



Planning, Development & Inspections

S-03-16

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 Silvermist Farms Subdivision

(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: 1832105745
Address: 0 Thompson Mill Road
Location: West side of Thompson Mill Road, at/between
Jenkins Road and Calliness Way
Total site area in square feet and acres: 1,476,684 square feet 33.9 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W
Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Single Family Residence

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

Name: Kenneth Gordon Jr and Peggy B Welsh
Address: 8409 Thompson Mill Road
City: Wake Forest State: NC Zip Code: 27587-8707
E-mail Address: FAX:
Telephone Number:

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

Name: Patrick Perez - Mulkey Engineers & Consultants
Address: 6750 Tryon Road
City: Cary State: NC Zip Code: 27518
E-mail Address: pperez@mulkeyinc.com FAX: 919.851.1918
Telephone Number: 919.858.1845 Relationship to Owner: engineer

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.0 units/Acre
Max. # of lots allowable*: 33 Proposed # of lots*: 29
Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 30,000 sf
Average lot area*: 0.7234 Acres sf
Min. allowable lot width*: 75 ft Proposed min. lot width*: 83.5 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: 8.48 acres
 Proposed open space area [by parcel]: 8.48 acres
 Proposed open space use(s) [by parcel]: Common areas, well lot, mail kiosk
 Proposed future development site area [by site]: n/a acres
 Proposed impervious surfaces area: 324,678 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 22 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): n/a acres
 within floodway: N/A acres

Vehicular Access

Names of access street(s) and number of access points along each: 1

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
Thompson Mill Road	60	20	2	Y			

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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

() community system (_____) () individual well(s)

Estimated total water demand: 3,500 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: Duke Energy Underground () yes () no

Natural gas service provided by: N/A

Telephone service provided by: Century Link Underground () yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: Wake County

Miscellaneous

Generalized slope of site: Gentle

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Stream, wetlands.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: Existing Cemetery.

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: [Signature] Date: 12-16-15

Signature: [Signature] Date: 12-16-15

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: _____

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.

GENERAL NOTES

ALL PROPOSED LOTS TO BE SERVED BY ON-SITE SEWAGE DISPOSAL SYSTEM
 ALL PROPOSED LOTS TO BE SERVED BY COMMUNITY WATER FROM ON-SITE WELLS
 BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN ASTERISK *
 THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM
 THE WAKE COUNTY ENVIRONMENTAL SERVICES, THE BUILDER'S ENGINEER,
 ARCHITECT AND / OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY
 PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.





IMPERVIOUS CALCULATIONS

IMPERVIOUS AREA FROM LOTS = 6.99 AC
 (3000 SF/LOT)
 IMPERVIOUS AREA FROM ROW = 1.26 AC
 IMPERVIOUS AREA IN OPEN SPACE = 0.20 AC
 (WELL LOT MAIL, 1000K)
 TOTAL PROPOSED IMPERVIOUS = 7.46 AC
 TOTAL TRACT AREA = 33.00 AC
 IMPERVIOUS = 22%

**PRELIMINARY SOILS EVALUATION PROVIDED BY
 CENTRAL CAROLINA SOIL CONSULTING, LLC**
 *Primary Soils Evaluation
 *Soil boundary was sketched in the field.
 *Soil Survey
 *Septic system setbacks listed below for new lots:
 1) 10' from property lines
 2) 100' from wells for gravity systems
 3) 100' from wells for "pump" systems
 4) 20' from surface waters (streams, ponds, lakes).
 Many mechanical disturbances such as grading, cutting and filling
 of the suitable soil areas can render areas unsuitable for
 some septic systems.
 *See accompanying report for additional information.
 *These maps acquired from Wake County GIS website not a survey.
 *Due to Soil Variability, CCSC cannot guarantee that the areas
 shown as suitable will be permitted by the local Health Department.
 *The boundaries (discontinuities) and lines shown on this map are
 based on information for purposes
 of a land transfer or legal documentation.
 *Additional field work may be required for a septic permit
 (septic system rules by technology)

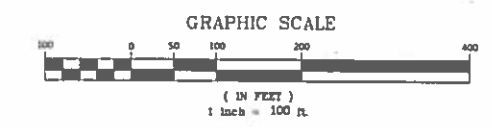
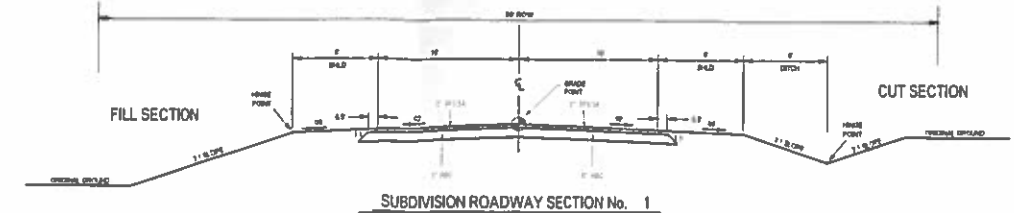
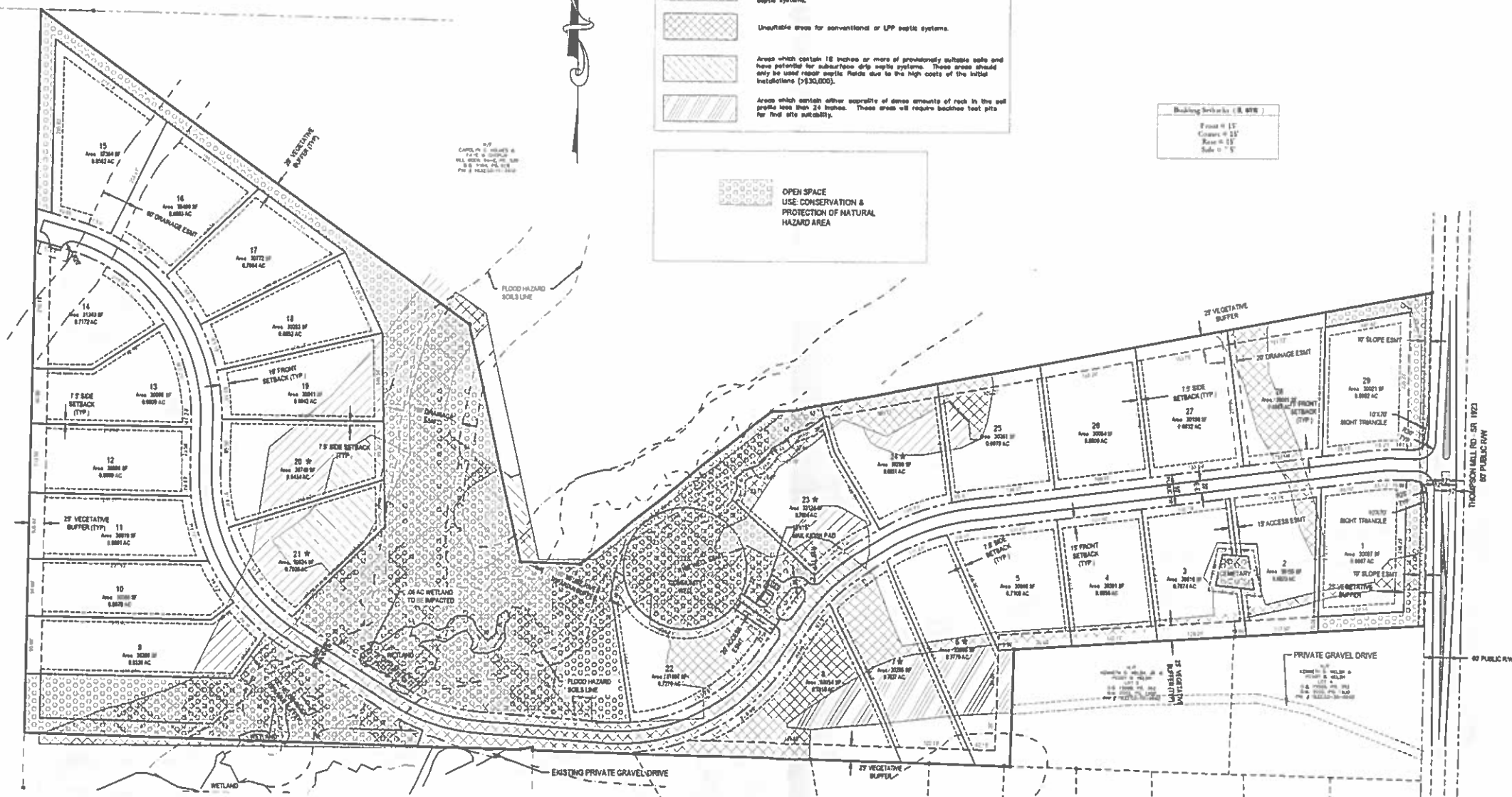
SITE DATA

WAKE COUNTY PIN	1632-10-0743, 1830-06-2281 (IN PART)
TOTAL PARCEL AREA	33.000 ACRES (1,477,024 SF)
AREA TO BE SUBDIVIDED	33.000 ACRES
DENSITY ALLOWED (1.0 UNITS/ACRE)	33 UNITS
TOTAL LOTS RESIDENTIAL	29
OPEN SPACE REQUIRED	8.48 ACRES
OPEN SPACE PROVIDED	8.48 ACRES
LESS RIGHT OF WAY	1.53 ACRES
NET AREA	30.38 ACRES
MINIMUM LOT SIZE REQUIRED	30,000 SF / 0.6887 ACRES
MINIMUM LOT SIZE PROVIDED	30,001 SF / 0.6887 ACRES
AVERAGE LOT SIZE	0.7234 ACRES
MINIMUM LOT WIDTH REQUIRED	150.0 FT
MINIMUM LOT WIDTH PROVIDED	125.0 FT
GREENWAY DEDICATION	0.00 ACRES
TOTAL ROAD LENGTH	2,800 LF
PROPOSED USE	RESIDENTIAL SINGLE FAMILY
EXISTING USE	SINGLE FAMILY - ACRE (H)
CURRENT ZONING	R-40W
TOTAL DISTURBED AREA	7.79 ACRES (4)

-  Areas contain soils with 24 to 29 inches or more of predominantly usable material and have potential LPP or other shallow conventional septic systems. These areas will contain small areas of soils with greater than 30 inches of suitable soil material that can be used for conventional septic systems.
-  Unsuitable areas for conventional or LPP septic systems.
-  Areas which contain 18 inches or more of predominantly suitable soils and have potential for subsurface drip septic systems. These areas should only be used as septic fields due to the high costs of the field installations (~\$130,000).
-  Areas which contain either deposits of dense amounts of rock in the soil profile less than 24 inches. These areas will require batcher test pits for field site suitability.

 OPEN SPACE
 USE CONSERVATION &
 PROTECTION OF NATURAL
 HAZARD AREA

Building Setbacks (R, 40W)
 Front = 15'
 Corner = 15'
 Rear = 15'
 Side = 5'



MULKEY
 ENGINEERS & CONSULTANTS
 1000 IRVING ROAD
 SUITE 200
 RALEIGH, NC 27601
 PHONE: 919.876.1000
 FAX: 919.876.1001

SILVERMIST FARMS SUBDIVISION
THOMPSON MILL ROAD
 DEVELOPER:
 SILVERMIST INVESTMENTS, LLC

NO.	DATE	REVISIONS / REMARKS

PROJECT NO: 201514000
 DRAWN BY: FNM
 DWG. CHECKED BY: PCP
 SCALE: SEE PLAN
 DATE: DECEMBER 16, 2015

**PRELIMINARY
 SITE PLAN**
 C-100

