



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: STERLING CREST SUBDIVISION

(X) cluster subdivision () lot-by-lot subdivision () open space
Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No
If yes, when and under what name? SAME AS ABOVE

Property

Parcel Identification Number: 1822-86-4988, 1822-86-4080, 1822-86-7542

Address: D CAMP KANATA ROAD

Location: WEST side of CAMP KANATA ROAD, at/between
DOMAINE DRIVE and PURNELL ROAD

Total site area in square feet and acres: 6607,220 square feet 15.32 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: B-40W ZONING

ENCOMPASSES THE PROTECT BOUNDARY

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: MUSTANG GROUP, LLC

Address: 972 TRINITY ROAD

City: RALEIGH State: NC Zip Code: 27607

E-mail Address: tom@spauldingnorris.com FAX: (919) 854-7925

Telephone Number: (919) 854-7990

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: SPAULDING & NORRIS, PA

Address: 972 TRINITY ROAD

City: RALEIGH State: NC Zip Code: 27607

E-mail Address: tom@spauldingnorris.com FAX: (919) 854-7925

Telephone Number: (919) 854-7990 Relationship to Owner: SAME

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 UNIT/ACRE

Max. # of lots allowable*: 15 Proposed # of lots*: 13

Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 20,000 sf

Average lot area*: 31,718 sf

Min. allowable lot width*: 75 ft Proposed min. lot width*: 75 ft

* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): () 10% (X) 25% () 30% () 40% of site area
Min. open space area: 3.83 acres
 Proposed open space area [by parcel]: 3.84 acres
 Proposed open space use(s) [by parcel]: ACTIVE AND/OR PASSIVE OUTDOOR USE
 Proposed future development site area [by site]: NIA acres
 Proposed impervious surfaces area: 95,430 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.30 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): acres
 within floodway: NIA acres

Vehicular Access

Names of access street(s) and number of access points along each: 1 ACCESS POINT

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>CAMP KAWATAKO</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>		<u>1,200</u>	<u>159</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) _____

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

Type of vehicle: NIA ADT: _____

Type of vehicle: NIA 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: 3,315 gpd

Electrical service provided by: WAKE EMC Underground (X) yes () no

Natural gas service provided by: NIA

Telephone service provided by: CENTURY LINK Underground () yes () no

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: RIDGE DIVIDES SITE IN HALF, TOPOGRAPHY HAS MILD SLOPES AND FLOODS

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

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



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SCOTT FAMILY CEMETARY EXISTS ALONG SOUTHEAST PORTION OF SITE. THERE WILL BE REMAIN AND IS NOT INCLUDED IN ANY LOTS.

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: [Handwritten Signature] Date: 6-1-12

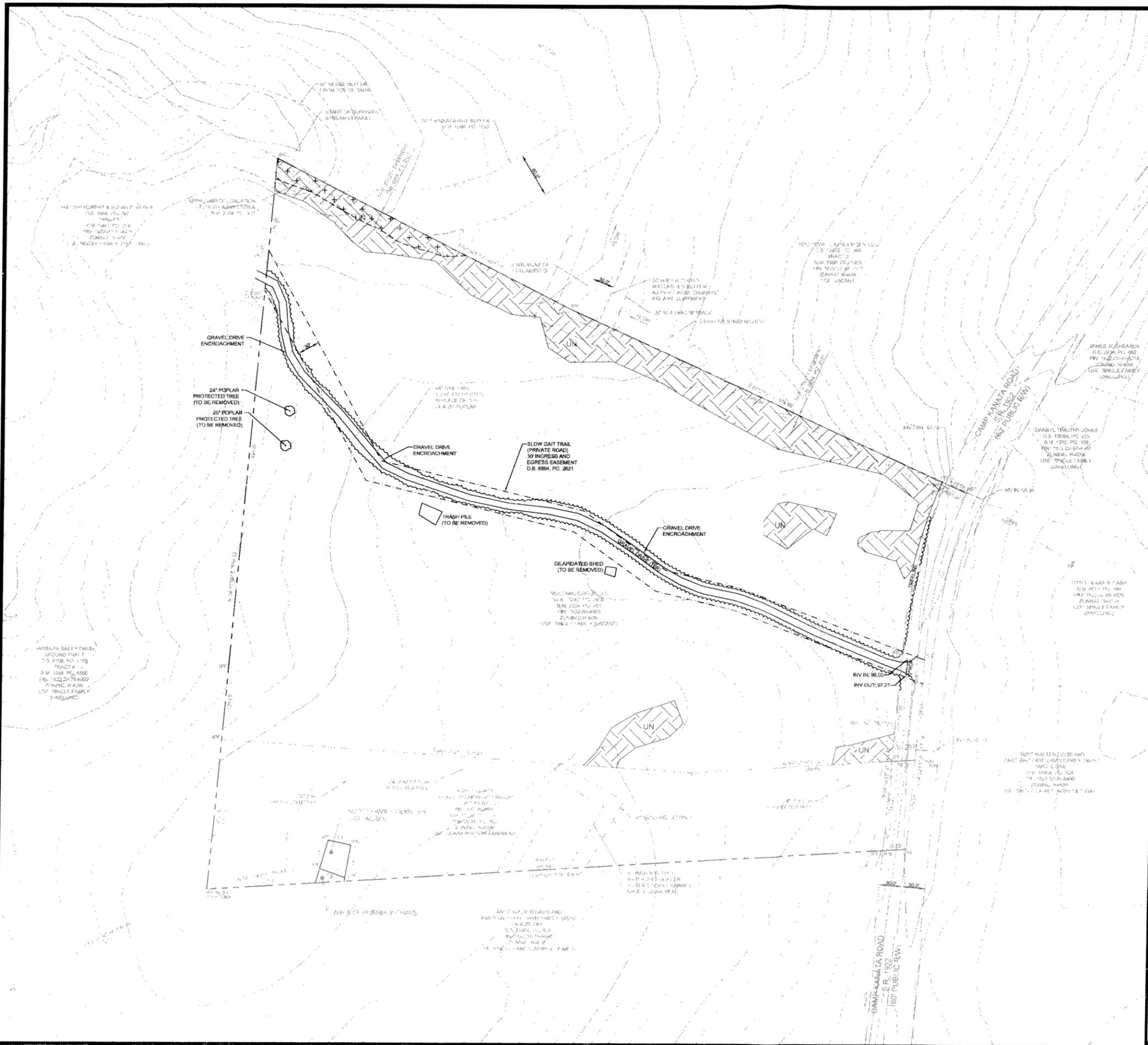
Signature: MANAGING MEMBER MUSGRAVE GROUP, LLC Date:

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: 6-1-2012

F:\651 - 700 Projects\653-08 Sterling Crest (Master)\Preliminary\Plan\653-08_0000.dwg, May 21, 2012 - 11:07am, B.V. Brand



GENERAL NOTES

1. SITE BOUNDARY, CAMP KANATA ROAD CENTERLINE, AND SITE UTILITIES PROVIDED BY ROBINSON & PLANTE, PC ON APRIL 18, 2008.
2. ADJACENT PROPERTY CADASTRAL, ROW, AND TOPOGRAPHIC DATA DOWNLOADED FROM WAKE COUNTY GIS ON NOVEMBER 29, 2011.
3. SOIL SUITABILITY DATA PROVIDED BY JASON HALL ON 5/1/2012.

LEGEND

- FLOOD HAZARD SOILS
- UNSUITABLE SOILS

NO.	REVISION	DATE

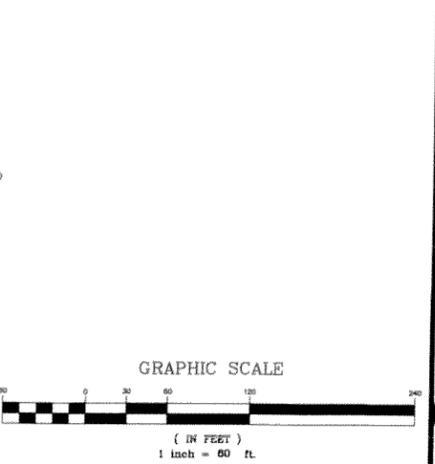


S & N
SPAULDING & NORRIS, PA
 Design Consultants
 972 Trinity Road
 Raleigh, North Carolina 27607
 Phone (919) 854-7990 Fax (919) 854-7925

PREPARED FOR:
 JUST AND GROUP, LLC
 2100 W. GARDEN LANE
 RALEIGH, NC 27607
 DATE: JULY 20, 2008
 SKY FIRM CERTIFICATION: F-C-1873
 PROJECT ENGINEER:
 TOM SPAULDING, PE
 PROJECT GEOGRAPHER:
 ROBINSON & PLANTE, PC

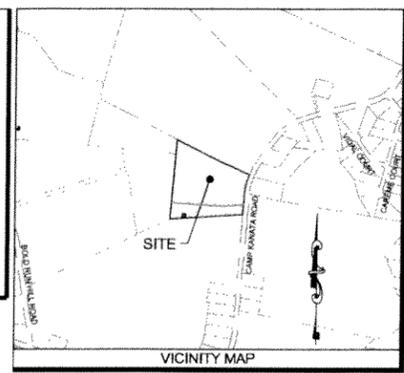
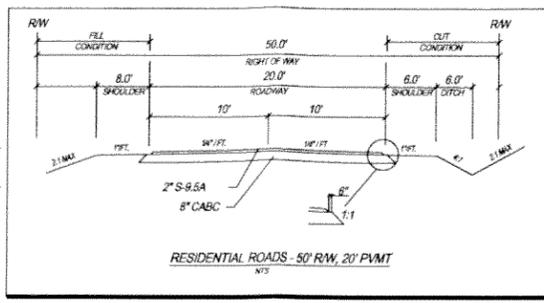
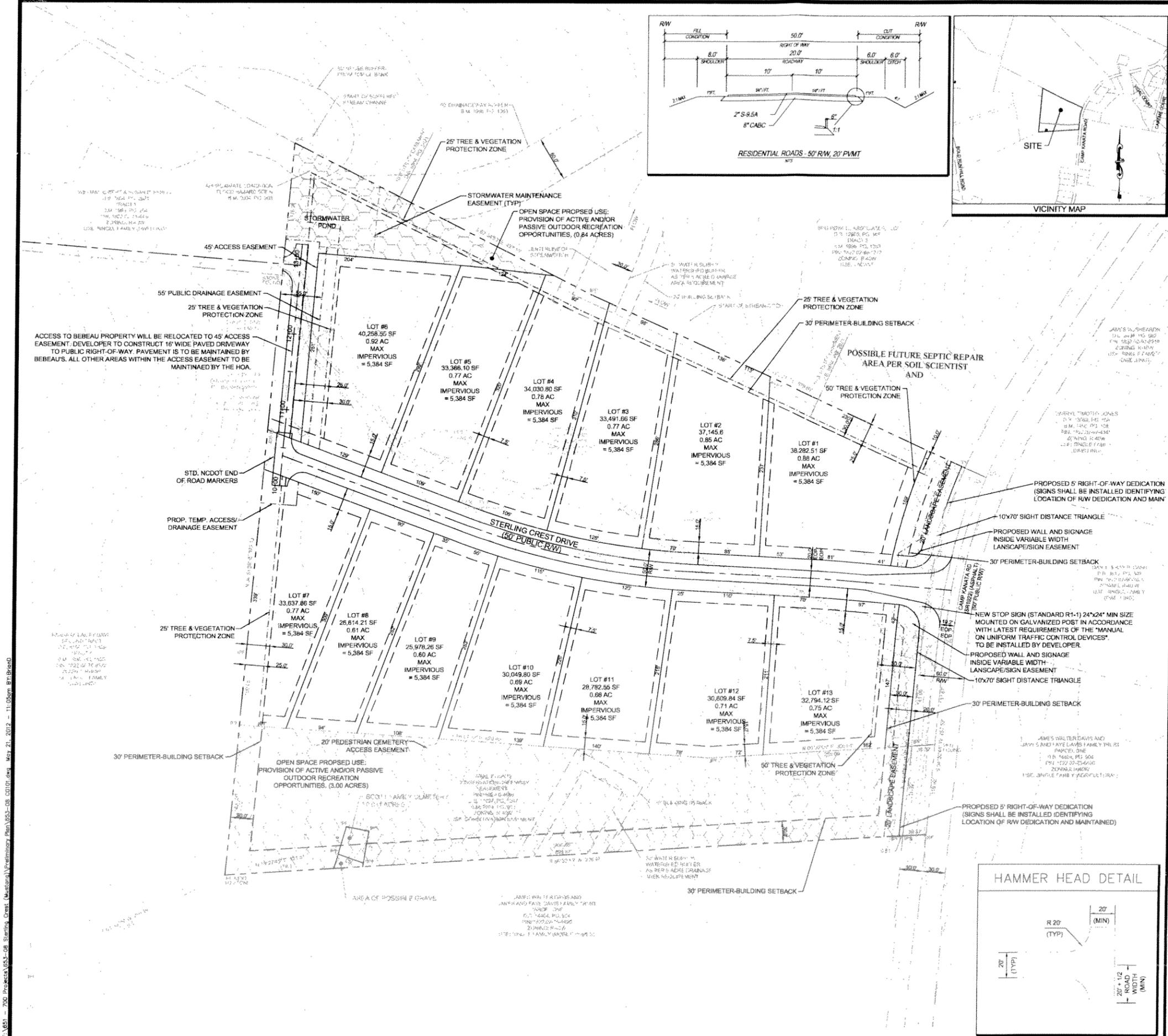
STERLING CREST
 WAKE COUNTY, NORTH CAROLINA
 (1822-86-4886) (1822-86-4880) & (1822-86-2542)
PRELIMINARY SUBDIVISION PLANS - CLUSTER
EXISTING CONDITIONS SHEET

NORTH FROM T.M. 2004, PC 903



FOR REVIEW ONLY - NOT FOR CONSTRUCTION
 PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

DRAWING SHEET
C-0.1
 PROJECT NUMBER
653-08



GENERAL NOTES

- SITE BOUNDARY, CAMP KANATA ROAD CENTERLINE, AND SITE UTILITIES PROVIDED BY ROBINSON & PLANTE, PC ON APRIL 18, 2008.
- ADJACENT PROPERTY CADASTRAL, ROW, AND TOPOGRAPHIC DATA DOWNLOADED FROM WAKE COUNTY GIS ON NOVEMBER 29, 2011.
- SOIL SUITABILITY DATA PROVIDED BY JASON HALL ON 5/1/2012.
- SEPTIC FIELD AND WELL LOCATIONS PROVIDED BY JASON HALL ON 5/1/2012.
- PER CONCURRENCE BY DWQ ON 2/7/08, ONLY JURISDICTIONAL STREAM PRESENT IS AT THE NORTHWEST CORNER OF THE PROPERTY.
- NO WETLANDS EXIST ON THE PROPERTY.
- NO FEMA FLOODPLAIN EXISTS ON THE PROPERTY.
- ROAD AND INTERSECTION AT CAMP KANATA ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS.
- NCDOT DRIVEWAY PERMIT REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- OPEN SPACE, ACCESS EASEMENT, STORMWATER EASEMENTS AND LANDSCAPE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO LOTS CONTAIN FLOOD HAZARD SOILS.
- PROPOSED LOTS TO BE SERVED BY INDIVIDUAL, PRIVATE WELLS AND SEPTIC SYSTEMS.
- REFERENCE B.M. 2004, PG. 903 FOR CONSERVATION/GREENWAY EASEMENT PLAT PREPARED BY MCKIM AND CREED ON 5/26/04.
- EASEMENT AND STORMWATER POND ARE LOCATED IN COMMON OPEN SPACE TO BE MAINTAINED BY THE HOA.
- SIGNS WILL BE POSTED ON LOTS 8-15 ALONG THE CONSERVATION EASEMENT AND THE HOA RESTRICTIVE COVENANTS WILL INCLUDE LANGUAGE WHICH PROHIBITS CUTTING OR CLEARING ANY VEGETATION WITHIN THE CONSERVATION EASEMENT.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR SERVICE 48-HR PRIOR.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY DESIGN STANDARDS AND SPECIFICATIONS.
- A FINAL ZONING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BEFORE A CERTIFICATION OF COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING INSPECTIONS.
- NO LAND DISTURBANCE OF ANY KIND CAN OCCUR WITHIN REQUIRED 50' NEUSE RIVER BUFFER OR WATERSUPPLY WATERSHED BUFFERS.
- STORMWATER RETENTION AND DETENTION FACILITIES ARE STRICTLY PROHIBITED IN 50' NEUSE RIVER BUFFER AND REQUIRED WATERSUPPLY WATERSHED BUFFER.
- MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS.
- PERPETUITY, PLANS APPROVED LIMITED THE MAXIMUM IMPERVIOUS SURFACE TO 4,866 SF PER LOT.
- THE ROAD SYSTEM SHOWN ON THIS PLAN INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
- ALL LOTS WILL BE SERVED BY INDIVIDUAL ON-SITE WELLS.
- ALL LOTS WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.

FLOOD HAZARD NOTES

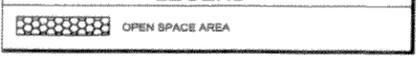
- THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA [14-14.1.2(A-H)].

SITE DATA

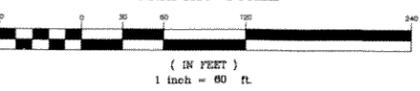
PARCEL ID:	1822-85-4988, 1822-85-4989, & 1822-85-2542
PARCEL AREA:	15.32 ± ACRES (667,220 SF)
DEED REFERENCE:	D.B. 12042, PG. 2458 B.M. 2004, PG. 003 R-40W
ZONING:	
TOTAL UNITS PROPOSED:	13 SINGLE FAMILY LOTS
MINIMUM LOT AREA:	20,000 SF
AVERAGE LOT AREA:	31,718 SF
MAX DENSITY:	1 UNITS/ACRE
PROPOSED DENSITY:	0.86 UNITS/ACRE (13 LOTS/15.32 ACRES)
MINIMUM LOT WIDTH:	75'
OPEN SPACE:	
REQUIRED: 3.83 AC (25% OF TOTAL)	
PROVIDED: 3.84 AC	
TOTAL LENGTH OF PUBLIC STREET:	910 LF
SETBACK REQUIREMENTS:	
15' - FRONT	
7.5' - SIDE	
10' - REAR	
15' - CORNER	
30' - MINIMUM PERIMETER SETBACK	
SITE IMPERVIOUS:	
RIGHT OF WAY:	21,025 SF (3.16% OF SITE)
PRIVATE DRIVE:	4,405 SF (0.86% OF SITE)
OVERALL LOTS:	70,000 SF (18.49% OF SITE)

DISTURBED AREA: 2.49 AC

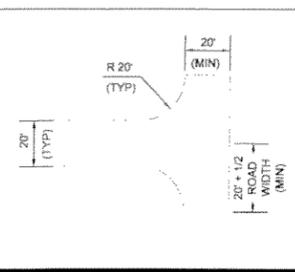
LEGEND



GRAPHIC SCALE



HAMMER HEAD DETAIL



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DATE: _____
REVISION: _____
NO.: _____

SEAL: _____
SIGNED: _____
DATE: 6-21-2012

S&N SPAULDING & NORRIS, PA
Design Consultants
972 Trinity Road
Raleigh, North Carolina 27607
Phone (919) 854-7990 Fax (919) 854-7925

PREPARED FOR: _____
PROJECT: _____
DATE: JULY 20, 2008
SCALE: _____
PROJECT ENGINEER: _____
PROJECT SURVEYOR: _____

STERLING CREST
WAKE COUNTY, NORTH CAROLINA
(1822-85-4988, 1822-85-4989, & 1822-85-2542)
PRELIMINARY SUBDIVISION PLANS - CLUSTER
OVERALL SITE LAYOUT SHEET

DRAWING SHEET
C-1.1
PROJECT NUMBER
653-08

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