



Planning, Development & Inspections



TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

S-011-16

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision New Light Subdivision

(X) cluster subdivision () lot-by-lot subdivision () open space
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: 1803324534 (portion of); 1803214964 (portion of); 1803316002 (portion of)
Address: 15413, 0 (unassigned), 15405 New Light Road.

Location: north side of New Light Road, at between
Bowtie Court and Purnell Road

Total site area in square feet and acres: 1,365,757 square feet 31.35 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: Various: see attached Exhibit 'A'
Address:
City: State: Zip Code:
E-mail Address: FAX:
Telephone Number:

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: Justin Rohde, P.E.; Spaulding & Norris, PA
Address: 972 Trinity Road
City: Raleigh State: NC Zip Code: 27607
E-mail Address: justin@spauldingnorris.com FAX:
Telephone Number: 919-854-7990 Relationship to Owner: Project Engineer

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): One du/ac

Max. # of lots allowable*: 31 Proposed # of lots*: 29
Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 20,855 sf
Average lot area*: 29,832 sf
Min. allowable lot width*: 75' ft Proposed min. lot width*: 75' ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % () 30% () 40% of site area
 Min. open space area: 7.8 acres
 Proposed open space area [by parcel]: 7.9 acres
 Proposed open space use(s) [by parcel]: Passive Open Space Areas
 Proposed future development site area [by site]: 31.35 acres
 Proposed impervious surfaces area: 311,018 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 22.8 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres
 within floodway: 0 acres

Vehicular Access

Names of access street(s) and number of access points along each:

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
New Light Road	60' - Existing	20	2	Y	TBD	TBD	TBD
	80' - Proposed						

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: TBD ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

(X) community system (Proposed on-site community well) () individual well(s)

Estimated total water demand: _____ gpd

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

() community system - specify type(_____) (X) individual on-site system

Estimated total wastewater discharge: 13,920 gpd

Electrical service provided by: TBD Underground () yes () no

Natural gas service provided by: TBD

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

Cable television service provided by: TBD Underground () yes () no

Fire protection provided by: Wake County - New Light Township

Miscellaneous

Generalized slope of site: Moderate

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 _____

(x) Non-Urban Area/Water Supply Watershed Falls _____

() Non-Urban Area _____

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

Other information (additional relevant information about the site or proposal you wish to note or cite)

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Strom M. Ralov Date: 5-1-16

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
All application fees are non-refundable.

NEW LIGHT SUBDIVISION

PRELIMINARY DRAWINGS

NEW LIGHT TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

SITE DATA	
PARENT ID:	180031642, 180031643, 180031644
PARENT AREA:	31.26 ACRES
DEED REFERENCE:	CR 102020 PLS 0021, CR 018722 PLS 01102, CR 007070 PLS 0020
ZONING:	RD-20
TOTAL LOTS PROPOSED:	70 SINGLE FAMILY LOTS
UNSATURATED LOT AREA:	20,000 SF
AVERAGE LOT AREA:	28,571 SF
MAX. DENSITY:	1 UNIT / ACRE
PROPOSED DENSITY:	1 UNIT / ACRE (33 LOTS / ACRE @)
MINIMUM LOT WIDTH:	75'
OPEN SPACE:	PROPOSED: 40.041 AC @ 25% OF TOTAL
PROPOSED:	40.041 AC @ 25%
TOTAL LENGTH OF PUBLIC STREET:	2.146 LP
SETBACK REQUIREMENTS:	
FRONT:	15'
REAR:	15'
SIDE:	15'
SP. UNSATURATED PROPOSED SETBACK:	
UTL. IMPROVEMENTS:	
WATER:	104,453 SF @ 13 AC, 887% OF SITE
SEWER:	1,000 SF @ 0.04 AC, 3.17% OF SITE
STORMWATER:	173,800 SF @ 0.86 AC, 5.57% OF SITE
OVERALL LOTS:	



INDEX TO PLANS	
C-0.0	COVER SHEET
C-0.1	EXISTING CONDITIONS PLAN
C-1.1	SITE LAYOUT PLAN
C-2.1	STORMWATER DRAINAGE PLAN

OWNER / DEVELOPER:
 CAPITAL LAND, LLC
 219 NEW BRIDGE STREET
 JACKSONVILLE, NORTH CAROLINA 28540

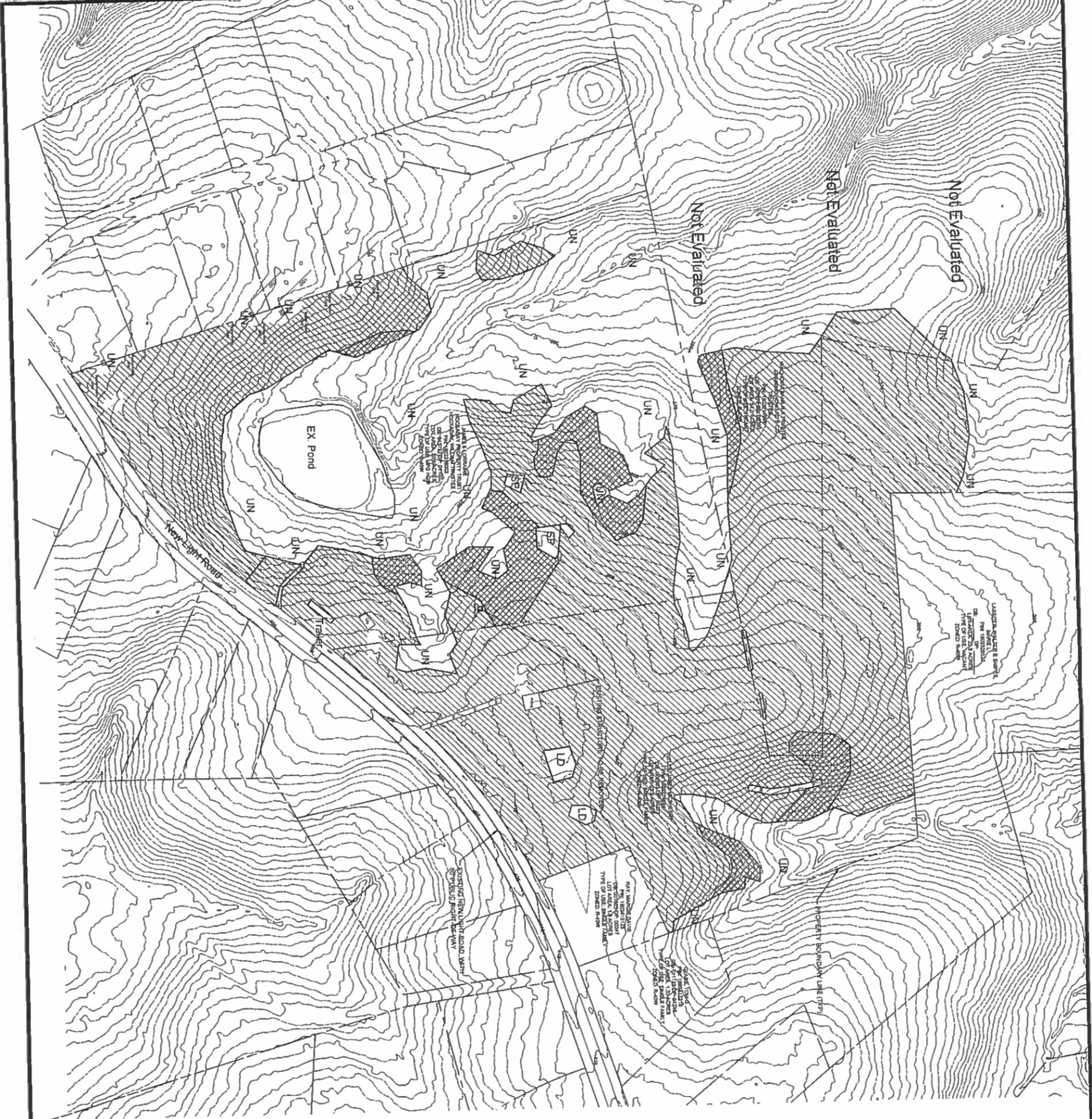
ENGINEER:
 SPAULDING & NORRIS, PA
 972 TRINITY ROAD
 RALEIGH, NORTH CAROLINA 27607
 PHONE: (919) 854-7990
 FAX: (919) 854-7923

LAND SURVEYING:
 CAMYCHORNE MOSS & PANCERA, PC
 533 S. WHITE STREET
 WAKE FOREST, NC 27157

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FOR REVIEW ONLY - NOT FOR CONSTRUCTION
 PLAN IS SUBJECT TO REVISIONS DURING THE PRELIMINARY APPROVAL PROCESS

<p>NEW LIGHT SUBDIVISION WAKE COUNTY, NORTH CAROLINA 1803-324-534; 1803-318-002; 1803-214-864</p> <p>PRELIMINARY SUBDIVISION PLANS - CLUSTER COVER SHEET</p>	<p>PREPARED FOR: CAPITAL LAND, LLC 219 NEW BRIDGE ST JACKSONVILLE, NC 28540</p> <p>DATE: MAY 3, 2018 SAN ERM CERTIFICATION #: C-1873</p> <p>PROJECT ENGINEER: TOM SPAULDING, PE</p> <p>PROJECT CAD DESIGNER: JUDITH M. BOND, PE</p> <p>PROJECT SURVEYOR: ROBINSON & PLAMT, PC</p>	<p>S & N SPAULDING & NORRIS, PA Design Consultants</p> <p>972 Trinity Road Raleigh, North Carolina 27607 Phone (919) 854-7990 Fax (919) 854-7925</p>	<p>SEAL</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE																														
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<p>DRAWING SHEET C-0.0</p>	<p>PROJECT NUMBER 836-16</p>																																				



SITE DATA	
PARCEL ID:	1803-324-534; 1803-316-002; 1803-214-064
ZONING:	R-4000
TOTAL LOTS PROPOSED:	23 SINGLE FAMILY LOTS
MINIMUM LOT AREA:	20,000 SF
MINIMUM LOT WIDTH:	1 LUMP / 12 FT
MINIMUM LOT DEPTH:	75'
SETBACK REQUIREMENTS	
15' - FRONT	
12' - SIDE	
15' - CORNER	
20' - MAXIMUM FRONTYER SETBACK	

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS.
- SOIL SURVEY PROVIDED BY CENTRAL CAROLINA SOIL CONSULTING, PLLC.

LEGEND	
	SUITABLE SOILS
	SUITABLE SOILS
	SUITABLE SOILS

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DRAWING SHEET
C-0.1
PROJECT NUMBER
836-17

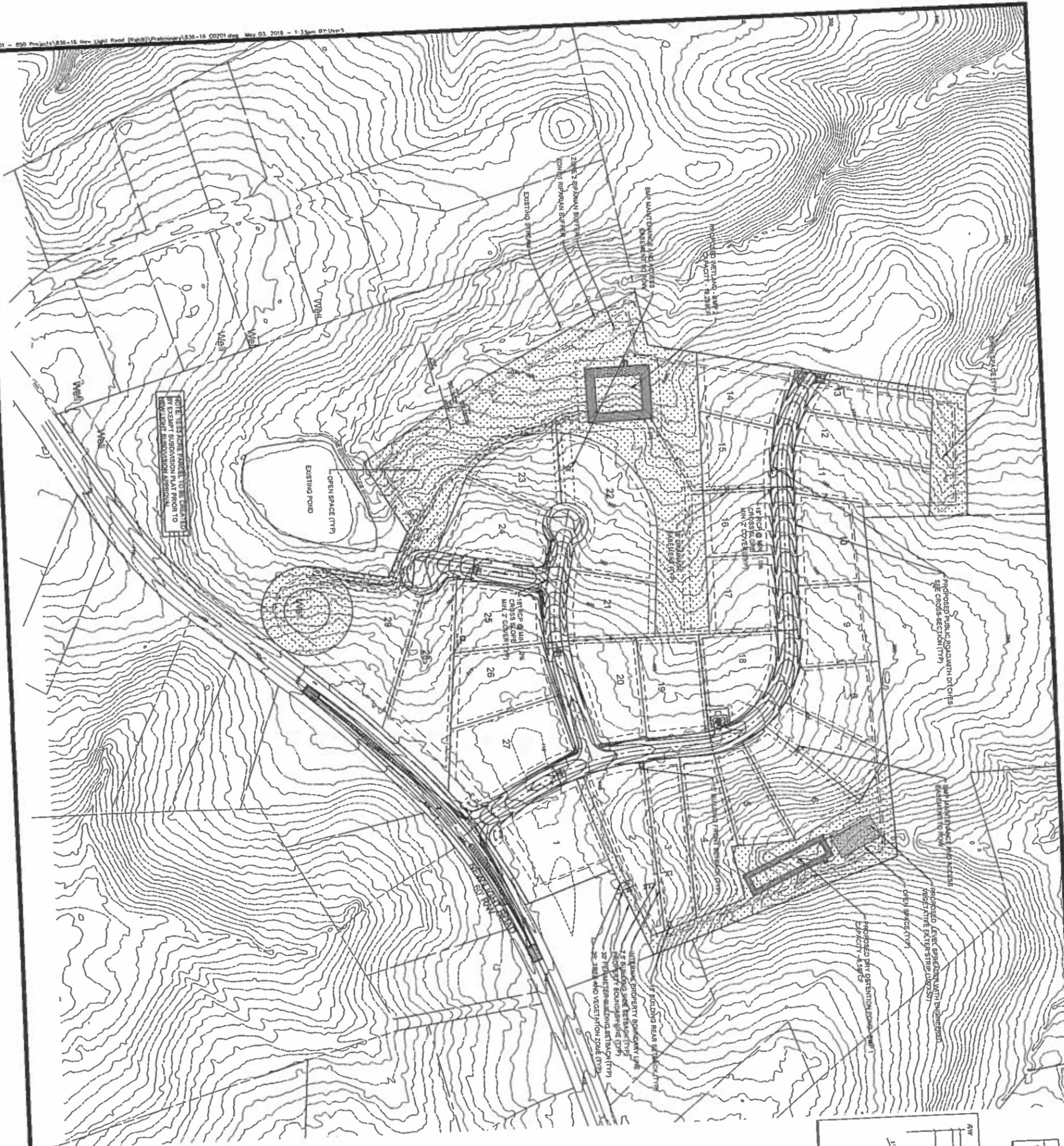
NEW LIGHT SUBDIVISION
WAKE COUNTY, NORTH CAROLINA
1803-324-534; 1803-316-002; 1803-214-064
PRELIMINARY SUBDIVISION PLANS - CLUSTER
EXISTING CONDITIONS

PREPARED FOR:
CAPITAL LAND, LLC
319 NEW BRIDGE ST
JACKSONVILLE, NC 27540
DATE: MAY 3, 2016
S&N FIRM CERTIFICATION #: C-1875
PROJECT ENGINEER:
TOM SPAULDING, PE
PROJECT CAD DESIGNER:
JUSTIN W. WOODS, PE
PROJECT SURVEYOR:
ROBINSON & PLUMLEY, PC

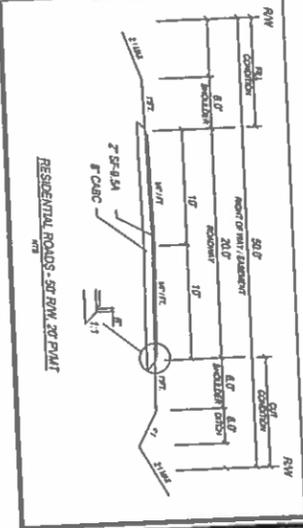
S & N
SPAULDING & NORRIS, PA
Design Consultants
972 Trinity Road
Raleigh, North Carolina 27607
Phone (919) 854-7990 Fax (919) 854-7925



NO.	REVISION	DATE

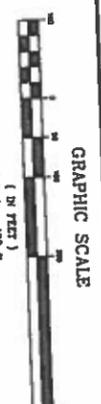


GENERAL NOTES
 1. ALL DITCHES SHALL BE GRASS LINED UNLESS OTHERWISE NOTED



DISTURBED AREA: 3.0 AC
LEGEND
 OPEN SPACE AREA

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PROJECT NUMBER
 836-17
DRAWING SHEET
 C-2.1

NEW LIGHT SUBDIVISION
 WAKE COUNTY, NORTH CAROLINA
 1803-324-534; 1803-316-002; 1803-214-004
PRELIMINARY SUBDIVISION PLANS - CLUSTER
STORM DRAINAGE PLAN

PREPARED FOR
 CAPITAL LAND, LLC
 215 NEW BRIDGE ST
 JACKSONVILLE, NC 27540
 DATE: MAY 3, 2016
 S&N FIRM CERTIFICATION P. 8-1875
 PROJECT ENGINEER:
 TOM SPALDING, PE
 PROJECT CAD DESIGNER:
 ALYSSA H. BOND, PE
 PROJECT SURVEYOR:
 ROBINSON & PLANTS, PC

S&N SPAULDING & NORRIS, PA
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 Raleigh, North Carolina 27607
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