



TEL (INSPECTIONS) 919 830 0222

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

# Planning, Development & Inspections

S-05-16

## PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

**Name of Subdivision** Traditions Northeast Phase 1 Residential Subdivision

() cluster subdivision ( ) lot-by-lot subdivision ( ) open space  
Has a preliminary plan previously been approved for subdivision of this site? () Yes ( ) No  
If yes, when and under what name? S-27-06

### Property

Parcel Identification Number: 1851452306  
Address: 1001 Oak Grove Church Road  
Location: North side of Oak Grove Church Road, at/between  
(north, east, south, west) (street)  
Traditions Grande Boulevard and Rusted Oak Road  
(street) (street)  
Total site area in square feet and acres: 10,647,371 square feet 244.43 acres  
Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): Vacant

**Property Owner** (Contact information is needed for reviews to proceed- Please provide fax or email)  
Name: Wake Forest Reservoir Prop. LLC  
Address: PO Box 97487  
City: Raleigh State: NC Zip Code: 27624  
E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**Consultant** (i.e. surveyor or engineer; person to whom all correspondence will be sent)  
Name: Patrick Perez - Mulkey Engineers Inc.  
Address: 6750 Tryon Road  
City: Cary State: NC Zip Code: 27518  
E-mail Address: pperez@mulkeinc.com FAX: 919.851.1918  
Telephone Number: 919.858.1845 Relationship to Owner: Engineer

### Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 0.5units/Acre  
Max. # of lots allowable\*: 122 Proposed # of lots\*: 122  
Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 40,000 sf  
Average lot area\*: 51,836 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 % (X) 25 % ( ) 30% ( ) 40% of site area  
 Min. open space area: 61.1 acres  
 Proposed open space area [by parcel]: 78.22 acres  
 Proposed open space use(s) [by parcel]: General  
 Proposed future development site area [by site]: 7.06 (reserved) acres  
 Proposed impervious surfaces area: 1,273,934 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.96 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance) 29.4 acres  
 within floodway: 9.2 acres

**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>
Oak Grove Church	60	24	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: \_\_\_\_\_ ADT: \_\_\_\_\_  
 Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

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

Estimated total water demand: 14,640 gpd

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

Estimated total wastewater discharge: \_\_\_\_\_ gpd

Electrical service provided by: Duke Energy Underground (X) yes ( ) no

Natural gas service provided by: PSNC

Telephone service provided by: Century Link Underground (X) yes ( ) no

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

Fire protection provided by: Wake County

**Miscellaneous**

Generalized slope of site: Moderate

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None

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 \_\_\_\_\_

(X) Non-Urban Area/Water Supply Watershed Lower Neuse River - 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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: Wake Forest Reservoir Properties, LLC Date: \_\_\_\_\_

Signature: Al T. ..., MANAGER Date: 2/29/16

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: WF24 BY Al T. ..., MANAGER Date: 2/29/16

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.

# TRADITIONS NORTHEAST CLUSTER SUBDIVISION

## PHASE I -- MASTER PLAN (REVISED)

### WAKE FOREST, NORTH CAROLINA

(FORMERLY AMMONS RESERVOIR CLUSTER SUBDIVISION)

ORIGINAL MASTER PLAN WAS APPROVED BY WAKE COUNTY ON 11/30/2006)

#### PHASE I SITE DATA

WAKE COUNTY PIN: 1851-03-44-1044
TOTAL PARCEL AREA: 344.26 ACRES (14,895,530.00 SF)
LESS FRANKLIN COUNTY PORTION: 92.76 ACRES
LESS AREA RESERVED BY OWNER: 7.98 ACRES
AREA TO BE SUBDIVIDED: 244.52 ACRES
DENSITY ALLOWED (0.5 UNITS/ACRE): 122.26 UNITS
TOTAL LOTS RESIDENTIAL: 122
OPEN SPACE REQUIRED (25%): 61.11 ACRES
OPEN SPACE PROVIDED: 73.33 ACRES
GREENWAY DEDICATION: 3.51 ACRES
LESS RIGHT OF WAY: 17.49 ACRES
NET AREA: 145.10 ACRES
AVERAGE LOT SIZE: 1.19 ACRES
MINIMUM LOT SIZE: 40,000 SF
MINIMUM FRONTAGE WIDTH: 30'
MINIMUM LOT WIDTH: 98'
TOTAL ROAD LENGTH: 14,478 LF
PROPOSED USE: RESIDENTIAL SINGLE FAMILY
EXISTING USE: VACANT
CURRENT ZONING: R-400

#### APPROXIMATE SURFACE CALCULATIONS PHASE I

TOTAL AREA:	• 244.52 ACRES
• 62 APPROXIMATES:	• 34.88 ACRES
• 5.68 ACRES	• 7.21 ACRES
LESS PAVEMENT IN ROADWAYS:	• 0.24 ACRES
LESS PAVEMENT IN ROLL ACCESS ROADS:	• 0.47 ACRES
RESERVED FOR PAVEMENT IN GREENWAY:	• 7,500.00 SF
AVERAGE APPROXIMATE AREA ALLOWED PER LOT:	• 1,900.00 SF
MAXIMUM APPROXIMATE AREA PER LOT WILL BE DERIVED IN THE CONSTRUCTION	
DRAWINGS AND PLANS FOR EACH SECTION:	

- GENERAL NOTES:**
1. ALL NEW ROADS WILL BE BUILT TO N.C. DATA, SPECIFICATIONS AND DESIGNATED AS PUBLIC.
  2. ALL LOTS IN WAKE COUNTY WILL HAVE COMMUNITY WATER AND SEWERAGE SYSTEMS.
  3. ALL LOTS IN WAKE COUNTY ARE CREATED FROM 42,000 SQUARE FEET.
  4. THIS SUBDIVISION WILL COMPLY WITH WAKE COUNTY AND CROSS-COUNTY ORDINANCES.
  5. THE SUBDIVISION WILL BE PERMITTED WITHIN 20' OF A DRAINAGEWAY OR WATERWAY.
  6. THERE SHALL BE NO PLANS ON THE SECTION OF PROPOSED STRUCTURES IN THE AREA OF WAKE COUNTY FLOOD HAZARD SOAS OR FLOOD HAZARD MANAGEMENT AGENCY DESIGNATED FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
  7. BEFORE ACQUIRING A BUILDING PERMIT FROM WAKE COUNTY, THE OWNER SHALL NEED TO OBTAIN A FLOOD HAZARD STUDY FROM WAKE COUNTY TO DETERMINE THE FLOOD HAZARD ZONES AND DESIGNATE THE RESTORATION OF THE AREA TO BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  8. THE WAKE COUNTY RECREATION REQUIREMENT IS TO BE MET BY GREENWAY DEDICATION.
  9. UPON EXTENSION OF THE SIDE ROAD THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  10. THE ROAD SYSTEM SHOWN ON THIS PLAN INCLUDES ONE OR MORE SIDE ROADS THAT ARE PROPOSED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH THE TIME THE ADJACENT PROPERTY IS DEVELOPED. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  11. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  12. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  13. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  14. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  15. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  16. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  17. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  18. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  19. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  20. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  21. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  22. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  23. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  24. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  25. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  26. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  27. THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.
  28. NO LOTS SHALL HAVE DIRECT ACCESS TO CROCKET FARM ROAD OR WAKE FOREST ROAD.

**PERMANENT OPEN SPACE USE:**

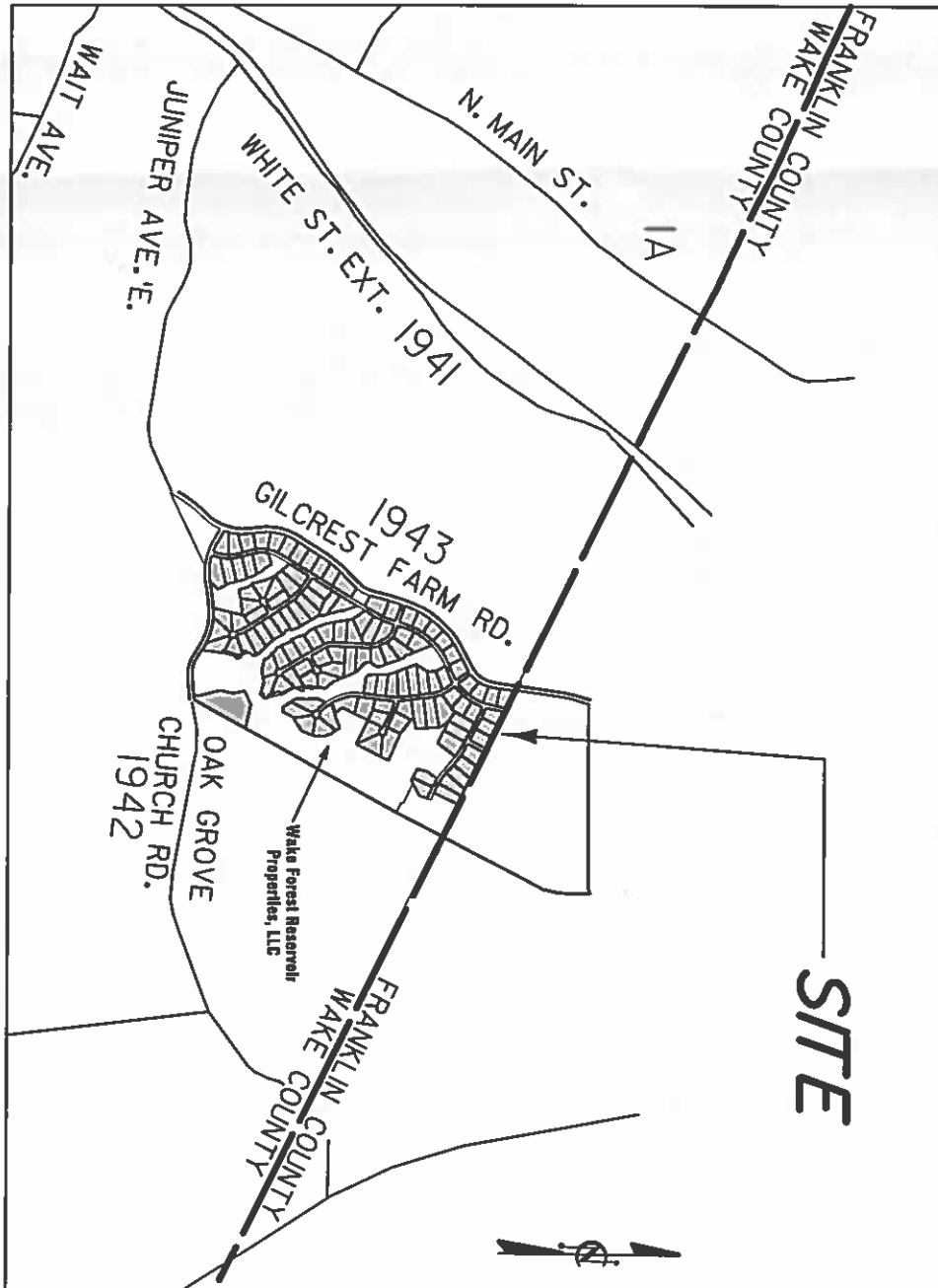
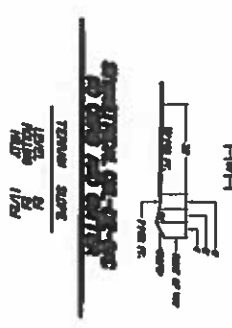
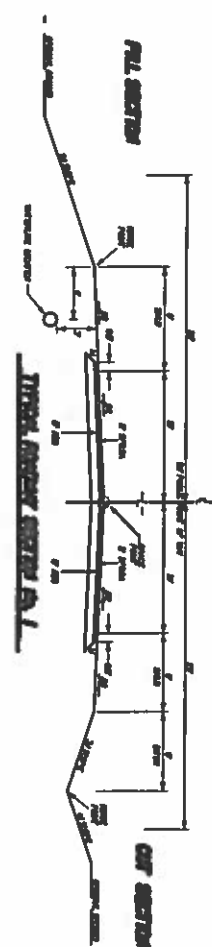
1. CONSERVATION OF AND AVOIDANCE OF DEVELOPMENT IN WAKE COUNTY'S DESIGNATED NATURAL HAZARD AREAS - E.g. AREAS THAT POTENTIALLY ARE A SCOURING HAZARD TO FLOOD OR PROPERTY AND RESOURCES TO FLOODING, GREENWAY DEDICATION, OPEN SPACE, AND OTHER OPEN SPACE AREAS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.

2. CONSERVATION AND PROTECTION OF ANY DESIGNATED SCOURING NATURAL AREAS (SNA) AREAS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.

3. CONSERVATION AND PROTECTION OF ANY DESIGNATED SCOURING NATURAL AREAS (SNA) AREAS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.

4. CONSERVATION AND PROTECTION OF ANY DESIGNATED SCOURING NATURAL AREAS (SNA) AREAS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.

5. CONSERVATION AND PROTECTION OF ANY DESIGNATED SCOURING NATURAL AREAS (SNA) AREAS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TOWNHOMES AND THE RESTORATION OF THE AREA.



#### INDEX:

COVER	C-000
EXISTING SURVEY	C-001
EXISTING CONDITIONS	C-002
SITE PLAN	C-100
PHASING PLAN	C-200
STORMWATER EXHIBIT	C-300
UTILITY EXHIBIT	C-400

**Ownes / Developer:**  
 Wake Forest Reservoir Properties, 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# 1851-03-44-1044

PRELIMINARY PLANS  
 DO NOT USE FOR CONSTRUCTION

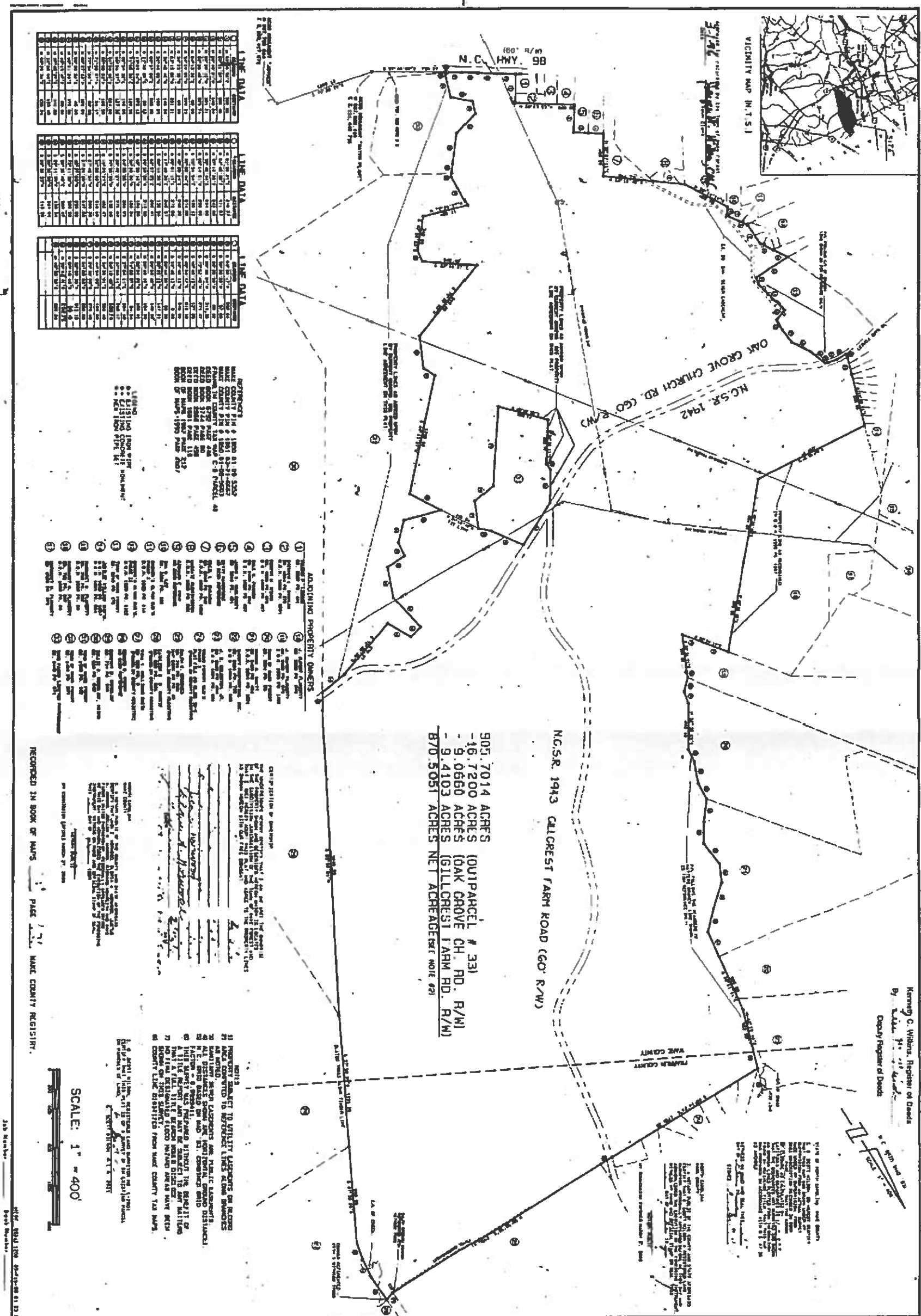
<h3>COVER</h3>	<h3>TRADITIONS NORTHEAST CLUSTER SUBDIVISION PHASE I -- MASTER PLAN</h3>	<p>MULKEY ENGINEERS &amp; CONSULTANTS                  8720 TROY RD                  WAKE FOREST, NC 27510                  919-551-9110                  919-551-9111 (FAX)                  919-551-9112 (CELL)                  FIRM LICENSE NO. C-1051</p>
	<p>DEVELOPER:                  WAKE FOREST RESERVOIR PROPERTIES, LLC                  WAKE FOREST, NORTH CAROLINA</p>	

C-001

The foregoing certificate of the Surveyor is hereby certified to be correct. The instrument was presented for registration and recorded in this office.

The day of July 19 1998 at 11:00 AM

Kenneth C. Wilkins, Register of Deeds  
By: \_\_\_\_\_ Deputy Register of Deeds



LINE DATA

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...

- ADJOINING PROPERTY OWNERS
1. [Name]
  2. [Name]
  3. [Name]
  4. [Name]
  5. [Name]
  6. [Name]
  7. [Name]
  8. [Name]
  9. [Name]
  10. [Name]
  11. [Name]
  12. [Name]
  13. [Name]
  14. [Name]
  15. [Name]
  16. [Name]
  17. [Name]
  18. [Name]
  19. [Name]
  20. [Name]
  21. [Name]
  22. [Name]
  23. [Name]
  24. [Name]
  25. [Name]
  26. [Name]
  27. [Name]
  28. [Name]
  29. [Name]
  30. [Name]
  31. [Name]
  32. [Name]
  33. [Name]
  34. [Name]
  35. [Name]
  36. [Name]
  37. [Name]
  38. [Name]
  39. [Name]
  40. [Name]
  41. [Name]
  42. [Name]
  43. [Name]
  44. [Name]
  45. [Name]
  46. [Name]
  47. [Name]
  48. [Name]
  49. [Name]
  50. [Name]

305.7014 ACRES (OUTPARCEL # 33)  
- 16.7200 ACRES (OAK GROVE CH. RD. R/W)  
- 9.0660 ACRES (GILGROVE FARM RD. R/W)  
- 9.4103 ACRES (GILGROVE FARM RD. R/W)  
870.5051 ACRES NET ACREAGE (SEE NOTE #2)

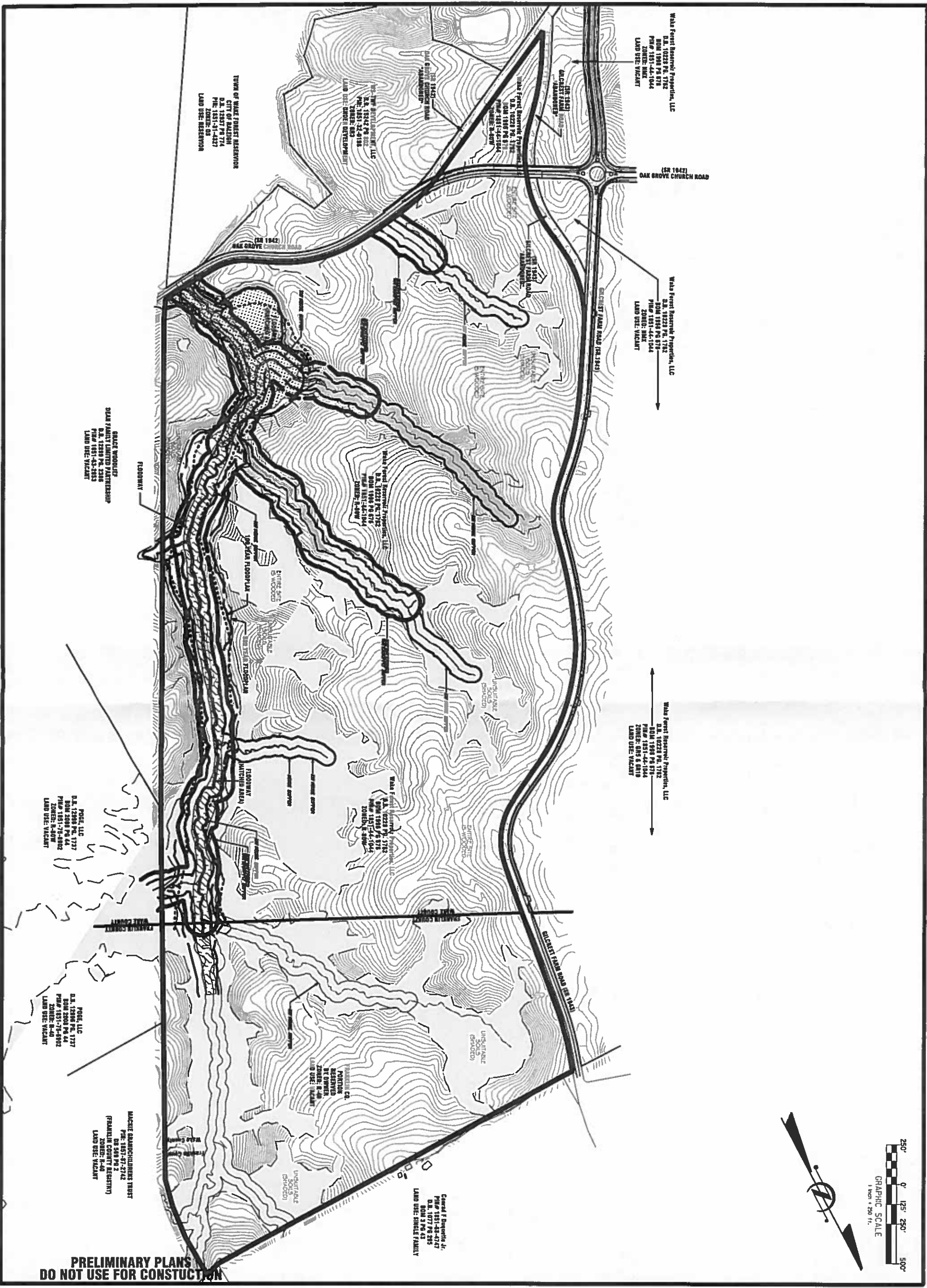
RECORDED IN BOOK OF MAPS PAGE 171 WAKE COUNTY REGISTER.

SCALE: 1" = 400'

<p>BOUNDARY SURVEY PROPERTY OF <b>JACK E. NORWOOD, GLORIA A. NORWOOD, JUSTUS W. AMMONS &amp; JOELLEN W. AMMONS</b></p>	<p>DATE: _____ DRAWN BY: _____ SCALE: 1" = 400'</p>	<p><b>BASS, NIXON &amp; KENNEDY, INC., CONSULTING ENGINEERS</b> 919 / 851-4422 / 7416 CHAPEL HILL ROAD, RALEIGH, N. C. 27607</p>	<p><b>BNK</b></p>
--	---	--	-------------------

PRELIMINARY PLANS  
DO NOT USE FOR CONSTRUCTION

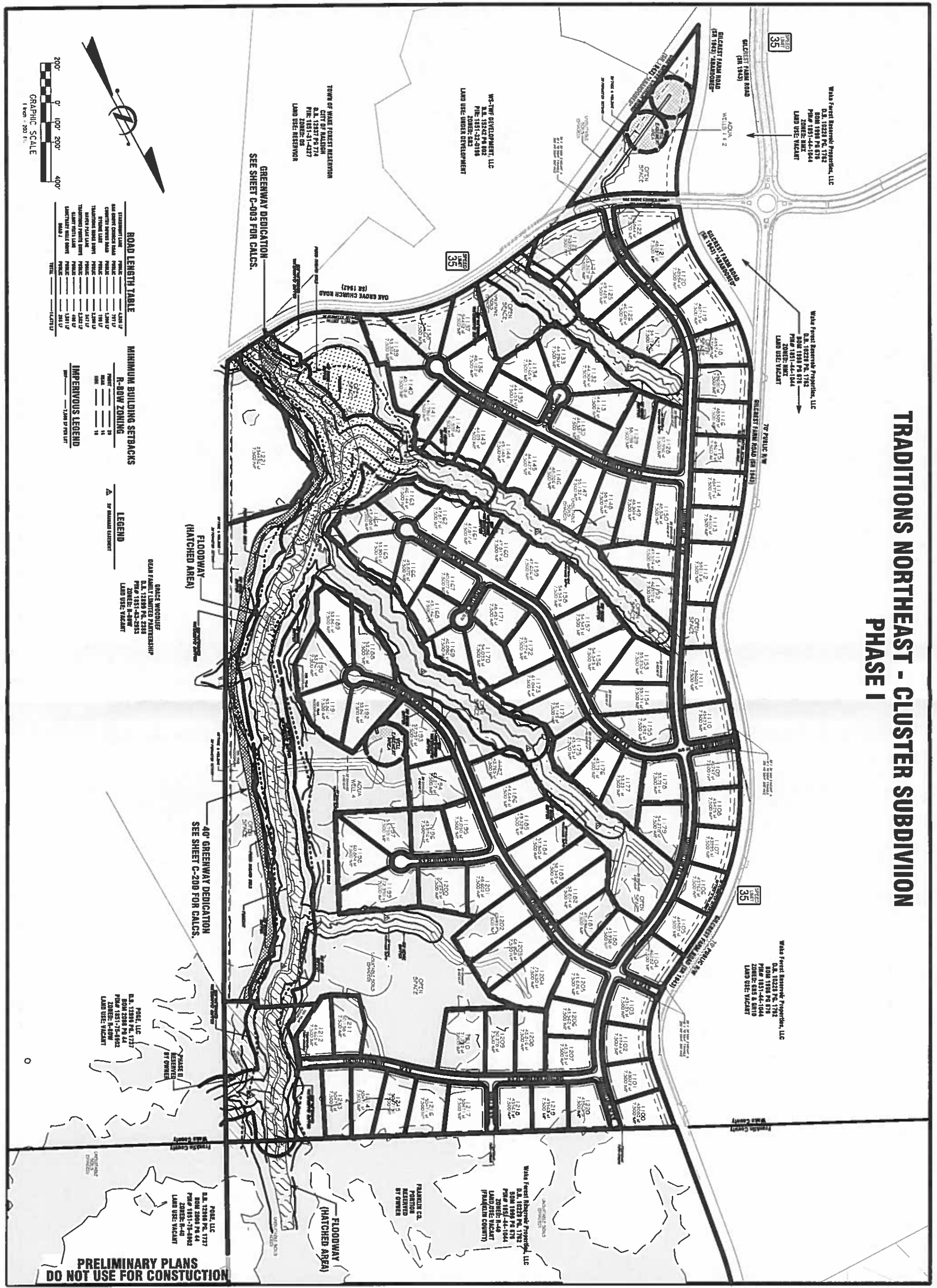
<p><b>C-001</b></p>	<p><b>EXISTING SURVEY</b></p>	<p><b>TRADITIONS NORTHEAST CLUSTER SUBDIVISION PHASE I -- MASTER PLAN</b></p>	<p>DEVELOPER: <b>WAKE FOREST RESERVOIR PROPERTIES, LLC WAKE FOREST, NORTH CAROLINA</b></p>	<p>DATE: _____</p>	<p>BY: _____</p>
		<p><b>MULKEY ENGINEERS &amp; CONSULTANTS</b> 6750 Tryon Rd Cary, N.C. 27519 (919) 881-1918 FAX WWW.MULKEYENGINEERS.COM FIRM LICENSE NO. G-1081</p>			



**PRELIMINARY PLANS  
DO NOT USE FOR CONSTRUCTION**

<h2 style="margin: 0;">EXISTING CONDITIONS</h2>	<h3 style="margin: 0;">TRADITIONS NORTHEAST CLUSTER SUBDIVISION PHASE I -- MASTER PLAN</h3> <p style="margin: 0;">DEVELOPER: WAKE FOREST RESERVOIR PROPERTIES, LLC WAKE FOREST, NORTH CAROLINA</p>	<table border="1" style="margin: 0 auto;"> <thead> <tr> <th style="width: 5%;">REV.</th> <th style="width: 10%;">DATE</th> <th style="width: 45%;">DESCRIPTION</th> <th style="width: 40%;">BY</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td></tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY	1				2				3				4				5				6				7				8				9				10			
REV.	DATE	DESCRIPTION	BY																																											
1																																														
2																																														
3																																														
4																																														
5																																														
6																																														
7																																														
8																																														
9																																														
10																																														
<h1 style="margin: 0;">C-002</h1>	<p style="font-size: small; margin: 0;"> <b>MULKEY</b>        ENGINEERS &amp; CONSULTANTS        8750 TOWN RD        CLAY, NC 27928        PHONE: 851-1912        FAX: 851-1918        WWW.MULKEYENGINEERS.COM        FISH LICENSE NO. 5-1021     </p>																																													

# TRADITIONS NORTHEAST - CLUSTER SUBDIVISION PHASE I



Wake Forest Reservoir Properties, LLC  
 D.L. 10223 Pk. 1792  
 DOM 1098 Pk 878  
 PH# 1931-44-1044  
 ZONE: R-40  
 LAND USE: VACANT

Wake Forest Reservoir Properties, LLC  
 D.L. 10223 Pk. 1792  
 DOM 1098 Pk 878  
 PH# 1931-44-1044  
 ZONE: R-40  
 LAND USE: VACANT

Wake Forest Reservoir Properties, LLC  
 D.L. 10223 Pk. 1792  
 DOM 1098 Pk 878  
 PH# 1931-44-1044  
 ZONE: R-40 & R-10  
 LAND USE: VACANT

Wake Forest Reservoir Properties, LLC  
 D.L. 10223 Pk. 1792  
 DOM 1098 Pk 878  
 PH# 1931-44-1044  
 ZONE: R-40  
 LAND USE: VACANT

FLANKLIN CO.  
 RESERVOIR  
 BY OWNER

POB, LLC  
 D.L. 12388 Pk. 1737  
 DOM 2080 Pk 44  
 PH# 1931-74-4002  
 ZONE: R-40  
 LAND USE: VACANT

POB, LLC  
 D.L. 12388 Pk. 1737  
 DOM 2080 Pk 44  
 PH# 1931-74-4002  
 ZONE: R-40  
 LAND USE: VACANT

GRACE WOODLIE  
 DEAN FAMILY LIMITED PARTNERSHIP  
 D.L. 12388 Pk. 2288  
 PH# 1931-43-2853  
 ZONE: R-80W  
 LAND USE: VACANT

TOWN OF WAKE FOREST RESERVOIR  
 CITY OF RALEIGH  
 D.L. 12387 Pk 774  
 PH# 1931-31-4277  
 ZONE: OS  
 LAND USE: RESERVOIR

W3-TWP DEVELOPMENT, LLC  
 D.L. 12387 Pk 774  
 PH# 1931-31-4277  
 ZONE: OS  
 LAND USE: UNDER DEVELOPMENT

GREENWAY DEDICATION  
 SEE SHEET C-103 FOR CALCS.

40' GREENWAY DEDICATION  
 SEE SHEET C-200 FOR CALCS.

PRELIMINARY PLANS  
 DO NOT USE FOR CONSTRUCTION

**MULKEY**  
 ENGINEERS & CONSULTANTS  
 8780 Tyson Rd  
 Raleigh, NC 27615  
 PH# 919-871-1010  
 WWW.MULKEYINC.COM  
 P.E. LICENSE NO. C-1051

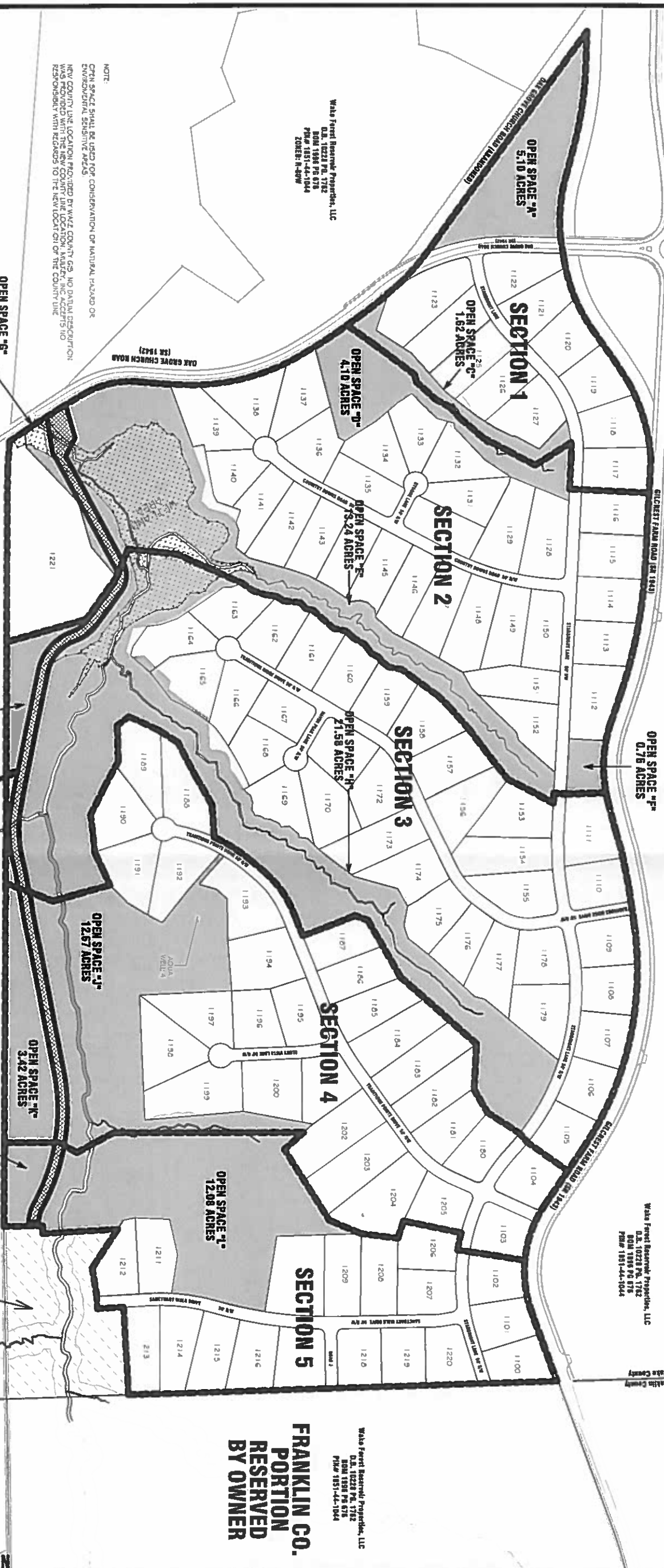
## TRADITIONS NORTHEAST CLUSTER SUBDIVISION PHASE I -- MASTER PLAN

DEVELOPER:  
 WAKE FOREST RESERVOIR PROPERTIES, LLC  
 WAKE FOREST, NORTH CAROLINA

## SITE PLAN

C-100

# TRADITIONS NORTHEAST PHASING PLAN



Wake Forest Reservoir Properties, LLC  
 O.L. 10228 Pk. 1782  
 DOM 1898 Pk. 678  
 PH# 1931-44-1044  
 ZONE: R-20W

Wake Forest Reservoir Properties, LLC  
 O.L. 10228 Pk. 1782  
 DOM 1898 Pk. 678  
 PH# 1931-44-1044

Wake Forest Reservoir Properties, LLC  
 O.L. 10228 Pk. 1782  
 DOM 1898 Pk. 678  
 PH# 1931-44-1044

**FRANKLIN CO.  
PORTION  
RESERVED  
BY OWNER**

NOTE:  
 OPEN SPACE SHALL BE USED FOR CONSERVATION OF NATURAL HAZARD OR ENVIRONMENTALLY SENSITIVE AREAS.  
 NEW COUNTY LINE LOCATION PROVIDED BY WAKE COUNTY GIS. NO DEDICATION REQUIRED FOR GREENWAY DEDICATION IN WAKE COUNTY. WAKE COUNTY IS RESPONSIBLE WITH REGARDS TO THE NEW LOCATION OF THE COUNTY LINE.

TRADITIONS NORTHEAST PHASE I DATA TABLE  
 (PER SECTION IN SECTION)

PHASE OPEN SPACE	TOTAL AREA (0.5 UNITS/AC.)	DENSITY ALLOWED	DENSITY PROVIDED	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	GREENWAY DEDICATION
SECTION 1	22.00 AC.	11	11	5.50 AC.	6.72 AC.	5.51 AC.
SECTION 2	62.00 AC.	31	31	15.50 AC.	16.61 AC.	0.00 AC.
SECTION 3	66.00 AC.	34	34	17.00 AC.	23.41 AC.	0.00 AC.
SECTION 4	56.00 AC.	28	28	14.00 AC.	16.09 AC.	0.00 AC.
SECTION 5	36.00 AC.	18	18	9.00 AC.	13.30 AC.	0.00 AC.
TOTALS	244.00 AC.	122	122	61.00 AC.	76.33 AC.	5.51 AC.

**WAKE COUNTY RECREATION REQUIREMENT  
FOR GREENWAY DEDICATION 3.51 ACRES  
IN SECTION 1**

**RESERVED  
BY OWNER  
(FUTURE PHASE II)  
(HATCHED AREA)**

SPACE WORKSHEET  
 DEAN FAMILI LIMITED PARTNERSHIP  
 O.L. 12889 Pk. 2388  
 PH# 1931-44-2853  
 LAND USE: VACANT

SPACE WORKSHEET  
 DEAN FAMILI LIMITED PARTNERSHIP  
 O.L. 12889 Pk. 2388  
 PH# 1931-44-2853  
 LAND USE: VACANT



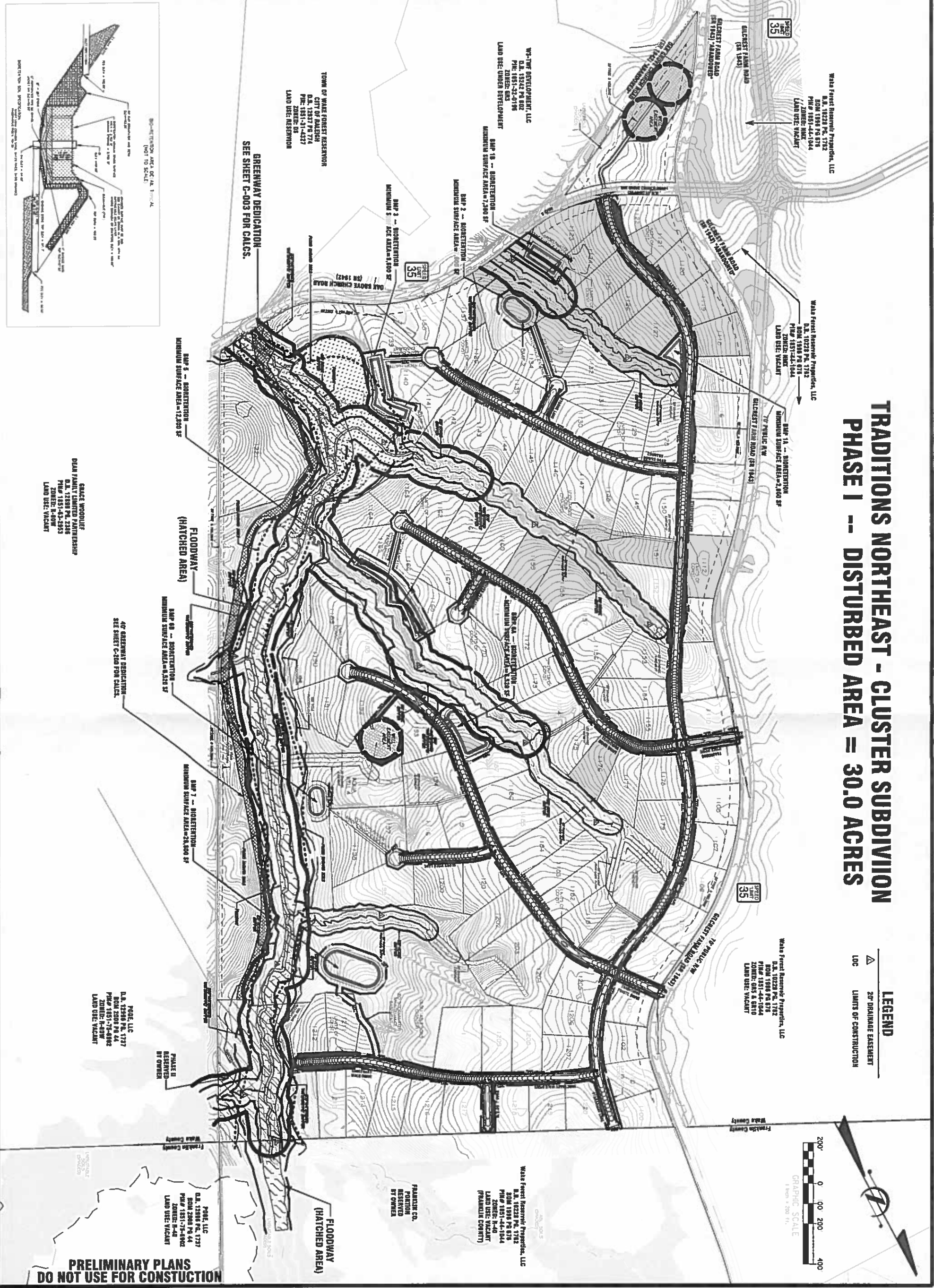
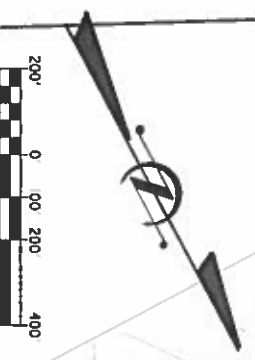
**PRELIMINARY PLANS  
DO NOT USE FOR CONSTRUCTION**

<b>C-200</b>	<b>PHASING PLAN</b>	<b>TRADITIONS NORTHEAST CLUSTER SUBDIVISION PHASE I -- MASTER PLAN</b>	DEVELOPER: <b>WAKE FOREST RESERVOIR PROPERTIES, LLC</b> WAKE FOREST, NORTH CAROLINA	SHEET: TOTAL SHEETS: DATE: DRAWN BY: CHECKED BY: PROJECT NO.:	<p>MULKEY ENGINEERS &amp; CONSULTANTS                  6750 TROY RD                  SUITE 100                  RALEIGH, NC 27615                  (919) 851-1915                  (919) 851-1916 (FAX)                  WWW.MULKEYINC.COM                  FIRM LICENSE NO. D-1091</p>
	FRANKLIN CO. PORTION RESERVED BY OWNER				



# TRADITIONS NORTHEAST - CLUSTER SUBDIVISION PHASE I -- DISTURBED AREA = 30.0 ACRES

**LEGEND**  
 ▲ 20' DRAINAGE EASEMENT  
 --- LIMITS OF CONSTRUCTION



Wake Forest Reservoir Properties, LLC  
 D.B. 18228 Pk. 1732  
 DOM 1898 Pk. 678  
 PH# 1851-44-1044  
 ZONER: H-40  
 LAND USE: VACANT

Wake Forest Reservoir Properties, LLC  
 D.B. 10228 Pk. 1732  
 DOM 1898 Pk. 678  
 PH# 1851-44-1044  
 ZONER: H-40  
 LAND USE: VACANT

BMP 11 -- BIORETENTION  
 MINIMUM SURFACE AREA = 2,000 SF  
 20' PUBLIC PKWY

Wake Forest Reservoir Properties, LLC  
 D.B. 10228 Pk. 1732  
 DOM 1898 Pk. 678  
 PH# 1851-44-1044  
 ZONER: H-40 & B-410  
 LAND USE: VACANT

WPTW DEVELOPMENT, LLC  
 D.B. 18242 Pk. 802  
 PH# 1851-32-0196  
 ZONER: G-15  
 LAND USE: UNDER DEVELOPMENT

BMP 10 -- BIORETENTION  
 MINIMUM SURFACE AREA = 2,500 SF

BMP 2 -- BIORETENTION  
 MINIMUM SURFACE AREA = 1,000 SF

BMP 3 -- BIORETENTION  
 MINIMUM SURFACE AREA = 8,000 SF

TOWN OF WAKE FOREST RESERVOIR  
 CITY OF RALEIGH  
 D.B. 18387 Pk. 774  
 PH# 1851-31-4377  
 ZONER: H-40  
 LAND USE: RESERVOIR

GREENWAY DEDICATION  
 SEE SHEET C-003 FOR CALCS.

BMP 5 -- BIORETENTION  
 MINIMUM SURFACE AREA = 2,500 SF

FLOODWAY  
 (HATCHED AREA)

BMP 8 -- BIORETENTION  
 MINIMUM SURFACE AREA = 3,500 SF

40' GREENWAY DEDICATION  
 SEE SHEET C-004 FOR CALCS.

BMP 7 -- BIORETENTION  
 MINIMUM SURFACE AREA = 25,000 SF

POBC, LLC  
 D.B. 18288 Pk. 1737  
 DOM 1898 Pk. 678  
 PH# 1851-37-4882  
 ZONER: P-40W  
 LAND USE: VACANT

PHASE II  
 RESERVED  
 BY OWNER

FLOODWAY  
 (HATCHED AREA)

Wake Forest Reservoir Properties, LLC  
 D.B. 18228 Pk. 1732  
 DOM 1898 Pk. 678  
 PH# 1851-44-1044  
 ZONER: H-40  
 LAND USE: VACANT  
 (FRANKLIN COUNTY)

FRANKLIN CO.  
 RESERVOIR  
 RESERVED  
 BY OWNER

POBC, LLC  
 D.B. 18288 Pk. 1737  
 DOM 1898 Pk. 678  
 PH# 1851-37-4882  
 ZONER: H-40  
 LAND USE: VACANT

**PRELIMINARY PLANS  
DO NOT USE FOR CONSTRUCTION**

**TRADITIONS NORTHEAST  
CLUSTER SUBDIVISION  
PHASE I -- MASTER PLAN**  
 DEVELOPER:  
 WAKE FOREST RESERVOIR PROPERTIES, LLC  
 WAKE FOREST, NORTH CAROLINA

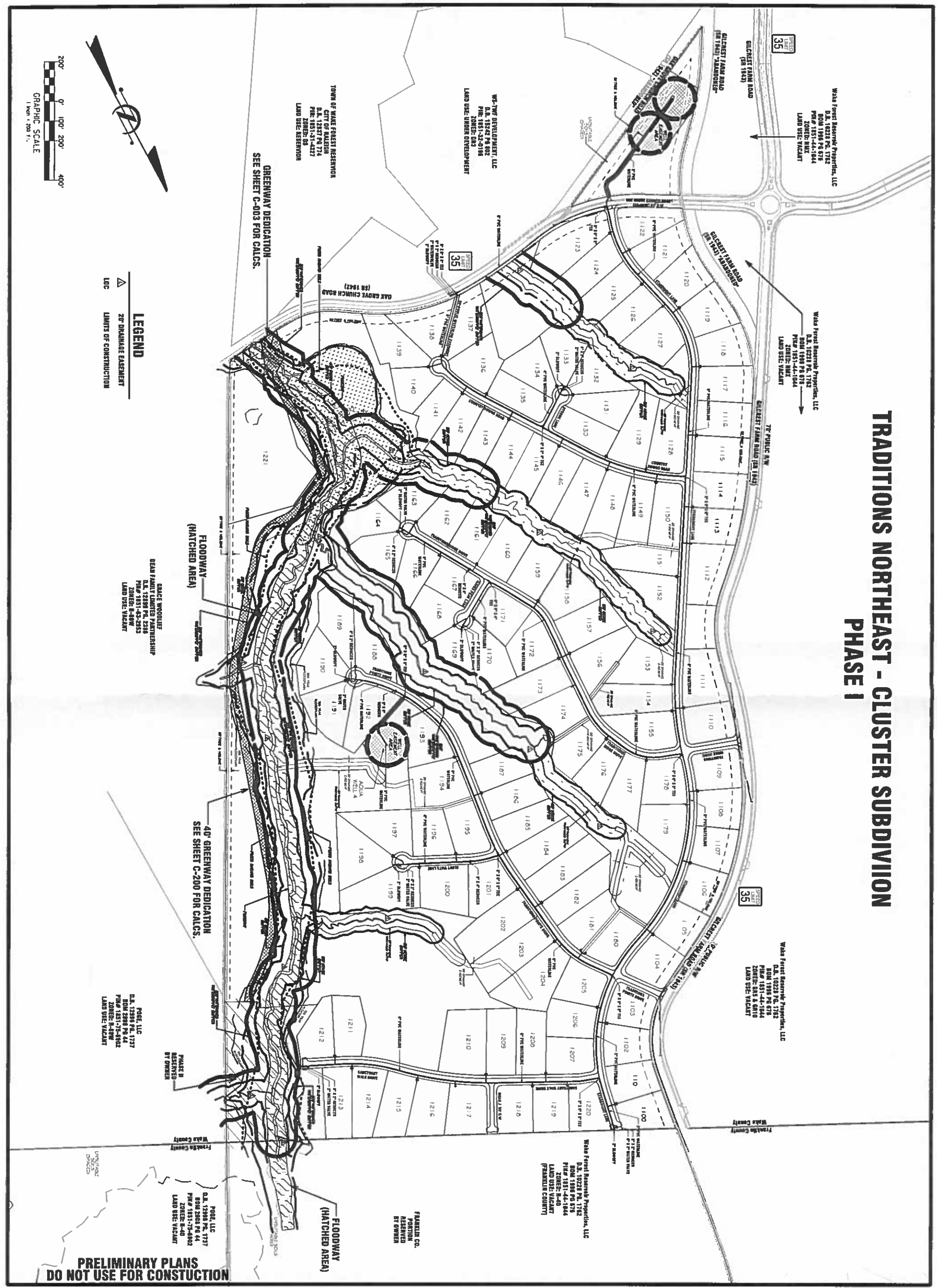
**STORMWATER  
EXHIBIT**

**C-300**

DATE:	DATE:	SCALE:
DRAWN BY:	DATE:	DATE:
CHECKED BY:	DATE:	DATE:
PROJECT:	DATE:	DATE:
REVISIONS:	DATE:	DATE:

**MULKEY**  
 ENGINEERS & CONSULTANTS  
 675 W. TOWN DR.  
 CARY, NC 27513  
 919-681-1100  
 WWW.MULKEY-NC.COM  
 FIRM LICENSE NO. 00120

# TRADITIONS NORTHEAST - CLUSTER SUBDIVISION PHASE I



**LEGEND**

- ▲ 20' DRAINAGE EASEMENT
- △ LIMITS OF CONSTRUCTION

**GRACE WOODLIEF**  
DEAN FAMILY LIMITED PARTNERSHIP  
D.L. 12388 Pk. 2318  
DOM 1931-85-2533  
ZONE: R-40W  
LAND USE: VACANT

**POBE, LLC**  
D.L. 12387 Pk. 1737  
DOM 1931-85-1862  
ZONE: R-40W  
LAND USE: VACANT

**PHASE B**  
RESERVED BY OWNER

**POBE, LLC**  
D.L. 12388 Pk. 1737  
DOM 1931-85-4002  
ZONE: R-40  
LAND USE: VACANT

**FRANKLIN CO.**  
PORTION  
RESERVED BY OWNER

**Wake Forest Reservoir Properties, LLC**  
D.L. 10221 Pk. 1782  
DOM 1986 Pk. 678  
PMA# 1931-44-1944  
ZONE: S-40  
LAND USE: VACANT  
(FRANKLIN COUNTY)

**Wake Forest Reservoir Properties, LLC**  
D.L. 10221 Pk. 1782  
DOM 1986 Pk. 678  
PMA# 1931-44-1944  
ZONE: S-40 & 6810  
LAND USE: VACANT

**Wake Forest Reservoir Properties, LLC**  
D.L. 10221 Pk. 1782  
DOM 1986 Pk. 678  
PMA# 1931-44-1944  
ZONE: S-40  
LAND USE: VACANT

**Wake Forest Reservoir Properties, LLC**  
D.L. 10221 Pk. 1782  
DOM 1986 Pk. 678  
PMA# 1931-44-1944  
ZONE: S-40  
LAND USE: VACANT

**W-17W DEVELOPMENT, LLC**  
D.L. 19242 Pk. 802  
PMA# 1931-42-0188  
ZONE: O-3  
LAND USE: UNDER DEVELOPMENT

**TOWN OF WAKE FOREST RESERVOIR**  
CITY OF RALEIGH  
D.L. 12387 Pk. 1737  
PMA# 1931-85-4423  
ZONE: R-40  
LAND USE: RESERVOIR

**GREENWAY DEDICATION**  
SEE SHEET C-003 FOR CALCS.

**FLOODWAY**  
(MATCHED AREA)

**40' GREENWAY DEDICATION**  
SEE SHEET C-200 FOR CALCS.

**FLOODWAY**  
(MATCHED AREA)

**PRELIMINARY PLANS  
DO NOT USE FOR CONSTRUCTION**



## TRADITIONS NORTHEAST CLUSTER SUBDIVISION PHASE I -- MASTER PLAN

**DEVELOPER:**  
WAKE FOREST RESERVOIR PROPERTIES, LLC  
WAKE FOREST, NORTH CAROLINA

## UTILITY EXHIBIT

**C-400**

