



**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

File # 5-44-04  
Fee \$800.00  
Amt. Paid 800.00  
Check #  
Rec'd Date  
Rec'd By Am

Submit required documentation to:  
Wake County Planning Department/Current Planning Section  
P. O. Box .550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact Current Planning at (919) 856-6216 for addition information

**Name of Subdivision**

Conover Property Subdivision

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? N/A

**Property**

Parcel Identification Number: 1821.03-32-0350 & 1821.03-31-7537

Address: 1715 Slater drive & 1808 Durham Road, Wake Forest, NC

Location: North side of NC Hwy. 98 at  
(north, east, south, west) (street)

Camp Kanata Road and N/A  
(street) (street)

Total site area in square feet and acres: 1,262,369 square feet 28.98 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W, 100%

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

**Property Owner** (under contract)

Name: Millridge Companies c/o James Adams

Address: 818 South White Street

City: Wake Forest State: NC Zip Code: 27587

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

Telephone Number: (919) 556-5418

**Applicant** (person to whom all correspondence will be sent)

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

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) 645-2091 Relationship to Owner: Project Engineer

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): 0.50 lots/acre

Max. # of lots allowable\*: 14 Proposed # of lots\*: 13

Min. allowable lot area\* 40,000 sf Proposed min. lot area\*: ≥40,000 sf

Average lot area\*: 64,469 sf

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 % (X) 25 % of site area

Min. open space area: 7.25 acres

Proposed open space area [by parcel]: 7.57 acres

Proposed open space use(s) [by parcel]: Natural/undisturbed recreational area

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 189,355 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15.0 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0.35 acres

w/in floodway: N/A 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 in lieu is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate 0.57 acres or pay a \$2742.86 fee.

Tax value of property (land only) \$245,440.00 Total # of proposed lots 13 Total # of acres 28.98

Calculate both: Estimate of recreation area required: 0.37 acres

Estimate of recreation fee required: \$3,145.74

\*(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 no. of access points along each: NC Hwy. 98, 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 <sup>1</sup> | Traffic volume (ADT) <sup>2</sup> | Est. traffic generated (ADT) <sup>3</sup> |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|--------------------------------------|-----------------------------------|---|
| NC Hwy. 98                        | Variable                | 24                  | 2            | Y               | Unknown                              | Unknown                           | 130                                       |
|                                   | Per U.S.                |                     |              |                 |                                      |                                   |   |
|                                   | Army Corps              |                     |              |                 |                                      |                                   |   |
|                                   | of Eng'rs               |                     |              |                 |                                      |                                   |   |
|                                   | & NCDOT                 |                     |              |                 |                                      |                                   |   |
|                                   |                         |                     |              |                 |                                      |                                   |   |
|                                   |                         |                     |              |                 |                                      |                                   |   |

<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](http://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 construction equipment ADT: N/A

Type of vehicle: during development and home building. ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system ( \_\_\_\_\_ ) (X) individual well(s)

Estimated total water demand: N/A gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system – specify type ( \_\_\_\_\_ ) (X) individual on-site system

Est. total wastewater discharge N/A gpd

Solid waste collection provided by: Private Waste Disposal Contractor

Electrical service provided by: Progress Energy 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: Stoney Hill Fire Station

**Miscellaneous:**

Generalized slope of site 5-10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site:  
Site is wooded with a creek and retains the appropriate Neuse River and watershed buffers. It is also located immediately adjacent to Falls Lake.

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 \_\_\_\_\_

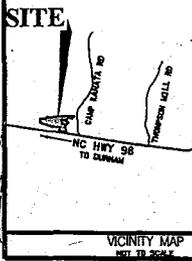
(X) Non-Urban Area/Water Supply Watershed Falls Lake, Raleigh, NC

( ) Non-Urban Area

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

Residential





**BANK**

**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 10405E LIGON HILL ROAD  
 WAKE FOREST, NORTH CAROLINA 27577  
 TELEPHONE: (919) 451-4422 FAX: (919) 451-4423

**SITE SUMMARY DATA**  
 PIN: 1821.03-32-0350, 1821.03-31-7537  
 ZONING: R-4000  
 MINIMUM BLDG. SETBACKS: FRONT - 40'  
 SIDE - 20'  
 REAR - 30'  
 MINIMUM LOT SIZE: 40,000 SF  
 AVERAGE LOT SIZE: 1.48 Ac.  
 MAX. LOTS ALLOWED: 14  
 NUMBER OF LOTS PROPOSED: 13  
 GRASS TRACT AREA: 28.59 Ac.  
 NC HWY 98 R.O.W. DEDICATION: 0.0 Ac.  
 NET SITE AREA: 28.59 Ac.  
 INTERIOR STREETS R.O.W.: 2.14 Ac.  
 TOTAL LOT AREA: 19.27 Ac.  
 REQUIRED OPEN SPACE: 23428.98sq. = 7.25 Ac.  
 OPEN SPACE PROVIDED: 19,270.00sq. = 5.57 Ac.

IMPERVIOUS SURFACE AREA OF SITE: 0.68 Ac. = 3.04%  
 MAX. LOT IMPERVIOUS SURFACE AREA: 155-3.04% = 11.96%  
 (WITHOUT STORMWATER MANAGEMENT)

SITE IS TRIBUTARY TO FALLS LAKE WATERSHED

**OWNERS:** JAMES ADAMS  
 618 SOUTH WHITE STREET  
 WAKE FOREST, NC 27507  
 919-554-5416

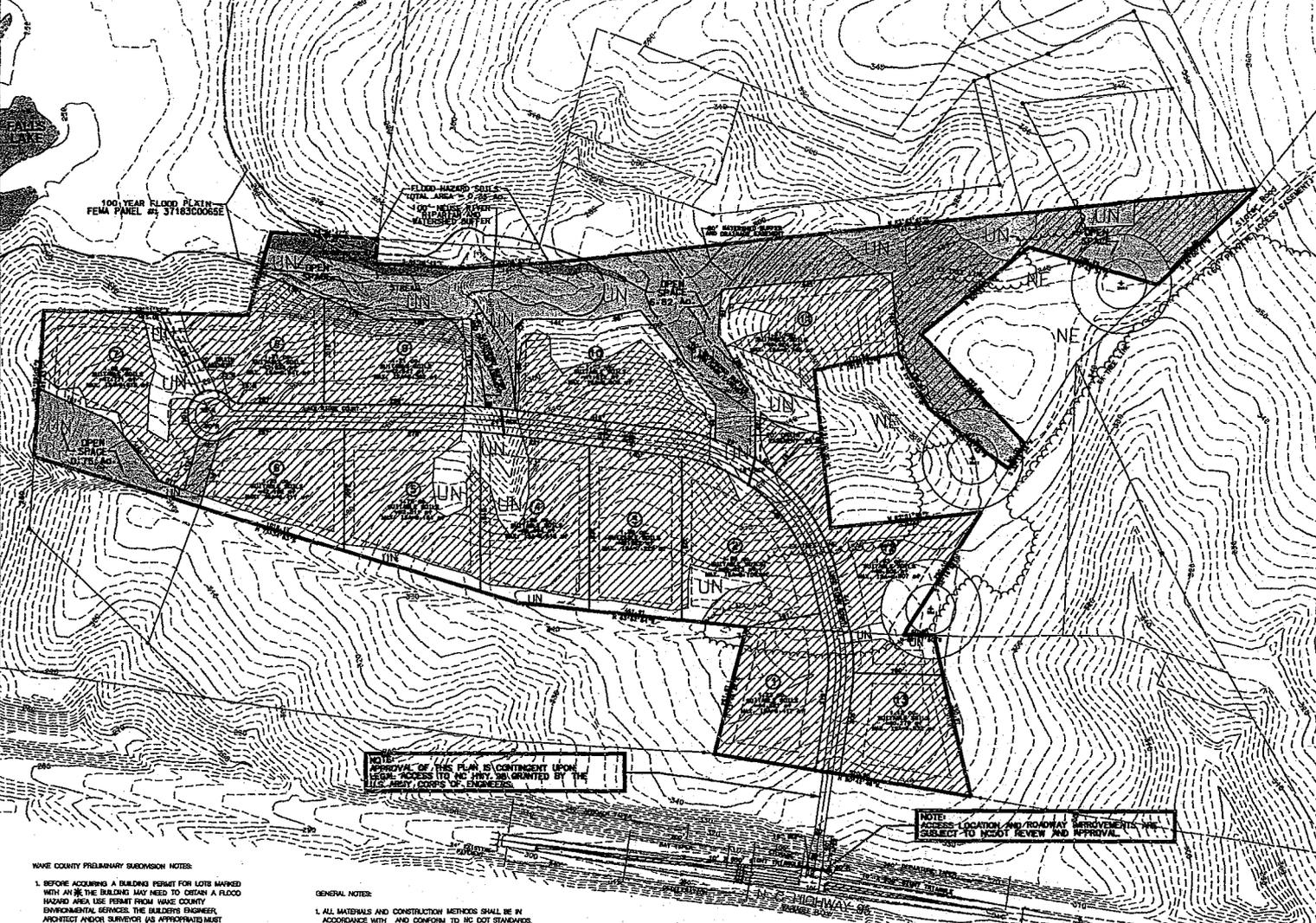
**MARGARITE BARBETTE**  
 GRASS TRACT AREA: 28.59 Ac.  
 10714 S.W. 50th  
 WAKE FOREST, NC 27577

**DEVELOPER:** HILLRIDGE COMPANIES  
 618 SOUTH WHITE STREET  
 WAKE FOREST, NC 27507  
 919-554-5416

**ENGINEER / SURVEYOR:** BASS, NIXON & KENNEDY, INC.  
 10405E LIGON HILL ROAD  
 WAKE FOREST, N.C. 27577  
 919-451-4422

**CONTACT:** KEITH A. TEW, P.E.

|                                |            |           |
|--------------------------------|------------|-----------|
| PROJECT NO.                    | DATE       | SCALE     |
| 10405E LIGON HILL ROAD         | 11/22/2004 | 1" = 100' |
| PROJECT NAME                   | DATE       | SCALE     |
| LAKE RIDGE RESERVE SUBDIVISION | 11/22/2004 | 1" = 100' |
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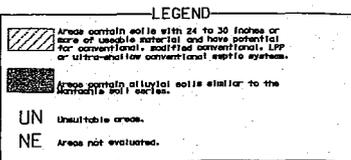


NOTE: APPROVAL OF THIS PLAN IS CONTINGENT UPON THE REVIEW AND APPROVAL GRANTED BY THE PLANNING BOARD OF ENGINEERS.

NOTE: ACCESS LOCATION AND ROADWAY IMPROVEMENTS WILL BE SUBJECT TO NCDOT REVIEW AND APPROVAL.

- WAKE COUNTY PRELIMINARY SUBDIVISION NOTES:**
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN 'X' THE BUILDING MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDERS 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 (X) OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
  - LOTS WITH DRIVEWAY ACCESS SHALL BE LIMITED TO NEW SUBDIVISION STREETS ONLY.
  - MAXIMUM ALLOWABLE IMPERVIOUS SURFACE COVERAGE ON ANY LOT IS 30.0% WITH STORM WATER MANAGEMENT PROVIDED.
  - RECREATIONAL LAND DEDICATION FEE SHALL BE PAID PRIOR TO LOT RECREATION.
  - SITE WILL CONFORM TO ALL WAKE COUNTY EROSION CONTROL AND EROSION CONTROL REGULATIONS.

- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH AND CONFORM TO NC DOT STANDARDS, DETAILS AND SPECIFICATIONS.
  - ALL LOTS SHALL BE SERVED BY WELL AND SEPTIC TANK WITH 100 FOOT MINIMUM LATERAL SEPARATION. INDIVIDUAL LOT PERMITS TO BE OBTAINED FROM THE WAKE COUNTY HEALTH DEPARTMENT.
  - SUITABLE SOIL DELINEATION AND NEUSE RIVER BUFFER EVALUATION PROVIDED BY SOIL AND ENVIRONMENTAL CONSULTANTS, INC. 1000 HAVEN RIDGE ROAD, RALEIGH, NC 27614 (919) 845-8800.
  - A PORTION OF THIS PROPERTY LIES WITHIN FEMA DESIGNATED 100 YEAR FLOOD HAZARD AREA, DETAILED WETLAND AND NEUSE RIVER BUFFER EVALUATION RECORDS.
  - ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION FOR RESIDENT RECREATIONAL USE.
  - CENTER LINE WATEREDDED BUFFERS AND STORM DRAIN EASEMENTS FOLLOW NATURAL DRAINAGEWAYS.



BASE DATA WAS TAKEN FROM WAKE COUNTY GIS/AERIAL PHOTOGRAPHY WHICH IS SUBJECT TO AN ACTUAL FIELD SURVEY.

