



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.

Date: 6/28 Time in 9:30

Name of Subdivision

JDE Investments, Inc.

Route to Subdivision: _____

Route to Soil & Erosion _____

Route to Other _____

() 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: 11639843330, 116398351628, 11639739390, 11639723726, 11639627902

Address: White Oak Road - at Johnston City + Wake City line

Location: East side of White Oak Road, at/between

Escondido Farm Road and Bedpath Drive

Total site area in square feet and acres: 4,099,817 square feet 94.12 acres

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Vacant

Property Owner

Name: W. Gattis Lee; Jean B. Bryan

Address: P.O. Box 72 Clayton, NC 8140 Hebron Church Rd. Garner, NC

City: _____ State: _____ Zip Code: _____

E-mail Address: _____ FAX: _____

Telephone Number: 553-16720; 772-1775

Applicant (person to whom all correspondence will be sent)

Name: JDE Investments, Inc. Co Southwind Surveying + Engineering

Address: 801 Glen Rd.

City: Garner State: NC Zip Code: 27529

E-mail Address: rhines@southwind.com FAX: 773-0148

Telephone Number: 773-0183 Relationship to Owner: developer

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 units/acre
 Max. # of lots allowable*: 1310 Proposed # of lots*: 84
 Min. allowable lot area*: 6,000 sf Proposed min. lot area*: 20,000 sf
 Average lot area*: 42,103 sf
 Min. allowable lot width*: 50 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 % () 25 % of site area
 Min. open space area: 9.41 acres
 Proposed open space area [by parcel]: 14.00 acres
 Proposed open space use(s) [by parcel]: to conserve and protect significant natural resources
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 146,453.2 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 3.57 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0.17 AC acres
 within floodway: 2.64 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) \$435,140 Total # of proposed lots 84 Total # of acres 94.12
 Calculate both: Estimate of recreation area required: 2.4 AC
 Estimate of recreation fee required: \$11,095.79

*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: White Oak Road - two points

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
<u>White Oak Road</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</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)
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Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: N/A

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

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

Estimated total water demand: 30,240 gpd

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

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

Estimated total wastewater discharge: 30,240 gpd

Solid waste collection provided by: _____

Electrical service provided by: Progress Energy Underground () yes () no

Natural gas service provided by: N/A

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

Cable television service provided by: N/A Underground () yes () no

Fire protection provided by: Heater Utilities

Miscellaneous

Generalized slope of site: mild slope

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

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 GARNER

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

