

S-003-14



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

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

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision

Jackson Manor
() 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: 1832749606 & 1832652767
Address: -0- Jackson Rd. & -0- Jersey Lane, Wake Forest
Location: West side of Jackson Rd, at/between
Purnell Rd. and Franklin Co. Line

Total site area in square feet and acres: 3,514,420.80 square feet 80.68 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): undeveloped pasture & woods

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: Bob Neeb (Jackson Rd) & Ken Lye (Jersey Ln)
Address: 8120 Diazit Dr & 21 Jersey Ln
City: Wake Forest State: NC Zip Code: 27587
E-mail Address: rwnneeb@Diazit.com/kklye@earthlink.com FAX: N/A
Telephone Number: 919-889-3445 919-556-2249

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: John W Harris PE Consulting Engineer
Address: 5112 Bar Oak Circle
City: Raleigh State: NC Zip Code: 27612
E-mail Address: coachjwh@aol.com FAX: 919 799 0784
Telephone Number: 919 799 0744 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1/ac.
Max. # of lots allowable*: 80 Proposed # of lots*: 72
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
Average lot area*: 36,000 sf
Min. allowable lot width*: 75' 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 % () 30% () 40% of site area
Min. open space area: 20.17 acres
 Proposed open space area [by parcel]: 21.16 total (A=11.04; B=10.12) acres
 Proposed open space use(s) [by parcel]: A) Natural B) Natural
 Proposed future development site area [by site]: 80.68 acres
 Proposed impervious surfaces area: 1,054,326.2 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 30 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): acres
 within floodway: N/A 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 \$2473 fee.
 Tax value of property (land only) 1,795,924 ** Total # of proposed lots 72 Total # of acres 80.68
 Calculate both: Estimate of recreation area required: 2.06
 Estimate of recreation fee required: 51,309.26 **

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

**Actual fee will be based on current tax value at the time of final plat recording

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 ¹ | Traffic volume (ADT) ² | Est. traffic generated (ADT) ³ |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|--------------------------------------|-----------------------------------|---|
| Jackson Road | 60 | 20 | 2 | Y | 11,800 | 1350 | <1000 |
| Jersey Lane | 50 | 20 | 2 | Y | N/A | N/A | N/A |
| Dunlin Drive | 60 | 20 | 2 | Y | 11,800 | <1000 | <1000 |

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

Utilities and Services

Water supply provided by: () municipal system ()
 () community system (Old North State Water Company) () individual well(s)

Estimated total water demand: 28,800 gpd

Wastewater collection/treatment provided by: () municipal system ()
 () community system - specify type() () individual on-site system

Estimated total wastewater discharge: 23000 gpd

Electrical service provided by: Wake Electric Underground () yes () no

Natural gas service provided by: PSNC

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

Cable television service provided by: TWC Underground () yes () no

Fire protection provided by: Wake Forest

Miscellaneous

Generalized slope of site: 2-5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: none

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none

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: _____ Date: _____

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: _____ Date: _____

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/NR/rdonlyres/030C33DC-5097-4A46-8B1B-7896044B485F/0/AdoptedOrdinanceMASTER3_24_08.pdf
All application fees are non-refundable.

*See Attached
Signature
Page 5*

Miscellaneous

Generalized slope of site: _____

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: _____ Date: _____

Signature: Herwith A. Lige Date: 3-4-14

Signature: Jim P. Lige Date: 3-4-14

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: _____ Date: _____

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/NR/rdonlyres/039C33DC-5097-4A46-8B1B-7896044B485F/0/AdoptedOrdinanceMASTER3_24_08.pdf
All application fees are non-refundable.

Miscellaneous

Generalized slope of site: _____
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: _____ Date: _____

Signature: SM Development Co. by _____ Date: 3/10/14

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: _____ Date: _____

Note: 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.wakecounty.gov/Planning/UDC-2007-1046>. 0518 18/04/08 09:07:07 40160 Ordinance MASTERS_24_08.pdf All application fees are non-refundable.

