



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

() cluster subdivision (X) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No

If yes, when and under what name? Rose Hall Subdivision (Honeycutt Estates)

Property

Parcel Identification Number: 1709.86 - 8089, 1709.95 - 1451, 1709.85 - 0152, 1709.84 - 0749

Address:

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

Peakton Drive and Brassfield Road
(street) (street)

Total site area in square feet and acres: 2,342,720 square feet 53.78 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): Woodland

Property Owner

Name: Elbert M. Boyd, Jr.

Address: 1817 Brassfield Road

City: Raleigh State: NC Zip Code: 27614

E-mail Address: FAX:

Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: RLA Development, LLC

Address: 4441 Six Forks Road, Suite 106-142

City: Raleigh State: NC Zip Code: 27609

E-mail Address: rammons@nc.rr.com FAX: (919) 844 - 9755

Telephone Number: (919) 848 - 2212 Relationship to Owner:

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.09
 Max. # of lots allowable*: 58 Proposed # of lots*: 44
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 110 sf
 Average lot area*: _____ 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 % () 25 % of site area
 Min. open space area: n/a acres
 Proposed open space area [by parcel]: n/a acres
 Proposed open space use(s) [by parcel]: n/a
 Proposed future development site area [by site]: n/a acres
 Proposed impervious surfaces area: 58,800 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): 0 acres
 within floodway: 0 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) \$350,100 Total # of proposed lots 44 Total # of acres 53.78

Calculate both: Estimate of recreation area required: _____
 Estimate of recreation fee required: 8,183.82 * Phase 1 fee previously paid

*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: _____

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
Cadenza Lane	45	20	2	Y	n/a	n/a	n/a

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) _____
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application .doc Page 2 of 4

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: n/a ADT: _____

Type of vehicle: n/a ADT: _____

Utilities and Services

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

(X) community system (Aqua, North Carolina Bayleaf System) () individual well(s)

Estimated total water demand: 2,400 gpd (Phase 2)

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

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

Estimated total wastewater discharge: 0 gpd

Solid waste collection provided by: private collection

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

Natural gas service provided by: n/a

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: _____

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

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 _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

