



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 Estates

(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: 1842027719; 1842128684; 1842130367

Address: 13817 Capital Boulevard; 0 Capital Boulevard; 13833 Capital Boulevard

Location: west side of Capital Boulevard, at/between
1000 LF north of and Purnell Road

Total site area in square feet and acres: 3,308,382 square feet 73.69 (75.95 gis) 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, wooded & forest

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

Name: Mary Nuckles Heirs Daryl Cash Betty Moore
Address: 2021 S. Main Street 1221 Dagmar Ln. 13829 Capital Blvd.
City: Wake Forest State: N.C. Zip Code: 27587
E-mail Address: N/A FAX:
Telephone Number:

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: John W. Harris, P.E. Consulting Engineer, Inc.

Address: 5112 Bur Oak Circle
City: Raleigh State: N.C. Zip Code: 27612
E-mail Address: coachjwh@aol.com FAX:
Telephone Number: 919-789-0744 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1/ac for R40W

Max. # of lots allowable\*: 82 lots Proposed # of lots\*: 71 lots
Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,000 sf
Average lot area\*: 30,737
Min. allowable lot width\*: 100 ft Proposed min. lot width\*: 100 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: 18.42 acres  
 Proposed open space area [by parcel]: 18.44 acres  
 Proposed open space use(s) [by parcel]: N/A  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 962,980.92 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 30 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): +/- 3 acres  
 within floodway: +/- 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 <sup>1</sup> | Traffic volume (ADT) <sup>2</sup> | Est. traffic generated (ADT) <sup>3</sup> |
|--|-------------------------|---------------------|--------------|-----------------|--------------------------------------|-----------------------------------|---|
| Capital Blvd via access road   | (varies)                | 20'                 | 2            | Y               | N/A                                  | N/A                               | N/A                                       |
| Please note that the NCDOT has been consulted and has required the set-aside of specific R/W for future Transportation growth plans. |                         |                     |              |                 |                                      |                                   |   |

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

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

<sup>3</sup> 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: N/A ADT: N/A

**Utilities and Services**

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

Estimated total water demand: 28,400 gpd

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

Estimated total wastewater discharge: 24,850 gpd

Electrical service provided by: Wake Electric Underground (  ) yes ( ) no

Natural gas service provided by: PSNC

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

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

Fire protection provided by: Wake Forest

**Miscellaneous**

Generalized slope of site: 2% - 12%

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

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

Daryl Cash  
1221 Dugmar Ln

**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: Jayle N. Cash Date: 9-27-14

Signature: Jennifer Rogers Date: 9-27-14

Signature: Lu B. Feltz Date: 9-29-14

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 M. Adams, Sr. Date: 9-30-14

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.

Mary Nuckles Heirs  
2021 S. Main

**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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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Signature:  Date: 9-29-14

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Betty Moore  
13829 Capital Blvd

**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 \_\_\_\_\_
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\_\_\_\_\_  
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Signature: Betty Moore Date: 9-30-14

Signature: Paul Moore Date: 9-30-14

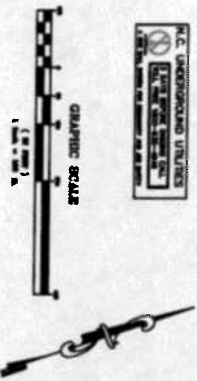
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: \_\_\_\_\_

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**Soil Classification Legend**

|      |  |
|------|--|
|      | Septic Suitable Soils as Mapped by Soil Scientist              |
|      | Soils Boundary   |
|      | Wooded Area  |
| ApB2 | Applying sandy loam, 2 to 6 percent slopes, moderately eroded  |
| CbB  | Cecil sandy loam, 2 to 6 percent slopes                        |
| CbB2 | Cecil sandy loam, 2 to 6 percent slopes, moderately eroded     |
| CcC2 | Cecil sandy loam, 6 to 10 percent slopes, moderately eroded    |
| CcD  | Cecil sandy loam, 10 to 15 percent slopes                      |
| ClB3 | Cecil clay loam, 2 to 6 percent slopes, severely eroded        |
| MdE2 | Madison sandy loam, 15 to 25 percent slopes, moderately eroded |
| W    | Water  |
| WnA  | Wendake silt loam, 0 to 2 percent slopes, frequently flooded   |

Existing Sheet  
For  
Berklee Estates



|          |                      |
|----------|----------------------|
| DATE     | 1-11-14              |
| PROJECT  | CP-1408              |
| CLIENT   | John W. Harris, P.E. |
| SCALE    | AS SHOWN             |
| BY       | JWH                  |
| CHECKED  | JWH                  |
| APPROVED | JWH                  |

**John W. Harris, P.E.**  
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3112 Dur Oak Circle  
Raleigh, N.C. 27612  
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