



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

Ammons / Old Creedmoor 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? _____

Property

Parcel Identification Number: 0880, 02 - 58 - 5096

Address: 12400 Old Creedmoor Rd. & 12412 Old Creedmoor Rd.

Location: East side of Old Creedmoor Rd., at/between
(north, east, south, west) (street)
Old Creedmoor Rd and Carpenter Pond Rd.
(street) (street)

Total site area in square feet and acres: 1,661,160 square feet 38.135 acres

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Forest

Property Owner

Name: Jesse Knox Richardson Ray, Annie Jean Ray & Danny Richardson Ray, Jean R. Ray

Address: 12412 Old Creedmoor Rd.

City: Raleigh State: NC Zip Code: 27613 - 7217

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Mike Moss - Cawthorne Moss & Panciera P.C.

Address: PO Box 1253

City: Wake Forest State: NC Zip Code: 27587

E-mail Address: Mike @ CMPPLS.COM FAX: 554-1370

Telephone Number: 556-3148 Relationship to Owner: Surveyor - Planner

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.0
 Max. # of lots allowable*: 38 Proposed # of lots*: 23
 Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 27,549 sf
 Average lot area*: 47,131 sf
 Min. allowable lot width*: 75 ft Proposed min. lot width*: 75 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % of site area
 Min. open space area: 9.534 acres
 Proposed open space area [by parcel]: 9.696 acres
 Proposed open space use(s) [by parcel]: Conservation
 Proposed future development site area [by site]: None acres
 Proposed impervious surfaces area: 247,518 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): 0 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 1/35th 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) 768,800 Total # of proposed lots 23 Total # of acres 35.135

Calculate both: Estimate of recreation area required: 0.6571 Acres
 Estimate of recreation fee required: \$14,378⁰⁰

*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: _____

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 Creedmoor 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) _____
 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 (_____)

(x) community system (Agua) () individual well(s)

Estimated total water demand: $23 \times 600 = 13,800$ gpd

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

() community system – specify type(_____) (x) individual on-site system

Estimated total wastewater discharge: 13,800 gpd

Solid waste collection provided by: Private Contractor

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

Natural gas service provided by: NA

Telephone service provided by: Bell South Underground (x) yes () no

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

Fire protection provided by: Wake Co Fire/Rescue

Miscellaneous

Generalized slope of site: 2% - 10%

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 _____

(x) 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):

Watershed Non-Critical Area

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: Jesse K. Ray III Date: 12-18-06

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 Will A. Mann Date: 12-19-06

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.

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: Jean Richardson Date: 12-18-06

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: Will C. ... Date: 12-19-06

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.

SITE DATA

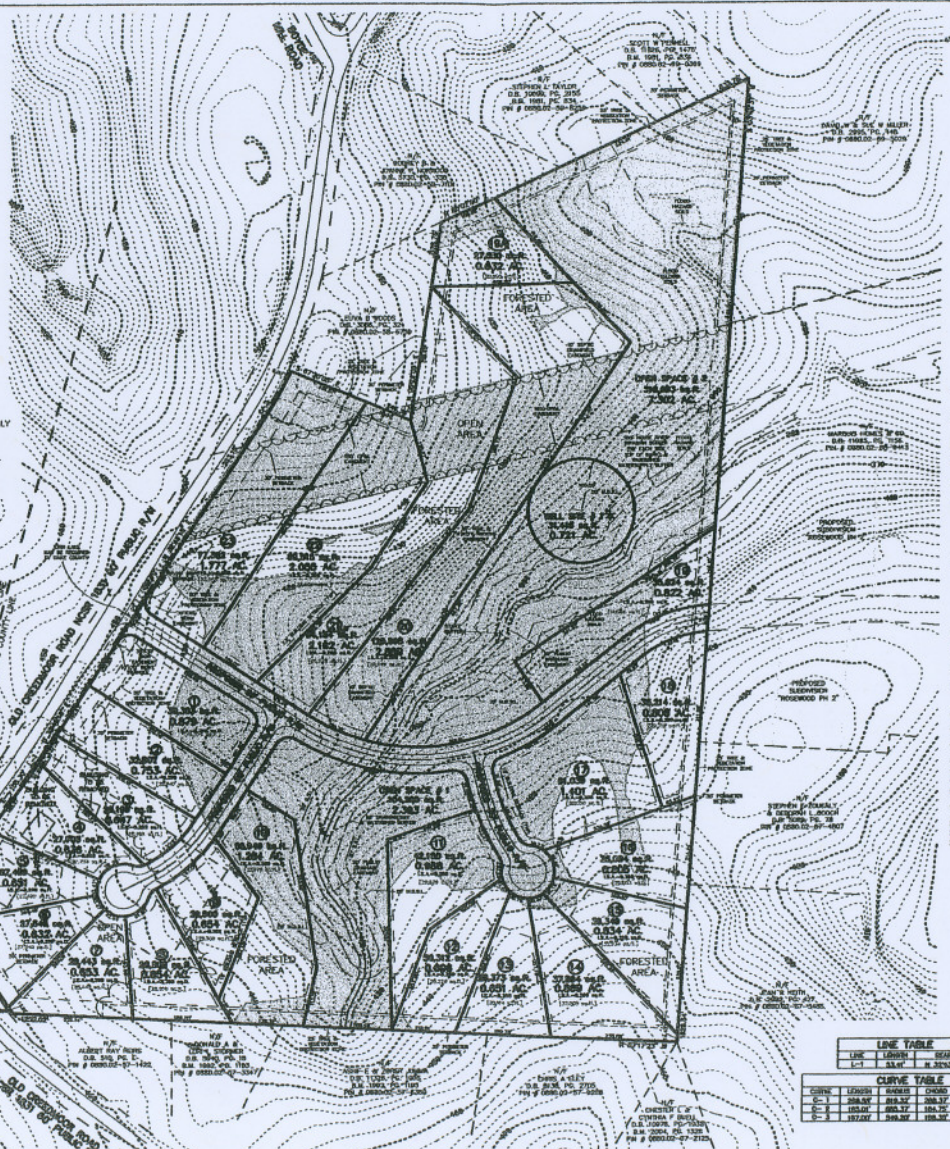
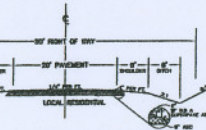
TOTAL AREA =	38,135 AC. or
(TO BE SUBDIVIDED)	1,661,160 sq. ft.
LESS PROPOSED R/W =	2.433 AC.
LESS 5' DEDICATED R/W =	0.175 AC.
LESS AREA TO BE RECOMBINED =	0.216 AC.
LESS OPEN SPACE =	9,766 AC.
LESS WELL SITE =	0.721 AC.
NET AREA =	24,824 AC.
TOTAL LOTS =	23
AVERAGE LOT SIZE =	1,079 AC. or
	47,014 sq. ft.
TOTAL ROAD LENGTH	1969'
PROPOSED USE =	RESIDENTIAL SINGLE
	FAMILY SUBDIVISION
DISTURBED AREA =	3.16 AC.

- PERMANENT OPEN SPACE USE:**
- 1) CONSERVATION OF AND AVOIDANCE OF DEVELOPMENT IN ANY READILY IDENTIFIABLE NATURAL HAZARD AREAS - I.E. AREAS THAT POTENTIALLY POSE A SIGNIFICANT HAZARD TO PEOPLE OR PROPERTY (E.G. DESIGNATED FLOODWAYS, OTHER PREFERENTIALLY WET LANDS, AND LANDS WHOSE SLOPE AND/OR SOILS MAKE THEM PARTICULARLY SUSCEPTIBLE TO EROSION WHEN DISTURBED BY DEVELOPMENT ACTIVITIES)
 - 2) CONSERVATION AND PROTECTION OF ANY IDENTIFIED SIGNIFICANT NATURAL AREAS (E.G. RARE PLANT COMMUNITIES, IMPORTANT WILDLIFE HABITAT) OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WHERE DEVELOPMENT MIGHT THREATEN WATER QUALITY OR ECOSYSTEMS (E.G. WATERSHED BUFFERS, GROUNDWATER RECHARGE AREAS).
- SECTION 5-12-70(C)(3) WAKE COUNTY UDO.

PERMANENT SURFACE CALCULATION

TOTAL AREA	38,135 AC.
LESS PROPOSED R/W	2.433 AC.
LESS 5' DEDICATED R/W	0.175 AC.
LESS AREA TO BE RECOMBINED	0.216 AC.
LESS OPEN SPACE	9,766 AC.
LESS WELL SITE	0.721 AC.
NET AREA	24,824 AC.

THE ABOVE CALCULATION IS BASED ON THE ASSUMPTIONS SET FORTH IN THE PRELIMINARY SUBDIVISION PLAN AND THE ASSUMPTIONS SET FORTH IN THE PRELIMINARY SUBDIVISION PLAN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE ASSUMPTIONS SET FORTH IN THE PRELIMINARY SUBDIVISION PLAN ARE REASONABLY ACCURATE.



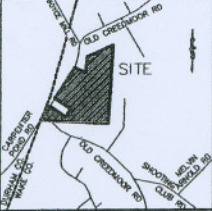
NOTES

- 1) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 2) ALL LOTS WILL HAVE COMBUSTIBLE WATER AND REMOVAL, SUPPLY TANKS.
- 3) ALL LOT AREAS ARE GREATER THAN 20,000 SQUARE FEET.
- 4) THIS SUBDIVISION WILL COMPLY WITH WAKE CO. SOL. AND EROSION ORDINANCE.
- 5) NO BUILDING IS PERMITTED WITHIN OF A DRAINAGE OR WATERSHED BUFFER.
- 6) THERE SHALL BE NO FILING OF THE DEEDS OF PERMANENT EASEMENTS IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES OR FEMA EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- 7) BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MANAGED BY THE BULKHEAD, BUYER MUST OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BULKHEAD'S ENGINEER, ARCHITECT AND OR SUBCONTRACTOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- 8) THE WAKE COUNTY RECREATION REQUIREMENT IS TO BE MET BY OPEN SPACE/GREENWAY RESTORATION.
- 9) NO LOTS SHALL HAVE DIRECT ACCESS ONTO OLD CREEDMOOR ROAD (MSR 1030).
- 10)E DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MAINTENANCE OF ALL ROADS UNITS, TAKEN OVER BY NCOTD.
- 11)A LICENSED SOIL SCIENTIST MUST SUBMIT A SOIL REPORT THAT MEETS THE REQUIREMENTS OF ENVIRONMENTAL SERVICES. THIS REPORT MUST DEMONSTRATE THAT ADEQUATE SOIL COVERS ON EACH LOT TO SUPPORT THE REQUIRED SEPTIC SYSTEM AND REPAIR AREA.
- 12) UNOCCUPIED OPEN SPACE WILL BE PROVIDED IN A NATURAL OR VEGETATED STATE.
- 13) UNOCCUPIED SURFACE AREA ON EACH LOT WILL BE STRONGLY ENFORCED WITH NO EXCEPTIONS WHO PROPERLY.
- 14) ALL OPEN SPACE, WITH-HOIST DRAINAGE EXCEPTORS, ETC., WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 15) MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT = 10,407 sq. ft.
- 16) 100'X75' SIGHT TRIANGLES AT ALL ROAD INTERSECTIONS.
- 17) NO PROTECTED TREES ARE PLANNED FOR REMOVAL.
- 18) FLOOD HAZARD ZONE LOCATIONS DETERMINED BY SOL AND ENVIRONMENTAL CORRELATION'S (SAC).
- 19) THIS PROPERTY IS NOT IN A 100 YEAR FEMA FLOOD AREA PER FEMA MAP # 372000000E DATED MAY 2, 2004.
- 20) ALL EXISTING EASEMENTS TO BE REMOVED.
- 21) THE APPROPRIATE COUNTY LINE WAS TAKEN FROM WAKE COUNTY O.S.
- 22) EXISTING LAND USE - FOREST

LEGEND:

- OP - EXISTING OPEN SPACE
- EPIC - EXISTING PUBLIC ROAD
- HW - NEW HIGHWAY RIGHT OF WAY
- CM - COMBUSTIBLE WATER AND REMOVAL SUPPLY TANK
- UL - UTILITY LINE
- TL - TELEPHONE/POSTAL
- FP - POWER POLE
- OL - OVERHEAD LINE
- UL - UNDERGROUND LINE
- ET - EARTH TRAIL
- CCM - EXISTING CONCRETE MONUMENT
- T.S.P. - TEMPORARY STAKE/PI
- DC - DRAINAGE COURSE
- D.B. - DRAINAGE BUFFER
- D.S.L. - DRAINAGE SETBACK LIMIT
- U - UNDESIRABLE SOILS
- L.S.A. - WATERSHED BUFFER ALLOWED
- M.B.L.L. - WATERSHED BUFFER LIMIT

VICINITY MAP



MINIMUM BUILDING SETBACKS - PLANNED CLUSTER

FRONT	15'
REAR	15'
SIDE	7.5'
CORNER SIDE	15'
MINIMUM LOT WIDTH	75'
MINIMUM LOT SIZE	20,000 SQ. FT.

OWNERS:
JESSE KNOX RAY III &
ANNIE JEAN RAY RICHARDSON
7143 FARWELL LANE
DURHAM, N.C. 27676-3038
DANNY RAY & JEAN RICHARDSON
12410 OLD CREEDMOOR ROAD
RALEIGH, N.C. 27615-7277

DEVELOPER:
AMMONS/OLD CREEDMOOR
3515-101 CENTRAL WAKE BUNK
WAKE FOREST, NC 27707
(919) 483-9775

LINE TABLE	
LINE	REMARKS
1-1	R. MONTGOMERY & S.

CURVE TABLE				
CURVE	LENGTH	ANGLE	CHORD	BEARING
C-1	308.84	284.32	284.32	S 28 28' 28" E
C-2	152.42	142.16	142.16	S 14 14' 14" E
C-3	152.42	142.16	142.16	S 14 14' 14" E

PRELIMINARY SUBDIVISION PLAN FOR
AMMONS/OLD CREEDMOOR
"CLUSTER SUBDIVISION"
OWNERS: JESSE KNOX RAY III &
ANNIE JEAN RAY RICHARDSON
AND DANNY RAY & JEAN RICHARDSON
REF: D.B. 0236, PG. 933
REF: D.B. 3086, PG. 30
BARTON'S CREEK TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
SCALE 1"=100'
DECEMBER 5, 2008
REVISED DECEMBER 18, 2008
ZONED R-40W CLUSTER
PIN # 0880.02-58-5008
PIN # 0880.02-57-1749