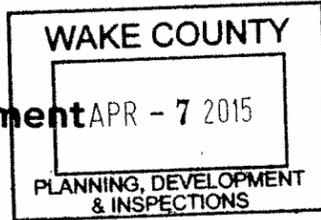




Planning, Development & Inspections



S-12-15

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 MEYERS PLACE

(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: 0646230404
Address: 0 MIMS ROAD
Location: North side of Mims Road, at/between
Buckhorn Duncan Rd and O C Hester Rd
(north, east, south, west) (street)
Total site area in square feet and acres: 2,456,348 square feet 56.39 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30 CLUSTER

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): AGRICULTURAL

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: PARKWAY PROPERTIES
Address: 1000 DARRINGTON DR 105
City: CARY State: NC Zip Code: _____
E-mail Address: Kyle@wardson.com FAX: _____
Telephone Number: 919 462-0775

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: HUGH J. GILLEEELE + ASSOCIATES - ATTN DON SEVER
Address: 875 WALNUT ST SUITE 360
City: CARY State: NC Zip Code: 27511
E-mail Address: donald.sever@att.net FAX: _____
Telephone Number: 919 469-1101 Relationship to Owner: ENGINEER

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): R30 CLUSTER
Max. # of lots allowable*: _____ Proposed # of lots*: 39
Min. allowable lot area*: 12000 sf Proposed min. lot area*: 27,253 sf
Average lot area*: 35563 sf
Min. allowable lot width*: _____ ft Proposed min. lot width*: _____ 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: 5.64 acres
 Proposed open space area [by parcel]: 20.90 acres
 Proposed open space use(s) [by parcel]: CONSERVATION
 Proposed future development site area [by site]: 35.4 acres
 Proposed impervious surfaces area: 270,000 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 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
MIMS ROAD	60	22	2	Y			429

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

² See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) 39 x 11
 Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):
 Type of vehicle: SINGLE AXLE TRUCK 1% ADT: 4
 Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)
 community system (WELL) () individual well(s)
 Estimated total water demand: 12000 gpd
 Wastewater collection/treatment provided by: () municipal system (_____)
 () community system - specify type(_____) individual on-site system
 Estimated total wastewater discharge: N/A gpd
 Electrical service provided by: DUIE Underground yes () no
 Natural gas service provided by: PSNC
 Telephone service provided by: _____ Underground () yes () no
 Cable television service provided by: _____ Underground () yes () no
 Fire protection provided by: _____

Miscellaneous

Generalized slope of site: RURAL FARMLAND GENTLY SLOPING
 Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: WETLANDS ON NORTH SIDE
 Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

Land Use Plan Classifications

N/A

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):

R-30 CLUSTER

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: B. Yuen ALB Date: 4/7/2015

Signature: _____ Date: _____

Signature: _____ Date: _____

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: B. Yuen Date: 4/7/2015

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.

MEYERS PLACE

PRELIMINARY SUBDIVISION PLAN (CLUSTER S/D)

HOLLY SPRINGS TOWNSHIP

WAKE COUNTY, NORTH CAROLINA



VICINITY MAP NO SCALE

WAKE COUNTY PROJECT NUMBER-S-X-XX

SUBDIVISION/SITE PLAN SUBMITTAL

THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF WAKE COUNTY, AND NCDOT.

PROJECT DATA		
PROPERTY ID NUMBER(S) (P.I.N.):	0546230404	
REAL ESTATE I.D. NUMBER:	0367449	
ZONING:	R-30 (CLUSTER)	
TRACT AREA TO MIMS RD. CL:	57.61 AC.	
TRACT AREA TO MIMS RD. ROW:	56.39 AC.	
TRACT AREA AFTER ROW DEDICATION:	56.20 AC.	
TRACT AREA: PHASE 1-	25.77 AC. PHASE 2-	30.43 AC.
TOTAL NUMBER OF LOTS PROVIDED:	39 (PH.1-24) (PH.2-15)	
AREA IN LOTS:	31.84 AC. (PH.1-19.39 ac.) (PH.2-11.91 ac.)	
MIN. LOT SIZE REQUIRED:	27,254 SF (PH.1) 28,571 SF (PH.2)	
MIN. LOT SIZE PROVIDED:	27,254 SF	
OPEN SPACE REQUIRED:	5.62 AC. (PH.1-3.84 ac.) (PH.2-1.78 ac.)	
OPEN SPACE PROVIDED:	20.90 ac. (PH.1- 16.33 ac.) (PH.2- 4.57 ac.)	
AVERAGE LOT SIZE:	35,719 SF (PH.1-35,719) (PH.2-34,412)	
MIN. LOT WIDTH:	60'	
IMPERVIOUS AREA:	268,217 S.F. (10.92%)	
IMPERVIOUS AREA:	(PH1.-164,530 SF) (PH.2-103,687 SF)	
EXISTING LAND USE:	AGRICULTURAL	
LINEAR FT. OF ROADS:	2,689' (PH.1-1,706') (PH.2-983')	
NO FEMA 100 YR FLOOD ZONE PER MAP #3720064600J		
DATED	05/02/06	

THE CONTRACTOR SHALL CONTACT
THE NORTH CAROLINA ONE CALL CENTER
 AT 1-800-632-4040
 AT LEAST 48 HOURS PRIOR TO ANY
 EXCAVATION, GRADING, OR DIGGING

SHEET INDEX	
CVR	COVER SHEET
EC	EXISTING CONDITIONS
1	GENERAL NOTES AND SCHEDULES
2	OVERALL SITE PLAN
3	PHASE 1 SITE PLAN
4	PHASE 2 SITE PLAN

OWNER	
PARKWAY PROPERTIES GROUP, LLC	
CONTACT: KYLE WARD	
1000 DARRINGTON DR. STE. 105	
CARY, NC 27513	
PHONE: 919-462-0775	
FAX: 919-462-9460	

SOIL REPORT	BOUNDARY SURVEY
THE CATENA GROUP	BENTON W. DEWAR AND ASSOCIATES
CONTACT: GARY KREISER	CONTACT: BEN DEWAR
410-B MILLSTONE DRIVE	5920 HONEYCUTT ROAD
HILLSBOROUGH, NC 27278	HOLLY SPRINGS, NC 27540
PHONE: 919-732-1300	PHONE: 919-552-9813

SOIL EVALUATION	FIELD SURVEY
SOIL & ENVIRONMENTAL CONSULTANTS, PA	CE GROUP
CONTACT: RICKY PONTELLO	CONTACT: BILLY DIGIACOMO
8412 FALLS OF NEUSE ROAD, SUITE 104	301 GLENWOOD AVE., SUITE 104
RALEIGH, NC 27615	RALEIGH, NC 27603
PHONE: 919-846-5900	PHONE: 919-418-3292

No.	Date	Revision	Dwn/Chk

	COVER SHEET FOR MEYERS PLACE SITUATED AT HOLLY SPRINGS TOWNSHIP WAKE COUNTY, NORTH CAROLINA	
	JOB #: 8500.05 DSN/CHK BY: PNJ DWN BY: BAH VRT SCALE: NONE	DATE: 08/26/2008 DATE: 08/26/2008 HRZ SCALE: NONE
	Sheet: CVR	

MEYERS PLACE

Hugh J. Gilleece and Associates
 BUSINESS LIC. # C-496
 875 Walnut Street Suite 360 Cary, NC Phone: (919)469-1101 Fax: (919)460-7637

P.E. Seal and Signature

Hugh J. Gilleece and Associates
 875 Walnut Street
 Suite 360
 Cary, NC 27511
 BUSINESS LIC. # C-496
 Phone: (919)469-1101
 Fax: (919)460-7637

ENV/DR	
NO. DATE	
REVISION	

PRELIMINARY

NOT FOR CONSTRUCTION

OVERALL SITE PLAN
 FOR
MEYERS PLACE
 SITUATED AT
MIMS ROAD
HOLLY SPRINGS TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA

JOB # 8500.05
 DSN/CHK BY: PNJ/PNJ
 DWN BY: BAH
 DATE: 11/17/2014
 HAZ SCALE: 1" = 100'
 VRT SCALE: NONE

SHEET NO



CENTERLINE CALLS UP HORSE PEN BRANCH COURSE BEARING DISTANCE

L-1	N 69°19'35"E	135.77'
L-2	N 70°31'39"E	146.65'
L-3	S 83°25'22"E	67.67'
L-4	S 55°05'54"E	52.66'
L-5	N 83°06'53"E	102.65'
L-6	N 49°30'20"E	76.96'
L-7	N 42°32'35"E	57.03'
L-8	S 89°20'07"E	90.16'
L-9	S 61°23'35"E	76.76'
L-10	N 75°28'00"E	178.42'
L-11	N 58°47'18"E	99.54'
L-12	S 80°59'35"E	161.72'
L-13	N 46°00'01"E	45.42'
L-14	S 84°13'59"E	62.88'
L-15	S 45°07'44"E	57.19'
L-16	N 87°32'21"E	83.04'
L-17	S 43°01'04"E	87.63'
L-18	N 83°13'01"E	56.42'
L-19	S 58°54'54"E	114.20'
L-20	N 57°07'15"E	55.08'
L-21	N 78°29'46"E	55.51'
L-22	N 65°33'31"E	72.22'
L-23	S 89°28'54"E	32.00'
L-24	S 89°28'54"E	25.86'
L-25	N 75°51'36"E	99.70'
L-26	S 45°58'54"E	49.42'
L-27	S 75°37'54"E	35.84'
L-28	N 70°28'31"E	40.92'
L-29	S 73°49'39"E	97.37'
L-30	S 84°15'29"E	78.76'
L-31	S 30°31'34"E	36.20'
L-32	S 73°37'19"E	103.50'
L-33	S 09°42'19"W	87.74'
L-34	N 89°42'06"E	39.46'
L-35	N 01°36'04"E	134.23'
L-36	N 88°02'56"W	85.34'
L-37	S 10°16'23"W	84.92'
L-38	N 57°17'41"W	149.76'

CENTERLINE CALLS ALONG MIMS ROAD COURSE BEARING DISTANCE

L-35	S 87°17'18"W	100.92'
L-36	S 89°17'00"W	99.96'
L-37	N 87°43'45"W	99.98'
L-38	N 85°48'10"W	99.96'
L-39	N 83°29'12"W	99.98'
L-40	N 82°25'19"W	99.94'
L-41	N 82°39'47"W	100.00'
L-42	N 82°44'59"W	99.99'
L-43	N 80°18'25"W	99.94'
L-44	N 77°27'45"W	29.90'
L-45	S 85°48'10"E	53.83'
L-46	S 85°48'10"E	12.01'
L-47	S 85°48'10"E	34.12'
L-48	N 82°41'41"W	34.17'
L-49	N 85°57'59"W	116.83'
L-50	N 86°56'11"W	102.64'
L-51	N 86°59'22"W	106.54'
L-52	N 86°14'56"W	107.87'
L-53	N 82°09'26"W	105.40'
L-54	N 72°41'54"W	104.51'
L-55	N 62°35'07"W	103.76'
L-56	N 58°18'30"W	58.64'

OVERALL SITE DATA

TRACT AREA	57.61 AC (TO CL OF MIMS RD.)
TRACT AREA	56.39 AC (2,456,348.40 SF) (TO ROW)
ZONING TRACT	R-30 (CLUSTER)
PIN NUMBER(S)	0646230404
REAL ESTATE I.D. NUMBERS	0367449
MAX. # OF LOTS ALLOWED	81.77 = 82
SINGLE FAMILY LOTS PROPOSED	39
MIN. LOT SIZE REQUIRED	12,000 SF
MIN. LOT SIZE PROVIDED	27,253 SF
MIN. LOT WIDTH	60'
AVERAGE LOT SIZE	35,563 SF
AREA IN LOTS	31.84 AC
OPEN SPACE REQUIRED	5.64 AC (10%)
OPEN SPACE PROVIDED	20.90 AC (37%)
IMPERVIOUS AREA IN ROADS	72,629 SF
DISTURBED AREA	5.0 AC
CURRENT LAND USE	AGRICULTURAL

SETBACK REQUIREMENTS

FRONT	15'
SIDE	5'
CORNER	15'
REAR	15'
PERIMETER	30' (IF TIED TO OFF-SITE PROPERTY)

IMPERVIOUS AREA CALCULATIONS:

TOTAL SITE AREA	56.39 AC
LINEAR FEET OF STREET	2,689'
IMPERVIOUS AREA IN ROW	73,217 SF (1.68 AC)
IMPERVIOUS AREA IN LOTS	195,000 SF (4.48 AC)
IMPERVIOUS AREA PER LOT	5,000 SF
TOTAL SITE PERCENT IMPERVIOUS	11%

STORMWATER DEVICES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

NOTE: WELL SITES WILL BE CONFIRMED AND A UTILITY PLAN DONE ONCE SITES HAVE BEEN CONFIRMED.

