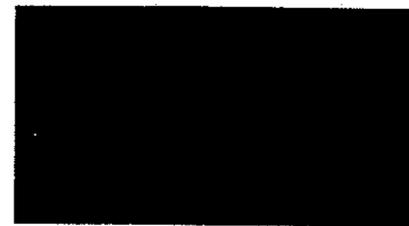


APPLICATION FOR PRELIMINARY
SUBDIVISION PLAN APPROVAL



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

Highway 50 Subdivision - Old Farm Crossing

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? Highway 50 Subdivision - April 3, 2002

Property

Parcel Identification Number: 0891.58-5044 (66.61 AC.) 0891.67-4250 (8.23 AC.)

Address: 12037 Ghoston Road, Wake Forest

Location: East side of Creedmore Road, at/between

Highway 98 and Ghoston Road

Total site area: 74.84 ACRES sf

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Residential / Undeveloped

Property Owner

Name: Falls Lake Assoc., LLC

Address: P.O. Box 6651

City: Raleigh State: NC Zip Code: 27628

E-mail Address: n/a FAX: 919.829.2688

Telephone Number: 919.829.0094

Applicant (person to whom all correspondence will be sent)

Name: Dave Damato / O'kmato Design Assoc., PA

Address: 5500 McNeely Drive Suite 203

City: Raleigh State: NC Zip Code: 27612

E-mail Address: dadedamato@901.com FAX: 919.786.4554

Telephone Number: 919.786.0040 Relationship to Owner: Land Planner

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 0.50
 Max. no. of lots*: 37 Proposed no. of lots*: 30
 Min. lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf
 Average lot area*: 1.43 Acres sf
 Min. 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: 18.71 acres
 Proposed open space area [by parcel]: 19.26 acres
 Proposed open space use(s) [by parcel]: conservation / passive recreation
 Proposed future development site area [by site]: n/a acres
 Proposed impervious surfaces area: 11.2 acres sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 7.39 acres
 w/in floodway: n/a 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) 801,250 Total Number of Proposed Lots 30
 Total Number of Acres 74.84 ac. Estimate Recreation Area Req (1.028 ac) (or fee) \$11,012.00

*(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: 1 Full access pt
Hawk Hollow 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
Hawk Hollow Rd.	50		2	Y			180

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

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: John P. Grogan Date: 1-8-03

Signature: member/manager Falls Lake Assoc., LLC Date: _____

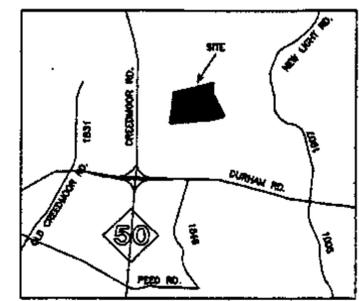
Signature: _____ Date: _____

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: [Signature] Date: 1/20/03



VICINITY MAP
NOT TO SCALE



SITE DATA

CURRENT OWNER: FALLS LAKE ASSOC. LLC
3901 BARRETT DRIVE
RALEIGH, NC 27609

PERMITS: 0891.58-5044 (66.61 AC)
0891.67-4250 (8.23 AC)

PLANNING BOARD CASE #: S-39-02
BOARD OF ADJUSTMENT CASE #: BA 1525
ZONING: R-80W
EXISTING USE: RESIDENTIAL/UNDEVELOPED

TOTAL SITE AREA: 74.84 ACRES
MAXIMUM # OF LOTS (74.84 ACRES x .50): 37 LOTS
PROPOSED # OF LOTS: 36 LOTS
MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 110'
AVERAGE LOT SIZE: 1.43 ACRES

REQUIRED OPEN SPACE (74.84 ACRES x .25): 18.71 ACRES
PROVIDED OPEN SPACE: 19.26 ACRES
CONSERVATION OPEN SPACE: 19.26 ACRES

AREAS OF RIPARIAN BUFFERS AND DRAINAGEWAY BUFFERS THAT FALL WITHIN OPEN SPACE WILL REMAIN AS PERMANENT CONSERVATION OPEN SPACE. ALL OTHER OPEN SPACE AREAS WILL BE DESIGNATED AS PASSIVE RECREATION OPEN SPACE.

AREA OF INTERNAL R.O.W.: 4.09 ACRES
L.F. OF ROADS: 3.396 LF
IMPERVIOUS SURFACE OF ROADS: 1.75 ACRES (2.3%)

CONTRIBUTION TO NEIGHBORHOOD RECREATION AREA - THE DEVELOPER WILL MAKE PAYMENT BASED ON A 1.03* ACRE PARCEL PER SECTION 3-4-14 OF THE WAKE COUNTY SUBDIVISION ORDINANCE. *(1/35*AC. X 36 LOTS)

LOT SCHEDULE

LOT #	LOT SIZE (SF)	ACREAGE	SECTION V1 SOILS	SECTION V1 SOILS
1	64,800	1.48	31,000	
2	62,848	1.43	41,596	
3	64,800	1.48		40,082
4	47,452	1.08	30,173	
5	46,177	1.04	37,680	
6	46,544	1.05	40,544	
7	46,076	1.03	40,879	
8	45,191	1.02	40,761	
9	46,076	1.03	32,000	
10	46,086	1.03	36,100	
11	46,087	1.03	40,087	
12	46,175	1.02	40,781	
13	46,247	1.03	40,397	
14	46,045	1.03	31,717	
15	46,344	1.03	36,824	
16	44,735	1.02	42,809	
17	45,129	1.03	35,191	
18	41,840	0.95	52,310	
19	46,304	1.03	36,086	
20	46,003	1.03	31,879	
21	46,003	1.03	41,086	
22	46,142	1.02	36,399	
23	47,304	1.05	36,905	
24	46,304	1.02	37,838	
25	46,304	1.03	40,309	
26	46,472	1.13	30,918	
27	46,289	1.03	36,412	
28	46,304	1.02	40,390	
29	46,147	1.02	40,147	
30	41,277	0.94	41,277	
31	108,174	2.50		95,878
32	108,079	2.50		90,384
33	147,880	3.36		137,387
34	204,199	4.69		204,199
35	218,075	4.97		218,075
36	118,722	2.73		21,398

NOTES:

SOILS INFORMATION PROVIDED BY S&EC, RALEIGH, N.C. PLEASE REFER TO REPORT TITLED "DETAILED SOIL/SITE EVALUATION" - HAWK HOLLOW SOILS, DATED OCTOBER 8, 2001 AND REPORT TITLED "DETAILED SOIL/SITE EVALUATION - 8.2 ACRE SITE ON HAWK HOLLOW DATED MAY 28, 2002. TOPOGRAPHIC INFORMATION PROVIDED BY WAKE CO. GIS. CONTOUR INTERVAL IS 5 FEET.

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FLOOD HAZARD SOILS INFORMATION TAKEN FROM WAKE COUNTY GIS.

THE MAJORITY OF THE SITE HAD BEEN TIMBERED 10 TO 15 YEARS AGO AND HAS A COVER OF BRUSH. SECOND GROWTH PINE WITH SOME VOLUNTEER HARDWOOD SPECIES MIXED IN. THE AREAS WITHIN THE RIPARIAN BUFFERS AND SOME OF THE STEEPER SLOPES ADJACENT TO THEM HAVE SOME MATURE HARDWOODS. THE LAND AT THE NORTHWEST END OF THE SITE DOES HAVE COVER OF MATURE HARDWOODS.

ALL ROADS ARE PUBLIC AND WILL BE MAINTAINED BY NCDOT.

ALL CONSTRUCTION SHALL COMPLY WITH CURRENT WAKE COUNTY STANDARDS SPECIFICATIONS AND DETAILS AND NCDOT STANDARDS AND SPECIFICATIONS.

THIS SUBDIVISION WILL COMPLY WITH WAKE COUNTY SOIL AND EROSION CONTROL MEASURES.

ALL LOTS WILL BE SERVED BY A COMMUNITY WATER SYSTEM TO BE DESIGNED PER UTILITY COMPANY.

LOTS 35 HAS LESS THAN 30,000 SQUARE FEET OF USEABLE SOILS AND WILL BE REQUIRED TO MEET SECTION VI REGULATIONS AND SHALL BE DEMONSTRATED FOR SEPTIC.

LOTS 1-34 & 36 HAVE AREAS OF USEABLE SOILS OF 30,000 SQUARE FEET OR GREATER AND MEET SECTION V REGULATIONS.

30% COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED FOR THE PORTION ABOVE THE ALLOWABLE.

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN *, THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE CO. ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY 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 (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE CO. AND/OR FEMA.

A 20' BUILDING SETBACK IS REQUIRED OFF THE DRAINAGEWAY OR WATERSHED BUFFERS.

IMPERVIOUS SURFACE CALCS:

TOTAL SITE AREA: 74.84 ACRES
ROADS: 1.75 ACRES
1.75 ACRES/74.84 AC (TOTAL SITE AREA)-2.3% IMPERVIOUS SURFACE AREA
ALLOWABLE IMPERVIOUS SURFACE AREA: 15%
ADJUSTED IMPERVIOUS SURFACE AREA-(15%-2.3%)/ROADS: 12.7%
74.84(TOTAL SITE AREA) x .127 (% IMPERVIOUS SURFACE): 9.50 ACRES
OPEN SPACE (TO REMAIN NATURAL): 19.52 ACRES
AREA OF ROW: 4.09 ACRES
ADJUSTED SITE AREA: 50.20 ACRES

TOTAL SITE AREA: 74.84 ACRES
NATURAL OPEN SPACE: 19.52 ACRES
ROW: 4.09 ACRES
TOTAL: 51.23 ACRES

LOT #	TOTAL ADJ. IMP. SURF. AC	LOT AREA (SF)	TOTAL ALLOW. IMP. SURF. AC	ALLOWABLE % OF IMPERVIOUS SURFACE	TOTAL ALLOWABLE AC IMPERVIOUS SURFACE	TOTAL SF FOR LOT
1	0.12	64,800	1.14	1.75%	0.32	64,800
2	0.12	62,848	1.14	1.83%	0.37	62,848
3	0.12	64,800	1.14	1.83%	0.37	64,800
4	0.12	47,452	1.14	2.40%	0.46	47,452
5	0.12	46,177	1.14	2.62%	0.52	46,177
6	0.12	46,544	1.14	2.58%	0.51	46,544
7	0.12	46,076	1.14	2.60%	0.51	46,076
8	0.12	45,191	1.14	2.66%	0.52	45,191
9	0.12	46,076	1.14	2.60%	0.51	46,076
10	0.12	46,086	1.14	2.60%	0.51	46,086
11	0.12	46,087	1.14	2.60%	0.51	46,087
12	0.12	46,175	1.14	2.60%	0.51	46,175
13	0.12	46,247	1.14	2.60%	0.51	46,247
14	0.12	46,045	1.14	2.60%	0.51	46,045
15	0.12	46,344	1.14	2.46%	0.47	46,344
16	0.12	44,735	1.14	2.68%	0.52	44,735
17	0.12	45,129	1.14	2.74%	0.53	45,129
18	0.12	41,840	1.14	2.79%	0.54	41,840
19	0.12	46,304	1.14	2.59%	0.50	46,304
20	0.12	46,003	1.14	2.60%	0.51	46,003
21	0.12	46,003	1.14	2.60%	0.51	46,003
22	0.12	46,142	1.14	2.60%	0.51	46,142
23	0.12	47,304	1.14	2.54%	0.49	47,304
24	0.12	46,304	1.14	2.60%	0.51	46,304
25	0.12	46,304	1.14	2.60%	0.51	46,304
26	0.12	46,472	1.14	2.58%	0.50	46,472
27	0.12	46,289	1.14	2.60%	0.51	46,289
28	0.12	46,304	1.14	2.60%	0.51	46,304
29	0.12	46,147	1.14	2.60%	0.51	46,147
30	0.12	41,277	1.14	2.91%	0.57	41,277
31	0.12	108,174	1.14	1.05%	0.20	108,174
32	0.12	108,079	1.14	1.11%	0.22	108,079
33	0.12	147,880	1.14	0.81%	0.16	147,880
34	0.12	204,199	1.14	0.58%	0.12	204,199
35	0.12	218,075	1.14	0.55%	0.11	218,075
36	0.12	118,722	1.14	1.01%	0.20	118,722

LINE AND CURVE TABLES

LINE	LENGTH	BEARING
1	100.00	N 00° 00' 00" E
2	100.00	N 90° 00' 00" E
3	100.00	S 00° 00' 00" E
4	100.00	S 90° 00' 00" E

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
1	100.00	100.00	100.00	N 45° 00' 00" E
2	100.00	100.00	100.00	S 45° 00' 00" E

LEGEND

- Soil areas contain 30 inches or more of useable material and have potential for conventional septic systems. May include small areas of 24 inch material suitable for LFP (Low Pressure Pipe) systems.
- Soil areas contain 24 to 30 inches of useable material and have potential for conventional or LFP septic systems.
- Soil areas contain 18-24 inches of useable material and have potential for subsurface drip (pretreatment) septic systems.
- UN: Unsuitable areas
- RIPARIAN BUFFER
- FEMA-ZONE A - NO BASE FLOOD ELEV. DETERMINED
- FLOOD HAZARD SOILS
- CREEKS
- LOTS CONTAINING FLOOD HAZARD SOIL
- 40,000 SF: LOT AREA
- 7,000 SF: ALLOWABLE IMPERVIOUS SURFACE

SETBACKS

FRONT & CORNER SIDE YARD: 20'
SIDE: 10'
REAR: 15'

dda
D'Amato Design Associates, PA

Land Planning
Site Design
Landscape Architecture

5500 McNeely Drive
Suite 203
Raleigh, NC 27612
Tel. 919.786.0040
Fax 919.786.4554
davedamato@aol.com

Design By: DED
Drawn By: BAO/H
Checked By: DED
Date: 28 JANUARY 2003
Proj#:

Revisions:

OLD FARM CROSSING
(HIGHWAY 50 SUBDIVISION)
WAKE FOREST, NORTH CAROLINA



DEVELOPER:
FALLS LAKE ASSOC. LLC.
PO BOX 6651
RALEIGH, NC 27628
PHONE: 919.829.0094
FAX: 919.829.2688

SCALE: 1"=200'

PRELIMINARY CLUSTER SUBDIVISION PLAN

Sheet 2 of 2

S-1



Land Planning
 Site Design
 Landscape Architecture

5500 McNeely Drive
 Suite 203
 Raleigh, NC 27612
 Tel. 919.786.0040
 Fax 919.786.4554
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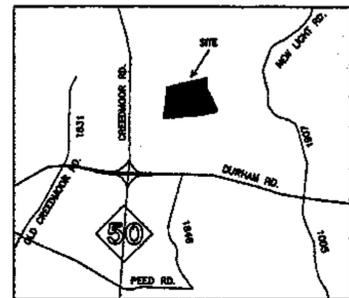


DEVELOPER:
 FALLS LAKE ASSOC. LLC
 PO BOX 6651
 RALEIGH, NC 27628
 PHONE: 919.829.0094
 FAX: 919.829.2688

EXISTING
CONDITIONS
PLAN

VICINITY MAP

NOT TO SCALE



SITE DATA

CURRENT OWNER:	FALLS LAKE ASSOC., LLC 3901 BARRETT DRIVE RALEIGH, NC 27609
FIN:	0891.58-5044 (66.61 AC) 0891.67-4250 (8.23 AC)
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BOARD OF ADJUSTMENT CASE #:	BA 1525
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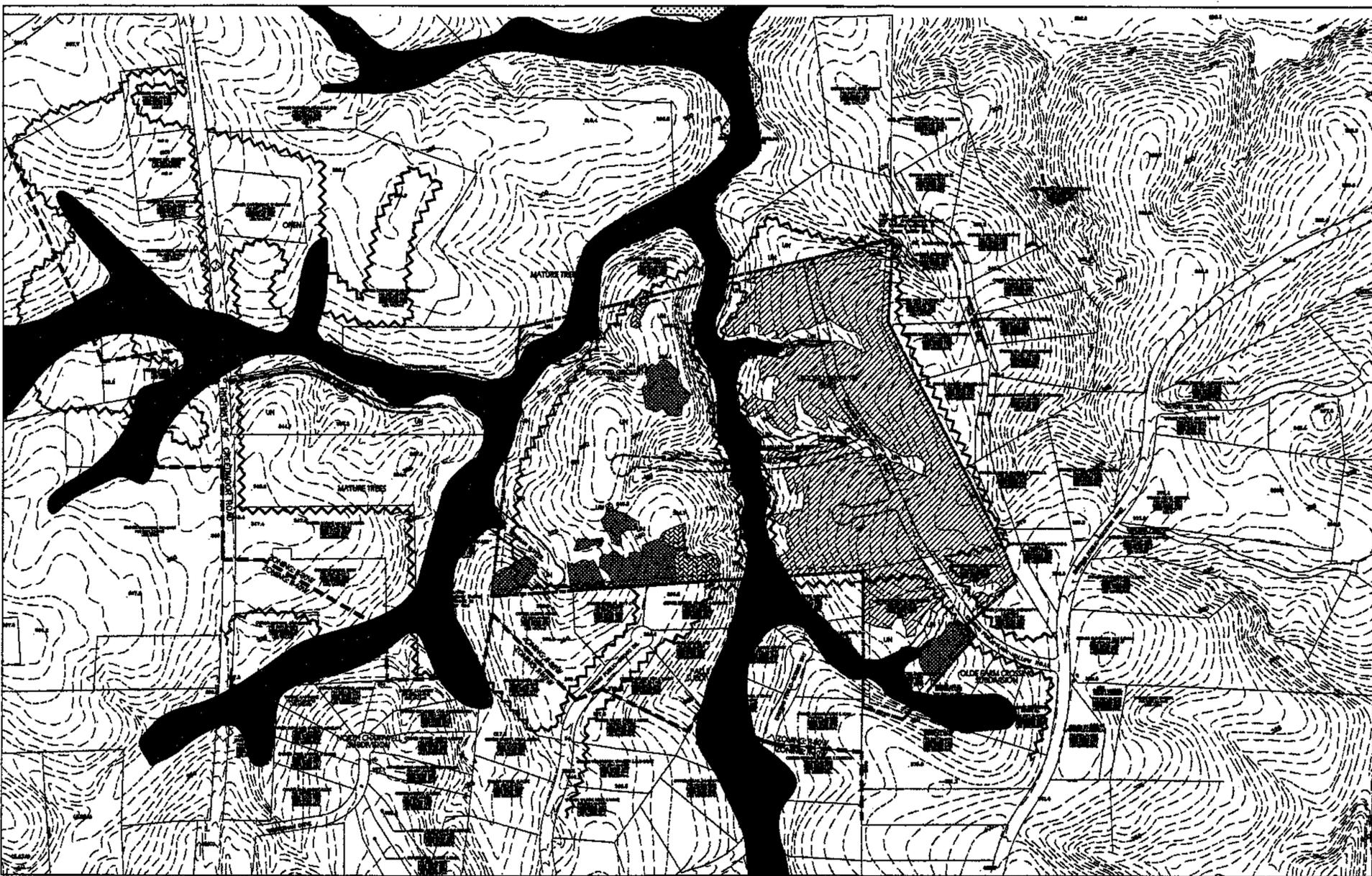
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- FEMA-ZONE A - NO BASE FLOOD ELEV. DETERMINED
- FLOOD HAZARD SOILS
- CREEKS



NOTES:

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