



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-3205
Fee \$800.00
Amt 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 Mail, Downtown Raleigh
Contact Current Planning at (919) 858-6216 for additional information.

Name of Subdivision

Rosewood

() 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: 0880-78-0536, 0880-78-1587, 0880-78-3912 + 0880-76-2850

Address: Shooting Club Road

Location: North side of Shooting Club Road, at/between

Old Creedmoor Rd. and Melvin Arnold Road

Total site area in square feet and acres: 1,340,182 square feet 30.65 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Single Family (0880-76-2850), Vacant (0880-78-0536, 0880-78-1587, + 0880-78-3912)

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: tmt.la@verizon.net FAX: 984-8880

Telephone Number: 984-8880 Relationship to Owner: Landscape Architect

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.00
 Max. # of lots allowable*: 30 Proposed # of lots*: 17
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,017 sf
 Average lot area*: 64,713 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 % of site area
 Min. open space area: N/A 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: 149,478 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.2 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning 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 \$2472.86 fee.

Tax value of property (land only) 462,040 Total # of proposed lots 17 Total # of acres 30.51

Calculate both: Estimate of recreation area required: 49.26
 Estimate of recreation fee required: 7,353.60

*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: Shooting Club 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>Shooting Club Road</u>	<u>60'</u>		<u>2</u>	<u>Y</u>			

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: _____ ADT: _____

Type of vehicle: _____ 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: N/A gpd

Solid waste collection provided by: Private

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

Natural gas service provided by: N/A

Telephone service provided by: Bell South Underground yes () no

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: _____

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 _____

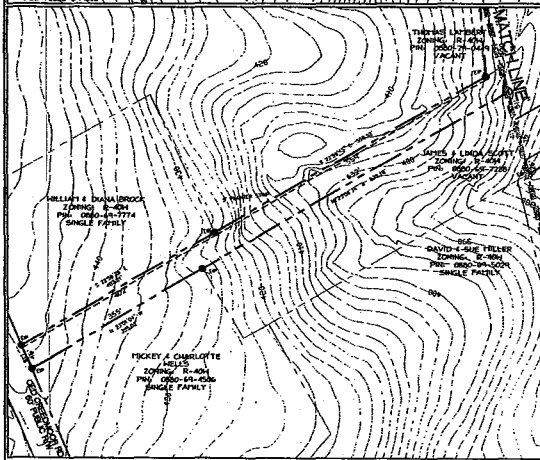
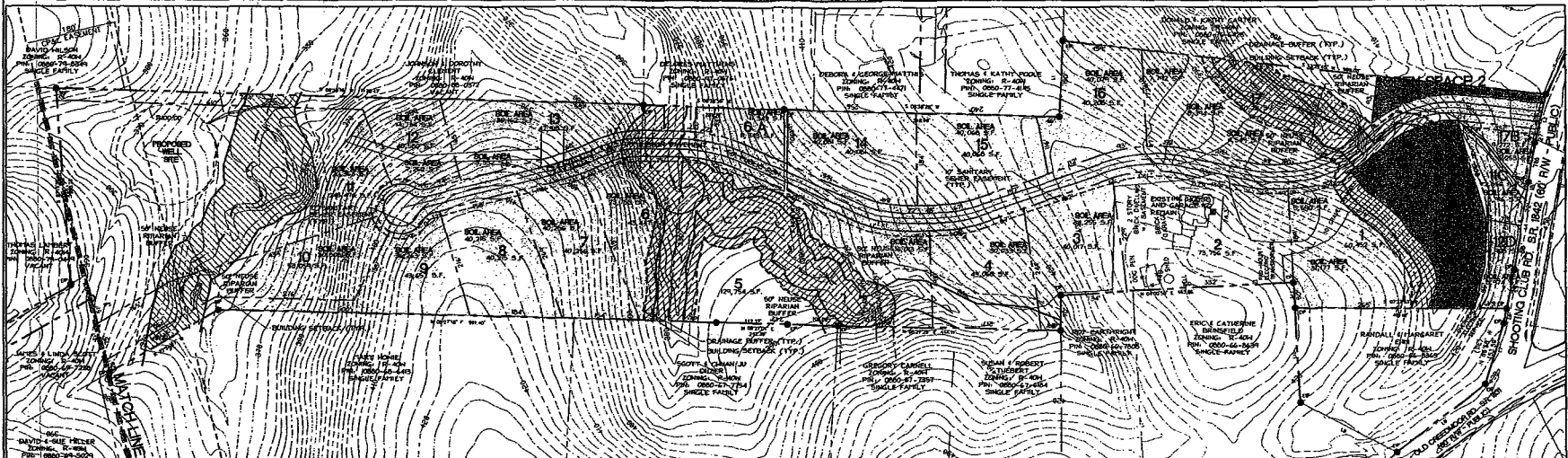
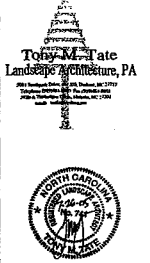
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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



SITE DATA

TOTAL AREA	30.65 ACRES
PROPOSED USE	SINGLE FAMILY LOT BY LOT R-40W
ZONING	R-40W
TOTAL LOTS ALLOWED	17
TOTAL LOTS PROPOSED	17
MIN LOT SIZE ALLOWED	40,000 S.F.
AVERAGE LOT SIZE	1,797 S.F.
OPEN SPACE REQUIRED (0%)	0 ACRES
REGISTRATION AREA PROVIDED	0.2 ACRES
REGISTRATION AREA REQUIRED (1/256 acre/ft)	0.2 ACRES
LINEAR FEET IN STREET	1,711 L.F.
WAKE COUNTY PIN #	0880-78-0336, 0880-78-1387, 0880-78-3912 & 0880-78-2830

PARKS & REC FEE-IN-LIEU

30.65 AC TOTAL PERMANENT COUNTY GIS	
342,040 / 8,051 AC	\$18,143.80
17,107.5 / 35	0.4857
\$18,143.80 X 0.4857	\$7,352.90

LEGEND

- NEUSE RIPARIAN BUFFER
- SUITABLE SEPTIC SOIL
- OPEN SPACE AREA

Notes:

- Boundary information provided by Thompson & Associates.
- Topographic information taken from Wake County GIS aerial mosaic.
- Method: Flood Hazard Data, Suitable Septic Soils, & House Riparian Buffer information from S & E C.
- Site does not contain flood plain or floodway fringe from FEMA map 37183C020 E
- All construction shall conform to all state and local standards, specifications and code requirements.
- No changes may be made to the approved drawings without written permission from the issuing authority.
- Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call utility locator services at least 48 hours prior to digging. 1-800-435-8188.
- Erosion control plans shall be submitted prior to any grading on this site.
- All utilities shall be located underground.
- All streets shall be 20' pavement in 50' Public Right-of-Way or 10' in 45' R/W and shall be constructed to Wake County and NC DOT specifications. Developer shall petition NCDOT to add these roads to the NC system.
- Front building setback 30'. Side setbacks R2, rear 30' to the R-40W area.
- All construction shall conform to Section 14-29 Flood Hazard.
- All lots shall be served by community utility systems which meet or exceed state requirements.
- All lots shall be served by individual septic systems. Any lot with less than 30,000 square feet of soils considered viable for on-site wastewater disposal will require demonstration of system installation and repair prior to recordation.
- Before occupying a building permit for lots marked by '1', the builder may need to obtain a Flood Hazard Permit from County Zoning Administration. The builder, engineer, architect or surveyor must certify on any permit 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 Zones until a Flood Study is approved by Wake County or FEMA.
- 30% impervious surface coverage is the maximum allowable on any lot with stormwater management provided, such that the peak rate of runoff from the 1 year, 24 hour duration storm is brought back to the pre-development rate.
- A fee in lieu will be paid to meet the provisions of the Recreation Ordinance.
- Utility area per lot = 17 lots = .41 acres.
- Temporary landmarks with associated construction easements will be provided at all slab streets.
- No grading shall take place until a soil and erosion plan has been approved and a grading permit issued by Wake County.
- Access to open space areas shall be provided at regular intervals throughout the subdivision.
- Drainage easements (20' minimum width centered on natural low points) are required where total drainage area equals 4 lots or 4 acres.
- There is no building allowed within 20' of a Motorway Interchange Buffer.
- The use of natural depressions, runoff interception points, discharge points and erosion and sedimentation control will be in keeping with or above the standards of Wake County Environmental Services.
- Each lot has a frontage of 30 feet or more on a road right of way.
- All House riparian buffer coverages are subject to NCDOT approval.
- Permanent Open Space shall be used for the preservation of environmental features.
- If any lot is found to contain less than 30,000 s.f. of soils considered viable for on-site wastewater, it will be necessary to demonstrate system installation and repair prior to recordation.

Special Requirements for Subdivision in buffer zones:

- Subdivisions shall be designed and constructed so that all development directly associated with the subdivision and all subsequent development on the subdivided lots and other parcels:
1. maintains impervious or partially pervious surface coverage;
2. offsets the flow of stormwater runoff, encourages sheet flow and avoids concentrated drainage of stormwater into surface waters;
3. incorporates Best Management Practices (BMPs) to minimize sediment and silt quality impacts;
4. intercepts stormwater runoff from the development by vegetated conveyances; and
5. avoids disturbance of vegetation within water supply watershed buffers, in accordance with water supply watershed buffer regulations.

IMPERVIOUS AREA (approximate)

IMPERVIOUS ALLOWED	300,387 S.F.	4.66 AC	(15.0%)
STREETS	30,789 S.F.	.44 AC	(1.6%)
TOTAL PERMITTED	331,176 S.F.	4.84 AC	(11.2%)
ON-SITE TREATMENT FACILITY	1,244 S.F.	0.02 AC	(0.1%)
SLABS (2122 S.F.)	14,824 S.F.	0.21 AC	(1.3%)
PAVING (2122 S.F.)	14,824 S.F.	0.21 AC	(1.3%)

1. The average impervious surface area per single family lot is 0.270 s.f.

2. This site is in the Neuse River Basin.

3. 30% impervious surface coverage is the maximum allowable on any lot with stormwater management provided, such that the peak rate of runoff from the 1 year, 24 hour duration storm is brought back to the pre-development rate.

4. Calculations compiled based on Stormwater Control, Management and Maintenance Buffer Regulations.

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

THIS NOTE SHALL BE REPEATED UPON FINAL APPROVAL OF GOVERNMENTAL AGENCY APPROVING PLANS

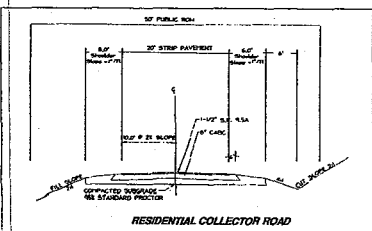
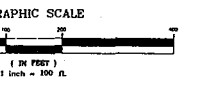
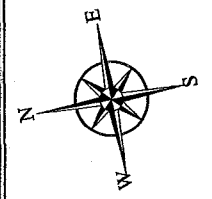
DO NOT BID THIS SET OF PLANS UNTIL LATEL ANDERSON HAS CONSTRUCTION TO BE IN FULL COMPLIANCE WITH ALL LOCAL AND STATE REQUIREMENTS.

OWNER/DEVELOPER/SURVEYOR SHALL OBTAIN FINAL CONSTRUCTION DOCUMENTS FROM DESIGNER PRIOR TO CONSTRUCTION START.

THE CLIENT SHALL BE FULLY RESPONSIBLE FOR THE EXPLANATION AND SUBMITTAL OF ALL CHANGES TO THESE PLANS AND SHALL APPROVE THE REVISIONS TO THESE PLANS TO BE SENT OUT FOR CONSTRUCTION.

DATE: _____

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REVISIONS:

PRELIMINARY SUBDIVISION PLAN

ROSEWOOD

Wake County, North Carolina

Feigen-Hudkins Drive 2586 S.W. Forest Rd., Ste. 202, Raleigh, NC 27615

SCALE: 1"=100'

DRAWN BY: JML

DATE: 07/26/05

SHEET

L-2

OF 4

