



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Am't 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

VINTAGE POINTE

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

Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No

If yes, when and under what name? _____

Property

Parcel Identification Number: 00360847746

Address: _____

Location: WEST side of BUCKHORN - DUNCAN ROAD, at/between
(north, east, south, west) (street)
BURT ROAD and MIMS ROAD
(street) (street)

Total site area in square feet and acres: 1,256,700 square feet 28.85 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R40 / R80

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): VACANT

Property Owner

Name: DEVELOPMENT BY THE NUMBERS INC.

Address: 320 N JUDD PARKWAY NE, STE 220

City: FUQUAY - VARINA State: NC Zip Code: 27526

E-mail Address: _____ FAX: 919-557-0338

Telephone Number: 919-552-1120

Applicant (person to whom all correspondence will be sent)

Name: DOUGLAS BALL - DEVELOPMENT SERVICES

Address: 1401 AVERSBORO ROAD, STE 200

City: GARNER State: NC Zip Code: 27529

E-mail Address: _____ FAX: 919-777-3437

Telephone Number: 919-661-6208 Relationship to Owner: BROTHER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): R40(1) R80(5)
 Max. # of lots allowable*: 27 Proposed # of lots*: 27
 Min. allowable lot area*: 20,000/40,000 sf Proposed min. lot area*: 20,000 sf
 Average lot area*: 40,000/20,000 90,000 sf
 Min. allowable lot width*: (60) (90) ft Proposed min. lot width*: (60) (90) 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: 2.88 acres
 Proposed open space area [by parcel]: 5.25 acres
 Proposed open space use(s) [by parcel]: N/A
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 5082 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 5082.40%
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): .12 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 \$2472.86 fee.

Tax value of property (land only) 186,200 Total # of proposed lots 27 Total # of acres 28.85
 Calculate both: Estimate of recreation area required: .77
 Estimate of recreation fee required: \$4,970

*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: BUCKHORN-DUNCAN RD (1)

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) ²	Est. traffic generated (ADT) ³
BUCKHORN-DUNCAN RD	60	20	2	Y		270	

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: 90% CAR ADT: _____

Type of vehicle: 10% TRUCK ADT: _____

Utilities and Services

Water supply provided by: municipal system (HARRIS COUNTY)

community system (_____) individual well(s)

Estimated total water demand: 9720 gpd

Wastewater collection/treatment provided by: municipal system (_____)

community system – specify type(_____) individual on-site system

Estimated total wastewater discharge: 9720 N/A gpd

Solid waste collection provided by: WASTE INDUSTRIES

Electrical service provided by: PROGRESS ENERGY Underground yes no

Natural gas service provided by: PSN

Telephone service provided by: BELLSOUTH Underground yes no

Cable television service provided by: TIME WARNER Underground yes no

Fire protection provided by: _____

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 _____

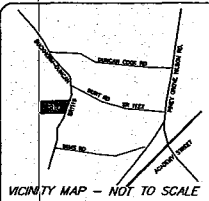
Long-Range Urban Services Area/Water Supply Watershed _____

Long-Range Urban Services Area HOLLY SPRINGS

Non-Urban Area/Water Supply Watershed _____

Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):



NOTE:
PEAK FLOW REDUCTION THROUGH DEMONSTRATION VIA STORMWATER CALCULATIONS AND/OR THROUGH THE INSTALLATION OF STORMWATER MANAGEMENT DEVICES (BEST MANAGEMENT PRACTICES), WHICH SHALL BE BASED ON THE FINISHED, ANTICIPATED BUILT OUT CONDITIONS (INCLUDING ALL ROADS, STRUCTURES AND OTHER IMPERVIOUS SURFACES), ASSUMING THE MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED BY WAKE COUNTY ZONING REGULATIONS.

1) SUBMITTED WITH THE CONSTRUCTION PLANS WILL BE A STORMWATER MANAGEMENT PLAN AND CALCULATIONS THAT DEMONSTRATE THAT THE PEAK STORMWATER RUNOFF LEAVING ANY SITE (INTERPRETED AS THE SUBDIVISION) FOR ONE YEAR 24-HOUR STORM SHALL BE NO GREATER FOR POST-DEVELOPMENT CONDITIONS THAN PRE-DEVELOPMENT CONDITIONS. THE BASIS FOR THE PEAK FLOW ANALYSIS SHALL INCLUDE:

FROM FLOW REDUCTION THROUGH DEMONSTRATION VIA STORMWATER CALCULATIONS AND/OR THROUGH THE INSTALLATION OF STORMWATER MANAGEMENT DEVICES (BEST MANAGEMENT PRACTICES), WHICH SHALL BE BASED ON THE FINISHED, ANTICIPATED BUILT OUT CONDITIONS (INCLUDING ALL ROADS, STRUCTURES AND OTHER IMPERVIOUS SURFACES), OR ASSUMING THE MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED BY WAKE COUNTY ZONING REGULATIONS.

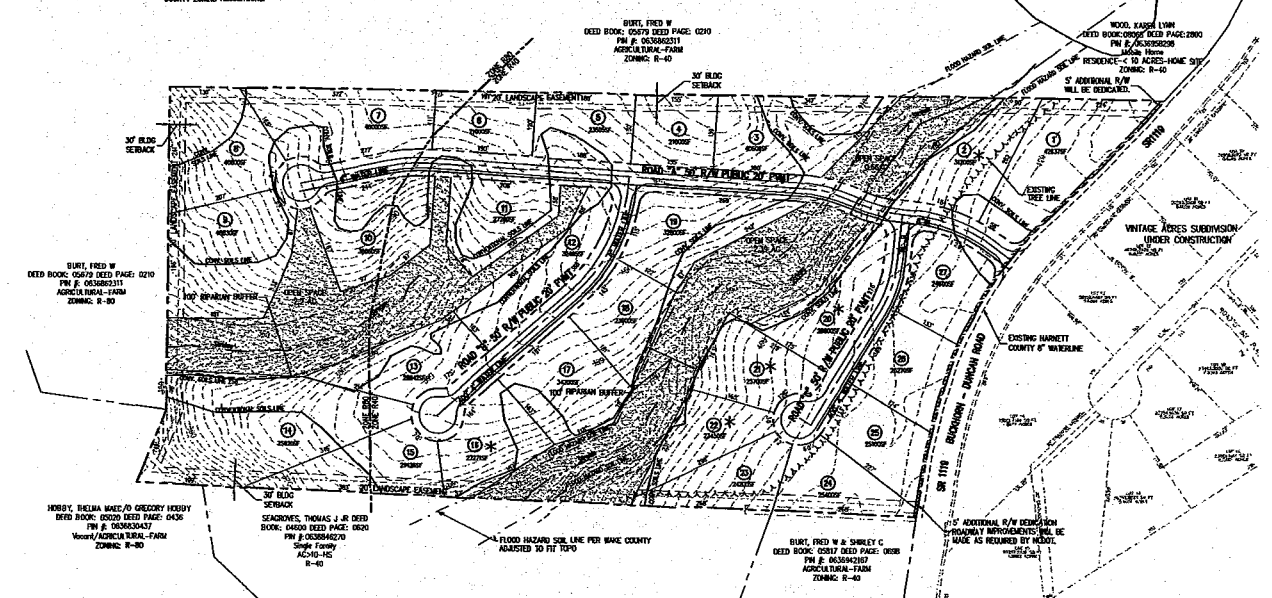
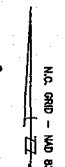
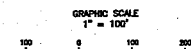
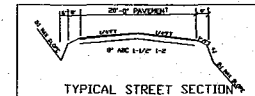
2) SUBMITTED WITH THE CONSTRUCTION PLANS WILL BE SUPPORTING CALCULATIONS FOR THE NITROGEN EXPORT LOADING RATE FROM THE SITE THAT DEMONSTRATES THAT THE NITROGEN EXPORT LOAD IS 3.0 lbs./ac./yr. OR LESS, OR OTHERWISE A NITROGEN LOAD OFFSET PAYMENT TO ADDRESS THE EXPORT LOAD OVER 3.0 lbs./ac./yr. OR, THE NITROGEN LOADING WILL BE REDUCED TO 3.0 lbs./ac./yr. OR LESS BY A BEST MANAGEMENT PRACTICES, OR THE NITROGEN LOADING WILL BE REDUCED TO 3.0 lbs./ac./yr. OR LESS, BY A COMBINATION OF A NITROGEN LOAD OFFSET PAYMENT AND A BEST MANAGEMENT PRACTICES.

THE NITROGEN EXPORT FOR ANY SITE (INTERPRETED AS THE SUBDIVISION) SHALL BE BASED ON THE FINISHED, ANTICIPATED BUILT OUT CONDITIONS (INCLUDING ALL ROADS, STRUCTURES AND OTHER IMPERVIOUS SURFACES), OR ASSUMING THE MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED BY WAKE COUNTY ZONING REGULATIONS.

NOTE:
BEFORE APPLYING A BUILDING PERMIT FOR LOTS MARKED WITH "M" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER, ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REGULATIONS ARE MET. THERE SHALL BE NO FILING 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.

GENERAL NOTES:

- 1) TOPOGRAPHIC INFORMATION FROM WAKE COUNTY.
- 2) PRELIMINARY SOIL CLASSIFICATION PROVIDED BY CENTRAL CAROLINA SOIL CONSULTING.
- 3) EACH LOT WILL BE SERVED BY COMMUNITY WATER.
- 4) EACH LOT WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEM.
- 5) WAKE COUNTY FLOOD HAZARD AND EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
- 6) PROVIDE 20' DRAINAGE EASEMENTS AT 4' LOTS OR 4 ACRES.
- 7) NO DIRECT ACCESS TO OR FROM LOTS 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, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 8) ALL ELECTRICAL LINES SHALL BE BURIED.
- 9) BUILDING SETBACKS WILL FOLLOW WAKE COUNTY SETBACKS FOR A CUSTOMER SUBDIVISION WITH A 30' SETBACK LINE AT ALL EXTERIOR PROPERTY LINES.
- 10) FRONT-YARD WILL BE CROWNED A 20' SETBACK EASEMENT CENTERED ON ALL LOT LINES.
- 11) FLOOD HAZARD ZONE LINE SHOWN ARE PER WAKE COUNTY.
- 12) THIS PROPERTY IS LOCATED WITHIN THE SAFE FEAR ZONE DASH.



PARKS AND RECREATION FEE-IN-LIEU
28.85 AC TOTAL PER DEED
\$185,200 TAX VALUE
186200/28.85AC = \$6454/AC
27 LOTS /25 = 0.77
\$424 X 0.77 = \$ 4970
TOTAL FEE-IN-LIEU \$4,790

IMPERVIOUS SURFACE
2,442 LF STREET X 21' = 51,282 SF OR 1.17 AC
28.85 AC X 0.15 = 4.32 AC
4.32 AC - 1.17 AC = 3.15 AC ALLOWABLE
3.15 AC / 27 LOTS = 5082 SF PER LOT ALLOWABLE
ALLOWABLE IMPERVIOUS SURFACE PER LOT = 5082 SF

SITE DATA:
TOTAL AREA 28.85 AC
EXISTING USE - VACANT
FORESTRY CONDITIONS - SMALL PINES ON SLOPED AREAS.
PROPOSED USE - RESIDENTIAL SUBDIVISION
TOTAL NUMBER OF PROPOSED LOTS 27
LINEAR FEET OF STREET 2442
ZONING - EXISTING R-40
PIN NUMBER - 0636847746
PROPOSED DENSITY IS 27 LOTS IN 28.85 AC OR AN AVERAGE OF 46,545 SF / LOT.
PROPOSED OPEN SPACE 5.77 AC OR 20%
HOLLY SPRINGS TOWNSHIP WAKE COUNTY

OPEN SPACE SHALL BE FOR THE ACTIVE AND OR PASSIVE USE FOR THE HOMEOWNERS AND THEIR GUESTS WITH A HIGH PRIORITY GIVEN TO THE CONSERVATION OF SENSITIVE AREAS.

WAKE COUNTY MINIMUM BUILDING SETBACK LIMITS: R40, 22 LOTS - 14.15 AC.
FRONT YARD 30'
REAR YARD 30' (20' TO DRAINAGE BUFFERS)
CORNER LOT 30'
SIDE YARD 15' (20' TO DRAINAGE BUFFERS)

WAKE COUNTY MINIMUM BUILDING SETBACK LIMITS: R80, 5 LOTS - 5.55 AC.
FRONT YARD 40'
REAR YARD 30' (20' TO DRAINAGE BUFFERS)
CORNER LOT 40'
SIDE YARD 20' (20' TO DRAINAGE BUFFERS)

S-XX-2006
PRELIMINARY CLUSTER
SUBDIVISION PLAN

OWNER: WAKE COUNTY BY THE NUMBERS INC.
2201 W. HAYWOOD AVENUE #4
RANDOLPH, WAKE COUNTY, NC 27601
Phone: (919) 852-0411 Fax: (919) 772-3447

DEVELOPMENT CONSULTANT SERVICES:
101 W. HAYWOOD ROAD, SUITE 200
GARNER, NORTH CAROLINA 27533
Phone: (919) 852-0411 Fax: (919) 772-3447

PRELIMINARY SUBDIVISION PLAN
VINTAGE POINTE SUBDIVISION
WAKE COUNTY

REVISIONS:

SCALE:
1" = 100'
DRAWN BY:
CDS
DATE:
01/24/06
PROJECT NO.

SHEET
1
OF 1