



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No.

(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

ROCKBRIDGE

(X) cluster subdivision () 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: 1752-96-0006

Address: 9016 POOLE ROAD

Location: SOUTH side of POOLE ROAD, at/between (north, east, south, west) (street)

NORTH OF GRASS HOPPER and WEST OF SMITHFIELD ROAD (street) (street)

Total site area: 284.533 ACRES sf

Zoning District(s) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): EXISTING RESIDENCE

Property Owner

Name: EDEN CROFT DEVELOPMENT & GADDY PROPERTY LMTD. PARTNERSHIP

Address: PO BOX 19307

City: RALEIGH State: NC Zip Code: 27619

E-mail Address: FAX: 573-6073

Telephone Number: DAVID SCHATZ 573-6123

Applicant (person to whom all correspondence will be sent)

Name: TONY M. TATE LANDSCAPE ARCHITECTURE, PA

Address: 5011 SOUTH PARK DRIVE SUITE 200

City: DURHAM State: NC Zip Code: 27713

E-mail Address: TMT.LA@VERIZON.NET FAX: 484-8881

Telephone Number: 484-8880 Relationship to Owner: AGENT

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.45 DU/AC

Max. no. of lots*: 412 Proposed no. of lots*: 412

Min. lot area*: 12,000 sf Proposed min. lot area*: 12,000 sf

Average lot area*: 14,113 sf

Min. lot width*: 70 ft Proposed min. lot width*: 70 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10% () 25% of site area

Min. open space area: 28.45 acres

Proposed open space area [by parcel]: 58.92 acres

Proposed open space use(s) [by parcel]: 58.92

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 579,348 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 4.67 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 29.13 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 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) 1,762,737. Total Number of Proposed Lots 412

Total Number of Acres 284.53 Estimate Recreation Area Req. 11.7 (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: POOLE ROAD 2
GRASSHOPPER 1
MAPLE VIEW 1

| 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 |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|---|-----------------------------------|---|
| POOLE ROAD | 60/75 | 22 | 2 | Y | 10,000 | 2,500 | 2500 |
| GRASSHOPPER ROAD | 60 | 22 | 2 | Y | 10,000 | | |
| MAPLE VIEW | 50 | 20 | 2 | Y | N/A | | |
| | | | | | | | |
| | | | | | | | |

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: N/A ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

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

(X) community system (SHAEFFER STAFFORD ENTERPRISES) () individual well(s)

Est. total water demand: 85,000 gpd

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

(X) community system (SHAEFFER STAFFORD ENTERPRISES) () individual on-site system

Est. total wastewater discharge 103,000 gpd

Solid waste collection provided by: WASTE INDUSTRIES, BFI (PRIVATE)

Electrical service provided by: PROGRESS ENERGY Underground (X) yes () no

Natural gas service provided by: PSNC

Telephone service provided by: BELL SOUTH Underground (X) yes () no

Cable television service provided by: TIME WARNER Underground (X) yes () no

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site GENTLY SLOPING SITE

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ADJACENT TO POPLAR CREEK, TRIBUTARY TO NEUSE RIVER

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A
EXISTING FARM HOUSE WITH BARN

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 KNIGHTDALE


() Non-Urban Area/Water Supply Watershed _____

(X) Non-Urban Area

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

EAST RALEIGH- KNIGHTDALE AREA PLAN

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: 7/22/03

Signature: Charles W. Gaddy Pres Date: 7/18/03


Signature: Charles W. Gaddy Pres Date: 7/18/03

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: 07.22.03

9/12/00

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: 7/22/03

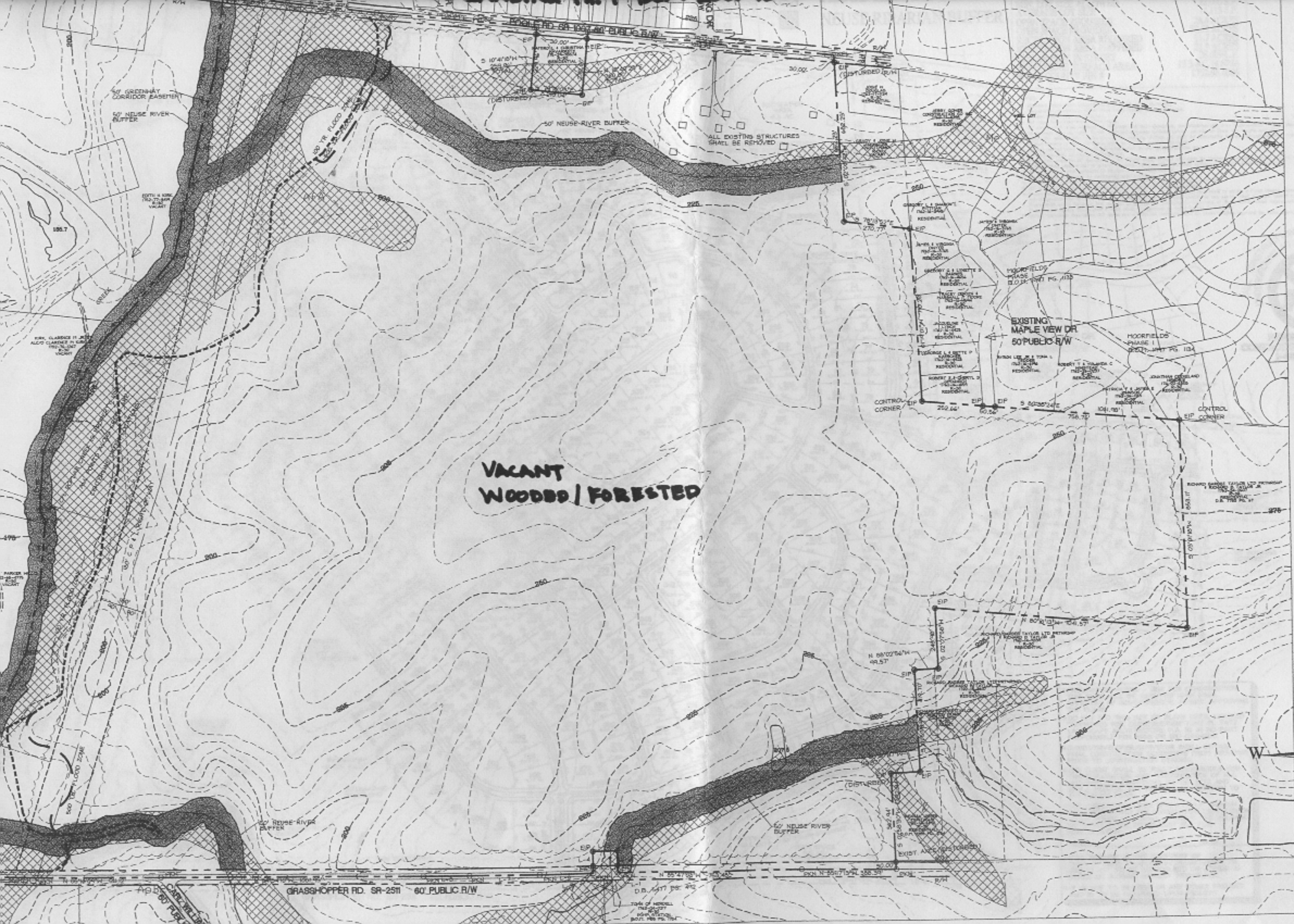
Signature: _____ Date: _____

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: 07.22.03

9/12/00



Eden Croft Development + Gaddy Property Lmtd. Partners
 P.O. Box 19307
 Raleigh NC 27619

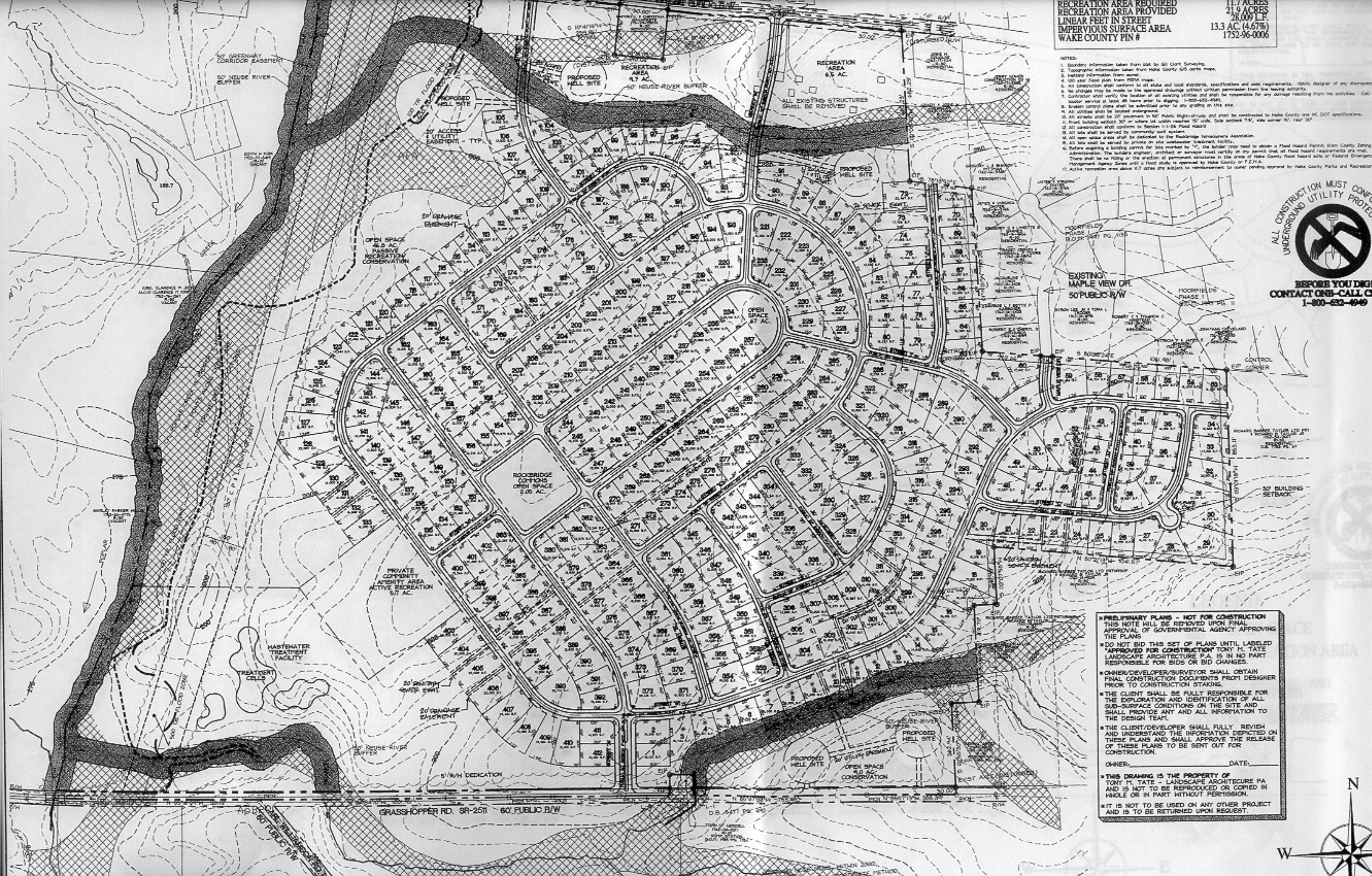
REVISIONS:

EXISTING CONDITIONS MAP
ROCKBRIDGE
 Wake County
 Stafford Land Company, Holly Springs, NC 27540

SCALE:
 1"=200'
 DRAWN BY:
 T.M.T.

RECREATION AREA REQUIRED 11.7 ACRES
 RECREATION AREA PROVIDED 21.9 ACRES
 LINEAR FEET IN STREET 28,009 L.F.
 IMPERVIOUS SURFACE AREA 13.3 AC. (4.67%)
 WAKE COUNTY PIN # 1752-96-0006

- NOTES:
1. Boundary information taken from plat by Gill Clark Surveyors.
 2. Topographic information taken from Wake County GIS aerial maps.
 3. Existing information from owner.
 4. 100 year flood plain from FEMA maps.
 5. All construction shall conform to all state and local ordinances, specifications and code requirements. Notify designer of any discrepancies.
 6. No changes may be made to the approved drawings without written permission from the issuing authority.
 7. Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call before digging service at least 48 hours prior to digging. 1-800-632-4949.
 8. Easement control notes shall be submitted prior to any grading on this site.
 9. All utilities shall be located underground.
 10. All wetlands shall be 20' minimum to 80' Public Right-of-Way and shall be maintained to Wake County and NC DOT specifications.
 11. Private building setback 30' or where lot width reaches 150' wide. Side setback 7.5', side corner 10', rear 30'.
 12. All construction shall conform to Section 11-28, Flood Hazard Administration. The building engineer, architect or surveyor must certify on any permit that all flood hazard requirements are met. There shall be no filling or the location of permanent structures in the 500 year flood hazard area or Federal Emergency Management Agency Zones until a flood study is approved by Wake County or FEMA.
 13. Active recreation area above 0.3 acres are subject to reimbursement, to obtain pending approval by Wake County Parks and Recreation.



PRELIMINARY PLANS - NOT FOR CONSTRUCTION
 THIS NOTE WILL BE REMOVED UPON FINAL APPROVAL OF GOVERNMENTAL AGENCY APPROVING THE PLANS

DO NOT BID THIS SET OF PLANS UNTIL LABELED "APPROVED FOR CONSTRUCTION" TONY M. TATE LANDSCAPE ARCHITECTURE P.A. IS IN NO PART RESPONSIBLE FOR BIDS OR BID CHANGES.

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

THE CLIENT SHALL BE FULLY RESPONSIBLE FOR THE EXPLORATION AND IDENTIFICATION OF ALL GAS SURFACE CONDITIONS ON THE SITE AND SHALL PROVIDE ANY AND ALL INFORMATION TO THE DESIGN TEAM.

THE CLIENT/DEVELOPER SHALL FULLY REVIEW AND UNDERSTAND THE INFORMATION DEPICTED ON THESE PLANS AND SHALL APPROVE THE RELEASE OF THESE PLANS TO BE SENT OUT FOR CONSTRUCTION.

OWNER: _____ DATE: _____

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