



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
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

Netherfield SID

( ) 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: 1767.02-55-7662 1767.01-46-5038

Address: 6204 Mitchell Mill Rd (SR 2229)

Location: South side of Mitchell Mill Rd, at between  
(north, east, south, west) (street)

Rolesville Rd and Fowler Rd  
(street) (street)

Total site area in square feet and acres: 1,425,545 square feet 32.726 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: \_\_\_\_\_

R-30 32.726 Ac

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): Agricultural/Vacant

### Property Owner

Name: Jones Dairy Development Ryan Lancaster

Address: PO Box 1108 6204 Mitchell Mill Rd

City: Wake Forest NC 27588 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 810-9301

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

Name: Jeff Crisp Crowley & Associates

Address: 1906 South Main St Suite 122

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 919-562-8860 Relationship to Owner: Engineer

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.45 units / acre  
 Max. # of lots allowable\*: 47 Proposed # of lots\*: 27  
 Min. allowable lot area\*: 12,000 sf Proposed min. lot area\*: 30,000 sf  
 Average lot area\*: 1.09 Ac 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: N/A acres  
 Proposed open space area [by parcel]: N/A acres  
 Proposed open space use(s) [by parcel]: N/A  
 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): 5.48 acres  
 within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:  
 \_\_\_\_\_ dedication \_\_\_\_\_ reservation X 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) 186,240 Total # of proposed lots 27 Total # of acres 32.726

Calculate both: Estimate of recreation area required: 0.771  
 Estimate of recreation fee required: \$ 4,390

\*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: Mitchell Mill

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>Mitchell Mill</u>	<u>60'</u>	<u>20'</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)  
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

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 ( \_\_\_\_\_ ) (X) 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: N/A

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

Cable television service provided by: Time Warner Underground ( ) yes ( ) no

Fire protection provided by: New Hope

**Miscellaneous**

Generalized slope of site: Rolling

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

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 \_\_\_\_\_

(X) Long-Range Urban Services Area Rolesville

( ) 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)

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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: Robert A Jones Jones Dairy Development Inc Date: 5-9-06  
MANAGER/AGENT

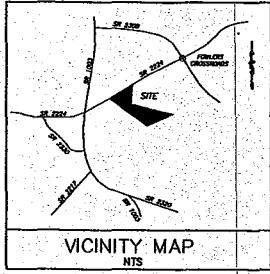
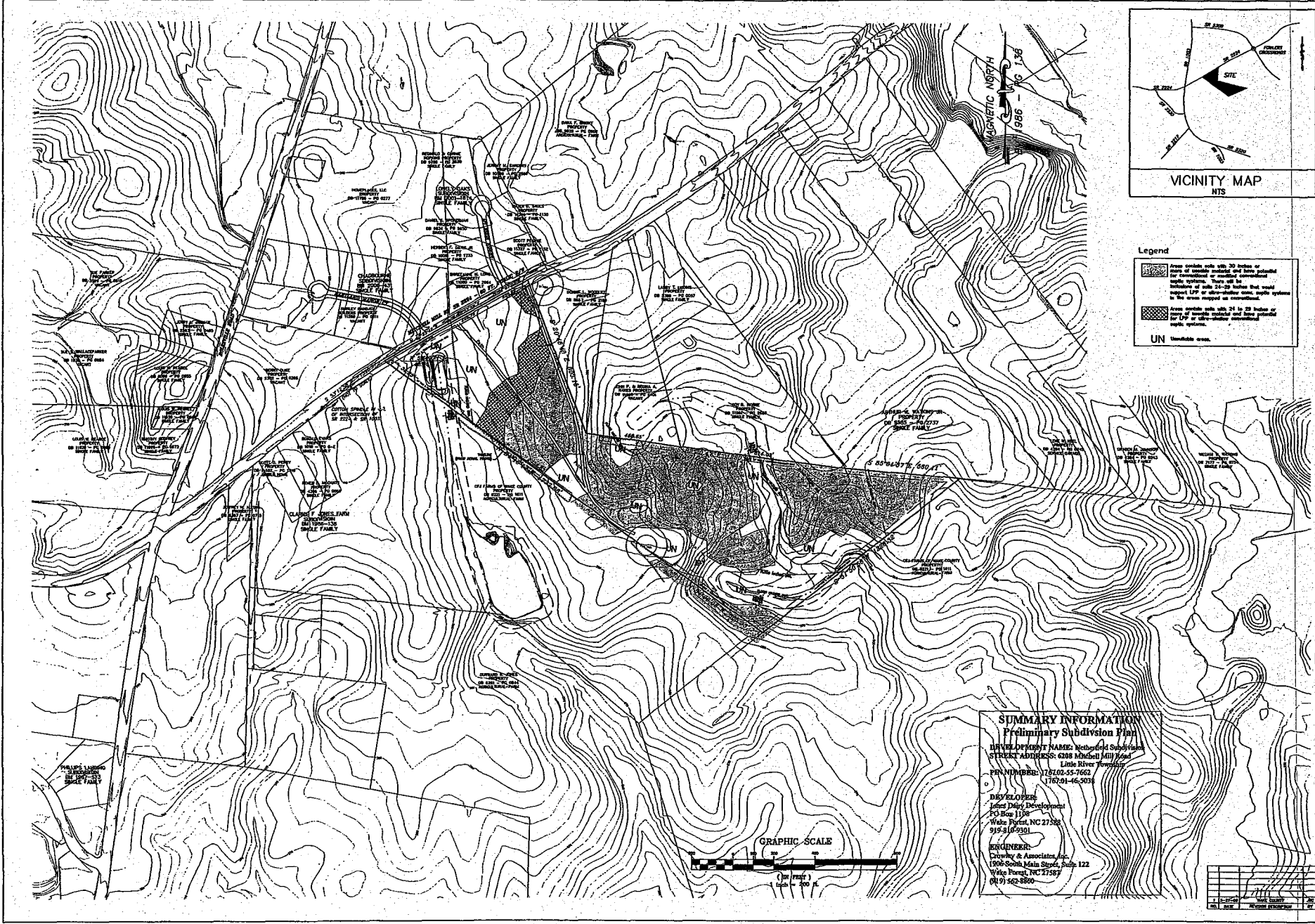
Signature: RYAN CANCASTER B Date: 5/12/06  
CANCASTER HOLDING

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 Zoning and Subdivision Ordinances are on the web at [www.wakegov.com](http://www.wakegov.com).  
All application fees are non-refundable.



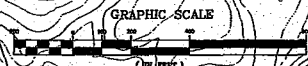
Legend

- Areas suitable with 30 inches or more of available rainfall and have potential for conventional or modified conventional sewage systems. These will be included in site plan but would require LFP or other similar cost, sewage system in the area subject to construction.
- Areas suitable with 24 to 28 inches of available rainfall and have potential for conventional or modified conventional sewage systems.
- UN Undeveloped area.

Existing Conditions Map  
Lot by Lot  
Neitherfield  
Jones Dairy Development  
Wake County, North Carolina

Crowley & Associates, Inc.  
Professional Engineer  
1546 South Main Street, Suite 122  
Wake Forest, North Carolina 27387  
919-562-8800

**SUMMARY INFORMATION**  
**Primary Subdivision Plan**  
PROJECT NAME: Neitherfield Subdivision  
STREET ADDRESS: 6188 Marshall Mill Road  
Little Silver, North Carolina  
PROJECT NUMBER: 1772308-55-7662  
1767-01-46-5034  
DEVELOPER:  
Jones Dairy Development  
PO Box 1108  
Wake Forest, NC 27386  
919-562-8800  
ENGINEER:  
Crowley & Associates, Inc.  
1546 South Main Street, Suite 122  
Wake Forest, NC 27387  
(919) 562-8800



Preliminary  
FILE NAME: C:\0004\Mch\04\JOB NAME: 0004  
DATE DATE: April 28, 2006  
DRAWING NO. 01

