



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
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 Mail, Downtown Raleigh
 Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

Oak Grove Subdivision

() cluster subdivision lot-by-lot subdivision

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

If yes, when and under what name? _____

Property

Parcel Identification Number: 1861103 14 4404 ⁰³ 1861136927 (2 ac.) ⁰³

Address: _____

Location: South side of Oak Grove Church Road, at/between Arenelle and Hwy 96
(north, east, south, west) (street) (street)

Total site area in square feet and acres: 523,156 square feet 12.001 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): residential / undeveloped

Property Owner

Name: Tommy and Janet Moody
 Address: 1928 Oak Grove Church Road
 City: Wake Forest State: NC Zip Code: 27587
 E-mail Address: n/a FAX: n/a
 Telephone Number: 556-7294

Applicant (person to whom all correspondence will be sent)

Name: David Damato - Damato Design Assoc., PA
 Address: 5500 McNeely Drive Suite 203
 City: Raleigh State: NC Zip Code: 27612
 E-mail Address: dade@damatodesign.com FAX: 786-4554
 Telephone Number: 786-0040 Relationship to Owner: Agent / Land Planner

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45
 Max. # of lots allowable*: 17 Proposed # of lots*: 11
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
 Average lot area*: 1.0 acres 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: 78,473 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): .35 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) 95,110 Total # of proposed lots 11 Total # of acres 12

Calculate both: Estimate of recreation area required: .314 acres
 Estimate of recreation fee required: _____

*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: 1 Full access at Oak Grove Church 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) ²	Est. traffic generated (ADT) ³
<u>Oak Grove Church Rd.</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			<u>55</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) 5 trips/day/lot

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: _____ gpd

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

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: Private Collection

Electrical service provided by: Wake Electric 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: Wake Forest

Miscellaneous

Generalized slope of site: Gently Rolling

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

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 Wake Forest

() 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)

n/a

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: Tommy D. Moody Date: 11-21-05

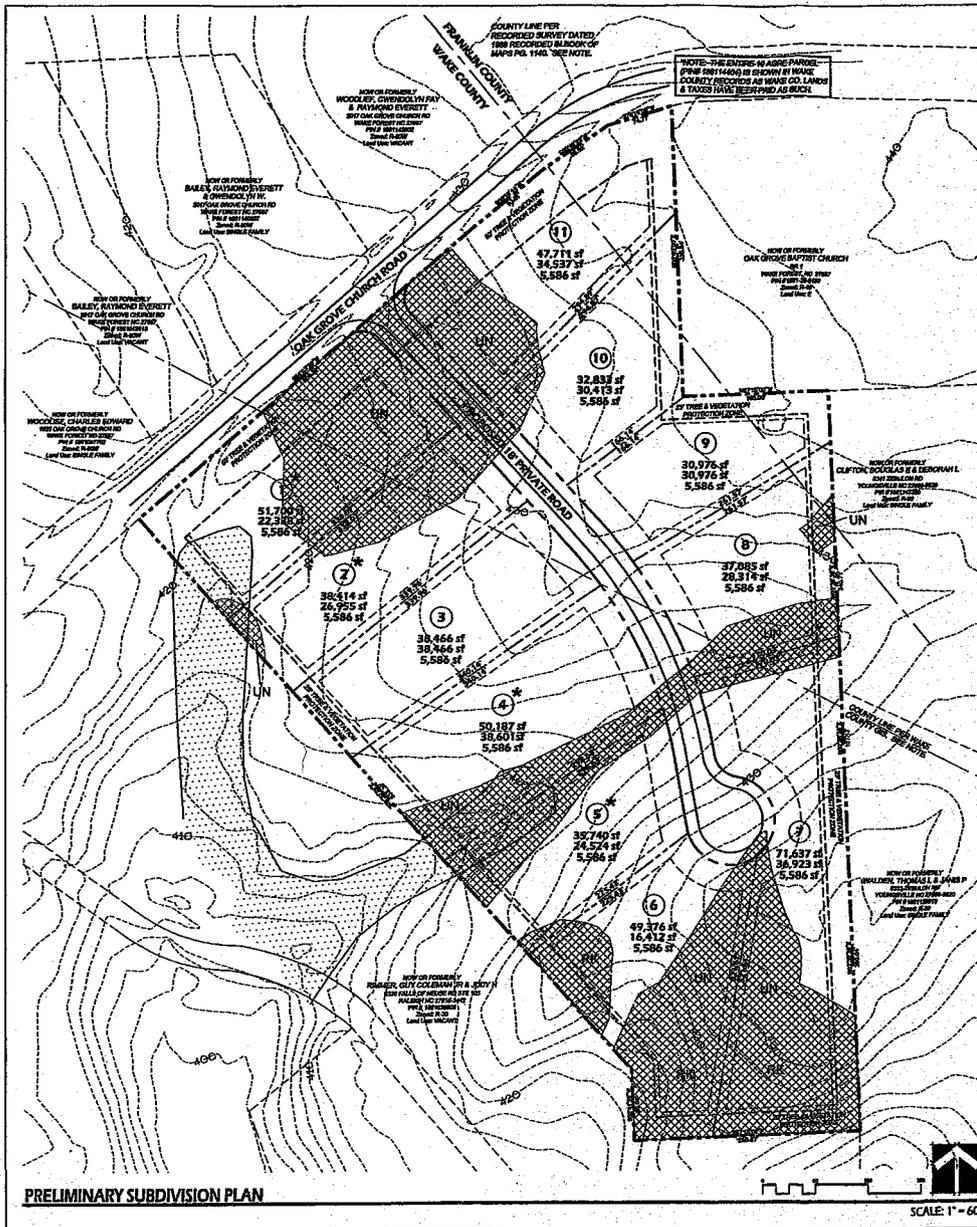
Signature: Jane M. Moody Date: 11-21-05

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: [Signature] Date: 11.21.05

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.



GENERAL NOTES

SOIL INFORMATION PROVIDED BY CENTRAL CAROLINA SOILS CONSULTING ENGINEERS INC. FLOOD HAZARD INFORMATION PROVIDED BY WAKE COUNTY FLOOD CONTROL DISTRICT. 100-YEAR FLOOD MAPS ARE AVAILABLE FROM WAKE COUNTY FLOOD CONTROL DISTRICT.

TOPOGRAPHIC INFORMATION PROVIDED BY WAKE COUNTY GIS. CONTOUR INTERVALS ARE 5 FEET. ELEVATIONS ARE BASED ON MEAN SEA LEVEL. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.

BOUNDARIES AND EASEMENTS ARE SHOWN FROM THE 2005 YOUNG GROWTH SURVEY OF LOTS 4-6 ACRES IN AREA 1000 NOVEMBER 11, 2005.

FLOOD HAZARD SOILS INFORMATION TAKEN FROM WAKE COUNTY GIS.

THE LOTS ARE TO BE SERVED BY WAKE COUNTY WATER AND SEWER.

ALL LOTS WILL BE SERVED BY WAKE COUNTY WATER AND SEWER.

LOTS 1, 2, 3, 4, 5, 6 AND 7 HAVE LESS THAN 2000 SQUARE FEET OF USABLE SOILS AND WILL BE REQUIRED TO MEET SECTION 16.04.020 AND SHALL BE DESIGNATED AS SPECIAL USE.

LOTS 8, 9, 10 AND 11 HAVE USABLE SOILS OF 2000 SQUARE FEET OR GREATER AND MEET SECTION 16.04.020.

NO LOT SHALL HAVE DIRECT ACCESS OFF OF OAK GROVE CHURCH ROAD.

WAKE COUNTY FLOOD HAZARD INFORMATION IS PROVIDED BY WAKE COUNTY FLOOD CONTROL DISTRICT. FLOOD HAZARD INFORMATION IS PROVIDED BY WAKE COUNTY FLOOD CONTROL DISTRICT. FLOOD HAZARD INFORMATION IS PROVIDED BY WAKE COUNTY FLOOD CONTROL DISTRICT.

THE SUBDIVISION WILL COMPLY WITH WAKE COUNTY ZONING AND WAKE COUNTY CONCEPT PLAN.

ALL LOTS AND EASEMENTS ARE PUBLIC AND WILL COMPLY WITH ALL LOCAL REQUIREMENTS AS WELL AS BE APPROVED BY WAKE COUNTY.

ALL CONVEYANCES SHALL COMPLY WITH WAKE COUNTY CONCEPT PLAN AND WAKE COUNTY CONCEPT PLAN.

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ENVIRONMENTAL SERVICES NOTES

AS SUBMITTED WITH THE CONCEPT PLAN SHALL BE A SITE-SPECIFIC MANAGEMENT PLAN AND SHALL BE APPROVED BY THE WAKE COUNTY FLOOD CONTROL DISTRICT. THE PLAN SHALL BE APPROVED BY THE WAKE COUNTY FLOOD CONTROL DISTRICT. THE PLAN SHALL BE APPROVED BY THE WAKE COUNTY FLOOD CONTROL DISTRICT.

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LEGEND

- WAKEABLE AREAS
- FLOOD HAZARD SOILS
- EXISTING CONTOURS
- BLINDING SETBACKS
- LOT LINES
- PROPOSED TIE LINE
- LOT NUMBER
- 40.687 SF LOT AREA
- 40.687 SF USABLE SOILS PER LOT
- 6,000 SF ALLOWABLE IMPERVIOUS SURFACE

SITE DATA

CURRENT OWNER: TOMMY AND JANET MOODY
100 OAK GROVE CHURCH ROAD
WAKE FOREST, NC 27607

PERMITS: 18611404 (10AC)
186115027 (2AC)

WAKE COUNTY PROJECT #: 59565

ZONING: R-300

EXISTING LAND USE: RESIDENTIAL UNDEVELOPED

TOTAL SITE AREA: 12.0 ACRES

PROPOSED # OF LOTS: 11 LOTS

MINIMUM LOT SIZE: 30,000 SF

AVERAGE LOT SIZE: 1,011 ACRES

MINIMUM LOT WIDTH: 95 FEET

AREA OF INTERNAL E.O.W.: (18,143 SF) 0.41 ACRES

LE OF ROAD: 711 LF

IMPERVIOUS SURFACE OF ROAD: (17,022 SF) 0.39 ACRES (1.25%)

CONTRIBUTION TO NEIGHBORHOOD RECREATION AREA - THE DEVELOPER WILL MAKE PAYMENT BASED ON A 0.314 ACRES PARCEL PER SECTION 16.04.04 OF THE WAKE COUNTY SUBDIVISION ORDINANCE, 11/25/04 X 11 LOTS

SETBACKS

FRONT & CORNER SIDE	30'
REAR	25'

IMPERVIOUS SURFACE CALCS

EXCLUSIVE AREA	33,010 SF	0.757 ACRES	101%
ALLOWABLE IMPERVIOUS SURFACE AREA	26,121 SF	0.60 ACRES	100%
ROADS	17,022 SF	0.39 ACRES	228%
ADDED IMPERVIOUS SURFACE AREA - OVER 10% EXCESS	4,411 SF	0.10 ACRES	1117%

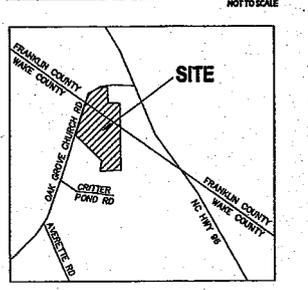
REMARKS: IMPERVIOUS SURFACE AREA SHALL BE 61,611 SF ± 5.08% PER LOT

LOT #	LOT AREA (SF)	ACREAGE	TOTAL ALLOW. IMP. SURF.
1	34,740	0.79	6,300
2	36,214	0.83	6,300
3	34,945	0.80	6,300
4	38,157	0.88	6,300
5	35,740	0.82	6,300
6	45,376	1.03	6,300
7	71,637	1.64	6,300
8	37,085	0.85	6,300
9	30,976	0.71	6,300
10	32,433	0.74	6,300
11	47,711	1.09	6,300

LOT SCHEDULE

LOT #	LOT AREA (SF)	ACREAGE	SECTION VOLUMES	SECTION HAZARDS
1	34,740	0.79	36,500	36,500
2	36,214	0.83	36,500	36,500
3	34,945	0.80	36,500	36,500
4	38,157	0.88	36,500	36,500
5	35,740	0.82	36,500	36,500
6	45,376	1.03	36,500	36,500
7	71,637	1.64	36,500	36,500
8	37,085	0.85	36,500	36,500
9	30,976	0.71	36,500	36,500
10	32,433	0.74	36,500	36,500
11	47,711	1.09	36,500	36,500

VICINITY MAP



D'Amato Design Associates

Land Planning
Site Design
Landscape Architecture

5500 McNeely Drive
Suite 203
Raleigh, NC 27612
Tel: 919.786.0040
Fax: 919.786.4554
www.damatodesign.com

Design By: DED
Drawn By: EVC
Checked By: DED
Date: 22 NOVEMBER 2005
Project:

Revisions:

OAK GROVE SUBDIVISION

OAK GROVE CHURCH ROAD
WAKE FOREST, NORTH CAROLINA



DEVELOPER:
COVARIANT COMMUNITIES
C/O:
5500 McNEELY DRIVE
SUITE 203
RALEIGH, NC 27612
PHONE: 919.786.0040
FAX: 919.786.4554

PRELIMINARY LOT BY LOT SUBDIVISION PLAN