



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

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.

File #
Fee \$1000.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Name of Subdivision

Bryant Property

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: 0880-17-9880 and 0881-82-1857

Address: Old Creedmoor Road

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

Mt. Vernon Church Rd. and Hwy 98
(street) (street)

Total site area in square feet and acres: 960,498 square feet 22.05 acres

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

Conditions of any Conditional Use Zoning Districts: NIA

Present land use(s): Single Family

Property Owner

Name: Herman + Louise Bryant

Address: 12921 Old Creedmoor Rd.

City: Raleigh State: NC Zip Code: 27613

E-mail Address: NIA FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Tony M. Tate Landscape Architecton

Address: 5011 Southpark Dr., Ste 200

City: Durham State: NC Zip Code: 27713

E-mail Address: jml.la@verizon.net FAX: 484-8881

Telephone Number: 484-8880 Relationship to Owner: Landscape Architect

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.00
 Max. # of lots allowable*: 22 Proposed # of lots*: 10
 Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 30,344 sf
 Average lot area*: 40,247 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: 5.51 acres
 Proposed open space area [by parcel]: 5.51 acres
 Proposed open space use(s) [by parcel]: Passive Recreation and Conservation
 Proposed future development site area [by site]: None acres
 Proposed impervious surfaces area: 144,042 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): N/A acres
 within floodway: N/A 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) 450,400 Total # of proposed lots 10 Total # of acres 2202 Ac.

Calculate both: Estimate of recreation area required: .46 Ac.
 Estimate of recreation fee required: \$9,350.46

*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: Old Creedmore Rd (2)

| 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 Creedmore Rd.</u> | <u>60'</u> | <u>20'</u> | <u>2</u> | <u>Y</u> | | | |
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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: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

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

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

Estimated total water demand: _____ gpd

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

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

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: Private

Electrical service provided by: CP+L Underground (X) yes () no

Natural gas service provided by: N/A

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: _____

Miscellaneous

Generalized slope of site: _____

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):

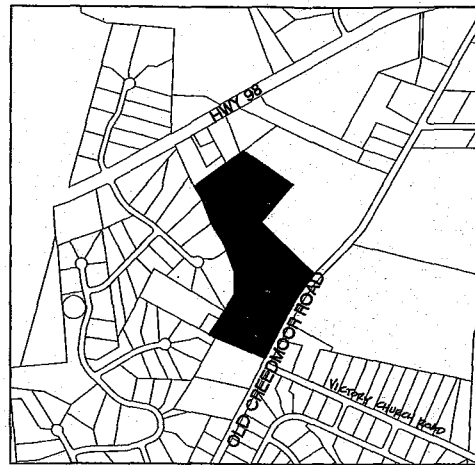
BRYANT PROPERTY

CLUSTER SUBDIVISION
WAKE COUNTY, NORTH CAROLINA

PIN: 0880-17-9880 & 0881-82-1857

SUBMITTALS

FIRST SUBMITTAL 11/23/05



VICINITY MAP

1"=500'



developer:
Teague Hankins Development, Corp.
8368 Six Forks Road
Raleigh, NC 27615
(919) 870-6339

landscape architect:
Tony M. Tate Landscape Architecture P.A.
5011 Southpark Drive, Suite 200
Dunham, North Carolina 27713
(919) 484-8880

consulting engineers:
Blackburn Consulting Engineering
234 E. Main Street
Clayton, NC 27520
(919) 553-2900

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Blackburn Consulting Engineering
234 E. Main Street
Clayton, NC 27520

REVISIONS:

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COVER
BRYANT PROPERTY
Wake County, North Carolina
Teague Hankins Pw 8368 Six Forks Rd. Ste. 200, Raleigh, NC 27615

SCALE:
N/A

DRAWN BY:
JML

DATE:
11/23/05

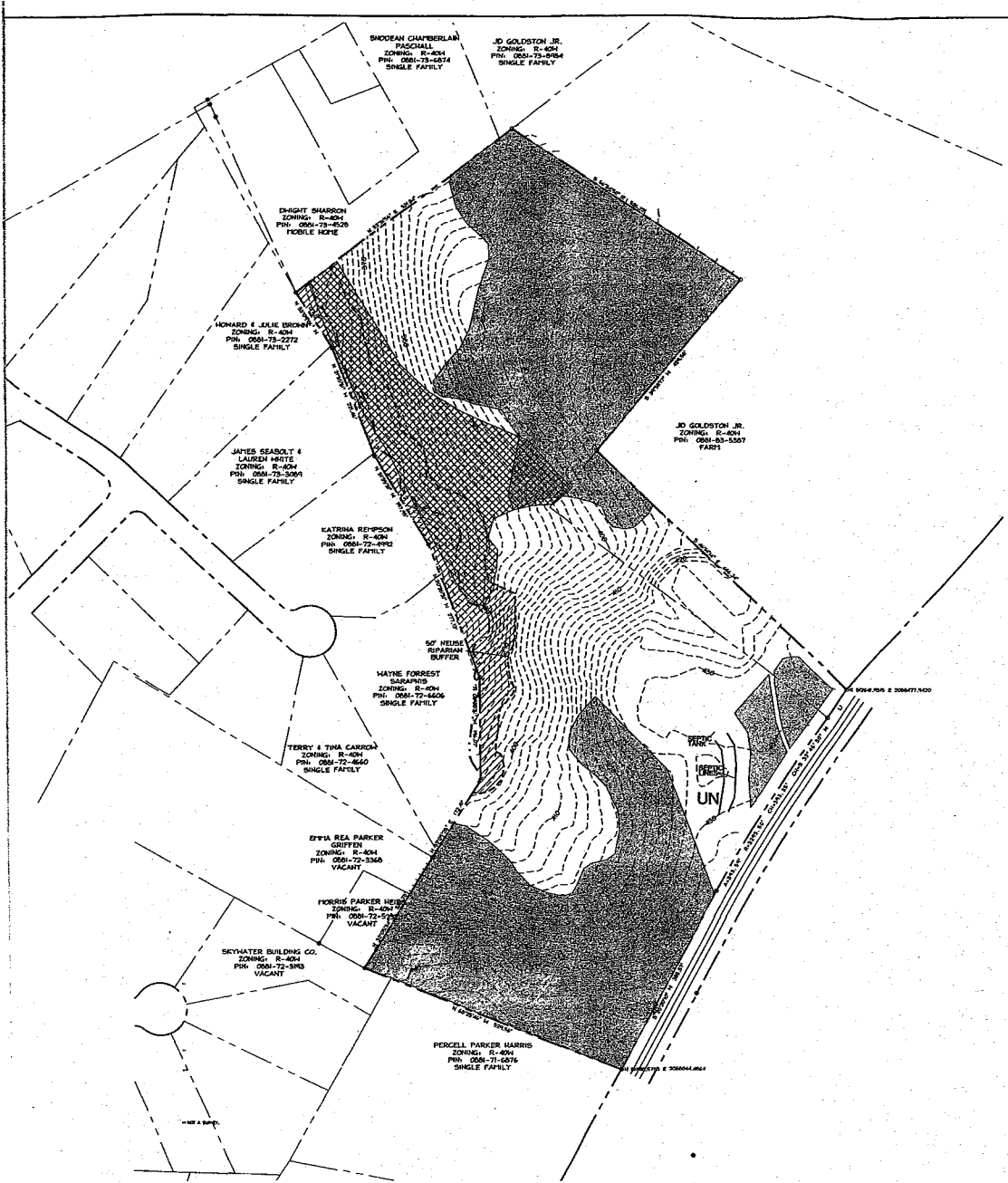
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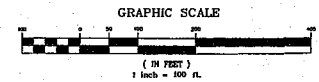
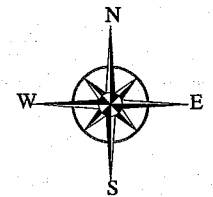
OF 4

Technologies SERVICES, INC.
507 AIRPORT BLVD. SUITE 137 MORRISVILLE, NC 27560
(919) 389-9000 (919) 389-9802 fax jobs@htralsigh.com

Technologies SERVICES, INC.
4221 Carrol Rd., Box #5 DURHAM, NC 27707
(919) 480-8999 (919) 480-8888 fax jobs@tdurham.com



- LEGEND**
-  FLOOD HAZARD SOILS
 -  NEUSE RIPARIAN BUFFER
 -  SUITABLE SEPTIC SOIL

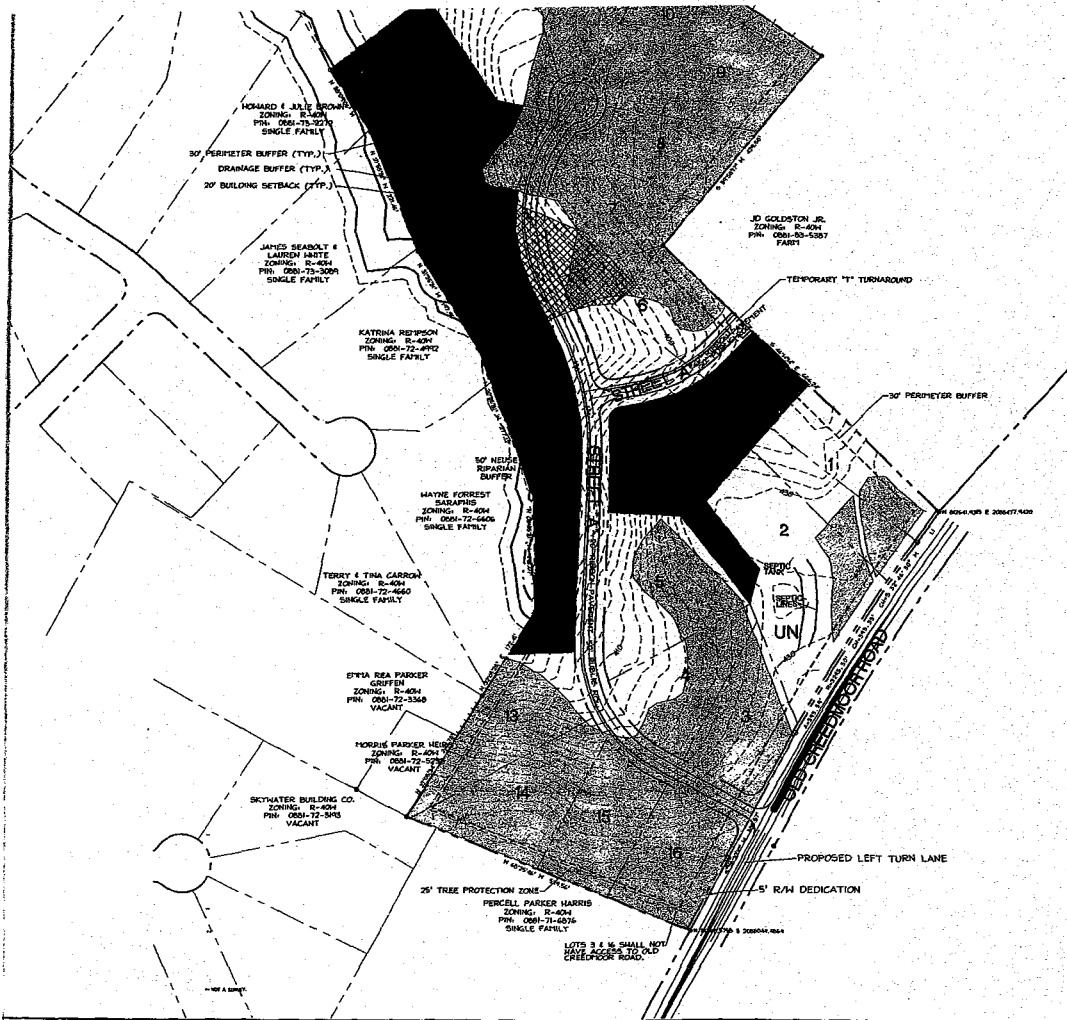


REVISIONS:

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EXISTING CONDITIONS MAP
BRYANT PROPERTY
 Wayne County, North Carolina
 Project: Hazardous Dev 0306-036, Parks Rd., Site 202, Raleigh, NC 27615

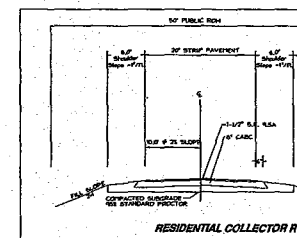
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 DATE:
 11/23/05
 SHEET



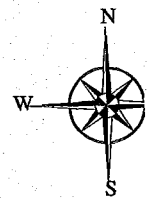
*PRELIMINARY PLANS
 THIS NOTE SHALL BE IN
 APPROVAL OF GOVERNOR
 THE PLANS
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 APPROVED FOR ONE
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 RESPONSIBLE FOR THE
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 FINAL CONSTRUCTION
 PRIOR TO CONSTRUCTION
 *THE CLIENT SHALL BE
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 SUB-SURFACE CONDI
 SHALL PROVIDE ANY
 THE DESIGN TEAM
 *THE CLIENT/DEVELOPER
 AND UNDERSTAND THE
 THESE PLANS AND SET
 OF THESE PLANS TO
 CONSTRUCTION
 *OWNER
 *THIS DRAWING IS THE
 TOWN PL. STATE LANS
 AND IS NOT TO BE RE
 SCALE OR IN PART IN
 *IT IS NOT TO BE USE
 AND IS TO BE RETURN
 TO THE ARCHITECT



Daniel Bhellan
 11/22/05



ALL CONSTRUCTION MUST CONFORM TO THE
 UNDERGROUND UTILITY PROTECTION ACT
 BEFORE YOU DIG
 CONTACT OUR CALL CENTER
 1-800-632-4949



LEGEND
 [Symbol] FLOOD HAZARD SOILS
 [Symbol] NEUSE RIPARIAN BUFFER
 [Symbol] SUITABLE SEPTIC SOIL
 [Symbol] OPEN SPACE AREA

