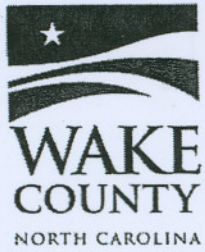


5-19-07



**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  
P. O. Box .550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact Current Planning at (919) 856-6216 for addition information

**Name of Subdivision**

Collins Creek Subdivision

cluster subdivision     lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site?  Yes  No

If yes, when and under what name? N/A

**Property**

Parcel Identification Number: 0891-26-8574, 0891-26-1198, 0891-16-4199

Address: 0 Creedmoor Rd., 0 Durham Rd., 0 Durham Rd.,

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

Durham Hwy. (NC98) and Old Creedmoor Road  
(street) (street)

Total site area in square feet and acres: 1,641,776 square feet 37.69 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Undeveloped - Vacant

**Property Owner**

Name: Creedmoor Retail, LLC

Address: 3735 Beam Road, Unit B

City: Charlotte State: NC Zip Code: 28217-8800

E-mail Address: mark.ball@jdhcapital.com FAX: N/A

Telephone Number: 704-496-7165

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

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

Address: 3319 Heritage Trade Dr., Suite 201

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)): One lot per 40,000 sf

Max. # of lots allowable\*: 41 Proposed # of lots\*: 19

Min. allowable lot area\* 40,000 sf Proposed min. lot area\*: Septic Lot 19,224.5 sf

Average lot area\*: 60,440 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]: 1.72 acres

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

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 180,595 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 4.15 acres

within floodway: 4.15 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 in lieu is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate 0.57 acres or pay a \$2742.86 fee.

Tax value of property (land only) \$711,500.00 Total # of proposed lots 19 Total # of acres 37.69

Calculate both: Estimate of recreation area required: 0.543 acres

Estimate of recreation fee required: \$10,250.58

\*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 no. 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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Creedmoor Road	60	20	2	Y	10,000	3700	190

<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](http://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) 10 trips/day/lot

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 (\_\_\_\_\_) () individual well(s)

Estimated total water demand: 4,560 gpd

Wastewater collection/treatment provided by: () municipal system (\_\_\_\_\_)

() community system – specify type (\_\_\_\_\_) () individual on-site system

Estimated total wastewater discharge 4,560 gpd

Solid waste collection provided by: Private waste disposal contractor

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

Natural gas service provided by: Private

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

Cable television service provided by: Time Warner Cable Underground () 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 \_\_\_\_\_

() 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)

Preliminary subdivision plans for Collins Creek were previously approved as S-17-04 (Phase 1) and S-17-05 (Phase 2). These approvals have since expired and project is being re-submitted for review. Layout and proposed number of lots have not changed from previous approvals.

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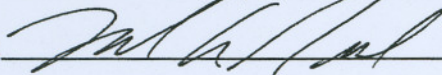
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All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

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:  Date: 8/21/07

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: Mandy D. Bizell Date: 8/21/07

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.

Project Tracking Form  
Regular Subdivision/Variance

Project Name: Collins Creek Subd.

Initial Submittal Date: August 28, 2007

Optimal Review Cycle Code: 8a

DRS Meeting Date: October 11, 2007

DRS Comments Finalized & Distributed: October 17, 2007

Revised Application Submittal Date: November 2, 2007

Planning Director Decision Date (if applicable): December 17, 2007 → Nov. 19, 2007

Planning Board Meeting Date(s)(if applicable): January 16, 2007 → Dec. 19, 2007

**Note:** Schedule is subject to change if one or more of the above deadlines are not met.

# COLLINS CREEK SUBDIVISION

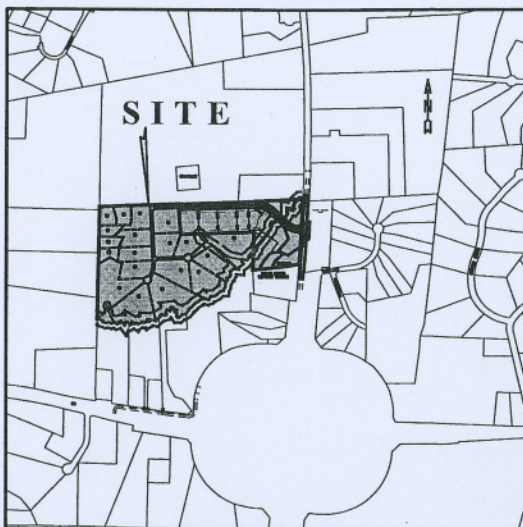
PRELIMINARY SUBDIVISION PLANS

WAKE COUNTY BARTON'S CREEK TOWNSHIP NORTH CAROLINA

## SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	□	EXISTING CURB INLET
ALUM	ALUMINUM	□	EXISTING DRAIN INLET/YARD INLET
B-B	BACK TO BACK	□	EXISTING FLARED END SECTION
BOA	BLOW-OFF ASSEMBLY	⊕	EXISTING FIRE HYDRANT
C&G	CURB AND GUTTER	⊕	EXISTING BLOW-OFF ASSEMBLY
CFS	CUBIC FEET PER SECOND	⊕	EXISTING GATE VALVE
CI	CURB INLET	⊕	EXISTING REDUCER
CL	CENTER LINE	⊕	EXISTING WATER METER
CO	CLEAN OUT	⊕	EXISTING MANHOLE
COM	COMMUNICATION	⊕	EXISTING CLEAN OUT
CONC	CONCRETE	⊕	EXISTING POWER POLE
DOV	DOUBLE CHECK VALVE	⊕	EXISTING DRY WIRE
DOCV	DOUBLE DETECTOR CHECK VALVE	⊕	EXISTING TELEPHONE PEDESTAL
DI	DROP INLET	⊕	EXISTING AREA LIGHT
DIP	DUCTILE IRON PIPE	⊕	EXISTING SIGN
E&E	ENHANCEMENT	⊕	EXISTING SIGN
ELEC	ELECTRIC	⊕	NEW CURB INLET
EX	EXISTING	⊕	NEW GRATE INLET/YARD INLET
F&S	FLARED END SECTION	⊕	NEW FLARED END SECTION
FI	FIRE HYDRANT	⊕	NEW FIRE HYDRANT
FM	FORCE MAIN	⊕	NEW BLOW-OFF ASSEMBLY
FT	FEET	⊕	NEW GATE VALVE
FT/SEC	FEET PER SEC	⊕	NEW REDUCER
GALV	GALVANIZED	⊕	NEW WATER METER
GV	GATE VALVE	⊕	NEW TEE
L	LENGTH	⊕	NEW PLUS
LF	LINEAR FEET	⊕	NEW MANHOLE
MH	MANHOLE	⊕	NEW CLEAN OUT
PAVE	PAVEMENT	⊕	NEW SIGN
PP	POWER POLE	⊕	IRON PIPE
PVC	POLYVINYL CHLORIDE	⊕	BENCHMARK
R	RADIUS	⊕	
R/W	RIGHT-OF-WAY	⊕	BLOCK AND GRATE INLET PROTECTION
RED	REDUCER	⊕	SALT FENCE INLET PROTECTION
RPE	REDUCED PRESSURE ZONE	⊕	EXCAVATED INLET PROTECTION
SS	SANITARY SEWER	⊕	
STA	STATION	⊕	
TDD	TEMPORARY DIVERSION DITCH	⊕	SEDIMENT BASH
TELE	TELEPHONE	⊕	RISER BASH
TSD	TEMPORARY SEGMENT BASH	⊕	ROCK DASH
UG	UNDERGROUND	⊕	
W/L	WATER LINE	⊕	
WM	WATER METER	⊕	
YI	YARD INLET	⊕	
		---	EXISTING GAS LINE
		---	EXISTING COMMUNICATIONS LINE
		---	EXISTING UNDERGROUND TELEPHONE
		---	EXISTING UNDERGROUND ELECTRIC
		---	EXISTING OVERHEAD ELECTRIC
		---	EXISTING WATER LINE
		---	EXISTING SANITARY SEWER FORCE MAIN
		---	EXISTING SANITARY SEWER
		---	EXISTING STORM DRAINAGE
		---	NEW STORM DRAINAGE
		---	STREAM
		---	NEW WATER LINE
		---	NEW SANITARY SEWER
		---	NEW SANITARY SEWER FORCE MAIN
		---	NEW GAS MAIN
		---	SALT FENCE
		---	FENCE
		---	DIVERSION DITCH

OWNER/DEVELOPER : CREEDMOOR RETAIL , LLC  
 3735 BEAM ROAD  
 UNIT B  
 CHARLOTTE, NC 28217-8800  
 (704) 496-7165



VICINITY MAP  
 SCALE : 1" = 500'

## SHEET INDEX

EXISTING CONDITIONS	_____	C1.0
SUBDIVISION PLAN	_____	C2.0
GRADING AND STORM DRAINAGE PLAN	_____	C3.0

# BNK

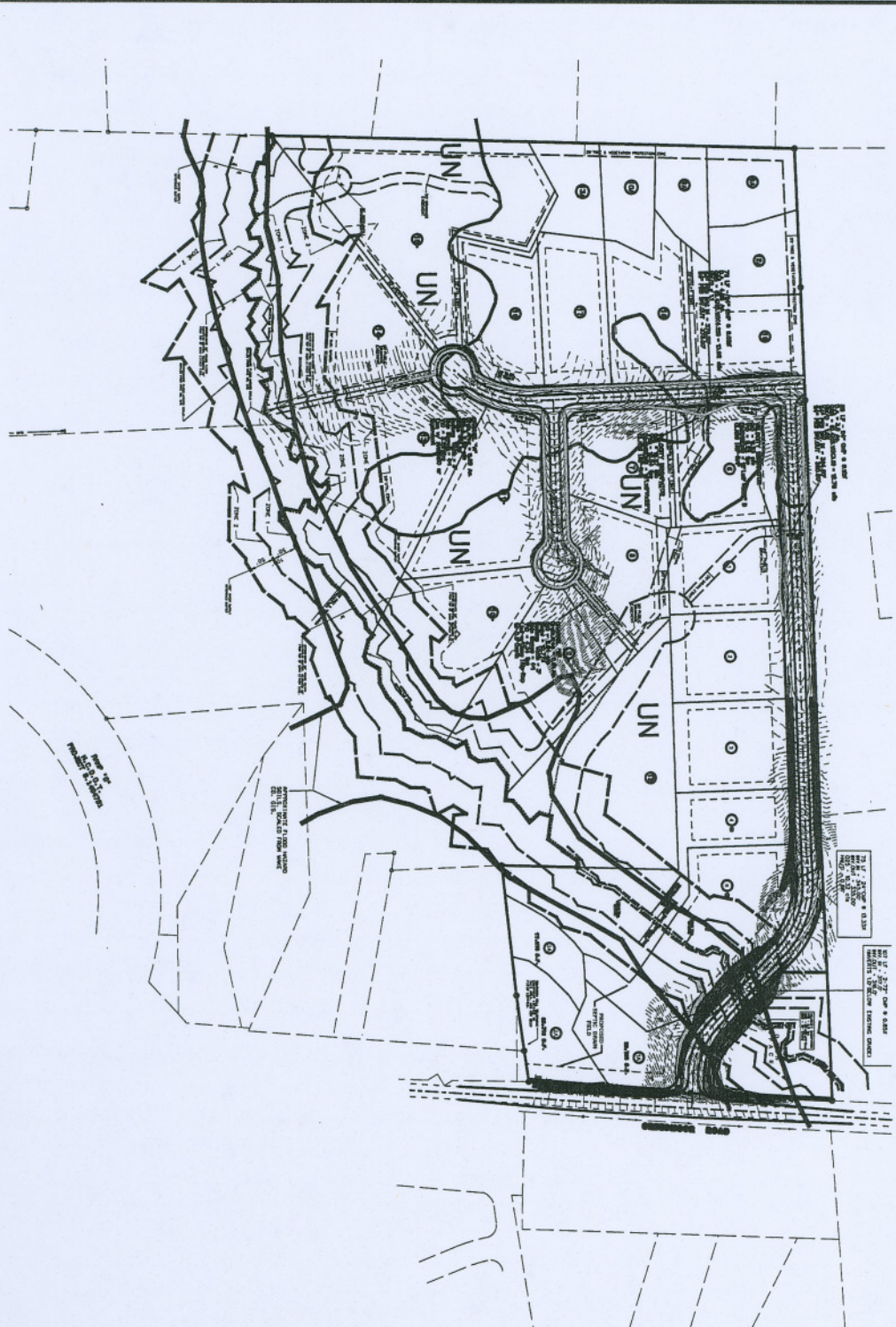
BASS, NIXON & KENNEDY, INC.  
 CONSULTING ENGINEERS  
 • 2019 HERITAGE TRADE DRIVE, SUITE 201  
 WAKE FOREST, NORTH CAROLINA 27507  
 • TELEPHONE: (919) 851-4422 OR (800) 345-1879  
 • FAX: (919) 795-1162  
 • www.bnkinc.com







REVISIONS	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION



DITCH CALCULATIONS CHART

STATION	WATERWAY	DEPTH	AREA	PERCENT	LINE	PERCENT
STREET "A" 0+00 to 0+50 Right	0.50	1.41	4.32	5.50	0.48	0.54
0+50 to 1+00 Right	0.50	0.43	1.31	2.25	0.48	0.28
1+00 to 1+50 Right	0.50	0.43	1.31	2.25	0.48	0.28
1+50 to 2+00 Left	0.50	0.11	0.34	0.44	0.28	0.16
2+00 to 2+50 Left	0.50	0.11	0.34	0.44	0.28	0.16
2+50 to 3+00 Left	0.50	0.11	0.34	0.44	0.28	0.16
STREET "B" 0+00 to 0+50 Right	0.50	0.80	2.49	3.00	2.81	0.41
0+50 to 1+00 Right	0.50	0.43	1.31	1.63	1.03	0.23
1+00 to 1+50 Right	0.50	0.43	1.31	1.63	1.03	0.23
1+50 to 2+00 Right	0.50	0.11	0.34	0.44	0.28	0.16
2+00 to 2+50 Right	0.50	0.11	0.34	0.44	0.28	0.16
2+50 to 3+00 Right	0.50	0.11	0.34	0.44	0.28	0.16
STREET "C" 0+00 to 0+50 Right	0.50	0.11	0.34	0.44	0.28	0.16
0+50 to 1+00 Left	0.50	0.11	0.34	0.44	0.28	0.16

