



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # 5-46-04
Fee \$800.00
Amt Paid to 800.00
Check #
Rec'd Date 11-23-04
Rec'd By Am

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 Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

Shadow Creek

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: 1803-72-3194

Address: New Light Road

Location: East side of New Light Road, at/between
(north, east, south, west) (street)

Hidden Hills Drive and Light Falls Drive
(street) (street)

Total site area in square feet and acres: 2,892,384 square feet 66.40 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Floriculture - Farm

Property Owner

Name: Elizabeth Gibbs

Address: 1605 Hunting Ridge Road

City: Raleigh State: NC Zip Code: 27615

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: 484-8881

Telephone Number: 484-8880 Relationship to Owner: landscape Architect

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.00

Max. # of lots allowable*: 72 Proposed # of lots*: 51

Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 29,776 sf

Average lot area*: 37,464 sf

Min. allowable lot width*: 75 ft Proposed min. lot width*: 105 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: 16.6 acres

Proposed open space area [by parcel]: 16.6 acres

Proposed open space use(s) [by parcel]: Passive Recreation and Conservation

Proposed future development site area [by site]: None acres

Proposed impervious surfaces area: 433,830 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15.00 %

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

within floodway: 0 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) _____ Total # of proposed lots 51 Total # of acres 1.46

Calculate both: Estimate of recreation area required: _____

Estimate of recreation fee required: _____

*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: New Light Road (1)
Hidden Hills Drives (1)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
New Light Road	60'		2	Y			
Hidden Hills Drive	50'	20'	2	Y			

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 (_____)

(X) community system (_____) () individual well(s)

Estimated total water demand: _____ 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: Wake Electric 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 _____

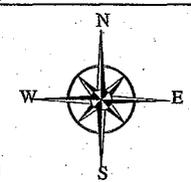
() Long-Range Urban Services Area/Water Supply Watershed _____

() 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):



SITE DATA	6640 ACRES
TOTAL PROPOSED USE	SINGLE FAMILY CLUSTER
ZONING	R-40V
TOTAL LOTS ALLOWED	51
TOTAL LOTS PROPOSED	51
MIN. LOT SIZE ALLOWED	20,000 S.F.
AVERAGE LOT SIZE	129,980 S.F.
OPEN SPACE PROVIDED (25%)	16,600 ACRES
OPEN SPACE PROVIDED	16,600 ACRES
WETLANDS TO BE MAINTAINED (1/25th acre/lot)	1.64 ACRES
RECREATION AREA PROVIDED	PRELIMINARY
LINEAR FEET IN STREET	4,394 L.F.
WAKE COUNTY PIN #	PORTION OF 1805-72-3194

NOTES:

- Boundary information provided by owner.
- Topographic information taken from Wake County GIS aerial maps.
- National Flood Hazard Data, Suitable Septic Soils, & Neuse Riparian Buffer information from S & EC.
- Site does not contain flood plain or floodway fringes from FEMA map 37185C0205-E.
- All construction shall conform to all state and local standards, specifications and code requirements. Notify designer of any discrepancies.
- 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 service at least 48 hours prior to digging. 1-800-632-4343.
- 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.
- Front building setback 10'. Side setbacks 7.5', rear 10'. However, no dwelling shall be located within 30 feet of the perimeter of the cluster subdivision.
- All construction shall conform to Section 11-26 Flood Hazard.
- All lots shall be served by community well systems which meet state requirements.
- 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 recordation.
- Before acquiring 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 Zones until a flood study is approved by Wake County or F.E.M.A.
- 30% impervious surface coverage is the maximum allowable on any lot with stormwater management provided for the portion above the allowable.
- A fee in lieu will be paid to meet the provisions of the Recreation Ordinance.
- 1/25th acre per lot = 51 lots = 1.64 acres.
- Temporary encroachments 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 exceeds 4 lots or 4 acres.

- Best Practices (Public or private roads) provided to alternatives to their location in the buffer exists:**
- buffer distance does not extend beyond the reserved right-of-way or easement width, or in no case is more than 40 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 (existing and/or retaining walls may be used to meet this and the distance width standards); and
 - all culverts are designed and constructed for the 25-year storm event or as otherwise required by Wake County Environmental Services.

- Standards for Subdivision in Neuse Riparian Buffer:**
- Subdivisions shall be designed and constructed so that all development directly associated with the subdivision and all associated development on the subdivision's lots and other parcels:
 - maintains impervious or partially pervious surface coverage; and
 - diverts the flow of stormwater runoff, surface coverage, flow and avoids unassisted discharge of stormwater into surface waters.
- Stormwater Best Management Practices (BMPs) to minimize surface water runoff:**
- transfer stormwater runoff from the development by vegetated conveyance; and
 - provide disturbance of vegetation within water supply watershed buffers in accordance with water supply watershed buffer regulations.

IMPERVIOUS AREA (approximate)

STREETS	603,095 S.F.	(3,542) 2.36 AC
51 LOTS (6,485 sq/lot)	330,735 S.F.	(2,482) 7.59 AC
TOTAL	933,830 S.F.	(6,024) 19.95 AC

* The allowable impervious surface area per single family lot is 6,485 sq. ft. without stormwater control devices.

* This site is in the Neuse River Basin.

* 30% impervious surface coverage is the maximum allowable on any lot with stormwater management provided for the portion above the allowable.

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

OPEN SPACE

Open space provided is 25% (percent).

66,500 acres x 25% = 16,600 acres

OPEN SPACE AREA 1	42,401 S.F.	.96 AC
OPEN SPACE AREA 2	352,949 S.F.	8.06 AC
OPEN SPACE AREA 3	42,778 S.F.	1.00 AC
OPEN SPACE AREA 4	109,617 S.F.	2.50 AC
OPEN SPACE AREA 5	176,640 S.F.	4.03 AC
TOTAL	724,385 S.F.	16.55 AC

Provisions for permanent maintenance of open space by subdivision to a legally established homeowners association.

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" FORM IS TATE LANDSCAPE ARCHITECTURE, PA IS IN NO PART RESPONSIBLE FOR BIDDING CHANGES.

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

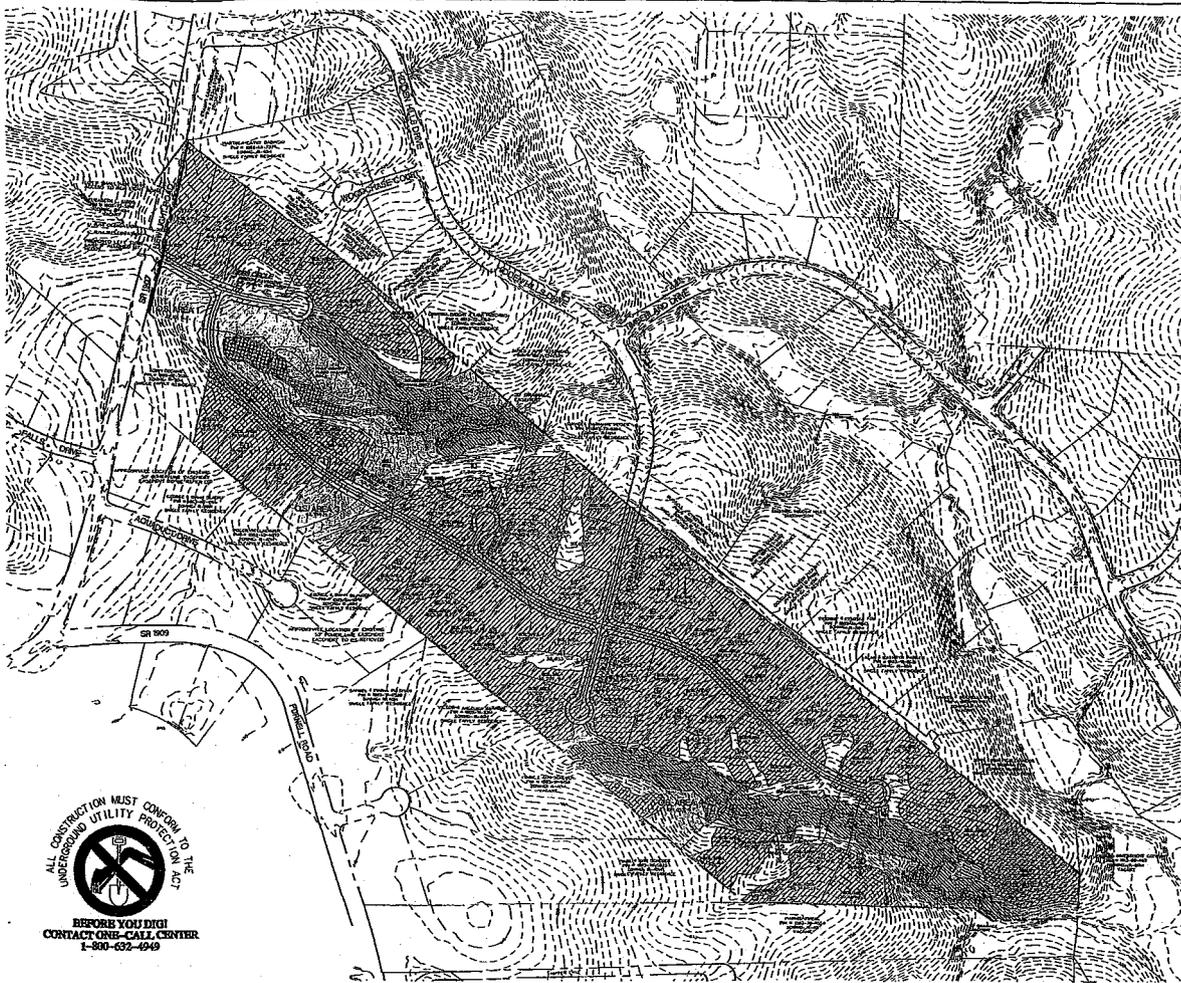
THE CLIENT/DEVELOPER SHALL BE FULLY RESPONSIBLE FOR THE EXPLANATION AND IDENTIFICATION OF ALL SURFACE CONDITIONS ON THE SITE AND SHALL PROVIDE SPACE AND ALL INFORMATION TO THE DESIGN TEAM.

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.

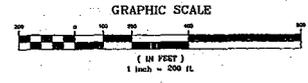
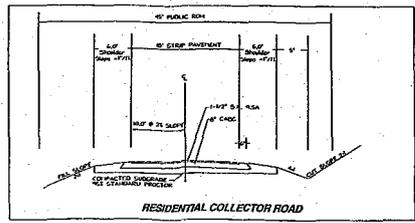
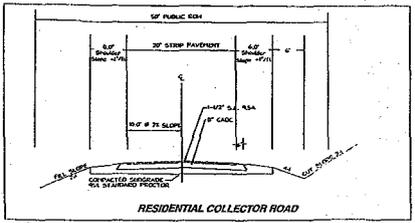
OWNER: _____ DATE: _____

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



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



REVISIONS:

PRELIMINARY SUBDIVISION PLAN
SHADOW CREEK
Wake County, North Carolina
Tracie Handman Dev 1508 S.W. 104th Rd., Ste. 202, Raleigh, NC 27615

SCALE: 1"=200'
DRAWN BY: T.M.T.
DATE: 11/23/04
SHEET
L-2
OF 4