



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-01-05
Fee \$800.00
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 Phase 2

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: Portions of 0891-25-2700, 0891-16-8194, 0891-16-3151 and 0891-16-6130

Address: 4724, 4725 Durham Road, 0 Durham Road, 0 Willeva Drive

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: 1,150,561 square feet 26.41 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: Leon and Cleo White, Jesse D. & Margaret C. Evans

Address: 39 Pier Pt., 4717 Willeva Drive

City: New Bern, Wake Forest State: NC Zip Code: 28562-8857, 27587-8682

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

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Marty D. Bizzell c/o 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: 929-851-4422 Relationship to Owner: Consultant

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): One lot per 40,000 sf

Max. # of lots allowable*: 28.76 Proposed # of lots*: 19

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

Average lot area*: 56,467.5 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]: -0- acres

Proposed open space use(s) [by parcel]: N/A

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

Proposed impervious surfaces area: 33,874.7 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): 2.62 acres

w/in floodway: 2.62 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 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) \$528,200 Total # of proposed lots 14 Total # of acres 0.40 ac.

Calculate both: Estimate of recreation area required: 0.40 acres

Estimate of recreation fee required: \$8,000.00

*(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: 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Creedmoor Road	60	20	2	Y	10,000	3700	140

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

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: 6,720 gpd

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

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

Est. total wastewater discharge 6,720 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 _____

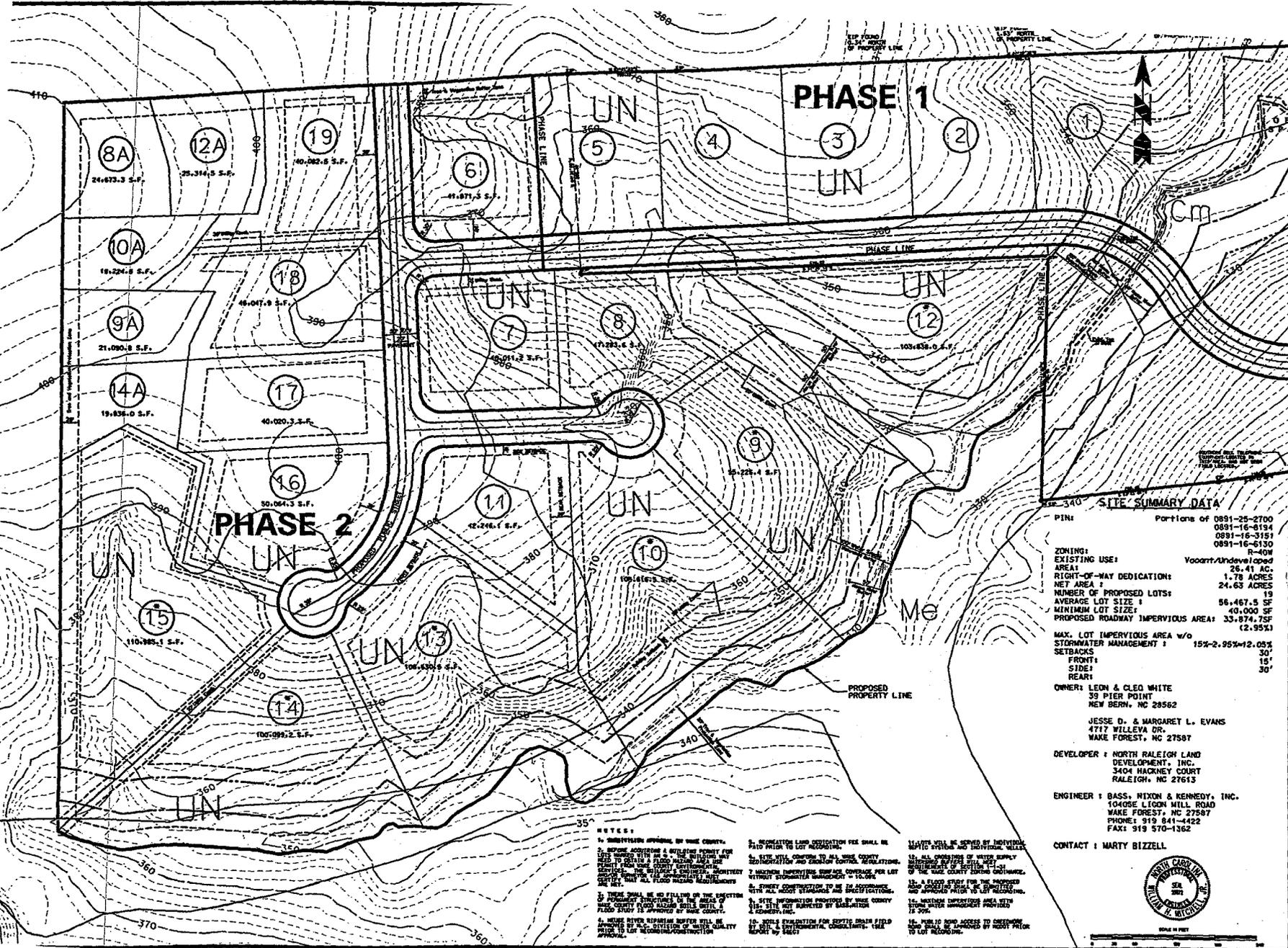
Long-Range Urban Services Area _____

Non-Urban Area/Water Supply Watershed _____

Non-Urban Area _____

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

N/A



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 10405E LIGON MILL ROAD, WAKE FOREST, NORTH CAROLINA 27707
 TEL: 919 570-1362 FAX: 919 570-1362
 WWW.BNKENGINEERS.COM

DATE: 11/25/2011
 DRAWN BY: J. BIZZELL
 CHECKED BY: J. BIZZELL
 PRELIMINARY (LOT-BY-LOT)
 SUBDIVISION PLAN
 SCALE: 1" = 40'

SITE SUMMARY DATA

PIN: Portions of 0891-25-2700
 0891-16-6194
 0891-16-3151
 0891-16-6130

ZONING: R-40W
EXISTING USE: Vacant/Undeveloped
AREA: 26.41 AC
RIGHT-OF-WAY DEDICATION: 1.78 ACRES
NET AREA: 24.63 ACRES
NUMBER OF PROPOSED LOTS: 19
AVERAGE LOT SIZE: 56,467.5 SF
MINIMUM LOT SIZE: 40,000 SF
PROPOSED ROADWAY IMPERVIOUS AREA: 33,874.75 SF (12.95%)

MAX. LOT IMPERVIOUS AREA w/o STORMWATER MANAGEMENT: 15%
SETBACKS: FRONT: 15', SIDE: 15', REAR: 30'

OWNER: LEON & CLEO WHITE
 39 PIER POINT
 NEW BERN, NC 28562

JESSE D. & MARGARET L. EVANS
 4712 WILLEVA DR.
 WAKE FOREST, NC 27587

DEVELOPER: NORTH RALEIGH LAND DEVELOPMENT, INC.
 3404 HACKNEY COURT
 RALEIGH, NC 27613

ENGINEER: BASS, NIXON & KENNEDY, INC.
 10405E LIGON MILL ROAD
 WAKE FOREST, NC 27787
 PHONE: 919 841-4222
 FAX: 919 570-1362

CONTACT: MARTY BIZZELL



NOTES:

1. SUBDIVISION OFFICIAL BY WAKE COUNTY.
2. BEFORE ACCEPTING A RESUBMITTAL PERMIT FOR THIS PROJECT WITH AN E.O. THE APPLICANT MUST FIRST OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE COUNTY ENGINEER. COUNTY ENGINEER'S OFFICE: 1000 W. HARRIS STREET, WAKE FOREST, NC 27787. ALL FLOOD HAZARD REGULATIONS ARE MET.
3. THERE SHALL BE NO FILLING IN THE LOCATION OF FORECAST STRUCTURES IN THE AREA OF FLOOD HAZARD HAZARD STUDY AREA. A FLOOD STUDY IS PROVIDED BY WAKE COUNTY.
4. THESE NOTES SHALL BE ADHERED TO BY THE APPLICANT AND ALL CONTRACTORS AND SUBCONTRACTORS.
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COLLINS CREEK SUBDIVISION
 PHASE II
 DEVELOPER: NORTH RALEIGH LAND DEVELOPMENT, INC.
 WAKE COUNTY, BARTON'S CREEK TOWNSHIP, NORTH CAROLINA

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