



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. S-14-03 (Rev. #)

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

Still Run Creek

() 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: 1719 77 3380

Address: 1800 Lofts Way, Raleigh, NC 27614-9223

Location: south side of Hardee Road, at/between Raven Ridge Road and Pendleton Drive

Total site area: 70.86± acres sf

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

Conditions of any Conditional Use Zoning Districts: none

Present land use(s): residential

Property Owner

Name: Peter Terrell Loftin

Address: 4300 Six Forks Road, Suite 900

City: Raleigh State: NC Zip Code: 27609-5773

E-mail Address: FAX:

Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: Clyde Holt, III and David L. York

Address: Holt York McDarris & High, LLP, P.O. Box 17105

City: Raleigh State: NC Zip Code: 27609

E-mail Address: CHolt@hymh.com or DYork@hymh.com FAX: 919.420.7838

Telephone Number: 919.420.7826 Relationship to Owner: attorney

Proposal

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

Max. no. of lots*: 38 Proposed no. of lots*: 27

Min. lot area*: 80,000 square feet sf Proposed min. lot area*: 80,000 square feet sf

Average lot area*: 2.4± acres sf

Min. lot width*: 150 ft Proposed min. lot width*: 190 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: _____ acres

Proposed open space area [by parcel]: _____ acres

Proposed open space use(s) [by parcel]: _____

Proposed future development site area [by site]: _____ acres

Proposed impervious surfaces area: 756,230 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 24.5 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 acres

w/in floodway: 0 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 is 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) \$1,554,200.00 Total Number of Proposed Lots 27

Total Number of Acres 70.86± acres Estimate Recreation Area Req. .17 acres (or fee)

*(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: There is one access point into the proposed subdivision from Hardee 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
Hardee Road	60'	app. 18'	2	Y		800	258

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

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

Est. traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: None ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system (_____)

(x) community system (Heater Utilities) () individual well(s)

Est. total water demand: 8100 gpd (300 gpd per dwelling X 27 dwellings)

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

() community system (_____) (x) individual on-site system

Est. total wastewater discharge 8100 gpd (300 gpd per dwelling x 27 dwellings)

Solid waste collection provided by: private collector

Electrical service provided by: CP&L Underground () yes (x) no

Natural gas service provided by: PSNC

Telephone service provided by: BellSouth Underground () yes (x) no

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

Fire protection provided by: Bayleaf Volunteer Fire Department

Miscellaneous:

Generalized slope of site 5-8%

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none

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 _____

(x) Non-Urban Area/Water Supply Watershed (map was difficult to read) Critical Area

() Non-Urban Area

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

residential

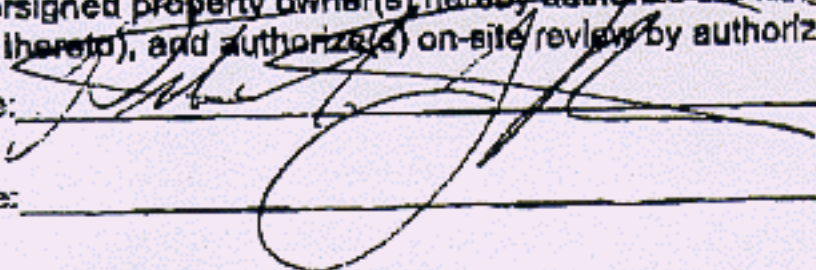
Pete Loftin

HOLT YORK MCDARRIS

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:



Date:

2/27/03

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.

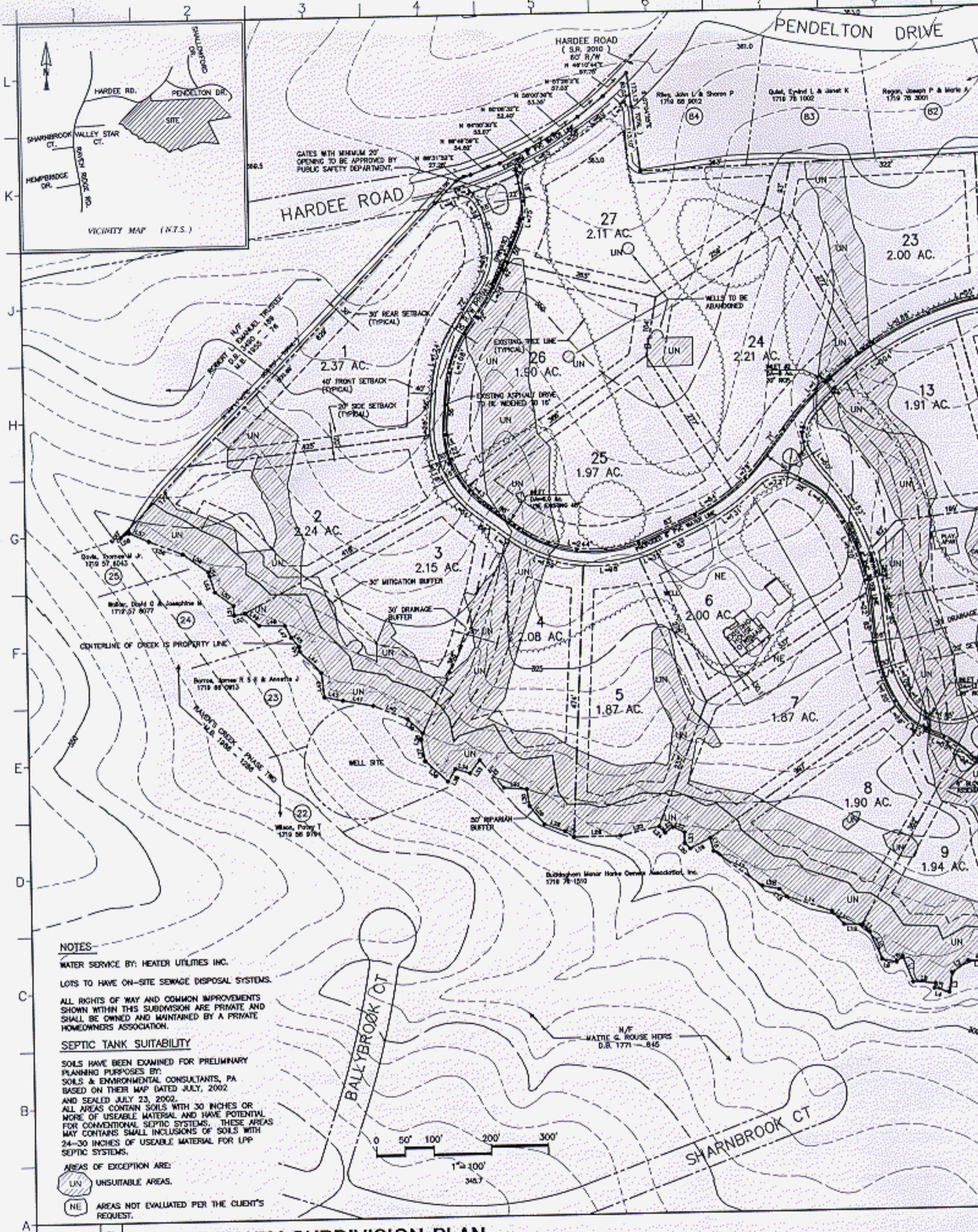
*

Signature:



Date:

2/27/03



NOTES

- WATER SERVICE BY: HEATER UTILITIES INC.
- LOTS TO HAVE ON-SITE SEWAGE DISPOSAL SYSTEMS.
- ALL RIGHTS OF WAY AND COMMON IMPROVEMENTS SHOWN WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION.
- SEPTIC TANK SUITABILITY**
- SOILS HAVE BEEN EXAMINED FOR PRELIMINARY PLANNING PURPOSES BY: SOILS & ENVIRONMENTAL CONSULTANTS, PA. BASED ON THEIR MAP DATED JULY, 2002 AND SEALED JULY 23, 2002.
- ALL AREAS CONTAIN SOILS WITH 30 INCHES OR MORE OF USEABLE MATERIAL AND HAVE POTENTIAL FOR CONVENTIONAL SEPTIC SYSTEMS. THESE AREAS MAY CONTAIN SMALL INCLUSIONS OF SOILS WITH 24-30 INCHES OF USEABLE MATERIAL FOR LPP SEPTIC SYSTEMS.
- AREAS OF EXCEPTION ARE:
 - UN UNSUITABLE AREAS.
 - NE AREAS NOT EVALUATED PER THE CLIENT'S REQUEST.

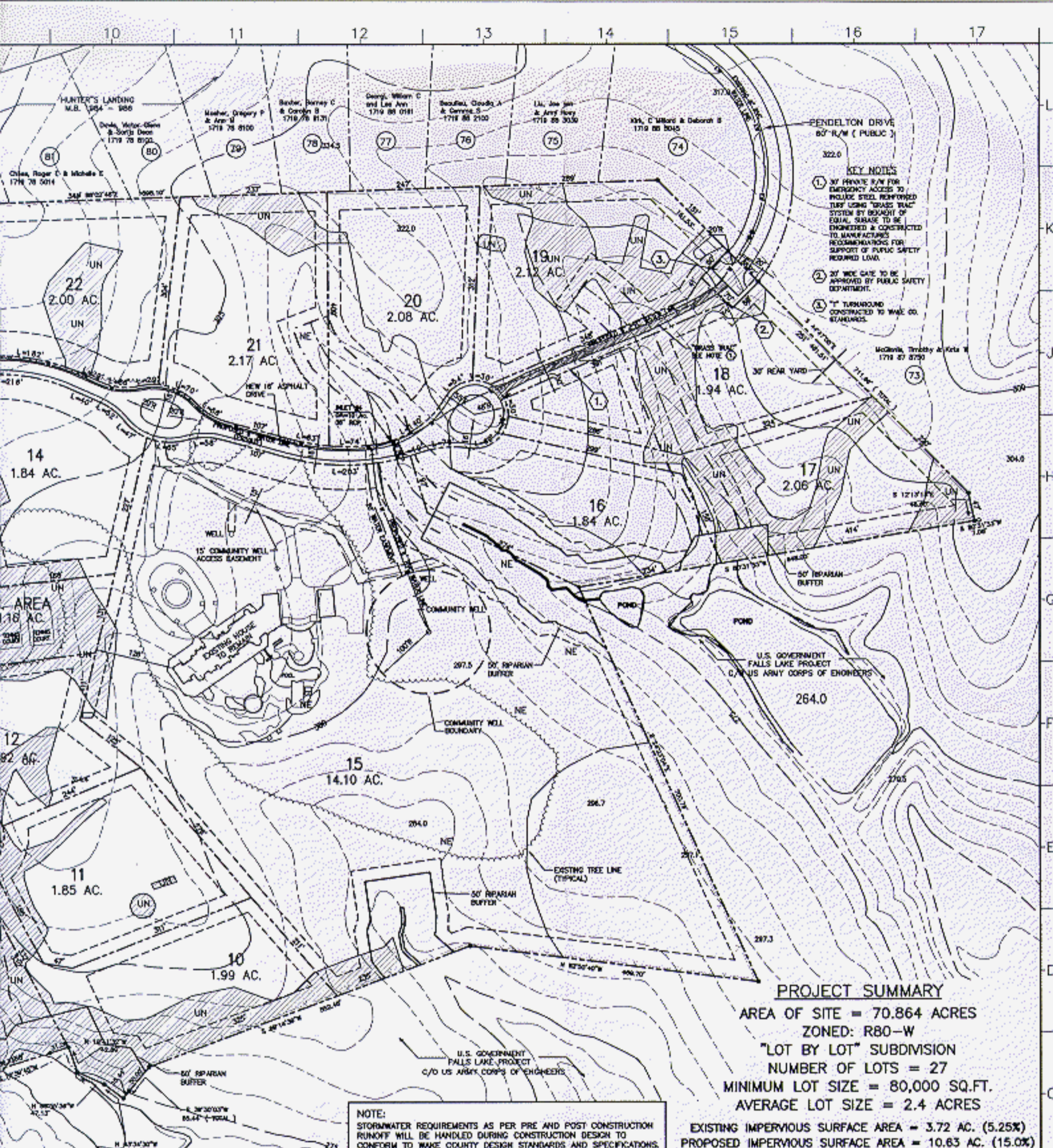
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PRELIMINARY SUBDIVISION PLAN

1" = 100'

LOFTOP





- KEY NOTES**
- 30' PRIVATE R/W FOR EMERGENCY ACCESS TO INCLUDE STEEL REINFORCED TURF USING "GRASS TRAC" SYSTEM BY BEKANT OF EQUAL GRADE TO BE ENGINEERED & CONSTRUCTED TO MANUFACTURER'S RECOMMENDATIONS FOR SUPPORT OF PUBLIC SAFETY REQUIRED LOAD.
 - 30' WIDE GATE TO BE APPROVED BY PUBLIC SAFETY DEPARTMENT.
 - "T" TURNAROUND CONSTRUCTED TO WAKE CO. STANDARDS.

PROJECT SUMMARY
 AREA OF SITE = 70.864 ACRES
 ZONED: R80-W
 "LOT BY LOT" SUBDIVISION
 NUMBER OF LOTS = 27
 MINIMUM LOT SIZE = 80,000 SQ.FT.
 AVERAGE LOT SIZE = 2.4 ACRES
 EXISTING IMPERVIOUS SURFACE AREA = 3.72 AC. (5.25%)
 PROPOSED IMPERVIOUS SURFACE AREA = 10.63 AC. (15.0%)

NOTE:
 STORMWATER REQUIREMENTS AS PER PRE AND POST CONSTRUCTION RUNOFF WILL BE HANDLED DURING CONSTRUCTION DESIGN TO CONFORM TO WAKE COUNTY DESIGN STANDARDS AND SPECIFICATIONS.

community land design
 P. O. BOX 1446, RESEARCH TRIANGLE PARK, N.C. 27709
 TELEPHONE 919-684-8021 FAX 919-687-8862

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REVISIONS

PLANNING
 NORTH CAROLINA
 374
 JAMES G. DAVIS

PLANNING
 NORTH

STILL CREEK
 BARTON'S CREEK TOWNSHIP
 RALEIGH, NORTH CAROLINA

OWNER:
 PETER TERRELL LOFTIN
 1800 LOFTS WAY
 RALEIGH, N.C. 27614-9223

PARCEL I.D. NUMBER:
 1719 77 3380

PRELIMINARY SUBDIVISION PLAN

DATE	MARCH 24, 2009	M001 of
DESIGN	JD	
DRAWN	DC	
PROJECT NO.	LOFTIN	
FILE #	LOFTM001	
SCALE	AS NOTED	

DRAWING NO.