



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 THOMPSON MILL SUBDIVISION

() cluster subdivision (x) 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? N/A

Property

Parcel Identification Number: 1832-21-9739
Address: 0 THOMPSON MILL ROAD
Location: EAST side of THOMPSON MILL ROAD, at/between
JENKINS ROAD and PURNELL ROAD
Total site area in square feet and acres: 1,742,400 square feet 40 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: RAOW - 40 ACRES

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

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

Name: JAMES WALTER DAVIS
Address: 344 ARLAND DRIVE
City: LEXINGTON State: NC Zip Code: 27292-6816
E-mail Address: N/A FAX: N/A
Telephone Number: N/A

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

Name: MARTY D. BIZZELL, PE, CPESC - BARR, NIXON & KENNEDY, INC.
Address: 12910 CHAPEL HILL RD., STE. 250
City: RALEIGH State: NC Zip Code: 27607
E-mail Address: MARTY.BIZZELL@BARRINC.COM FAX: 919-851-8968
Telephone Number: 919-645-2090 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 LOT / 40,000 SF
Max. # of lots allowable*: 40 Proposed # of lots*: 36
Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf
Average lot area*: 42,449 sf
Min. allowable lot width*: 110' ft Proposed min. lot width*: 115' ft

* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % () 30% () 40% of site area
 Min. open space area: N/A acres
 Proposed open space area [by parcel]: 2.05 acres
 Proposed open space use(s) [by parcel]: -
 Proposed future development site area [by site]: 40 acres
 Proposed impervious surfaces area: 261,360 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
THOMPSON MILL RD.	60	20	2	Y	10,000	4,500	403

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) 11.19 x 36 lots

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 (_____)
 () community system (AQUA, N.C.) () individual well(s)
 Estimated total water demand: 9,000 gpd
 Wastewater collection/treatment provided by: () municipal system (_____)
 () community system - specify type(_____) () individual on-site system

Estimated total wastewater discharge: 9,000 gpd
 Electrical service provided by: WAKE ELECTRIC MEM. CORP Underground () yes () no
 Natural gas service provided by: N/A
 Telephone service provided by: CENTURYLINK Underground () yes () no
 Cable television service provided by: TIMEWARNER Underground () yes () no
 Fire protection provided by: STONEY HILL

Miscellaneous

Generalized slope of site: 5.0 - 8.0 %
 Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A
 Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A



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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 FAULS LAKE 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)

N/A

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: James M. Adams, Sr. Date: 3-7-13

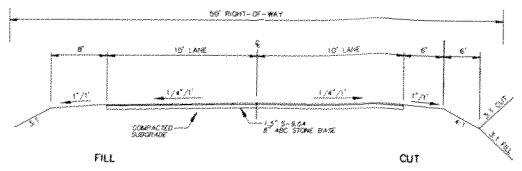
Signature: Date:

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: James M. Adams, Sr. Date: 3-7-13

© 2012 BASS, NIXON & KENNEDY, INC. EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN TAKEN FROM WAKE COUNTY GIS AND SUBJECT TO SITE SURVEY VERIFICATION.

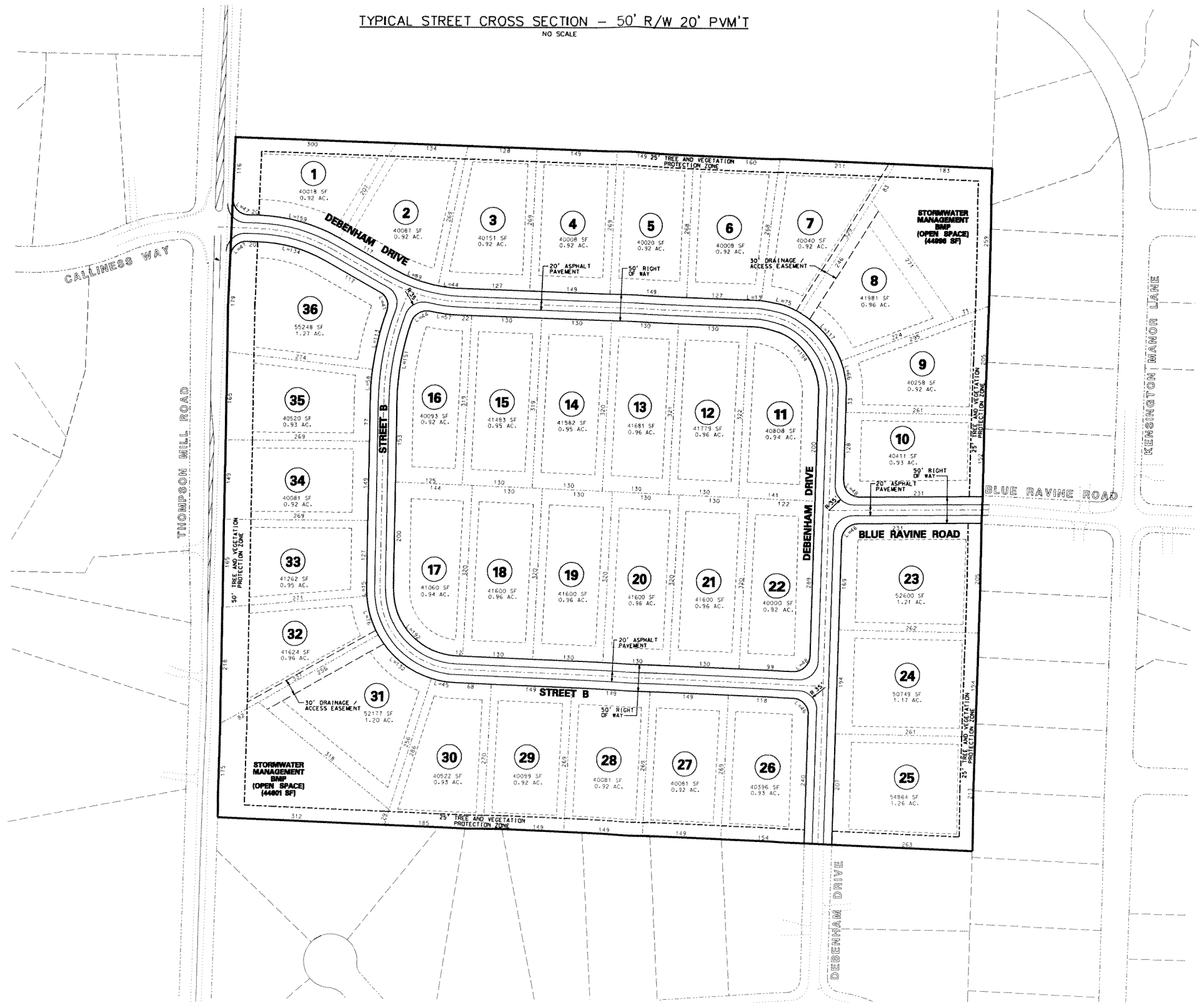
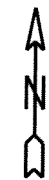


TYPICAL STREET CROSS SECTION - 50' R/W 20' PVM'T
NO SCALE

NO WETLANDS EXIST ON SITE

NO FLOODPLAINS EXIST ON SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF WAKE COUNTY, AND UNLESS SPECIFIED, DEFERS TO THE NCDOT STANDARDS AND SPECIFICATIONS.



SITE DATA

PIN: 1832-21-0739
 AREA: 40.0 AC.
 ADDRESS: 0 THOMPSON MILL ROAD
 ZONING: R-40H
 PROPOSED USE: RESIDENTIAL
 TOTAL LOTS: 36
 MINIMUM LOT SIZE: 40,000 SF (0.92 AC)
 MAXIMUM LOT SIZE: 55,248 SF (1.27 AC)
 AVERAGE LOT SIZE: 42,448 SF (0.97 AC)
 OPEN SPACE PROVIDED: 89,587 SF (2.06 AC)

BUILDING SETBACKS:
 FRONT = 30'
 SIDE = 15'
 REAR = 30'
 CORNER SIDE = 30'

OWNER:
 JAMES WALTER DAVIS
 344 ARLAND DRIVE
 LEXINGTON, NC 27282

DEVELOPER:



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 8310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8988
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0287)

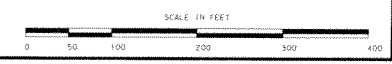
NO.	DATE	DESCRIPTION	REVISIONS

DATE	BY	DESCRIPTION
1-24-13	J. JONES	DRAWN BY

THOMPSON MILL SUBDIVISION
 WAKE COUNTY, WAKE FOREST TOWNSHIP, NORTH CAROLINA
 SCALE: 1" = 100'

SHEET
C1.1
 3 OF 6

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION



NOTE: ALL EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN TAKEN FROM WAKE COUNTY GIS AND SUBJECT TO SITE SURVEY VERIFICATION.

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION