



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
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) 856-6216 for additional information.

### Name of Subdivision

Rosewood II

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: 0880-68-6413

Address: Old Creedmoor Road

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

Shooting Club Road and Vice Roy Drive  
(street) (street)

Total site area in square feet and acres: 582,947 square feet 13.38 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 (Vacant)

### Property Owner

Name: Mary Howie Heirs

Address: 12000 Howie Road

City: Raleigh State: NC Zip Code: 27613

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

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

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

Name: Tony M. Tate Landscape Architecture

Address: 5011 South park Dr., Ste 200

City: Durham State: NC Zip Code: 27713

E-mail Address: jml.la@verizon.net FAX: 984-8881

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\*: 13 Proposed # of lots\*: 10  
 Min. allowable lot area\*: 20,000 sf Proposed min. lot area\*: 30,026 sf  
 Average lot area\*: 41,752 sf  
 Min. allowable lot width\*: 75 ft Proposed min. lot width\*: 125 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % (X) 25 % of site area  
 Min. open space area: 3.35 acres  
 Proposed open space area [by parcel]: 3.35 acres  
 Proposed open space use(s) [by parcel]: Passive Recreation and Conservation  
 Proposed future development site area [by site]: NIA acres  
 Proposed impervious surfaces area: 87,425 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): NIA 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 1/35<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) 246,400 Total # of proposed lots 10 Total # of acres 13.87

Calculate both: Estimate of recreation area required: .29 Ac.  
 Estimate of recreation fee required: \$5,487.89

\*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: Subdivision to connect to approved Rosewood Road network.

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>

<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)  
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

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

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

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

**Utilities and Services**

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

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

Estimated total water demand: N/A gpd

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

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

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: Private

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

Natural gas service provided by: N/A

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: \_\_\_\_\_

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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





# ROSEWOOD II

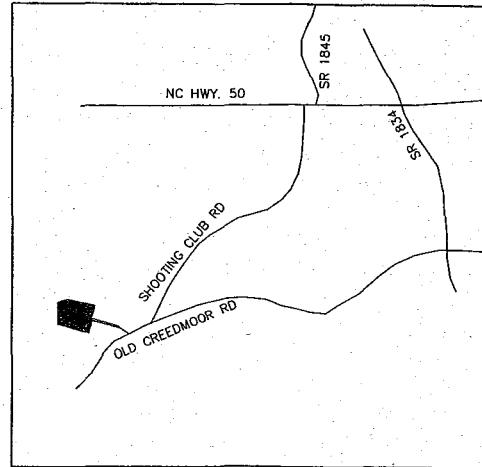
## CLUSTER SUBDIVISION

### WAKE COUNTY, NORTH CAROLINA

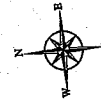
PIN: 0880-68-6413

#### SUBMITTALS

FIRST SUBMITTAL ..... 11/23/05



**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



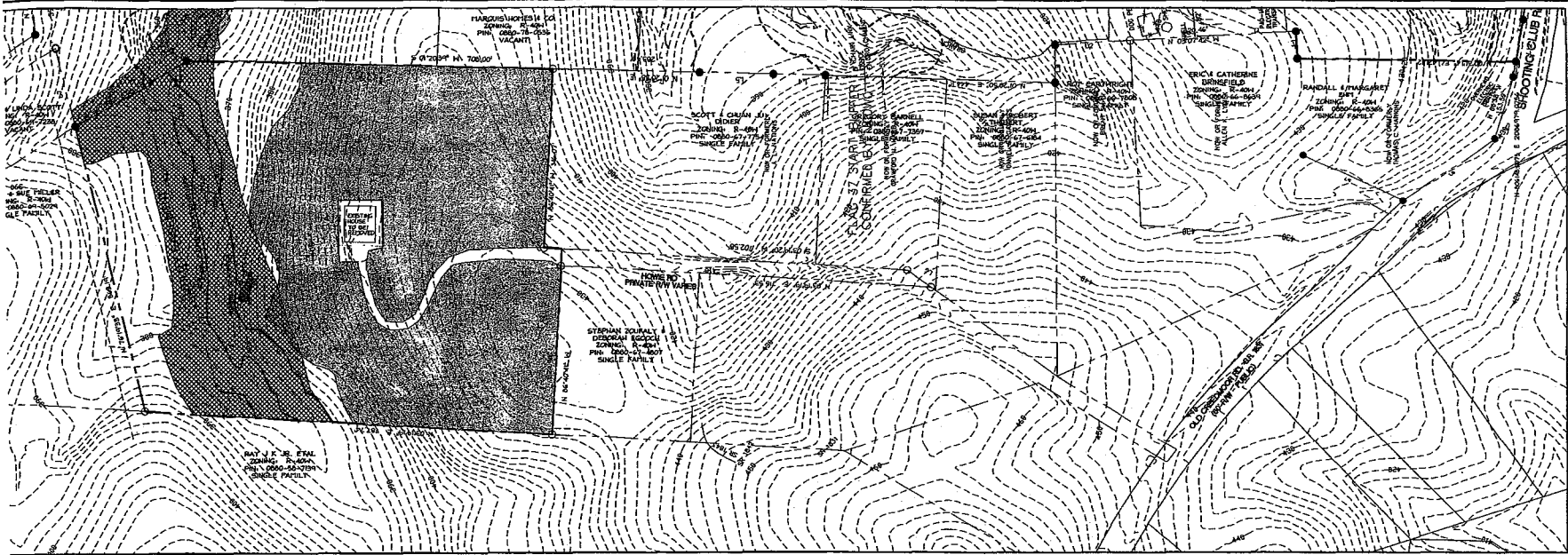
**Blackburn Consulting Engineering**  
234 E. Main Street  
Clayton, NC 27520

REVISIONS:





**COVER**  
**ROSEWOOD**  
Wake County, North Carolina  
Teague Hankins Dev 8368 Six Forks Rd., Ste. 202, Raleigh, NC 27615

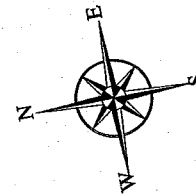
SCALE:  
N/A  
DRAWN BY:  
JML  
DATE:  
11/23/05  
SHEET

**COVER**  
OF 4

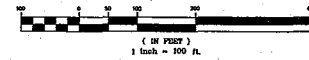


**LEGEND**

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



GRAPHIC SCALE

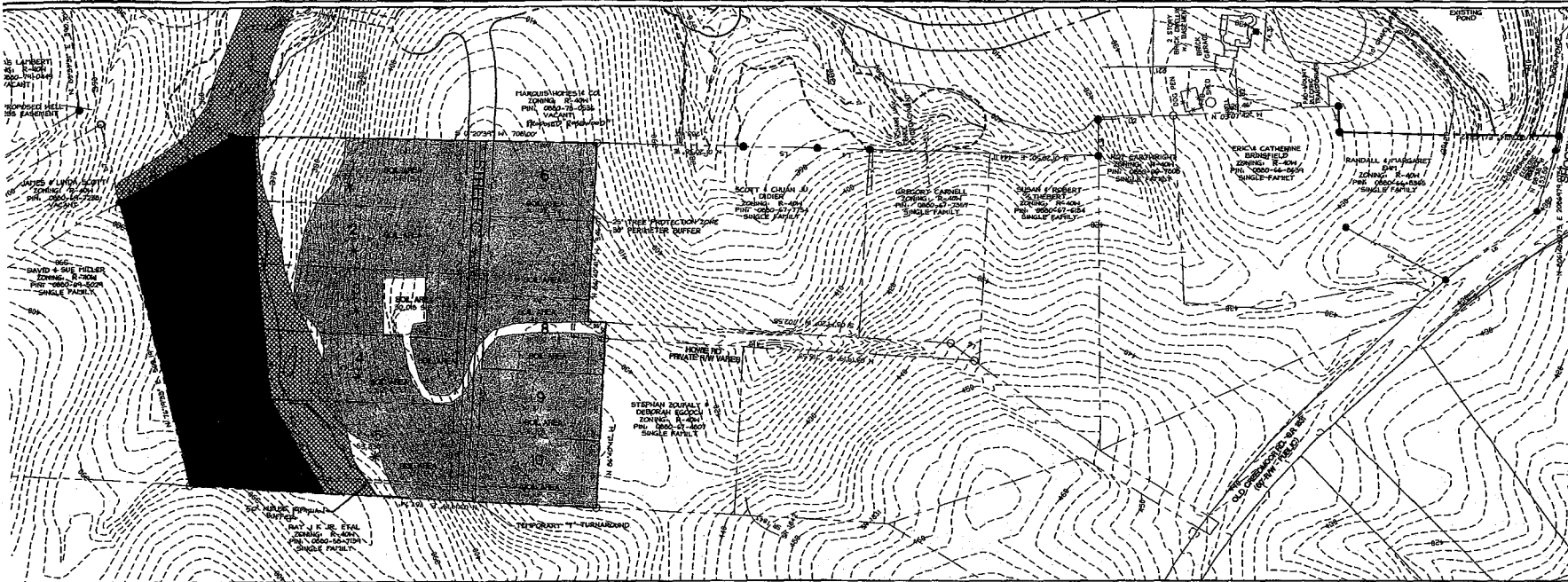


REVISIONS:


EXISTING CONDITIONS MAP  
**ROSEWOOD II**  
 Wake County, North Carolina  
 Truogee Road, Der 8368 Six Forks Rd. Ste 202, Raleigh, NC 27615

SCALE:  
 1"=100'  
 DRAWN BY:  
 JML  
 DATE:  
 11/23/05  
 SHEET

**L-1**  
 OF 4



**SITE DATA**

TOTAL AREA	13.38 AC
PROPOSED USE	CLUSTER
ZONING	R-40W
TOTAL LOTS ALLOWED	13
TOTAL LOTS PROVIDED	10
MIN. LOT SIZE ALLOWED	20,000 S.F.
AVERAGE LOT SIZE	13,380 S.F.
OPEN SPACE REQUIRED	(25%) 3.35 AC
OPEN SPACE PROVIDED	12.03 AC
RECREATION AREA REQUIRED	(10% 1.34 AC)
RECREATION AREA PROVIDED	12.03 AC
LINEAR FEET IN STREET	800'
WAKE COUNTY PIN#	0880-08-6413

**PARKS & REC FEE-IN-LIEU**

13.38 AC	TOTAL PER WAKE COUNTY USE
\$200,000	TOTAL VALUE
\$200,000 / 13.38 AC	\$15,000.00
\$15,000.00 X 10	\$150,000.00
\$150,000.00 X 0.8387	\$125,805.00

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

**Notes:**

- Boundary information provided by Sullivan Surveying.
- Topographic information taken from Wake County GIS aerial maps.
- National Flood Hazard Study, Suitable Septic Soils, & Neuse Riparian Buffer information from 5 & 6 EC.
- This does not contain flood plain or flooding maps from FEMA maps 37062050 E.
- All construction shall conform to all state and local standards, specifications and code requirements.
- No changes may be made to the approved drainage 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 service at least 48 hours prior to digging. 1-800-632-4344.
- Special 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 100' Public Right-of-Way or 15' in 45' R/W and shall be constructed to Wake County and NC DOT specifications. Developer shall petition NC DOT to add these roads to the NC system.
- Front building setback 30'. Exterior side setback 10'. Interior side setback 7.5', rear 30' in the R-40W cluster area.
- All construction shall conform to Section 1-1-26 Flood Hazard.
- All lots shall be served by conventional well system which must meet state requirements, except that lot 3 will retain its private well.
- All lots shall be served by individual septic systems. Any lot with less than 30,000 square feet of soils considered suitable for on-site wastewater disposal will require demonstration of system installation and repair prior to construction.
- Before equating a building permit, for lots marked by 'F', 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 Zone A or 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 Stormwater Ordinance (1/25/03) now per lot a fee of \$200.00.
- Temporary construction with associated construction equipment will be provided at all site streets.
- No grading shall take place until a well 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 Neuse Riparian Wetland Buffer.
- Accessory structures are not to be within 50' of an access easement or road right of way.
- Retention of undeveloped open space in a vegetated or natural state shall be ensured by maintenance provisions for the open space or as a maintenance agreement. Either one of these will need to be recorded with the register of deeds prior to or with recording.
- Roofs and intersections will comply with NC DOT standards for intersections.
- The water supply system will comply with Wake County standards for conveyance water systems.
- The use of natural drainage, 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 50 feet or more on a road right of way.
- All Neuse riparian buffer coverage are subject to NC DOT standards.
- 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 suitable for on-site wastewater, it will be necessary to demonstrate system installation and repair prior to recording.
- The site will strictly adhere to 15% total impervious regulations.
- Each individual lot shall be equipped for impervious regulations at construction drawing phase prior to lot recording.

**Soil Grading (contour or slope grade) existing**

- no alterations to their location in the buffer exists.
- buffer distance does not extend beyond the nearest right-of-way or easement width, or in no case is more than 90 feet wide.
- buffer distance is no more than 4,000 square feet in area.
- the road crosses the buffer at an angle as close to 90 degrees as possible (and not less than 60 degrees).
- side slopes do not exceed a 2:1 horizontal:vertical ratio (including outer retaining walls may be used to meet this and the distance width standard); and
- all culverts are designed and constructed for the 25-year storm event, or as otherwise required by Wake County Environmental Services.

**Minimum Easement Line across single-family dwellings - avoided**

- no alternative to their location in the buffer exists (including opportunity for shared driveways);
- buffer distance is no more than 40 feet side lot;
- buffer distance is no more than 6,000 square feet in area;
- the driveway crosses the buffer at an angle as close to 90 degrees as possible (and not less than 60 degrees);
- side slopes do not exceed a 2:1 (horizontal:vertical) ratio (including outer retaining walls may be used to meet this and the distance width standard); and
- all culverts are designed and constructed for the 25-year storm event, or as otherwise required by Wake County Environmental Services.

**Special Requirements for Subdivisions in Water**

Special Subdivisions shall be designed and constructed so that all development directly associated with the subdivision and all subsequent development on the subdivision lots and other parcels:

- minimizes impervious or partially pervious surface coverage;
- directs the flow of stormwater runoff, encourages sheet flow and avoids concentrated discharge of stormwater into surface waters;
- incorporates Best Management Practices (BMPs) to minimize adverse water quality impacts;
- intercepts stormwater runoff from the development by vegetated conveyances; and
- avoids disturbance of vegetation within water supply watershed buffers, in accordance with water supply watershed buffer regulations.

**Final Construction Requirements**

- the client shall be fully responsible for the construction and completion of ALL landscape construction. It is the client's responsibility for the final construction.
- the client/owner shall fully review and approve the construction details on these plans and shall approve the final construction plans to be sent out for construction.

DATE: \_\_\_\_\_

**IMPERVIOUS AREA (approximate)**

TOTAL SITE AREA =	13.38 AC
IMPERVIOUS ALLOWED	67,425 S.F. 2.51 AC (19.9%)
STREET	14,264 S.F. 0.52 AC (4.2%)
TOTAL REMAINING	71,161 S.F. 2.68 AC (53.8%)

**LOTS 0-219 acres**

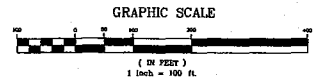
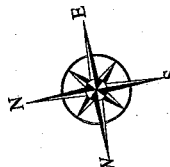
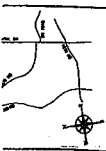
TOTAL	71,161 S.F. 2.68 AC (53.8%)
-------	-----------------------------

The average impervious surface area per single family lot is 7,116 S.F.

The site is in the Neuse River Basin.

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.

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



REVISIONS:

PRELIMINARY SUBDIVISION PLAN  
**ROSEWOOD II**  
Wake County, North Carolina  
Trigone Holdings Dev #568 5th Floor Rd. Sta 202, Raleigh, NC 27615

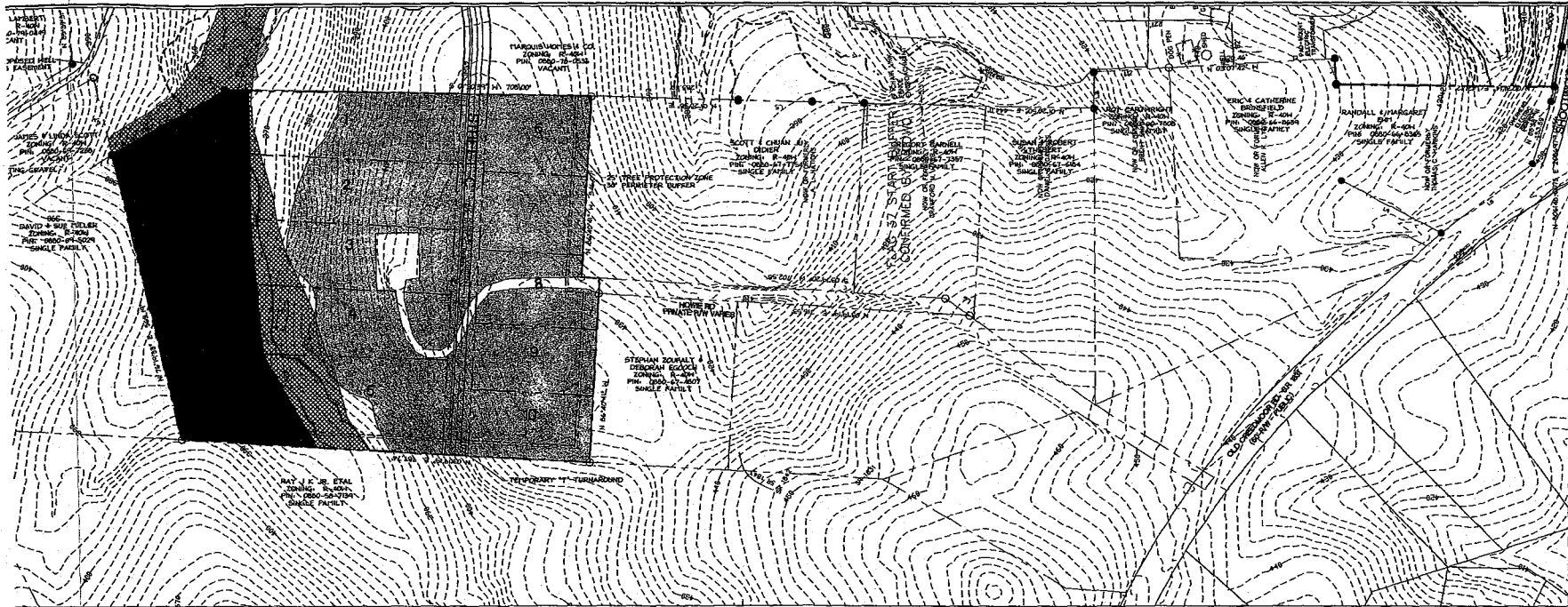
SCALE:  
1"=100'

DRAWN BY:  
JML

DATE:  
11/23/05

SHEET

**L-2**  
OF 4



LINE	BEARING	DISTANCE
L1	N 86°54'11" E	50.00
L2	N 03°01'41" W	143.40
L3	S 89°46'19" W	69.89
L4	N 01°20'22" E	100.82
L5	N 01°20'22" E	142.37
L6	S 35°21'44" W	56.55
L7	N 76°13'03" E	152.20
L8	N 66°23'49" E	45.72
L9	N 76°27'40" W	96.83
L10	N 80°28'44" W	79.31
L11	N 80°53'06" W	172.46
L12	N 78°39'25" W	79.97
L13	S 09°02'56" W	17.01
L14	S 86°02'37" W	7.05
L15	N 52°33'36" E	29.42
L16	S 19°09'15" W	22.00
L17	S 76°19'29" W	12.77
L18	S 52°17'29" W	86.61
L19	S 16°18'46" W	39.82
L20	S 19°24'23" E	18.26
L21	S 98°00'00" W	38.48
L22	S 66°39'35" W	10.82
L23	S 43°19'10" W	20.80
L24	S 46°12'09" W	73.53
L25	S 67°32'00" W	14.37
L26	N 58°15'18" W	86.71
L27	N 68°14'53" W	103.91

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

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

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

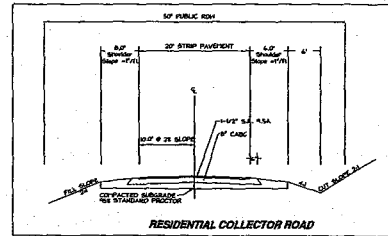
\*THE CLIENT SHALL BE FULLY RESPONSIBLE FOR THE EXPLORATION AND IDENTIFICATION OF ALL SUB-SURFACE CONDITIONS ON THE SITE AND SHALL PROVIDE ANY AND ALL INFORMATION TO THE DESIGN TEAM.

\*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:

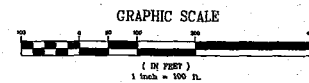
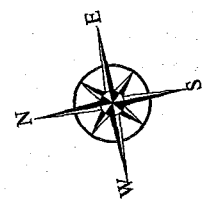
\*THIS DRAWING IS THE PROPERTY OF TONY T. TATE - LANDSCAPE ARCHITECTURE PA AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PERMISSION.

IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.



TONY T. TATE  
 LANDSCAPE ARCHITECT  
 NO. 11271  
 STATE OF NORTH CAROLINA

*Daniel W. Blackmon*  
 11/27/05



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



**Blackburn Consulting Engineering**  
 214 E. Main Street  
 Chiroco, NC 27520

REVISIONS:


PRELIMINARY UTILITY PLAN  
 ROSEWOOD II

TONY T. TATE  
 LANDSCAPE ARCHITECT  
 NO. 11271  
 STATE OF NORTH CAROLINA

SCALE:  
 1"=100'  
 DRAWN BY:  
 JMI  
 DATE:  
 11/23/05  
 SHEET

L-3