

APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

Highway 50 Subdivision - Old Farm Crossing

☒ cluster subdivision ☐ lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? ☒ Yes ☐ No

If yes, when and under what name? Highway 50 Subdivision - April 3, 2002

Property

Parcel Identification Number: 0891.58-5044 (66.61 AC.) 0891.67-4250 (8.23 AC.)

Address: 12637 Ghoston Road, Wake Forest

Location: East side of Creedmoor Road, at/between
(north, east, south, west) (street)

Highway 98 and Ghoston Road
(street) (street)

Total site area: 74.84 ACRES sf

Zoning District(s) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Residential / Undeveloped

Property Owner

Name: Falls Lake Assoc., LLC

Address: P.O. Box 6651

City: Raleigh State: NC Zip Code: 27628

E-mail Address: n/a FAX: 919.829.2688

Telephone Number: 919.829.0094

Applicant (person to whom all correspondence will be sent)

Name: Dave D'Amato / D'Amato Design Assoc., PA

Address: 5500 McNeely Drive Suite 203

City: Raleigh State: NC Zip Code: 27612

E-mail Address: dadedamato@go1.com FAX: 919.786.4554

Telephone Number: 919.786.0040 Relationship to Owner: Land Planner

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 0.50

Max. no. of lots*: 37 Proposed no. of lots*: 36

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

Average lot area*: 1.43 Acres sf

Min. 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: 18.71 acres

Proposed open space area [by parcel]: 19.26 acres

Proposed open space use(s) [by parcel]: conservation / passive recreation

Proposed future development site area [by site]: n/a acres

Proposed impervious surfaces area: 11.2 acres 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): 7.39 acres

w/in floodway: n/a acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 Dedication Reservation ☒ Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) 801,250 Total Number of Proposed Lots 36

Total Number of Acres 74.84 ac. Estimate Recreation Area Req (1.028 ac) (or fee) \$11,012.00

*(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 no. of access points along each: 1 Full access pt
Hawk Hollow Road.

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Hawk Hollow Rd.	50		2	Y			180

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

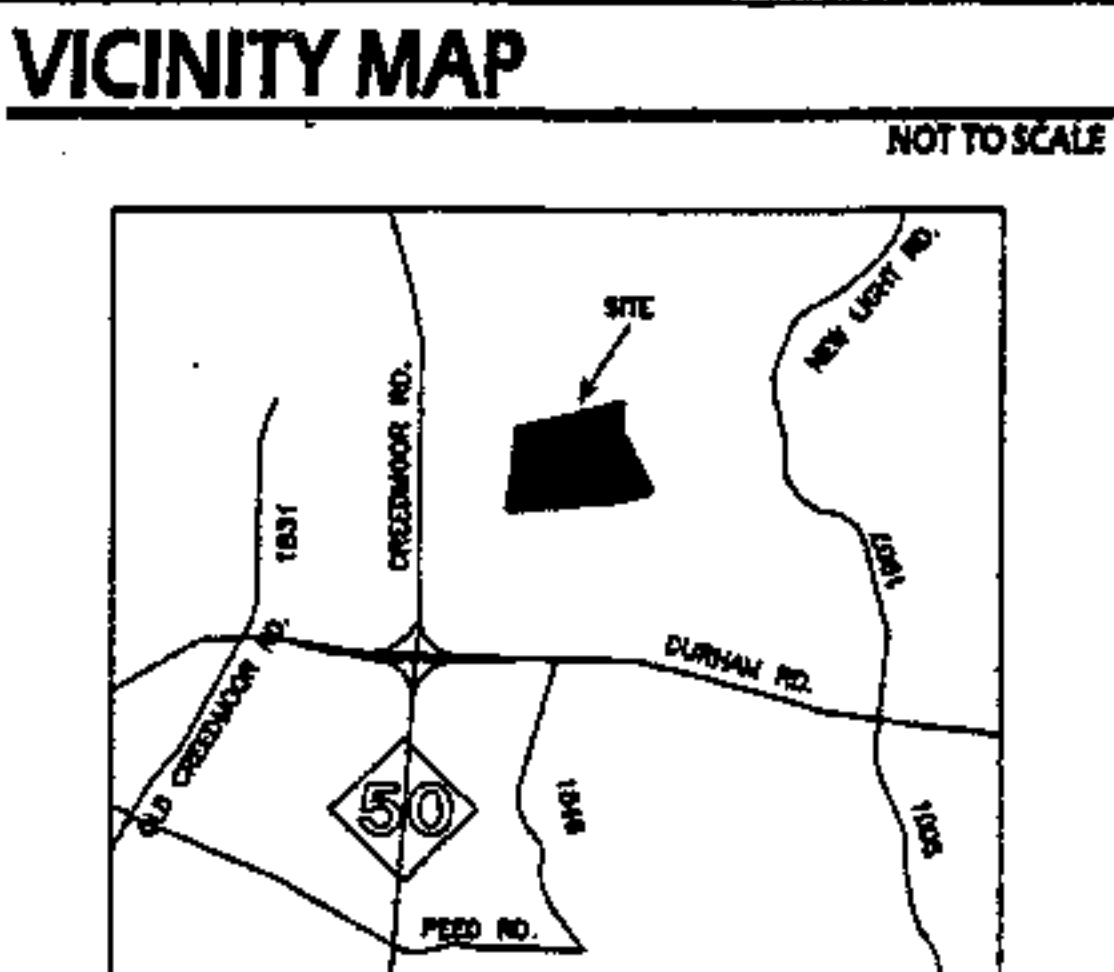
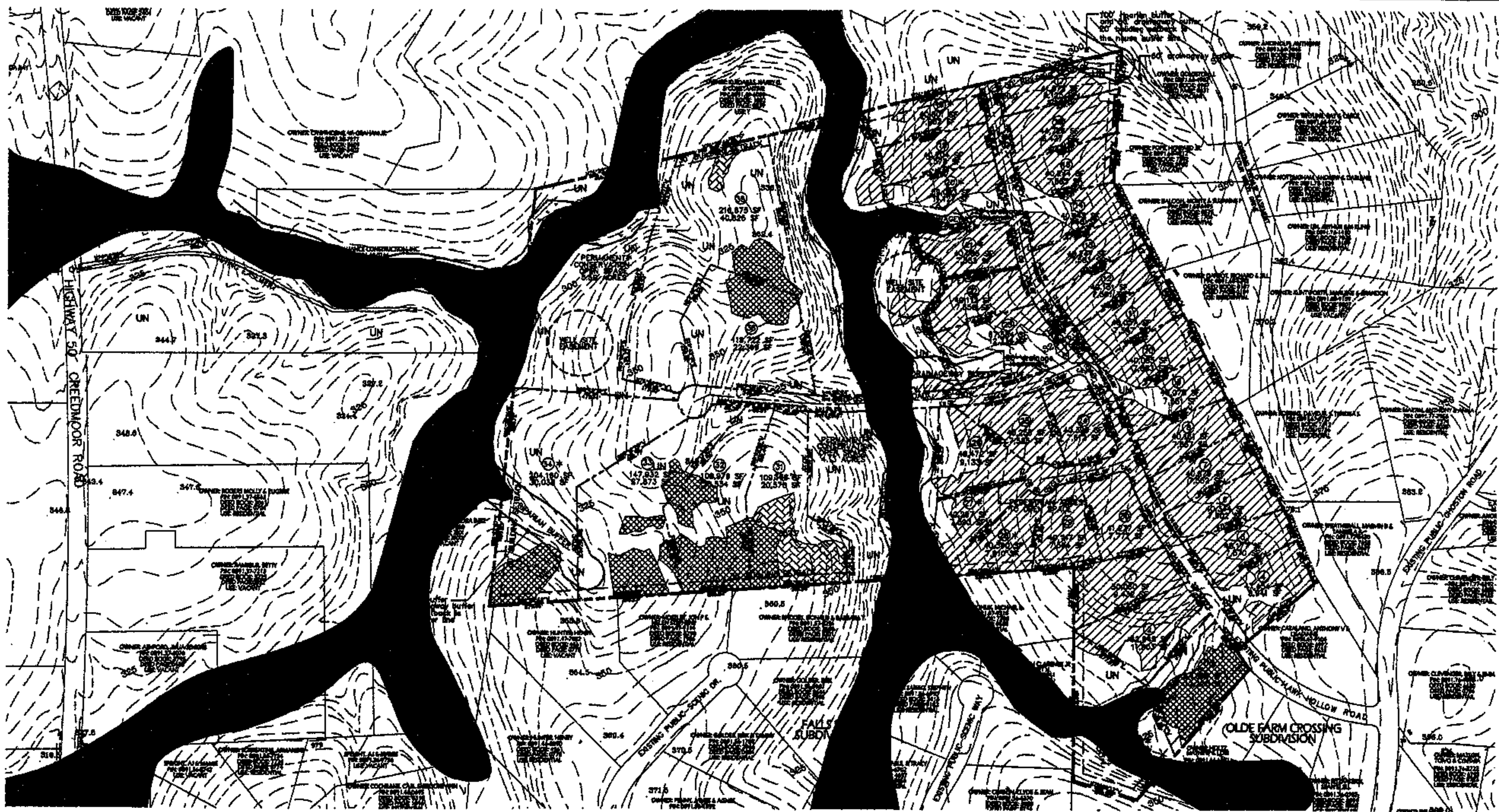
Signature: John D. Grogan Date: 1-8-03

Signature: member/manager Fells Lake Assoc., LLC 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: 1/10/03



SITE DATA

CURRENT OWNER:	FALLS LAKE ASSOC. LLC
3901 BARRETT DRIVE	RALEIGH, NC 27609
PER:	0891.58-5044 (66.61 AC)
	0891.67-4250 (8.23 AC)
PLANNING BOARD CASE #:	S-39-02
BOARD OF ADJUSTMENT CASE #:	BA 1525
ZONING:	R-80W
EXISTING USE:	RESIDENTIAL/UNDEVELOPED
TOTAL SITE AREA:	74.84 ACRES
MAXIMUM # OF LOTS (74.84 ACRES x .50):	37 LOTS
PROPOSED # OF LOTS:	36 LOTS
MINIMUM LOT SIZE:	40,000 SF
MINIMUM LOT WIDTH:	110'
AVERAGE LOT SIZE:	1.43 ACRES
REQUIRED OPEN SPACE (74.84 ACRES x .25):	18.71 ACRES
PROVIDED OPEN SPACE:	19.26 ACRES
CONSERVATION OPEN SPACE:	19.26 ACRES

AREAS OF RIPARIAN BUFFERS AND DRAINAGEWAY BUFFERS THAT FALL WITHIN OPEN SPACE WILL REMAIN AS PERMANENT CONSERVATION OPEN SPACE. ALL OTHER OPEN SPACE AREAS WILL BE DESIGNATED AS PASSIVE RECREATION OPEN SPACE.

AREA OF INTERNAL R.O.W. 4.09 ACRES
 L.F. OF ROADS: 3.396 LF
 IMPERVIOUS SURFACE OF ROADS: 1.75 ACRES (2.3 %)

CONTRIBUTION TO NEIGHBORHOOD RECREATION AREA - THE DEVELOPER WILL MAKE PAYMENT BASED ON A 1.03* ACRE PARCEL PER SECTION 3-4-14 OF THE WAKE COUNTY SUBDIVISION ORDINANCE. *(1/35AC. X 36 LOTS)

LOT SCHEDULE

LOT #	LOT SIZE (SF)	ACREAGE	SECTION V SOILS	SECTION VI SOILS
1	62,845	1.43	41.082	
2	62,845	1.43	41.082	
3	62,845	1.43	41.082	
4	47,451	1.08	30.173	
5	47,451	1.08	30.173	
6	47,451	1.08	30.173	
7	47,451	1.08	30.173	
8	47,451	1.08	30.173	
9	47,451	1.08	30.173	
10	47,451	1.08	30.173	
11	47,451	1.08	30.173	
12	47,451	1.08	30.173	
13	47,451	1.08	30.173	
14	47,451	1.08	30.173	
15	47,451	1.08	30.173	
16	47,451	1.08	30.173	
17	47,451	1.08	30.173	
18	47,451	1.08	30.173	
19	47,451	1.08	30.173	
20	47,451	1.08	30.173	
21	47,451	1.08	30.173	
22	47,451	1.08	30.173	
23	47,451	1.08	30.173	
24	47,451	1.08	30.173	
25	47,451	1.08	30.173	
26	47,451	1.08	30.173	
27	47,451	1.08	30.173	
28	47,451	1.08	30.173	
29	47,451	1.08	30.173	
30	47,451	1.08	30.173	
31	108,173	2.48	41.082	40.082
32	108,173	2.48	41.082	40.082
33	108,173	2.48	41.082	40.082
34	108,173	2.48	41.082	40.082
35	108,173	2.48	41.082	40.082
36	108,173	2.48	41.082	40.082

LINE AND CURVE TABLES

LINE	LENGTH	BEARING
1	108.173	S 89.1° E
2	108.173	S 89.1° E
3	108.173	S 89.1° E
4	108.173	S 89.1° E
5	108.173	S 89.1° E
6	108.173	S 89.1° E
7	108.173	S 89.1° E
8	108.173	S 89.1° E
9	108.173	S 89.1° E
10	108.173	S 89.1° E
11	108.173	S 89.1° E
12	108.173	S 89.1° E
13	108.173	S 89.1° E
14	108.173	S 89.1° E
15	108.173	S 89.1° E
16	108.173	S 89.1° E
17	108.173	S 89.1° E
18	108.173	S 89.1° E
19	108.173	S 89.1° E
20	108.173	S 89.1° E
21	108.173	S 89.1° E
22	108.173	S 89.1° E
23	108.173	S 89.1° E
24	108.173	S 89.1° E
25	108.173	S 89.1° E
26	108.173	S 89.1° E
27	108.173	S 89.1° E
28	108.173	S 89.1° E
29	108.173	S 89.1° E
30	108.173	S 89.1° E
31	108.173	S 89.1° E
32	108.173	S 89.1° E
33	108.173	S 89.1° E
34	108.173	S 89.1° E
35	108.173	S 89.1° E
36	108.173	S 89.1° E

NOTES:

SOILS INFORMATION PROVIDED BY S&EC, RALEIGH, N.C. PLEASE REFER TO REPORT TITLED "DETAILED SOIL/SITE EVALUATION" - HAWK HOLLOW SOILS, DATED OCTOBER 8, 2001 AND REPORT TITLED "DETAILED SOIL/SITE EVALUATION" - 8.2 ACRE SITE ON HAWK HOLLOW DATED MAY 28, 2002. TOPOGRAPHIC INFORMATION PROVIDED BY WAKE CO. GIS. CONTOUR INTERVAL IS 5 FEET.

BOUNDARY INFORMATION TAKEN FROM MAP TITLED SURVEY FOR ALLIANCE CONSTRUCTION RD BURN TRACT BY JOHN E. EDWARDS AND COMPANY, DATED 12/27/01. REFER TO MAP BOOK 1980 PAGE13 AND MAP BOOK 1999 PAGE 16.

FEMA FLOOD INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP # 37183C0040 E AND 37183C0045E.

FLOOD HAZARD SOILS INFORMATION TAKEN FROM WAKE COUNTY GIS.

THE MAJORITY OF THE SITE HAD BEEN TIMBERED 10 TO 15 YEARS AGO AND HAS A COVER OF BRUSH, SECOND GROWTH PINE WITH SOME VOLUNTEER HARDWOOD SPECIES MIXED IN. THE AREAS WITHIN THE RIPARIAN BUFFERS AND SOME OF THE STEEPER SLOPES ADJACENT TO THEM HAVE SOME MATURE HARDWOODS. THE LAND AT THE NORTHWEST END OF THE SITE DOES HAVE COVER OF MATURE HARDWOODS.

ALL ROADS ARE PUBLIC AND WILL BE MAINTAINED BY NCDOT.

ALL CONSTRUCTION SHALL COMPLY WITH CURRENT WAKE COUNTY STANDARDS SPECIFICATIONS AND DETAILS AND NCDOT STANDARDS AND SPECIFICATIONS.

THIS SUBDIVISION WILL COMPLY WITH WAKE COUNTY SOIL AND EROSION CONTROL MEASURES.

ALL LOTS WILL BE SERVED BY A COMMUNITY WATER SYSTEM TO BE DESIGNED PER UTILITY COMPANY.

LOTS 35 HAS LESS THAN 30,000 SQUARE FEET OF USEABLE SOILS AND WILL BE REQUIRED TO MEET SECTION VI REGULATIONS AND SHALL BE DEMONSTRATED FOR SEPTIC.

LOTS 1-34 & 36 HAVE AREAS OF USEABLE SOILS OF 30,000 SQUARE FEET OR GREATER AND MEET SECTION V REGULATIONS.

30% COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED FOR THE PORTION ABOVE THE ALLOWABLE.

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN *, THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE CO. 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 CO. AND/OR FEMA.

A 20' BUILDING SETBACK IS REQUIRED OFF THE DRAINAGEWAY OR WATERSHED BUFFERS.

IMPERVIOUS SURFACE CALCS:

TOTAL SITE AREA	74.84 ACRES
ROADS	1.75 ACRES
1.75 ACRES/74.84 AC (TOTAL SITE AREA)=2.3% IMPERVIOUS SURFACE AREA	
ALLOWABLE IMPERVIOUS SURFACE AREA	15%
ADJUSTED IMPERVIOUS SURFACE AREA=1.5%*2.3% (ROADS)	12.7%
74.84 (TOTAL SITE AREA) x .127 (% IMPERVIOUS SURFACE)	9.50 ACRES
OPEN SPACE (TO REMAIN NATURAL)	19.52 ACRES
AREA OF ROW	4.09 ACRES
ADJUSTED SITE AREA	50.20 ACRES
TOTAL SITE AREA 74.84 ACRES	
NATURAL OPEN SPACE 19.52 ACRES	
ROW 4.09 ACRES	
TOTAL: 51.23 ACRES	

LOT #	TOTAL LOT AREA	LOT AREA (SF)	TOTAL LOT AREA	LOT AREA (SF)	ALLOWABLE % OF IMPERVIOUS SURFACE	TOTAL ALLOWABLE AC IMPERVIOUS SURFACE	TOTAL OF ROW LOT
1	62,845	1,430	62,845	1,430	0.002	0.002	0.002
2	62,845	1,430	62,845	1,430	0.002	0.002	0.002
3	62,845	1,430	62,845	1,430	0.002	0.002	0.002
4	47,451	1,080	47,451	1,080	0.002	0.002	0.002
5	47,451	1,080	47,451	1,080	0.002	0.002	0.002
6	47,451	1,080	47,451	1,080	0.002	0.002	0.002
7	47,451	1,080	47,451	1,080	0.002	0.002	0.002
8	47,451	1,080	47,451	1,080	0.002	0.002	0.002
9	47,451	1,080	47,451	1,080	0.002	0.002	0.002
10	47,451	1,080	47,451	1,080	0.002	0.002	0.002
11	47,451	1,080	47,451	1,080	0.002	0.002	0.002
12	47,451	1,080	47,451	1,080	0.002	0.002	0.002
13	47,451	1,080	47,451	1,080	0.002	0.002	0.002
14	47,451	1,080	47,451	1,080	0.002	0.002	0.002
15	47,451	1,080	47,451	1,080	0.002	0.002	0.002
16	47,451	1,080	47,451	1,080	0.002	0.002	0.002
17	47,451	1,080	47,451	1,080	0.002	0.002	0.002
18	47,451	1,080	47,451	1,080	0.002	0.002	0.002
19	47,451	1,080	47,451	1,080	0.002	0.002	0.002
20	47,451	1,080	47,451	1,080	0.002	0.002	0.002
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22	47,451	1,080	47,451	1,080	0.002	0.002	0.002
23	47,451	1,080	47,451	1,080	0.002	0.002	0.002
24	47,451	1,080	47,451	1,080	0.002	0.002	0.002
25	47,451	1,080	47,451	1,080	0.002	0.002	0.002
26	47,451	1,080	47,451	1,080	0.002	0.002	0.002
27	47,451	1,080	47,451	1,080	0.002	0.002	0.002
28	47,451	1,080	47,451	1,080	0.002	0.002	0.002
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30	47,451	1,080	47,451	1,080	0.002	0.002	0.002
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32	108,173	2,480	108,173	2,480	0.002	0.002	0.002
33	108,173	2,480	108,173	2,480	0.002	0.002	0.002
34	108,173	2,480	108,173	2,480	0.002	0.002	0.002
35	108,173	2,480	108,173	2,480	0.002	0.002	0.002
36	108,173	2,480	108,173	2,480	0.002	0.002	0.002

LEGEND

- Soil areas contain 30 inches or more of useable material and have potential for conventional septic systems. May include small areas of 24 inch materials suitable for LPT (Low Pressure Pipe) systems.
- Soil areas contain 24 to 30 or more inches of useable material and have potential for conventional or LPT septic systems.
- Soil areas contain 18-24 inches of useable material and have potential for subsurface drip (pretreatment) septic systems.
- UN Unusable areas
- RIPARIAN BUFFER
- FEMA-ZONE A - NO BASE FLOOD ELEV. DETERMINED
- FLOOD HAZARD SOILS
- CREEKS
- LOTS CONTAINING FLOOD HAZARD SOIL
- 40,000 SF LOT AREA
- 7,000 SF ALLOWABLE IMPERVIOUS SURFACE

SETBACKS

FRONT & CORNER SIDE YARD	20'
SIDE	10'
REAR	15'

dda
D'Amato
Design
Associates, PA

Land Planning
 Site Design
 Landscape Architecture

5500 McNeely Drive
 Suite 203
 Raleigh, NC 27612
 Tel. 919.786.0040
 Fax 919.786.4554
 davedamato@aol.com

Design By: DED
 Drawn By: BAO/H
 Checked By: DED
 Date: 28 JANUARY 2003
 Proj#:

Revisions:

OLD FARM
CROSSING
 (HIGHWAY 50 SUBDIVISION)
WAKE FOREST,
NORTH CAROLINA



DEVELOPER:
 FALLS LAKE ASSOC. LLC
 PO BOX 6651
 RALEIGH, NC 27628

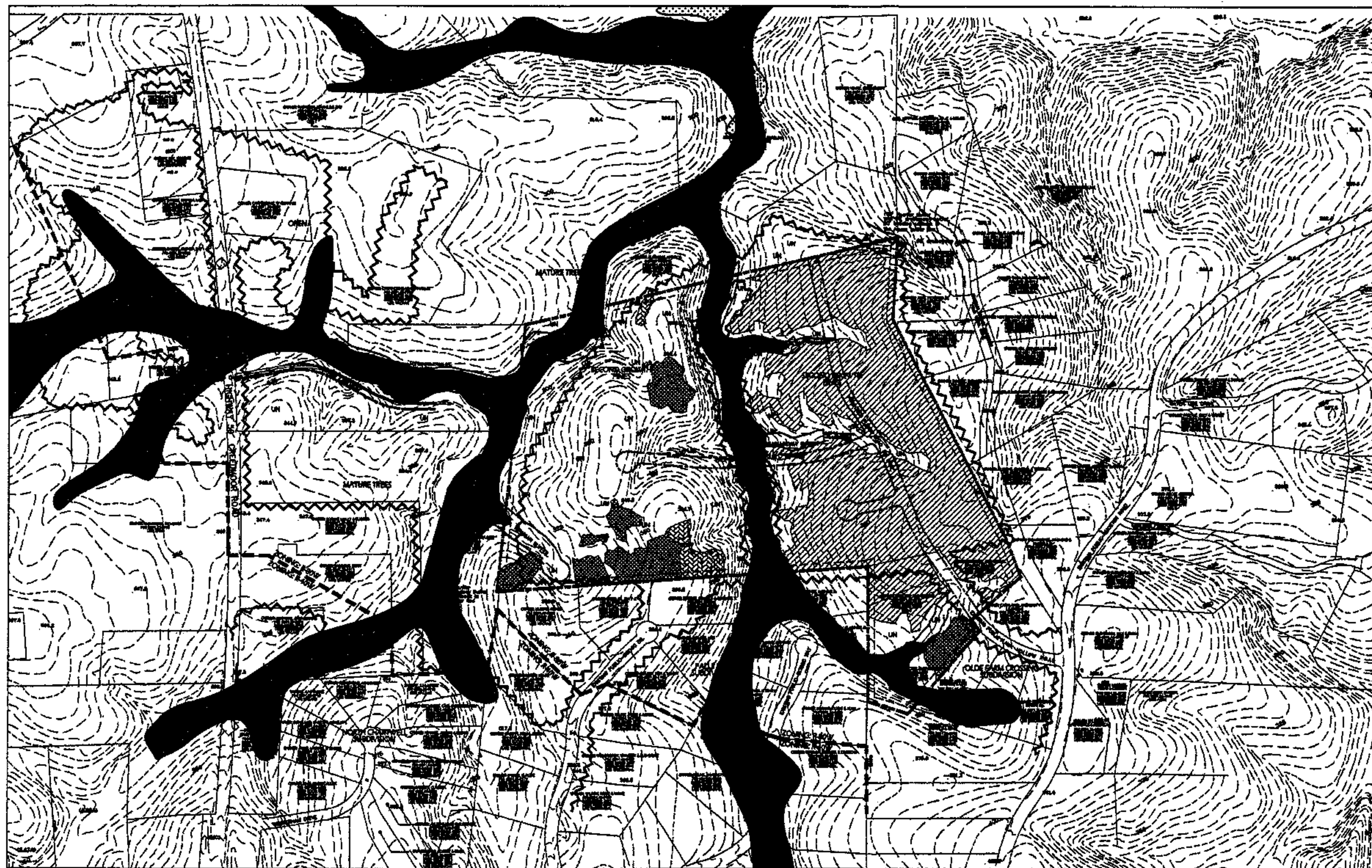
PHONE: 919.829.0094
 FAX: 919.829.2688

SCALE: 1"=200'

PRELIMINARY
CLUSTER
SUBDIVISION
PLAN

Sheet 2 of 2

S-1



NOTES:

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TOPOGRAPHIC INFORMATION PROVIDED BY WAKE CO. GIS. CONTOUR INTERVAL IS 5 FEET.

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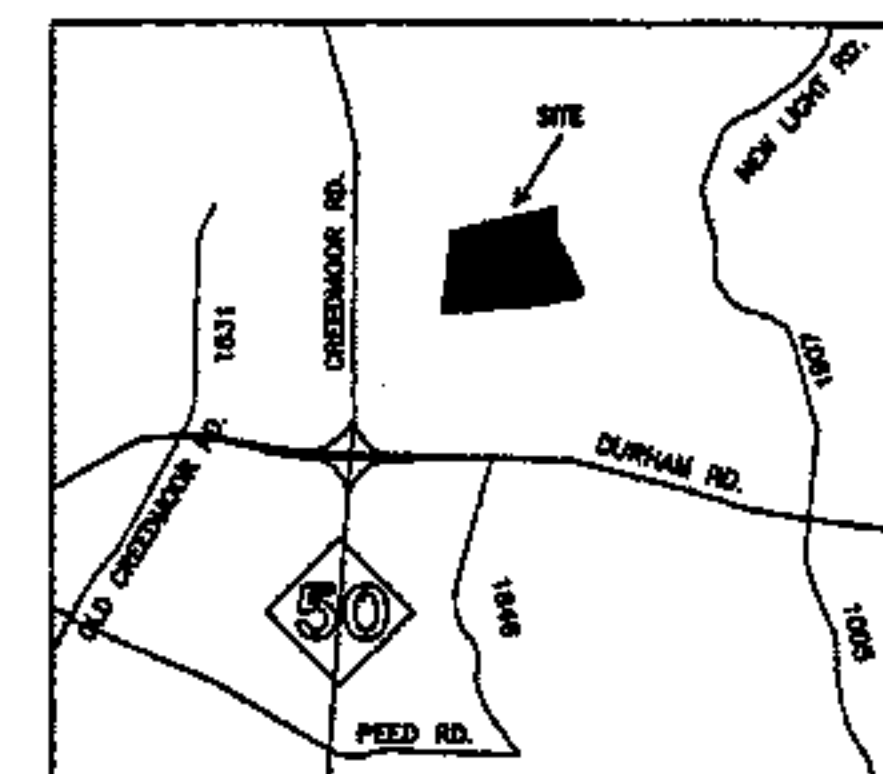
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VICINITY MAP

NOT TO SCALE



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- CREEKS

SCALE: 1"=300'

dda

D'Amato Design Associates, PA

Land Planning
Site Design
Landscape Architecture

5500 McNeely Drive
Suite 203
Raleigh, NC 27612
Tel. 919.786.0040
Fax 919.786.4554
davedamato@aol.com

Design By: DED
Drawn By: BAOTH
Checked By: DED
Date: 28 JANUARY 2003
Proj#:

Revisions:

OLD FARM CROSSING

(HIGHWAY 50 SUBDIVISION)

WAKE FOREST,
NORTH CAROLINA



DEVELOPER:
FALLS LAKE ASSOC. LLC
PO BOX 6651
RALEIGH, NC 27628

PHONE: 919.829.0094
FAX: 919.829.2688

EXISTING CONDITIONS PLAN

Sheet 1 of 2

EC-1