



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
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Rec'd Date  
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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

BROOKE FIELD

( ) cluster subdivision (1) 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: 2714232634 2714246772

Address: 10720 DEBNAM ROAD, REBULON, N.C. 27597

Location: 5-TH side of DEBNAM ROAD, at/between  
(north, east, south, west) (street)

PARKS VILLAGE ROAD and STAG HOUND TRAIL  
(street) (street)

Total site area in square feet and acres: 1771585 square feet 40.67 acres

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

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

Present land use(s): AGRICULTURAL

### Property Owner

Name: YATES PERRY

Address: 914 N. ARENDELL AVE.

City: REBULON State: NC Zip Code: 27597

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

Telephone Number: 269-2003

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

Name: WILLIAMS-PEARCE & ASSOC.

Address: P.O. BOX 892

City: REBULON State: NC Zip Code: 27597

E-mail Address: CTP@WPSURVEY.COM FAX: 269-4354

Telephone Number: 269-9605 Relationship to Owner: SURVEYOR

**Proposal**

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

Max. # of lots allowable\*: 58 Proposed # of lots\*: 26

Min. allowable lot area\*: 30000 sf Proposed min. lot area\*: 30000 sf

Average lot area\*: 42600 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: \_\_\_\_\_ acres

Proposed open space area [by parcel]: \_\_\_\_\_ acres

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

Proposed future development site area [by site]: \_\_\_\_\_ acres

Proposed impervious surfaces area: 260772 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): 2.38 acres  
 within floodway: 1.9 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) 12480 Total # of proposed lots 26 Total # of acres 40.67

Calculate both: Estimate of recreation area required: 0.74 AC.

Estimate of recreation fee required: 318648

\*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: \_\_\_\_\_

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>DEBNAM ROAD</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)

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

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

Fire protection provided by: \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: 2%

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: \_\_\_\_\_

**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 \_\_\_\_\_

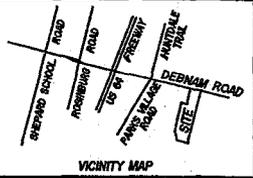
( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

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





**NOTES:**

- NO LOT SHALL ACCESS FROM DEBNAM ROAD.
- TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCE AND FLOOD HAZARD REGULATIONS.
- ALL ROADS SHALL BE PUBLIC IN ACCORDANCE WITH THE N.C. DEPARTMENT OF TRANSPORTATION STANDARDS FOR PUBLIC ROADS.
- WATER AND SEWER UTILITIES SHALL BE INDIVIDUAL SYSTEMS AND APPROVED BY THE WAKE COUNTY HEALTH DEPARTMENT.
- FLOOD HAZARD SOILS BY WAKE COUNTY GIS.
- THERE SHALL BE A 20' DRAINAGE EASEMENT CENTERED ON THE NEUSE RIVER BUFFERS.

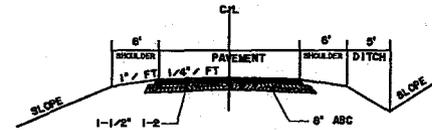
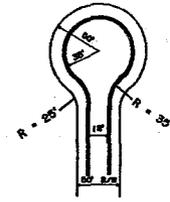
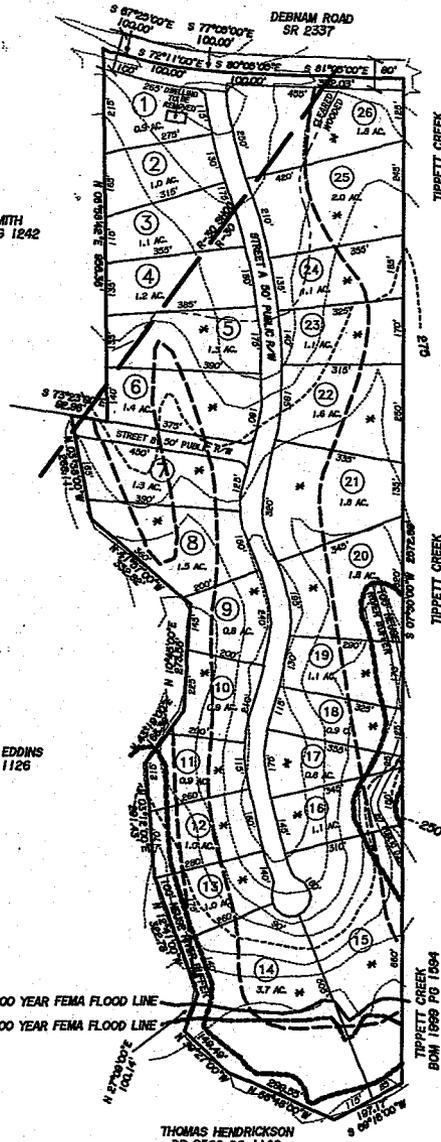
**SITE DATA**

- TOTAL ACRES: 40.67
- LINEAR FEET OF NEW STREET: 2710'
- NEW STREET ACRES: 2.97
- RIGHT OF WAY ACRES IN SR 2337: 0.76
- ACRES IN LOTS: 36.94
- TOTAL LOTS: 26
- AVERAGE LOT SIZE: 1.42 AC.
- MINIMUM LOT SIZE: 0.69 AC.
- MAXIMUM IMPERVIOUS COVERAGE WITHOUT STORMWATER MANAGEMENT: 15%
- IMPERVIOUS AREA OF ROADWAY: 1.14 AC.
- LOTS WILL BE LIMITED TO 8997 SF PER LOT OF IMPERVIOUS SURFACE COVERAGE.
- PIN: 2716237634 & 2716246772
- SETBACKS:  
FRONT - 30'  
SIDE - 10'  
REAR - 30'  
MINIMUM LOT WIDTH - 95'  
ZONED: R-30 & R-30 SHOD

HENRY SMITH  
DB 8567 PG 1242

BETTY EDDINS  
O-E 1126

THOMAS HENDRICKSON  
DB 9528 PG 1148



Before acquiring a building permit for lots marked with an \* (asterisk) the builder may need to obtain a Flood Hazard Area Use Permit from Wake County Environmental Services. The builder's engineer, architect and/or surveyor (as appropriate) must certify that all flood hazard requirements are met.

There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soils or Federal Emergency Management Agency (FEMA) 100 year flood zones until a flood study is approved by Wake County and/or FEMA.

**PRELIMINARY SUBDIVISION PLAN**

**"LOT-BY-LOT"**

**BROOKEFIELD**

**OWNER: PHOENIX BUILDERS, INC.**

**914 N. ARENDELL AVENUE, ZEBULON, N.C. 27597**

**LITTLE RIVER TOWNSHIP**

**WAKE COUNTY**

**NORTH CAROLINA**

FILE: CTP3140 CTP3156  
SCALE: 1" = 300'  
DATE: 08-05-2005



**WILLIAMS - PEARCE & ASSOC., P.A.**

**Professional Land Surveyors**

**P.O. Box 892, Zebulon, N.C. 27597**

**Phone (919) 269-9605**