



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Am't 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

HILLTOP POINTE ESTATES

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

Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No

If yes, when and under what name? CLARA FARMS OCTOBER, 2002

Property

Parcel Identification Number: 0678-06-3740

Address:

Location: NORTH side of HILLTOP NEEDMORE RD, at/between
(north, east, south, west) (street)

BENT CREEK DR. and AUTUMN TRACE DR.
(street) (street)

Total site area in square feet and acres: 91,211 square feet 91.21 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

Property Owner

Name: A.B. PERRY

Address: 5600 ROCK SERVICE STATION RD.

City: RALEIGH State: NC Zip Code: 27526

E-mail Address: FAX:

Telephone Number: 614-7679

Applicant (person to whom all correspondence will be sent)

Name: MIKE STEWART

Address: 319 CHAPANOKE ROAD SUITE 106

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: STEWARTPE@AOL.COM FAX: 779-1661

Telephone Number: 779-1855 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 UNITS/AC
 Max. # of lots allowable*: 132 Proposed # of lots*: 73
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
 Average lot area*: 30,760 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 N/A
 Min. open space area: ∅ acres
 Proposed open space area [by parcel]: 17.04 acres
 Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREA
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 595,966 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): ∅ 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) 979360 Total # of proposed lots 73 Total # of acres 91.21

Calculate both: Estimate of recreation area required: 73/35 = 2.09 AC.
 Estimate of recreation fee required: \$22,395.19

*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: HILLTOP NEEDMORE (1)
WILTREE DR. (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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
HILLTOP NEEDMORE	60'	20'	2	Y	(2003) ~ 6000	730	
WILTREE	50'	18'	2	Y			
* TURNLANE WILL BE REQUIRED ON HILLTOP NEEDMORE RD							

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: UNKNOWN ADT: _____

Type of vehicle: UNKNOWN ADT: _____

Utilities and Services

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

() community system (NEW SYSTEM PROPOSED) () individual well(s)

Estimated total water demand: 29,200 gpd

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

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

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: PRIVATE

Electrical service provided by: PROGRESS ENERGY Underground () yes () no

Natural gas service provided by: PS OR NC

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

Cable television service provided by: TIME WARNER Underground () yes () no

Fire protection provided by: FUQUAY VARINA

Miscellaneous

Generalized slope of site: ROLLING WITH STEEP SLOPES ALONG CREEKS

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

UNKNOWN

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

UNKNOWN

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 FUQUAY - VARINA

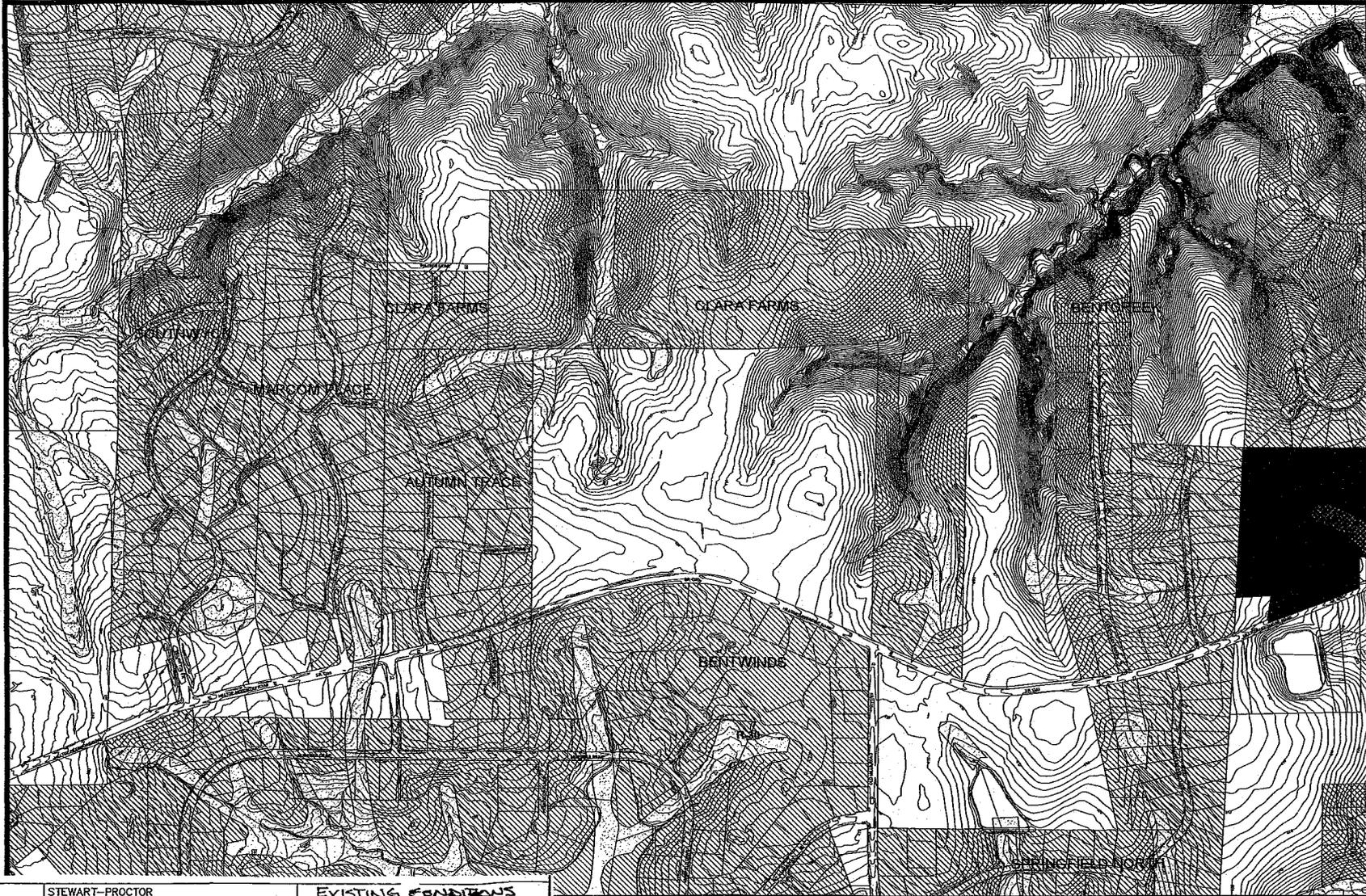
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

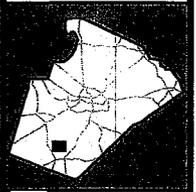
() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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



WAKE County Geographic Information Services



- Parcels**
- ▣ Zoning
 - ▣ Existing Subdivisions
 - ▣ FEMA
 - ▣ Flood Prone Soils
 - ▣ Hydrography
 - ▣ Parcels
 - ▣ Highlighted Features
 - ▣ New Topo (1989)
 - ▣ New Topo (1999)
 - ▲ Rights of Way Annotation
 - ▲ Easements
 - ▲ Easements Annotation



0' 633'

This document is a graphic representation only of best available sources. Wake County assumes no responsibility for any errors.

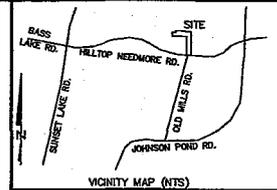
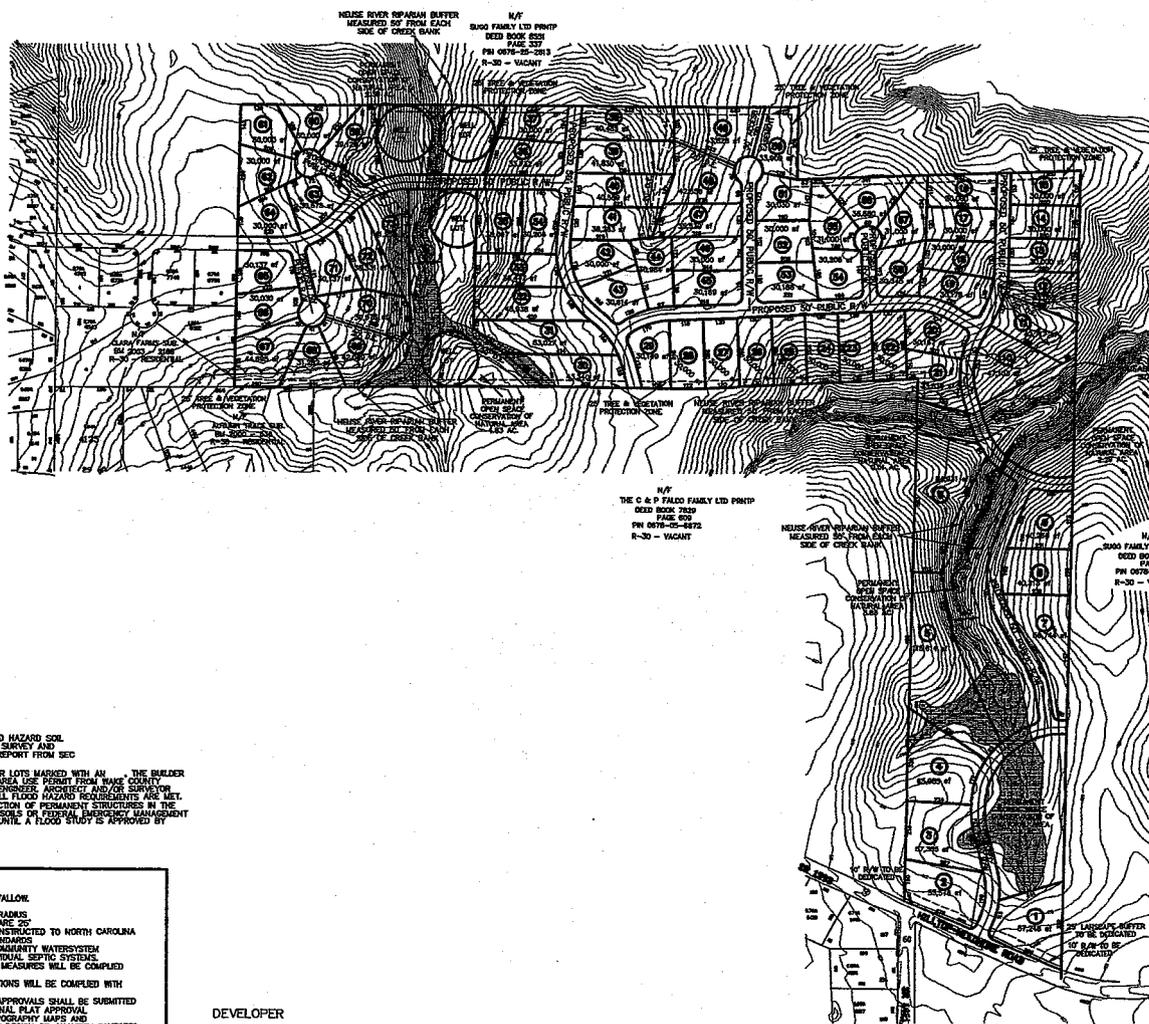
SP

STEWART-PROCTOR
ENGINEERING and SURVEYING
319 CHAPAHQUE ROAD SUITE 106
RALEIGH, NC 27604
TEL 919 779-1855 FAX 919 779-1661

**EXISTING CONDITIONS
HILLTOP POINTE ESTATES**

A LOT BY LOT SUBDIVISION

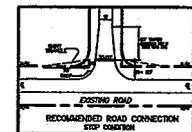
DATE 12-20-05	SURVEYED BY N/A	JOB	MIDDLE CREEK TOWNSHIP	NORTH CAROLINA
SCALE	DRAWN BY MLS	PR-SUGG	WAKE COUNTY	OWNER: A. B. PERRY
REVISIONS		DWG. NO.	ZONED R-30	P.L.N. 0678-06-3740
		PR-SUGG-PRE		



STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS

- TOTAL ACRES IN SUBDIVISION = 91.21 ACRES
- TOTAL ACRES X .15 = 91.21 X .15 = 13,682 ACRES
- 13,682 AC. X 43,000 SF/AC. = 588,306 SF
- LINEAR FEET OF STREET X 20 FEET PAVT = 8,250 X 20 = 165,000 SF
- 2000 SF PER WELL LOT 2 WELL LOTS = 4000 SF
- 588,306 SF - 165,000 SF - 4000 SF = 428,906 SF
- (DIVIDED BY 73 LOTS) 428,906 / 73 = 5,888 SF
- 5,888 SF IMPERVIOUS ALLOWED FOR EACH LOT

NOTE: THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED 15% IMPERVIOUS SURFACE. IMPERVIOUS COVERAGE WILL BE LIMITED TO 5,848 SF PER LOT.
NOTE: 30% COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED FOR THE PORTION.



SITE DATA - TOTAL

- TOTAL TRACT SIZE = 91.21 ACRES
- OPEN SPACE = 17.04 AC.
- NO. LOTS = 73
- AVERAGE LOT SIZE = 0.89 ACRES
- LINEAR FEET OF STREET = 8,250
- AREA OF STREETS = 9.5 AC.
- PIN 0678-06-3740

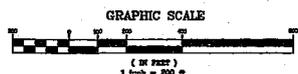
HATCH AREA DENOTES FLOOD HAZARD SOIL AS PER WAKE COUNTY SOIL SURVEY '80' ADJUSTED WITH TPOD AND REPORT FROM SEC

NOTE: BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN 'X', THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILING OR THE DEPOSITION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.

- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
 - STREETS WILL HAVE A 50' R/W.
 - ALL CURBS - 6" HIGH WILL HAVE A 50' RADIUS.
 - ALL RADIUS AT STREET INTERSECTIONS ARE 20'
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - WATER SYSTEM WILL CONSIST OF A COMMUNITY WATERSYSTEM.
 - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
 - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLETED WITH DURING CONSTRUCTION.
 - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
 - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
 - TPOD TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 - CONTOUR INTERVAL IS 2'
 - DRAINAGE FACILITIES SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
 - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
 - NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO SR 1003.
 - RECREATION ORDINANCE TO BE MET VIA FEE IN LEU.
 - 4 FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION.

DEVELOPER
A. B. PERRY CONSTRUCTION
5600 ROCK SERVICE STATION ROAD
RALEIGH, NC 27526

PRELIMINARY PLAT. NOT FOR RECORDATION
SALES OR CONVEYANCES.



STEWART-PROCTOR
ENGINEERING and SURVEYING
239 CUMBERLAND ROAD SUITE 104
RALEIGH, NC 27603
TEL. 919 778-1055 FAX 919 778-1051

DATE 12-20-05 SURVEYED BY N/A JOB
SCALE 1"=200' DRAWN BY MLS PER-8000 MIDDLE CREEK TOWNSHIP
DWG. NO. WAKE COUNTY OWNED: A. B. PERRY

PRELIMINARY PLAN FOR
HILLTOP POINTE ESTATES
A LOT BY LOT SUBDIVISION

NORTH CAROLINA
WAKE COUNTY OWNED: A. B. PERRY