



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

Hoke 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: 1607-98-7909 + 1607-98-4249

Address: SAULS ROAD

Location: EAST + WEST side of SAULS ROAD, at/between

PAGAN ROAD (street) and NEW STRICKLAND LANE (street)

Total site area in square feet and acres: 2,692,008 square feet 61.8 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): AGRICULTURAL/VACANT

Property Owner

Name: HIGHLAND SUBDIVISION, INC

Address: 1027 Hwy 70 W, STE 106

City: CARNER State: NC Zip Code: 27529

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: HIGHLAND SUBDIVISION, INC. c/o DOUGLAS BALL

Address: 1401 AVERSTON ROAD, STE. 206

City: CARNER State: NC Zip Code: 27529

E-mail Address: douglase@ballrentals.com FAX: 772-3437

Telephone Number: 772-3929 Relationship to Owner: _____

Proposal

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

Max. # of lots allowable*: 89 Proposed # of lots*: 56

Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 19,950 sf

Average lot area*: 27,108 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: 6.18 acres

Proposed open space area [by parcel]: 19.6 acres

Proposed open space use(s) [by parcel]: SEE NOTE ON PLANS

Proposed future development site area [by site]: acres

Proposed impervious surfaces area: 402,723 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): 10.79 acres

within floodway: 2.65 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) \$399,925 Total # of proposed lots 56 Total # of acres 61.8

Calculate both: Estimate of recreation area required: 1.6 AC

Estimate of recreation fee required: *10,489

*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: SAULS ROAD

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
<u>SAULS ROAD</u>	<u>60</u>	<u>22</u>	<u>2</u>	<input checked="" type="checkbox"/>			

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: _____ 0 - 20% SLOPES

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

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 GARNER

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

RESIDENTIAL < 1.5 UNITS/ACRE - FURNACE-GARNER POND

