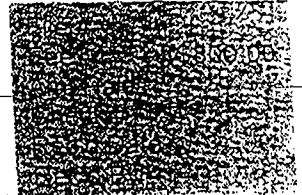


S-51-04



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Submit required documentation to:
Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 338 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6216 for additional information.



Name of Subdivision

() 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? Horton Mill

Property

Parcel Identification Number: 1755 95 0788

Address: 2101 Horton Road Knightdale

Location: north & west side of Horton Road, at/between
(north, east, south, west) (street)

Old Knight Road and Buffalo Road
(street) (street)

Total site area in square feet and acres: 1,335,811 square feet 30.666 acres

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

Conditions of any Conditional Use Zoning Districts: none

Present land use(s): Agricultural - Farm

Property Owner

Name: Haswell Heins By Bill J. Mynick

Address: 2401 Hodge Rd

City: Knightdale State: N.C. Zip Code: 27545

E-mail Address: _____ FAX: 266-0173

Telephone Number: 266-3344

Applicant (person to whom all correspondence will be sent)

Name: John Y. Phelps, Jr.

Address: PO Box 30122

City: Raleigh, State: NC Zip Code: 27622

E-mail Address: _____ FAX: 919-787-3658

Telephone Number: 919-787-3658 Relationship to Owner: Surveyor

Proposal

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

Max. # of lots allowable*: _____ Proposed # of lots*: _____

Min. allowable lot area*: _____ sf Proposed min. lot area*: _____ sf

Average lot area*: _____ sf

Min. allowable lot width*: _____ ft Proposed min. lot width*: _____ 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: _____ acres

Proposed open space area [by parcel]: _____ acres

Proposed open space use(s) [by parcel]: _____

Proposed future development site area [by site]: _____ acres

Proposed impervious surfaces area: _____ sf

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

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ 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 1/35th 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) \$249,144.00 Total # of proposed lots 25 Total # of acres 30.66

Calculate both: Estimate of recreation area required: _____
 Estimate of recreation fee required: 25/35=0.71 x 249,144/30.66= \$5,769.00

*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 number of access points along each: Horton Road(S.R. 2231)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Horton Road	60	18	2	yes		1200	3,000(2025)

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: Garbage ADT: 5
Type of vehicle: Construction ADT: 5

Utilities and Services

Water supply provided by: () municipal system (_____)
() community system (_____) (X) individual well(s)

Estimated total water demand: 300 gpd per lot

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

Estimated total wastewater discharge: 250 gpd per lot

Solid waste collection provided by: Private

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

Natural gas service provided by: _____

Telephone service provided by: Southern Bell Underground () yes () no

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

Fire protection provided by: East Wake Volunteer Fire Dept.

Miscellaneous

Generalized slope of site: Gently Sloping

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: buffers, Neuse River

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 _____

(X) Short-Range Urban Services Area Knightdale

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

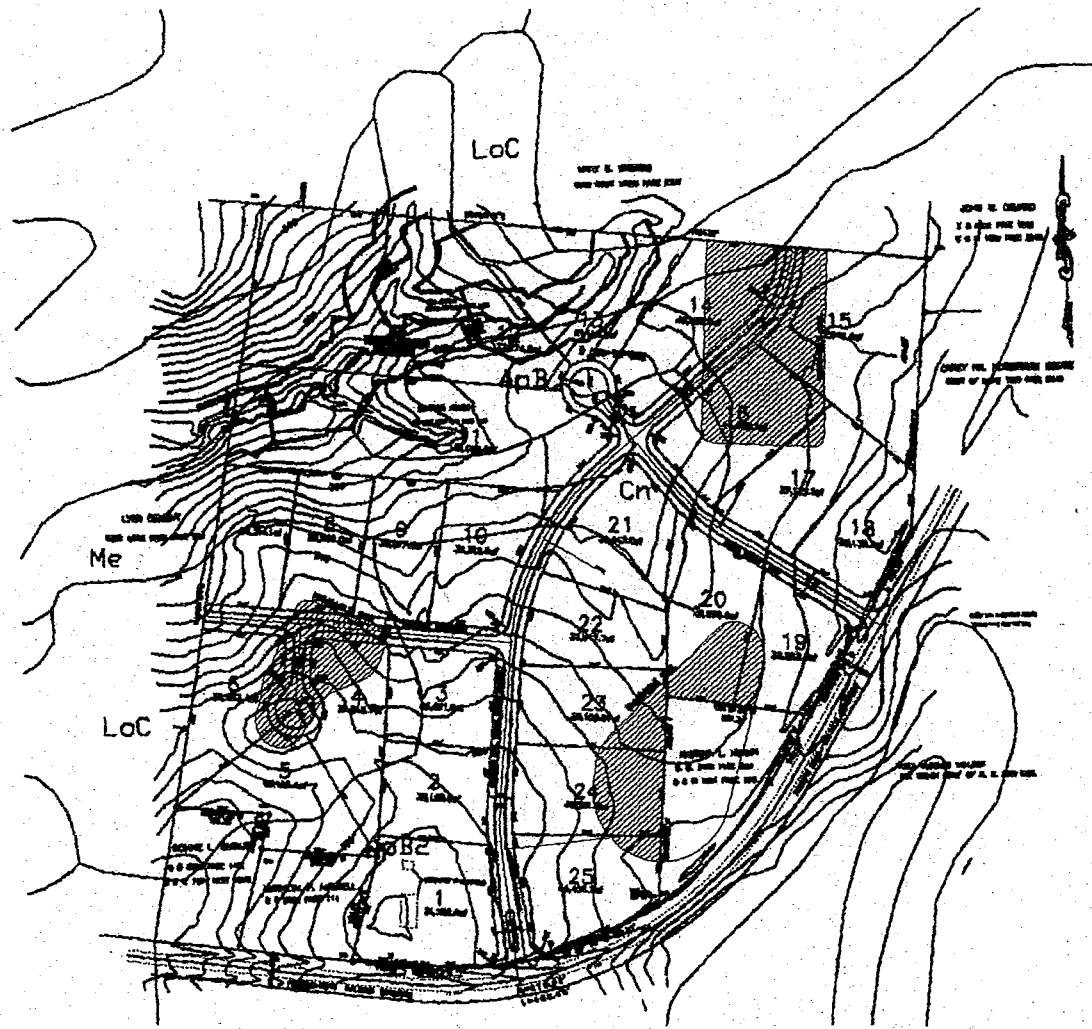
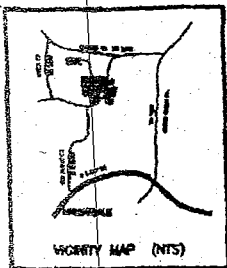
() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

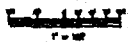
Residential



STREET LENGTHS

A STREET	1540LF
B STREET	345LF
C STREET	800LF
A CUL-DE-SAC	190LF
B CUL-DE-SAC	120LF

- NOTE:**
1. ALL CONSTRUCTION SHALL COMPLY WITH NCDOT STANDARDS, DETAILS, AND SPECIFICATIONS.
 2. ALL LOTS WILL BE SERVICED BY WELL AND SEPTIC TANKS.
 3. THERE ARE NO 100yr FLOOD PLAINS MAPPED FOR THE PROPERTY.



PN NO. 1755-05-0788 ZONED R-30

SCALE 1" = 100' DATE 11/16/04 DRAWN GET	HORTON MILL SUBDIVISION <i>Lot-By-Lot</i> MYRICK CONSTRUCTION 2782 HOUSE RD KOSCHTDALE N.C. 27846 WAKE CO. KOSCHTDALE, NC
	JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 GUR OAK CIRCLE, BALDWIN, N. C. 27612 PHONE 919 787-3658

RECORDED IN BOOK OF MAPS _____ PAGE _____ WAKE COUNTY