



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

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.

5-10-07
File #
Fee \$1000.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Name of Subdivision

THE ESTATES AT BROADHURST

(☒) 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? N/A

Property

Parcel Identification Number: 0698-93-3674

Address: 5309 ROCK SERVICE STATION RD

Location: EAST side of ROCK SERVICE STATION RD. at/between
(north, east, south, west) (street)

PAGAN and OLD STAGE
(street) (street)

Total site area in square feet and acres: 1,450,112 square feet 33.29 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): WOODED AND FALLOW

Property Owner

Name: JOSEPH DAVID PERRY

Address: 1162 NEVILLE PARK BLVD.

City: TORONTO

State: CANADA Zip Code: _____

E-mail Address: STEWART PE @ AOL.COM

FAX: (919) 779-1661

Telephone Number: (919) 779-1855

Applicant (person to whom all correspondence will be sent)

Name: MIKE STEWART

Address: 319 CHAPANOKA RD. SUITE 106

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: STEWART PE @ AOL.COM FAX: (919) 779-1661

Telephone Number: (919) 779-1855 Relationship to Owner: ENGINEER

Proposal

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

Max. # of lots allowable*: 48 Proposed # of lots*: 30

Min. allowable lot area*: 28,000 sf Proposed min. lot area*: 28,000 sf

Average lot area*: 39,200 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)): (4) 10 % () 25 % of site area

Min. open space area: 3.329 acres

Proposed open space area [by parcel]: 3.54 acres

Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREA & MANAGED (BMP SITE)

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

Proposed impervious surfaces area: 218,240 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15.05 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 7.52 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 1/35th 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) 244,395 Total # of proposed lots 30 Total # of acres 33.29

Calculate both: Estimate of recreation area required: 0.857 ACRES

Estimate of recreation fee required: \$ 6,292

*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: ROCK SERVICE STA. 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
ROCK SERVICE ST. RD	60	22	2	Y			5000

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 (BROADHURST) () individual well(s)

Estimated total water demand: 10,800 gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system – specify type (_____) (☒) individual on-site system

Estimated total wastewater discharge: 450 gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: PSNC

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

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

Fire protection provided by: FIRE DEPARTMENT

Miscellaneous

Generalized slope of site: ROLLING

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

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):

RESIDENTIAL SUBDIVISION

Other information (additional relevant information about the site or proposal you wish to note or cite)

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: _____ Date: _____

Signature: Jason L Perry Date: May 22 2007

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com.
All application fees are non-refundable.

