



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No.

(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

(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: 0688.20-86-7771

Address: 3320 BANKS RD.

Location: NORTH side of BANKS ROAD, at/between

FAYETTEVILLE RD. and FANNY BROWN RD.

Total site area: 53.0 ACRES sf

Zoning District(s) and land area within each:

Conditions of any Conditional Use Zoning Districts: R-30

Present land use(s): WOODED + FALLOW

Property Owner

Name: SORRELL TIMBERLAND L.L.C.

Address: 8216 LAKE WHEELER RD.

City: RALEIGH 1 State: N.C. Zip Code: 27603

E-mail Address: FAX: 779-1661

Telephone Number: 779-1855

Applicant (person to whom all correspondence will be sent)

Name: STEWART-PROCTOR

Address: 319 CHAPANOKE RD.

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: FAX: 779-1661

Telephone Number: 779-1855 Relationship to Owner: ENGINEER

Proposal

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

Max. no. of lots*: 76 Proposed no. of lots*: 39

Min. lot area*: 12,000 sf Proposed min. lot area*: 29,466 sf

Average lot area*: 40,076 sf

Min. lot width*: 60 ft Proposed min. lot width*: 90 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10 % () 25 % of site area

Min. open space area: 5.3 acres

Proposed open space area [by parcel]: 13.10 acres

Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREAS

Proposed future development site area [by site]: _____ 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) 1,387,063 Total Number of Proposed Lots 39

Total Number of Acres 53.042 Estimate Recreation Area Req. 18,138.0 (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: BANKS ROAD (2)

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

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 (HEATER UTILITIES) () individual well(s)

Est. total water demand: 15,600 gpd

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

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

Est. total wastewater discharge SEPTIC gpd

Solid waste collection provided by: SEPTIC

Electrical service provided by: CP&L Underground ()yes () no

Natural gas service provided by: N.C. PUBLIC GAS

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

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site FALLS FROM SOUTH TO NORTH

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NOT AWARE OF ANY

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: Carl Serrell Date: 6-25-03

Signature: Serrell 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: [Signature] Date: 6-25-03

9/12/00

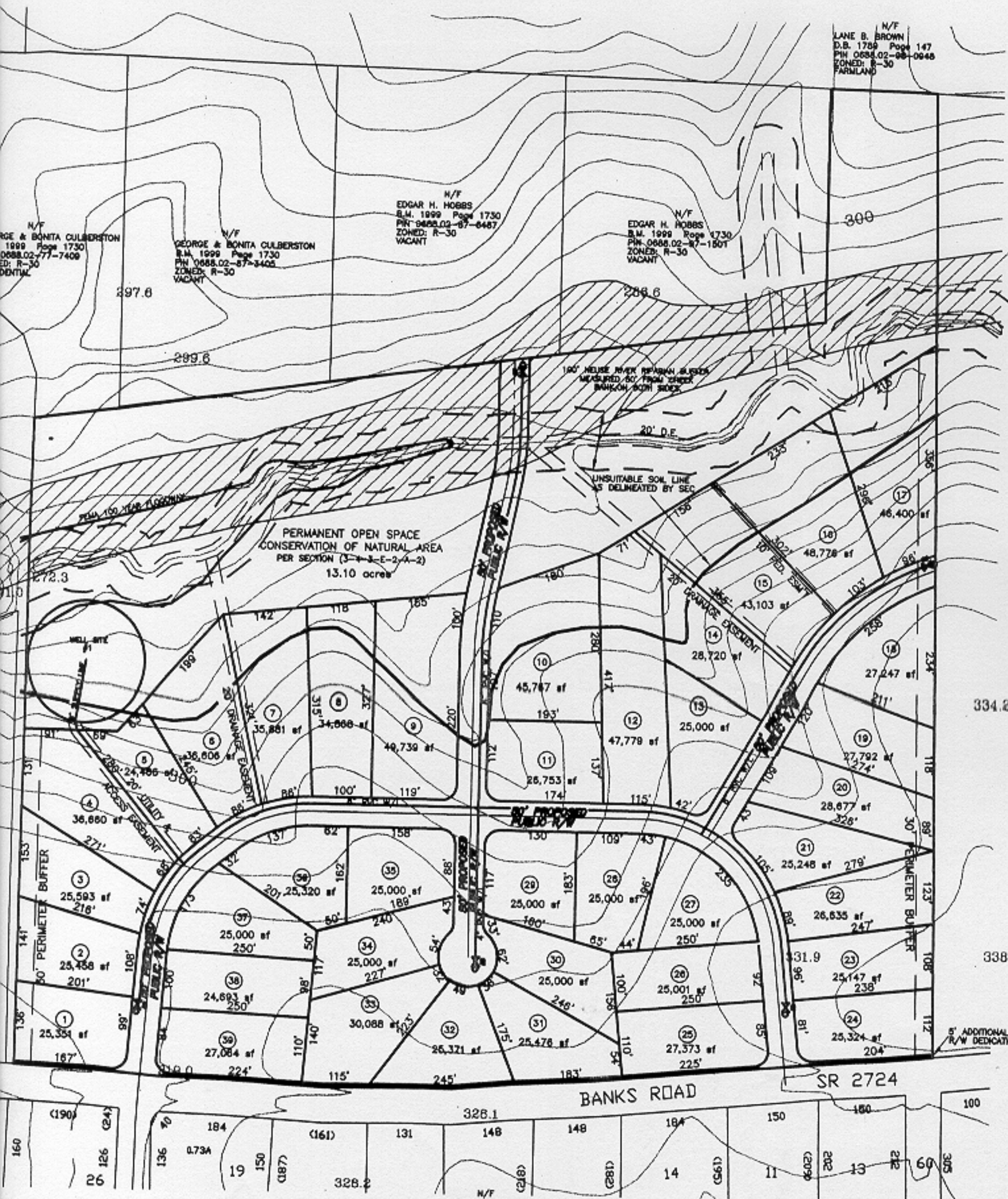


County
 One Soils
 Subdivisions
 (1999)
 City
 Its Annotation
 Misc
 Annotation
 Way Annotation
 Feature



OWNER:
 SORRELL TIMBERLAND L.L.C.
 8216 LAKE WHEELER RD.
 RALEIGH, N.C. 27603
 PLAN DESIGNER:
 STEWART-PROCTOR
 PIN: 0688.02-86-771
 DATE: 6-24-03





N/F
LANE B. BROWN
D.B. 1789 Page 147
PIN 0688.02-98-0046
ZONED: R-30
FARMLAND

N/F
GEORGE & BONITA CULBERSTON
B.M. 1999 Page 1730
PIN 0688.02-87-7409
ZONED: R-30
VACANT

N/F
GEORGE & BONITA CULBERSTON
B.M. 1999 Page 1730
PIN 0688.02-87-3405
ZONED: R-30
VACANT

N/F
EDGAR H. HOBBS
B.M. 1999 Page 1730
PIN 0688.02-87-8487
ZONED: R-30
VACANT

N/F
EDGAR H. HOBBS
B.M. 1999 Page 1730
PIN 0688.02-87-1501
ZONED: R-30
VACANT

PERMANENT OPEN SPACE
CONSERVATION OF NATURAL AREA
PER SECTION (3-E-2-A-2)
13.10 acres

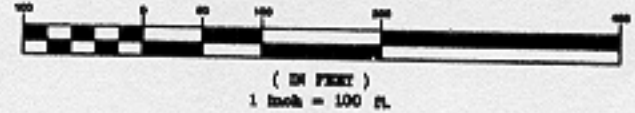
100' NEUSE RIVER SPAN BRIDGE
MEASURED 50' FROM CENTER
BANK ON BOTH SIDES

UNSUITABLE SOIL LINE
AS DELINEATED BY SEC

N/F
ROBERT L. FISH
Book 2587 Page 415
PIN 0688.02-96-7962
ZONED: R-30
RESIDENTIAL

N/F
KENSINGTON MEADOWS
B.M. 1999 Page 1730
PIN 0688.02-86-4871
ZONED: R-30
RESIDENTIAL

GRAPHIC SCALE



SI