



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S 28-05  
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 Mail, Downtown Raleigh  
Contact Current Planning at (919) 856-6216 for additional information.

### Name of Subdivision

ASHEBROOK

(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? N/A

### Property

Parcel Identification Number: 0698185898 & 0698186348

Address: \_\_\_\_\_

Location: WEST side of FANNY BROWN ROAD SR 2723, at/between  
(north, east, south, west) (street)

BANKS ROAD and 1010  
(street) (street)

Total site area in square feet and acres: 1,580,357 square feet 36.28 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: \_\_\_\_\_

36.28 AC w/ R-30

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

### Property Owner

Name: THOMAS & CATHERINE DEAN

Address: 7840 KENNEBEC ROAD

City: WILLOW SPRINGS State: NC Zip Code: 27592

E-mail Address: N/A FAX: N/A

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

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

Name: DOUGLAS BALL / Keith ROBERTS

Address: 1401 AVERSBORO ROAD, SUITE 206

City: GARNER State: NC Zip Code: 27529

E-mail Address: Keithdcs@nc.rr.com FAX: (919) 772-3437

Telephone Number: 427-2592 Relationship to Owner: CLIENT  
772-3929

**Proposal**

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

Max. # of lots allowable\*: 52 Proposed # of lots\*: 25

Min. allowable lot area\*: 12,000 sf Proposed min. lot area\*: 20,200 sf

Average lot area\*: 43,262 sf

Min. allowable lot width\*: 60' ft Proposed min. lot width\*: 71 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: 3.63 acres

Proposed open space area [by parcel]: 6.63 acres

Proposed open space use(s) [by parcel]: Common

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 5.44 Ac OR 237053.5 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): 2.6 acres

within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ reservation \_\_\_\_\_ X \_\_\_\_\_ 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) 295829 Total # of proposed lots 25 Total # of acres 36.28

Calculate both: Estimate of recreation area required: .71 Ac.

Estimate of recreation fee required: \$ 5,824.29

\*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: FANNY BROWN ROAD

w/ ONE PT OF ACCESS

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>FANNY BROWN</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			<u>240</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)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: \_\_\_\_\_

Type of vehicle: N/A ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( N/A )

(  ) community system ( \_\_\_\_\_ ) ( ) individual well(s)

Estimated total water demand: 9000 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system – specify type( N/A ) (  ) individual on-site system

Estimated total wastewater discharge: 9000 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: 2 TO 10 %

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

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 \_\_\_\_\_

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

( ) Non-Urban Area \_\_\_\_\_

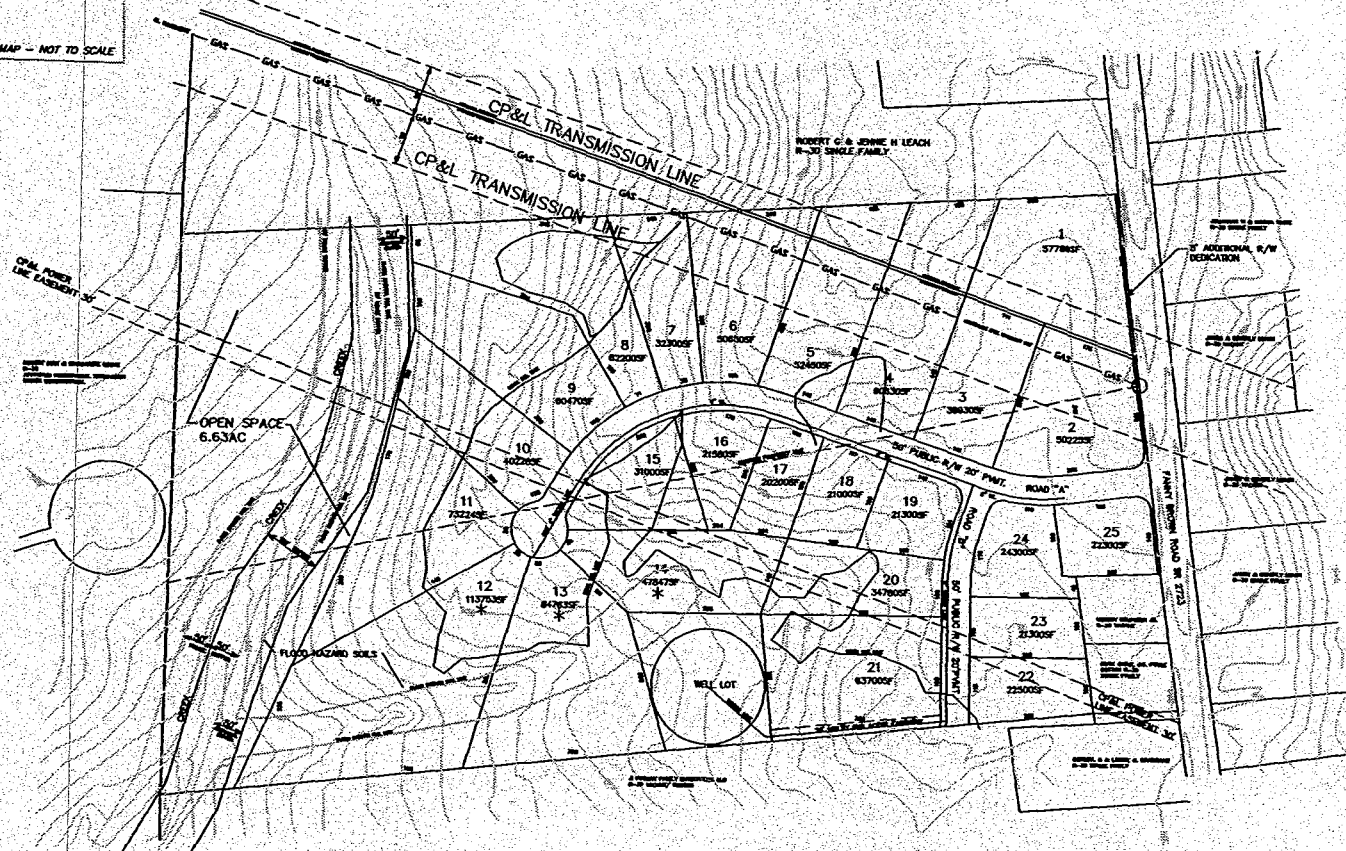
Land Use Classification(s) (Note Area Land Use Plan, if applicable):

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





MOBILITY MAP - NOT TO SCALE



NOTE:  
 1) TOPOGRAPHIC INFORMATION FROM WAKE COUNTY.  
 2) PRELIMINARY SOIL EXAMINATION PROVIDED BY CENTRAL CAROLINA SOIL CONSULTING.  
 3) EACH LOT WILL BE SERVED BY A COMMUNITY WELL.  
 4) EACH LOT WILL BE SERVED BY INDIVIDUAL SEWAGE SYSTEMS.  
 5) WAKE COUNTY FLOOD HAZARD AND EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.  
 6) PROVIDE 20' BUFFERED EASEMENTS AT A LOT'S 4' SIDES.  
 7) NO DIRECT ACCESS TO BE GIVEN FOR LOTS 2 & 3.  
 8) ALL ELECTRICAL LINES SHALL BE BURIED.  
 9) HAZARDOUS WELLS SHALL BE REGISTERED WITH WAKE COUNTY HEALTH DEPARTMENT.  
 10) A 3' BUFFERED EASEMENT SHALL APPLY FOR WAKE COUNTY.  
 11) TO OBTAIN NECESSARY PERMITS, A FLOOD CERTIFICATE IS APPROVED BY WAKE COUNTY AND/OR FEMA.

- 1) SUBMITTED WITH THE CONSTRUCTION PLANS WILL BE A STORMWATER MANAGEMENT PLAN AND CALCULATIONS THAT DEMONSTRATE THAT THE PEAK STORMWATER RUNOFF LEAVING ANY SITE DEVELOPED AS THE SUBDIVISION FOR THE PROPOSED 24-ACULAR CLUSTER SHALL BE THE SAME FOR POST-DEVELOPMENT CONDITIONS UNDER PRE-DEVELOPMENT CONDITIONS.
- 2) PEAK FLOW REDUCTION THROUGH DEMONSTRATION VIA STORMWATER CALCULATIONS (BEST MANAGEMENT PRACTICES), WHICH SHALL BE BASED ON THE PROPOSED, IMPROVED BEST PRACTICES INCLUDING ALL ROADS, STRUCTURES AND OTHER IMPERVIOUS SURFACES, ASSUMING THE MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED BY WAKE COUNTY ZONING REGULATIONS.
- 3) SUBMITTED WITH THE CONSTRUCTION PLANS WILL BE SUPPORTING CALCULATIONS FOR THE IMPROVED CURRENT LOADING FROM THE SITE THAT DEMONSTRATES THAT THE NITROGEN OFFSET FROM THE NITROGEN LOAD FROM THE SITE SHALL BE LESS THAN 1.0 LB NITROGEN / YEAR OR LESS BY A BEST MANAGEMENT PRACTICES, OR THE NITROGEN LOADING WILL BE REDUCED TO 1.0 LB NITROGEN / YEAR OR LESS BY A BEST MANAGEMENT PRACTICES.
- 4) THE NITROGEN OFFSET FOR ANY SITE DEVELOPED AS THE SUBDIVISION SHALL BE BASED ON THE PROPOSED IMPROVED PROJECT BEST PRACTICES INCLUDING ALL ROADS, STRUCTURES AND OTHER IMPERVIOUS SURFACES, OR ASSUMING THE MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED BY WAKE COUNTY ZONING REGULATIONS.

SITE DATA:

TOTAL AREA	36.26AC
EXISTING USE	AGRICULTURE
FORESTRY CONDITIONS	- SMALL PINES ON SLOPED AREAS. ALL OTHERS CLEARED.
PROPOSED USE	RESIDENTIAL SUBDIVISION
TOTAL NUMBER OF PROPOSED LOTS	25
LINEAR FEET OF STREET	1807
ZONING	EXISTING R-30
PM NUMBER	0006125006 & 0006126348
PROPOSED DENSITY	IS 25 LOTS IN 36.26 AC OR AN AVERAGE OF 1.45AC / LOT.
PROPOSED OPEN SPACE	6.63AC ON 18.27%

PANTHER BRANCH TOWNSHIP WAKE COUNTY  
 NORTH CAROLINA DATE: JULY 28, 2005

OWNER: THOMAS & KATHERINE DEAN  
 7840 DENVER ROAD  
 WELLS SPRINGS NC 27202

**PARKS AND RECREATION FEE-IN-LIEU**  
 36.26 AC TOTAL PER FIELD SURVEY  
 200519 TAX VALUE  
 200519 / 36.26 = \$553.15/AC  
 25 LOTS / 25 = 0.71  
 \$553.15 X 0.71 = \$392.74  
 TOTAL FEE-IN-LIEU \$392.74

**IMPERVIOUS SURFACE**  
 1807 LF STREET X 21' = 33,747 SF OR 0.77AC  
 36.26AC X 0.113 = 4.10AC  
 4.10AC - 77AC = 4.87AC ALLOWABLE  
 4.87AC / 25 LOTS = 0.1948 AC PER LOT ALLOWABLE  
 ALLOWABLE IMPERVIOUS SURFACE PER LOT = 0.1948 AC

S-00-2005  
 CLUSTER  
 SUBDIVISION PLAN

DEVELOPMENT SERVICES INC.  
 1401 AVERSBORO ROAD SUITE 206  
 GARNER, NC 27539  
 919-772-3929 F 919-772-3437

REVISIONS

PRELIMINARY SUBDIVISION PLAN  
**ASHEBROOK**  
 WAKE COUNTY, NORTH CAROLINA

SCALE: 1" = 100'  
 DRAWN BY: DBS  
 DATE: JULY 28, 2005  
 PROJECT NO. 40  
 SHEET 1 OF 1