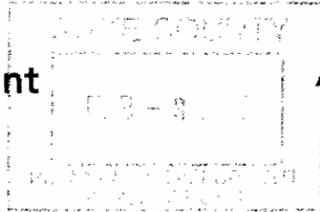




Planning, Development & Inspections



S-05-15
TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision ROCKBRIDGE SUBDIVISION (THE PRESERVE AT ROCKBRIDGE)

(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? ROCKBRIDGE SUBDIVISION - NOVEMBER 7, 2005

Property

Parcel Identification Number: PORTION OF 1762-05-7296, ETAL (PREVIOUSLY 176201-05-3347)

Address: LOCATED OFF POOLE ROAD

Location: SOUTH side of POOLE ROAD at/between

MOORES CREEK DRIVE and WATER ROCK WAY

Total site area in square feet and acres: _____ square feet 284.53 acres

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): SINGLE-FAMILY RESIDENTIAL

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

Name: ROCKBRIDGE INVESTORS, LLC

Address: 246 VALLEFIELD LANE

City: SOUTHERN PINES State: NC Zip Code: 28387

E-mail Address: _____ FAX: _____

Telephone Number: _____

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

Name: TOM SPAULDING, PE - (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: ENGINEERING CONSULTANT

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45 * 284.53 = 412 lots

Max. # of lots allowable*: 412 lots Proposed # of lots*: 407

Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 12,000 sf

Average lot area*: 13,000 sf

Min. allowable lot width*: 30 ft Proposed min. lot width*: 80 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: 28.38 acres
 Proposed open space area [by parcel]: 123.26 acres
 Proposed open space use(s) [by parcel]: NATURAL STATE
 Proposed future development site area [by site]: 160,683 (ALL PHASES) acres
 Proposed impervious surfaces area: 49.62 (ALL PHASES) sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 17.4 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 16.57 acres
 within floodway: 16.57 acres [TOTALS FOR ENTIRE SITE] 37.44 ac

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 | Traffic volume (ADT) ² | Est. traffic generated (ADT) ³ |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|-------------------------|-----------------------------------|---|
| MOORES CREEK DRIVE | 50' | 26' | 2 | Y | N/A | - | - |
| WATER ROCK WAY | 50' | 26' | 2 | Y | N/A | - | - |
| STONE WEALTH DRIVE | 50' | 26' | 2 | Y | N/A | - | - |

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) N/A

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 (WELL) () individual well(s)

Estimated total water demand: 75,600 gpd

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

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

Estimated total wastewater discharge: 48,195 gpd

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

Natural gas service provided by: PSNC

Telephone service provided by: AT&T Underground yes () no

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

Fire protection provided by: KNIGHTORGE

Miscellaneous

Generalized slope of site: MODERATE

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

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 _____
- (X) Long-Range Urban Services Area RALEIGH _____
- () 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)

ORIGINAL PRELIMINARY PLAN WAS APPROVED ON SEPTEMBER 16, 2004. AN AMENDED PRELIMINARY SUBDIVISION PLAN WAS APPROVED ON NOVEMBER 22, 2005.

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: [Signature] Date: 2/2/15

Signature: _____ 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: [Signature] Date: 2/2/15

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.

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-832-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. EXISTING CONDITIONS AND UTILITY SHOWN ARE BASED ON INFORMATION PROVIDED BY GIL CLARK SURVEYING. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF WAKE COUNTY AND NCDOT.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
4. BOUNDARY AND RIGHT-OF-WAY TOPOGRAPHIC INFORMATION PROVIDED BY GIL CLARK SURVEYING, REMAINING TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
5. PRIOR TO ANY CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD A PRE-CONSTRUCTION CONFERENCE WITH WAKE COUNTY AND NCDOT STAFF.
6. ALL LOTS SHALL BE SERVED BY COMMUNITY WELL SYSTEM.
7. ALL WATER SERVICES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE N.C. PLUMBING CODE LATEST EDITION.
8. ALL LOTS SHALL BE SERVED BY AN APPROVED PRIVATE ON SITE WASTE WATER TREATMENT FACILITY. OPERATION AND MAINTENANCE OF THE FACILITY SHALL BE BY A LICENSED NORTH CAROLINA OPERATOR.
9. 4" PVC SANITARY SEWER SERVICES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE N.C. PLUMBING CODE LATEST EDITION.
10. ALL WATER LINES, WATER LINE SERVICES, SANITARY SEWER, SANITARY SEWER SERVICES, AND STORM DRAINAGE SHALL BE LOCATED WITHIN A 20' PRIVATE EASEMENT, UNLESS IN THE PUBLIC R/W.
11. ALL OPEN SPACE AREAS SHALL BE DEDICATED TO THE ROCKBRIDGE HOMEOWNERS ASSOCIATION AS SPECIFIED IN THE SUBDIVISION ORDINANCE SECTION 3.4.3.
12. ACTIVE RECREATION AREA ABOVE 11.74 ACRES ARE SUBJECT TO REIMBURSEMENT TO OWNER PENDING APPROVAL BY WAKE COUNTY PARKS AND RECREATION.
13. ALL OPEN SPACE AND RECREATION AREAS WILL BE SUBJECT TO IRRIGATION EASEMENT. THE QUALITY OF THE TREATED WATER WILL MEET NCDWMQ WASTEWATER RECLAMATION RULES.
14. THIS SITE IS LOCATED WITHIN THE NEUSE RIVER BASIN.

WAKE COUNTY ROADWAY & DRIVEWAY CROSSING NOTES:

- ROAD CROSSINGS (PUBLIC OR PRIVATE), PROVIDED:
1. NO ALTERNATIVE TO THEIR LOCATION IN THE BUFFER EXISTS.
 2. BUFFER DISTURBANCE DOES NOT EXTEND BEYOND THE REQUIRED RIGHT-OF-WAY OR EASEMENT WIDTH, OR IN NO CASE IS MORE THAN 90' WIDE.
 3. BUFFER DISTURBANCE IS NO MORE THAN 9,000 SQUARE FEET IN AREA.
 4. THE ROAD CROSSES THE BUFFER AT AN ANGLE AS CLOSE TO 90° AS POSSIBLE (AND NOT LESS THAN 60°).
 5. SIDE SLOPES DO NOT EXCEED A 2:1 HORIZONTAL: VERTICAL RATIO (BRIDGING AND/OR RETAINING WALLS MAY BE USED TO MEET THIS AND THE DISTURBANCE WIDTH STANDARD).
 6. ALL CULVERTS ARE DESIGNED AND CONSTRUCTED FOR THE 25 YEAR STORM EVENT OR AS OTHERWISE REQUIRED BY WAKE COUNTY ENVIRONMENTAL SERVICES.

DRIVEWAY CROSSINGS THAT ACCESS SINGLE FAMILY DWELLINGS, PROVIDED:

1. NO ALTERNATIVE TO THEIR LOCATION IN THE BUFFER (INCLUDING OPPORTUNITY FOR SHARED DRIVEWAYS) EXISTS.
2. BUFFER DISTURBANCE IS NO MORE THAN 60 FEET WIDE.
3. BUFFER DISTURBANCE IS NO MORE THAN 6,000 SQUARE FEET IN AREA.
4. THE DRIVEWAY CROSSES THE BUFFER AT AN ANGLE AS CLOSE TO 90° AS POSSIBLE (AND NOT LESS THAN 60 DEGREES).
5. SIDE SLOPES DO NOT EXCEED A 2:1 HORIZONTAL: VERTICAL RATIO (BRIDGING AND/OR RETAINING WALLS MAY BE USED TO MEET THIS AND THE DISTURBANCE WIDTH STANDARD).
6. ALL CULVERTS ARE DESIGNED AND CONSTRUCTED FOR THE 25 YEAR STORM EVENT OR AS OTHERWISE REQUIRED BY WAKE COUNTY ENVIRONMENTAL SERVICES.

SITE DATA TABLE

| | |
|--|---|
| DEVELOPER: STAFFORD LAND COMPANY 246 VALLEYFIELD LANE SOUTHERN PINES, N.C. 28387 | OWNER: ROCKBRIDGE INVESTORS, LLC 246 VALLEYFIELD LANE SOUTHERN PINES, NC 28387 |
| TOWNSHIP: MARKS CREEK TOWNSHIP COUNTY: WAKE STATE: NORTH CAROLINA TAX PIN# 1762-05-7296 (PORTION OF) DEED DATE: 05-10-2013 SURVEY DATE: 3-09-2000 (BY GIL CLARK SURVEYING) | |
| TOTAL SITE ACREAGE: 284.53 ACRES SITE ZONING: R-30 CURRENT USE: VACANT PROPOSED USE: SINGLE FAMILY CLUSTER RESIDENTIAL SUBDIVISION | |
| PROPOSED LOTS: 407 MINIMUM LOT SIZE: 12,000.00 SQFT MINIMUM LOT WIDTH: PHASE I & II - 80 LF; PHASE IIA & III - 30' STREET LOTS MINIMUM LOT WIDTH: 30 LF CUL-DE-SACS MINIMUM LOT SIZE PROPOSED: 12,000.00 SQFT (0.28 AC.) PHASE IIA & III DISTURBED AREA: 17.5 AC | |
| IMPERVIOUS AREA: PHASE I - 13.23 AC PHASE II - 16.04 AC RECREATION CENTER - 0.60 AC PHASE IIA & PHASE III - 22.76 AC TOTAL IMPERVIOUS 52.76 AC (18.5%) | |

PHASE I & II SETBACKS PHASE IIA & III SETBACKS

| | | |
|--------------|-----|-----|
| FRONT: | 30' | 15' |
| SIDE: | 5' | 5' |
| BACK: | 30' | 15' |
| CORNER SIDE: | 15' | 15' |

LOTS WITH FLOOD HAZARD SOILS AND/OR CONTAINING A 100 YEAR BASE FLOOD ELEVATION

1. LOTS WITH A 100 YEAR BASE FLOOD ELEVATION SHALL HAVE FINISH FLOOR ELEVATION THAT IS A MINIMUM OF 3 (FEET) ABOVE FLOOD ELEVATIONS ON LOT.
2. FOR LOTS CONTAINING FLOOD HAZARD SOILS THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD PERMIT FROM COUNTY ZONING ADMINISTRATION BEFORE ACQUIRING A BUILDING PERMIT. THE BUILDER'S ENGINEER, ARCHITECT, OR SURVEYOR MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
3. 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 ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
4. FEMA INFORMATION PROVIDED BY WWW.NCFLOODMAPS.COM.

IMPERVIOUS NOTES:

1. CALCULATIONS FOR IMPERVIOUS ALLOWED BASED ON STORMWATER CONTROL, MANAGEMENT AND WATERCOURSE BUFFER REGULATIONS
2. MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTION INTO PERPETUITY.

DATE: _____ REVISION: _____ NO: _____

SCALE: _____

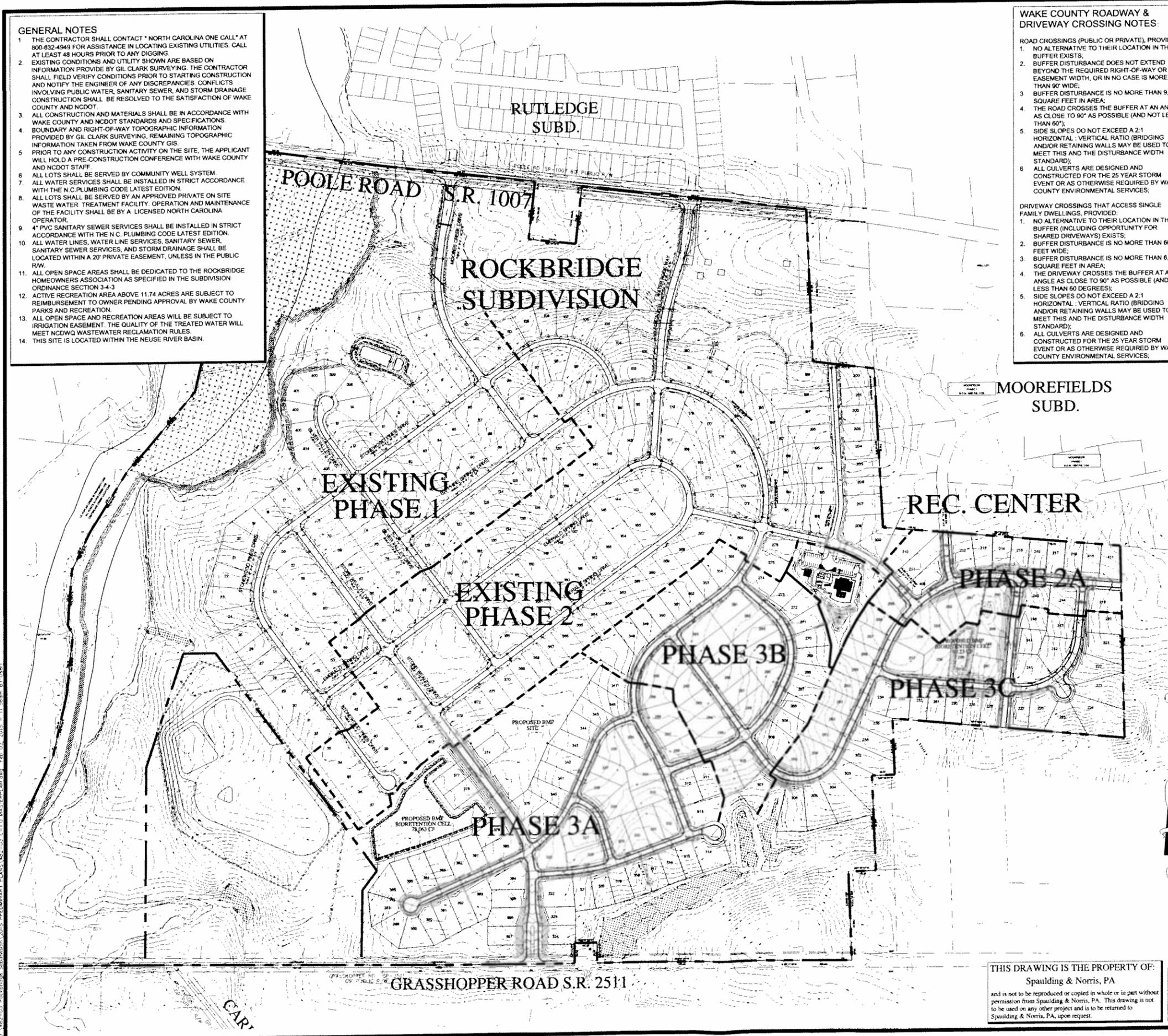
SPAULDING & NORRIS, PA
Design Consultants
972 Trinity Road
Raleigh, North Carolina 27607
Phone (919) 854-7990 Fax (919) 854-7925

S&N

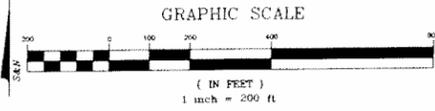
PREPARED FOR:
STAFFORD LAND COMPANY
246 VALLEYFIELD LANE
SOUTHERN PINES, N.C. 28387
DATE: 03-12-15
SANITARY CERTIFICATION: C-1875
PROJECT ENGINEER:
THOMAS J. SPAULDING
PROJECT CAD DESIGNER:
ASHA W. POWERS
PROJECT SURVEYOR:
MICHAEL S. SPANGLER

ROCKBRIDGE SUBDIVISION
MARKS CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
CONSTRUCTION DRAWINGS
MASTERPLAN

DRAWING SHEET
C-1.0
PROJECT NUMBER
482-03

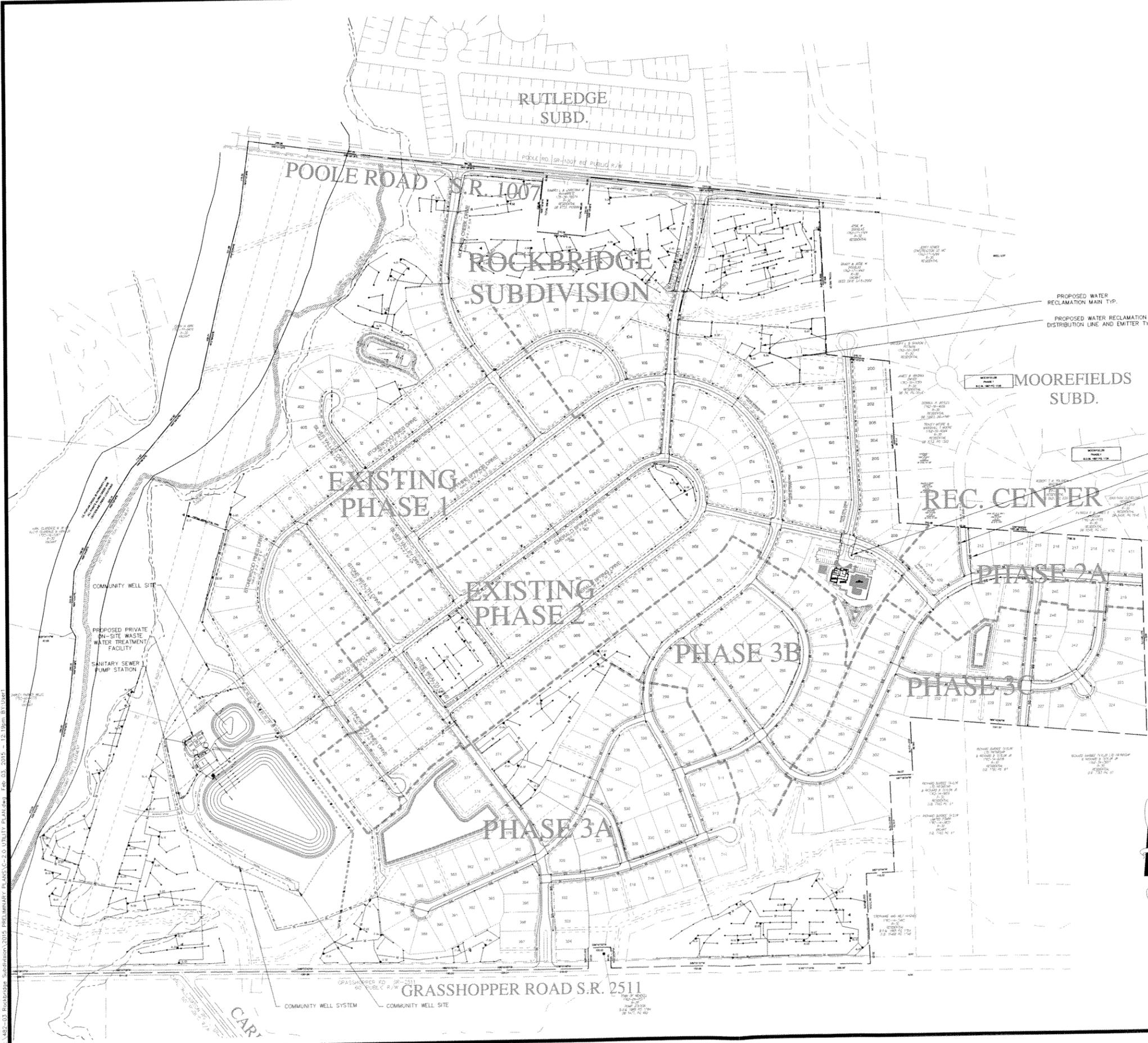


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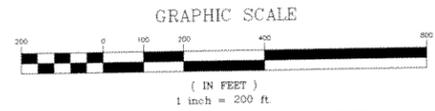


FOR REVIEW ONLY - NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

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| | |
|----------|--|
| DATE | |
| REVISION | |
| NO. | |

SEAL
GIL CLARK SURVEYING
NORTH CAROLINA
Professional Engineer
No. 12345
Exp. 12/31/2015

SPAULDING & NORRIS, PA
Design Consultants
972 Trinity Road
Raleigh, North Carolina 27607
Phone (919) 854-7950 Fax (919) 854-7925

PREPARED FOR:
STAFFORD LAND COMPANY
SOUTHERN PINES, N.C. 28387
DATE: 01-12-15
DATE FROM CERTIFICATION: 01-12-15
PROJECT ENGINEER:
THOMAS J. SPAULDING
PROJECT SURVEYOR:
AUSTIN W. NORRIS
GIL CLARK SURVEYING

ROCKBRIDGE SUBDIVISION
MARKS CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN
UTILITY PLAN

DRAWING SHEET
C-2.0
PROJECT NUMBER
482-03

U:\482-03_Rockbridge_Subdivision\2015_Preliminary_Plans\C-2.0_UTILITY_PLAN.dwg Feb. 03, 2015 12:19pm BY:User1

