



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-10-05  
Fee \$800.00  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By

Submit required documentation to:  
Wake County Planning Department/Current Planning Section  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact Current Planning at (919) 856-6216 for additional information.

### Name of Subdivision

CHADBOURNE SUBDIVISION

REIP 158976

( ) cluster subdivision (X) lot-by-lot subdivision

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: 1767.01 - 36 - 8438

Address: Mitchell Mill Rd.

Location: North side of Mitchell Mill Rd NCSR 2224, at/between  
(north, east, south, west) (street)

Arbor Rose Lane and Rolesville Rd NCSR 1003  
(street) (street)

Total site area in square feet and acres: ~~822~~ 392954 square feet 9.021 Acres acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): ~~Randall Shirley Builders Inc.~~ Vacant Farm Land

### Property Owner

Name: Randall Shirley Builders Inc.

Address: 12212 Raven Ridge Rd.

City: Raleigh State: NC Zip Code: 27604

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 919-847-7556

### Applicant (person to whom all correspondence will be sent)

Name: Mike Moss - Cowthorne Moss & Panciera, P.C.

Address: PO Box 1253

City: Wake Forest State: NC Zip Code: 27588

E-mail Address: Mike@CMPPLS.COM FAX: 919-554-1370

Telephone Number: 556-3148 Relationship to Owner: Land Surveyor

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.45 7.693 Ac.  
 Max. # of lots allowable\*: ~~11~~ 11 Proposed # of lots\*: 9  
 Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,001 sf  
 Average lot area\*: 37,026 sf  
 Min. allowable lot width\*: 95 ft Proposed min. lot width\*: 95 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % ( ) 25 % of site area

Min. open space area: \_\_\_\_\_ acres

Proposed open space area [by parcel]: \_\_\_\_\_ acres

Proposed open space use(s) [by parcel]: \_\_\_\_\_

Proposed future development site area [by site]: \_\_\_\_\_ acres

Proposed impervious surfaces area: 1.154 Acres 50,266 sf sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 acres

within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ reservation X fee

The amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> of an acre times the number of lots recorded. If fee is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2472.86 fee.

Tax value of property (land only) 71,310 Total # of proposed lots 9 Total # of acres 7.693

Calculate both: Estimate of recreation area required: 0.2571 Acre

Estimate of recreation fee required: \$2,383<sup>00</sup>

\*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

**Vehicular Access**

Names of access street(s) and number of access points along each: Mitchell Mill Rd.

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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>Mitchell Mill Rd.</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>	<u>Unknown</u>	<u>UNK</u>	<u>90</u>

<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) 10 Trips/day/lot

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

Type of vehicle: Limited To Construction ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
( ) community system ( \_\_\_\_\_ ) (X) 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: \_\_\_\_\_ gpd

Solid waste collection provided by: \_\_\_\_\_

Electrical service provided by: CP&L Underground ( ) yes ( ) no

Natural gas service provided by: \_\_\_\_\_

Telephone service provided by: SPRINT Underground ( ) yes ( ) no

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

Fire protection provided by: 23

**Miscellaneous**

Generalized slope of site: 0-5%

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

**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)

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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: *[Handwritten Signature]* Date: 2-22-05

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: *[Handwritten Signature]* Date: 2-22-2005  
*for Cameron Moss & Ponciera*

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Zoning and Subdivision Ordinances are on the web at [www.wakegov.com](http://www.wakegov.com).  
All application fees are non-refundable.

**SITE DATA**

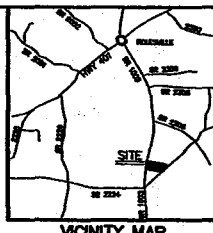
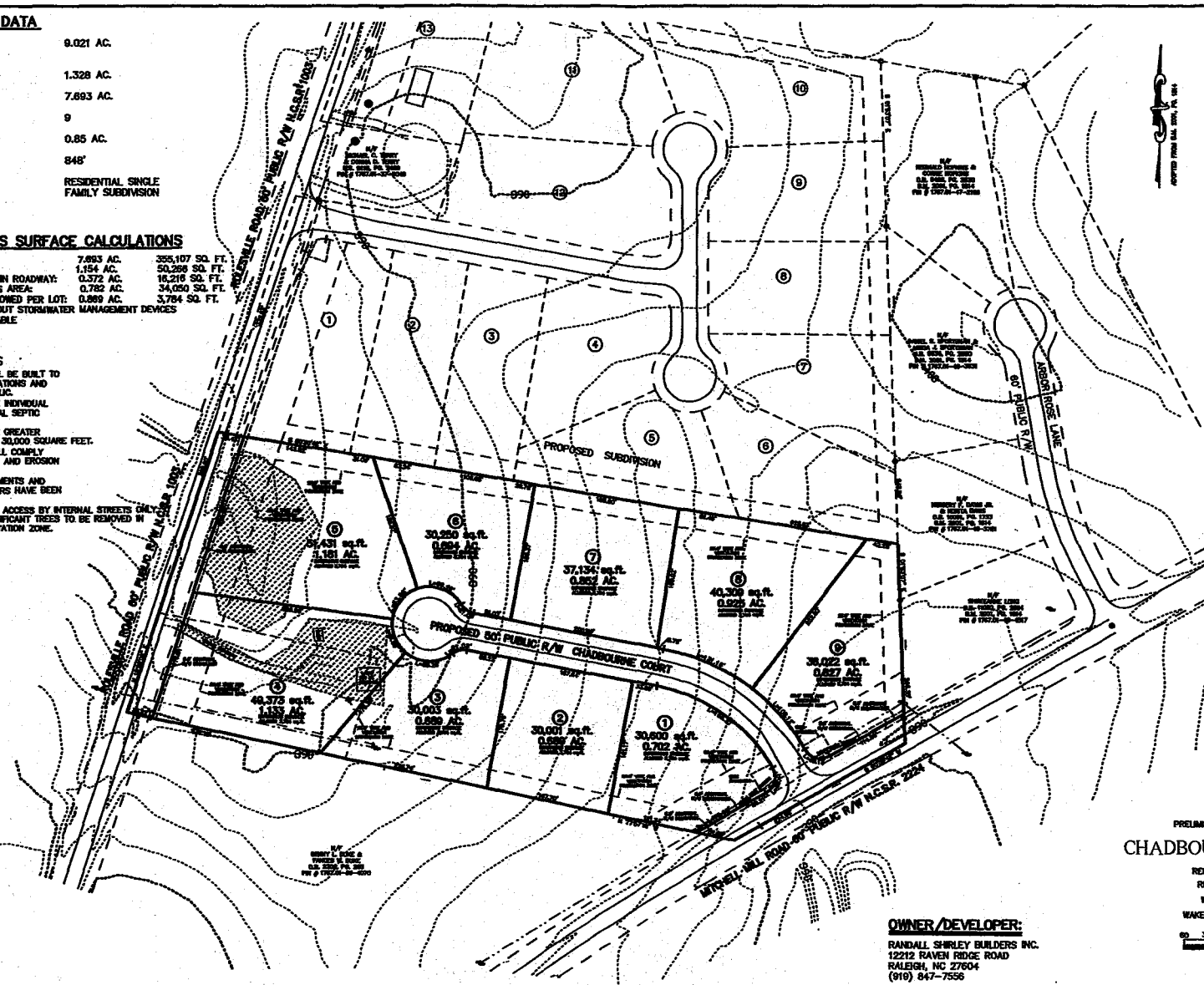
TOTAL AREA = 9.021 AC.  
 (TO BE SUBDIVIDED)  
 LESS R/W = 1.328 AC.  
 NET AREA = 7.693 AC.  
 TOTAL LOTS = 9  
 AVERAGE LOT SIZE = 0.85 AC.  
 TOTAL ROAD LENGTH = 848'  
 PROPOSED USE - RESIDENTIAL SINGLE FAMILY SUBDIVISION

**IMPERVIOUS SURFACE CALCULATIONS**

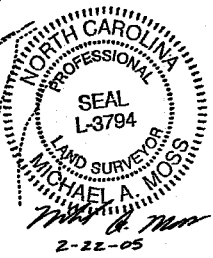
TOTAL AREA: 7.693 AC. 335,107 SQ. FT.  
 \* 15% IMPERVIOUS: 1.154 AC. 50,268 SQ. FT.  
 LESS NEW PAVEMENT IN ROADWAY: 0.572 AC. 18,216 SQ. FT.  
 REMAINING IMPERVIOUS AREA: 0.782 AC. 34,050 SQ. FT.  
 IMPERVIOUS AREA ALLOWED PER LOT: 0.869 AC. 3,784 SQ. FT.  
 15% ALLOWABLE WITHOUT STORMWATER MANAGEMENT DEVICES  
 30% MAXIMUM ALLOWABLE

**NOTES**

- 1) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 2) ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC TANKS.
- 3) ALL LOT AREAS ARE GREATER THAN OR EQUAL TO 30,000 SQUARE FEET.
- 4) THIS SUBDIVISION WILL COMPLY WITH WAKE CO. SOIL AND EROSION ORDINANCE.
- 5) ALL DRAINAGE EASEMENTS AND DRAINAGEWAY BUFFERS HAVE BEEN FIELD LOCATED.
- 6) ALL LOTS SHALL BE ACCESS BY INTERNAL STREETS ONLY.
- 7) THERE ARE NO SIGNIFICANT TREES TO BE REMOVED IN THE TREE AND VEGETATION ZONE.



- LEGEND:**
- EP - EXISTING IRON PIPE
  - EPK - EXISTING PK NAIL
  - NP - NEW IRON PIPE SET
  - R/W - RIGHT OF WAY
  - CATV - CABLE TV BOX
  - EB - ELECTRIC BOX
  - TEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - OHL - OVERHEAD LINE
  - LP - LIGHT POLE
  - WM - WATER METER
  - WV - WATER VALVE
  - CO - SEWER CLEAN-OUT
  - UNDESIRABLE SOILS AREA



PRELIMINARY SUBDIVISION PLAN FOR  
**CHADBOURNE SUBDIVISION**

REF: D.B. 3909, PAGE 259  
 REF: B.M. 1947, PAGE 78  
 WAKE FOREST TOWNSHIP  
 WAKE COUNTY, NORTH CAROLINA

SCALE 1"=60'  
 FEBRUARY 16, 2005  
 ZONED R-30  
 PN # 1787-01-38-8433

**OWNER/DEVELOPER:**  
 RANDALL SHIRLEY BUILDERS INC.  
 12212 RAVEN RIDGE ROAD  
 RALEIGH, NC 27604  
 (919) 847-7556