



Planning, Development & Inspections



S-016-16

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 Rhodes Farm

(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: 0699-61-5349, 0699-71-2099, 0699-70-5660, 0698-79-1845, 0698-69-6605
Address: 9408 Old Stage Rd.
Location: West side of Old Stage Rd., at/between
Rolling Farm Dr. and Rolling Meadows Dr.

Total site area in square feet and acres: 2,855,829 square feet 65.56 acres
Zoning District(s) and Overlay Districts (if any) and land area within each:

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant & Wooded

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

Name: Forrest Ball
Address: 10117 Old Stage Rd.
City: Raleigh State: NC Zip Code: 27603
E-mail Address: douglas@ballrentals.com FAX:
Telephone Number: (919) 427-2592

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

Name: Keith Roberts, PE
Address: 5410 Trinity Rd. Suite 102
City: Raleigh State: NC Zip Code: 27607
E-mail Address: Keith.Roberts@timmons.com FAX: (919) 859-5333
Telephone Number: (919) 866-4940 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45 DU/AC.

Max. # of lots allowable*: 95 Proposed # of lots*: 63
Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 30,000 sf
Average lot area*: Raleigh sf
Min. allowable lot width*: 60 ft Proposed min. lot width*: 32 (cul-de-sac) ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10 % () 25 % () 30% () 40% of site area
Min. open space area: 6.56 _____ acres
 Proposed open space area [by parcel]: 10.06 _____ acres
 Proposed open space use(s) [by parcel]: Conservation and Protection of Natural Areas
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: 345,296 _____ sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12.09 _____ %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0.15 acres
 within floodway: 0 _____ 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Street A	50	20	2	Y			
Street B	50	20	2	Y			
Street C	50	20	2	Y			

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: N/A _____ ADT: N/A _____

Type of vehicle: N/A _____ ADT: N/A _____

Utilities and Services

Water supply provided by: () municipal system (_____)

(X) community system (Aqua North Carolina Inc. _____) () 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: _____ gpd

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

Natural gas service provided by: N/A _____

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

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 0% - 5% _____

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: 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 _____

() 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):

Fuquay - Garner Area Plan: Residential

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: _____

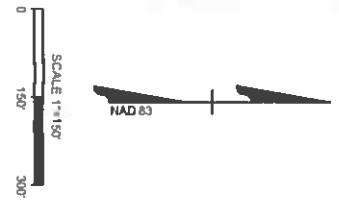
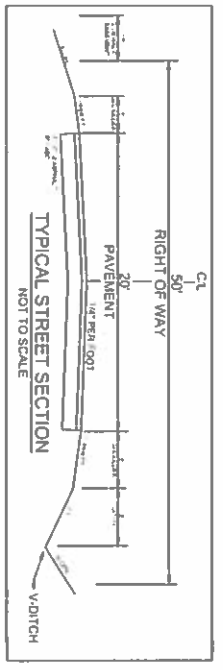
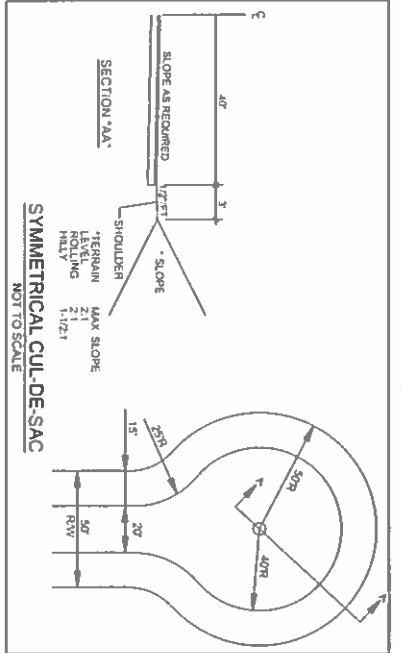
Signature: [Handwritten Signature] Date: 8/1/10

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: 8/1/10

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.



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- PROPOSED RIGHT-OF-WAY
- EXISTING CREEK CENTERLINE
- 100-YEAR FLOODPLAIN
- TREE & VEGETATION ZONE
- PROPOSED ROAD CENTERLINE
- BUILDING SETBACKS
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED OPEN SPACE
- FLOOD HAZARD SOILS
- NEI/SE RIPARIAN BUFFER
- SUITABLE SOILS

VICINITY MAP

OPEN SPACE AREA

OPEN SPACE REQUIRED (10%)	8.56 AC
OPEN SPACE PROVIDED	10.06 AC (1.88 %)
OPEN SPACE AREA #1	4.87 AC
OPEN SPACE AREA #2	4.78 AC
OPEN SPACE AREA #3	2.24 AC
OPEN SPACE AREA #4	1.00 AC
OPEN SPACE AREA #5	0.19 AC
TOTAL	10.06 AC (1.88 %)

STREET DATA:

STREET 'A'	20' PAVEMENT
STREET 'B'	17'9" L.F.
STREET 'C'	1,049' L.F.

LOT SETBACKS:

FRONT	30'
REAR	30'
CORNER SIDE	30'
REAR	30'

SITE DATA

SUBDIVISION NUMBER	S-000-16
TOTAL SITE AREA	3.58 AC
PIN NUMBERS	0899-61-5348, 0899-71-3099, 0899-09-0660, 0899-79-1654, 0899-09-0660
ZONING	VACANT & WOODED
PROPOSED USE	CLUSTER SUBDIVISION
MAX. NO. OF LOTS (1.45 DU/AC)	95
PROPOSED NO. OF LOTS	63
AVERAGE LOT SIZE	34,554 SF
MIN. LOT SIZE	30,000 SF
MIN. LOT WIDTH	32' (CUL-DE-SAC)
OPEN SPACE REQUIRED (10%)	8.56 AC
OPEN SPACE PROVIDED	10.06 AC (1.88 %)
AREA IN ROW	48.84 AC
LINEAR STREET FOOTAGE	1,543 LF
DISTURBED AREA	60.80 AC

TOTAL AREA

IMPERVIOUS IN 63 LOTS 3 900 SF/LOT	65.56 AC
IMPERVIOUS IN ROADWAY	2,335.83 SF
TOTAL IMPERVIOUS	5.64 AC
PERCENT IMPERVIOUS	245,700 SF
	98,586 SF
	7.33 AC
	345,286 SF
	12.09%

- NOTES:**
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY STANCL AND ASSOCIATES
 - TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS
 - CONSULTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS
 - PRELIMINARY SOILS DETERMINATION BY CENTRAL CAROLINA SOIL CONSULTANT
 - ALL UTILITIES SHALL BE UNDERGROUND
 - EACH LOT WILL BE SERVED BY AN INDIVIDUAL WELP SYSTEM
 - WAKE COUNTY EROSION CONTROL AND STORMWATER PERMITS WILL BE REQUIRED WITH
 - HAZARD PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER MAY NEED TO OBTAIN A FLOOD PERMIT FOR LOTS MARKED WITH "F".
 - FILING OR ERECTION OF PERMIT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS SHALL BE NO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100-YEAR FLOOD ZONES UNIT. A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA
 - CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION
 - SIGNAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNAGE
 - NCDOT DRIVEWAY PERMIT WILL BE REQUIRED PRIOR TO FINAL PLAY APPROVAL
 - STREET NAMES MUST BE APPROVED BY WAKE COUNTY GIS PRIOR TO FINAL PLAY
 - ALICENSED SOIL SCIENTIST WILL SUBMIT A SOIL REPORT THAT MEETS THE SPECIFICATIONS OF ENVIRONMENTAL SEPTIC SYSTEM AND REPAIR AREA
 - DEDICATED OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
 - FOR THE SUBDIVISIONS RESIDENTS AND THEIR GUESTS
 - VERTICAL CLEARANCE OF 13 FEET 6 INCHES REQUIRED FOR ALL ROADWAYS
 - AREAS OF DISCONNECTED IMPERVIOUS SHALL BE SHOWN ON THE RECORDED PLAY
 - A FINANCIAL GUARANTEE WILL BE REQUIRED PRIOR TO FINAL PLAY
 - DEVELOPER:

HICK AND SUBDIVISION, INC.
1401 AMBERWOOD ROAD, SUITE 206
GARNER, NC 27529
919-722-3025



PRELIMINARY - NOT FOR CONSTRUCTION

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RHODES FARM

WAKE COUNTY, NORTH CAROLINA

CLUSTER SUBDIVISION PLAN

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

DATE	REVISION DESCRIPTION
07/05/2016	
DRAWN BY E. BLANCHON	
DESIGNED BY E. BLANCHON	
CHECKED BY K. ROBERTS	
SCALE 1" = 150'	

TITLE NO.
38524

SHEET NO.
CL 0