
 ZONING R-30
 USE RESIDENTIAL



Soil Type
WMB2

FLOOD HAZARD SOILS
 PER BIM2000, PAGE 648

PROJECT DESCRIPTION:

ENLARGED PRELIMINARY STORMWATER PLAN
**WALKERS CROSSROADS
 SUBSTATION**
 WAKE COUNTY

PLAN DATE: 04/25/18

DRAWN BY: JDL

CHECKED BY: JDL

REVISIONS:

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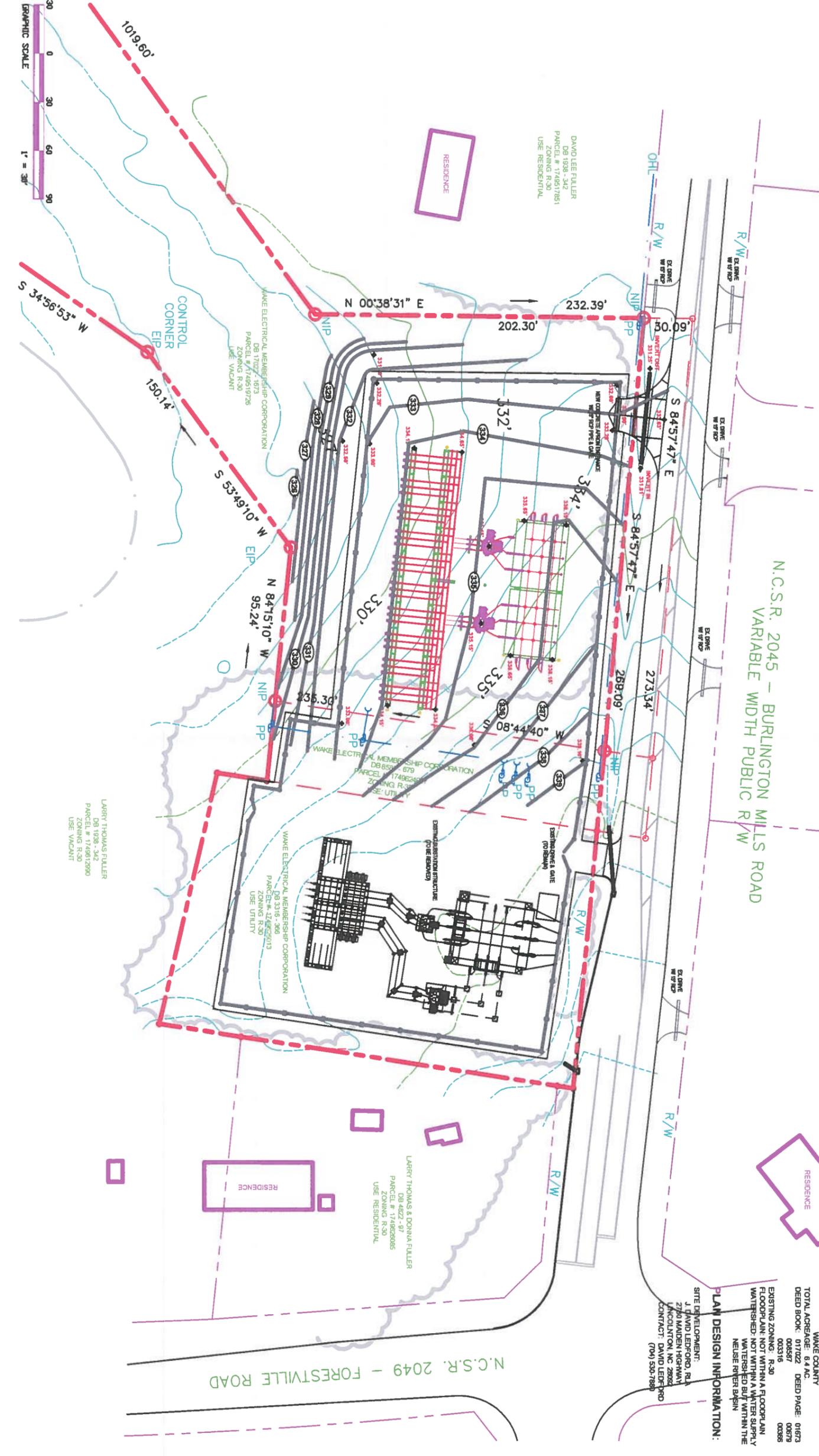
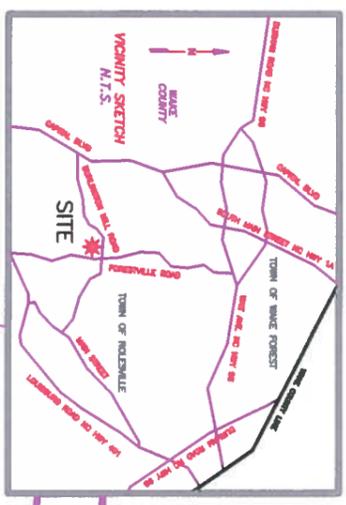
J. DAVID LEDFORD, RLA

LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING
 2730 Maiden Highway
 Lincolnton, NC 28092

jledford@yahoo.com
 CELL (704) 530-7880



DRAWING
 NUMBER
C1



OWNER INFORMATION:
 WAKE ELECTRIC MEMBERSHIP CORP.
 P.O. BOX 1229
 WAKE FOREST, NC 27688
 100 SOUTH FRANKLIN STREET
 WAKE FOREST, NC 27687
 CONTACTS: CHRIS WRIGHT
 SYSTEMS ENGINEER
 (919) 853-6365

PARCEL INFORMATION:
 PARCELS TO BE COMBINED AS PART
 OF THE REZONING PROCESS
 PARCEL PIN #S: 1748818723
 1748820107
 1748820113
 ADDRESS: BURLINGTON MILL ROAD
 WAKE FOREST TOWNSHIP
 WAKE COUNTY
 TOTAL ACREAGE: 8.4 AC.
 DEED BOOK: 017022 DEED PAGE: 01673
 00567 00579 00585
 003316

EXISTING ZONING: R-30
FLOODPLAIN: NOT WITHIN A FLOODPLAIN
WATERSHED: NOT WITHIN A WATER SUPPLY
 WATERSHED BUT WITHIN THE
 NELUSE RIVER BASIN

PLAN DESIGN INFORMATION:
 SITE DEVELOPMENT:
 J. DAVID LEDFORD, RLA
 2730 MAIDEN HIGHWAY
 LINCOLNTON, NC 28062
 CONTRACT: DAVID LEDFORD
 (704) 530-7880

PROJECT DESCRIPTION:
 ENLARGED PRELIMINARY GRADING PLAN
**WALKERS CROSSROADS
 SUBSTATION**
 WAKE COUNTY

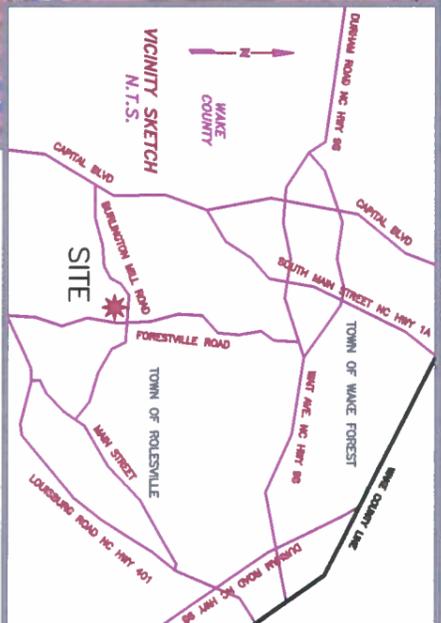
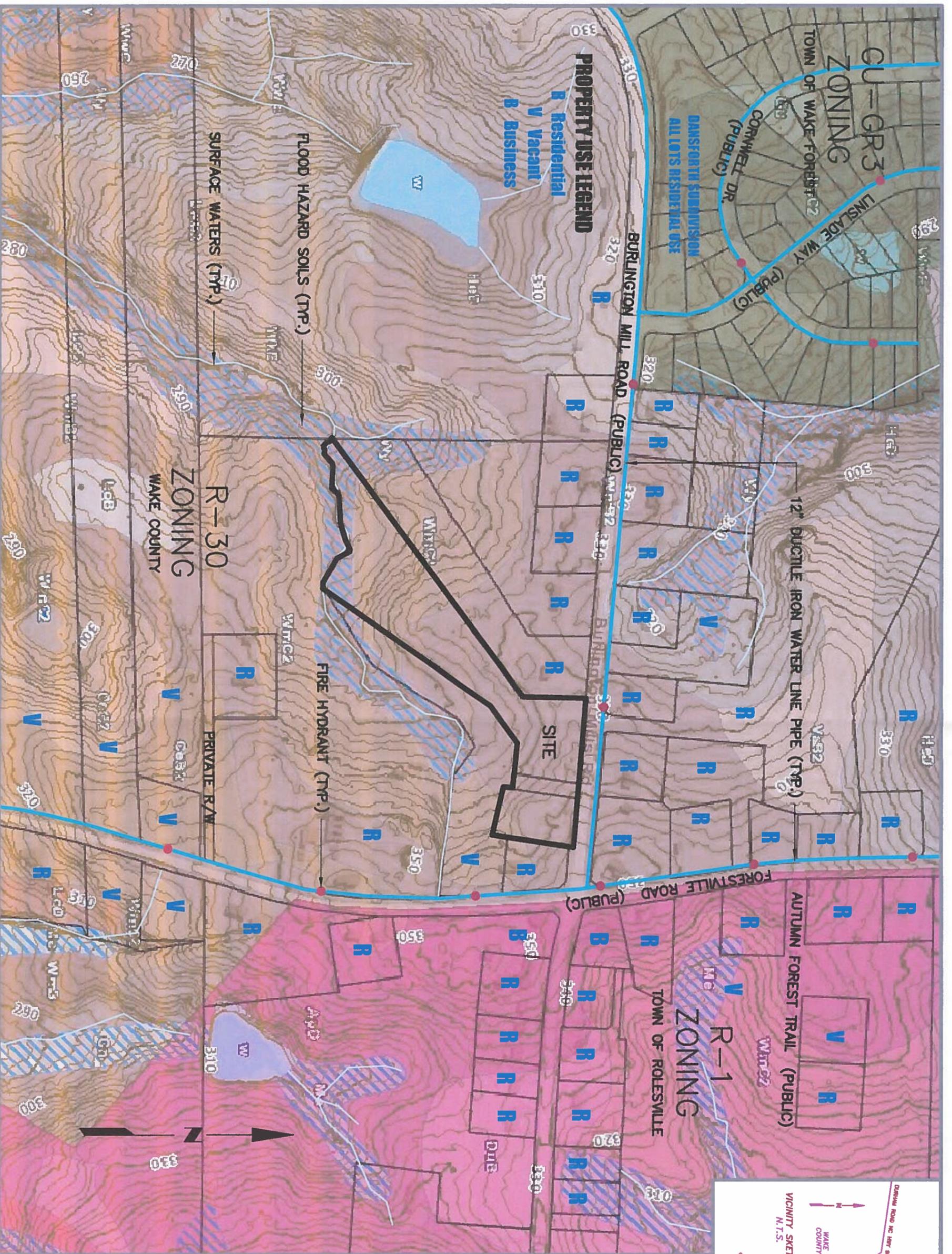
PLAN DATE:	04/25/18
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	



J. DAVID LEDFORD, RLA
 LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING
 2730 Maiden Highway
 Lincolnton, NC 28062
 jdavidledford@yahoo.com
 CELL (704) 530-7880



DRAWING
 NUMBER:
C2



OWNER INFORMATION:

WAKE ELECTRIC MEMBERSHIP CORP.
 P.O. BOX 1229
 WAKE FOREST, NC 27588
 100 SOUTH FRANKLIN STREET
 WAKE FOREST, NC 27587
 CONTACTS: CHRIS WRIGHT
 SYSTEMS ENGINEER
 (919) 883-6385

PARCEL INFORMATION:

PARCELS TO BE COMBINED AS PART
 OF THE REZONING PROCESS
 PARCEL PIN #S: 1749519726
 1749624007
 1749625013
 ADDRESS: BURLINGTON MILL ROAD
 WAKE FOREST TOWNSHIP
 WAKE COUNTY

TOTAL ACREAGE: 6.4 AC.
 DEED BOOK: 017022 DEED PAGE: 01673
 008887 00879
 003316 00386
 EXISTING ZONING: R-30
 FLOODPLAIN: NOT WITHIN A FLOODPLAIN
 WATERSHED: NOT WITHIN A WATER SUPPLY
 WATERSHED BUT WITHIN THE
 NEUSE RIVER BASIN

PLAN DESIGN INFORMATION:

SITE DEVELOPMENT:
 J. DAVID LEDFORD, RLA
 2730 MAIDEN HIGHWAY
 LINCOLNTON, NC 28092
 CONTACT: DAVID LEDFORD, RLA
 (704) 530-7880

**WALKERS CROSSROAD
 SUBSTATION
 EXISTING
 CONDITIONS
 MAP**

DATE PREPARED: 04-25-18
 REVISION DATE:

