



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

POWELL TRACT

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: 1822-88-1373

Address: CAMP KANATA ROAD

Location: WEST side of CAMP KANATA ROAD, at between
(north, east, south, west) (street)

PURNELL ROAD and WOODLAND CHURCH ROAD
(street) (street)

Total site area in square feet and acres: 3,002,590 square feet 68.93 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): VACANT

Property Owner

Name: BDCG POWELL ASSOCIATION, LLC

Address: 7000 SIX FORKS ROAD, STE. 115

City: RALEIGH State: NC Zip Code: 27615

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: BARTON DEVELOPMENT GROUP (BOB ANDERSON)

Address: 7000 SIX FORKS ROAD, STE. 115

City: RALEIGH State: NC Zip Code: 27615

E-mail Address: randerson@barton-dg.net FAX: 873-9727

Telephone Number: 427-9360 Relationship to Owner: _____

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.0
 Max. # of lots allowable*: 68 Proposed # of lots*: 59
 Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 25,342 sf
 Average lot area*: 31,972 sf
 Min. allowable lot width*: 75 ft Proposed min. lot width*: 100 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: 17.2 acres
 Proposed open space area [by parcel]: 17.36 acres
 Proposed open space use(s) [by parcel]: SEE NOTE ON PLANS
 Proposed future development site area [by site]: — acres
 Proposed impervious surfaces area: 378,100.8 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12.6 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 2.5 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) \$469,333 Total # of proposed lots 59 Total # of acres 68.9

Calculate both: Estimate of recreation area required: 1.69 AC
 Estimate of recreation fee required: * 11,511.94

*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: CAMP KANATA ROAD - 1 ACCESS

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>CAMP KANATA ROAD</u>	<u>60</u>	<u>22</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 (_____) () 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: ROLLING

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

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 _____

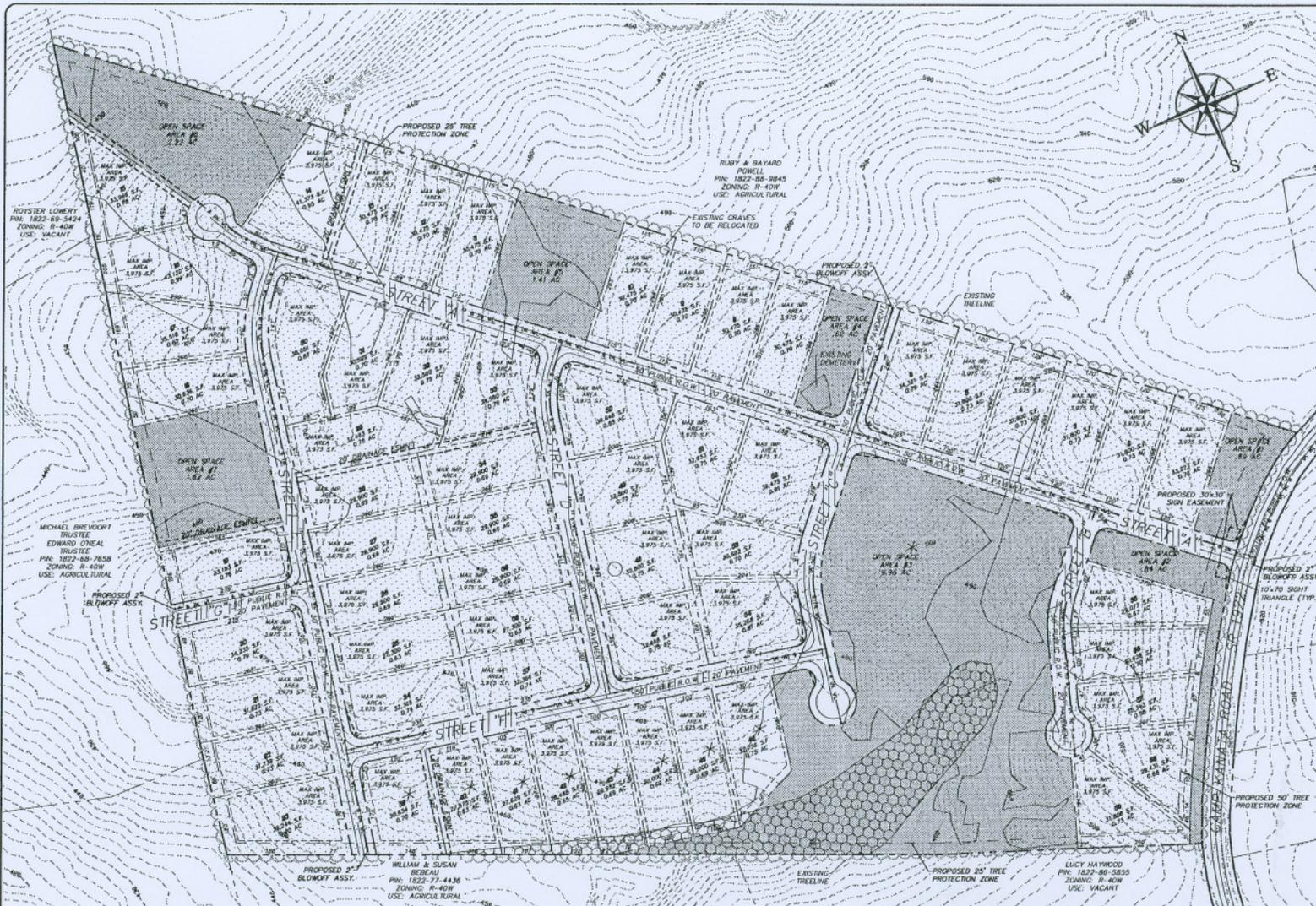
() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

RESIDENTIAL < 1



SITE DATA	
TOTAL SITE AREA	68.9 AC
ZONING	R-40W
EXISTING USE	AGRICULTURAL/VACANT
PROPOSED USE	SINGLE-FAMILY
TOTAL LOTS ALLOWED	68 LOTS
TOTAL LOTS PROPOSED	58 LOTS
MIN. LOT SIZE	25,342 S.F.
AVERAGE LOT SIZE	31,972 S.F.
MINIMUM LOT WIDTH	60 FT.
PROPOSED IMPROVED AREA	8.68 AC (23,830)
OPEN SPACE REQUIREMENT (25%)	17.2 AC
OPEN SPACE PROVIDED	17.36 AC (25,230)
UNIMPROVED FOOTPRINT	7,066 S.F.
AREA IN P.L.M.	8.29 AC
PLAT NUMBER	1822-08-1273

OPEN SPACE	
OPEN SPACE REQUIRED (25%)	17.2 AC
OPEN SPACE PROVIDED	17.36 AC (25.2 %)
OPEN SPACE AREA #1	49 AC
OPEN SPACE AREA #2	84 AC
OPEN SPACE AREA #3	8.88 AC
OPEN SPACE AREA #4	82 AC
OPEN SPACE AREA #5	1.41 AC
OPEN SPACE AREA #6	2.33 AC
OPEN SPACE AREA #7	1.82 AC
TOTAL	177.36 AC (25.2 %)

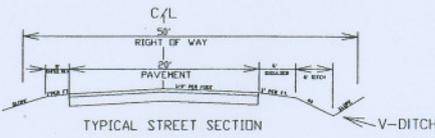
PARKS & RECREATION FEE-IN-LIEU	
TOTAL ACREAGE	68.9 AC
TAX VALUE	\$463,133
FEE-IN-LIEU	\$110,518

LOT SETBACKS	
FRONT	15
SIDE	7.5
CORNER SIDE	10
REAR	10
PERIMETER	20



LEGEND	
[Symbol]	OPEN SPACE
[Symbol]	SUITABLE SOILS
[Symbol]	FLOOD HAZARD SOILS

- NOTES:
- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
 - DETAILED SOIL EVALUATIONS PROVIDED BY CENTRAL CAROLINA SOIL CONSULTING, PLLC.
 - EACH LOT WILL BE SERVED BY AN OFF-ROAD COMMUNITY WELL SYSTEM.
 - EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.
 - DUE TO SOIL VARIABILITY, THERE MAY BE AREAS OF SOILS 24-29 INCHES TO PROHIBITIVE SOIL CHARACTERISTICS THAT CAN ONLY SUPPORT UP TO 10 LB PER SQUARE CONVENTIONAL SEPTIC SYSTEMS. THE LOTS PLANNED IN THIS AREA WILL NEED A MINIMUM OF 4800 LB.
 - WAKE COUNTY FLOOD HAZARD AND PROPOSED CONVEYANCE REGULATIONS WILL BE COMPLIED WITH.
 - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE.
 - OPEN SPACE SHALL BE DESIGNATED FOR PROVISION OF ACTIVE AND/OR PASSIVE OUTDOOR RECREATION OPPORTUNITIES FOR THE SUBDIVISION'S RESIDENTS AND NEAR GUESTS.
 - BEFORE OBTAINING A BUILDING PERMIT FOR LOTS MARKED WITH "X", THE SUBLENER MAY NEED TO OBTAIN A FLOOD HAZARD PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. SEE SUBLENER'S ENGINEER, ARCHITECT, AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR DESTRUCTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
 - THIS SITE IS NOT LOCATED IN A FEMA FLOOD ZONE PER FEMA MAP 18207000200 DATED MAY 2, 2006.
 - AN OFF-ROAD CONVEYANCE PERMIT WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
 - STREET NAMES MUST BE APPROVED BY GIS PRIOR TO FINAL PLAT.
 - FLOOD HAZARD SOIL (FHS) INFORMATION TAKEN FROM WAKE COUNTY GIS. THIS LIMITS HAVE BEEN ADJUSTED TO MATCH TOPOGRAPHY.



DEVELOPMENT CONSULTING SERVICES
1401 AVERSBORO ROAD, STE. 206
GARNER, NC 27539

PRELIMINARY CLUSTER SUBDIVISION PLAN

POWELL TRACT
BDC POWELL ASSOCIATION, LLC
RALEIGH, NORTH CAROLINA

REVISIONS:

SCALE:
1"=100'

DRAWN BY:
M.W.C.

DATE:
6/26/07

PROJECT NO.

SHEET
C-1
OF 1

