

S-002-14



Planning, Development & Inspections

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

HICKORY LEAF RESERVE

() cluster subdivision (X) 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: 0781-91-6477

Address: 5107 HICKORY LEAF DRIVE

Location: NORTH side of HICKORY LEAF DRIVE, at/between

BIRCHLEAF DR. and WINTER HOLLY COURT

Total site area in square feet and acres: 443,005 square feet 10.17 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: RW-40

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: SENDERO BROTHER I, LLC

Address: 3701 NATIONAL DRIVE SUITE 201

City: RALEIGH State: NC Zip Code: 27612

E-mail Address: JOHN@WINSTON-HOMES.COM FAX: 919-782-1208

Telephone Number: 919-270-5441

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

Name: PRIEST CRAVEN AND ASSOCIATES, INC.

Address: 3803 B COMPUTER DRIVE SUITE 104

City: RALEIGH State: NC Zip Code: 27609

E-mail Address: DBURNO@PRIESTCRAVEN.COM FAX: 919-781-0300

Telephone Number: 919-781-0300 Relationship to Owner: CONSULTANT

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 40,000 SF/LOT

Max. # of lots allowable*: 11.07 Proposed # of lots*: 9

Min. allowable lot area*: 40,000 SF sf Proposed min. lot area*: 40,068 sf

Average lot area*: 41,845 SF 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 % () 30% () 40% of site area
Min. open space area: N/A 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: _____ sf
Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ %
Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): N/A 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 1/35th 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 \$2473 fee.

Tax value of property (land only) 603950 ** Total # of proposed lots 9 Total # of acres 10.17

Calculate both: Estimate of recreation area required: _____
Estimate of recreation fee required: _____ **

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

**Actual fee will be based on current tax value at the time of final plat recording

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
HICKORY LEAF DRIVE	50	20		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: _____

Type of vehicle: N/A 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

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

Natural gas service provided by: N/A

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

Cable television service provided by: Time Warner Underground () yes () no

Fire protection provided by: Fairview

Miscellaneous

Generalized slope of site: 2% - 10%

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 NEUSE RIVER - SWIFT 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: [Signature] Date: 1/31/14

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: [Signature] Date: 2/4/2014

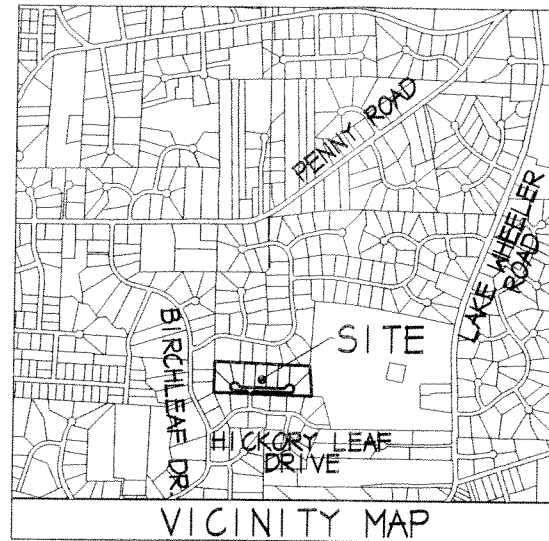
Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at http://www.wakegov.com/NR/rdonlyres/030C33DC-5097-4A46-8B1B-7896044B485F/0/AdoptedOrdinanceMASTER3_24_08.pdf
All application fees are non-refundable.

HICKORY LEAF RESERVE

PRELIMINARY SUBDIVISION PLAN FOR A SINGLE FAMILY SUBDIVISION WAKE COUNTY, NORTH CAROLINA

SITE INFORMATION

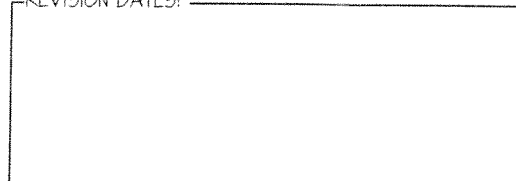
ZONING		RW-40
EXISTING LAND USE		VACANT
PROPOSED LAND USE		SINGLE FAMILY SUBDIVISION
PROPERTY OWNER	SENDERO BROTHERS I, LLC 3701 NATIONAL DRIVE RALEIGH NC 27612	
APPLICANT	SENDERO BROTHERS I, LLC 3701 NATIONAL DRIVE RALEIGH NC 27612	
WAKE COUNTY PIN(S)		0781-41-6477
GROSS PROJECT AREA	10.17 AC - 443,005 SF	
AREA IN LOTS	8.85 AC	
AREA IN RIGHT OF WAY	1.10 AC	
AREA IN OPEN SPACE	0.42 AC	
TOTAL NUMBER OF LOTS	9 SINGLE FAMILY AND 2 OPEN SPACE - 11	
MINIMUM LOT SIZE	40,000 SF	
AVERAGE LOT SIZE	41,845 SF	
MINIMUM LOT WIDTH	110 LF	
APPROXIMATE DISTURBED AREA	85,103 SF - 1.95 AC	
LENGTH OF PUBLIC ROADS	421 LF	



SHEET INDEX:

1. EXISTING CONDITIONS SHEET
2. PRELIMINARY SUBDIVISION PLAN
3. PRELIMINARY SOILS AND SITE EVALUATION PLAN
4. PRELIMINARY STORMWATER MANAGEMENT PLAN

REVISION DATES:



SINGLE FAMILY SETBACKS

FRONT	30 FT	REAR	30 FT
CORNER SIDE	30 FT	MIN. SIDE	15 FT

APPLICANT:

SENDERO BROTHERS I, LLC
3701 NATIONAL DRIVE SUITE 201
RALEIGH, NC 27612
Phone (919)270-5411 Fax (919) 782-1288

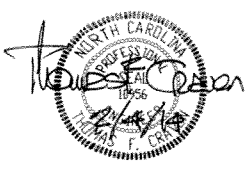
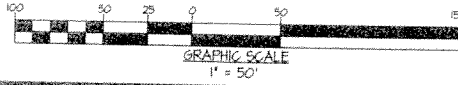
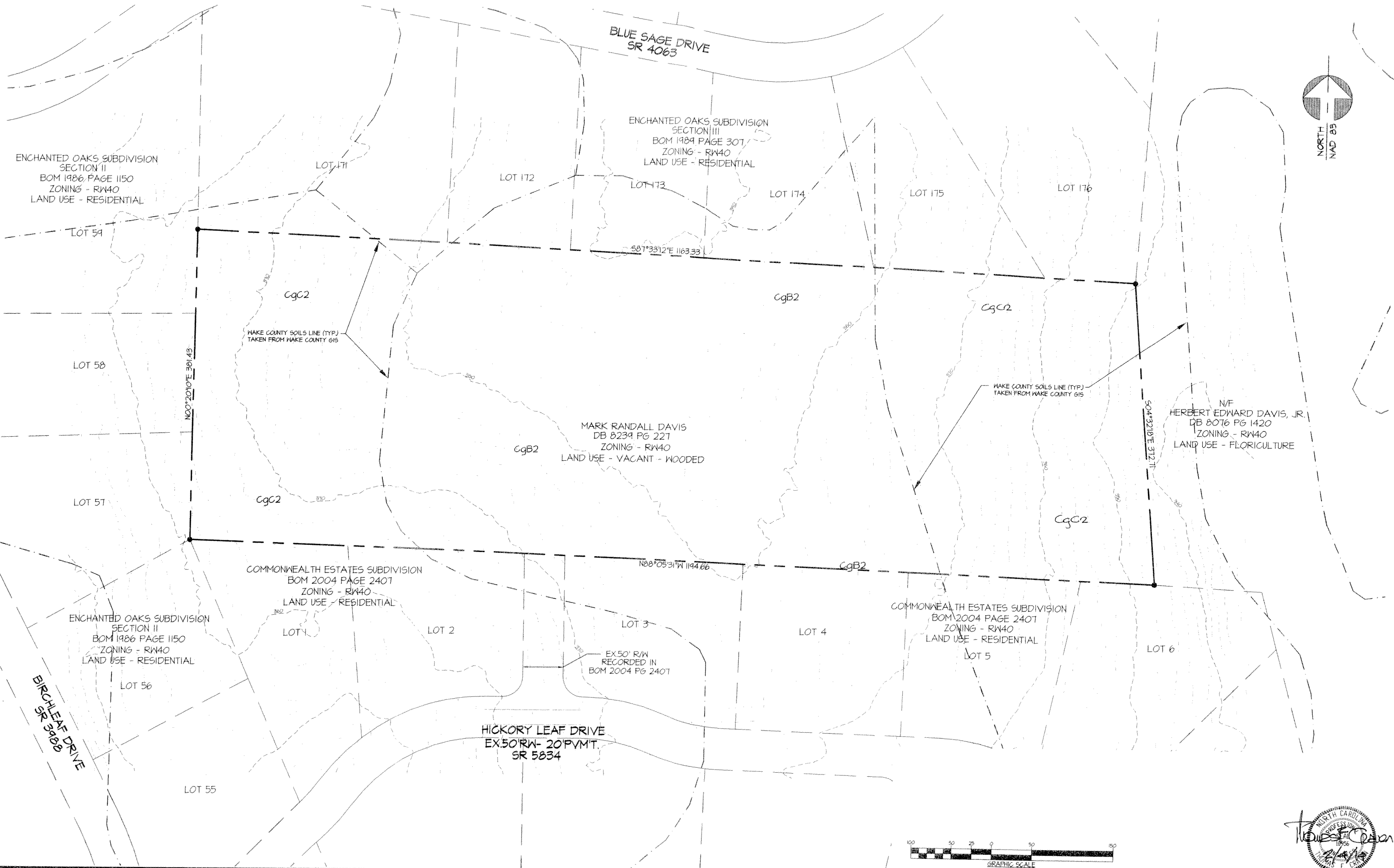
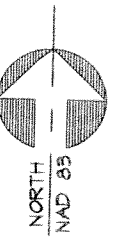
CONSULTANT:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104, Raleigh, N.C. 27609
Phone 919 / 781-0300 Fax 919 / 782-1288 / Firm #: C-0488
Email DBURUD@PRIESTCRAVEN.COM

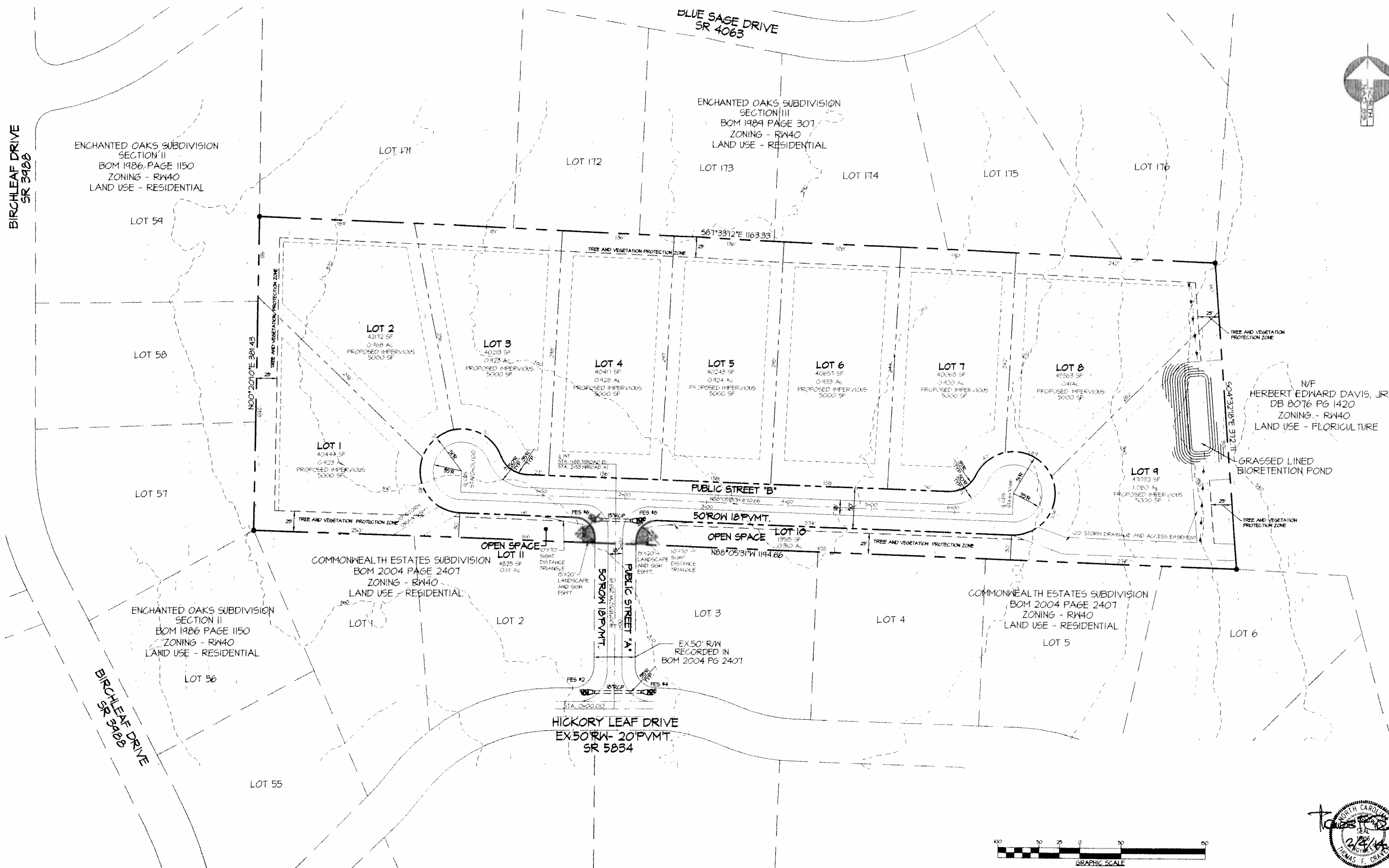
GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM DEEDS AND RECORD PLATS AVAILABLE FROM WAKE COUNTY REGISTER OF DEEDS.
2. SITE TOPOGRAPHIC INFORMATION IS FROM GIS DATA AVAILABLE FROM WAKE COUNTY.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE WAKE COUNTY, NCDOT, AND NCDWR STANDARDS AND SPECIFICATIONS.
5. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY WAKE COUNTY AND NCDOT.
6. LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES, STORM SEWER, AND ALL PROPOSED UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
7. THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
8. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
9. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
10. ALL PROPOSED ROADS SHALL BE PUBLIC AND DESIGNED AND CONSTRUCTED TO NCDOT STANDARDS AND SPECIFICATIONS.





<p>A SINGLE FAMILY DEVELOPMENT HICKORY LEAF RESERVE</p>		<p>SCALE: 1" = 50'</p>	<p>EXISTING CONDITIONS</p>	<p>PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 Phone 919 / 781-0300 Fax 919 / 782-1288 Email PCA@PriestCraven.com / Firm # C-0488</p>	<p>01</p>
<p>SPONSORED BY: JOHN SCHLICHENMAIER WAKE COUNTY, NORTH CAROLINA</p>		<p>DATE: JANUARY 7, 2014</p>			
		<p>PROJECT: XXXXXXXXXXXXX</p>			



N/F
HERBERT EDWARD DAVIS, JR.
DB 8076 PG 1420
ZONING - RW40
LAND USE - FLORICULTURE

GRASSED LINED
BIORETENTION POND



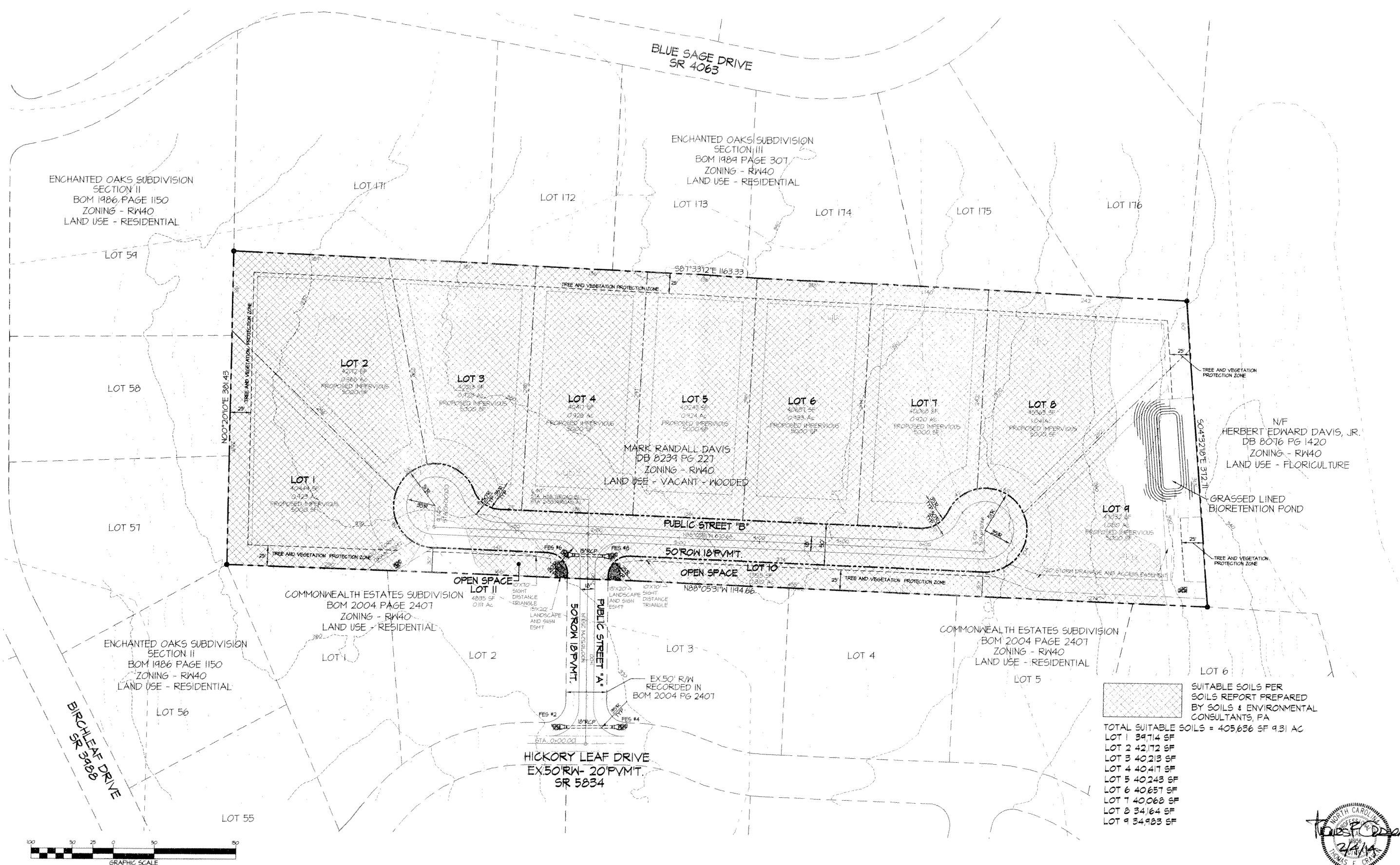
A SINGLE FAMILY DEVELOPMENT
HICKORY LEAF RESERVE
SPONSORED BY: JOHN SCHLIGENMAIER WAKE COUNTY, NORTH CAROLINA

SCALE: 1"=50'
DATE: JANUARY 7, 2014
PROJECT: XXXXXXXXXXXXX

PRELIMINARY SUBDIVISION PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
1803 - B. Computer Drive, Suite 104 Raleigh, NC 27609 Phone 919 / 781-6300 Fax 919 / 782-1288 Email PCA@PriestCraven.com / Firm # C-0488

02



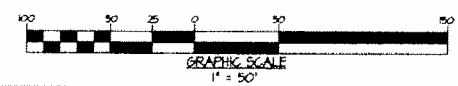
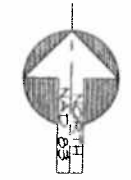
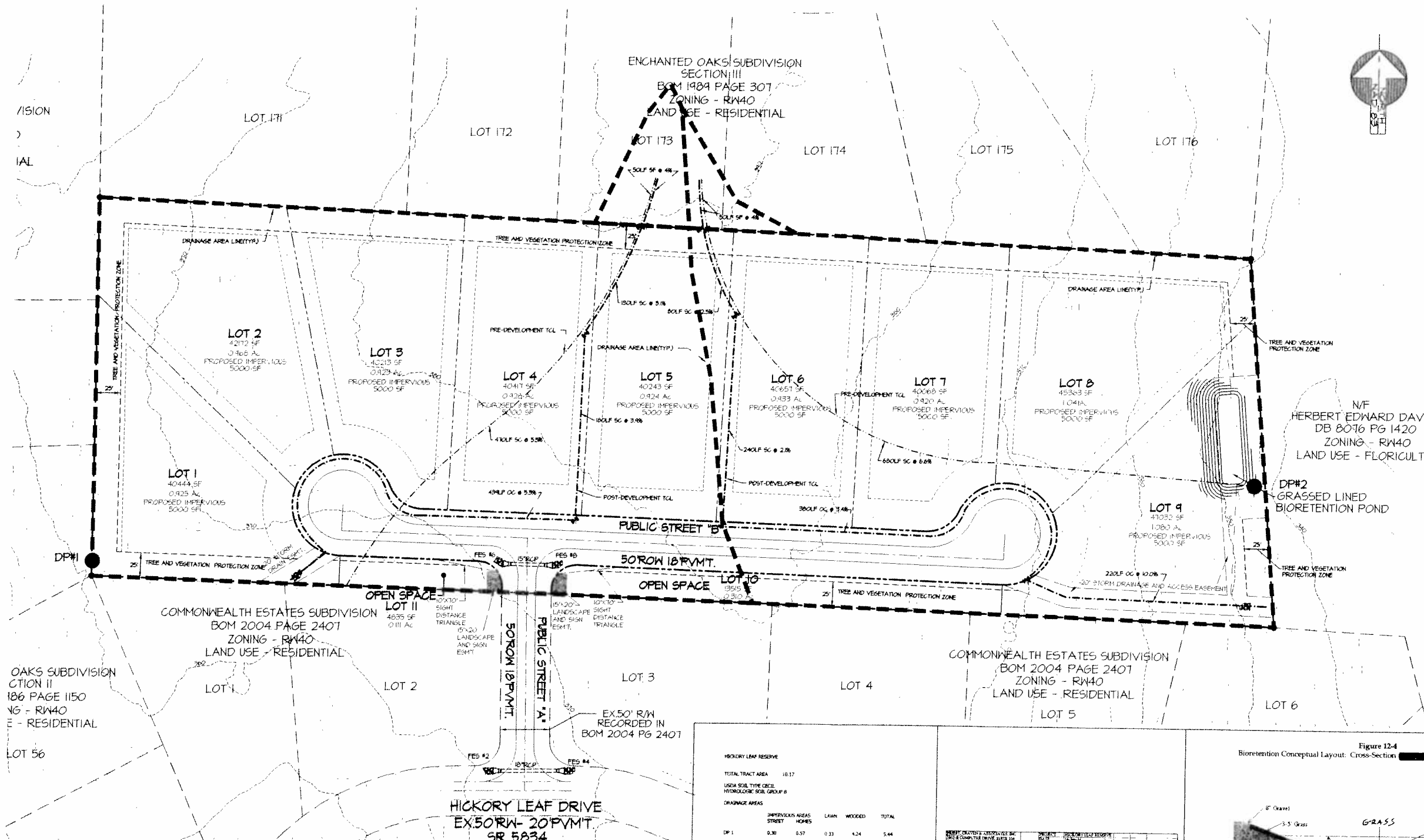
SUITABLE SOILS PER SOILS REPORT PREPARED BY SOILS & ENVIRONMENTAL CONSULTANTS, PA

TOTAL SUITABLE SOILS = 405,636 SF 9.31 AC

LOT 1	39,714 SF
LOT 2	42,172 SF
LOT 3	40,213 SF
LOT 4	40,417 SF
LOT 5	40,243 SF
LOT 6	40,651 SF
LOT 7	40,068 SF
LOT 8	34,164 SF
LOT 9	34,983 SF



<p>A SINGLE FAMILY DEVELOPMENT HICKORY LEAF RESERVE</p> <p>SPONSORED BY: JOHN SCHLICHENMAIER WAKE COUNTY, NORTH CAROLINA</p>	<p>SCALE: 1"=50'</p> <p>DATE: JANUARY 7, 2014</p> <p>PROJECT: XXXXXXXXXXXXX</p>	<p>PRELIMINARY SOILS AND SITE EVALUATION PLAN</p>	<p>PRIEST, CRAVEN & ASSOCIATES, INC.</p> <p>LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS</p> <p>3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 Phone 919 / 781-0300 Fax 919 / 782-1288 Email PCA@PriestCraven.com / Firm # C-0488</p>	<p>03</p>
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HICKORY LEAF RESERVE

TOTAL TRACT AREA = 10.17

USDA SOIL TYPE CECIL
HYDROLOGIC SOIL GROUP B

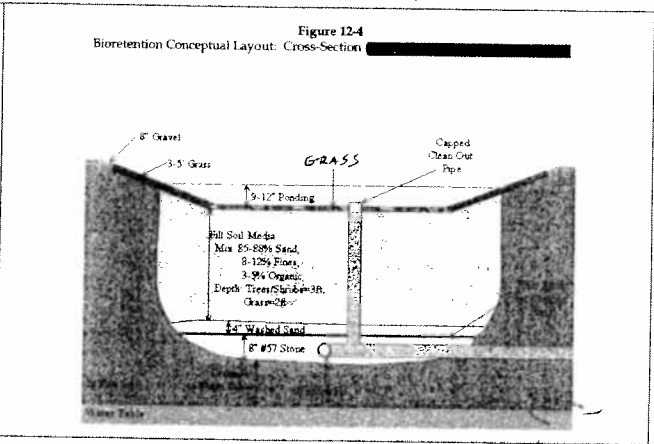
DRAINAGE AREAS					
	IMPERVIOUS AREAS STREETS	IMPERVIOUS AREAS HOMES	LAWN	WOODED	TOTAL
DP 1	0.30	0.57	0.33	4.24	5.44
DP 2 BY R/W	0.20	0.08	0.15	0.57	1.00
DP 2 TO R/W	0.00	0.36	0.97	2.38	3.73
TOTALS	0.50	1.03	1.45	7.19	10.17

IMPERVIOUS IN LOTS		IMPERVIOUS IN OPPOSITE STREET B		TOTAL IMPERVIOUS	
0 LOTS @ 5,000 SF	45,000 SF	1.00 AC	5,000 SF	50,000 SF	1.16 AC
IMPERVIOUS IN OPPOSITE STREET A	3,830 SF			3,830 SF	0.09 AC
TOTAL IMPERVIOUS	48,830 SF	1.00 AC	5,000 SF	52,660 SF	1.25 AC

PERCENTAGE IMPERVIOUS	
1.00 AC / 10.17 AC	15.73%
52,660 SF	52.16%
1.25 AC	12.40%

NON IMPERVIOUS TO BE TREATED BY R/W	
1.73%	16,660 SF

PERCENTAGE IMPERVIOUS	PERCENTAGE TREATED BY R/W
15.73%	1.73%



A SINGLE FAMILY DEVELOPMENT
HICKORY LEAF RESERVE
SPONSORED BY: JOHN SCHLICHENMAIER
WAKE COUNTY, NORTH CAROLINA

SCALE: 1"=50'
DATE: JANUARY 7, 2014
PROJECT: XXXXXXXXXXXXX

**PRELIMINARY STORMWATER
MANAGEMENT PLAN**

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 Phone 919 / 781-0300 Fax 919 / 782-1288 Email PCA@PriestCraven.com / Firm # C-0488

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PLANNING CONSULTANTS ASSOCIATES, INC. 1000 WEST 10TH AVENUE, SUITE 200 DENVER, CO 80202