



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
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

BUCKHORN RIDGE

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? 2001 - COUNTRY LAKE ESTATES

Property

Parcel Identification Number: 0637849850

Address: 6909 LAGUNA DRIVE, HOLLY SPRINGS, NC

Location: EAST side of CASS-HOLT RD & BUCKHORN-DUNCAN RD, at/between
(north, east, south, west) (street)

LAKE SPRINGS SUBDIVISION and BUCKHORN CREEK
(street) (street)

Total site area in square feet and acres: 7,166,390 square feet 164.38 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30 and R-20

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): RESIDENTIAL - MOBILE HOME (VACANT)

Property Owner

Name: CLARK & SONS, LLC (HAL ADAMS, Agent)

Address: P.O. BOX 31028

City: RALEIGH State: NC Zip Code: 27622-1028

E-mail Address: hal@billclarkhomes.com FAX: (919) 852-0505

Telephone Number: (919) 852-5999

Applicant (person to whom all correspondence will be sent)

Name: HAL ADAMS, BILL CLARK HOMES OF RALEIGH

Address: P.O. BOX 31028

City: RALEIGH State: NC Zip Code: 27622-1028

E-mail Address: hal@billclarkhomes.com FAX: (919) 852-0505

Telephone Number: (919) 852-5999 Relationship to Owner: Agent

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 2.17

Max. # of lots allowable*: 356 Proposed # of lots*: ~~286~~ 293

Min. allowable lot area*: 6000 sf Proposed min. lot area*: 7375 sf

Average lot area*: 9500 sf

Min. allowable lot width*: 50 ft Proposed min. lot width*: 50' (frontage) ft
30' (cul-de-sac)

* 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: 41.1 acres

Proposed open space area [by parcel]: 67.44 acres

Proposed open space use(s) [by parcel]: Recreation (18.67Ac) Flood Haz (36.2Ac) Natural Buffer (12.57Ac)

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

Proposed impervious surfaces area: (7.42 ACRES) 323,215 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 4.51 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 36.2 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) \$904,120 Total # of proposed lots 296 Total # of acres 164.38

Calculate both: Estimate of recreation area required: 8.46 Acres
 Estimate of recreation fee required: \$ 46,515.83

*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: Cass-Holt Rd - 1 Access Point;
Buckhorn-Duncan Rd - 1 Access Point; Burrego Drive (Oliver Creek Subdivision) - 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) ² | Est. traffic generated (ADT) ³ |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|-------------------------|-----------------------------------|---|
| Cass-Holt Road | 60 | 18 | 2 | Y | 9000 | 1300 | 1190 |
| Buckhorn-Duncan Rd. | 60 | 18 | 2 | Y | 9000 | 1400 | 950 |
| Burrego Drive | 50 | 20 | 2 | Y | Unknown | unk. | 200 |
| | | | | | | | |
| | | | | | | | |

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)

9.57 / Dwelling Unit

79.26 / 1000 sf (Day Care)

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

Type of vehicle: TANDEM DUMP TRUCKS (33%) ADT: 230

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (Harnett County Public Utilities Department)
() community system (_____) () individual well(s)

Estimated total water demand: 43,950 gpd

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

() community system - specify type (Package Treatment Plant - Existing) () individual on-site system
NPDES Permit NC 0055051 - capacity 0.09 MGD

Estimated total wastewater discharge: 27,900 gpd

Solid waste collection provided by: Undecided

Electrical service provided by: Progress Energy Underground (yes () no

Natural gas service provided by: PSNC

Telephone service provided by: SPRINT Underground (yes () no

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

Fire protection provided by: HOLLY SPRINGS

Miscellaneous

Generalized slope of site: Rolling Terrain, 2% to 15% Slopes

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Buckhorn Creek and existing ponds on west side of site.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None KNOWN OR IDENTIFIED

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):

