



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-18-04
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 Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

White Horse

( ) 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? N/A

Property

Parcel Identification Number: 1803.04-54-4096

Address: New Light Township, Wake County, NC

Location: West side of New Light Road, at/between

Hidden Hills Drive and Rolling View Drive

Total site area in square feet and acres: 3,127,608 square feet 71.8 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W, 100%

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

Property Owner

Name: Margaret S. Barnette

Address: 8905 Creekstone Court

City: Raleigh State: NC Zip Code: 27615

E-mail Address: N/A FAX: N/A

Telephone Number: (919) 846-5005

Applicant (person to whom all correspondence will be sent)

Name: Bass, Nixon & Kennedy, Inc. c/o Keith A. Tew, PE

Address: 10405-E Ligon Mill Road

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: keith.tew@bnkinc.com FAX: (919) 570-1362

Telephone Number: (919) 851-4422 Relationship to Owner: Consulting Engineer



**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.08  
 Max. # of lots allowable\*: 72 Proposed # of lots\*: 23  
 Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 44,867 sf  
 Average lot area\*: 2.93 acres  
 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 N/A  
 Min. open space area: N/A acres  
 Proposed open space area [by parcel]: N/A acres  
 Proposed open space use(s) [by parcel]: N/A  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 16,950 sf/lot + 1.80 acre roadway  
 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): 2.25 acres  
 within floodway: N/A acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

X 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) \$55,500.00 Total # of proposed lots 23 Total # of acres 71.66

Calculate both: Estimate of recreation area required:  $(1/35 \text{ ac})(23 \text{ lots}) = 0.66 \text{ ac} \leq 11.30 \text{ ac}$   
 Estimate of recreation fee required:  $(\$7,752.16/\text{ac})(0.66 \text{ ac}) = \$5,116.43$  <sup>horse stables</sup>

\*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 access point

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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
New Light Road	60	24	2	Y	Unknown	Unk.	230

<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) 10 trips/day/lot



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

Type of vehicle: Heavy vehicles limited to ADT: N/A

Type of vehicle: construction equipment during ADT: N/A

development & home building

**Utilities and Services**

Water supply provided by: ( ) municipal system ( N/A )

( ) community system ( N/A )  (X) individual well(s)

Estimated total water demand: N/A gpd

Wastewater collection/treatment provided by: ( ) municipal system ( N/A )

( ) community system - specify type ( N/A ) (X) individual on-site system

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: Private waste disposal contractor

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

Natural gas service provided by: PSNC

Telephone service provided by: Sprint Underground (X) yes ( ) no

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

Fire protection provided by: District 23

**Miscellaneous**

Generalized slope of site: 3-4%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Site is wooded with creek and associated Neuse River and watershed buffers. Beaver pond exists on adjacent property to the west.

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 N/A

( ) Short-Range Urban Services Area N/A

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

( ) Long-Range Urban Services Area N/A

(X) Non-Urban Area/Water Supply Watershed Falls Lake Watershed, Raleigh, NC

( ) Non-Urban Area N/A

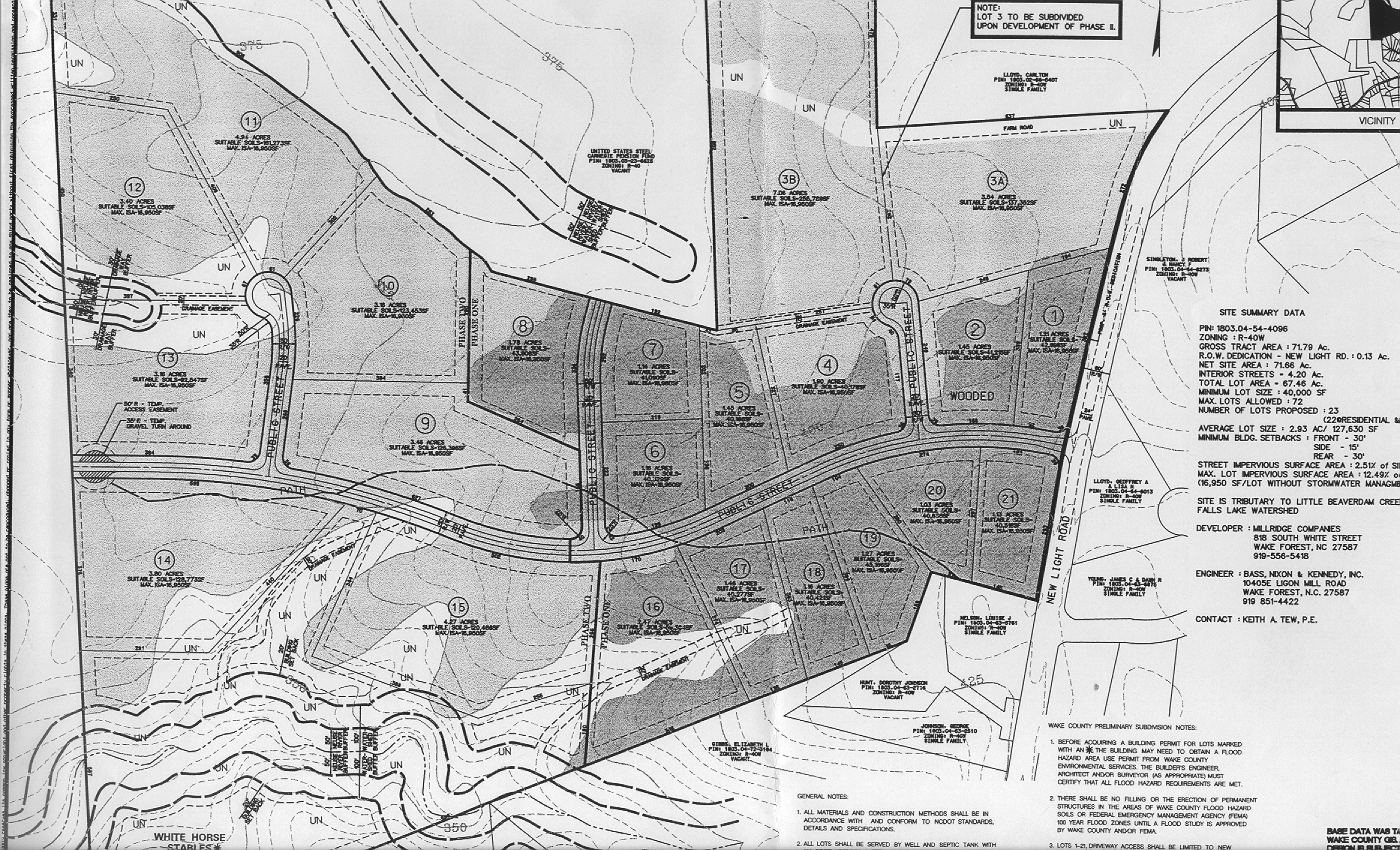
Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Residential









NOTE:  
LOT 3 TO BE SUBDIVIDED  
UPON DEVELOPMENT OF PHASE II.

**SITE SUMMARY DATA**

PIN: 1803.04-54-4096  
 ZONING: R-40W  
 GROSS TRACT AREA: 71.79 Ac.  
 R.O.W. DEDICATION - NEW LIGHT RD.: 0.13 Ac.  
 NET SITE AREA: 71.66 Ac.  
 INTERIOR STREETS = 4.20 Ac.  
 TOTAL LOT AREA = 67.46 Ac.  
 MINIMUM LOT SIZE = 40,000 SF  
 MAX. LOTS ALLOWED: 72  
 NUMBER OF LOTS PROPOSED: 23  
 (22 RESIDENTIAL & 1 COMMERCIAL)  
 AVERAGE LOT SIZE: 2.93 AC/ 127,630 SF  
 MINIMUM BLDG. SETBACKS: FRONT - 30'  
 SIDE - 15'  
 REAR - 30'  
 STREET IMPERVIOUS SURFACE AREA: 2.51% of SITE  
 MAX. LOT IMPERVIOUS SURFACE AREA: 12.49% of LOT  
 (16,950 SF/LOT WITHOUT STORMWATER MANAGEMENT)

SITE IS TRIBUTARY TO LITTLE BEAVERDAM CREEK  
 FALLS LAKE WATERSHED

DEVELOPER: MILLRIDGE COMPANIES  
 818 SOUTH WHITE STREET  
 WAKE FOREST, NC 27587  
 919-556-5418

ENGINEER: BASS, NIXON & KENNEDY, INC.  
 10405E LIGON MILL ROAD  
 WAKE FOREST, N.C. 27587  
 919-851-4422

CONTACT: KEITH A. TEW, P.E.

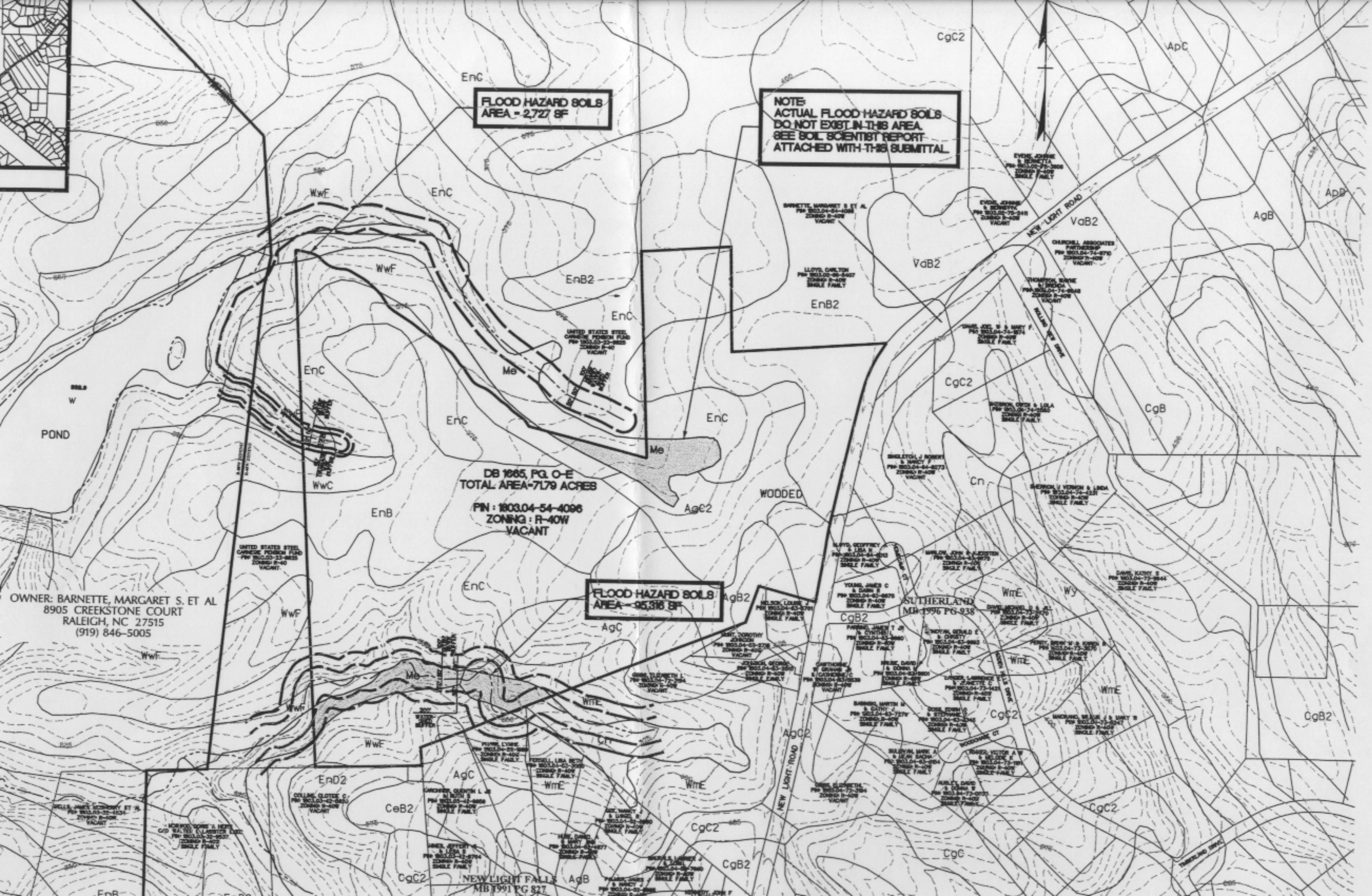
**WAKE COUNTY PRELIMINARY SUBDIVISION NOTES:**

- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN \* THE BUILDING MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY 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 COUNTY AND/OR FEMA.
- LOTS 1-21, DRIVEWAY ACCESS SHALL BE LIMITED TO NEW

**GENERAL NOTES:**

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH AND CONFORM TO NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.
- ALL LOTS SHALL BE SERVED BY WELL AND SEPTIC TANK WITH





**FLOOD HAZARD SOILS  
AREA - 2,727 SF**

**NOTE  
ACTUAL FLOOD HAZARD SOILS  
DO NOT EXIST IN THIS AREA.  
SEE SOIL SCIENTIST REPORT  
ATTACHED WITH THIS SUBMITTAL.**

**FLOOD HAZARD SOILS  
AREA - 95,316 SF**

**DB 1865, PG. O-E  
TOTAL AREA-7179 ACRES  
PIN: 1803.04-54-4096  
ZONING: R-40W  
VACANT**

**OWNER: BARNETTE, MARGARET S. ET AL  
8905 CREEKSTONE COURT  
RALEIGH, NC 27515  
(919) 846-5005**



**BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS**  
#810 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607  
TELEPHONE: (919) 851-4422, FAX: (919) 851-8948  
#104066 LIGON MILL ROAD, WAKE FOREST, NORTH CAROLINA 27687  
TELEPHONE: (919) 851-4422, FAX: (919) 870-1342

NO.	DATE	DESCRIPTION	REVISIONS

02820000 3-30-04  
JOB NO. DATE DRAWN BY  
**EXISTING CONDITIONS  
MAP**  
SCALE: 1" = 200'  
**E SUBDIVISION**  
WAKE COUNTY NORTH CAROLINA