

S-47-03  
SV-47-03



# APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. \_\_\_\_\_  
(Rev. # \_\_\_\_\_)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: [www.co.wake.nc.us/planning](http://www.co.wake.nc.us/planning).

### Name of Subdivision

Creedmoor MacGill Subdivision

(X) cluster subdivision    ( ) 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: 0890-33-2912

Address: 11500 Creedmoor Road

Location: East side of NC Highway 50/Creedmoor Road, at/between  
(north, east, south, west) (street)  
Nipper Road and Mt. Vernon Church Road  
(street) (street)

Total site area: 80.16237 sf

Zoning District(s) and land area within each: R-80 W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Residential

### Property Owner

Name: Creedmoor Land LLC

Address: 1100 Crescent Green, Suite 115

City: Cary State: NC Zip Code: 27511

E-mail Address: fbaird@casso.com FAX: (919) 233-9905

Telephone Number: (919) 233-9901

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

Name: Cline Design Associates, PA Contact: Michael Lattner, ASLA

Address: 125 N. Harrington Street

City: Raleigh State: NC Zip Code: 27603

E-mail Address: MichaelL@clinedesignassoc.com FAX: (919) 836-1280

Telephone Number: (919) 833-6413 Relationship to Owner: Land Planner

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): 40 Lots (.5 lots/AC)

Max. no. of lots\*: 60 Proposed no. of lots\*: 36

Min. lot area\*: 40,000 sf Proposed min. lot area\*: 44,866 sf

Average lot area\*: 66,972.65 sf

Min. 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 % (X) 25 % of site area

Min. open space area: 20.04 acres

Proposed open space area [by parcel]: 20.05 acres

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

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

Proposed impervious surfaces area: 72,917 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 2.09 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 3.74 acres

w/in floodway: 16.27 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

         Dedication   X   Reservation          Fee in lieu

(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. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) \$1,143,710.00 Total Number of Proposed Lots 36

Total Number of Acres 80.16 Estimate Recreation Area Req. 1.57<sub>ad</sub> (or fee)

\*(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: One(1) Full Access at Creedmoor Road

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Creedmoor Road	60'	24'	2	Y	11,000	12,000	345

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch



<sup>2</sup> See CAMPO web site ([www.raleigh-nc.org/campo/trafcnt/98trfcnt.html](http://www.raleigh-nc.org/campo/trafcnt/98trfcnt.html)) or NCDOT Traffic Survey Unit

<sup>3</sup> Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

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

Type of vehicle: 0 ADT: \_\_\_\_\_

Type of vehicle: 0 ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

(  ) community system ( Heater Utilities ) (  ) individual well(s)

Est. total water demand: \_\_\_\_\_ gpd

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

( ) community system ( \_\_\_\_\_ ) ( ) individual on-site system

Est. total wastewater discharge \_\_\_\_\_ gpd

Solid waste collection provided by: Waste Industries

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

Natural gas service provided by: PSNC

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

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

Fire protection provided by: Bayleaf Rural District

**Miscellaneous:**

Generalized slope of site 5-15%

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

One (1) existing house to remain on existing lot

**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 WCAO - Watershed Critical

( ) 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)

---

---

---

---

---

---

---

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

Signature: By Paul P. B. [Signature], manager Date: 12/19/03

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: Michael [Signature] Date: 12-18-03





**SUBDIVISION HARDSHIP VARIANCE APPLICATION**

File No. \_\_\_\_\_  
(Rev. # \_\_\_\_\_)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Zoning Ordinance and Land Use Plan may be viewed from the Planning Department's web site: [www.co.wake.nc.us/planning](http://www.co.wake.nc.us/planning).

**Subdivision Name:** Creedmoor MacGill Subdivision

**Subdivision Ordinance Regulation(s) Proposed to be Varied** (cite provision(s) and identify requirement Ex.: Sec. 3-4-8(D)(9)(a) - cul-de-sac length limit of 900 ft or 10 times the minimum lot width.)

Sec. 3-4-8 (D)(9)(A) - cul-de-sac length limit or 900 ft or 10 times the minimum lot width.

**Property**

Parcel Identification Number: 0890-33-2912

Address: 11500 Creedmoor Road

Location: East side of NC Highway 50/Creedmoor Road, at/between  
(north, east, south, west) (street)

Nipper Road and Mt. Vernon Church Road  
(street) (street)

Total site area: 80-16237 sf

Zoning District(s): R-80 W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Residential

**Property Owner**

Name: Creedmoor Land LLC

Address: 1100 Crescent Green, Suite 115

City: Cary State: NC Zip Code: 27511

E-mail Address: fbaird@casso.com FAX: (919)233-9905

Telephone Number: (919)233-9901

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

Name: Cline Design Associates, PA Contact: Michael Lattner

Address: 125 N. Harrington Street

City: Raleigh State: NC Zip Code: 27603

E-mail Address: MichaelL@clinedesignassoc.com FAX: (919)836-1280

Telephone Number: (919)833-6413 Relationship to Owner: Land Planner

**Extent of Proposed Variance** (Describe the extent to which the regulation is proposed to be varied)

This property has approximately 4000 LF of frontage along  
NC Highway 50/Creedmoor Road with only 1700 LF accessible without  
crossing a Neuse River stream buffer. The remaining property  
boundaries abut existing pond and developed subdivisions with  
no stub street connections.

This development is requesting a variance of 700 feet in additional  
length of cul de sac on Street B south and 600 feet in length  
on Street C. These two streets combined will serve 29 lots total.  
The single point of access along Creedmoor Road is proposed at  
the crest of the road for adequate sight distances. The development  
is requesting that the surrounding environmentally sensitive  
borders remain undisturbed and free of any stream crossings  
for roadways.

The undersigned property owner(s) hereby authorize the filing of this application, and authorize(s) on-site review by authorized staff.

Signature: By: Frank P. Beard, manager Date: 12/19/23

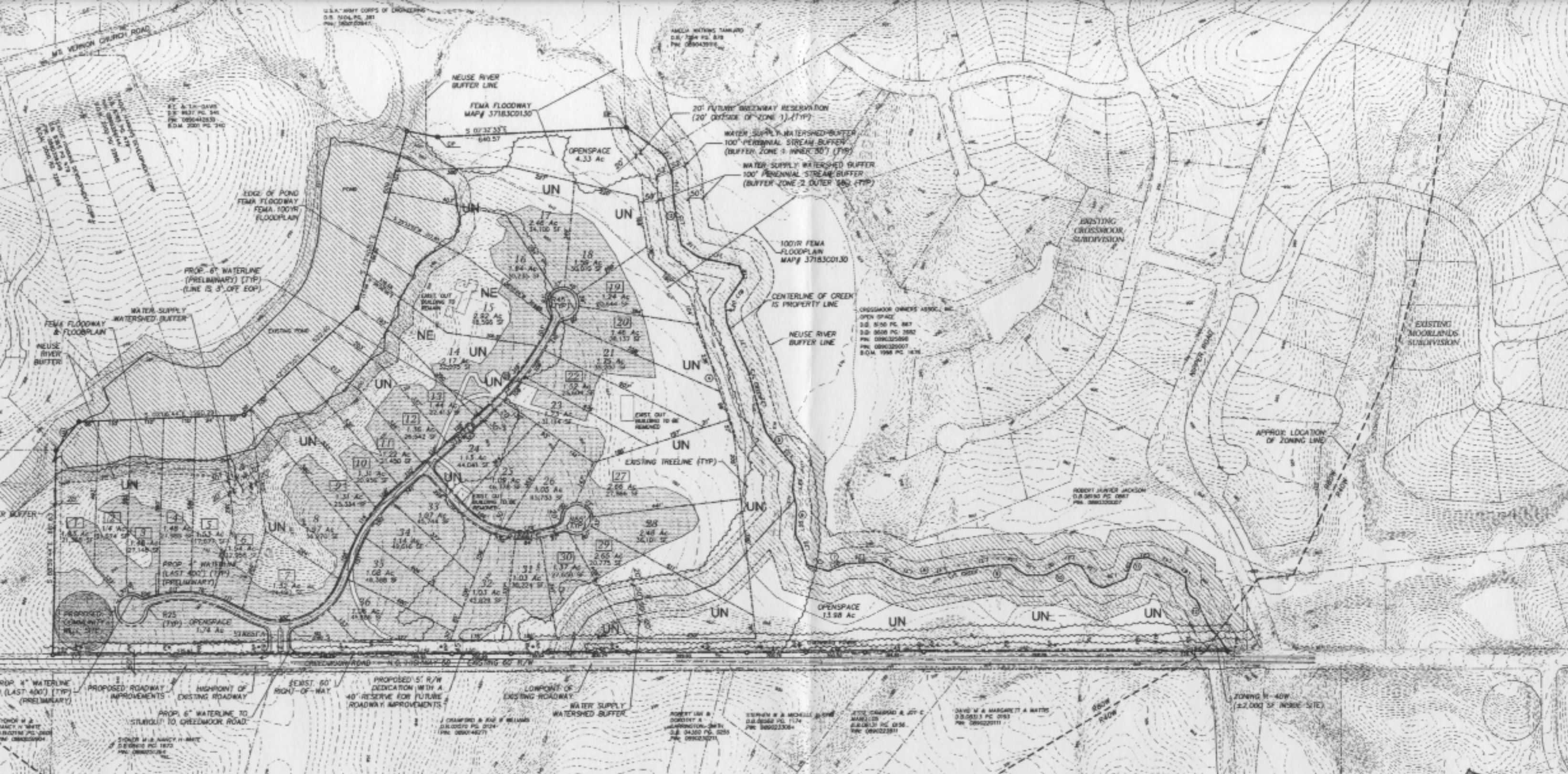
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: Michael P. [Signature] Date: 12-18-23





125 N. Harrington St.  
 Raleigh, NC 27603  
 919/833-6413  
 919/836-1280 FAX  
 ClineDesignAssoc.com

NOT FOR CONSTRUCTION

# CREEDMOOR MACGILL SUBDIVISION

Wake County, North Carolina  
 Prepared for: Capital Associates

### SITE DATA:

OWNER/DEVELOPER:	CREEDMOOR LAND LLC CAPITAL ASSOCIATES 1100 CRESCENT GREEN, STE. 115 CARY, NC 27511
PIN #:	0890-33-2912
EXISTING USE:	RESIDENTIAL
ZONING:	R-80W
TOTAL SITE AREA:	80,162.57 AC
DEDICATION OF ADDITIONAL 5' R/O/W:	46 AC
NET ACREAGE:	79,702.37 AC
DWELLING UNITS/LOTS ALLOWED:	60 LOTS
DWELLING UNITS/LOTS PROPOSED:	36 LOTS
MINIMUM LOT WIDTH:	110'
MINIMUM LOT SIZE:	40,000 SF
AVERAGE LOT SIZE:	66,972 SF
OPEN SPACE REQUIRED:	20.04 AC
OPEN SPACE PROVIDED:	20.05 AC
LINEAR FEET OF ROADS:	2,750 LF
ISA OF ROADS:	1.67 AC
ISA PER LOT (MINUS POND ROADS):	±.26 AC
ISA OF ROADS (PERCENTAGE OF GROSS TRACT AREA):	2.08%
LF OF WATER LINE (6" LINE=1,754LF, 4" LINE=1,200LF):	2,934 LF
EXT. RECREATION AREA:	1.57 AC

### NOTES:

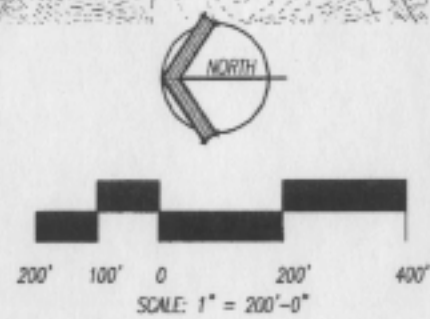
- LOTS WILL HAVE COMMUNITY WATER PROVIDED BY HEATER UTILITIES, INC.
- LOTS WILL HAVE INDIVIDUAL CONVENTIONAL SEPTIC.
- THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
- THIS SUBDIVISION WILL COMPLY WITH WAKE COUNTY SOIL & EROSION CONTROL MEASURES.
- ROADS ARE PRIVATE AND MAINTAINED BY HOME OWNERS ASSOCIATION.
- ALL DIMENSIONS ARE FROM EDGE-OF-PAVEMENT TO EDGE-OF-PAVEMENT, UNLESS OTHERWISE INDICATED ON PLANS.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT WAKE COUNTY STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, AND NCSDOT STANDARDS AND SPECIFICATIONS.
- BRSE INFORMATION (SOILS) WAS OBTAINED ELECTRONICALLY FROM A FIELD SURVEY PREPARED BY SOIL & ENVIRONMENTAL CONSULTANTS, INC., NORTH CAROLINA.
- BRSE INFORMATION (TOPOGRAPHY) WAS OBTAINED ELECTRONICALLY FROM WAKE COUNTY G.I.S. MAPS VIA WITHERS AND RAVENEL. BOUNDARY INFORMATION WAS PROVIDED BY WITHERS AND RAVENEL.
- LOTS THAT HAVE THE LOT NUMBER ENCLOSED IN A RECTANGLE ARE LOTS THAT CONTAIN LESS THAN 30,000 SF OF SUITABLE SOILS. THESE LOTS SHALL BE DEMONSTRATED FOR SEPTIC SYSTEMS LAYOUT PREPARED BY REGISTERED ENGINEER.
- THIS PROPERTY IS TO BE DEVELOPED ACCORDING TO WAKE COUNTY REGULATIONS FOR CLUSTER SUBDIVISIONS.
- COMMON OPEN SPACE MAY BE USED FOR SEPTIC SYSTEM & REPAIR FOR SOME LOTS.
- WAKE COUNTY RECREATION ORDINANCE IS MET BY PROVIDING A RESERVATION OF 20'

### SOILS LEGEND:

LEGEND

	Areas contain soils with 24 inches or more of useable material and have potential for conventional, ultra shallow, and/or LPP (Low Pressure Pipe) septic systems.
UN	Unsuitable areas
NE	Areas not evaluated around house

- \*\*SUITABLE FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL LOTS WILL REQUIRE APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A LOT BY LOT BASIS. THIS MAP SHOULD BE USED AS A GENERAL GUIDE, SOME ADJUSTMENTS WILL BE NECESSARY IN THE FIELD DUE TO SOIL VARIABILITY AND TOPOGRAPHIC IRREGULARITIES. THIS MAP ONLY REFLECTS EXISTING SOIL SUITABILITY FOR ON-SITE SEPTIC TANK SYSTEMS. SOME OTHER CONSIDERATIONS THAT AFFECT SITE SUITABILITY THAT SHOULD BE CONSIDERED IN DEVELOPMENT DESIGN ARE:
- 1) 10' SETBACK FROM PROPERTY LINE
  - 2) 100' SETBACK FROM ANY WELL
  - 3) 50' SETBACK FROM STREAMS, PONDS OR LAKES.
- \*\* DETAILED SOIL/SITE EVALUATION  
 SOIL LINES WERE DELINEATED AND FLAGGED IN THE FIELD BY S&E/C PERSONNEL. THE SOIL FLAG POSITIONS WERE



### BEARINGS & DISTANCES:

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
0					
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					

**PRELIMINARY**  
 1st SUBMITTAL

Project 03123

Date 12.22.03

Revisions

RESERVES ITS COMPUTER LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF



