



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
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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

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? \_\_\_\_\_

### Property

Parcel Identification Number: 0782242036

Address: no physical street address

Location: east side of YATES MILL POND RD. @ between  
(north, east, south, west) (street)

BROOK CREEK CROSSING and LAY HILL DRIVE  
(street) (street)

Total site area in square feet and acres: 686,476 square feet 15.76 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

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

Present land use(s): VACANT, RESIDENTIAL (1 SFB DWELLING)

### Property Owner

Name: SOUTH EASTERN ATLANTIC INVESTMENT, LLC

Address: 2212 STONEROSE CIRCLE

City: RALEIGH State: NC Zip Code: 27606

E-mail Address: jasonbatten@bellsouth.net FAX: (919) 852-1869

Telephone Number: (919) 278-8790

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

Name: JASON BATTEN

Address: 2212 STONEROSE CIRCLE

City: RALEIGH State: NC Zip Code: 27606

E-mail Address: jasonbatten@bellsouth.net FAX: 919-852-1869

Telephone Number: 919-278-8790 Relationship to Owner: owner

**Proposal**

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 lot per Acre

Max. # of lots allowable\*: 15 Proposed # of lots\*: 5

Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 40,731 sf

Average lot area\*: 41,056 sf

Min. allowable lot width\*: 60 ft Proposed min. lot width\*: 100 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( 10 % (~~05~~ 25 % of site area

Min. open space area: 0.37 acres

Proposed open space area [by parcel]: 0.07 acres

Proposed open space use(s) [by parcel]: GENERAL / RECREATION

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

Proposed impervious surfaces area: 34,000 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 5 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

1 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) \_\_\_\_\_ Total # of proposed lots 5 Total # of acres 5.1

Calculate both: Estimate of recreation area required: 6,223

Estimate of recreation fee required: \_\_\_\_\_

\*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: LAY HILL DR.

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>
LAYHILL DRIVE	45	18	2	Y	5,000	10	40

<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: \_\_\_\_\_ ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

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

Estimated total water demand: 1,400 gpd

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

( ) community system - specify type( \_\_\_\_\_ ) (  ) individual on-site system

Estimated total wastewater discharge: 1,800 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: PUBLIC

**Miscellaneous**

Generalized slope of site: HILLY, 9.0%

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):

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



# Project Tracking Form

## Regular Subdivision/Variance

Project Name: The Estates at Brook Crossing II

Initial Submittal Date: 12-27-07

Optimal Review Cycle Code: 12(a)

DRS Meeting Date: 2/14/08

DRS Comments Finalized & Distributed: 2/20/08

Revised Application Submittal Date: 3/6/08

Planning Board/Planning Director Decision Date: 4/9/08

Planning Board Meeting Date(s): 4/16/08

Schedule is subject to change if one or more of the above deadlines are not met.







TRIGON ENGINEERING CONSULTANTS, INC.  
700 BLUE RIDGE ROAD, SUITE 101  
RALEIGH, NC 27606  
OFFICE (919) 750-0611 FAX (919) 755-1444

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OWNER/DEVELOPER:  
SOUTH EASTERN ATLANTIC  
INVESTMENTS LLC  
2212 STONERIDGE CR.  
RALEIGH, NC 27606  
PH: (919) 278-8730  
ATTN: JASON BATTEN

ENGINEER:  
TRIGON ENGINEERING  
700 BLUE RIDGE ROAD  
RALEIGH, NC 27606  
CONTACT: JOHN OGLESBY  
PH: (919) 755-0511

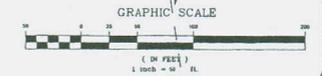
SURVEYOR:  
MURPHY GEOMATICS  
114 ANDREW JACKSON HWY  
LELAND, NC 28451  
PH: (919) 655-4650

**GRADING, DRAINAGE, & EROSION CONTROL PLAN**

THE STATES AT BROOK CROSSING II  
SWIFT CREEK TOWNSHIP  
VALE COUNTY  
NORTH CAROLINA

HORIZ. SCALE:	1" = 30'
VERT. SCALE:	N/A
DESIGNED BY:	JFO
DRAWN BY:	WTF
CHECKED BY:	JFO
DATE:	December 27, 2007
PROJECT NUMBER:	048-07-008
DRAWING:	

**C-5.0**



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