



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

BANKS POINTE PHASE 4

(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: 0688-88-6910 (PORTION)

Address: _____

Location: NORTH side of BANKS ROAD, at/between
(north, east, south, west) (street)

FAYETTEVILLE ROAD and FANNY BROWN ROAD
(street) (street)

Total site area in square feet and acres: 2,192,810 square feet 50.34 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): WOODED + FALLOW

Property Owner

Name: R. KIRK LEONE BUILDERS

Address: 5832 CARRIAGE FARM DRIVE

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: _____ FAX: _____

Telephone Number: 779-4452

Applicant (person to whom all correspondence will be sent)

Name: STEWART-PROCTOR (MARK RILE)

Address: 319 CHAPANOKE ROAD

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: _____ FAX: 779-1661

Telephone Number: 779-1855 Relationship to Owner: ENGINEER & SURVEYOR

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45

Max. # of lots allowable*: 73 Proposed # of lots*: 54

Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 28,000 sf

Average lot area*: 31,798 sf

Min. allowable lot width*: 60 ft Proposed min. lot width*: 88 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10 % () 25 % of site area

Min. open space area: 5.03 acres

Proposed open space area [by parcel]: 5.36 acres

Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREA

Proposed future development site area [by site]: 50.34 acres

Proposed impervious surfaces area: 418,900 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 17.7 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ 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) 570,154 Total # of proposed lots 54 Total # of acres 50.34

Calculate both: Estimate of recreation area required: 1.54 Ac.

6 lots Estimate of recreation fee required: \$17,484

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

VAL. 100 AC

Vehicular Access

Names of access street(s) and number of access points along each: COTTON ROAD S.R. 2796

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
COTTON ROAD	60	20	2	Y			

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: _____ ADT: _____
Type of vehicle: _____ ADT: _____

Utilities and Services

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

Estimated total water demand: 21,600 gpd

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

Estimated total wastewater discharge: SEPTIC gpd

Solid waste collection provided by: SEPTIC

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

Natural gas service provided by: N.C. PUBLIC GAS

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: FALLS FROM EAST TO WEST

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: STREAM ALONG NORTH WEST BOUNDARY

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NOT AWARE OF ANY

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):

