

S-12-17



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 Berklee Reserves Phase II

() 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: 1842133813

Address: 0 Capital Blvd

Location: west side of Capital Boulevard, at/between
(north, east, south, west) (street)
at the Wake/Franklin County line and

Total site area in square feet and acres: 1,247,672 total square feet 28.6 total acres
(845,064 in Wake County) (19.4 in Wake County)

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: none

Present land use(s): vacant

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

Name: Earl B Barefoot Family Limited Partnership

Address: 825 South 13th Street

City: Erwin State: NC Zip Code: 28339-2635

E-mail Address: FAX:

Telephone Number:

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

Name: Jon Eakins, PE | The Nau Company, PLLC

Address: PO Box 810

City: Rolesville State: NC Zip Code: 27571

E-mail Address: jeakins@thenauco.com FAX:

Telephone Number: 919-616-4716 Relationship to Owner: Civil Engineer

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): cluster development

Max. # of lots allowable*: 28 Proposed # of lots*: 22

Min. allowable lot area*: 20,000 (per UDO 5-12-5) sf Proposed min. lot area*: 22,201 sf

Average lot area*: 34,095 sf

Min. allowable lot width*: 75 ft Proposed min. lot width*: 110 for lots ft
not in a cul-de-sac

* If applicable, show for each zoning district

Min. open space standard (~~see Sec. 3.4.3(E)(1)~~): (x) 10 % () 25 % () 30% () 40% of site area
Min. open space area: 2.86 acres
 Proposed open space area [by parcel]: 9.14 acres
 Proposed open space use(s) [by parcel]: n/a
 Proposed future development site area [by site]: n/a acres
 Proposed impervious surfaces area: 299,441 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 24 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): acres
 within floodway: n/a acres 4.2 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Road A	50'	20'	2	Y	n/a	n/a	n/a
Road B	50'	20'	2	Y	n/a	n/a	n/a

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) _____

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: n/a ADT: n/a

Type of vehicle: _____ ADT: _____

Utilities and Services

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

Estimated total water demand: _____ gpd

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

Estimated total wastewater discharge: n/a gpd

Electrical service provided by: Duke-Progress Energy Underground (x) yes () no

Natural gas service provided by: PSNC

Telephone service provided by: AT&T Underground (x) yes () no

Cable television service provided by: Time Warner Cable Underground (x) yes () no

Fire protection provided by: Wake County

Miscellaneous

Generalized slope of site: generally to the west

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: none noted

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none noted

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 _____

(x) Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

Res <1

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

The proposed development is partially in Wake County and partially in Franklin County

Submittals have been made to Franklin County for the proposed development.

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: _____ 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:  _____ Date: 3/29/17

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.

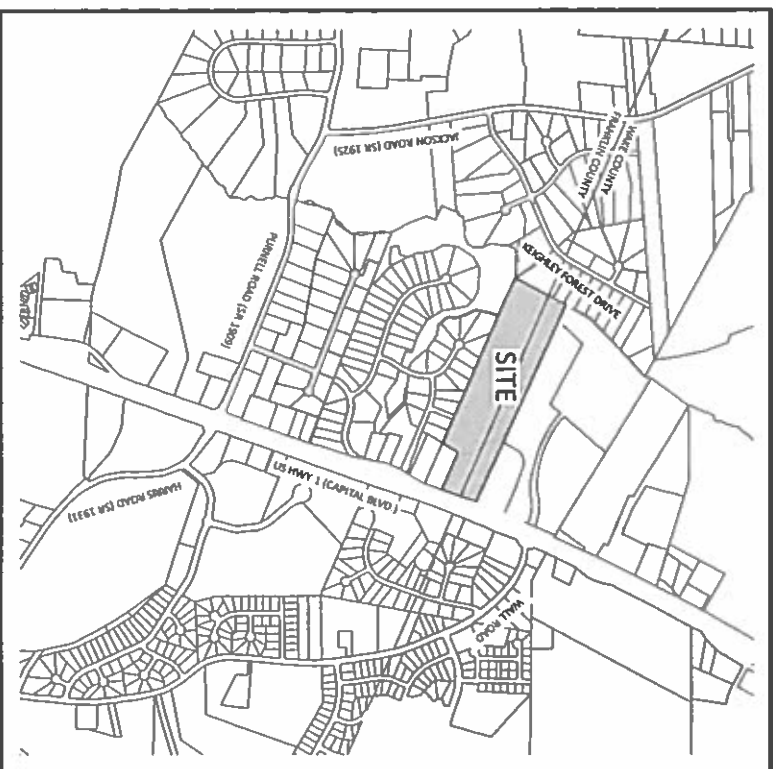
BERKLEE RESERVES II

PRELIMINARY SUBDIVISION PLAN

WAKE COUNTY, NC

APRIL 4, 2017

CLIENT
CROSSWINDS DEVELOPMENT, INC
 1696 HAYES ROAD
 CREEDMOOR, NC 27522

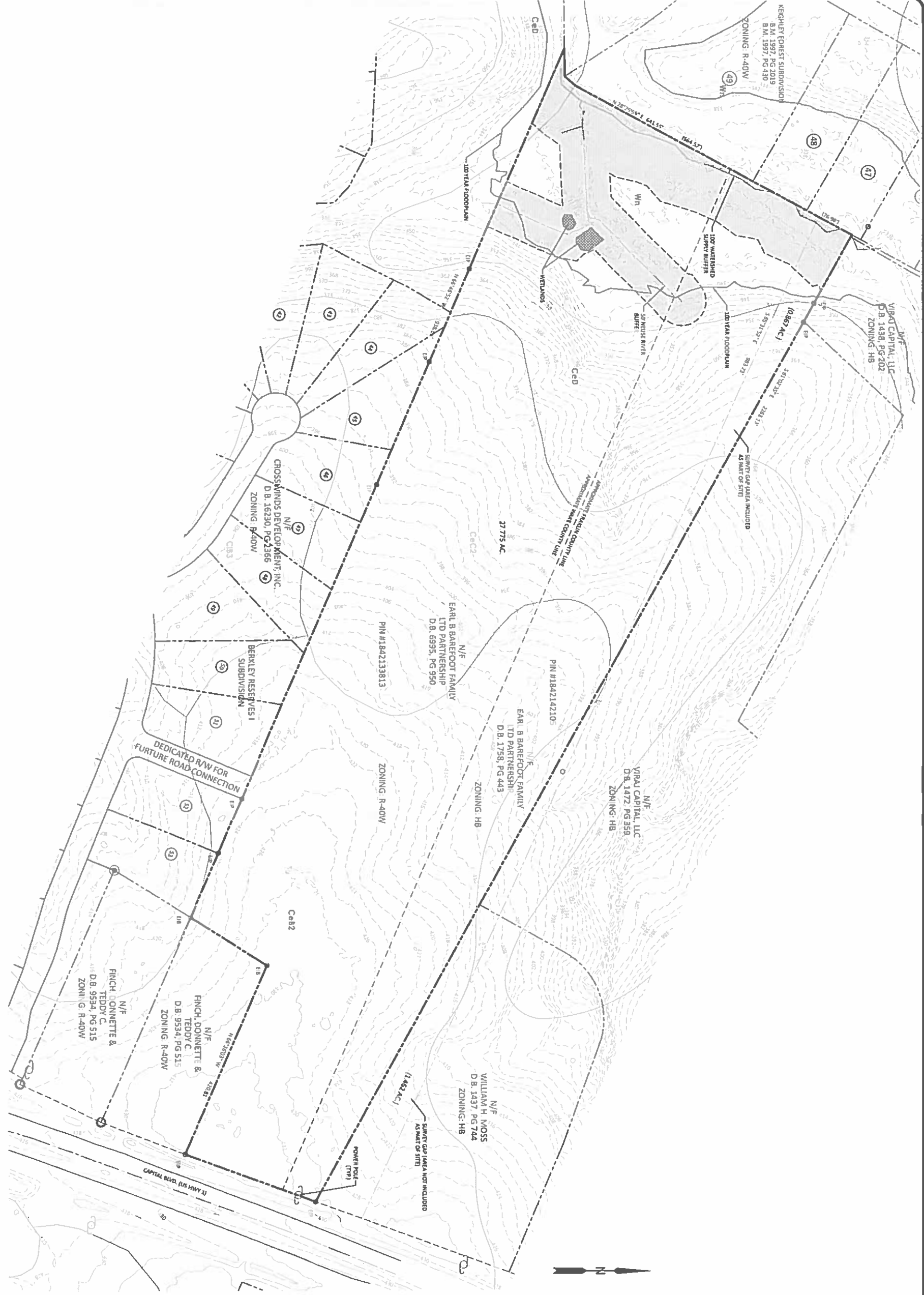


VICINITY MAP
 SCALE: 1" = 1000'

SHEET INDEX			
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE	
C1-0	EXISTING CONDITIONS PLAN	04/04/2017	
C1-0	SITE PLAN	04/04/2017	
C1-0	GRADING AND DRAINAGE PLAN	04/04/2017	
C1-0	UTILITY PLAN	04/04/2017	
SW-1	STORMWATER MANAGEMENT PLAN - PREDEVELOPMENT	04/04/2017	
SW-2	STORMWATER MANAGEMENT PLAN - POSTDEVELOPMENT	04/04/2017	



The Nau Company
 Consulting Civil Engineers
 PO Box 810 | Rolesville, NC 27571
 919-435-6395
 NCBEES License P-0751
PRELIMINARY DRAWINGS NOT RELEASED FOR CONSTRUCTION



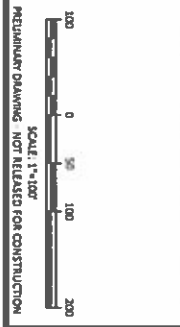
EXISTING SITE DATA	
PROJECT (PIN)	184213813 (WAKE COUNTY)
ZONING	184213813 (WAKE COUNTY)
EXISTING AREA	184213813 (WAKE COUNTY)
EXISTING USE	184213813 (WAKE COUNTY)
RIVER BASIN	HEISE

- EXISTING CONDITIONS SOURCES**
1. THE PROPERTY BOUNDARY WAS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY CANTONMOSS, MOSS & MANCINI SURVEYING, 333 W. HITE STREET, WAKE FOREST, NC 27709.
 2. THE STREAM CENTERLINE, WATER COURSE, NC 27709, AND ELECTRONIC CAD FILE PROVIDED BY CANTONMOSS, MOSS & MANCINI SURVEYING, 333 W. HITE STREET, WAKE FOREST, NC 27709.
 3. STREAM BUFFERS BASED ON STREAM CENTERLINE TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY CANTONMOSS, MOSS & MANCINI SURVEYING, 333 W. HITE STREET, WAKE FOREST, NC 27709.
 4. FLOODPLAIN INFORMATION PROVIDED BY THE WAKE COUNTY FLOODPLAIN SURVEY FOR WAKE COUNTY, NC 27709.
- ENVIRONMENTAL CONDITIONS NOTES**
1. THIS PROPERTY LIES WITHIN THE HEISE RIVER BASIN AND PORTIONS OF THE HEISE RIVER BASIN ARE SUBJECT TO FLOODING AS DEFINED BY WAKE COUNTY ORDINANCE 22.02.01.
 2. THIS PROPERTY IS LOCATED IN A FLOODPLAIN. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY CANTONMOSS, MOSS & MANCINI SURVEYING, 333 W. HITE STREET, WAKE FOREST, NC 27709.
 3. THERE ARE WETLANDS ON THIS SITE.
 4. UNDERGROUND UTILITIES WERE NOT SURVEYED AND MAY EXIST ON SITE.
 5. THE WAKE COUNTY GIS, THE HEISE SITE IS LOCATED IN THE HEISE RIVER BASIN.
 6. SOIL INFORMATION PROVIDED BY WAKE COUNTY GIS.

- EXISTING DEVELOPED CONDITIONS INFORMATION**
1. THIS SITE CONTAINS NO EXISTING STRUCTURES.
 2. THE SITE CONTAINS NO EXISTING UTILITIES OR UTILITIES ARE NOT SHOWN ON THIS PLAN.
 3. THE SITE CONTAINS NO EXISTING UTILITIES OR ASSOCIATED ROADWAY RIGHT-OF-WAY OR EASEMENT.
 4. THE SITE CONTAINS NO EXISTING OR PROPOSED ELECTRIC OR GAS LINES.
 5. THE SITE CONTAINS NO EXISTING HISTORIC RESOURCES.

EXISTING CONDITIONS LEGEND

EXISTING PROPERTY BOUNDARY	---
EXISTING RIGHT-OF-WAY	---
EXISTING PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING SETBACK	---
EXISTING PROPERTY BUFFER	---
EXISTING ROAD CENTERLINE	---
EXISTING CURB & GUTTER (HAWK)	---
EXISTING SIDEWALK	---
EXISTING MAJOR (E) CONTOUR	---
EXISTING MINOR (I) CONTOUR	---
STREAM CENTERLINE	---
STREAM TOP OF BANK	---
STREAM TOE OF BANK	---
STREAM BUFFER	---
ZONE 3 STREAM BUFFER	---
100-YEAR FLOODPLAIN	---
500-YEAR FLOODPLAIN	---
FLOODWAVE/FLOOD FRINGE	---
WETLANDS	---
GS PROPERTY BOUNDARY	---
GS PROPERTY LINE	---
EXISTING GIS MAJOR (E) CONTOUR	---
EXISTING GIS MINOR (I) CONTOUR	---



	<p>BERKLEE RESERVES II PRELIMINARY SUBDIVISION PLAN</p> <p>WAKE COUNTY, NC</p> <p>EXISTING CONDITIONS</p>	<p>CLIENT:</p> <p>CROSSWINDS DEVELOPMENT, INC. 1696 HAYES ROAD CREEDMOOR, NC 27522</p>	<p>PREPARED BY:</p> <p> The Nau Company Consulting Civil Engineers</p> <p>PO Box 810 Rolesville, NC 27571 919.435.6395 NCBELS License P-0751</p>					
	<p>PROJECT NO.: 184213813</p> <p>DESIGN BY: JF</p> <p>DRAWN BY: RS</p> <p>DATE: 2017-04-04</p> <p>SHEET NO.: C1.0</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION				
NO.	DESCRIPTION							

- WAKE COUNTY SITE PLAN NOTES**
1. CONSTRUCTION SHALL BE PERFORMED IN ONE PHASE.
 2. ALL ROADS AND INTERSECTIONS SHALL BE CONSTRUCTED TO NCDOT STANDARDS.
 3. ALL UTILITIES SHALL BE DELETED FOR THIS SUBDIVISION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER.
 4. MAINTENANCE SERVICES FOR THIS PROJECT WILL BE PROVIDED BY A MAINT. CONTRACTOR TO BE DETERMINED BY THE COUNTY.
 5. THERE ARE SURFACE WATER FEATURES ON THIS SITE THAT ARE SUBJECT TO FLOODPLAIN AND WETLANDS REGULATIONS.
 6. THIS SITE HAS A FLOODPLAIN AND IS SUBJECT TO FLOODPLAIN REGULATIONS.
 7. REQUIREMENTS FOR FLOODPLAIN AND WETLANDS SHALL BE DETERMINED BY THE COUNTY.
 8. THIS PROJECT WILL NOT REQUIRE A NCDOT DRIVEWAY PERMIT.
 9. THIS PROJECT WILL REQUIRE REGIONAL CONTROL PLAN APPROVAL.

- FRANKLIN COUNTY SITE PLAN NOTES**
1. ALL LOTS WILL BE SERVED BY COMMUNITY WATER.
 2. ALL WATER LINES WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY AQUA NC.
 3. ALL UTILITIES SHALL BE DELETED FOR THIS PROJECT AND MAINTAINED BY THE ADJACENT PROPERTY OWNER.
 4. THE STREETS FOR THIS PROJECT WILL BE PUBLIC AND MAINTAINED BY NCDOT.
 5. ROAD WORKING IS NOT REQUIRED FOR THIS PROJECT. INCLUDING BUT NOT LIMITED TO: COMMUNITY WATER, SOIL CONNECTION, STORMWATER CONTROL MEASURES.
- FRANKLIN COUNTY REQUIRED IMPROVEMENTS AND MINIMUM DESIGN STANDARDS**
1. THIS PROJECT IS SUBJECT TO THE STREET CONNECTIVITY REQUIREMENTS IN FRANKLIN COUNTY (UDO SECTION 28-59).
 2. THE PROJECT IS SUBJECT TO LANDSCAPING REQUIREMENTS IN FRANKLIN COUNTY (UDO ARTICLE 31).
 3. THIS PROJECT IS SUBJECT TO REGULATION REQUIREMENTS IN FRANKLIN COUNTY (UDO ARTICLE 31).
 4. THERE ARE SURFACE WATER FEATURES ON THIS SITE THAT MAY BE SUBJECT TO FLOODPLAIN AND WETLANDS REGULATIONS.
 5. THIS PROJECT IS SUBJECT TO THE FRANKLIN COUNTY STORMWATER REQUIREMENTS IN FRANKLIN COUNTY (UDO ARTICLE 20).
 6. THIS SITE CONTAINS JURISDICTIONAL WETLANDS AND IS SUBJECT TO FLOODPLAIN REGULATIONS.
 7. THIS PROJECT WILL NOT REQUIRE NCDOT DRIVEWAY PERMITS FOR THE DRIVEWAYS TO BE CONSTRUCTED ON THIS PROJECT.
 8. THIS PROJECT WILL REQUIRE REGIONAL CONTROL PLAN APPROVAL.

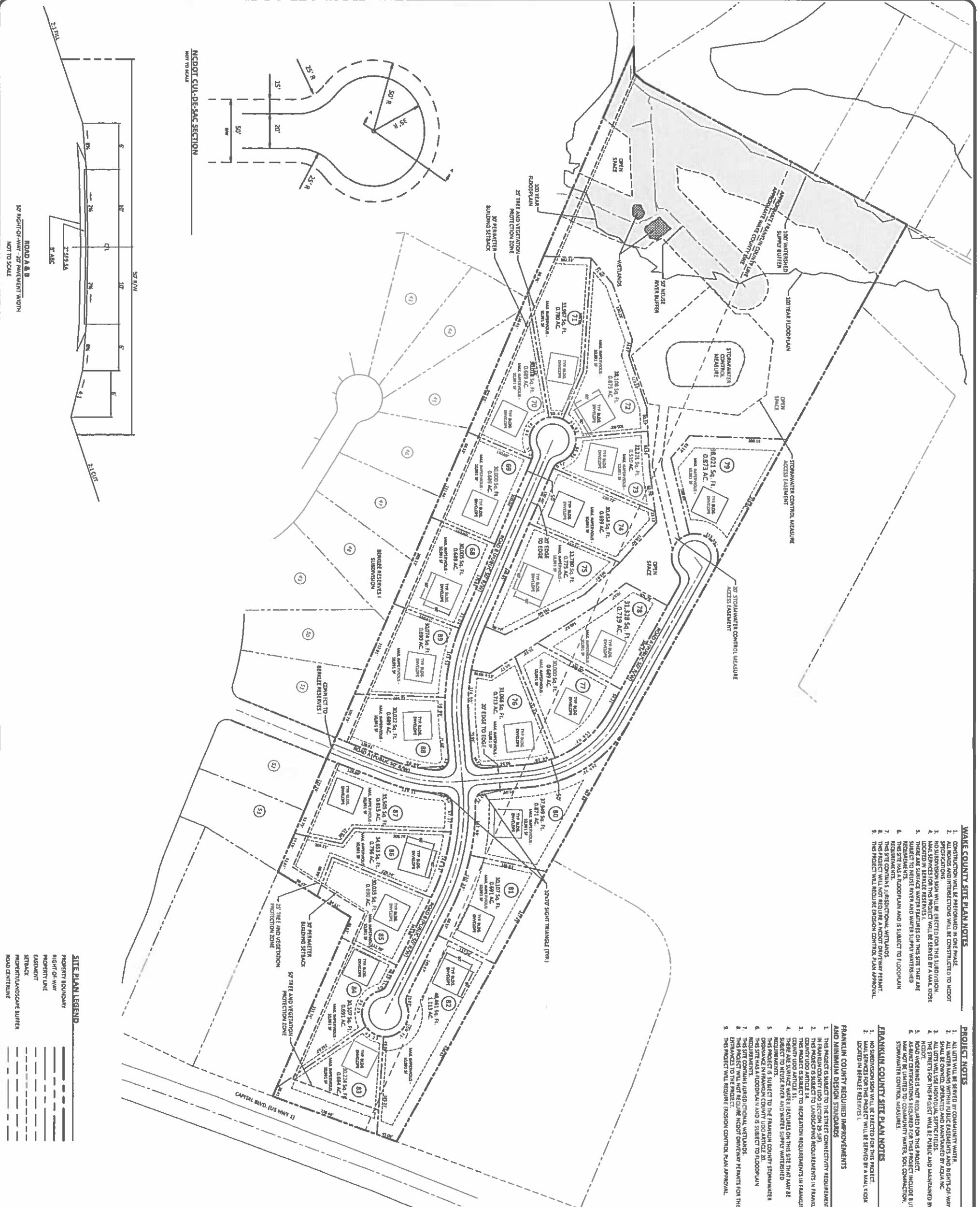
DEVELOPER	
CROSSWIND DEVELOPMENT, INC. ATTN: MICHAEL GRIFFIN 1696 HAYES ROAD CREEDMOOR, NC 27522	
PROPERTY OWNER	
DAN B BARTHOLOMEW 1696 HAYES ROAD CREEDMOOR, NC 27522	
EXISTING SITE DATA	
PARCEL # (MUNIS)	13431231 (WAKE COUNTY)
ZONING	R1 (FRANKLIN COUNTY)
PARCEL AREA	28.64 ACRES (1,241,872 SQ FT)
EXISTING USE	VAQUET
RIVER BASIN	ROUSE
WETLANDS	WETLANDS

PROPOSED SITE DATA

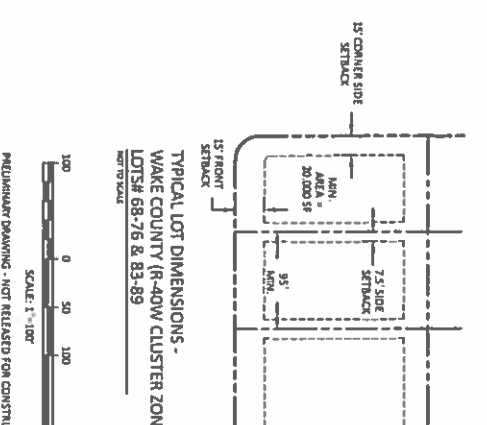
EXISTING SITE AREA	161.89 ACRES (7,039,120 SQ FT)
PROPOSED NET SITE AREA	28.64 ACRES (1,241,872 SQ FT)
R1/EDUCATION	N/A
SITE AREA WITHIN WAKE CO.	12.11 ACRES
SITE AREA WITHIN FRANKLIN CO.	16.53 ACRES
PROPOSED USE UNITS	SINGLE-FAMILY
PROPOSED USE UNITS	0 UNITS
PROPOSED USE UNITS	0 UNITS
TOTAL UNITS	0 UNITS
NET DENSITY	0.27 UNITS/ACRE
PROPOSED AVG. LOT SIZE	12,345 SQ FT
OPEN SPACE REQUIRED	25% OF 28.64 ACRES = 7.16 ACRES
OPEN SPACE PROVIDED	8.14 ACRES

LOT DIM. REQUIREMENTS (FRANKLIN CO.)	
MIN. LOT AREA	30,000 SQ. FT.
MIN. FRONT SETBACK	10 FT
MIN. SIDE SETBACK	10 FT
MIN. REAR SETBACK	20 FT
LOT DIMENSIONAL REQUIREMENTS (WAKE CO.)	
MIN. LOT AREA	20,000 SQ. FT.
MIN. FRONT SETBACK	10 FT
MIN. SIDE SETBACK	10 FT
MIN. REAR SETBACK	15 FT
MIN. FRONT SETBACK	15 FT
IMPERVIOUS AREA CHART	
TOTAL AREA	1,241,872 SQ FT
ALLOWED IMPERVIOUS (2.5%)	31,046.8 SQ FT
REQUIRED IMPERVIOUS	21,108.5 SQ FT
IMPERVIOUS ALLOWED (2.5%)	31,046.8 SQ FT

FRANKLIN COUNTY REQUIRED IMPROVEMENTS AND MINIMUM DESIGN STANDARDS	
1. THIS PROJECT IS SUBJECT TO THE STREET CONNECTIVITY REQUIREMENTS IN FRANKLIN COUNTY (UDO SECTION 28-59).	
2. THE PROJECT IS SUBJECT TO LANDSCAPING REQUIREMENTS IN FRANKLIN COUNTY (UDO ARTICLE 31).	
3. THIS PROJECT IS SUBJECT TO REGULATION REQUIREMENTS IN FRANKLIN COUNTY (UDO ARTICLE 31).	
4. THERE ARE SURFACE WATER FEATURES ON THIS SITE THAT MAY BE SUBJECT TO FLOODPLAIN AND WETLANDS REGULATIONS.	
5. THIS PROJECT IS SUBJECT TO THE FRANKLIN COUNTY STORMWATER REQUIREMENTS IN FRANKLIN COUNTY (UDO ARTICLE 20).	
6. THIS SITE CONTAINS JURISDICTIONAL WETLANDS AND IS SUBJECT TO FLOODPLAIN REGULATIONS.	
7. THIS PROJECT WILL NOT REQUIRE NCDOT DRIVEWAY PERMITS FOR THE DRIVEWAYS TO BE CONSTRUCTED ON THIS PROJECT.	
8. THIS PROJECT WILL REQUIRE REGIONAL CONTROL PLAN APPROVAL.	



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - RIGHT-OF-WAY
 - PROPERTY LINE
 - EASEMENT
 - PROPERTY/LANDSCAPE BUFFER
 - ROAD CENTERLINE



BERKLEE RESERVES II PRELIMINARY SUBDIVISION PLAN
WAKE COUNTY, NC

SITE PLAN

PROJECT NO: 447017

DESIGN BY: JPE

DRAWN BY: RFP

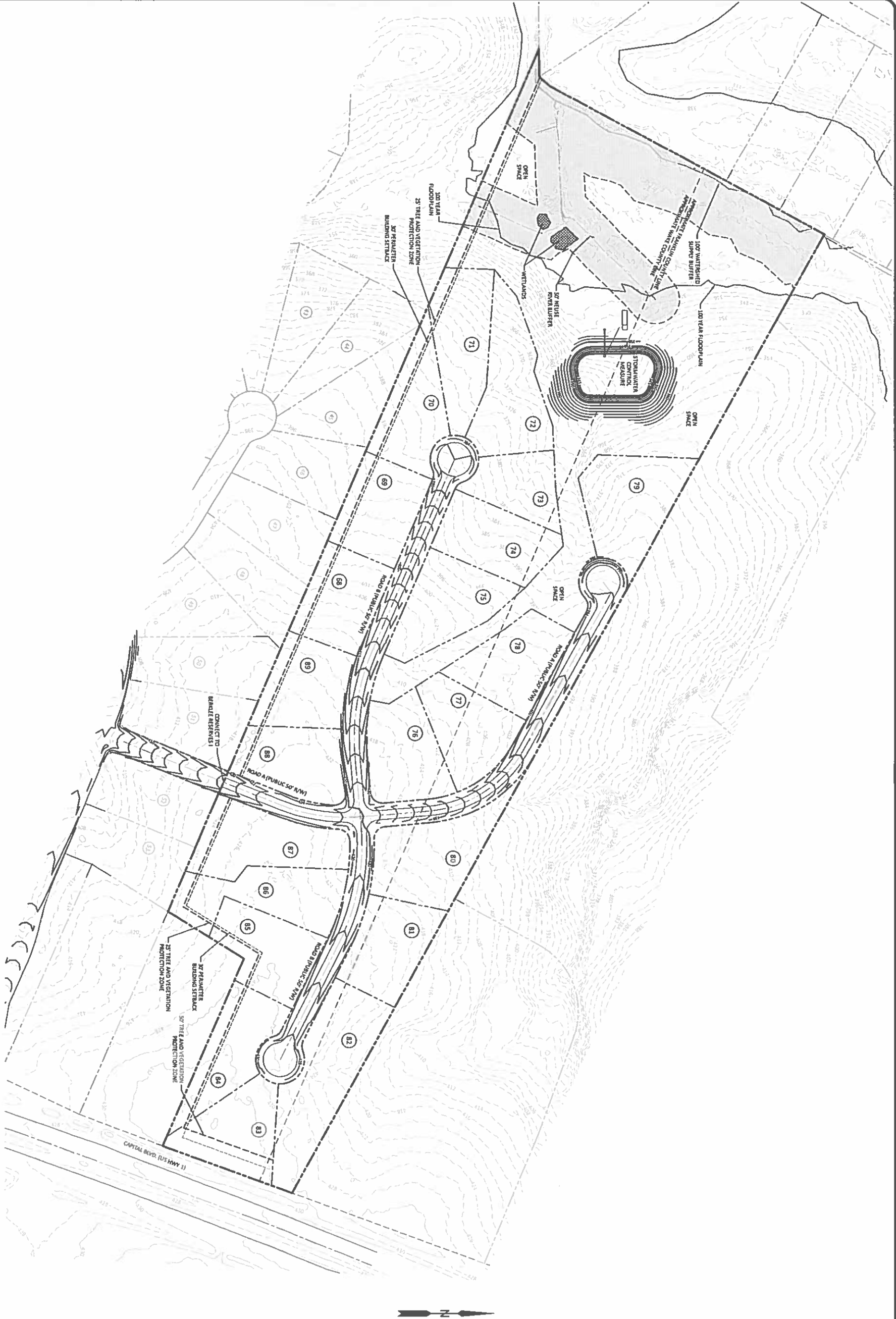
DATE: 2017-04-04

SCALE: 1" = 100'

SHEET NO: C2.0

CLIENT: CROSSWIND DEVELOPMENT, INC. 1696 HAYES ROAD CREEDMOOR, NC 27522

PREPARED BY: The Nau Company Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751



GRADING/DRAINAGE PLAN LEGEND

EXISTING MAJOR (10') CONTOUR

EXISTING MAJOR (2') CONTOUR

PROPOSED MAJOR (10') CONTOUR

PROPOSED MAJOR (2') CONTOUR

PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION

	PROJECT NO:	4187017
	DESIGN BY:	JTC
DATE:	2017-04-04	
SHEET NO:	C3.0	

BERKLEE RESERVES II
PRELIMINARY SUBDIVISION PLAN
 WAKE COUNTY, NC
GRADING AND DRAINAGE PLAN

NO.	REVISIONS

CLIENT:

CROSSWINDS DEVELOPMENT, INC.
 1696 HAYES ROAD
 CREEDMOOR, NC 27522

PREPARED BY:

The Nau Company
 Consulting Civil Engineers
 PO Box 810 | Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751



WAKE COUNTY UTILITY NOTES

1. ALL LOTS WILL BE SERVED BY COMMUNITY WATER.
2. ALL UTILITY LINES SHALL BE OWNED, OPERATED AND MAINTAINED BY ADVA, NC.
3. ALL LOTS WILL USE INDIVIDUAL SEPTIC FIELDS.

- UTILITY PLAN LEGEND**
- SANITARY SEWER PIPE
 - SANITARY SEWER FORCE MAIN
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER PIPE
 - WATER METER
 - WATER HYDRANT
 - WATER VALVE
 - WATER FITTINGS
 - BLOW-OFF ASSEMBLY



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**BERKLEE RESERVES II
PRELIMINARY SUBDIVISION PLAN**

WAKE COUNTY, NC

UTILITY PLAN

PROJECT NO: 4427017

DESIGN BY: JPT

DRAWN BY: SP

DATE: 08/17/04

SCALE: 1"=100'

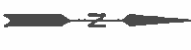
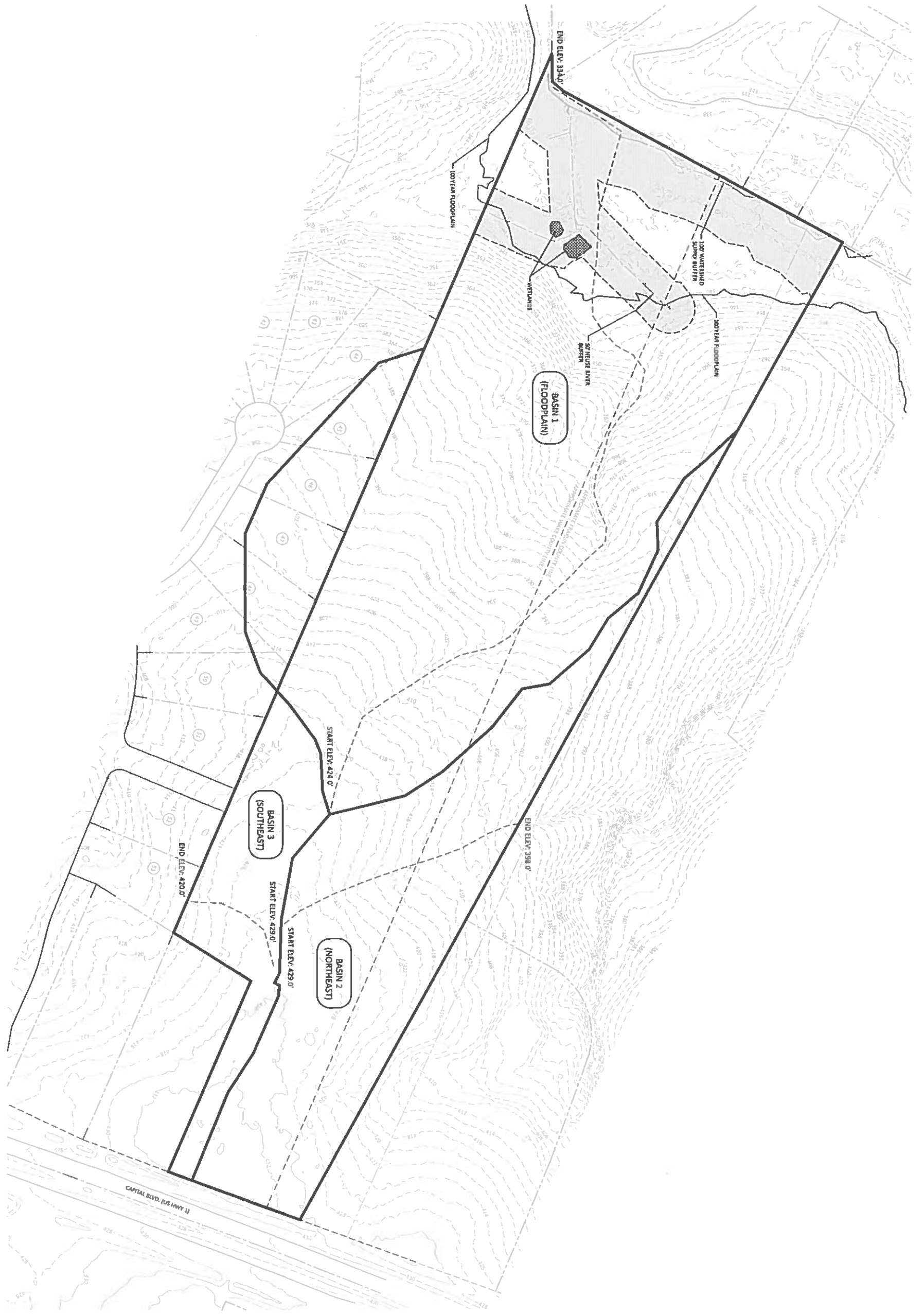
SHEET NO: C4.0

REVISIONS	CLIENT:
	<p>CROSSWINDS DEVELOPMENT, INC. 1696 HAYES ROAD CREEDMOOR, NC 27522</p>

PREPARED BY:

The Nau Company
Consulting Civil Engineers

PO Box 810 | Rolesville, NC 27571
919-436-6395
NCBELS License P-0751



SCALE 1" = 100'

PRELIMINARY DRAWING. NOT RELEASED FOR CONSTRUCTION.

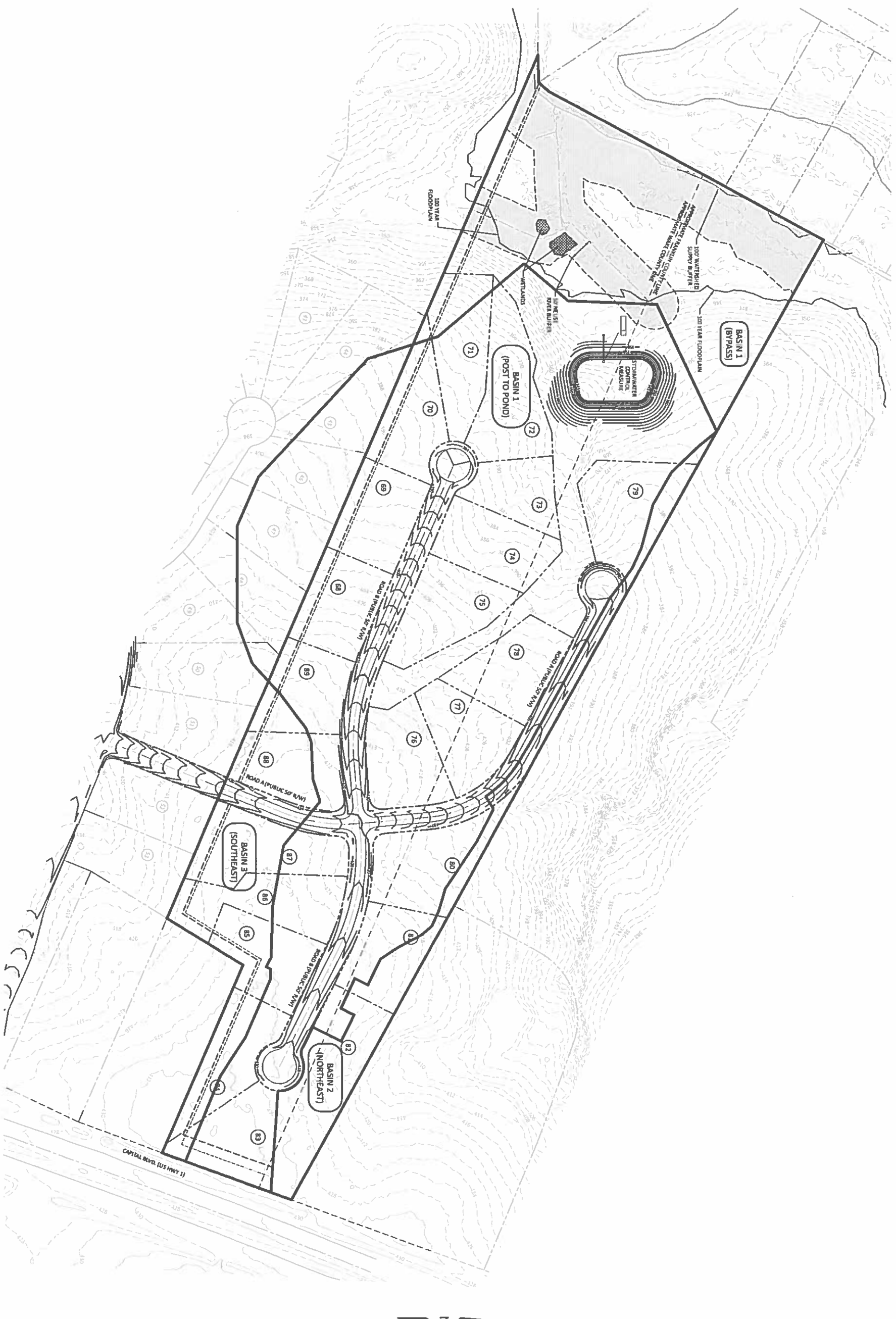
	PROJECT NO.	ALP001
	DESIGN NO.	1
DATE	2017-04-04	
SHEET NO.	SW-1	

BERKLEE RESERVES II
PRELIMINARY SUBDIVISION PLAN
 WAKE COUNTY, NC
STORMWATER MANAGEMENT PLAN - PREDEVELOPMENT

NO.	REVISIONS

CLIENT:
CROSSWINDS DEVELOPMENT, INC.
 1696 HAYES ROAD
 CREEDMOOR, NC 27522

PREPARED BY:
The Nau Company
 Consulting Civil Engineers
 PO Box 810 | Rofesville, NC 27571
 919-435-6395
 NCBELS License P-0751



100
0
50
100
200
SCALE 1"=100'
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PROJECT NO. 44-0017
 DESIGN BY JF
 DRAWN BY MJ
 SCALE 1"=100'
 DATE 2017-04-04
 SHEET NO. SW-2

**BERKLEE RESERVES II
 PRELIMINARY SUBDIVISION PLAN**
 WAKE COUNTY, NC
 STORMWATER MANGEMENT PLAN - POSTDEVELOPMENT

NO.	REVISIONS

CLIENT:
 CROSSWINDS DEVELOPMENT, INC.
 1696 HAYES ROAD
 CREEDMOOR, NC 27522

PREPARED BY:
The Nau Company
 Consulting Civil Engineers
 PO Box 810 | Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751