



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
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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

JACKSON PLANTATION

( ) cluster subdivision (X) 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? \_\_\_\_\_

### Property

Parcel Identification Number: 1756282403  
Address: 4213 OLD MILBURNIE ROAD, RALEIGH, NC 27616  
Location: SOUTH side of OLD MILBURNIE ROAD, at/between  
(north, east, south, west) (street)  
OLD CREW ROAD and WATKINS TOWN ROAD  
(street) (street)

Total site area in square feet and acres: 752643 square feet 17.278 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): AGRICULTURAL

### Property Owner

Name: NANCY LOUISE LONES  
Address: 4213 OLD MILBURNIE ROAD  
City: RALEIGH State: NC Zip Code: 27616  
E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

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

Name: WILLIAMS PEARCE E ASHCO  
Address: P.O. Box 892  
City: REBULON State: NC Zip Code: 27597  
E-mail Address: CTP@WPINCORP.COM FAX: 267-4354  
Telephone Number: 269-7625 Relationship to Owner: SUPERVISOR

**Proposal**

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

Max. # of lots allowable\*: \_\_\_\_\_ Proposed # of lots\*: 17

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

Average lot area\*: 40629 SF 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)): ( ) 10 % ( ) 25 % of site area

Min. open space area: \_\_\_\_\_ acres

Proposed open space area [by parcel]: \_\_\_\_\_ acres

Proposed open space use(s) [by parcel]: \_\_\_\_\_

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

Proposed impervious surfaces area: \_\_\_\_\_ sf

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

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): \_\_\_\_\_ acres

within floodway: \_\_\_\_\_ acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ 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) 104,755 Total # of proposed lots 17 Total # of acres 14

Calculate both: Estimate of recreation area required: 0.49 AC.

Estimate of recreation fee required: \$ 3180.06

\*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 CREWS 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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>OLD CREWS ROAD</u>	<u>40</u>		<u>2</u>	<u>Y</u>			

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

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

Natural gas service provided by: \_\_\_\_\_

Telephone service provided by: AT&T Underground (✓) yes ( ) no

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

Fire protection provided by: \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: 2%

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

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 RACELOH

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

( ) Long-Range Urban Services Area \_\_\_\_\_

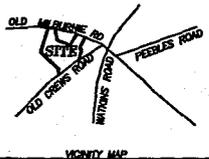
( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

EAST RACELOH KNIGHTSARE LAND USE PLAN  
RESIDENTIAL 1.5 TO 4 UNITS/A.





NOTE: LOTS 11, 12 AND 13 SHALL NOT ACCESS BY OLD MILBURNIE ROAD.  
LOTS 1 AND 17 SHALL NOT ACCESS BY OLD CREWS ROAD.

NOTE: LOTS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC TANKS.

PIN 1756282403  
ZONED: R-30

SETBACKS:  
FRONT - 30'  
SIDE - 10'  
REAR - 30'  
CORNER - 30'

SITE TABLE  
MINIMUM LOT SIZE - 30000 SF  
AVERAGE LOT SIZE - 40629 SF  
TOTAL NUMBER OF LOTS - 17  
TOTAL AREA IN TRACT - 752643 SF 17.278 ACRES  
DISTURBED AREA - 61970 SF  
LINEAR FOOTAGE OF STREET - 1163.79'  
MINIMUM LOT WIDTH - 95'

NOTE: TOPOGRAPHICAL AND FLOOD HAZARD SOIL INFORMATION

STORMWATER CALCULATIONS  
Total drainage area = 16.10 acres  
Pre-developed  $C_c = 0.22$   
Post-developed  $C_c = 0.50$   
Pre-developed runoff = 14.17cfs  
Post-developed runoff = 32.2cfs

Detention storage required:  
 $S = (Q_{post} - Q_{pre}) \times \text{Time to peak}$   
 $S = (32.2\text{cfs} - 14.17\text{cfs}) \times 20 \text{ min}$   
 $S = 17.5 \text{ cfs} \times 20 \text{ min} \times 60 \text{ sec/min}$   
 $S = 21,000 \text{ cf}$

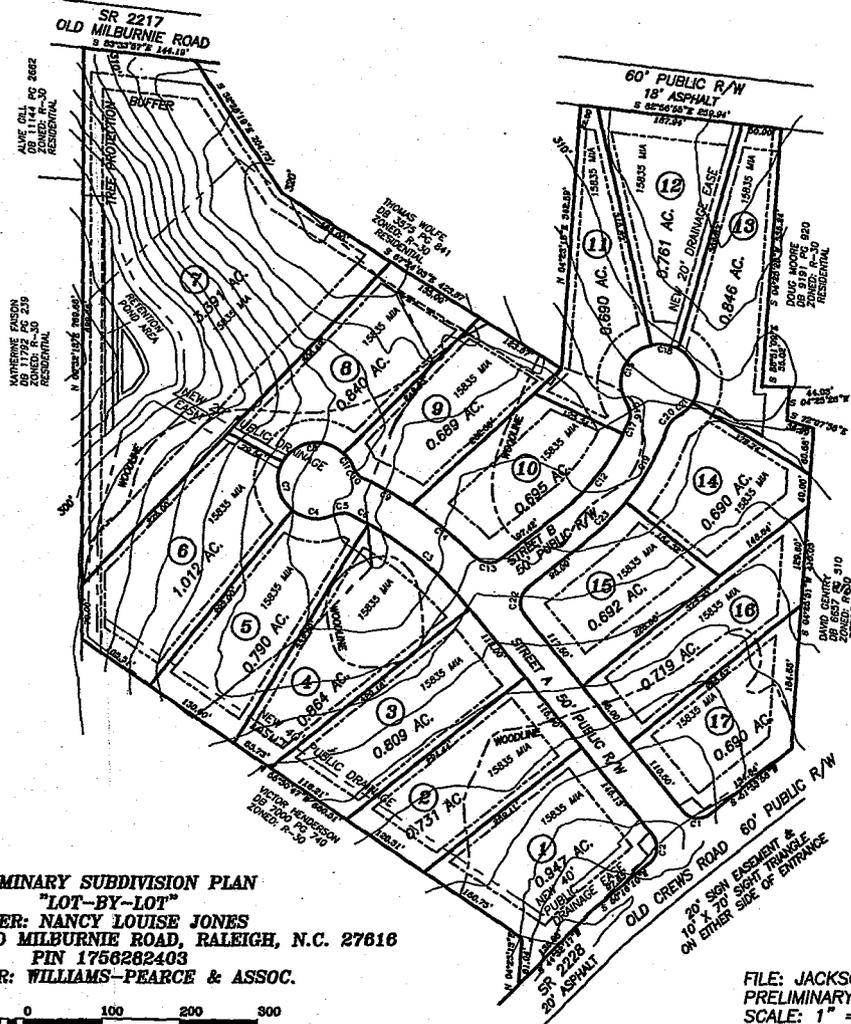
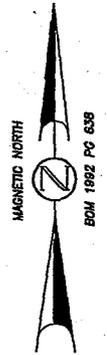
Maximum impervious area allowed:  
 $x + y = 16.1$   
 $x = 16.1 - y$

$C_c = 0.22x + 0.95y$   
 $16.1$   
 $0.5(16.10) = 0.22x + 0.95y$   
 $8.05 = 0.22(16.10 - y) + 0.95y$   
 $8.05 = 3.54 - 0.22y + 0.95y$   
 $4.51 = 0.73y$   
 $6.18 = y$

Total impervious area allowed is 6.18 acres  
269,200sf/17 lots = 15,835.34 sf/lot

NOTE: NO FLOOD HAZARD SOILS PER SOIL SURVEY BY  
LARRY SINK, SOIL AND ENVIRONMENTAL CONSULTANTS.

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00	39.27	35.36	N 83°26'00" W
C2	25.00	39.27	35.36	S 05°03'00" E
C3	442.91	171.06	170.09	S 25°52'59" W
C4	50.00	56.81	53.39	S 33°23'24" E
C5	442.91	171.06	170.09	S 25°52'59" W
C6	50.00	56.81	53.39	S 33°23'24" E
C7	25.00	39.27	35.36	S 87°45'00" E
C8	25.00	39.27	35.36	S 87°45'00" E
C9	492.22	195.00	194.88	S 20°50'59" W
C10	25.00	39.27	35.36	S 87°45'00" E
C11	50.00	56.81	53.39	S 33°23'24" W
C12	25.00	39.27	35.36	S 87°45'00" E
C13	25.00	39.27	35.36	S 87°45'00" E
C14	492.22	195.00	194.88	S 20°50'59" W
C15	25.00	39.27	35.36	S 87°45'00" E
C16	50.00	56.81	53.39	S 33°23'24" W
C17	335.00	112.57	111.99	N 49°19'35" E
C18	25.00	39.27	35.36	N 47°25'24" E
C19	50.00	56.81	53.39	N 47°25'24" E
C20	335.00	112.57	111.99	N 49°19'35" E



**PRELIMINARY SUBDIVISION PLAN**  
"LOT-BY-LOT"  
OWNER: NANCY LOUISE JONES  
ADDRESS: 4313 OLD MILBURNIE ROAD, RALEIGH, N.C. 27616  
PIN 1756282403  
DESIGNER: WILLIAMS-PEARCE & ASSOC.



FILE: JACKSON PLANTATION  
PRELIMINARY EBO1215  
SCALE: 1" = 100'  
DATE: 02-22-2007



**WILLIAMS - PEARCE & ASSOC., P.A.** Professional Land Surveyors P.O. Box 892, Zebulon, N.C. 27597 Phone (919)269-9605