

S-05-14



Planning, Development & Inspections

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

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

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision MILLRACE - PHASE FOUR

() cluster subdivision (X) lot-by-lot subdivision () open space
Has a preliminary plan previously been approved for subdivision of this site? () Yes () No
If yes, when and under what name? _____

Property

Parcel Identification Number: 1861007526 & 1861103319
Address: DEAD END OF MILL DAM ROAD (SR 4547)
Location: WEST side of MILL DAM ROAD, at/between
(north, east, south, west) (street)
DEAD END (street) and _____ (street)

Total site area in square feet and acres: 520,783 square feet 11,956 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): WOODED - UNDEVELOPED

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: SEE ATTACHMENT
Address: _____
City: _____ State: _____ Zip Code: _____
E-mail Address: _____ FAX: _____
Telephone Number: _____

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: JAMES O. MURPHY ENGINEERING & SURVEYING
Address: P.O. BOX 220
City: YOUNGSSVILLE State: N.C. Zip Code: 27596
E-mail Address: MURPHYENG@NC.RR.COM FAX: _____
Telephone Number: 919-556-2058 (O) Relationship to Owner: SURVEYOR
919-818-2195 (MOBILE)

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45 LOTS PER ACRE
Max. # of lots allowable*: 17 Proposed # of lots*: 9
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 43,560 sf
Average lot area*: 57,865 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: - 0 - acres
 Proposed open space area [by parcel]: - 0 - acres
 Proposed open space use(s) [by parcel]: - 0 -
 Proposed future development site area [by site]: - 0 - acres
 Proposed impervious surfaces area: 52,020 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 10% %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): acres
 within floodway: - 0 - 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
MILL DAM ROAD	60'	18'	2	Y*			
UNNAMED ROAD	50'	20'	2	Y*			

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix * TO BE PAYED BY
² See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit SUBDIVISION DEV.
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: - 0 - ADT:
 Type of vehicle: - 0 - ADT:

Utilities and Services

Water supply provided by: () municipal system ()
 () community system () () individual well(s)

Estimated total water demand: gpd

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

Estimated total wastewater discharge: gpd

Electrical service provided by: WAKE EMC Underground () yes () no

Natural gas service provided by: N/A

Telephone service provided by: CENTURY LINK Underground () yes () no

Cable television service provided by: TIME WARNER Underground () yes () no

Fire protection provided by: ROLESVILLE

Miscellaneous

Generalized slope of site: ROLLING TERRAIN

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: LAKE ABUTS LOT-7-

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 _____

() 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: _____ Date: _____

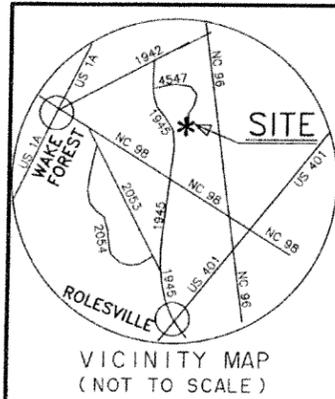
Signature: H. Alan Young Date: 5/5/14

Signature: [Signature] Date: 5-5-14

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: James D. Murphy Date: 5-5-14

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.



VICINITY MAP (NOT TO SCALE)

- LEGEND**
- EIP - EXISTING IRON PIN
 - NIP - NEW IRON PIN
 - ECM - EXISTING CONCRETE MONUMENT
 - CM - CONCRETE MONUMENT
 - EPKN - EXISTING PK NAIL
 - PKN - PK NAIL
 - EMN - EXISTING MAG NAIL
 - MN - MAG NAIL
 - R/W - RIGHT OF WAY
 - CL - CENTERLINE
 - CP - COMPUTED POINT
 - DB - DEED BOOK
 - P - PAGE
 - PP - POWER POLE
 - TP - TELEPHONE PEDESTAL
 - CATV - CABLE TV PEDESTAL
 - ERRS - EXISTING RAILROAD SPIKE
 - RRS - RAILROAD SPIKE
 - E - OVERHEAD ELECTRIC
 - WV - WATER VALVE
 - WM - WATER METER
 - ERB - EXISTING REBAR

- MINIMUM BUILDING LINES SETBACK TABLE**
- R-30 ZONING
- 30' - FRONT AND CORNER
 - 10' - SIDE
 - 30' - REAR

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	330.00'	154.17'	152.77'	S 16°46'39"W
C-2	25.00'	21.03'	20.41'	N 85°34'01"W
C-3	50.00'	47.74'	45.95'	N 68°49'37"W
C-4	50.00'	45.84'	44.25'	S 57°33'12"W
C-5	50.00'	147.60'	99.55'	S 53°16'53"E
C-6	25.00'	21.03'	20.41'	N 66°14'36"E
C-7	330.00'	70.09'	69.96'	S 11°22'57"E

PRELIMINARY PLAN NOT FOR RECORDATION, SALES, OR CONVEYANCES

- T - TREE AND VEGETATION PROTECTION ZONE. 50' ALONG ALL PUBLIC RIGHT OF WAYS AND 25' ALONG THE PERIMETER OF THE PROPERTY.
- P - 20' PEDESTRIAN ACCESS EASEMENT
- W - WATER LINE OF EXISTING LAKE.
- E - 10' CONSTRUCTION/SLOPE/UTILITY EASEMENT ALONG ALL LOTS ABUTTING ROAD RIGHT OF WAYS WITHIN THE PROPOSED SUBDIVISION.
- R - 50' RIPARIAN BUFFER
- B - MINIMUM BUILDING SETBACK LINES
- 5' CONTOUR LINES FROM WAKE COUNTY GIS MAPS
- BOUNDARY LINE BETWEEN DB 12371, P 962 & DB 8970, P 1417; AND BETWEEN DB 8970, P 1417 & DB 11068, P 2597

SITE DATA:

520,783 SF (11.956 ACRES) = AREA IN THE PROPOSED SUBDIVISION
 1,956 ACRES (ALL THAT PROPERTY IDENTIFIED BY PIN#1861103319) IS INCLUDED IN THE PROPOSED SUBDIVISION.
 10,000 ACRES FROM THAT PROPERTY IDENTIFIED BY PIN #1861007526 IS INCLUDED WITHIN THE PROPOSED SUBDIVISION.
 THE ENTIRE AREA OF THE PROPOSED SUBDIVISION IS WOODED AND UNDEVELOPED.

ALL NEW AND EXISTING ROADS WITHIN, AND ABUTTING, THE PROPOSED SUBDIVISION ARE PUBLIC ROADS. ALL NEW ROAD CONSTRUCTION IS PROPOSED TO MEET NCDOT REQUIREMENTS FOR SECONDARY ROADS. THE R/W OF MILL DAM ROAD WHICH ABUTS THE PROPOSED SUBDIVISION WAS INITIALLY RECORDED IN BM 1996, P 166. HOWEVER, MILL DAM ROAD WAS NEVER CONSTRUCTED TO THE END OF THE RECORDED R/W. MILL DAM ROAD IS A 18' ASPHALT STATE-MAINTAINED ROAD (SR 4547) UP TO THE END OF THE EXISTING PAVEMENT. THE DEVELOPER PROPOSES TO CONSTRUCT (EXTEND) MILL DAM ROAD TO THE END OF THE PREVIOUSLY RECORDED R/W USING THE SAME TYPICAL SECTION (18' ASPHALT PAVEMENT) AS THE PREVIOUSLY BUILT PORTION OF MILL DAM ROAD.

734 LF = TOTAL LENGTH OF MILL DAM ROAD TO BE EXTENDED. THIS INCLUDES SOME 64 LF OF CONSTRUCTION JUST TO REACH THE LIMITS OF THE PROPOSED SUBDIVISION.

600 LF = LENGTH OF THE CUL-DE-SAC ROAD TO BE CONSTRUCTED. THIS IS MEASURED FROM THE CENTER OF THE CUL-DE-SAC TO THE CENTERLINE OF MILL DAM ROAD.

MAXIMUM IMPERVIOUS AREA FOR R-30 ZONING IS 30%
 PROPOSED IMPERVIOUS AREA:
 23,400 SF FOR BUILDING FOOTPRINTS AND PARKING PADS.
 13,900 SF FOR DRIVEWAYS
 14,720 SF FOR ASPHALT PAVEMENT ON THE CUL-DE-SAC ROAD
 52,020 SF = TOTAL PROPOSED IMPERVIOUS AREA WITHIN THE SUBDIVISION LIMITS.
 52,020 SF/520,783 SF = 10% PROPOSED IMPERVIOUS AREA

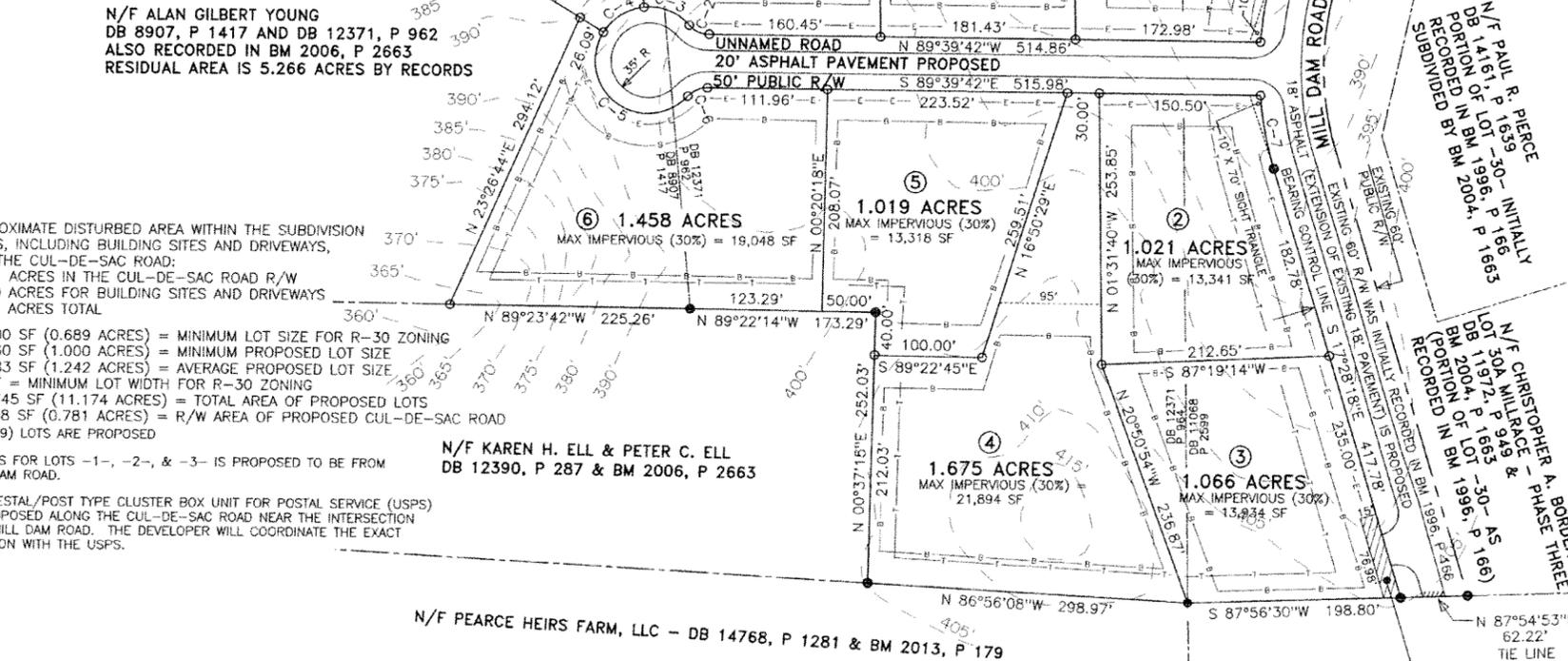
APPROXIMATE DISTURBED AREA WITHIN THE SUBDIVISION LIMITS, INCLUDING BUILDING SITES AND DRIVEWAYS, AND THE CUL-DE-SAC ROAD:
 0.781 ACRES IN THE CUL-DE-SAC ROAD R/W
 3.000 ACRES FOR BUILDING SITES AND DRIVEWAYS
 3.781 ACRES TOTAL

30,000 SF (0.689 ACRES) = MINIMUM LOT SIZE FOR R-30 ZONING
 43,560 SF (1.000 ACRES) = MINIMUM PROPOSED LOT SIZE
 54,083 SF (1.242 ACRES) = AVERAGE PROPOSED LOT SIZE
 95 FT = MINIMUM LOT WIDTH FOR R-30 ZONING
 486,745 SF (11.174 ACRES) = TOTAL AREA OF PROPOSED LOTS
 34,038 SF (0.781 ACRES) = R/W AREA OF PROPOSED CUL-DE-SAC ROAD
 NINE (9) LOTS ARE PROPOSED

ACCESS FOR LOTS -1-, -2-, & -3- IS PROPOSED TO BE FROM MILL DAM ROAD.

A PEDESTAL/POST TYPE CLUSTER BOX UNIT FOR POSTAL SERVICE (USPS) IS PROPOSED ALONG THE CUL-DE-SAC ROAD NEAR THE INTERSECTION WITH MILL DAM ROAD. THE DEVELOPER WILL COORDINATE THE EXACT LOCATION WITH THE USPS.

N/F PEARCE HEIRS FARM, LLC - DB 14768, P 1281 & BM 2013, P 179



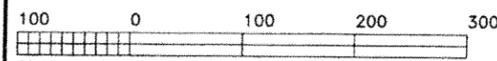
PRELIMINARY PLAN - NOT FOR RECORDATION, SALES, OR CONVEYANCES

LOT-BY-LOT TYPE SUBDIVISION
 PRELIMINARY SUBDIVISION PLAN OF

MILLRACE - PHASE FOUR

(Present Owner - Alan G. Young & Joseph Pelliccia)
 WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

Scale: 1" = 100'



GRAPHIC SCALE - FEET

Surveyed & Mapped By

JAMES O. MURPHY, PE 4884, PLS L-2253

Telephone (919) 556-2058

P. O. Box 220, Youngsville, N. C. 27596

Date: MAY 2014

PIN #1861007526
 (ALAN G. YOUNG)

PIN #1861103319
 (JOSEPH PELLICCIA)

ZONING IS "R-30"

DRAWING #14-09, FB 59, P 32



OWNERS

ALAN GILBERT YOUNG
 2124 AVERETTE ROAD
 WAKE FOREST, N.C. 27587
 PIN #1861007526
 DB 8907, P 1417 & DB 12371, P 962

JOSEPH PELLICCIA
 7024 DANIEL ROAD
 WAKE FOREST, N.C. 27587
 PIN #1861103319
 DB 11068, P 2597

DEVELOPER

LANDTECH, L.L.C.
 12124 CASTLE RIDGE ROAD
 RALEIGH, N.C. 27614
 919-896-6094 OFFICE
 919-610-1583 MOBILE
 E-MAIL - rtesta@testa4.com

BLUE LINE STREAMS NOTE:
 THE WAKE COUNTY "IMAPS" SITE SHOWS PORTIONS OF THREE "BLUE LINE" STREAMS WITHIN THE PROPOSED SUBDIVISION. ONE "BLUE LINE" IS SHOWN WEST OF, AND PARALLEL TO, THE RECORDED R/W OF MILL DAM ROAD. ANOTHER "BLUE LINE" IS SHOWN IN THE VICINITY OF THE WESTERN BOUNDARY OF LOT -7-. A THIRD "BLUE LINE" IS SHOWN INSIDE A PORTION OF THE SOUTHERN BOUNDARY OF LOT -6-. MR. JOHN R. DAVIS, JR., LICENSED SOIL SCIENTIST (SOIL HORIZONS, INC.) MET WITH MR. JAMES GRAHAM, ENVIRONMENTAL SPECIALIST, WITH THE DIVISION OF WATER RESOURCES ON MAY 5, 2014 TO EVALUATE THESE THREE "BLUE LINES". MR. GRAHAM HAS ADVISED THAT NONE OF THE THREE ARE ACTUALLY "BLUE LINE" STREAMS AND THAT NONE ARE SUBJECT TO THE NEUSE RIVER BUFFER RULES. OFFICIAL WRITTEN CONFIRMATION FROM MR. GRAHAM IS FORTHCOMING AND A COPY WILL BE FURNISHED TO WAKE COUNTY PLANNING UPON RECEIPT.

N/F MARTHA NEVILLE HARRIS
 DB 8971, P 1540

ADOPTED FROM BM 2009, P 867