



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
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

Yates Mill Subdivision

() 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: 0782-23-2467

Address: 0 Yates Mill Pond Rd

Location: West side of Yates Mill Pond Rd, at/between
(north, east, south, west) (street)

Brook Crossing Circle and _____
(street) (street)

Total site area in square feet and acres: 6.977 Ac ~~square feet~~ 303918 SF ~~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): Vacant

Property Owner

Name: Troy Menges, Riverstone Building & Development, INC

Address: 8520-201 Six Forks Rd.

City: Raleigh State: NC Zip Code: 27615

E-mail Address: _____ FAX: _____

Telephone Number: (919) 625-1518

Applicant (person to whom all correspondence will be sent)

Name: Jarrad Edens

Address: 6521 Creedmoor Rd., Suite 204

City: Raleigh State: NC Zip Code: 27613

E-mail Address: jarrad@edensengineering.com FAX: (919) 844-1323

Telephone Number: (919) 844-1321 Relationship to Owner: Engineer

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1 DU/AC

Max. # of lots allowable*: 6 Proposed # of lots*: 5

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,732 sf

Average lot area*: 42094 sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: 120 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: 77,412 SF 1.78 acres

Proposed open space area [by parcel]: 1.78 acres

Proposed open space use(s) [by parcel]: Water Supply/Watershed Buffers

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 36,470 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12 %

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

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ dedication _____ reservation ✓ fee

The amount of land to be dedicated/reserved is equal to 1/35th 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) 86,535 Total # of proposed lots 5 Total # of acres 5.41

Calculate both: Estimate of recreation area required: 0.14

Estimate of recreation fee required: \$ 2,285

*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: Lay Hill Drive

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
<u>Layhill Dr.</u>	<u>45</u>	<u>18</u>	<u>2</u>	<u>Y</u>	<u>5,000</u>	<u>10</u>	<u>40</u>

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)

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

Type of vehicle: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

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

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

Estimated total water demand: 1,400 gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system – specify type(_____) () individual on-site system

Estimated total wastewater discharge: 1,800 gpd

Solid waste collection provided by: Private

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

Natural gas service provided by: PSNC

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

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

Fire protection provided by: Public

Miscellaneous

Generalized slope of site: Hilly, 9.0%

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

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 _____

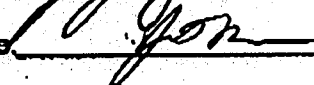
Land Use Classification(s) (Note Area Land Use Plan, if applicable):

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).

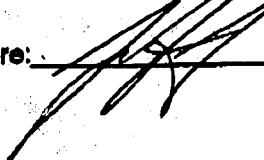
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 7-26-05

Signature:  Date: 7-26-05

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: 7-26-05

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. All application fees are non-refundable.

REVISIONS

1 8/23/05 PER COMMENTS

SITE PLAN
LOT BY LOT SUBDIVISION

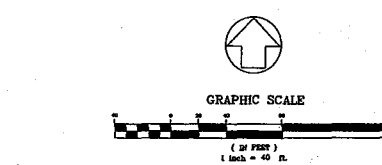
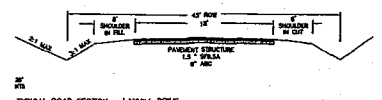
YATES MILL SUBDIVISION
SWIFT CREEK TWP.
WAKE COUNTY, NC



PRELIMINARY
NOT FOR
CONSTRUCTION

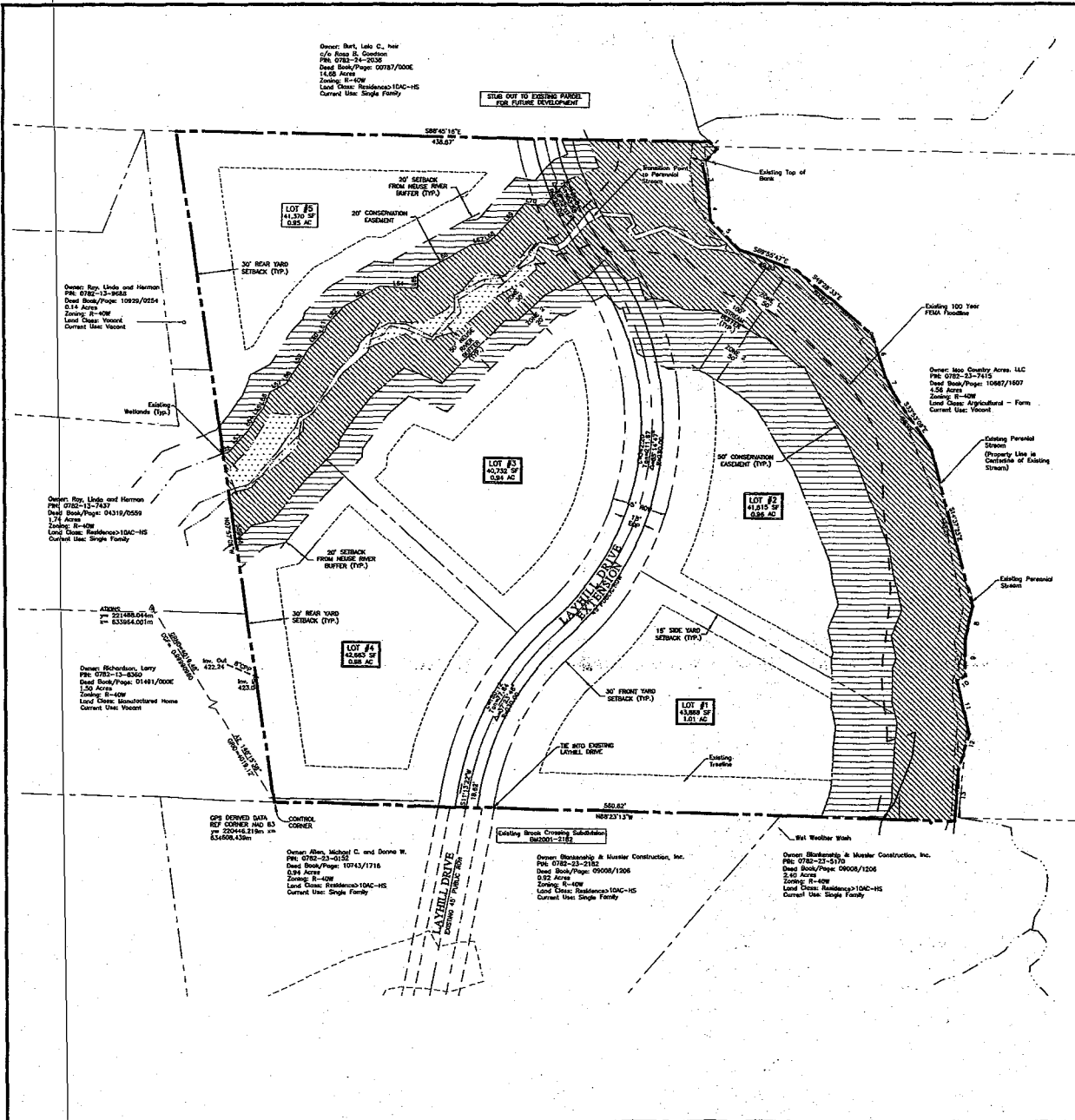
PROJECT SUMMARY

PROJECT: YATES MILL SUBDIVISION
 PROJECT INFORMATION: SWIFT CREEK TOWNSHIP
 WAKE COUNTY, NC
 PROPERTY INFORMATION: SUPPLY ACRES: 8.977
 WAKE COUNTY PAR: 0190-23-247
 ZONING: R-40W
 LOT INFORMATION:
 MAX. BUILDING HEIGHT: 30'
 MIN. LOT WIDTH: 110'
 MIN. LOT FRONTAGE: 30'
 MIN. LOT SIZE PERMITTED: 40,000 SF (0.92 AC.)
 MIN. LOT SIZE SHOWN: 40,732 SF (0.94 AC.)
 MAX. LOT SIZE SHOWN: 43,809 SF (1.01 AC.)
 AVG. LOT SIZE SHOWN: 42,094 SF (0.96 AC.)
 SETBACKS:
 30' FRONT YARD
 30' DISTURBANCE SIDE YARD
 15' INTERIOR SIDE YARD
 30' REAR YARD
 BUFFERS:
 WAKE FOREST WETLANDS: 125' (58,470 SF)
 WETLANDS AREA SHOWN: 576' (11,102 SF)
 100' BUFFER: 25,338 SF OR (0.573 SF/LOT)
 BUFFERS:
 100' BUFFER, TOP OF BANK, PERMANENT STREAM
 50' WETLAND BUFFER
 30' RESOURCE CONSERVATION BUFFER, HEUSE RIVER
 50' RESOURCE CONSERVATION BUFFER, PERMANENT STREAM
 OTHER:
 PROVISIONS BUILDING & DEVELOPMENT, INC.
 4700 W. TROY HIGHWAY
 #320-201 SW FORBES ROAD
 RALEIGH, NC 27615
 PH (919) 843-1518
 ENGINEER:
 EDENS ENGINEERING, P.C.
 ATTN: JARED B. EDENS, P.E.
 6581 CRENSHAW ROAD - SUITE 204
 RALEIGH, NC 27615
 PH (919) 844-1321
 FAX (919) 844-1323
 EMAIL: JARED@EDENSENGINEERING.COM



Edens Engineering, P.C.
 Civil Engineering - Land Development Services
 6581 Crenshaw Road, Suite 204, Raleigh, NC 27615
 ph: (919) 844-1321
 fax: (919) 844-1323
 email: jared@edensengineering.com

Drawn By: SLS
 Checked By: JBE
 AUGUST 23, 2005
 C100
 EE #0552



Owner: Bert, Lela C., Inc.
 5/6 Ross B. Deed
 PAR: 0783-24-2039
 Deed Book/Page: 00787/0006
 15.09 Acres
 Zoning: R-40W
 Land Class: Residential104C-HS
 Current Use: Single Family

STUDY OF TO EXISTING PARCEL
 FOR FUTURE DEVELOPMENT

Owner: Roy, Linda and Herman
 PAR: 0782-13-9688
 Deed Book/Page: 10939/0024
 0.14 Acres
 Zoning: R-40W
 Land Class: Vacant
 Current Use: Vacant

Owner: Roy, Linda and Herman
 PAR: 0782-13-1077
 Deed Book/Page: 04319/0059
 1.24 Acres
 Zoning: R-40W
 Land Class: Residential104C-HS
 Current Use: Single Family

Owner: Richardson, Larry
 PAR: 0782-13-6346
 Deed Book/Page: 01461/0006
 1.50 Acres
 Zoning: R-40W
 Land Class: Manufactured Home
 Current Use: Vacant

Owner: Allen, Michael C. and Donna W.
 PAR: 0782-23-4162
 Deed Book/Page: 10743/1718
 0.84 Acres
 Zoning: R-40W
 Land Class: Residential104C-HS
 Current Use: Single Family

Owner: Blankenship & Master Construction, Inc.
 PAR: 0782-23-2185
 Deed Book/Page: 09006/1206
 0.92 Acres
 Zoning: R-40W
 Land Class: Residential104C-HS
 Current Use: Single Family

Owner: Blankenship & Master Construction, Inc.
 PAR: 0782-23-5170
 Deed Book/Page: 09008/1206
 2.40 Acres
 Zoning: R-40W
 Land Class: Residential104C-HS
 Current Use: Single Family

Owner: Mac County Arms, LLC
 PAR: 0782-23-7415
 Deed Book/Page: 10667/1407
 4.08 Acres
 Zoning: R-40W
 Land Class: Agricultural - Farm
 Current Use: Vacant

229 BOWEN BLVD.
 CORNER AND E3
 OF 20946.813m
 E35609.439m

Existing Break Crossing Subdivision
 2805001-1112

#61 Weather Watch

Existing Wetlands (Typ.)

Existing Parcel Boundary

Existing Parcel Boundary

Existing Wetlands

THE AUTO EXISTING
 LAYHILL DRIVE

Existing Wetlands