



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

Name of Subdivision

KANATA SITE RIDGELAND PARK

(x) cluster subdivision ( ) 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? \_\_\_\_\_

Property

Parcel Identification Number: 1832-07-7589

Address: 12936 CAMP KANATA ROAD

Location: EAST side of CAMP KANATA RD, at/between  
(north, east, south, west) (street)

CAMP KANATA ROAD and WOODLAND CHURCH ROAD  
(street) (street)

Total site area in square feet and acres: 2,019,000 square feet 46.35 acres

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

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): VACANT

Property Owner

Name: BARTON DEVELOPMENT GROUP

Address: 7060 SIX FORKS ROAD, STE. 115

City: RALEIGH State: NC Zip Code: 27610

E-mail Address: \_\_\_\_\_ FAX: 919-873-9927

Telephone Number: 919-427-9360

Applicant (person to whom all correspondence will be sent)

Name: DEVELOPMENT CONSULTING SERVICES

Address: 1401 AVERSBORO ROAD, STE. 206

City: GARNER State: NC Zip Code: 27627

E-mail Address: LEITHDCS@NC.RR.COM FAX: \_\_\_\_\_

Telephone Number: 919-625-0411 Relationship to Owner: ENGINEER

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 2,019,000 / 30,000  
 Max. # of lots allowable\*: 67 Proposed # of lots\*: 34  
 Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,500 sf  
 Average lot area\*: 44,100 sf  
 Min. allowable lot width\*: 60 ft Proposed min. lot width\*: 100 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: 11.50 acres  
 Proposed open space area [by parcel]: 14.75 acres  
 Proposed open space use(s) [by parcel]: PERMANENTLY PRESERVED  
 Proposed future development site area [by site]: 46.35 acres  
 Proposed impervious surfaces area: 245,678 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12.17 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 13.54 acres  
 within floodway: \_\_\_\_\_ acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:  
 \_\_\_\_\_ dedication \_\_\_\_\_ reservation X 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) \$329,900 Total # of proposed lots 34 Total # of acres 46.35

Calculate both: Estimate of recreation area required: 0.97 AC  
 Estimate of recreation fee required: \$ 6,904.72

\*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: CAMP KANATA RD.

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)  
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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: 12240 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
( ) community system – specify type ( \_\_\_\_\_ ) (X) individual on-site system

Estimated total wastewater discharge: 12240 gpd

Solid waste collection provided by: SEPTIC

Electrical service provided by: PROGRESS ENERGY Underground ( ) yes (X) no

Natural gas service provided by: PSNC

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

Cable television service provided by: TIME WARNER Underground (X) yes ( ) no

Fire protection provided by: \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: 290 - 1090

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 \_\_\_\_\_

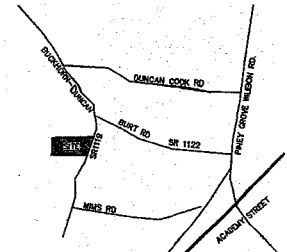
(X) Non-Urban Area

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

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



VICINITY MAP - NOT TO SCALE

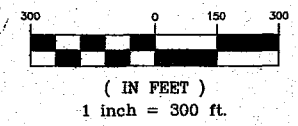


PIN NUMBER: 1832-07-7589  
46.25 AC.

Falling septic system from adjacent lot. Do not know if part of the system is located on the evaluated parcel.

Area around house not evaluated. Please note that there is an existing well near the house.

100 YR FEMA FLOODWAY



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OWNER:  
BARTON DEVELOPMENT GROUP  
1407 ABERBARD ROAD, SUITE 206  
CARRIER, NORTH CAROLINA 27529  
PHONE: (919) 625-0411 FAX: (919) 772-3437

DEVELOPMENT CONSULTANT SERVICES  
1407 ABERBARD ROAD, SUITE 206  
CARRIER, NORTH CAROLINA 27529  
Phone: (919) 625-0411 Fax: (919) 772-3437

EXISTING CONDITIONS MAP  
RIDGELAND PARK  
WAKE COUNTY, NORTH CAROLINA

REVISIONS:  
SCALE:  
1" = 300'  
DRAWN BY:  
CDS  
DATE:  
08/28/08  
PROJECT NO.

SHEET  
1  
OF 1

