



# 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

HIGH GROVE SUBDIVISION II

( ) cluster subdivision (X) lot-by-lot subdivision

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: 0678-25-2813 (PORTION OF) 0678-39-3012

Address: NORTH OF EXISTING HIGH GROVE SUBDIVISION

Location: NORTH side of EXISTING HIGH GROVE SUBDIVISION, at/between  
(north, east, south, west) (street)

\_\_\_\_\_ and \_\_\_\_\_  
(street) (street)

Total site area in square feet and acres: 5,434,961 square feet 124.77 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): \_\_\_\_\_

### Property Owner

Name: SUGGS FAMILY LIMITED PARTNERSHIP

Address: 514 CASWELL BEACH RD.

City: OAK ISLAND NC 28465 State: NC Zip Code: 28465

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 773-9330

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

Name: BRANDON MELAMB (STEWART-PROCTOR)

Address: 319 CHAPANOVE RD. SUITE 106

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: BLMEI @ BELL SOUTH . NET FAX: 779-1855

Telephone Number: (919) 779-1855 Relationship to Owner: ENGINEER

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.45  
 Max. # of lots allowable\*: 181 Proposed # of lots\*: 52  
 Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,100 sf  
 Average lot area\*: 102,366 sf  
 Min. allowable lot width\*: 95 ft Proposed min. lot width\*: 95 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: 0 acres  
 Proposed open space area [by parcel]: N/A acres  
 Proposed open space use(s) [by parcel]: N/A  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 7,000 SF / LOT LOTS 13+14 12,000 SF LOT 15 290,800 SF  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 31.36 acres  
 within floodway: 18.15 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) 2,113,120 Total # of proposed lots 52 Total # of acres 191.03

Calculate both: Estimate of recreation area required: 1.49 ACRES  
 Estimate of recreation fee required: \$ 16,482

\*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: HILLTOP NEEDMORE RD.

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>
				Y	TORUNAVE	4200	
					ALREADY IN PLACE		

<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 ( \_\_\_\_\_ )

(  ) community system ( FROM PREVIOUS WELL SITE HIGH GROVE I ) ( ) individual well(s)

Estimated total water demand: 360 gpd

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

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

Estimated total wastewater discharge: 400 gpd

Solid waste collection provided by: PRIVATE

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

Natural gas service provided by: PSNC

Telephone service provided by: BELL SOUTH Underground ( ) yes ( ) no

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

Fire protection provided by: FIRE DEPT.

**Miscellaneous**

Generalized slope of site: 5% - BOLUNG

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ~~SEE~~ MIDDLE CREEK IN RACK OF PROPERTY  
NOT TO BE DISTURBED

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):

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

**Other information** (additional relevant information about the site or proposal you wish to note or cite)

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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: 6-25-07

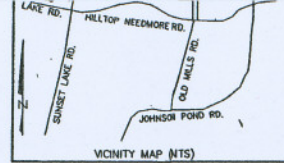
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: Brandon P. McCall Date: 6/26/07

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at [www.wakegov.com](http://www.wakegov.com). All application fees are non-refundable.



N/P  
TOWN OF CARY  
D.B. 3705, PG. 162

N/P  
L.I. AND GORDON W. BARR  
D.B. 0543, PG. 303

N/P  
BEAZER HOMES CORP.  
D.B. 024A, PG. 1417

N/P  
MAURICE AND WATSON ASSOC.  
D.B. 2250, PG. 157

**NOTE:**  
THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK INSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

- HATCH AREA INDICATES UNSUITABLE SOILS AS PROVIDED BY LICENSED SOILS SCIENTIST
- HATCH AREA DENOTES FLOOD HAZARD SOIL AS ADJUSTED WITH TOPO AND REPORT FROM SEC

**NOTE:**  
ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "F", THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST VERIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

**SITE DATA - TOTAL**

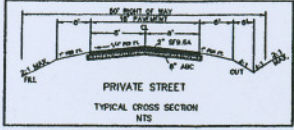
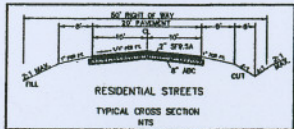
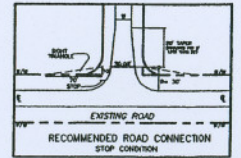
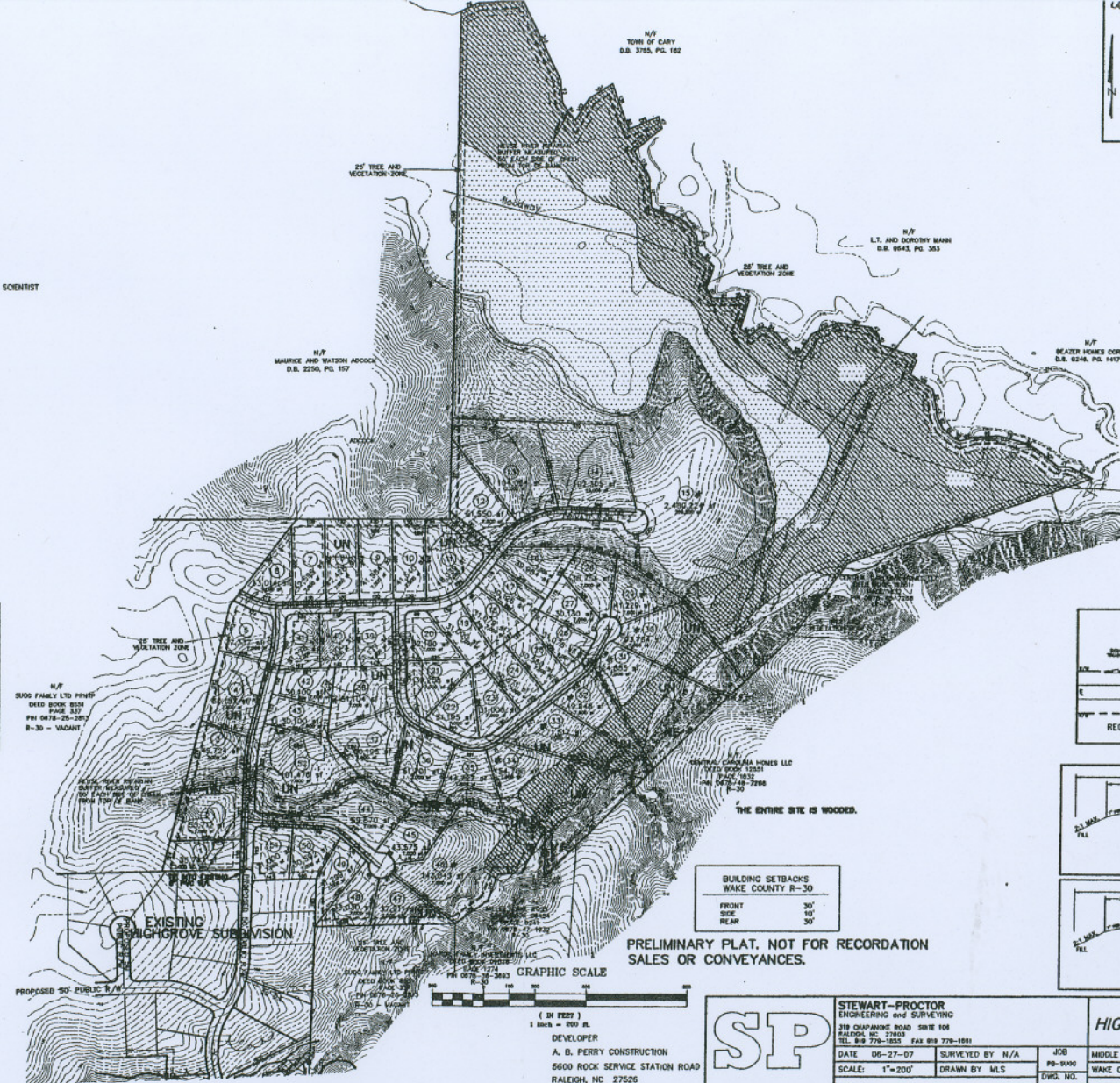
- TOTAL TRACT SIZE = 124.77 ACRES
- NO. LOTS = 52
- AVERAGE LOT SIZE = 2.35 ACRES
- LINEAR FEET OF STREET = 5,042
- AREA OF STREETS = 6,10 AC.
- IMPERVIOUS IN STREETS = 2.44 AC.
- PIN 0678-39-3012, 0678-82-2813 (PORTION OF)
- MIN LOT SIZE ALLOWED - 30,000 SF
- MIN LOT SIZE PROPOSED - 30,100 SF
- MIN LOT WIDTH ALLOWED - 95 FT

**STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS**

- TOTAL ACREAGE IN SUBDIVISION = 124.77 ACRES
- IMPERVIOUS STREET AREA = 106,286 SF
- IMPERVIOUS ALLOTTED PER LOT ON 49 LOTS = 7,000 SF
- IMPERVIOUS ALLOTTED PER LOT ON 2 LOTS = 12,000 SF
- IMPERVIOUS ALLOTTED PER LOT ON 1 LOTS = 290,800 SF
- TOTAL IMPERVIOUS AREA = (49 X 7000) + (2 X 12000) + (1 X 290,000) + 106,286 = 763,286 SF
- 763,286 SF / 43560 SF / AC = 17.52 AC
- PROPOSED PERCENT IMPERVIOUS = (17.52 AC / 124.77 AC) X 100 = 14.04%

**NOTE:** IMPERVIOUS AREA PER LOT TO BE LIMITED AS SHOWN  
WATERSHED REDUCTION CALCULATIONS WILL BE APPROVED AND BUDHORN RECEIPT OBTAINED PRIOR TO CONSTRUCTION.

- NOTES:**
- PRESENT LAND USE IS WOODED.
  - STREETS WILL HAVE A 50' R/W.
  - ALL CURB-DE-SACS WILL HAVE A 50' RADIUS.
  - ALL RADIUS AT STREET INTERSECTIONS ARE 25'.
  - ALL STREETS WILL BE PUBLIC AND PRIVATE AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
  - WATER SYSTEM WILL CONSIST OF A COMMUNITY WATER SYSTEM.
  - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
  - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
  - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
  - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
  - TOPO DATA FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
  - CONTOUR INTERVAL IS 2'.
  - DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR MORE OF A LOT AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
  - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
  - RECREATION ORNAMENT TO BE MET VIA TREE IN LIEU.
  - NO FLOOD STUDY WILL BE REQUIRED FOR ROAD CONSTRUCTION.
  - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT.
  - PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED.



BUILDING SETBACKS  
WAKE COUNTY R-30

FRONT	30'
SIDE	10'
REAR	30'

PRELIMINARY PLAT. NOT FOR RECORDATION  
SALES OR CONVEYANCES.



( IN FEET )  
1 Inch = 100 ft.



**STEWART-PROCTOR**  
ENGINEERING AND SURVEYING  
318 CHAPARRAL ROAD SUITE 106  
RALEIGH, NC 27610  
TEL: 919 778-1855 FAX: 919 778-1861

DEVELOPER  
A. B. PERRY CONSTRUCTION  
5600 ROCK SERVICE STATION ROAD  
RALEIGH, NC 27526

PRELIMINARY PLAN FOR  
**HIGH GROVE SUBDIVISION II**  
A LOT BY LOT SUBDIVISION

DATE	06-27-07	SURVEYED BY	N/A	JOB	MIDDLE CREEK TOWNSHIP	NORTH CAROLINA
SCALE:	1"=200'	DRAWN BY	M/S	FE-0000	WAKE COUNTY	OWNER: A. B. PERRY
REVISIONS:				DRWS. NO.	0678-25-2813 (PORTION OF)	P.I.N. 0678-39-3012
				98-000-FRZ	ZONED R-30	