



**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

File # S-15-05  
Fee \$800.00  
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**

BROOKSHIRE SUBDIVISION

( ) cluster subdivision (X) 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: 0770-11-9518

Address: WESTLAKE RD.

Location: WEST side of WESTLAKE RD, at/between  
(north, east, south, west) (street)

OPTIMIST FARM RD. and WESTLAKE RD. INTERSECTION  
(street) (street)

Total site area in square feet and acres: 1,909,235 square feet 43.83 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): WOODED & FALLOW

**Property Owner**

Name: LANGSTON FAMILY LTD PARTNERSHIP

Address: 3909 WESTLAKE RD.

City: APEX State: NC Zip Code: 27539-7696

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**Applicant** (person to whom all correspondence will be sent)

Name: BRANDON L. MELAMB.

Address: 219 CHAPANOKE RD. SUITE 106

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: BLMEI@BELLSOVTH.NET FAX: 779-1661

Telephone Number: 779-1855 Relationship to Owner: ENGINEER

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1 LOT PER 30,000 SF  
 Max. # of lots allowable\*: 63 Proposed # of lots\*: 20  
 Min. allowable lot area\*: 30,000 SF sf Proposed min. lot area\*: 30,100 sf  
 Average lot area\*: 46,609 sf  
 Min. allowable lot width\*: 95 ft Proposed min. lot width\*: 95 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: 0 acres  
 Proposed open space area [by parcel]: 20.13 acres  
 Proposed open space use(s) [by parcel]: \_\_\_\_\_  
 Proposed future development site area [by site]: 10.59 acres  
 Proposed impervious surfaces area: 286,385 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): 0 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 1/35<sup>th</sup> 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) 558,884 Total # of proposed lots 20 Total # of acres 43.83

Calculate both: Estimate of recreation area required: 0.57 ACRES  
 Estimate of recreation fee required: \$ 5,866

\*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: WESTLAKE RD

| 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) <sup>2</sup> | Est. traffic generated (ADT) <sup>3</sup> |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|-------------------------|-----------------------------------|---|
| <u>WESTLAKE RD.</u>               | <u>60'</u>              | <u>20'</u>          | <u>2</u>     | <u>Y.</u>       |                         |                                   |   |
|                                   |                         |                     |              |                 |                         |                                   |   |
|                                   |                         |                     |              |                 |                         |                                   |   |
|                                   |                         |                     |              |                 |                         |                                   |   |
|                                   |                         |                     |              |                 |                         |                                   |   |

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit  
<sup>3</sup> 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: PRIVATE

Electrical service provided by: PROGRESS ENERGY Underground ( ) yes ( ) no

Natural gas service provided by: NC. PUBLIC GAS

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

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

Fire protection provided by: VOLUNTEER

**Miscellaneous**

Generalized slope of site: ~ 5% TO NORTH WEST PROPERTY LINE (NEUSE RIVER)

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

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 CARY

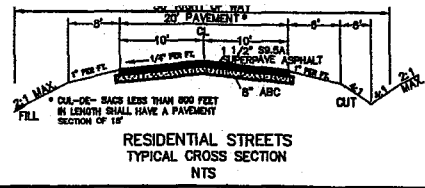
( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

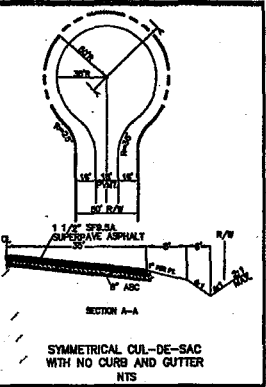
Land Use Classification(s) (Note Area Land Use Plan, if applicable):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE WAKE COUNTY. THE CONTRACTOR SHALL OBTAIN A COPY OF THESE STANDARDS PRIOR TO CONSTRUCTION.



**STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS**

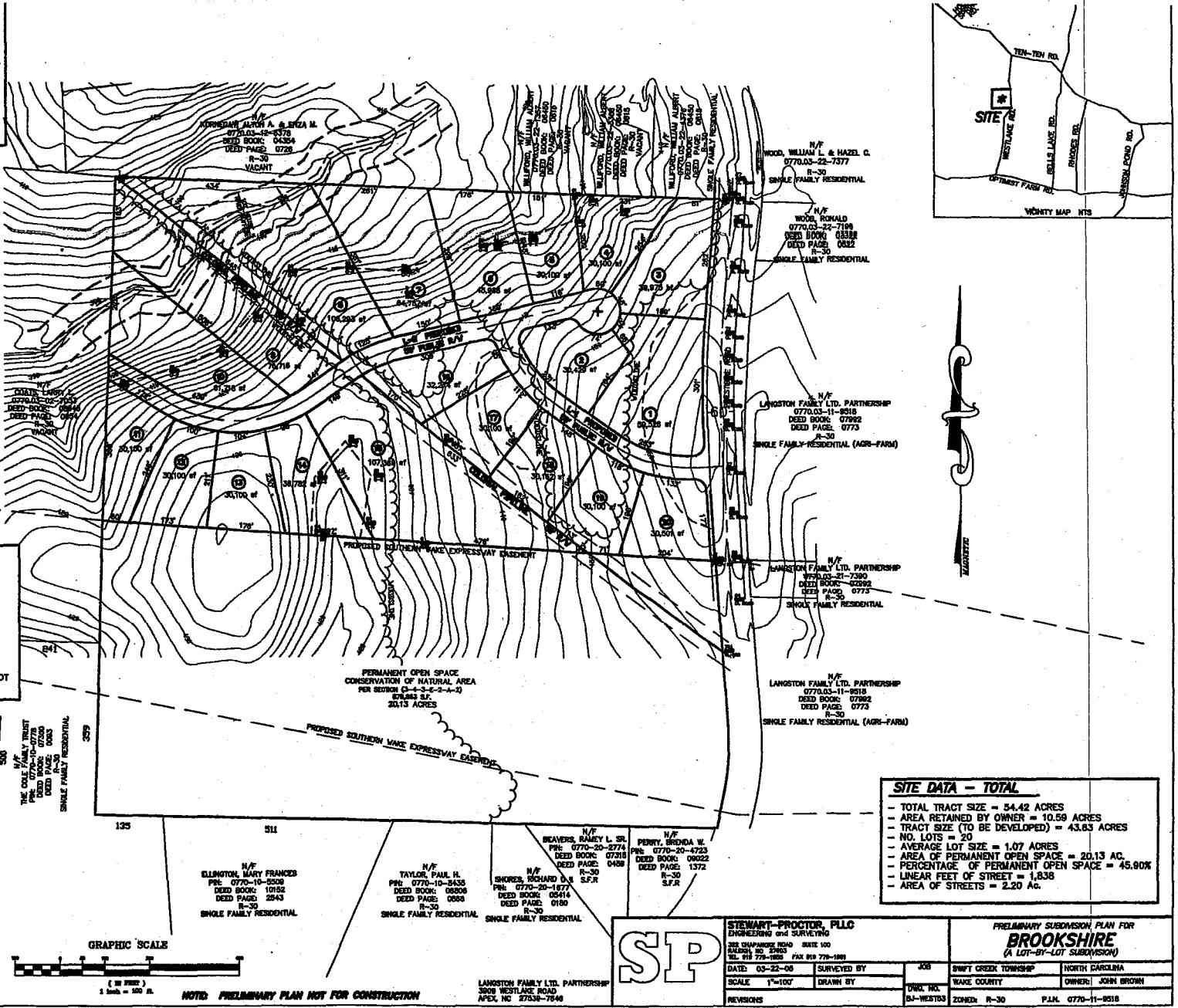
- TOTAL ACREAGE IN SUBDIVISION X .16 = 43.83 X .16 = 6.58
- 6.58 Ac. X 43360 SF/Ac. = 286,624 SF
- LINEAR FEET OF STREET X 20 FEET PAVT = 1836 X 20 = 36,760 SF
- 286,624 - 36,760 = 249,864 SF
- ( DIVIDED BY 20 LOTS ) 249,864 / 20 = 12,493 SF

IMPERVIOUS COVERAGE FOR EACH LOT IS NOT TO EXCEED 12,493 SF.

30% IS THE MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED

**NOTES:**

- PRESENT LAND USE IS WOODED AND FALLOW.
- STREETS WILL HAVE A 50' R/W.
- ALL CUL-DE-SACS WILL HAVE A 50' RADIUS.
- ALL RADI AT STREET INTERSECTIONS ARE 25'
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
- WATER SYSTEM WILL CONSIST OF INDIVIDUAL WELLS.
- SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
- ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
- ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
- TOPS TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
- CONTOUR INTERVAL IS 2'.
- DRAINAGE BASINS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
- BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
- ALL OPEN SPACE WILL BE USED AS CONSERVATION OF NATURAL AREA.
- NO FLOOD STUDY WILL BE REQUIRED FOR THE ROADWAY.
- TEMPORARY TURN-AROUNDS WILL BE PROVIDED FOR ALL STUB ROADS DURING CONSTRUCTION.
- NEUSE RIVER BUFFERS TO BE VERIFIED.



**SITE DATA - TOTAL**

- TOTAL TRACT SIZE = 34.42 ACRES
- AREA RETAINED BY OWNER = 10.59 ACRES
- TRACT SIZE (TO BE DEVELOPED) = 43.83 ACRES
- NO. LOTS = 20
- AVERAGE LOT SIZE = 1.07 ACRES
- AREA OF PERMANENT OPEN SPACE = 20.13 AC.
- PERCENTAGE OF PERMANENT OPEN SPACE = 45.90%
- LINEAR FEET OF STREET = 1,836
- AREA OF STREETS = 2.20 Ac.

**SP**

STEWART-PROCTOR, PLLC  
ENGINEERING and SURVEYING  
300 SHAMPANE ROAD SUITE 100  
FARMINGTON, NC 27833  
TEL: 919 779-1853 FAX: 919 779-1841

|                |              |                                     |
|----------------|--------------|-------------------------------------|
| DATE: 03-22-06 | SURVEYED BY: | JOB:                                |
| SCALE: 1"=100' | DRAWN BY:    | SWIFT CREEK TOWNSHIP NORTH CAROLINA |
| REVISIONS:     | DRAWN BY:    | WAKE COUNTY OWNER: JOHN BROWN       |
|                | DRAWN BY:    | ZONED: R-30 P.L.N. 0770-11-9518     |

PRELIMINARY SUBDIVISION PLAN FOR  
**BROOKSHIRE**  
(A LOT-BY-LOT SUBDIVISION)