



# 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

EDGEMONT ESTATES

( ) 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: 1775-76-7143

Address: WEST SIDE OF EDGEMONT NORTH OF 64 HWY

Location: WEST side of EDGEMONT RD., at/between  
(north, east, south, west) (street)

DOC PROCTOR RD and 64 HWY  
(street) (street)

Total site area in square feet and acres: 636,411 square feet 14.61 acres  
14.61

Zoning District(s) and Overlay Districts (if any) and land area within each: \_\_\_\_\_

R-40 RCOD-1

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

Present land use(s): VACANT

### Property Owner

Name: LOWERY S. PERRY

Address: PO BOX 215

City: KNIGHTDALE State: NC Zip Code: 27545

E-mail Address: STEWART PE @ AOL.COM FAX: 779-1661

Telephone Number: 779-1855

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

Name: MIKE STEWART

Address: 319 CHAPANOKE RD. SUITE 106

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: STEWART PE @ AOL.COM FAX: 779-1855

Telephone Number: 779-1855 Relationship to Owner: ENGINEER

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1 UNIT / ACRE  
 Max. # of lots allowable\*: 14 Proposed # of lots\*: 11  
 Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 40,001 sf  
 Average lot area\*: 44,000 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: 0 acres  
 Proposed open space area [by parcel]: 0.73 acres  
 Proposed open space use(s) [by parcel]: STORMWATER (IF NEEDED)  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 94,089 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): \_\_\_\_\_ acres  
 within floodway: \_\_\_\_\_ 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) \$87,734 Total # of proposed lots 11 Total # of acres 14.61

Calculate both: Estimate of recreation area required: 0.31 ACRES  
 Estimate of recreation fee required: \$ 1,888.00

\*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: EDGEMONT 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>
EDGEMONT RD.	50	20	2	Y		2406	44

<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) \_\_\_\_\_  
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

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 ( \_\_\_\_\_ ) () individual well(s)

Estimated total water demand: \_\_\_\_\_ gpd

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

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

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

Solid waste collection provided by: IND. SEPTIC

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

Natural gas service provided by: PSNC

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

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

Fire protection provided by: FIRE DEPT.

**Miscellaneous**

Generalized slope of site: 3%

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):

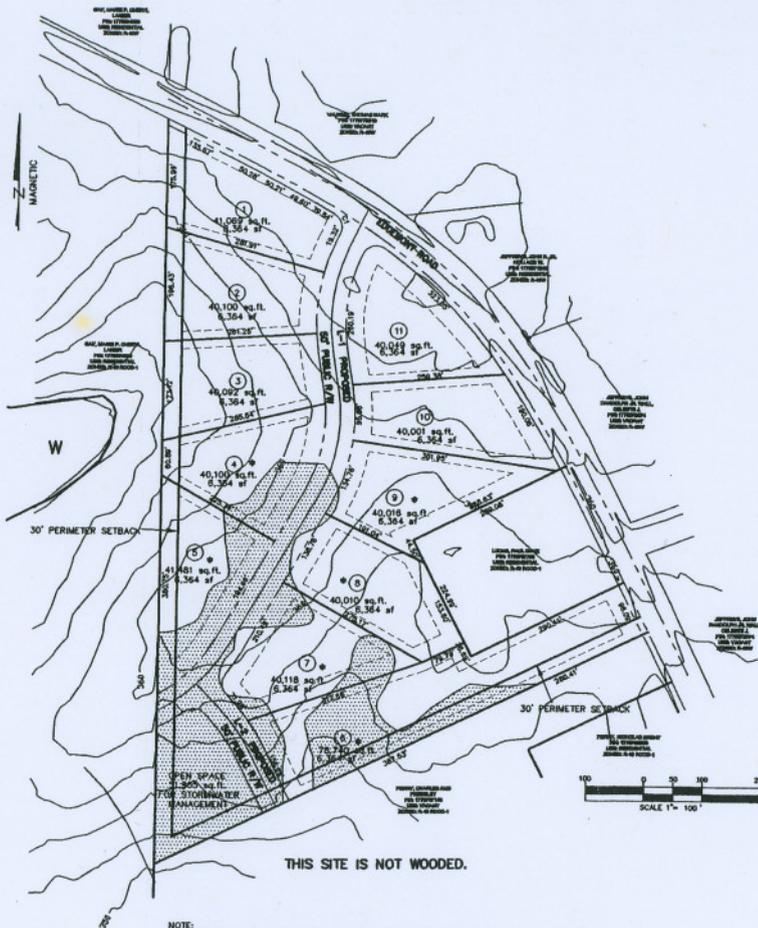
VACANT



BUILDING SETBACKS WAKE COUNTY R-40W	
FRONT	30'
SIDE	15'
REAR	30'
CORNER SIDE	30'

HATCH AREA DENOTES FLOOD HAZARD SOIL AS ADJUSTED WITH TOPO

NOTE:  
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN \* 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 CERTIFY 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 SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100-YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.



THIS SITE IS NOT WOODED.

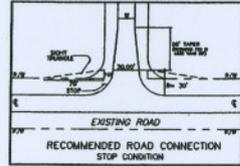
NOTE:  
OPEN SPACE IS TO BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.

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.



- NITROGEN REDUCTION AND STORMWATER CALCULATIONS TO BE SUBMITTED AND APPROVED DURING CONSTRUCTION REVIEW PROCESS.

STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS	
- TOTAL ACREAGE IN SUBDIVISION	= 14.61 ACRES
- TOTAL ACREAGE IN SUBDIVISION X .15	= 2.18 ACRES
- 2.18 AC. X 43,560 SF/AC.	= 94,090 SF
- LINEAR FEET OF STREET X 20 FEET PAVT	= 1,204 X 20 = 24,080 SF
- 94,090 SF - 24,080 SF = 70,010 SF	
- ( DIVIDED BY 11 LOTS )	70,010 / 11 = 6,364 SF
	6,360 SF IMPERVIOUS ALLOWED FOR EACH LOT



- NOTES:
- PRESENT LAND USE IS WOODED AND FALLOW.
  - STREETS WILL HAVE A 50' R/W.
  - ALL CURB-TO-SIDES WILL HAVE A 50' RADIUS
  - ALL RADII AT STREET INTERSECTIONS ARE 25'
  - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
  - WATER SYSTEM WILL CONSIST OF INDIVIDUAL WELLS.
  - 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 TAKEN 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 4 LOTS 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.
  - NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO EDMONT ROAD.
  - RECREATION ORDINANCE TO BE MET VIA FEE IN LIEU.
  - NO FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION
  - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT.

ROADWAY DATA LENGTHS	
- L-1 (50' R/W)	= 945 LF
- L-2 (50' R/W)	= 258 LF

SITE DATA - TOTAL	
- TOTAL TRACT SIZE	= 14.61 ACRES
- OPEN SPACE	= 0.73 AC.
- NO. LOTS	= 11
- AVERAGE LOT SIZE	= 1,011 ACRES
- LINEAR FEET OF STREET	= 1,204 LF
- AREA OF STREETS	= 1.38 AC.
- PIN	1775-79-7143
- ZONED	R-40
- MIN LOT SIZE	= 40,001 SF
- AVERAGE LOT SIZE	= 44,000 SF
- MIN PROPOSED LOT WIDTH	= 110'

SURVEY INFORMATION BY:  
**WILLIAMS - PEARCE & ASSOC., P.A.**  
Professional Land Surveyors P.O. Box 895, Raleigh, N.C. 27607 Phone (919)289-1000

OWNER:  
LOWERY S. PERRY  
P.O. BOX 215  
KNOXDALE, NC 27545

**SP**

STEWART-PROCTOR, PLLC  
ENGINEERING AND SURVEYING  
332 CHAPMAN ROAD SUITE 100  
RALEIGH, NC 27603  
TEL. 819 779-1865 FAX 819 779-1861

DATE: 11-26-08	SURVEYED BY	JOB
SCALE: 1"=100'	DRAWN BY	DWG. NO.
REVISIONS		

PRELIMINARY SUBDIVISION PLAN FOR EDGEMONT ESTATES A "LOT-BY-LOT" SUBDIVISION	
MARKS CREEK TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER: LOWERY PERRY
ZONED: R-40 RCD-1 P.L.M. 1775-79-7143 (PART OF)	