



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
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

OLDE MILBURNIE CROSSINGS

() 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? OLDE MILBURNIE CROSSINGS

Property

Parcel Identification Number: 1746-85-9547

Address: 3704 Old Milburnie Road

Location: EAST side of OLD MILBURNIE ROAD, at/between
(north, east, south, west) (street)

CUCHALAIN RD and LAUREN OAKS DR.
(street) (street)

Total site area in square feet and acres: 3,194,205 square feet 73.329 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

Property Owner

Name: Faith W. Keith

Address: 2012 Shadow Creek Drive

City: Raleigh State: NC Zip Code: 27604

E-mail Address: _____ FAX: 919 872-8902.

Telephone Number: 919-231-4405

Applicant (person to whom all correspondence will be sent)

Name: Collins Real Estate Group

Address: 5248 Pine Hall Wynd

City: Raleigh State: NC Zip Code: 27604

E-mail Address: BobbyCollins@nc.rr.com FAX: 919 231-0757

Telephone Number: 919 231-1750 Relationship to Owner: Developer.

Proposal

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

Max. # of lots allowable*: 73.329 AC * 1.45 = 106.3 Proposed # of lots*: 105

Min. allowable lot area*: 12000 sf Proposed min. lot area*: 12000. sf

Average lot area*: 0.336 AC (14622 SF) sf

Min. allowable lot width*: 60' ft Proposed min. lot width*: 80 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: 1/35 acre per lot = 1/35 * 105 = 3.00 AC acres

Proposed open space area [by parcel]: 27.22 AC acres

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

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

Proposed impervious surfaces area: ± 459,500 SF sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.7 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 15.9 acres
within floodway: 10.7 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) _____ Total # of proposed lots 105 Total # of acres 73.329

Calculate both: Estimate of recreation area required: 105 * 1/35 AC = 3.0 ACRES

Estimate of recreation fee required: 0

*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: Old muburnie Road

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
<u>STREET #1</u>	<u>50'</u>	<u>20'</u>	<u>2</u>	<u>YES</u>	<u>1,000 +</u>	<u>-</u>	<u>500</u>
<u>STREET #4</u>	<u>50'</u>	<u>20'</u>	<u>2</u>	<u>YES</u>	<u>1,000 +</u>	<u>-</u>	<u>498</u>

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) 9.5 / UNIT

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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 (_____)

() community system (Well - Heater Utilities) () individual well(s)

Estimated total water demand: 44,100 gpd

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

() community system - specify type (EXISTING HEATER UTIL TREATMENT) () individual on-site system

Estimated total wastewater discharge: 44,100 gpd
 $105 \times 420 \text{ gpd} =$

Solid waste collection provided by: BFI

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: FIRE DISTRICT

Miscellaneous

Generalized slope of site: Western - gentle to creek; Eastern - Extreme Slopes

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Stream w/ NRB ^{TOP}

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

cemetery

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed N/A

() Short-Range Urban Services Area N/A

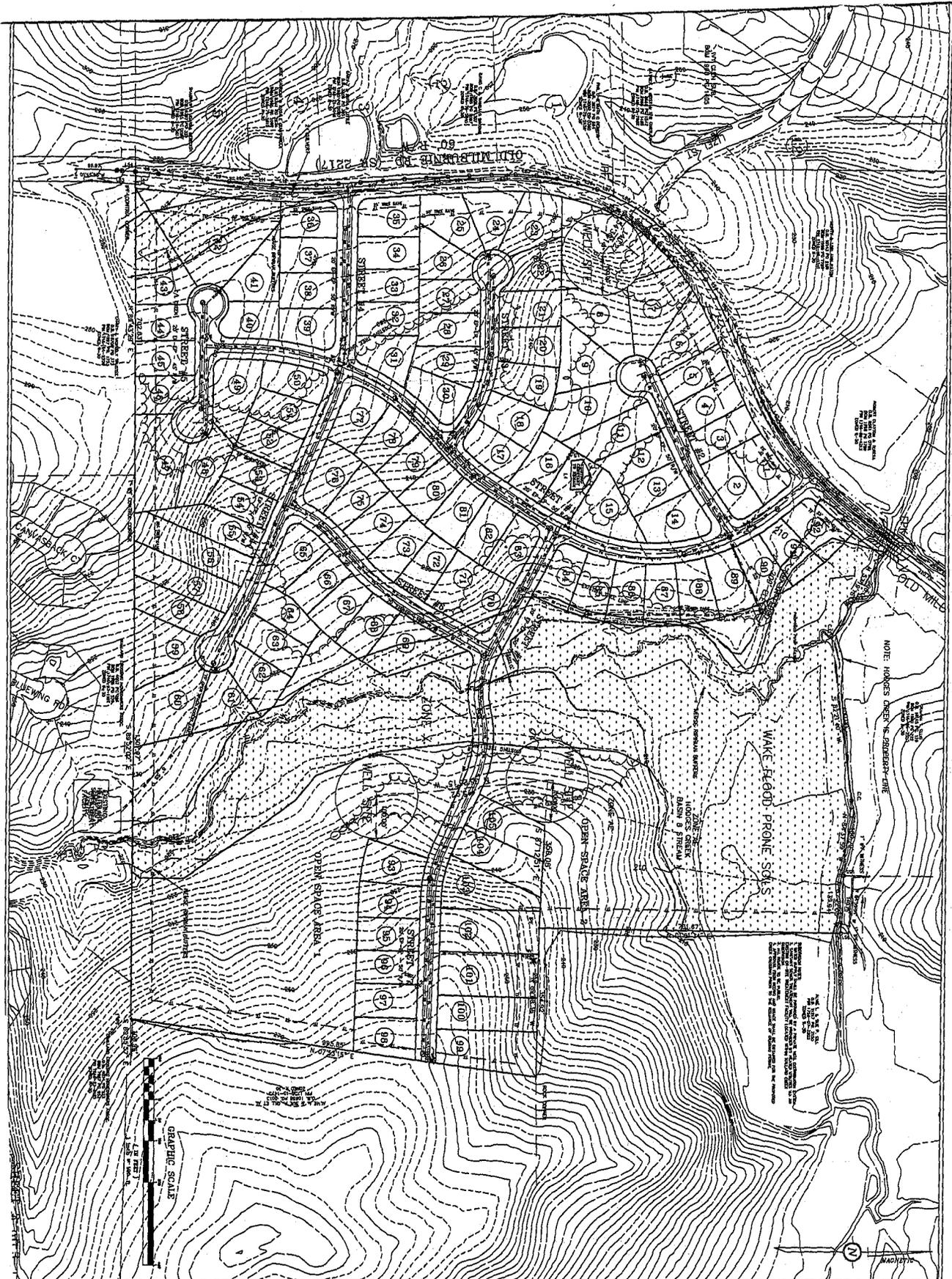
() Long-Range Urban Services Area/Water Supply Watershed N/A

() Long-Range Urban Services Area N/A

() Non-Urban Area/Water Supply Watershed N/A

() Non-Urban Area

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



PRELIMINARY SUBDIVISION
 OLDE MILBURNIE CROSSINGS SUBDIVISION
 WAKE COUNTY, NORTH CAROLINA

SITE GRADING, DRAINAGE
 AND UTILITY PLAN

DRAWN BY: HW/ARD
 CHECKED BY: HWY
 SCALE: 1"=100'
 DATE: 08-20-02
 REPORT:



Aiken & Yelle Associates, PA
 Professional Engineers & Land Surveyors
 2100 Sunset Drive
 Raleigh, North Carolina 27604
 Phone: 919-877-9999 Fax: 919-877-9995
 email: ayes@ayelleva.com