



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 HIGH GROVE PHASE 3

(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: 0678-25-2365 0678-15-6372
Address:
Location: NORTH side of HILLTOP-NEENMORE RD. at/between
OLD MILLS RD. and JOHNSON POND RD.
Total site area in square feet and acres: 1,653,102 square feet 37.95 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): WOODED; FALLOW

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: AB & PATRICIA PERRY
Address: 5600 ROCK SERVICE STATION RD.
City: RALEIGH State: N.C. Zip Code: 27603
E-mail Address: FAX:
Telephone Number: 919-614-7679

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: STEWART-PROCTOR PLLC
Address: 319 CHADWICK RD. SUITE 106
City: RALEIGH State: N.C. Zip Code: 27603
E-mail Address: HPRO98@AOL.COM FAX: 919-779-1661
Telephone Number: 919-779-1855 Relationship to Owner: ENGINEER/SURVEYOR

Proposal
Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan):
Max. # of lots allowable\*: 55 Proposed # of lots\*: 35
Min. allowable lot area\*: 17,000 sf Proposed min. lot area\*: 23,872 sf
Average lot area\*: 28,682 sf
Min. allowable lot width\*: 60 ft Proposed min. lot width\*: 60 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: 12.33 acres  
 Proposed open space area [by parcel]: \_\_\_\_\_ acres  
 Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREAS  
 Proposed future development site area [by site]: NONE acres  
 Proposed impervious surfaces area: 234,888 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 9.56 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres  
 within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:  N/A  
 \_\_\_\_\_ dedication \_\_\_\_\_ reservation \_\_\_\_\_ 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 \$2473 fee.  
 Tax value of property (land only) \_\_\_\_\_ \*\* Total # of proposed lots \_\_\_\_\_ Total # of acres \_\_\_\_\_  
 Calculate both: Estimate of recreation area required: \_\_\_\_\_  
 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.

\*\*Actual fee will be based on current tax value at the time of final plat recording

**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>
<u>EDGE GROVE ROAD</u>	<u>50'</u>	<u>20'</u>	<u>2</u>	<u>Y</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)

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

Type of vehicle: N/A ADT: \_\_\_\_\_  
 Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

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

Estimated total water demand: 14,000 gpd

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

Estimated total wastewater discharge: N/A gpd

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

Natural gas service provided by: PSNC

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

Cable television service provided by: @ TWC Underground (  ) yes ( ) no

Fire protection provided by: FURQUAT-VARINA

**Miscellaneous**

Generalized slope of site: GENTLE / 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: NA

**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 FUNQUAY-JARDIN

( ) 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: \_\_\_\_\_

Signature: [Signature] Date: 7/26/11

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: 7/26/11

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.

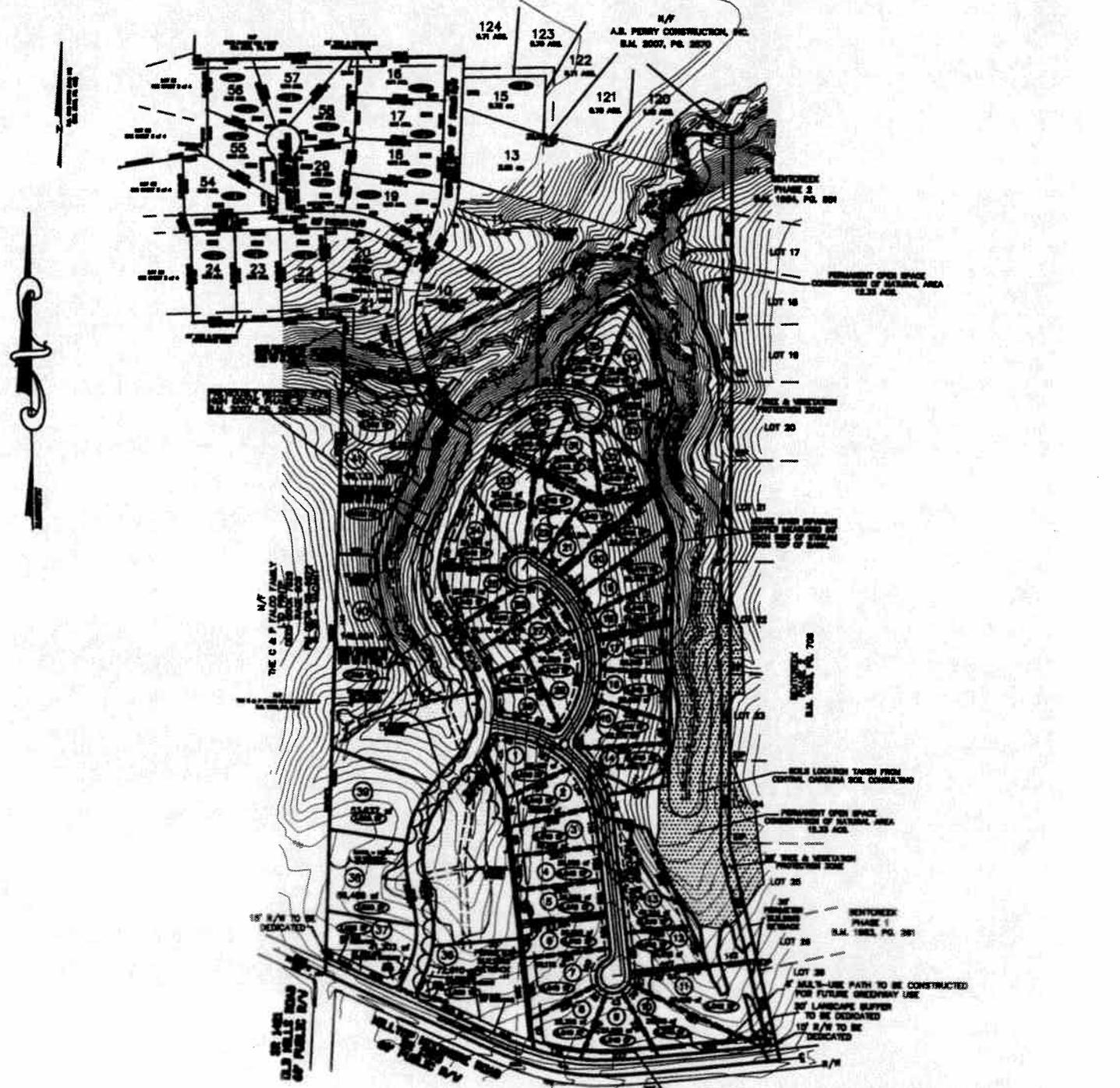
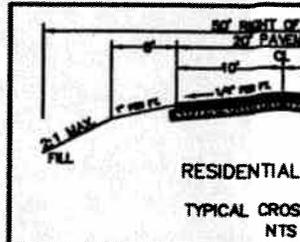
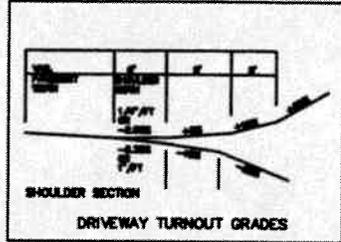


HATCH AREA DENOTES WETLANDS

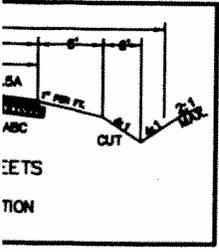


HATCH AREA DENOTES FLOOD HAZARD SOIL AS ADJUSTED WITH TOPO AND REPORT FROM SEC

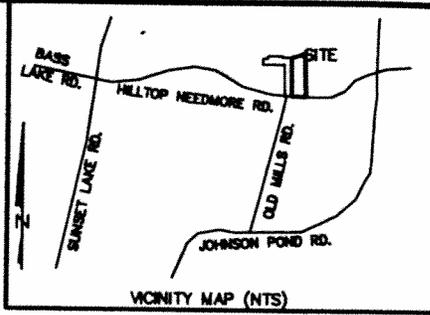
NOTE: BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN 'R', THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.



MINIMUM BUILDING SETBACKS  
WAKE COUNTY R-30 (CLUSTER)  
- FRONT = 10' (SEE NOTE)  
- SIDE = 5' (SEE NOTE)  
- REAR = 10' (SEE NOTE)  
NOTE: NO DWELLING SHALL BE LOCATED WITHIN 30' OF THE PERIMETER OF THIS SUBDIVISION, REGARDLESS OF THE SETBACKS LISTED ABOVE.



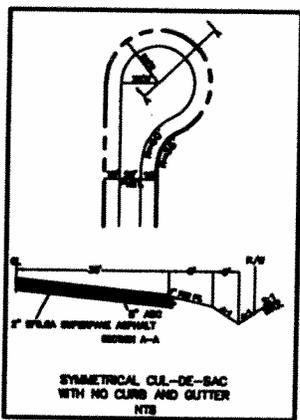
~~~~~ DENOTES TREE LINE



**STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS NOTES**

THIS PROJECT CONSISTS FOR TWO SEPARATE TRACTS THAT WILL BE RECOMBINED AND THEN SUBDIVIDED TO FORM A NEW SUBDIVISION.

MAXIMUM IMPERVIOUS SURFACE COVERAGE HAS ALREADY BEEN RECORDED ON TRACT 0678-15-6372. THIS AMOUNT IS 88,800SF RECORDED IN BM 2010, PAGE 981. THE IMPERVIOUS FROM THE R/W THROUGH THIS TRACT WAS TAKEN FROM A DIFFERENT PHASE AND HAS ALREADY BEEN ACCOUNTED FOR. THE DEVELOPMENT ON TRACT 0678-25-2365 WAS PUT THROUGH THE WAKE COUNTY STORMWATER TOOL AS A STANDALONE DEVELOPMENT. THE IMPERVIOUS SURFACE NOT USED FOR THE DEVELOPMENT ON THE PARCEL WITH A RECORDED LIMIT IS CARRIED OVER AND SPREAD ON THE PARCEL WITHOUT A RECORDED LIMIT.



- NOTES:**
- PRESENT LAND USE IS WOODED AND FALLOW.
  - STREETS WILL HAVE A 50' R/W.
  - ALL CUL-DE-SACS WILL HAVE A 50' RADIUS.
  - ALL RADIUS AT STREET INTERSECTIONS ARE 25'.
  - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
  - WATER SYSTEM WILL CONSIST OF A COMMUNITY WATER SYSTEM.
  - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
  - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED 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.
  - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
  - CONTOUR INTERVAL IS 2'.
  - DRAINAGE EASEMENTS 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 1363.
  - RECREATION ORDINANCE TO BE MET VIA FEE IN LIEU.
  - 4 FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION.
  - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT.
  - PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED IF POSSIBLE.

**SITE DATA**

|                                       |            |
|---------------------------------------|------------|
| - TOTAL TRACT SIZE =                  | 37.95 ACS. |
| - PORTION TRACT (PIN# 0678-15-6372) = | 4.33 ACS.  |
| - NEW NET TRACT SIZE =                | 33.62 ACS. |
| - NO. LOTS =                          | 35         |
| - AVERAGE LOT SIZE =                  | 28,682 SF. |
| - NEW LINEAR FEET OF STREET =         | 1,740      |
| - NEW AREA OF R/W =                   | 2.36 ACS.  |
| - NEW IMPERVIOUS IN STREETS =         | 1.05 ACS.  |
| - OPEN SPACE PROVIDED =               | 12.33 ACS. |
| - PERCENT OPEN SPACE =                | 32.49%     |

- PIN 0678-25-2365, 0678-15-6372

OPER  
 PERRY CONSTRUCTION  
 ROCK SERVICE STATION ROAD  
 GH, NC 27526

|                       |                                                                                                                                                |                 |                                                                                                |                                      |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>SP</b>             | <b>STEWART-PROCTOR</b><br>ENGINEERING and SURVEYING<br>318 CHAMPHONE ROAD SUITE 108<br>RALEIGH, NC 27608<br>TEL. 919 778-1888 FAX 919 778-1889 |                 | PRELIMINARY PLAN FOR<br><b>HIGH GROVE PHASE 3</b><br>(A CLUSTER SUBDIVISION)<br>LOTS 1 THRU 35 |                                      |
|                       | DATE 07/01/11                                                                                                                                  | SURVEYED BY N/A | JOB PB-8008                                                                                    | MIDDLE CREEK TOWNSHIP NORTH CAROLINA |
| SCALE 1"=200', 1"=50' | DRAWN BY MLS                                                                                                                                   | DWG. NO.        | WAKE COUNTY                                                                                    | OWNER: A. B. PERRY                   |