



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. S-20-04

(Rev. #)

Complete with required information (write "n/a" if information not applicable to proposal)

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

Banks Pointe 2

(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: 0688-99-2254

Address: 3320 Cotton Road

Location: side of End of Cotton Road at/between

(north, east, south, west)

(street)

and

(street)

(street)

Total site area: 165.47 ac / 53.3 ac to be developed -st

Zoning District(s) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts:

Present land use(s):

Property Owner

Name: R. Kirk Leone

Address: 5832 Carriage Farm Rd

City: Raleigh State: NC Zip Code: 27607

E-mail Address: FAX: 779-1661

Telephone Number: 779-1855

Applicant (person to whom all correspondence will be sent)

Name: Mike Stewart

Address: 319 Chapanoke Rd

City: Raleigh State: NC Zip Code: 27603

E-mail Address: stewart ME @ AOL.com FAX: 2791661

Telephone Number: 779 1855 Relationship to Owner: client

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.45
 Max. no. of lots*: 77 Proposed no. of lots*: 56
 Min. lot area*: 12,000 sf Proposed min. lot area*: 22,727 sf
 Average lot area*: .65 Ac sf
 Min. lot width*: 60' ft Proposed min. lot width*: 63' 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: 5.33 acres
 Proposed open space area [by parcel]: 10.73 acres
 Proposed open space use(s) [by parcel]: Conservation of Natural Area
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: _____ 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): _____ acres
 w/in floodway: _____ acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ Dedication _____ Reservation _____ Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) 1955689 Total Number of Proposed Lots 56
 Total Number of Acres 165.47 Estimate Recreation Area Req. 18,910 or 1.6 ac (or fee)

*(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 no. 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)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>Cotton</u>	<u>60</u>		<u>2</u>	<u>Y</u>			

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

Est. 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 (Water Utility) () individual well(s)

Est. total water demand: _____ gpd

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

() community system (_____) (X) individual on-site system

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

Telephone service provided by: _____ Underground () yes () no

Cable television service provided by: _____ Underground () 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: _____

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

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 _____

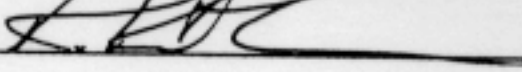
() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

Signature:  Date: 4-27-04

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Brandon L. McCall Date: 04-27-04

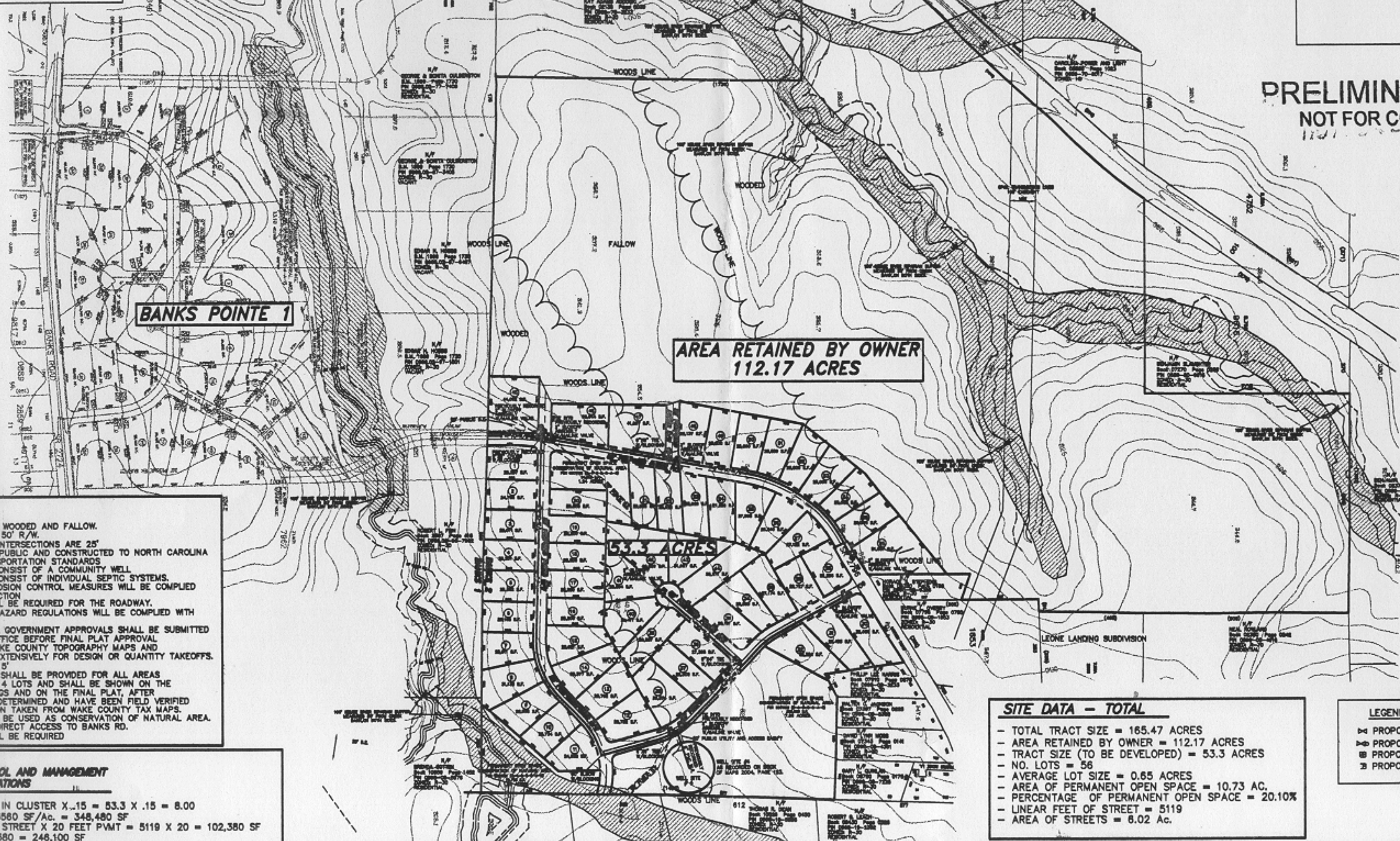
9/12/00

AS PER COUNTY AND PRELIMINARY AND ADJUSTED WITH TOPO AND PRELIMINARY DATA BY SOILS SCIENTIST (SEC).

ED FLOOD SOILS TO BE PROVIDED IF WAKE COUNTY AFTER BY SUBMITTED FLOOD SOIL DESIGNATIONS.

VICINITY I (N.T.S.)

PRELIMINARY NOT FOR CONSTRUCTION



BANKS POINTE 1

AREA RETAINED BY OWNER 112.17 ACRES

53.3 ACRES

LAND USE IS WOODED AND FALLOW.
 STREETS WILL HAVE A 50' R/W.
 STREETS AT STREET INTERSECTIONS ARE 25'
 STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA
 DEPARTMENT OF TRANSPORTATION STANDARDS.
 SEWER SYSTEM WILL CONSIST OF A COMMUNITY WELL
 SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
 EROSION CONTROL MEASURES WILL BE COMPLIED
 WITH CONSTRUCTION
 EROSION CONTROL STUDY WILL BE REQUIRED FOR THE ROADWAY.
 FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH
 CONSTRUCTION
 STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED
 TO SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL
 TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND
 NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 EROSION CONTROL STUDY INTERVAL IS 5'
 EROSION CONTROL EASEMENTS SHALL BE PROVIDED FOR ALL AREAS
 OF 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE
 PRELIMINARY DRAWINGS AND ON THE FINAL PLAT, AFTER
 APPROVALS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED
 ANY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
 EROSION CONTROL SPACE WILL BE USED AS CONSERVATION OF NATURAL AREA.
 ALL LOTS SHALL HAVE DIRECT ACCESS TO BANKS RD.
 EROSION CONTROL STUDY WILL BE REQUIRED

**WATER CONTROL AND MANAGEMENT
 HYDROLOGICAL CALCULATIONS**

TOTAL ACREAGE IN CLUSTER X .15 = 53.3 X .15 = 8.00
 8.00 Ac. X 43560 SF/Ac. = 348,480 SF
 LINEAR FEET OF STREET X 20 FEET PAVT = 5119 X 20 = 102,380 SF
 348,480 - 102,380 = 246,100 SF
 - 1 WELLS @ 2000 SF) 246,100 - 2,000 = 244,100 SF
 DIVIDED BY 38 LOTS) 244,100 / 38 = 4,359 SF

SITE DATA - TOTAL

- TOTAL TRACT SIZE = 165.47 ACRES
- AREA RETAINED BY OWNER = 112.17 ACRES
- TRACT SIZE (TO BE DEVELOPED) = 53.3 ACRES
- NO. LOTS = 56
- AVERAGE LOT SIZE = 0.65 ACRES
- AREA OF PERMANENT OPEN SPACE = 10.73 AC.
- PERCENTAGE OF PERMANENT OPEN SPACE = 20.10%
- LINEAR FEET OF STREET = 5119
- AREA OF STREETS = 8.02 Ac.

LEGEND FOR WATER

- ▤ PROPOSED GATE VALVE
- ▥ PROPOSED BLOW OFF
- ⊞ PROPOSED CROSS
- ▧ PROPOSED TEE

**STEWART-PROCTOR
 ENGINEERING and SURVEYING**

**PRELIMINARY
 BANKS POINTE 1**