



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

THE PRESERVE AT LONG BRANCH FARMS - PHASE III

( ) 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: SEE ATTACHED

Address: BATTLE BRIDGE ROAD

Location: SOUTH side of BATTLE BRIDGE ROAD, at/between

AUBURN-KNIGHTDALE ROAD and BROWN FIELD ROAD

Total site area in square feet and acres: 1,102,354 square feet 25.3 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): VACANT / AGRICULTURAL

Property Owner

Name: PRR GROUP, LLC

Address: 4705 CHICKAPY DRIVE

City: RALEIGH State: NC Zip Code: 27610

E-mail Address: jbb2400@aol.com FAX: 261-9074

Telephone Number: 638-3615

Applicant (person to whom all correspondence will be sent)

Name: DEVELOPMENT CONSULTING SERVICES (MATT COLLINS)

Address: 1401 AVERSBO RD, STE. 206

City: GARNER, NC State: NC Zip Code: 27529

E-mail Address: matt@dc5.nc.cc.com FAX: 772-3437

Telephone Number: 379-0051 Relationship to Owner: CONSULTANT

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): \_\_\_\_\_  
 Max. # of lots allowable\*: \_\_\_\_\_ Proposed # of lots\*: 26  
 Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 35,265 sf  
 Average lot area\*: 35,265 sf  
 Min. allowable lot width\*: 95 ft Proposed min. lot width\*: \_\_\_\_\_ 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: N/A acres  
 Proposed open space area [by parcel]: N/A acres  
 Proposed open space use(s) [by parcel]: N/A  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 151,094 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 13.71 %  
 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) 304,928 Total # of proposed lots 26 Total # of acres 25.3  
 Calculate both: Estimate of recreation area required: .74 ac  
 Estimate of recreation fee required: 8953.28

\*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: 1

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>BATTLE BRIDGE ROAD</u>	<u>60'</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)  
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

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 ( AGUA 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: \_\_\_\_\_ Underground ( ) yes ( ) no

Natural gas service provided by: PSNC

Telephone service provided by: BEL SOUTH Underground ( ) yes ( ) no

Cable television service provided by: TIME WARNER 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: 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 RALEIGH

( ) Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

(  ) Long-Range Urban Services Area RALEIGH

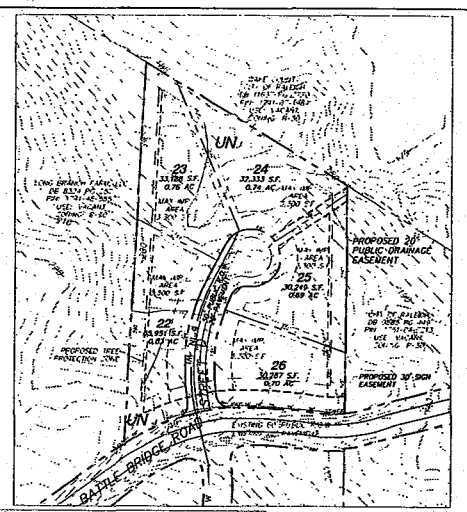
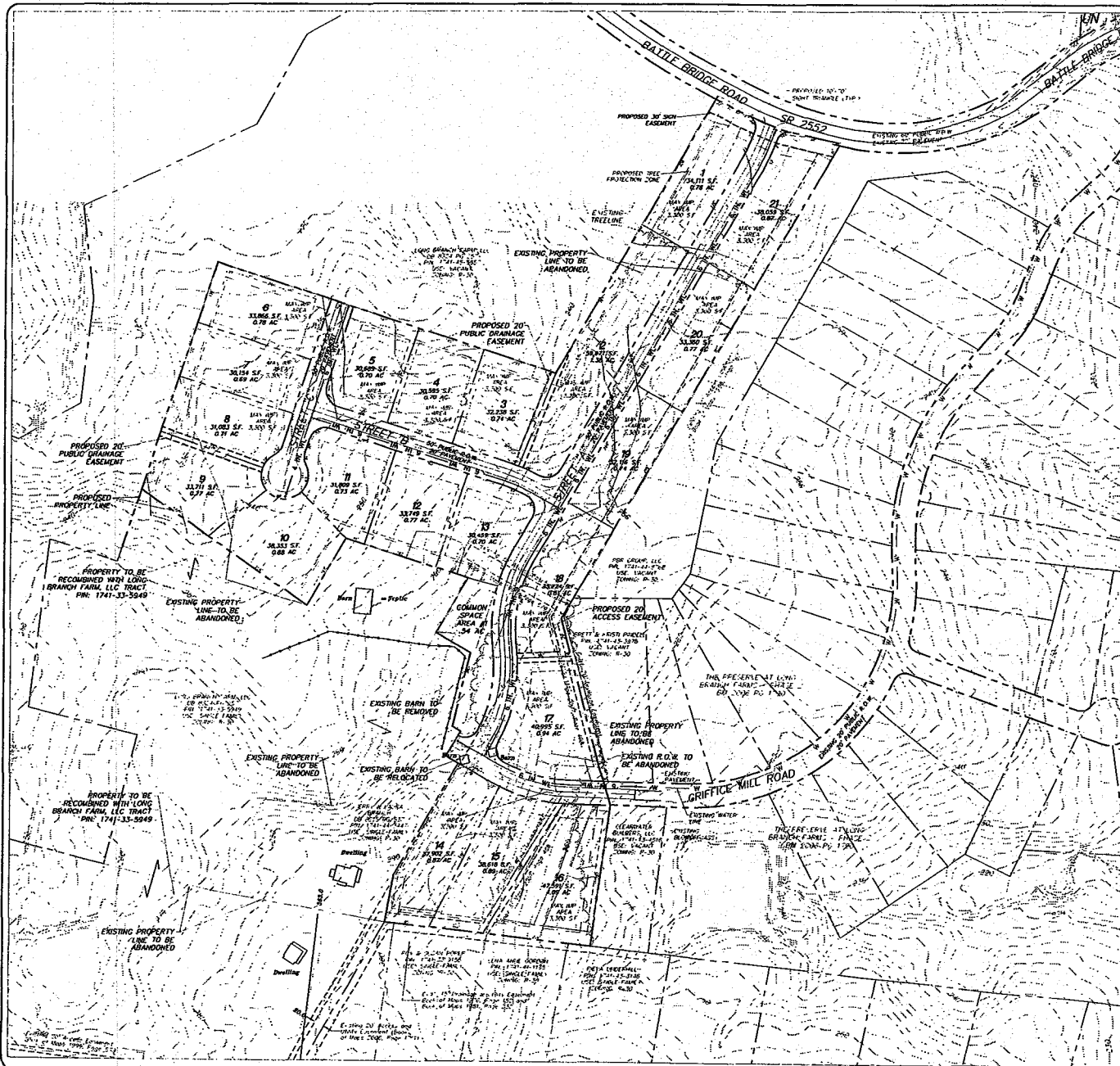
( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

EAST RALEIGH / KNIGHTDALE





**SITE DATA**

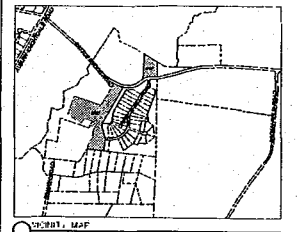
TOTAL SITE AREA	26.7 AC
CONTRACTOR'S USE	ACROLYTIC 1/2" X 1/2" X 1/2"
PROPOSED USE	SINGLE FAMILIAR
TOTAL LOTS PROPOSED	20 LOTS
MIN LOT SIZE	28,000 SF
AVERAGE LOT SIZE	1,338.5 SF
MINIMUM LOT WIDTH	95 FT
PROPOSED WINDSHIELD AREA	3,408 AC (125.17 AC)
LENGTH STREET FOOTPRINT	1,152 LF
AREA OF P.O.W.	3.75 AC
AREA OF L.O.W.	1.75 AC
PIN ADDRESS	1741-24-7061, 1741-24-7062, 1741-24-7063, 1741-24-7064, 1741-24-7065, 1741-24-7066, 1741-24-7067, 1741-24-7068, 1741-24-7069, 1741-24-7070, 1741-24-7071, 1741-24-7072, 1741-24-7073, 1741-24-7074, 1741-24-7075, 1741-24-7076, 1741-24-7077, 1741-24-7078, 1741-24-7079, 1741-24-7080

**PARKS & RECREATION FEE-IN-LIEU**

TOTAL AVERAGE	26.7 AC
FAY LALUE	\$24,425.00
FEE-IN-LIEU	\$24,425.00

**LOT SETBACKS**

FRONT	30'
SIDE	10'
CORNER SIDE	10'
REAR	10'



ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

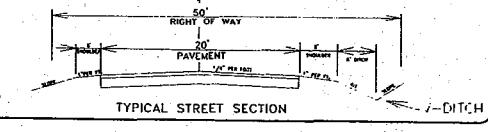
**BEHIND YOUR DSKI CONTACT ONE-CALL CENTER 1-800-632-4649**

**LEGEND**

□ SUITABLE SOILS

**NOTE:**

1. SECONDARY SURVEY INFORMATION TAKEN FROM WAKE COUNTY GIS AND STINER & ASSOCIATES, PROFESSIONAL LAND SURVEYING, P.A.
2. SECONDARY SURVEY INFORMATION TAKEN FROM WAKE COUNTY GIS.
3. DETAILED SOIL EVALUATIONS PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS.
4. FRONT LOT WILL BE SERVED BY A COMMUNITY WELL SYSTEM.
5. FRONT LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.
6. DUE TO SOIL CHARACTERISTICS, THERE MAY BE AREAS OF 24" TO 36" DEPTH TO PENETRATE SOIL (SHALL BE NEARLY 100% SHALLOW CONVECTIONAL SEPTIC SYSTEMS). THE LOTS PLANNED IN THIS AREA WILL NEED A MINIMUM OF 24" TO 36" DEPTH TO PENETRATE SOIL.
7. THE SITE IS NOT LOCATED IN A FLOOD PLANE. ONE PER FIRM MAP 1741-24-7060 DATED MAY 1, 2006.
8. NO BEST GENERAL PERMIT WILL BE REQUIRED FROM TO FIRM, PLAT APPROVAL.
9. SHEET MUST BE APPROVED BY US PRIOR TO FINAL PLAT.
10. ALL EXISTING WELLS TO BE ABANDONED SHALL BE DONE SO IN ACCORDANCE WITH WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES AS WELL AS STATE WELL ABANDONMENT PROCEDURES AND PERFORMING REQUIREMENTS.
11. ALL EXISTING WINDSHIELD SYSTEMS TO BE ABANDONED SHALL BE DONE SO IN ACCORDANCE WITH WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES GUIDELINES.



DEVELOPMENT CONSULTING SERVICES  
1401 AVERSBORO ROAD, STE. 206  
CARNER, NC 27629

PRELIMINARY LOT BY LOT SUBDIVISION PLAN  
THE PRESERVE AT LONG BRANCH FARMS - PHASE 3  
PBR GROUP, LLC  
PO BOX 90281 RALEIGH, NC 27675

REVISIONS

SCALE  
1" = 100'

DRAWN BY  
NWC

DATE  
7/24/07

PROJECT NO

SHEET  
**C-1**  
OF 1