



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-3105
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

() cluster subdivision (K) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? () Yes (K) No

If yes, when and under what name? _____

Property

Parcel Identification Number: 1741446022

Address: BATTLE BRIDGE ROAD

Location: SOUTH side of BATTLE BRIDGE ROAD, at/between
(north, east, south, west) (street)
AUBURN-KNIGHTDALE ROAD and BROWN-FIELD ROAD
(street) (street)

Total site area in square feet and acres: 2499488 square feet 57.38 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): VACANT / WOODDED

Property Owner

Name: JERRY B. BRANCH & LAURA S. BRANCH

Address: 2400 BRANCH ROAD

City: RALEIGH State: NC Zip Code: 27610

E-mail Address: _____ FAX: _____

Telephone Number: (919) 201-0631

Applicant (person to whom all correspondence will be sent)

Name: DAVID CAMP

Address: 111 THELMA COURT

City: CARY State: NC Zip Code: 27513-4251

E-mail Address: DECAMP@ATT.NET FAX: (919) 469-3138

Telephone Number: (919) 469-3041 Relationship to Owner: CONSULTANT

Proposal

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

Max. # of lots allowable*: 83 Proposed # of lots*: 41

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,814 sf

Average lot area*: 38,923 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)): (X) 10 % () 25 % of site area

Min. open space area: 5.73 acres

Proposed open space area [by parcel]: 14.64 acres

Proposed open space use(s) [by parcel]: COMMON OPEN SPACE / NEIGHBORHOOD REC.

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 311,220 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 13.53 %

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 x 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) 500,160 Total # of proposed lots 41 Total # of acres 57.38 / 62.52(T)

Calculate both: Estimate of recreation area required: 1.17 AC

Estimate of recreation fee required: \$ 9360⁰⁰

*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: BATTLE BRIDGE ROAD (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) ²	Est. traffic generated (ADT) ³
BATTLE BRIDGE RD	60	20	2	Y	5000	500	992

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)

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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 (RALEIGH)
() community system (_____) () individual well(s)

Estimated total water demand: 14,760 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: PSNC

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

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

Fire protection provided by: WAKE COUNTY

Miscellaneous

Generalized slope of site: ROLLING

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: EXISTING POND ON SOUTH SIDE OF SITE TO REMAIN

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 _____

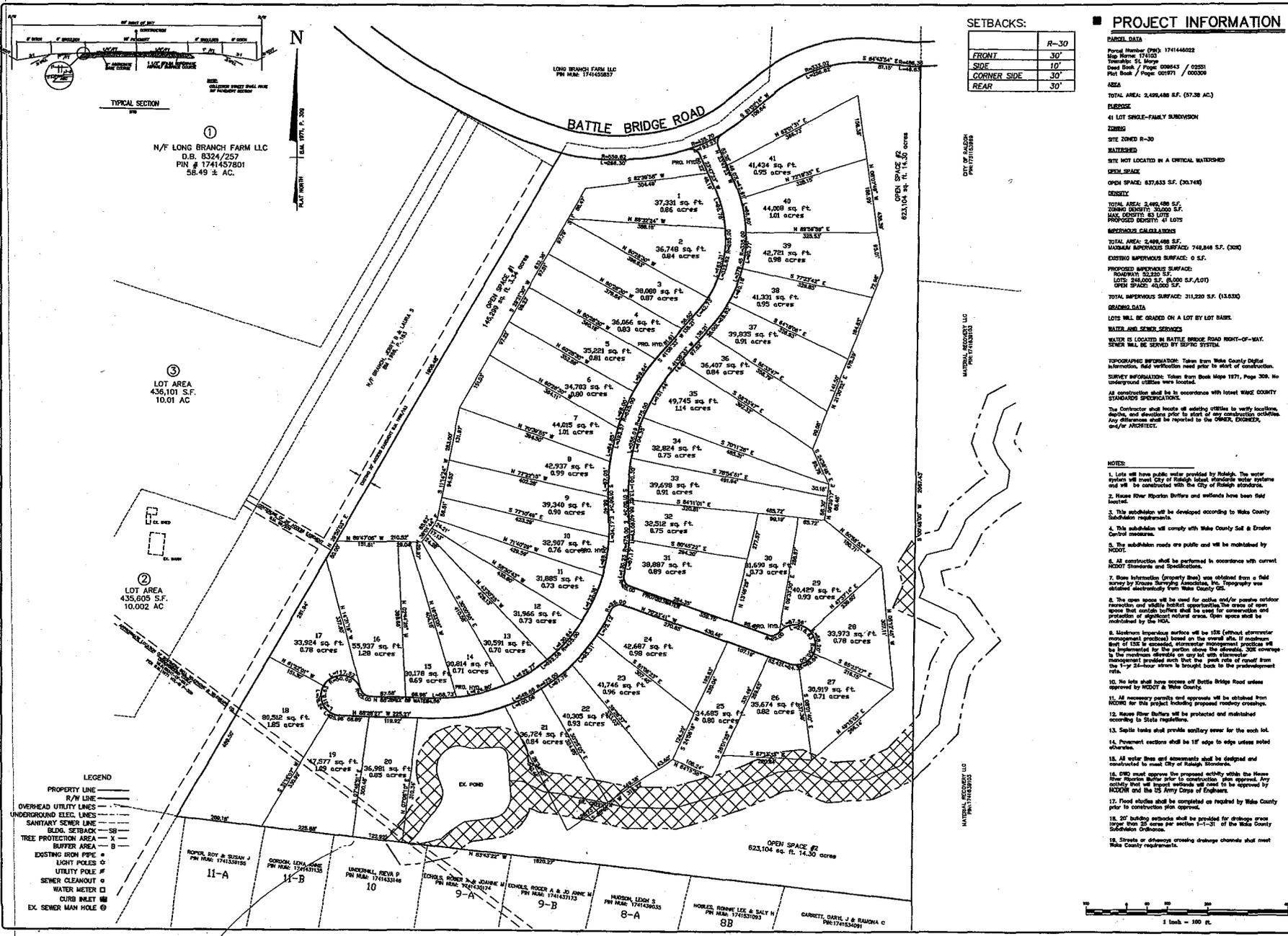
() Long-Range Urban Services Area/Water Supply Watershed _____

() 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):



PRELIMINARY PLAN

CREDLE ENGINEERING COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
2401 E. HARRISON AVE. DURHAM, N.C. 27701 (919) 662-2800 FAX

THE PRESERVE AT LONG BRANCH FARMS
LOT-BY-LOT SUBDIVISION
PREPARED FOR
JERRY BRANCH
BATTLE BRIDGE RD., WAKE COUNTY, N.C. (919) 250-0831

REVISIONS	
NO.	DATE

DATE: APRIL 15, 2005
SCALE: 1" = 100'
DRAWN: MDC
JOB: PRESERVE AT LONG BRANCH FARMS
SHEET NUMBER: C2.1
OF 4 SHEETS