



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
SAULS ROAD	60	22	2	✓			

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)

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 _____

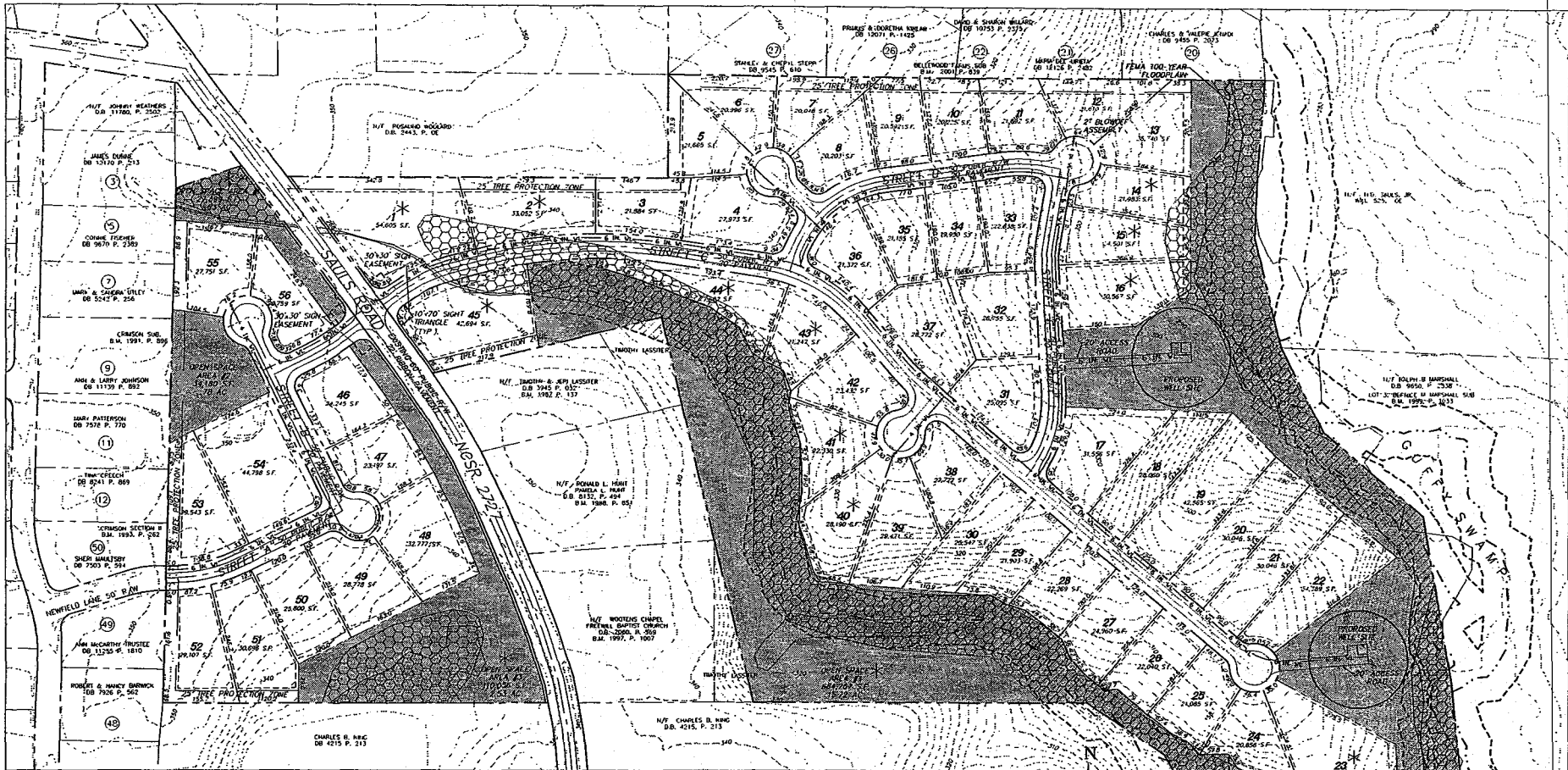
() Long-Range Urban Services Area GARNER

() 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



SITE DATA	
TOTAL SITE AREA	618 AC
ZONING	R-30
EXISTING USE	AGRICULTURAL/HIGHWAY
PROPOSED USE	SINGLE FAMILY
TOTAL LOTS ALLOWED	89 LOTS
TOTAL LOTS PROPOSED	56 LOTS
MIN. LOT SIZE	19,950 SF
AVERAGE LOT SIZE	29,168 SF
MINIMUM LOT WIDTH	80 FT
PROPOSED IMPERVIOUS AREA	9.25 AC (110.0 %)
OPEN SPACE REQUIRED (FUD)	6.18 AC
OPEN SPACE PROVIDED	19.6 AC (31.7%)
LINEAR STREET FOOTAGE	4,660 LF
AREA IN P.O.W.	6.02 AC
PHI NUMBERS	1607-98-7909, 1607-98-4245

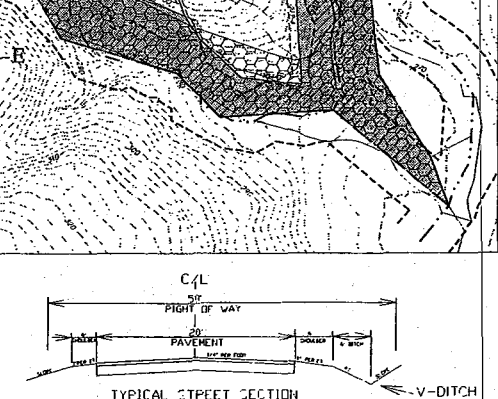
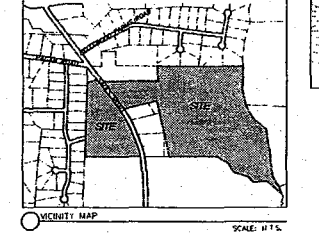
OPEN SPACE	
OPEN SPACE REQUIRED (FUD)	289,201 SF, 6.18 AC (10.1%)
OPEN SPACE PROVIDED	13.6 AC (21.7%)
OPEN SPACE AREA #1	22,399 SF, .51 AC (11.0 %)
OPEN SPACE AREA #2	24,100 SF, .55 AC (11.8 %)
OPEN SPACE AREA #3	110,026 SF, 2.53 AC (4.08 %)
OPEN SPACE AREA #4	88,470 SF, 2.01 AC (3.26 %)
TOTAL	137,995 SF, 3.10 AC (5.02 %)

PARKS & RECREATION FEE-IN-LIEU	
TOTAL ACREAGE	61.8 AC
TAX VALUE	\$398,925
FEE-IN-LIEU	\$10,489

- 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 A COMMONS WELLS SYSTEM.
 - EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.
 - DEP TO SOIL INADEQUACY, THERE MAY BE AREAS OF SOILS S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, S-17, S-18, S-19, S-20, S-21, S-22, S-23, S-24, S-25, S-26, S-27, S-28, S-29, S-30, S-31, S-32, S-33, S-34, S-35, S-36, S-37, S-38, S-39, S-40, S-41, S-42, S-43, S-44, S-45, S-46, S-47, S-48, S-49, S-50, S-51, S-52, S-53, S-54, S-55, S-56, S-57, S-58, S-59, S-60, S-61, S-62, S-63, S-64, S-65, S-66, S-67, S-68, S-69, S-70, S-71, S-72, S-73, S-74, S-75, S-76, S-77, S-78, S-79, S-80, S-81, S-82, S-83, S-84, S-85, S-86, S-87, S-88, S-89, S-90, S-91, S-92, S-93, S-94, S-95, S-96, S-97, S-98, S-99, S-100, S-101, S-102, S-103, S-104, S-105, S-106, S-107, S-108, S-109, S-110, S-111, S-112, S-113, S-114, S-115, S-116, S-117, S-118, S-119, S-120, S-121, S-122, S-123, S-124, S-125, S-126, S-127, S-128, S-129, S-130, S-131, S-132, S-133, S-134, S-135, S-136, S-137, S-138, S-139, S-140, S-141, S-142, S-143, S-144, S-145, S-146, S-147, S-148, S-149, S-150, 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LEGEND

- OPEN SPACE
- FLOOD HAZARD SOILS
- NEUSE RIPARIAN BUFFER
- WETLANDS



LOT SETBACKS	
FRONT	15
SIDE	5
CORNER SIDE	15
REAR	15
PERMITTER	30

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-6949

DEVELOPMENT CONSULTING SERVICES

1401 AVERBOURD ROAD, STE 306
GARNER, NC 27539

PRELIMINARY CLUSTER SUBDIVISION PLAN

HONE LANDING
GARNER, NORTH CAROLINA

REVISIONS:

SCALE
1"=100'

DRAWN BY
M.H.C.

DATE
2/27/07

PROJECT NO

SHEET
C-1
OF 2