



# Wake County

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

## Planning, Development & Inspections

JAN 08 2013

Planning, Development and Inspections

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
www.wakegov.com

### PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

**Name of Subdivision** Peed Road Subdivision

( ) cluster subdivision (x) lot-by-lot subdivision ( ) open space

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: 0890683173 and 0890681860

Address: 11404 Peed Dead End Road

Location: south side of Peed Road, at/between  
(north, east, south, west) (street)  
John Allen Road and Peed Dead End Road  
(street) (street)

Total site area in square feet and acres: 3,865,925 square feet 88.76 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:  
R-80W

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_  
No conditions

Present land use(s): Single family residence/vacant

#### Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: C & H Ray LLC

Address: 11404 Peed Dead End Road

City: Raleigh State: NC Zip Code: 27614

E-mail Address: \* Diznewallzxc@gmail.com FAX: \* 919-846-0985

Telephone Number: \* 919-422-4559

#### Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: B&F Consulting, Inc.

Address: 2805 Tobermory Lane

City: Raleigh State: NC Zip Code: 27606

E-mail Address: rbriggs@nc.rr.com FAX: 919-467-8827

Telephone Number: 919-618-0180 Relationship to Owner: Engineer

#### Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 0.50 units/acre

Max. # of lots allowable\*: 44 Proposed # of lots\*: 42

Min. allowable lot area\*: 80,000 sf Proposed min. lot area\*: 80,000 sf

Average lot area\*: 84,618 sf

Min. allowable lot width\*: 150 ft Proposed min. lot width\*: 150 ft

\* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % ( ) 25 % ( ) 30% ( ) 40% of site area  
**Min. open space area:** n/a - lot-by-lot R-80 Subdivision acres  
Proposed open space area [by parcel]: 0 acres  
Proposed open space use(s) [by parcel]: 0  
Proposed future development site area [by site]: --- acres  
Proposed impervious surfaces area: 425,147 sf  
Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.0 %  
Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres  
within floodway: 0 acres

### Vehicular Access

Names of access street(s) and number of access points along each: Peed Road - One Access

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>
Peed Road	60 ft	20 feet	2	yes	10,000	---	420

<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) 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/lot/day

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

Type of vehicle: n/a ADT: n/a

Type of vehicle: n/a ADT: n/a

### Utilities and Services

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
(x) community system ( Aqua, NC ) ( ) individual well(s)

Estimated total water demand: 90,720 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
( ) community system – specify type( \_\_\_\_\_ ) (x) individual on-site system

Estimated total wastewater discharge: 20,160 gpd

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

Natural gas service provided by: ---

Telephone service provided by: AT&T Underground (x) yes ( ) no

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

Fire protection provided by: Fire District 23, Bartons Creek

### Miscellaneous

Generalized slope of site: Sloping down toward falls lake area, typically <10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Stream running toward the southeast along the southern edge of overall property

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: n/a



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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
(x) Non-Urban Area/Water Supply Watershed Falls Lake
( ) 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)

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: [Handwritten Signature] Date: 1-7-2013

Signature: [Handwritten Signature] Date: 1-7-2013

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

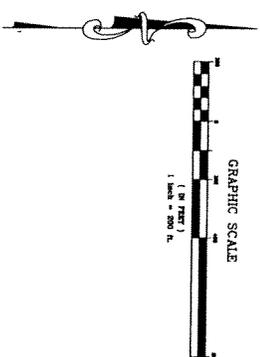
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

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

n/a

GRAPHIC SCALE

1" = 200' (1" = 100')



PROJECT DATA:

DATE OF FIRST SUBMISSION: JANUARY 8, 2012  
 NAME OF DEVELOPMENT: PEED ROAD SUBDIVISION  
 LOCATION: SOUTH OF PEED ROAD  
 ADDRESS OF PARCELS: 11424 PEED ROAD END ROAD  
 WAKE COUNTY, NC 27814  
 PROPOSED SUBDIVISION TYPE: LOT-BY-LOT  
 PLAN DEVELOPER: C&H RAY LLC  
 PLAN DESIGNER: B&F CONSULTING, INC.  
 REGISTERED PROFESSIONAL ENGINEER  
 2701 GREENWOOD ROAD, SUITE 123  
 WAKE COUNTY, NC 27813

LARGE PARCEL INFORMATION:

OWNER: C&H RAY LLC  
 PIN: 0808700000  
 DEED REFERENCE: 13,000 ACRES OF LAND IN WAKE COUNTY, NC  
 DEED DATE: 08/27/07  
 DEED COUNTY: WAKE COUNTY, NC  
 DEED TAX MAP: 0880 02  
 CURRENT ZONING: R-200M  
 OWNER: C & H RAY LLC  
 PIN: 0808700000  
 DEED REFERENCE: 13,000 ACRES OF LAND IN WAKE COUNTY, NC  
 DEED DATE: 08/27/07  
 DEED COUNTY: WAKE COUNTY, NC  
 DEED TAX MAP: 0880 02  
 CURRENT ZONING: R-200M

SMALL PARCEL INFORMATION:

OWNER: C&H RAY LLC  
 PIN: 0808700000  
 DEED REFERENCE: 13,000 ACRES OF LAND IN WAKE COUNTY, NC  
 DEED DATE: 08/27/07  
 DEED COUNTY: WAKE COUNTY, NC  
 DEED TAX MAP: 0880 02  
 CURRENT ZONING: R-200M

PHYSIC INFORMATION:

PHASE 1 LOT TOTAL: 44.88 AC  
 PHASE 1 LOTS: 22 LOTS  
 PHASE 2 ACRE: 43.80 AC  
 PHASE 2 LOTS: 20 LOTS  
 TOTAL ACRE: 88.68 AC  
 TOTAL LOTS: 42 LOTS  
 AVERAGE LOT SIZE: 80,000 S.F.  
 AVERAGE LOT AREA: 84,816 S.F.  
 PROPOSED DRIVE: 150' W/ J  
 PROPOSED DRIVE: 150' W/ J



SITE PLAN NOTES:

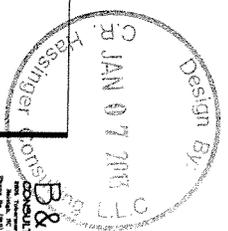
- NO CONSTRUCTION TO BE COMMENCED PRIOR TO WAKE COUNTY APPROVAL.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- ALL TOPOGRAPHIC DATA AND HYDROLOGY INFORMATION IS PROVIDED BY WAKE COUNTY GIS AS OF NOVEMBER 15, 2011.
- ALL BOUNDARY INFORMATION IS PROVIDED BY NCEMORGAN AND SURVEYING DATED DECEMBER 26, 2011.
- NO FLOOD ZONING INFORMATION IS PROVIDED PER NC FIRM MAP 270888000A, DATED MAY 2, 2008.

TYPICAL SETBACK NOTES:

STANDARD LINE	TYPICAL WIDTH
FRONT	40.0 FT
SIDE	20.0 FT
REAR	30.0 FT
CORNER	40.0 FT
INTERNALITY STREET	20.0 FT
PERMANENT STREAM	0.0 FT
WATER SUPPLY DRAINAGE SHEDS	20.0 FT

ESTIMATED DISTURBED AREA:

INFRASTRUCTURE ONLY	ACRES
10' WIDTH ALONG OF SITE WATERLINE	0.52 ACRES
RMP DISTURBANCE	2.50 ACRES
ESTIMATED TOTAL DISTURBED AREA	3.02 ACRES



B&F CONSULTING, INC.  
 2701 GREENWOOD ROAD, SUITE 123  
 WAKE COUNTY, NC 27813

NO.	DATE	DESCRIPTION

PROJECT NAME:  
**PEED ROAD SUBDIVISION**

WAKE COUNTY NORTH CAROLINA

DEVELOPER:  
**HOMES BY DICKERSON**  
 7201 GREENWOOD ROAD  
 SUITE 147  
 RALEIGH, NC 27613

OWNER:  
**C&H RAY LLC**  
 P.N.: 0808700000  
 P.N.: 0808700000

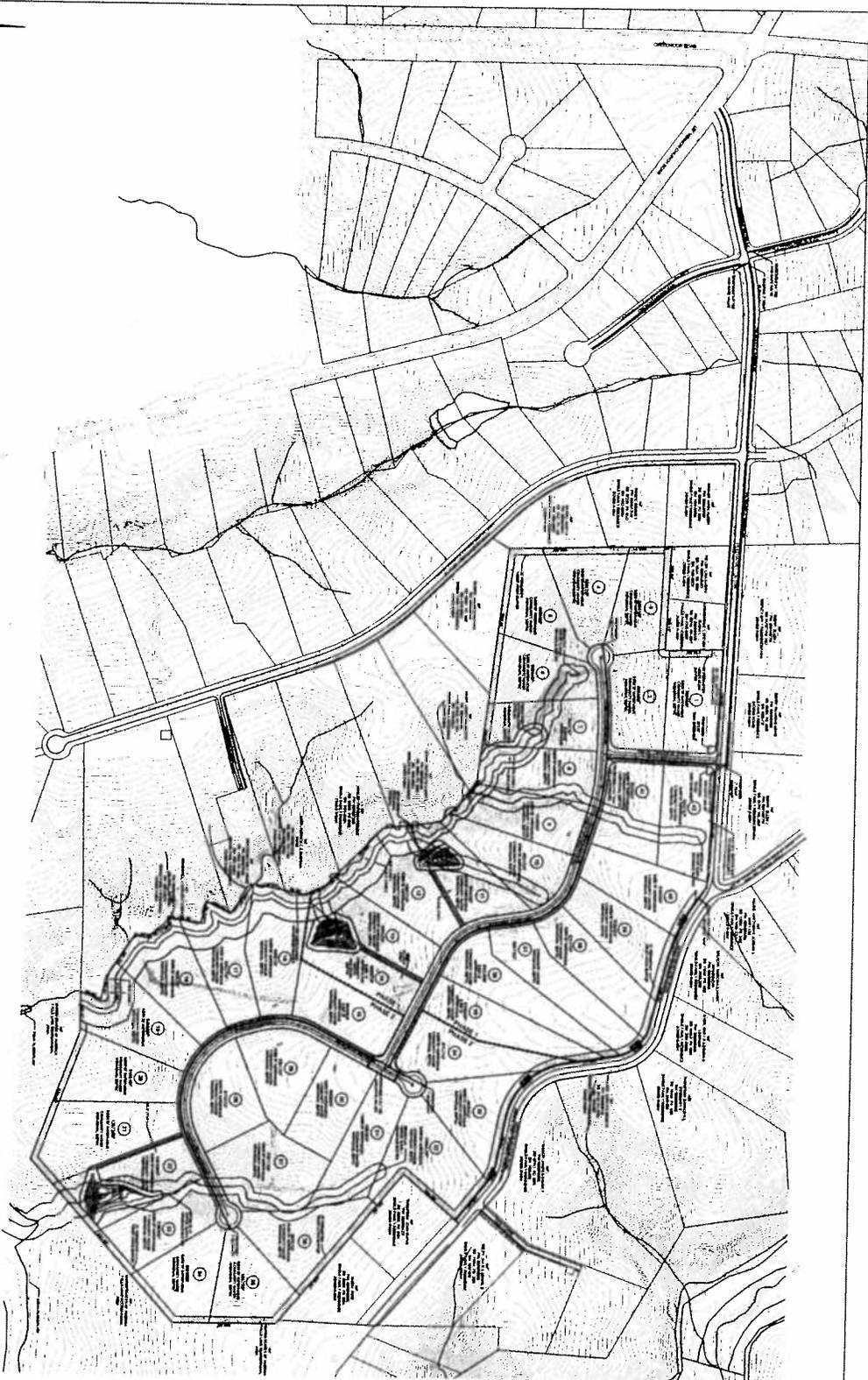
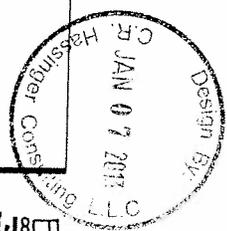
PROJECT NAME:  
**PRELIMINARY SUBDIVISION PLAN SITE LAYOUT**

DRAWING SCALE:  
 1" = 200'

DATE:  
 1-1-2012

PROJECT NUMBER:  
**P-1**

PREPARED BY:  
 [Name]  
 DATE OF COMPLETION:



**GRAPHIC SCALE**



**UTILITY NOTES:**

1. NO CONSTRUCTION TO BE COMPLETED PRIOR TO WAKE COUNTY
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL WAKE COUNTY
3. ALL DISTANCES AND HORIZONTAL/VERTICAL MEASUREMENTS UNLESS
4. NOTED OTHERWISE, TO BE HORIZONTAL/VERTICAL UNLESS
5. ALL BY WAKE COUNTY OR ANY OTHER AGENCIES IS PROVIDED
6. ALL SERVICE PROVIDED AS IS OR MODIFIED TO 2011
7. WATER SERVICE PROVIDED BY WAKE COUNTY WILL BE AT THE SITE SYSTEM
8. SERVICE PROVIDED BY WAKE COUNTY WILL BE AT THE SITE SYSTEM
9. SERVICE PROVIDED BY WAKE COUNTY WILL BE AT THE SITE SYSTEM
10. SERVICE PROVIDED BY WAKE COUNTY WILL BE AT THE SITE SYSTEM

**STORMWATER BMP INFORMATION:**

BMP ID #	TYPE	VALUE PROVIDED	VALUE REQUIRED
BASE 1 #1	SPR DETENTION	1,500 CF	21,820 CF
BASE 1 #2	SPR DETENTION	23,800 CF	21,820 CF
BASE 2 #1	SPR DETENTION	18,000 CF	15,880 CF
BASE 2 #2	SPR DETENTION	16,000 CF	15,880 CF

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	TOTAL IMPERVIOUS AREA	PAVED AREAS	PAVED AREAS
EXISTING IMPERVIOUS AREAS	1,000 SF = 0.03 ACRES	0.18 ACRES	0.00 ACRES
PROPOSED IMPERVIOUS AREAS	5,000 SF = 0.14 ACRES	2.2 ACRES	0.00 ACRES
PROPOSED ROADSIDE IMPERVIOUS AREAS	80,100 SF = 2.31 ACRES	1.23 ACRES	0.00 ACRES
PROPOSED TOTAL IMPERVIOUS AREAS	5,778 SF = 0.17 ACRES	4.14 ACRES	0.00 ACRES
PROPOSED TOTAL IMPERVIOUS AREAS	11,000 SF = 0.31 ACRES	11.78 ACRES	0.00 ACRES

**PEED ROAD SUBDIVISION**

**WAKE COUNTY NORTH CAROLINA**

**HOMES BY DICKERSON**  
7801 GREENWOOD ROAD  
SUITE 147  
RALEIGH, N.C. 27615

**OWNER: CAH RAY LLC**  
P.O. BOX 801180  
RALEIGH, NC 27680-0118

**DESIGNER: B&F CONSULTING INC.**  
1000 W. HARRIS ROAD  
SUITE 100  
RALEIGH, NC 27604

**PROJECT INFORMATION:**

PROJECT NO.	14-001
DATE	12/15/16
SCALE	AS SHOWN
DATE	12/15/16

**PRELIMINARY SUBDIVISION PLAN UTILITY LAYOUT**

**DATE: 14-001**

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THIS DRAWING IS FOR CONSTRUCTION

