



Planning, Development & Inspections

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A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision JACKSON PLANTATION

() cluster subdivision (✓) lot-by-lot subdivision () open space
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: 1756189290

Address: _____

Location: WEST side of OLD CRENS ROAD, at/between
(north, east, south, west) OLD MILBURNIE ROAD and BUFFALO ROAD
(street) (street)

Total site area in square feet and acres: 607798 square feet 13.953 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): _____

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: RONNIE WATT

Address: 4213 CYPRESS RIDGE COURT

City: RALEIGH State: NC Zip Code: 27616

E-mail Address: RWATT@NCARR.COM FAX: _____

Telephone Number: 919-266-3960

Consultant (i.e. surveyor or engineer, person to whom all correspondence will be sent)

Name: CLYDE PEARCE

Address: P.O. Box 892

City: ZEBULON State: NC Zip Code: 27597

E-mail Address: CLP@WP502164.COM FAX: 919-769-4354

Telephone Number: 919-769-9605 Relationship to Owner: SUPPLIER

Proposal

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

Max. # of lots allowable*: 20 Proposed # of lots*: 16

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

Average lot area*: 34345 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 % () 30% () 40% 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]: 13,953 acres
 Proposed impervious surfaces area: 106,136 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 17.57 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres
 within floodway: _____ acres

Vehicular Access

Names of access street(s) and number of access points along each:

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>Old Greens Rd</u>	<u>60</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) _____

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: _____ ADT: 1600

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

Electrical service provided by: Duke Power Progress Underground () yes () no

Natural gas service provided by: _____ Underground () yes () no

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 _____
- () 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):

Other information (additional relevant information about the site or proposal you wish to note or cite)

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: [Signature] Date: 4-19-16

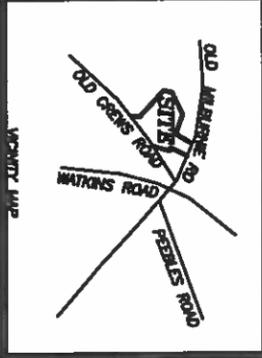
Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 4/19/16

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
All application fees are non-refundable.



NOTE: LOTS 10, 11 AND 12 SHALL NOT ACCESS BY OLD MILBURNIE ROAD.
LOTS 1 AND 16 SHALL NOT ACCESS BY OLD CREWS ROAD.
NOTE: LOTS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC TANKS.
PIN 1756189290
ZONED: R-30

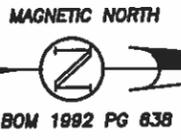
SETBACKS:
FRONT - 30'
SIDE - 10'
REAR - 30'
CORNER - 30'

SITE TABLE
MINIMUM LOT SIZE - 30000 SF
AVERAGE LOT SIZE - 34345 SF
TOTAL NUMBER OF LOTS - 16
TOTAL AREA IN TRACT - 607798 SF 13.953 ACRES
DISTURBED AREA - 1.47 ACRES
LINEAR FOOTAGE OF STREET - 1060'
MINIMUM LOT WIDTH - 95'

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

NOTE: IMPERVIOUS SURFACE TAKEN FROM CONSTRUCTION PLANS BY ARCADIA ENGINEERS, DATED 03-18-2016.

TOTAL SITE ACREAGE: 13.953 AC.
IMPERVIOUS AREA IN STREETS: 2136 SF
IMPERVIOUS AREA IN LOTS: 104,000 SF
PERCENTAGE IMPERVIOUS FROM CONSTRUCTION DRAWINGS: 17.46%



JACKSON PLANTATION
PRELIMINARY SUBDIVISION PLAN
"LOT-BY-LOT"
OWNER: RONALD WATT
ADDRESS: 4213 CYPRESS RIDGE CT., RALEIGH, N.C. 27616
DESIGNER: WILLIAMS-PEARCE & ASSOC.
PIN 1756189290



FILE: JACKSON PLANTATION
PRELIMINARY 3rd STREET/
SCALE: 1" = 100'
DATE: 03-21-2016

