



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

HONEYCUTT LANDING

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? _____

Property

Parcel Identification Number: 0685-87-9700, 0685-87-9306, 0685-87-8007, 0685-86-7168
0685-96-0029, 0695-05-4875, 0695-15-5636

Address: 13064 OLD STAGE ROAD

Location: WEST side of OLD STAGE ROAD, @ between
(north, east, south, west) (street)

OLD STAGE ROAD and MT PLEASANT CHURCH ROAD
(street) (street)

Total site area in square feet and acres: 6,918,630 square feet 158.83 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): SINGLE FAMILY & VACANT

Property Owner

Name: SEE ATTACHED

Address: _____

City: _____ State: _____ Zip Code: _____

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: HOLLAND ROAD, INC C/O DOUGLAS BALL

Address: 1401 AVERSBOBO ROAD, STE. 206

City: GARNER State: NC Zip Code: 27529

E-mail Address: DOUGLAS@BALLRENTALS.COM FAX: _____

Telephone Number: (919) 772-3929 Relationship to Owner: DEVELOPER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45
 Max. # of lots allowable*: 230 Proposed # of lots*: 178
 Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 19,917 sf
 Average lot area*: 25,345 sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 60 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: 15.88 acres
 Proposed open space area [by parcel]: 36.0 acres
 Proposed open space use(s) [by parcel]: PASSIVE
 Proposed future development site area [by site]: — acres
 Proposed impervious surfaces area: 1,036,564 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 33.9 acres
 within floodway: — 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) 968,866 Total # of proposed lots 178 Total # of acres 158.83

Calculate both: Estimate of recreation area required: 5.09 AC
 Estimate of recreation fee required: \$ 31,049.10

*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: OLD STAGE ROAD - 3

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
<u>OLD STAGE ROAD</u>	<u>60</u>	<u>21</u>	<u>2</u>	<u>Y</u>			

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) _____
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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 (_____)

(✓) community system (AQUA AMERICA) () individual well(s)

Estimated total water demand: _____ gpd

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

() community system – specify type(_____) (✓) individual on-site system

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: _____

Telephone service provided by: SPRINT Underground (✓) yes () no

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: GENERALLY FLAT W/ 0-6% SLOPES

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: STREAMS + PONDS

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 FUQUAY-VARINA

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

RESIDENTIAL < 1.5 UNIT PER ACRE
(FUQUAY - GARDNER AREA LAND USE PLAN)

