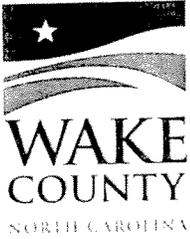


3-6-08



# 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 Mall, Downtown Raleigh  
Contact Current Planning at (919) 856-6216 for additional information.

### Name of Subdivision

AMMONS RESERVOIR SUBDIVISION, PHASE II

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? AMMONS RESERVOIR SUBDIVISION, 11/30/06, S-27-06

### Property

Parcel Identification Number: 1851-44-1044, 1851-75-6902

Address: NONE

Location: EAST side of GILCHRIST FARM ROAD (SR 1943), at/between  
(north, east, south, west) (street)

JUNIPER AVENUE and WAKE / FRANKLIN COUNTY LINE  
(street) (street)

Total site area in square feet and acres: 3,005,640.0 square feet 69.00 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): AGRICULTURAL, VACANT

### Property Owner

Name: WAKE FOREST RESERVOIR PROPERTIES, LLC AND POGE, LLC

Address: PO BOX 1615

City: WAKE FOREST State: NC Zip Code: 27588

E-mail Address: andy@ammonsdg.com FAX: (919) 562-1324

Telephone Number: (919) 562-1322

### Applicant (person to whom all correspondence will be sent)

Name: RESERVOIR DEVELOPMENT GROUP, INC.

Address: PO BOX 1615

City: WAKE FOREST State: NC Zip Code: 27588

E-mail Address: rob@ammonsdg.com FAX: (919) 562-1324

Telephone Number: (919) 562-1322 Relationship to Owner: DEVELOPER

**Proposal**

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 80,000 SF PER UNIT

Max. # of lots allowable\*: 33 Proposed # of lots\*: 31

Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 40,000 sf

Average lot area\*: 53,031 sf

Min. allowable lot width\*: 110 ft Proposed min. lot width\*: 110 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: 15.28 acres

Proposed open space area [by parcel]: \_\_\_\_\_ acres

Proposed open space use(s) [by parcel]: PASSIVE USES

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 358,228.4 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.92 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 4.87 acres within floodway: 2.17 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ 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 \$2472.86 fee.

Tax value of property (land only) \$2.19M Total # of proposed lots 31 Total # of acres 69.0

Calculate both: Estimate of recreation area required: 0.89

Estimate of recreation fee required: \$28,247.83

\*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: GILCREST FARM RD (SR 1943): 2 ACCESSES, OAK GROVE CHURCH RD (SR 1942): 1 ACCESS

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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
GILCREST FARM ROAD	50	20	2	N	} REFER TO TIA COMPLETED FOR PHASE I		
OAK GROVE CHURCH RD	50	20	2	Y			
INTERNAL ROADS	50	20	2	Y			

<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: REFER TO TIA COMPLETED DURING PHASE I ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

() community system ( AQUA NORTH CAROLINA ) ( ) individual well(s)

Estimated total water demand: 12,400 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system – specify type( \_\_\_\_\_ ) () individual on-site system

Estimated total wastewater discharge: 11,160 gpd

Solid waste collection provided by: PRIVATE

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

Natural gas service provided by: PSNC

Telephone service provided by: TO BE DETERMINED Underground () yes ( ) no

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

Fire protection provided by: WAKE FOREST #1

**Miscellaneous**

Generalized slope of site: ROLLING TOPOGRAPHY

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: SEVERAL SMALL STREAMS THROUGHOUT THE SITE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE

**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 SMITH CREEK

( ) 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)

THE ADDITIONAL PROPERTY IS ADDING TO PARCEL OF THE AMUND  
RESERVOIR SUBDIVISION APPROVED BY WAKE COUNTY IN NOVEMBER  
30, 2006. THE ENTIRE PARCEL IS CONTIGUOUS TO, AND WILL BE  
INCLUDED IN THE OVERALL "TRADITIONS" DEVELOPMENT WHICH HAS  
CURRENTLY RECEIVED MASTER PLAN APPROVAL FROM THE IDWN OF  
WAKE FOREST. THIS MIXED-USE DEVELOPMENT WILL CONSIST OF  
SINGLE FAMILY RESIDENCES, TOWNHOMES, AMENITY CENTER, RETAIL  
AREAS, PUBLIC AND PRIVATE GREENWAY SYSTEMS, AND AN ACTIVE  
ADULT AND LONGNING CARE RETIREMENT COMMUNITY.

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: WAKE FOREST RESERVOIR PROPERTIES LLC BY Date: 9-16-08

Signature: POGUE, LLC BY Date: 9-16-08

Signature: Robt J Amund, MANAGER 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: 9/16/08

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 [www.wakegov.com](http://www.wakegov.com).  
All application fees are non-refundable.

# Project Tracking Form

## Regular Subdivision/Variance

Initial Submittal Date: 09/23/08

Optimal Review Cycle Code: 9

DRS Meeting Date: 11/13/08

DRS Comments Finalized & Distributed: 11/18/08

Revised Application Submittal Date: 11/28/08

Planning Director Decision Date: 12/23/08

Planning Board Meeting Date(s) 1/07/09 (if necessary)

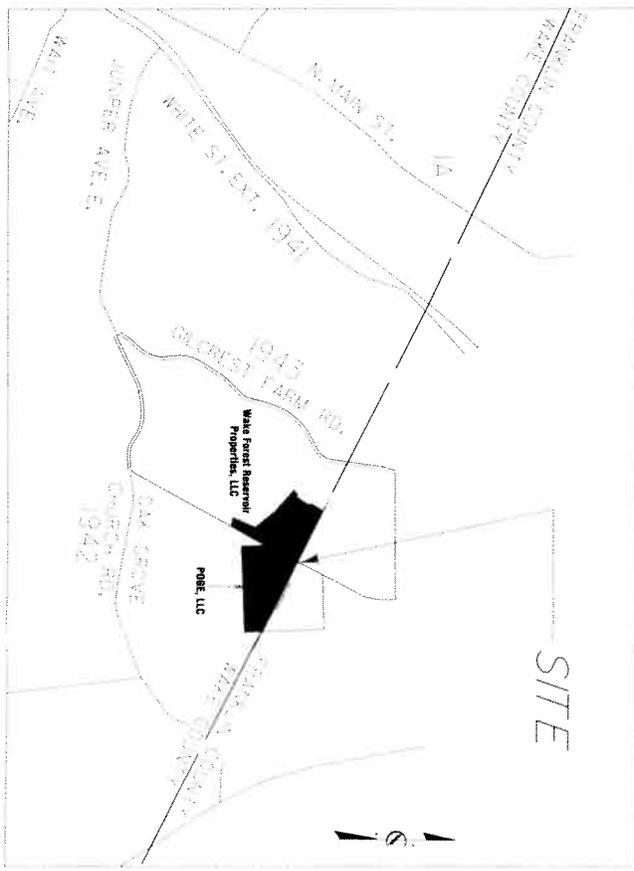
**Note:** Schedule is subject to change if one or more of the above deadlines are not met.

INDEX  
 COVER  
 OVERALL SITE PLAN  
 PHASE II SITE PLAN

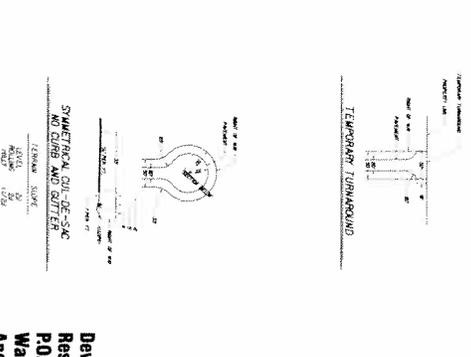
**PHASE II SITE DATA**

AREA TO BE SUBDIVIDED ..... 86.00 ACRES  
 LESS RIGHT OF WAY ..... 4.89 ACRES  
 OPEN SPACE REQUIRED ..... 17.26 ACRES  
 OPEN SPACE PROVIDED ..... 28.67 ACRES  
 NET AREA ..... 37.74 ACRES  
 TOTAL LOTS RESIDENTIAL ..... 31  
 AMENDED LOT SIZE ..... 1.22 ACRES  
 TOTAL AMENDED LOTS ..... 37  
 EXISTING USE ..... RESIDENTIAL/FAMILY  
 CURRENT ZONING ..... R-40W

**AMMONS RESERVOIR CLUSTER SUBDIVISION  
 PHASE II -- MASTER PLAN  
 WAKE FOREST, NORTH CAROLINA**



PHASE II SITE PLAN  
 THE PHASE II SITE PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE PHASE II SITE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION. THE PHASE II SITE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION. THE PHASE II SITE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.



**Developer:**  
 Reservoir Development Group, INC.  
 P.O. Box 1615  
 Wake Forest, NC 27588  
 Andrew L. Ammons, Manager  
 T: 562-1322  
 F: 562-1324

**Owner:**  
 Wake Forest Reservoir Properties, LLC  
 P.O. Box 1615  
 Wake Forest, NC 27588  
 Andrew L. Ammons, Manager  
 T: 562-1322  
 F: 562-1324

**Owner:**  
 POGG, LLC  
 P.O. Box 1615  
 Wake Forest, NC 27588  
 Andrew L. Ammons, Manager  
 T: 562-1322  
 F: 562-1324

**Deed References**  
 Wake Forest Reservoir Properties, LLC  
 D.B. 10228 Pg. 1762  
 BOM 1996 Pg 676  
 PIN# 1851-44-1044

**POGG, LLC**  
 D.B. 12996 Pg. 1737  
 BOM 2008 Pg 44  
 PIN# 1851-75-6902

**PRELIMINARY PLANS  
 DO NOT USE FOR CONSTRUCTION**

<b>COVER</b>	<b>AMMONS RESERVOIR CLUSTER SUBDIVISION        PHASE II -- MASTER PLAN</b>		
	OWNER: RESERVOIR DEVELOPMENT GROUP, INC. WAKE FOREST, NORTH CAROLINA		

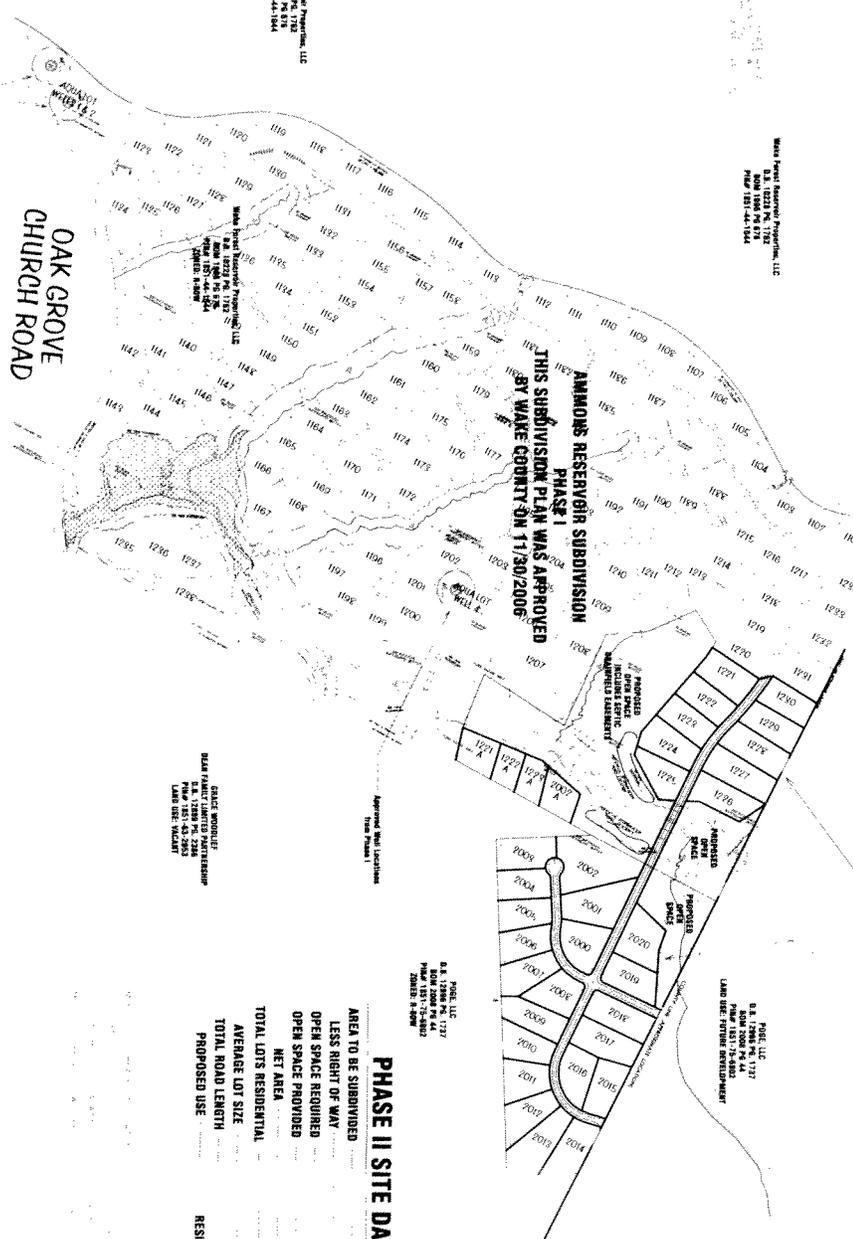
**PHASE I SITE DATA**

AREA TO BE SUBDIVIDED	216.36 ACRES
LESS RIGHT OF WAY	18.82 ACRES
OPEN SPACE REQUIRED	54.09 ACRES
OPEN SPACE PROVIDED	59.34 ACRES
NET AREA	138.20 ACRES
TOTAL LOTS RESIDENTIAL	128
AVERAGE LOT SIZE	1.08 ACRES
TOTAL ROAD LENGTH	13,740 LF
PROPOSED USE	RESIDENTIAL SINGLE FAMILY

FRANKLIN COUNTY  
WAKE COUNTY

**AMMONS RESERVOIR SUBDIVISION  
PHASE I**  
THIS SUBDIVISION PLAN WAS APPROVED  
BY WAKE COUNTY ON 11/30/2006

**PROPOSED  
AMMONS RESERVOIR SUBDIVISION  
PHASE II**



**PHASE II SITE DATA**

AREA TO BE SUBDIVIDED	69.00 ACRES
LESS RIGHT OF WAY	4.98 ACRES
OPEN SPACE REQUIRED	17.25 ACRES
OPEN SPACE PROVIDED	26.67 ACRES
NET AREA	37.74 ACRES
TOTAL LOTS RESIDENTIAL	31
AVERAGE LOT SIZE	1.22 ACRES
TOTAL ROAD LENGTH	4,472 LF
PROPOSED USE	RESIDENTIAL SINGLE FAMILY

PRELIMINARY PLANS  
DO NOT USE FOR CONSTRUCTION

**OVERALL PLAN**

**AMMONS RESERVOIR CLUSTER SUBDIVISION  
PHASE II -- MASTER PLAN**

OWNER:  
RESERVOIR DEVELOPMENT GROUP, INC.  
WAKE FOREST, NORTH CAROLINA

DATE	11/30/06
BY	[Signature]
TITLE	REGISTERED PROFESSIONAL ENGINEER
EXPIRES	11/30/11
SCALE	AS SHOWN
PROJECT	AMMONS RESERVOIR CLUSTER SUBDIVISION PHASE II
LOCATION	FRANKLIN COUNTY, NC
OWNER	RESERVOIR DEVELOPMENT GROUP, INC.
PREPARED BY	MULKEY ENGINEERS & ARCHITECTS
CHECKED BY	[Signature]
DATE	11/30/06

**MULKEY**  
ENGINEERS & ARCHITECTS  
1000 W. GOLF COURSE RD.  
SUITE 100  
WAKE FOREST, NC 27158  
919.515.1100  
WWW.MULKEY-NC.COM

