



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
Amt Paid  
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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

Rose moor

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? \_\_\_\_\_

### Property

Parcel Identification Number: See attached

Address: Bud Lipscomb Road

Location: North side of Bud Lipscomb Road, at/between  
(north, east, south, west) (street)

James Austin Road and Barbour Store Road  
(street) (street)

Total site area in square feet and acres: 5,103,054 square feet 117.15 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): Farm, vacant

### Property Owner

Name: See attached

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_

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

Name: Tony M. Tate Landscape Architecture

Address: 5011 Southpark Dr., Ste 200

City: Durham State: NC Zip Code: 27713

E-mail Address: jml.la@verizon.net FAX: 984-0001

Telephone Number: 984-0000 Relationship to Owner: Landscape Architect

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.45  
 Max. # of lots allowable\*: 169 Proposed # of lots\*: 101  
 Min. allowable lot area\*: 12,000 sf Proposed min. lot area\*: 20,000 sf  
 Average lot area\*: 39,109 sf  
 Min. allowable lot width\*: 60 ft Proposed min. lot width\*: 60 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: 11.72 acres  
 Proposed open space area [by parcel]: 16.18 acres  
 Proposed open space use(s) [by parcel]: Passive + Active  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 761,715 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15.0 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): N/A acres  
 within floodway: 4.13 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) 643,763 Total # of proposed lots 101 Total # of acres 119.76

Calculate both: Estimate of recreation area required: 2.89  
 Estimate of recreation fee required: 15,512.16

\*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: Bud Lipscomb Road

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Bud Lipscomb Road	60'	20'	2	Y			

<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: N/A ADT: \_\_\_\_\_

Type of vehicle: N/A ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

(X) community system ( \_\_\_\_\_ ) ( ) individual well(s)

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

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

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

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

Solid waste collection provided by: Shaw

Electrical service provided by: Progress Energy Underground (X) yes ( ) no

Natural gas service provided by: Public Service

Telephone service provided by: Sprint Underground (X) yes ( ) no

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

Fire protection provided by: \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: Flat, sloping at Rear

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Streams, ponds

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)

Multiple horizontal lines for handwritten notes, currently blank.

*Manna Mitchell Spivey by Man M Spivey, atty 3/27/06*  
*Trena O. Spivey by Man M Spivey, atty 3/27/06*

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: 3/22/06

Signature: *Monteluc McMyatts* Date: 3-27-06

Signature: *Sybil Wallace-Newson* Date: 3-27-06

Signature: *Nora S. Denton* Date: 3-27-06

Signature: *Nancy H. Foster* 3/27/06

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: 3/22/06

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.

# ROSEMOOR

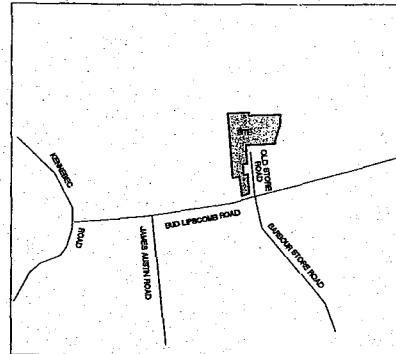
## CLUSTER SUBDIVISION

### WAKE COUNTY, NORTH CAROLINA

PIN: 0686-61-0563, 0686-61-5116, 0686-60-5603  
 0686-51-3079, 0686-60-5904, 0686-60-5709  
 0686-60-3483, 0685-59-2257 & 0685-58-0083

SUBMITTALS

FIRST SUBMITTAL ..... 03/28/06



VICINITY MAP

N.T.S.



developer:  
 Teague Hankins Development, Corp.  
 8368 Six Forks Road  
 Raleigh, NC 27615  
 (919) 870-6339

landscape architect:  
 Tony M. Tate Landscape Architecture P.A.  
 5011 Southpark Drive, Suite 200  
 Durham, North Carolina 27713  
 (919) 484-8880

consulting engineers:  
 Blackburn Consulting Engineering  
 234 E. Main Street  
 Clayton, NC 27520  
 (919) 553-2900

INDEX

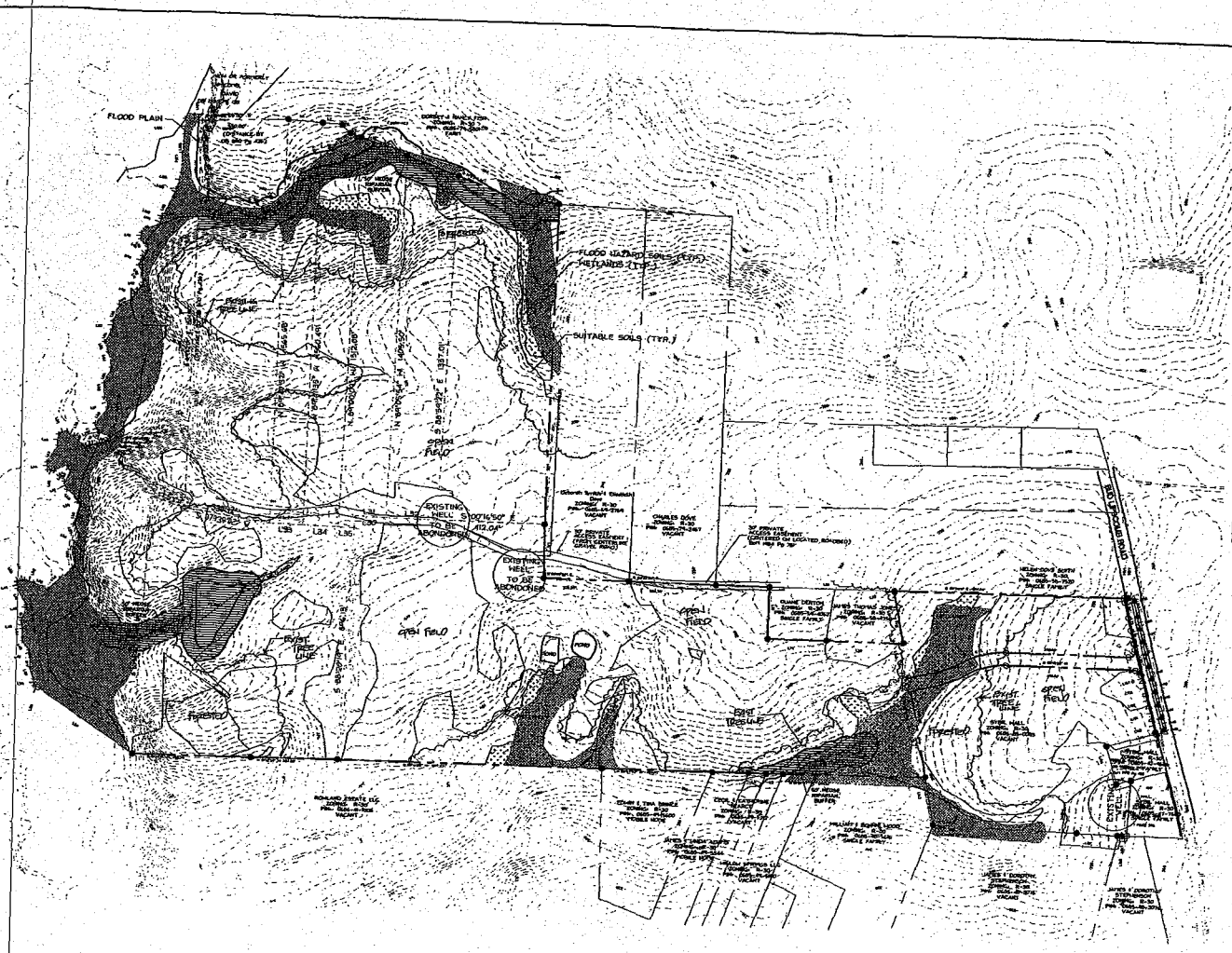
COVER SHEET	
EXISTING CONDITIONS MAP	..... L-1
PRELIMINARY SUBDIVISION PLAN	..... L-2
PRELIMINARY UTILITY PLAN	..... L-3



REVISIONS:


COVER  
**ROSEMOOR**  
 Willow Springs, Wake County, NC  
 Teague-Hankins Dev 8368 Six Forks Rd, Ste 202, Raleigh NC 27615

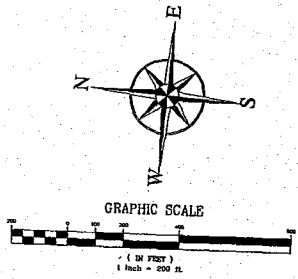
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**LEGEND**

- FLOOD HAZARD SOILS
- NEUSE RIPARIAN BUFFER
- SUITABLE SEPTIC SOIL
- WETLANDS

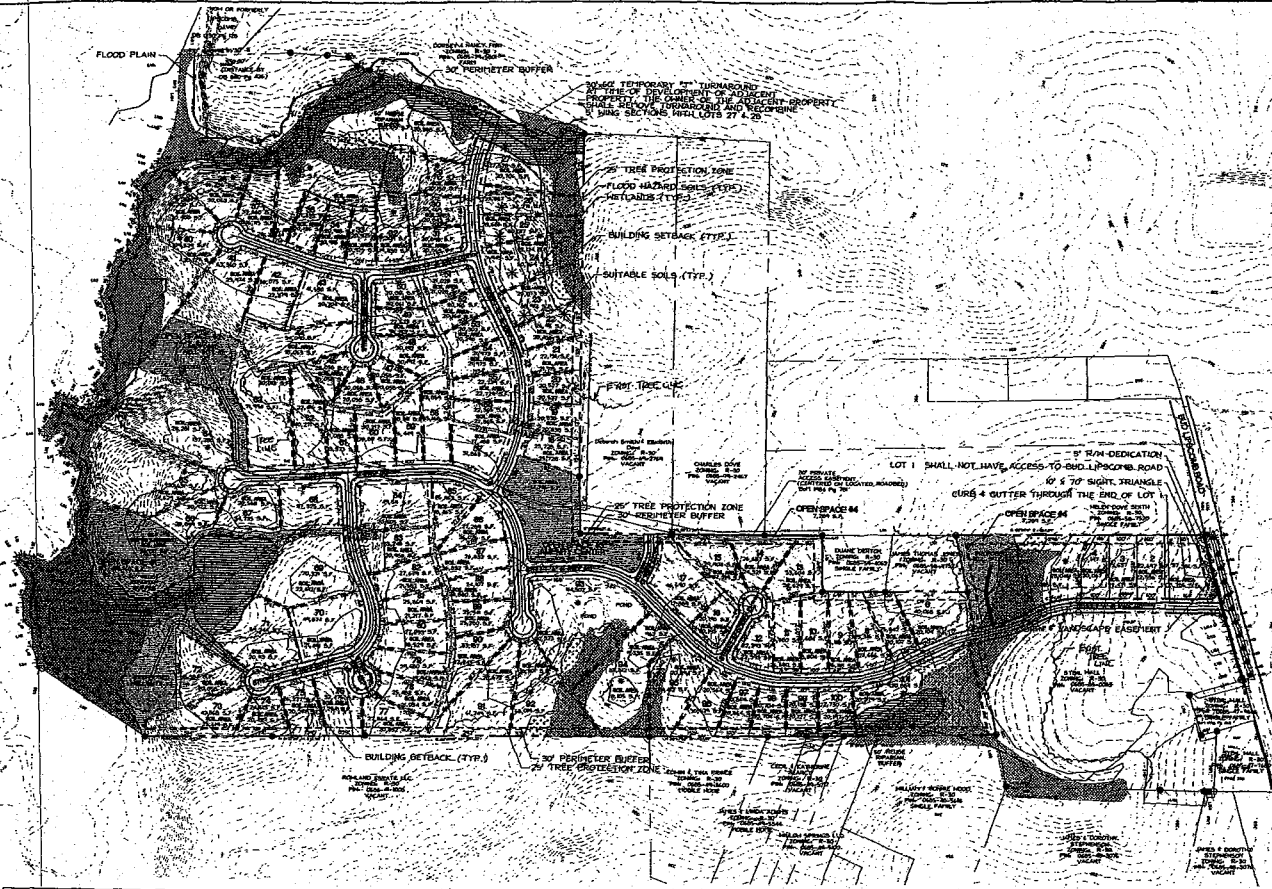


REVISIONS:


EXISTING CONDITIONS  
**BUD LIPSCOMB PROPERTY**  
 Willow Springs, Wake County, NC  
 Teague-Hankins Dr E368 Sp, Forks Rd, Site 200, Raleigh NC 27615

SCALE: 1"=200'  
 DRAWN BY: T.M.T.  
 DATE: 03/28/06  
 SHEET

**FLOOD PLAN**



- 1. Boundary information provided by Arthur Surveys...
2. Topographic information taken from Wake County GIS series map...
3. Existing Flood Hazard Study, Schedule 2800, 11/20/00...
4. Site area within flood plain or floodway fringe from FEMA map 570020700 E...
5. All construction shall conform to all state and local standards, specifications and code requirements...
6. No change may be made to the approved drawings without written permission from the issuing authority...
7. Construction shall verify the location of existing utilities and shall be responsible for any damage resulting from this activities...
8. Erosion control plans shall be submitted prior to any grading on this site...
9. All utilities shall be located underground...
10. All lots shall be 20' approved to 50' Public Right-of-Way or 40' in 40' R/W and shall be constructed to Wake County and NC DOT specifications...
11. Front building setback: 20' Clearline 50' Setback 35' Rear side setback: 10' 20' in the R-30 District...
12. All construction shall conform to Section 1-1-20 Flood Hazard...
13. All lots shall be served by conventional soil systems which must meet state requirements...
14. All lots shall be served by individual septic systems...
15. Before engaging a building contract for lots marked by 'A', the builder may need to obtain a flood hazard permit from County Grants Administration...
16. There shall be no building on the erosion or non-erosion lands in this area that will flood...
17. All lots shall be used to meet the objectives of the Subdivision Ordinance...
18. No structure shall be constructed on wetlands...
19. No grading shall take place on a lot or erosion plan has been reviewed and a grading permit issued by Wake County...
20. All utility lines shall be located to provide for regular maintenance...
21. All drainage easements (20' minimum width contained on natural flow paths) are required unless land drainage area equates to 400 sq. ft. or more...
22. There is no building allowed within 30' of a historically designated buffer...
23. All structures shall be set back from a wetland...
24. Maintenance of wetlands shall be within 30' of an erosion consent or road right of way...
25. Protection of undisturbed wetlands in a wetland or natural state shall be required by maintenance provisions for the open space or as a maintenance agreement...
26. All lots and structures shall comply with NCDOT standards for intersections...
27. The road supply system will comply with state standards for conventional soil systems...
28. The use of material driveways, paved intersections, drainage basins and erosion and sedimentation control will be in keeping with or above the standards of Wake County Environmental Services...
29. All lots to have a frontage of 50 feet or more on a road shall comply...
30. All stormwater runoff shall be collected in a detention pond...
31. All stormwater runoff shall be collected in a detention pond...
32. If any lot is found to contain less than 30,000 s.f. of site considered for all sites larger than 400'...
33. The site will comply with the 50' local retention regulation...
34. Each lot shall have a minimum of 20' of horizontal wetland or construction drainage phase prior to its completion...
35. The road system shown on this plan includes one or more additional roads that are intended to be connected to the adjacent property...
36. The location of the intersection of the road with the adjacent property shall be as shown on this plan...
37. The road system shall be designed and constructed for the 25-year storm event or as otherwise required by Wake County Environmental Services...
38. Conditions of Section 10-12-4 (Atypical Structures) of the Wake County UDC.

- 1. No construction, utility or other activity is permitted...
2. Buffer distance does not extend beyond the required right-of-way or easement width, or in no case is more than 100 feet wide...
3. Buffer distance is no more than 1,000 square feet in area...
4. The road crosses the buffer at an angle no steeper than 45 degrees...
5. Side slopes do not exceed a 2:1 horizontal-vertical ratio...
6. All utilities are designed and constructed for the 25-year storm event...
7. If any lot is found to contain less than 30,000 s.f. of site considered for all sites larger than 400'...
8. The site will comply with the 50' local retention regulation...
9. Each lot shall have a minimum of 20' of horizontal wetland or construction drainage phase prior to its completion...
10. The road system shown on this plan includes one or more additional roads that are intended to be connected to the adjacent property...
11. The location of the intersection of the road with the adjacent property shall be as shown on this plan...
12. The road system shall be designed and constructed for the 25-year storm event or as otherwise required by Wake County Environmental Services...
13. Conditions of Section 10-12-4 (Atypical Structures) of the Wake County UDC.

SOIL REQUIREMENTS FOR SUBDIVISIONS IN LEASE...
1. minimize intrusion or partially pervious surface...
2. diffuses the flow of stormwater runoff...
3. encourage phase flow and provide concentrated discharge of stormwater into surface waters...
4. incorporate Best Management Practices (BMPs) to minimize excess water quality impacts...
5. provide stormwater runoff from the development by vegetated swales...
6. provide a minimum of 100' of vegetated buffer...
7. provide a minimum of 50' of vegetated buffer...
8. provide a minimum of 25' of vegetated buffer...
9. provide a minimum of 10' of vegetated buffer...
10. provide a minimum of 5' of vegetated buffer...

CONSTRUCTION UTILITIES PROJECT...
REMARKS YOU MUST CONTACT CENTER-CALL CENTER 1-800-633-6949

TABLE: SITE DATA
TOTAL AREA: 117.16 AC
PROPOSED USE: CLUSTER SINGLE FAMILY
ZONING: R-30
TOTAL LOTS ALLOWED: 170
MIN. LOT SIZE ALLOWED: 12,000 S.F.
OPEN SPACE PROVIDED: 11.72 AC
PARKS & REC FEE: 8,317 L.F.

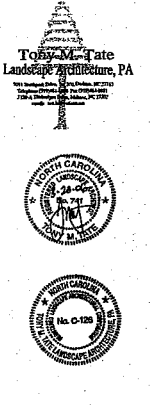
TABLE: IMPERVIOUS AREA (approximate)
IMPERVIOUS ALLOWED: 756,788 S.F.
TOTAL REMAINING: 575,978 S.F.

TABLE: PARKS & REC FEE IN-LIEU
TOTAL FEE: \$843,763
TOTAL PER WAKE COUNTY GIS

TABLE: OPEN SPACE
OPEN SPACE REQUIRED IS (10%): 11.72 AC
OPEN SPACE PROVIDED IS (13.8%): 16.18 AC

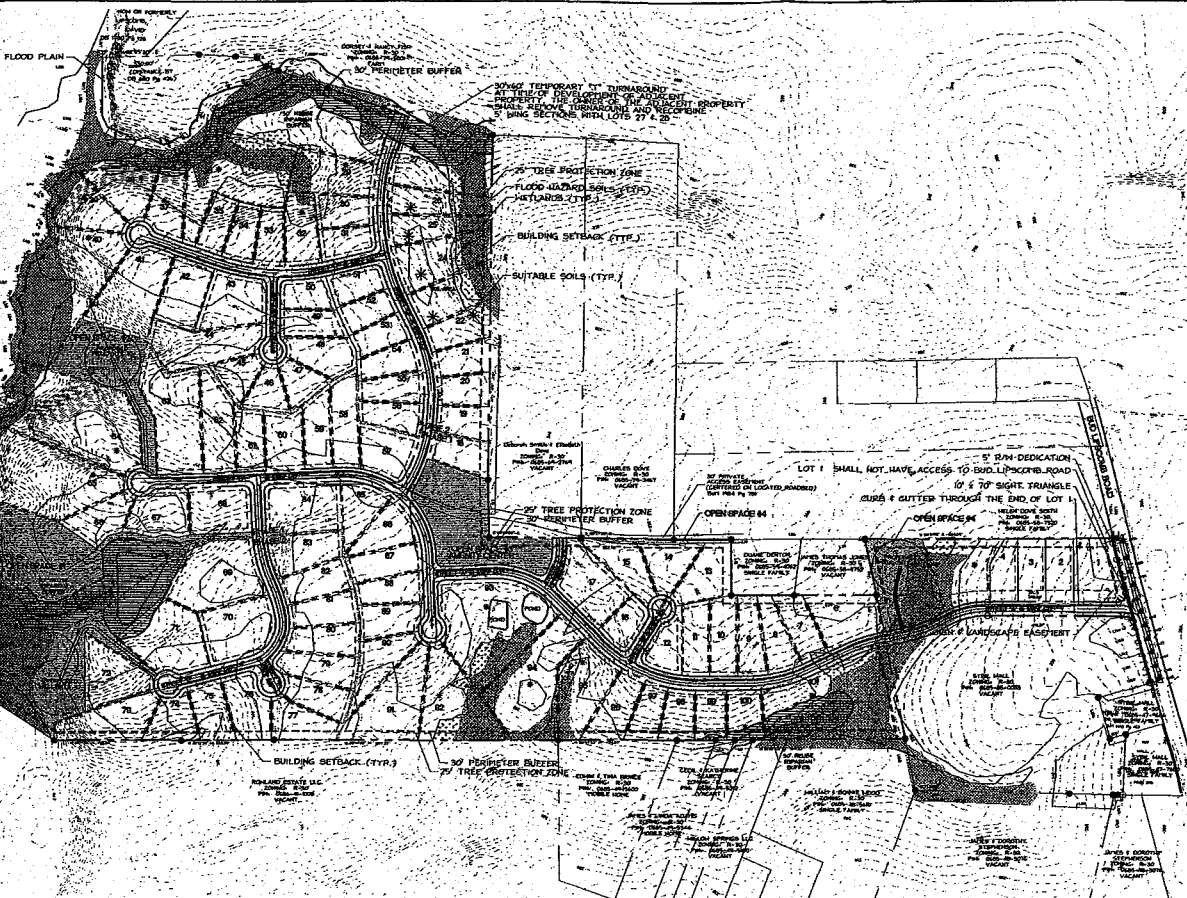
LEGEND: FLOOD HAZARD SOILS, NEUSE RIPARIAN BUFFER, SUITABLE SEPTIC SOIL, WETLANDS, OPEN SPACE. Includes a north arrow and graphic scale.

VICINITY MAP: A small map showing the project location within a larger area. Includes a graphic scale.

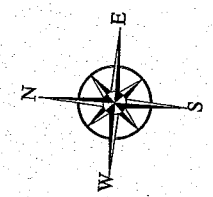


REVISIONS:
PRELIMINARY SUBDIVISION PLAN
ROSEMOOR
Yolande Springs, Wake County, NC
DATE: 03/28/06





**PRELIMINARY PLANS - NOT FOR CONSTRUCTION**  
 THIS SET OF PLANS IS THE PROPERTY OF TONY M. LATE LANDSCAPE ARCHITECTURE, P.A. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF TONY M. LATE LANDSCAPE ARCHITECTURE, P.A. THE CLIENT SHALL BE FULLY RESPONSIBLE FOR THE EXISTENCE AND CORRECTNESS OF ALL INFORMATION AND DATA PROVIDED TO THE ARCHITECT AND ALL INFORMATION TO THE ARCHITECT SHALL BE FULLY REVIEWED AND CORRECTED BY THE ARCHITECT BEFORE THE CLIENT/DEVELOPER SHALL FULLY REVIEW AND APPROVE THE INFORMATION PROVIDED IN THESE PLANS AND SHALL APPROVE THE RELEASE OF THESE PLANS TO BE SHOWN FOR CONSTRUCTION.  
 SHEET: \_\_\_\_\_ DATE: \_\_\_\_\_



David W. Blackburn  
 3/28/06

- LEGEND**
- FLOOD HAZARD SOILS
  - NEUSE RIPARIAN BUFFER
  - SUITABLE SEPTIC SOIL
  - WETLANDS
  - OPEN SPACE

