



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # 5-17-04
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.

Name of Subdivision

Collins Property Subdivision

() 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? N/A

Property

Parcel Identification Number: 0891.01-26-8574

Address: 0 Creedmoor Road

Location: West side of Creedmoor Road, at/between
(north, east, south, west) (street)

Durham Hwy. (NC 98) and Old Creedmoor Road
(street) (street)

Total site area in square feet and acres: 500,504.40 square feet 11.49 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W - 11.49 ac.

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Undeveloped - Vacant

Property Owner

Name: Ulice Roosevelt Evans & Doris Evans

Address: 8409 Ray Road

City: Raleigh State: NC Zip Code: 27613-4418

E-mail Address: N/A FAX: N/A

Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: Marty D. Bizzell, Bass, Nixon & Kennedy, Inc.

Address: 10405-E Ligon Mill Road

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: marty.bizzell@bnkinc.com FAX: 919-570-1362

Telephone Number: 919-851-4422 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1 Lot per 40,000 sf
 Max. # of lots allowable*: 12.51 Proposed # of lots*: 8
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: Septic Lot 16,825 sf
 Average lot area*: 43,327 sf
 Min. allowable lot width*: 110 ft Proposed min. lot width*: 110 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]: 48,164 sf or 1.11 acres acres
 Proposed open space use(s) [by parcel]: Natural
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 24,473 sf (roadway) + 24% max. each lot sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 24 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 2.08 acres
 within floodway: 2.08 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) \$229,800 Total # of proposed lots 8 Total # of acres 11.49

Calculate both: Estimate of recreation area required: 0.23 acre
 Estimate of recreation fee required: \$4,571.43

*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: Creedmoor 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) ²	Est. traffic generated (ADT) ³
Creedmoor Road	60	20	2	Y	10,000	3700	50

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) 10 trips/day/lot
 2/20/04 C:\WINDOWS\Desktop\Preliminary Subdivision Plan Approval - Application 03.doc Page 2 of 4

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

Type of vehicle: Heavy vehicles limited to construction - ADT: N/A

Type of vehicle: Equipment during development and home construction ADT: N/A

Utilities and Services

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

() community system (_____) (X) individual well(s)

Estimated total water demand: 1,800 gpd

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

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

Estimated total wastewater discharge: 1,800 gpd

Solid waste collection provided by: Private waste disposal contractor

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

Natural gas service provided by: Private

Telephone service provided by: Bellsouth Underground (X) yes () no

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

Fire protection provided by: Stoney Hill

Miscellaneous

Generalized slope of site: 8% - 20%

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 _____

(X) Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

N/A

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

N/A

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] Agent for Wood Consulting Date: 4/23/04

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: 4/27/04

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.
All application fees are non-refundable.

0891270061 - *16
CLIMONS, SYLVESTER V
CREEDMOOR RD
RALEIGH, NC 27612
Use: Vacant

0891270439 - *17
CLIMONS, SYLVESTER D
1034 JEROME RD
DURHAM NC 27713-1249
Use: Vacant

0891268920 - *15
STEWART, CLOVINA & DESSE
737 BUNCHE DR
RALEIGH NC 27610-4703
Use: Vacant

0891373070 - *38
ASHFORD, JULIA JENKINS ET AL
ATTN: SIMMONS 7 ASHFORD
6011 SHENANDOAH AVE
LOS ANGELES CA 90056-1427
Use: Vacant
12724 CREEDMOOR RD



SITE SUMMARY

PIN:
ZONING:
EXISTING USE:
AREA:
RIGHT-OF-WAY DEDICATION:
NET AREA:
NUMBER OF PROPOSED LOTS:
AVERAGE LOT SIZE:
MINIMUM LOT SIZE:
PROPOSED OPEN SPACE AREA:
PROPOSED ROADWAY IMPERVIOUS

SETBACKS
FRONT:
SIDE:
REAR:

OWNER : ULICE ROOSEVELT EV
8409 RAY ROAD
RALEIGH, NC 27613-

DEVELOPER : CHAD COLLINS/W
3404 HACKNEY COUR
RALEIGH, NC 27613

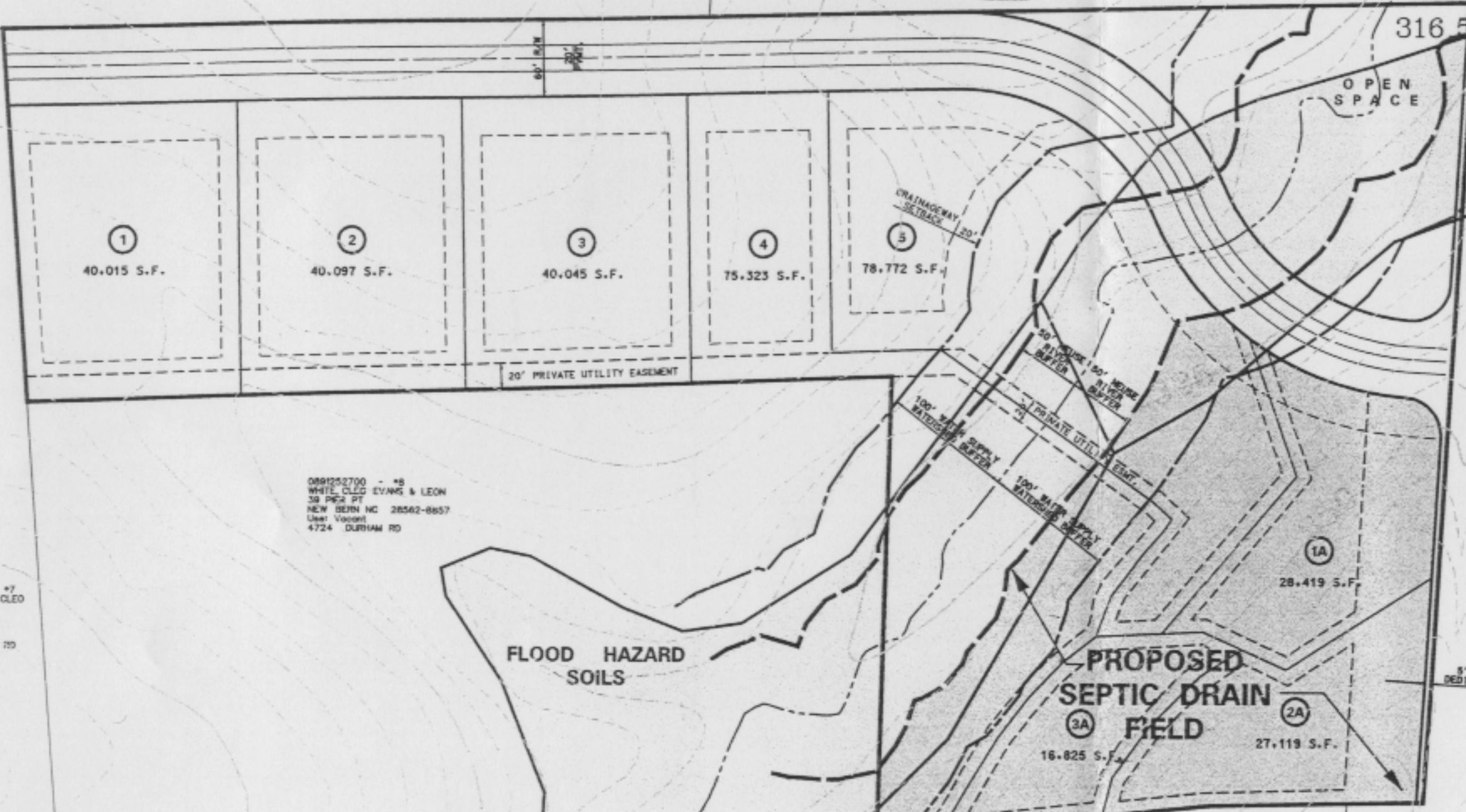
ENGINEER : BASS, NIXON & KE
10405E LIGON MIL
WAKE FOREST 275
PHONE: 919 841-
FAX: 919 570-136

CONTACT : MARTY BIZZELL

NOTES :

1. SUBDIVISION APPROVAL BY WAKE COUNTY REQUIRED.
2. BEFORE ACQUIRING A BUILDING PERMIT, THE BUILDER MUST OBTAIN A FLOOD HAZARD PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
3. THERE SHALL BE NO FILLING OF FLOOD HAZARD SOILS OR PERMANENT STRUCTURES IN THE FLOOD HAZARD SOILS. A FLOOD STUDY IS APPROVED BY WAKE COUNTY.
4. MAXIMUM IMPERVIOUS SURFACE ALLOWED IS 19.08% OF ANY LOT. MANAGEMENT PROVIDED FOR THE PERCENTAGE ABOVE THE ALLOWABLE.
5. NEUSE RIVER RIPARIAN BUFFER REQUIRED AND APPROVED BY N.C. DIVISION OF WATER RESOURCES PRIOR TO LOT RECORDING/CONSTRUCTION APPROVAL.
6. A HEADWATER ANALYSIS FOR THE PROPOSED SEPTIC DRAIN FIELD WILL BE SUBMITTED AND APPROVED BY WAKE COUNTY PRIOR TO LOT RECORDING/CONSTRUCTION APPROVAL.
7. RECREATION LAND DEDICATION REQUIRED PRIOR TO LOT RECORDING.
8. SITE WILL CONFORM TO ALL WAKE COUNTY STANDARDS FOR SEDIMENTATION AND EROSION CONTROL.
9. MAXIMUM IMPERVIOUS SURFACE ALLOWED WITHOUT STORMWATER MANAGEMENT IS 19.08% OF ANY LOT.
10. STREET CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT STANDARDS AND SPECIFICATIONS.
11. SITE INFORMATION PROVIDED BY BASS, NIXON & KENNEDY, INC.
12. SOILS EVALUATION FOR SEPTIC DRAIN FIELD BY SOIL & ENVIRONMENTAL CONSULTANTS (S&EC) REPORT BY S&EC)

PROPOSED SEPTIC DRAIN
 FLOOD HAZARD SOILS AREA



0891268194 - *7
WHITE, LEON & CLEO
39 PINE PT
NEW BERN NC
28562-8857
Use: Vacant
4752 DURHAM RD

0891252700 - *8
WHITE, CLEO EVANS & LEON
39 PINE PT
NEW BERN NC 28562-8857
Use: Vacant
4724 DURHAM RD

0891362561 - *26
WALKER, MARY & CLEMENTINE WALKER
12720 CREEDMOOR RD
WAKE FOREST NC 27587-8884
Use: Residential
12720 CREEDMOOR RD

0891268023 - *13
EVANS GROVE BAPTIST CHURCH
CREEDMOOR RD
RALEIGH, NC 27612
Use: Church
12700 CREEDMOOR RD

EVANS GROVE
BAPTIST CHURCH

